

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED WANG TAU HOM AND TUNG TAU
OUTLINE ZONING PLAN NO. S/K8/21

In the exercise of the power conferred by section 12(1)(b)(ii) of the Town Planning Ordinance (the Ordinance), the Chief Executive in Council (CE in C) on 8 January 2019 referred the approved Wang Tau Hom and Tung Tau Outline Zoning Plan (OZP) No. S/K8/21 to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22.

The draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 24 May 2019 to 24 July 2019 during normal office hours at the following locations:—

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Kowloon District Planning Office, 14th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (v) the Wong Tai Sin District Office, 6/F Lung Cheung Office Block, 138 Lung Cheung Road, Wong Tai Sin, Kowloon.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 24 July 2019.

In accordance with section 6(2) of the Ordinance, a representation shall indicate:—

- (a) the particular matter in the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the draft plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the draft plan in question under section 9.

Any person who intends to make representation is advised to read the revised Town Planning Board Guidelines No. 29B on 'Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance' (TPB PG-No.29B) promulgated in November 2018 and taking effect in 2019. Submission of representation should comply with the requirements set out in TPB PG-No. 29B. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board's website (<http://www.info.gov.hk/tpb/>).

Copies of the draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 23rd Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The electronic version of the plan can be viewed at the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:—

- (a) the verification of identity of the person making the representation (hereafter known as 'representer') and the authorized agent;
 - (b) the processing of the representation which includes making available the name of the 'representer' for public inspection when making available the representation for public inspection; and
 - (c) facilitating communication between the 'representer' and the Secretary of the Board/government departments.
- in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED WANG TAU HOM AND TUNG TAU
OUTLINE ZONING PLAN NO. S/K8/21
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. *Amendments to Matters shown on the Plan*

- Item A —Rezoning of Mei Tung Estate from 'Residential (Group A)' ('R(A)') to 'R(A)1' and revisions to the stipulated building height restrictions.
- Item B1—Rezoning of the sections of Kai Tak River from 'Open Space (1)' ('O(1)') and 'Undetermined' ('U') to areas shown as 'Kai Tak River'.
- Item B2—Rezoning of a piece of land at the south-eastern portion of Shek Ku Lung Road Playground and a strip of land along Prince Edward Road East from 'Other Specified Uses' annotated 'Landsaped Elevated Walkway' ('OU (Landsaped Elevated Walkway)') to 'O' and an area shown as 'Road' respectively.

Showing the railway alignment of the Shatin to Central Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorized railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. *Amendments to the Notes of the Plan*

- (a) Incorporation of 'Public Vehicle Park (excluding container vehicle) (on land designated 'R(A)1' only)' as a Column 1 use with corresponding amendment to replace 'Public Vehicle Park (excluding container vehicle)' under Column 2 by 'Public Vehicle Park (excluding container vehicle)(not elsewhere specified)' in the Notes for the 'R(A)' zone.
- (b) Revision to the Remarks of the Notes for the 'R(A)' zone to incorporate development restrictions and clarify the plot ratio calculation for the 'R(A)1' sub-area.
- (c) Deletion of the clause for the 'U' zone in the Covering Notes.
- (d) Deletion of the Schedule of Uses of the Notes for the 'O(1)' zone.
- (e) Deletion of the set of Notes for the 'OU (Landsaped Elevated Walkway)' zone.
- (f) Deletion of 'Market' from Column 1 of the Notes for the 'Commercial' zone and revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 of the Notes for the 'R(A)' and 'Government, Institution or Community' zones.

24 May 2019

Town Planning Board