

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED KWUN TONG (SOUTH)
OUTLINE ZONING PLAN NO. S/K14S/22

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 14 June 2019 referred the approved Kwun Tong (South) Outline Zoning Plan (the Plan) No. S/K14S/22 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 Kwun Tong (South) Outline Zoning Plan No. S/K14S/23.

The draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 19 March 2021 to 20 May 2021 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 Kwun Tong District Office, Ground Floor, The Grande Building, 398 Kwun Tong Road, Kwun Tong, Kowloon.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any 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 20 May 2021.

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

- (a) the particular matter in any of 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 of the Ordinance.

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). Submission of representation should comply with the requirements set out in TPB PG-No. 29B. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. 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 Kwun Tong (South) Outline Zoning Plan No. S/K14S/23 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 KWUN TONG (SOUTH) OUTLINE ZONING PLAN NO. S/K14S/22
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 a site to the south of the junction of Hoi Yuen Road and Wai Yip Street from 'Government, Institution or Community (1)' ('G/IC(1)'), 'Open Space' ('O') and areas shown as 'Road' to 'Commercial (2)' ('C(2)') with stipulation of building height restrictions.
- Item B1—Rezoning of parcels of land to the south and southwest of the proposed 'C(2)' zone and south of the junction of Hoi Yuen Road and Wai Yip Street from 'G/IC(1)' and areas shown as 'Road' to 'O'.
- Item B2—Rezoning of a parcel of land to the west of the junction of Hoi Yuen Road and Wai Yip Street from 'G/IC(1)' and an area shown as 'Road' to 'O(1)'.
- Item B3—Rezoning of a parcel of land to the northwest of the proposed 'C(2)' zone from 'G/IC(1)' to 'Other Specified Uses' ('OU') annotated 'Drainage Facility and At-grade Public Open Space' with stipulation of building height restriction.
- Item C—Rezoning of Kei Yip Lane and two strips of land from 'G/IC(1)' to areas shown as 'Road'.

II. *Amendment to the Notes of the Plan*

- (a) Revision to the Notes for 'C(1)' to 'C' zone, and to update the planning intention.
- (b) Revision to the Remarks of the Notes for the 'C' zone to incorporate development restrictions and the requirements regarding the provision of public transport interchange, public vehicle park and Government, institution or community (GIC) facilities for the 'C(2)' sub-zone.
- (c) Revision to the Remarks of the Notes for the 'C' zone to incorporate an exemption clause for GIC facilities, as required by the Government, to be exempted from gross floor area calculation for the 'C(2)' sub-zone.
- (d) Revision to the Notes for the 'O' zone to reflect the planning intention of the 'O(1)' sub-zone.
- (e) Revision to the Notes for the 'O' zone to incorporate 'Public Utility Installation (on land designated 'O(1)' only)' under Column 1, and to correspondingly revise 'Public Utility Installation' to 'Public Utility Installation (not elsewhere specified)' under Column 2 for the 'O' zone.
- (f) Incorporation of a new set of Notes for the 'Other Specified Uses' annotated 'Drainage Facility and At-grade Public Open Space'.
- (g) Deletion of 'Market' from Column 1 of the Notes for the 'C' zone and from Column 2 of the Notes for the 'Residential (Group B)' zone.
- (h) Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 of the Notes for the 'Residential (Group A)' and 'G/IC' zones.