

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 12/12
For Consideration by
the Metro Planning Committee on 7.12.2012

PROPOSED AMENDMENTS TO
THE APPROVED LAI CHI KOK
OUTLINE ZONING PLAN NO. S/K16/14

**PROPOSED AMENDMENTS TO THE
APPROVED LAI CHI KOK OUTLINE ZONING PLAN NO. S/K16/14**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Lai Chi Kok Outline Zoning Plan (OZP) No. S/K16/14 (Attachment I) and its Notes (Attachment II) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) of the OZP (Attachment III) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and should be published together with the OZP.

2. Status of Current OZP

On 12.4.2005, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lai Chi Kok OZP. On 22.4.2005, the approved Lai Chi Kok OZP No. S/K16/14 was exhibited for public inspection under section 9(5) of the Ordinance (Plan I). On 9.12.2011, the Board agreed to request the CE in C to refer the approved Lai Chi Kok OZP to the Board for amendment. On 13.3.2012, the CE in C referred the approved OZP No. S/K16/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 23.3.2012 under section 12(2) of the Ordinance.

3. Background of the Proposed Amendments

On 7.10.2011, the Metro Planning Committee (the Committee) in considering a section 12A application (No. Y/K16/1) submitted by Mei Foo Community Centre Concern Group for rezoning the private community centre (known as 孚佑堂) at 38 Broadway, Stage 2 of Mei Foo Sun Chuen (MFSC) from "Residential (Group A)" ("R(A)") to "Government, Institution or Community" ("G/IC") decided not to agree to the proposed rezoning as the nature and operation of the subject community centre was not in line with the planning intention of "G/IC" zone which was intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It was also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. However, the Committee partially agreed to the application by rezoning the site from "R(A)" to "Other Specified Uses" annotated "Private Community Centre" ("OU(Private Community Centre)") to reflect its existing use as a private community centre serving the residents of MFSC (Plan 2). Members also agreed that amendments to the approved Lai Chi Kok Outline Zoning Plan No. S/K16/14 should be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

4. Proposed Amendment to the OZP

- 4.1 The proposed amendment to the approved OZP as shown on the draft Lai Chi Kok OZP No. S/K16/14A (the Plan) (Attachment I) is as follows (aerial photo on Plan 5 and site photos on Plan 6):

Item A: Rezoning the Private Community Centre (孚佑堂) at 38 Broadway, Stage 2 of Mei Foo Sun Chuen from "R(A)" to "Other Specified Uses" annotated "Private Community Centre" (OU (Private Community Centre) ") (about 1,060 m²) (Plans 3 & 4)

The private community centre (孚佑堂) at 38 Broadway, Stage 2 of MFSC is proposed to be rezoned from "R(A)" to "OU(Private Community Centre)" to reflect its existing use as a private community centre serving the residents of MFSC. Building height restriction of one storey and GFA restriction of 564 m² are also proposed to reflect the as-built condition of the single-storey private community centre.

Other Amendments

- 4.2 Opportunity has been taken to update construction progress of authorized road and railway schemes as shown on the OZP for information. Since the construction works of the road scheme for the West Kowloon Reclamation – Main Works (Remainder) and Route 9 (now known as Tsing Sha Highway) have been completed, the annotations indicating their authorizations by the CE in C are proposed to be deleted from the OZP.
- 4.3 On 20.10.2009, the CE in C authorized the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) under the Railways Ordinance. It is proposed to incorporate the XRL alignment as described in the authorized XRL scheme into the OZP for information.

5. Proposed Amendments to the Notes of the OZP

- 5.1 In view of the above proposed amendment, the Notes of the OZP have been amended accordingly. Opportunity has also been taken to incorporate some technical amendments to the Notes for various zones to accord with the latest revised Master Schedule of Notes to Statutory Plans. Details of the proposed amendments are listed below and shown in the revised Notes of the OZP at Attachment II (with additions in ***bold and italics*** and deletions ~~crossed-out~~):

"OU(Private Community Centre)" zone

- (a) with the proposed amendment mentioned in paragraph 4 above, it is proposed to incorporate a new Notes for the "OU(Private Community Centre)" zone in the Notes of the OZP with the stipulation of building height restriction of one storey and GFA restriction of 564 m² in the Remarks. Although the applicant indicated in the section 12A application that the GFA of the private community centre was 260 m², the Buildings Department advises that the existing building bulk of the private community centre as shown on the record building plan approved on 24.12.1971 is a

one-storey building with a total GFA of 564 m² which covers all roofed-over areas (including the hall, stores, male and female toilets and covered areas under roof eaves/overhangs etc.). Minor relaxation clause on the maximum GFA and BH is also incorporated into the Remarks in order to allow design flexibility for redevelopment in the future;

“R(A)” zone

- (b) to tally with the similar provisions adopted for the “R(A)” zones on other Kowloon OZPs, provision is added to stipulate that the plot ratio of the existing building shall apply only if the addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, while the maximum domestic and/or non-domestic plot ratios as stated in Remarks (1) of the Notes shall apply if it is not for the same type of building as the existing building. Provision for application to the Board for minor relaxation of plot ratio is included in the Notes for the zone;

Technical Amendments

- (c) to revise the user term “Helicopter Filling Station” to “Helicopter Fuelling Station” for the Notes for the “G/IC” zone;
- (d) to revise the planning intention of the Notes for the “O” zone from “...for the provision of outdoor open-air space” to “...for the provision of outdoor open-air public space”

6. Revision to the Explanatory Statement of the OZP

- 6.1 The Explanatory Statement (ES) of the OZP has been revised to take into account the proposed amendments as mentioned above. Opportunity has also been taken to update the general information to reflect the latest population and planning circumstances of the area.
- 6.2 The above revisions are shown in the revised ES of the OZP at Attachment III (with additions in *bold and italics* and deletions ~~crossed-out~~).

7. Plan Number

Upon exhibition, the Plan will be renumbered as S/K16/15.

8. Consultation

Departmental Consultation

- 8.1 The proposed amendment have been circulated to relevant Government bureaux/ departments for comment. All of them have no objection to or no adverse comment on the proposed amendments to the OZP. Their comments have been taken into account, where appropriate. The Government departments include:
 - (a) Secretary for Education;
 - (b) Director of Agriculture, Fisheries and Conservation (DAFC);

- (c) Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD);
- (d) Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD);
- (e) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (f) Commissioner of Correctional Services (C of CS);
- (g) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (h) Chief Engineer/Project Management, Drainage Services Department (CE/PM, DSD);
- (i) Director of Electrical and Mechanical Services (DEMS);
- (j) Director of Environmental Protection (DEP);
- (k) Director of Food and Environmental Hygiene (DFEH);
- (l) Government Property Administrator (GPA);
- (m) Department of Health (D of H);
- (n) Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD);
- (o) District Officer (Sham Shui Po), Home Affairs Department (DO(SSP), HAD);
- (p) District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD);
- (q) Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD);
- (r) Director of Leisure and Cultural Services (DLCS);
- (s) Commissioner of Police (C of P);
- (t) Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD); and
- (u) Chief Engineer/Development(2), Water Supplies Department (CE/D(2), WSD).

Public Consultation

- 8.2 The Sham Shui Po District Council will be consulted on the amendments during the exhibition period of the draft Lai Chi Kok OZP No. S/K16/14A (to be renumbered to S/K16/15 upon exhibition) for public inspection under section 5 of the Ordinance.

9. Decision Sought

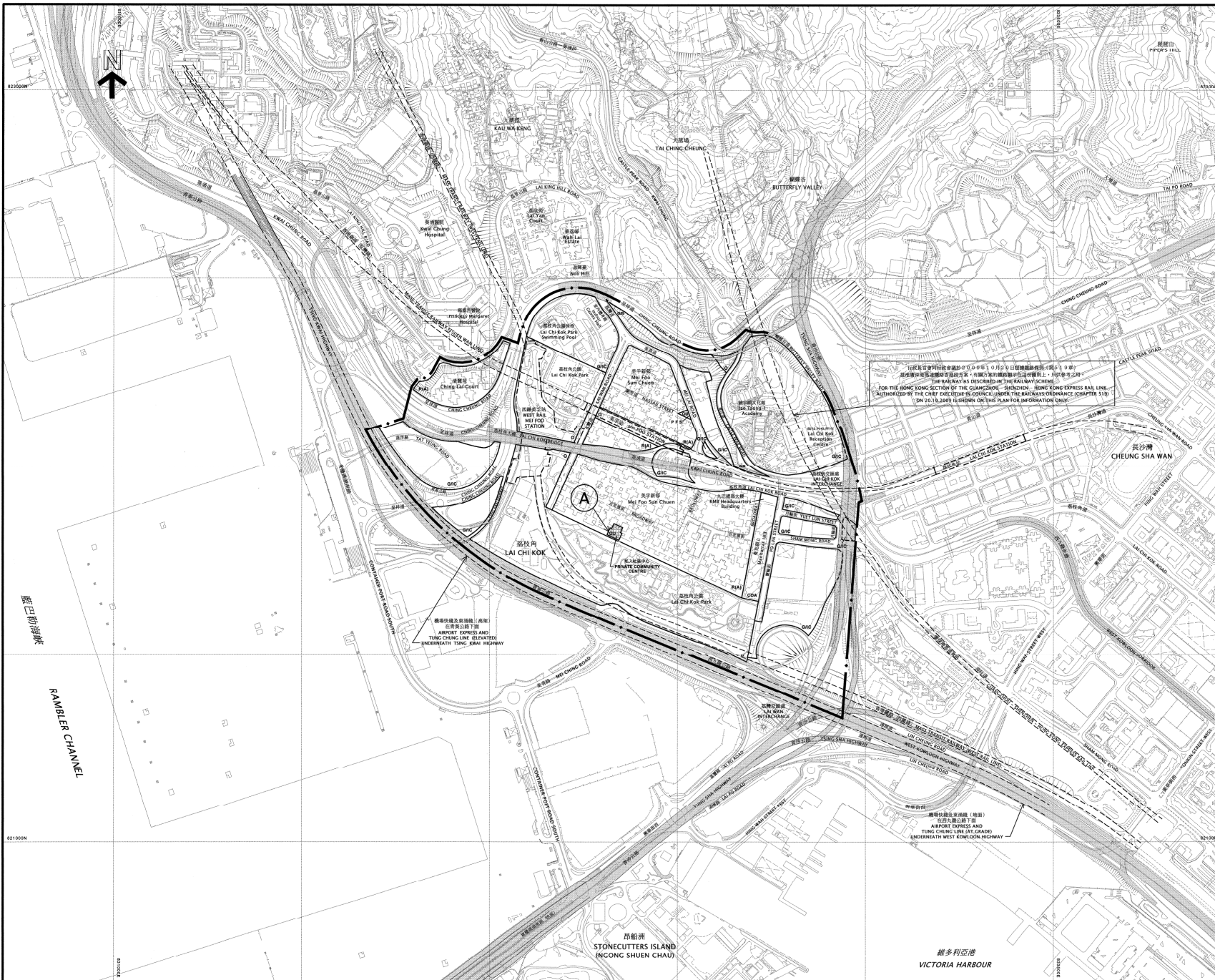
Members are invited to:

- (a) agree to the proposed amendments to the approved Lai Chi Kok OZP No. S/K16/14 and its Notes mentioned in paragraphs 4 and 5 above;
- (b) agree that the draft Lai Chi Kok OZP No. S/K16/14A at **Attachment I** (to be renumbered to S/K16/15 upon gazetting) and its Notes at **Attachment II** are suitable for exhibition for public inspection under section 5 of the Ordinance;
- (c) adopt the revised ES at **Attachment III** as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP; and
- (d) agree that the revised ES at **Attachment III** is suitable for exhibition together with the OZP and its Notes.

10. Attachments

Attachment I	Draft Lai Chi Kok OZP No. S/K16/14A
Attachment II	Revised Notes of the Draft Lai Chi Kok OZP No. S/K16/14A
Attachment III	Revised Explanatory Statement of the Draft Lai Chi Kok OZP No. S/K16/14A
Plan 1	Approved Lai Chi Kok OZP No. S/K16/14 (reduced scale)
Plan 2	Comparison of Existing and Proposed Zoning on the Lai Chi Kok OZP for Amendment Item A
Plan 3	Location Plan
Plan 4	Site Plan
Plan 5	Aerial Photo
Plan 6	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2012**



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	%	
COMPREHENSIVE DEVELOPMENT AREA	1.29	1.42	綜合發展區
RESIDENTIAL (GROUP A)	17.77	19.59	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	22.79	25.13	政府、機構或社區
OPEN SPACE	20.07	22.13	休憩用地
OTHER SPECIFIED USES	0.14	0.15	其他指定用途
GREEN BELT	1.81	2.00	綠化地帶
MAJOR ROAD ETC.	26.63	29.58	主要道路等
TOTAL PLANNING SCHEME AREA	90.70	100.00	規劃範圍總面積

附刊的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/K 16/14 的修訂
AMENDMENT TO APPROVED PLAN No. S/K16/14

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的荔枝角 (九龍規劃區第 16 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 16 - LAI CHI KOK - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
METRES 100 0 200 400 600 800 METRES

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K16/14A

KOWLOON PLANNING AREA NO. 16**APPROVED DRAFT LAI CHI KOK OUTLINE ZONING PLAN NO. S/K16/14A**

(Being an Approved *Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" ~~includes~~ *means* -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use *or a change of use* approved under the Buildings Ordinance *which relates to an existing building*; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
 - a use *or a change of use* approved under the Buildings Ordinance *which relates to an existing building* and permitted under a plan

S/K16/14A

prevailing at the time when the use *or a change of use* was approved ~~under the Buildings Ordinance.~~

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation; *and* the conditions of the Government lease concerned, ~~and any other Government~~

S/K16/14A

requirements, as may be applicable.

KOWLOON PLANNING AREA NO. 16

APPROVED DRAFT LAI CHI KOK OUTLINE ZONING PLAN NO. S/K16/14.4

Schedule of Uses

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Research, Design and Development Centre School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks

- (ix) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (56) *and/or* (7) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (56) *and/or* (7) hereof.
- (3) *For the purposes of paragraph (1) above, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable :*
 - (a) *the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or*
 - (b) *the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.*
- (4) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) *above*, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (5) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) *above*, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, ~~and~~ caretaker's office, ~~and/or~~ caretaker's quarters, ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

- (6) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in the paragraphs (1) and (2) above may thereby be exceeded.
- (7) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade</p>	<p>Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Filling Fuelling Station Helicopter Landing Pad Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo</p>

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air *public* space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" Only

Petrol Filling Station

Government Use (not elsewhere specified)
Mass Transit Railway Vent Shaft and/or
Other Structure above Ground Level
other than Entrances
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the provision of petrol filling station.

For "Private Community Centre" Only

As Specified on the Plan

*Utility Installation not ancillary to the
Specified Use*

Planning Intention

This zone is intended primarily for the provision of a private community centre.

OTHER SPECIFIED USES (Cont'd)

For "Private Community Centre" Only (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total gross floor area of 564 m² and a maximum building height of one storey, or the gross floor area and building height of the existing building, whichever is the greater.**
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.**

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

KOWLOON PLANNING AREA NO. 16

~~APPROVED~~DRAFT LAI CHI KOK OUTLINE ZONING PLAN NO. S/K16/144

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 16

APPROVED DRAFT LAI CHI KOK OUTLINE ZONING PLAN NO. S/K16/144

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KOWLOON PLANNING AREA NO. 16

APPROVED DRAFT LAI CHI KOK OUTLINE ZONING PLAN NO. S/K16/144

(Being an Approved *Draft* Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the approved *draft* Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the approved *draft* Lai Chi Kok Outline Zoning Plan (OZP) No. S/K16/144 ~~(the Plan)~~. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 The first statutory plan No. S/K16/1, covering the Lai Chi Kok area, was gazetted on 8 November 1985 under the Town Planning Ordinance (the Ordinance). On 5 January 1988, the then Governor in Council approved the Lai Chi Kok OZP No. S/K16/2 under section 9(1)(a) of the Ordinance. The OZP was later referred back for amendments under section 12(1)(b)(ii) on 24 October 1989. The OZP was subsequently amended twice for public inspection under section 5 or 7 of the Ordinance.
- 2.2 On 20 October 1998, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Lai Chi Kok OZP, which was subsequently renumbered as S/K16/5. The OZP was later referred back for amendments under section 12(1)(b)(ii) on 30 November 1999. The OZP was subsequently amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 8 July 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lai Chi Kok OZP, which was subsequently renumbered as S/K16/12. The approved Lai Chi Kok OZP No. S/K16/12 was exhibited for public inspection on 18 July 2003 under section 9(5) of the Ordinance. On 9 December 2003, the CE in C, under section 12(1)(b)(ii), referred the approved OZP No. S/K16/12 to the Board for amendment.
- 2.4 On 23 April 2004, the draft Lai Chi Kok OZP No. S/K16/13, incorporating amendments made to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, and rezoning of an area shown as 'Road' to "Government, Institution or Community" to reflect the existing use on the site, was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition

period, no objection has been received.

- 2.5 On 12 April 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Lai Chi Kok OZP, which was subsequently renumbered as S/K16/14. On 22 April 2005, the approval of the Lai Chi Kok OZP No. S/K16/14 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.6 *On 13 March 2012, the CE in C referred the approved OZP No. S/K16/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 23 March 2012 under section 12(2) of the Ordinance.*
- 2.7 *On XXXX, the draft Lai Chi Kok OZP No. S/K16/15 (the Plan), incorporating amendments mainly to rezone the private community centre at 38 Broadway, Mei Foo Sun Chuen from "Residential (Group A)" ("R(A)") to "Other Specified Uses" annotated "Private Community Centre" ("OU(Private Community Centre)"), was exhibited for public inspection under section 5 of the Ordinance.*

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the ~~Planning Scheme Area~~ *Lai Chi Kok area* can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development *and to provide guidance for more detailed planning* within the Planning Scheme Area *(the Area)*. It is a small-scale plan and the ~~transport~~ *road* alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 *Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Lai Chi Kok area and not to overload road network in this area.*

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board with or

without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The ~~Planning Scheme Area (the Area)~~ is located in the north-western part of Kowloon within the Sham Shui Po Administration District. It is bounded by Princess Margaret Hospital and Lai King Hill Road to the north-west, Ching Cheung Road to the north, Butterfly Valley Road and Lai Wan Interchange to the east, and West Kowloon Highway and Tsing Kwai Highway to the south and west. The boundary of the Area is shown in a heavy broken line on the Plan. The Area covers about 91 hectares of land.
- 5.2 A large portion of the Area has been developed for residential use including Mei Foo Sun Chuen *and Manhattan Hill* in the central part and Ching Lai Court in the north-western part of the Area. Apart from the existing and planned open spaces, the rest of the Area is largely occupied by Government, institution or community (GIC) uses.

6. POPULATION

According to the 2001-2011 Census, the population of the Area was about 47,000-45 600 persons. ~~If the planned uses on the Plan are developed, It is estimated that the planned population of the Area would be about 53,000 47 000 persons. The forecast population would be mainly accommodated within the "Comprehensive Development Area" site at Po Lun Street.~~

7. LAND USE ZONINGS

- 7.1 Comprehensive Development Area ("CDA") : Total Area 1.29 ha

7.1.1 This *zoningzone* is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The *zoningzone* is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic infrastructure and other constraints.

7.1.2 A site at Po Lun Street is zoned "~~Comprehensive Development Area~~" ("CDA"). It covers the ~~then Lai Chi Kok Bus Depot, which has been~~

~~demolished Manhattan Hill comprising four residential towers over a commercial podium with public open space, and the Kowloon Motor Bus Company Limited Headquarters Building.~~

7.1.3 The designation of the "CDA" for the site is to facilitate comprehensive control over the development mix and environmental impacts on the surrounding road networks when redevelopment takes place after the removal of the bus depot. ~~Development within the site may consist of residential, retail and open space.~~

~~7.1.4 Details of the proposed uses, development mix and intensity for the site are stipulated in a planning brief which need to be complied with by the developer of the site.~~

Master Layout Plan

~~7.1.54 Pursuant to section 4A(1) of the Ordinance, and except as otherwise expressly provided that it is not required by the Board, any development within the "CDA" site would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, the~~ applicant shall prepare a Master Layout Plan (MLP) together with an environmental assessment, a traffic impact assessment and other information as specified in the Notes of the Plan for approval by the Board pursuant to section 4A(2) of the Ordinance. Upon approval by the Board, a copy of the approved MLP certified by the Chairman of the Board shall be deposited in the Land Registry and made available for public inspection pursuant to section 4A(3) of the Ordinance.

7.2 Residential (Group A) ("R(A)") : Total Area ~~17.87~~17.77 ha

7.2.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

7.2.2 Mei Foo Sun Chuen, a private housing estate, and Ching Lai Court, a Home Ownership Scheme (HOS) development, each with a wide range of commercial and community facilities are within this zone.

7.2.3 In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Study Review, completed in early 2002, developments or redevelopments within this zone are subject to specific control on plot ratios except otherwise specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building and a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the gross floor areas for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating

school or other GIC facilities, including those located on ground and on building podium, ~~are not to be taken as parts of the site~~ *shall be deducted in calculating the relevant site area.*

7.2.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

7.2.5 *Minor relaxation of plot ratio restriction may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.*

7.2.6 *However, for any existing building with PR already exceeding the PR restriction as stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.*

7.3 Government, Institution or Community ("G/IC") : Total Area 22.79 ha

7.3.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

7.3.2 Existing major ~~Government establishments which serve a wider area~~ *comprise the developments include* Lai Chi Kok Reception Centre, Po Leung Kuk Practical School ~~at Mei Lai Road~~, a fire station, a telephone exchange, a swimming pool complex, an indoor games hall, a district library and a bus terminus, *and a Government complex at Mei Lai Road.*

7.3.3 ~~Other site~~ *Site* reservations for GIC uses include ~~a site at the junction between Mei Lai Road and Cheung Sha Wan Road for a social welfare complex and community hall,~~ a site at Mei Lai Road for primary school, a site at the junction between Po Lun Street and Yuet Lun Street for a regional stadium, two sites south of Ching Lai Court and Lai Chi Kok Bridge for Government depots ~~and public car/lorry parks.~~ *An existing* liquified petroleum gas (LPG) store is located at the end of Tat Yeung Road within the "G/IC" site south of Ching Lai Court and Ching Cheung Road. For the area that falls within the 150m consultation zone of the subject LPG store, the Director of Electrical and Mechanical Services/Coordinating Committee on Land Use Planning and Control Relating to Potentially Hazardous Installations (CCPHI) should be consulted on future land use modification and development proposals which will result in a sizable population.

7.4 Open Space ("O") : Total Area 20.07 ha

7.4.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

7.4.2 Existing ~~provision of major~~ open spaces ~~are~~*comprise that* located at Mount Sterling Mall above the Mei Foo Mass Transit Railway *Mei Foo Station and Lai Chi Kok Park*, ~~near the Butterfly Valley Interchange, and to the north of Lai Chi Kok Bridge. In addition, the area between Mei Foo Sun Chuen and West Kowloon Highway and Tsing Kwai Highway has already been developed as part of the Lai Chi Kok Park with recreational facilities for the Area and its adjoining districts. It also~~ They act as a landscape buffers between the major highway and the residential development.

7.5 Other Specified Uses ("OU") : Total Area ~~0.040~~*0.14* ha

7.5.1 This zone is intended primarily to provide/reserve land for specified purposes/uses. An existing petrol filling station at Mei Lai Road *and a private community centre at 38 Broadway serving the residents of Mei Foo Sun Chuen* ~~are~~is within this zone.

7.5.2 *On land designated "OU" annotated "Private Community Centre", restrictions on a maximum total gross floor area of 564m² and a maximum building height of one storey are imposed to reflect the existing building bulk of the private community centre.*

7.5.3 *Minor relaxation of the total gross floor area/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits. However, for any existing building with gross floor area and building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.*

7.6 Green Belt ("GB") : Total Area 1.81 ha

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. This zone covers the slopes adjoining Ching Cheung Road and Castle Peak Road. However, passive open space and related uses may be suitable at certain locations. Developments within the zone will be carefully controlled and development proposals will be assessed on its individual merits taking into account the Town Planning Board Guidelines.

8. COMMUNICATIONS

8.1 Roads

- 8.1.1 The Area is linked with other districts mainly by Kwai Chung Road in the middle and Ching Cheung Road running along the north. They are connected with other distributor roads or local roads such as Castle Peak Road, Cheung Sha Wan Road, Lai Chi Kok Road, Butterfly Valley Road, Mei Lai Road and Lai Wan Road.
- 8.1.2 The West Kowloon Highway and the Tsing Kwai Highway, which run along the southern boundary of the Area, have been constructed to improve the transportation links between Kowloon, Tsuen Wan and the airport at Chek Lap Kok. ~~The Lai Wan Interchange at the south-eastern corner of Mei Foo Sun Chuen provides connection with the future Route 9 (currently known as Route 8) (between Tsing Yi, Cheung Sha Wan and Sha Tin) which will further improve the road networks.~~
- 8.1.3 ~~The Area will be served by the proposed Route 9 between Cheung Sha Wan and Sha Tin. This section of Route 9 will connect the Cheung Sha Wan area of West Kowloon to Sha Tin via tunnels and elevated road structures. Construction works for Route 9 has been commenced in 2002 and is scheduled for completion in late 2007. Tsing Sha Highway is a trunk road linking Lantau and Sha Tin comprising Sha Tin Height Tunnel, Eagle's Nest Tunnel, Lai Chi Kok Viaduct, Stonecutters Bridge and their connecting roadways. The section between Cheung Sha Wan and Sha Tin was commissioned in March 2008, while the section between Cheung Sha Wan and Tsing Yi was commissioned in December 2009.~~
- 8.1.4 ~~Pursuant to section 13A of the Ordinance, the road scheme authorized by the CE in C on 10 July 2001 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance. The alignment of Route 9 is shown on the Plan for information only.~~

8.2 Railways

- 8.2.1 The Area is served by the Mass Transit Railway (MTR) Tsuen Wan Line and West Rail Line *connecting the West Kowloon Reclamation with the North West New Territories*. The MTR Mei Foo Mass Transit Railway Station is conveniently located near a bus terminus. Besides, the Area is also served by buses and other modes of public transport including green mini buses, public light buses and taxis.
- 8.2.2 Provision is also made for the Airport Railway providing services from the airport at Chek Lap Kok to Hong Kong Island. This section of the railway runs underneath the West Kowloon Highway and the Tsing Kwai Highway.

~~8.2.3 The Area is also served by the West Rail connecting the West Kowloon Reclamation with the North West New Territories. The Mei Foo West Rail Station is located to the west of Mei Foo Sun Chuen.~~

8.2.43 Pursuant to section 13A of the Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance, Chapter 519, shall be deemed to be approved under the Ordinance. *As the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) has been authorized by CE in C on 20 October 2009, the alignment of the XRL is shown on the Plan for information only.*

9. UTILITY SERVICES

9.1 The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available and no difficulties are envisaged in meeting the future requirements.

9.2 Sewage from the Area is conveyed to a pumping station to the east of the proposed regional stadium, which is just outside the Area, and discharged to a treatment plant at Stonecutters Island.

10. CULTURAL HERITAGE

The ex-Lai Chi Kok Hospital ~~HACare Home~~, a Grade ~~III~~3 historic building, is located *to the immediate west of Lai Chi Kok Reception Centre* within the Area. ~~As advised by the Director of Leisure and Cultural Services, all the existing buildings within the ex-Lai Chi Kok Hospital compound should be preserved in-situ from heritage preservation viewpoint as they witness the historical development of the hospital.~~ *The compound has been included in the Revitalising Historic Buildings Through Partnership Scheme led by the Development Bureau for conversion to Jao Tsung-I Academy comprising cultural and educational facilities run by the Hong Kong Institution for Promotion of Chinese Culture.* Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, *redevelopment* or rezoning proposals might affect this *historic building and its immediate environs.*

11. IMPLEMENTATION

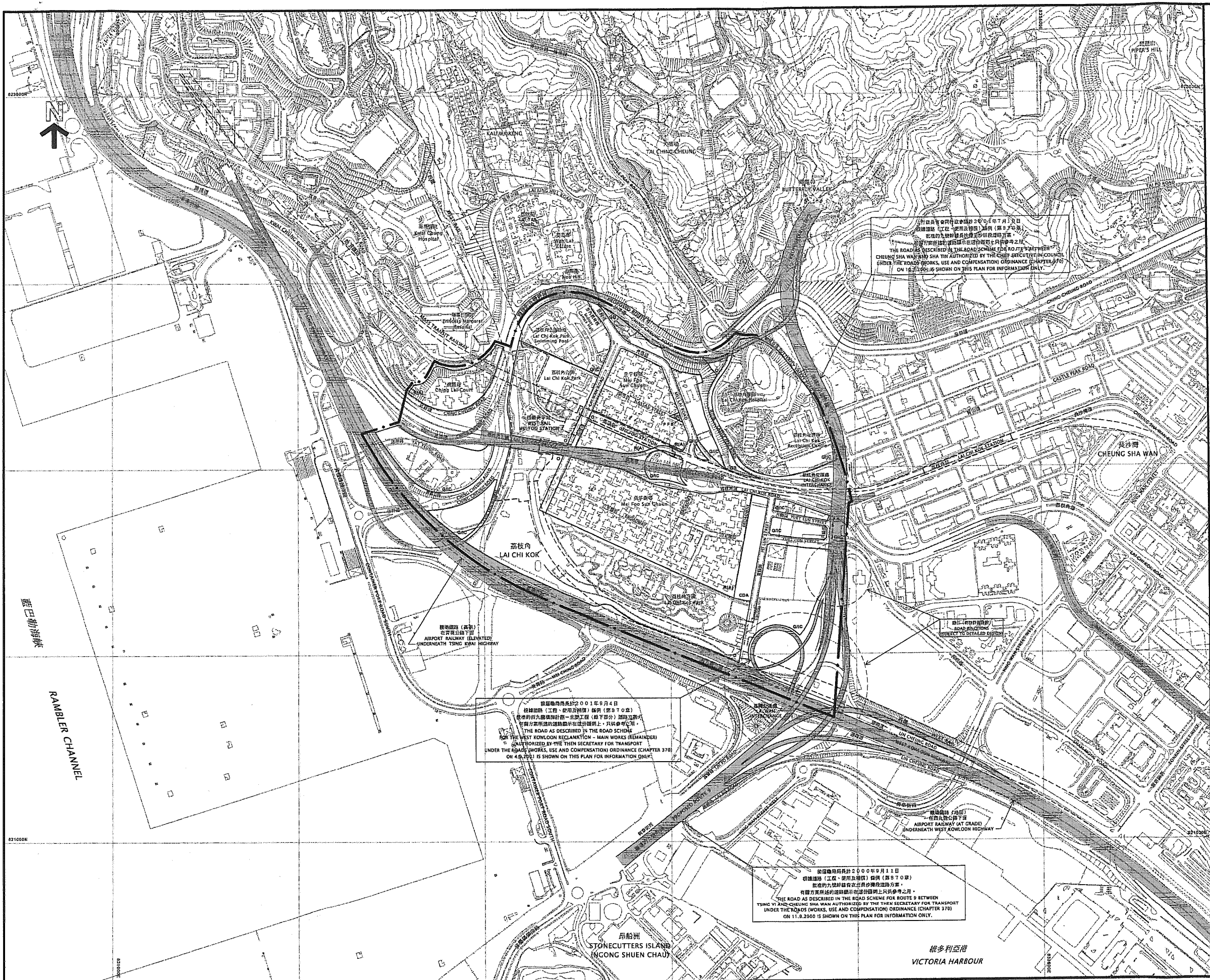
11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various

licensing authorities.

- 11.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Sham Shui Po District Council would also be consulted as appropriate.
- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plan and the guidelines published by the Board. The outline development plan is available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD

~~APRIL 2005~~ _____ 2012



圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

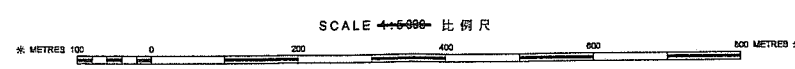
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	1.29	1.42	綜合發展區
RESIDENTIAL (GROUP A)	17.87	18.70	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	22.79	25.13	政府、機構或社區
OPEN SPACE	20.07	22.13	休憩用地
OTHER SPECIFIED USES	0.04	0.04	其他指定用途
GREEN BELT	1.81	2.00	綠化地帶
MAJOR ROAD ETC.	26.83	29.58	主要道路等
TOTAL PLANNING SCHEME AREA	90.70	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2005年4月12日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
12 APRIL 2005

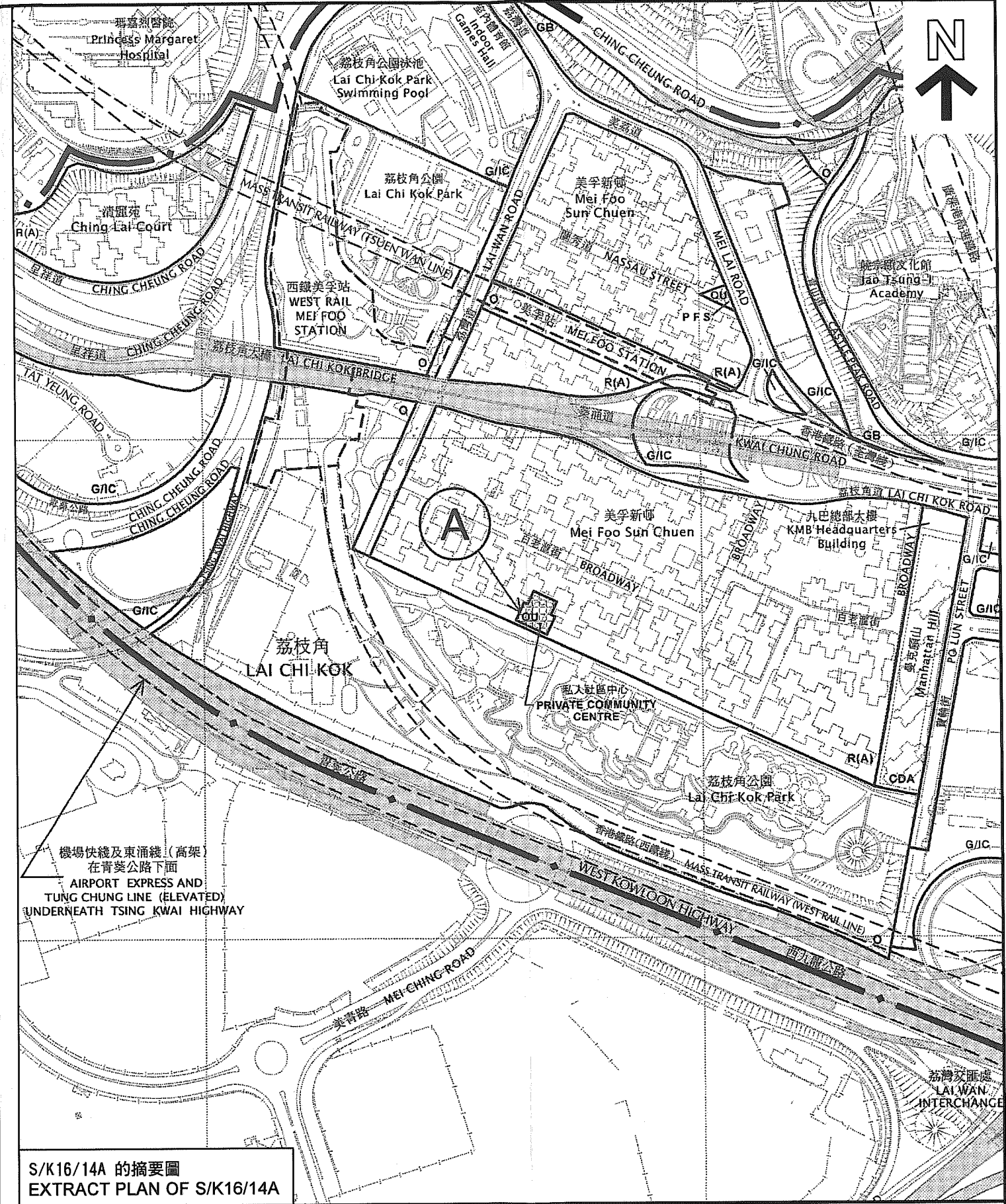
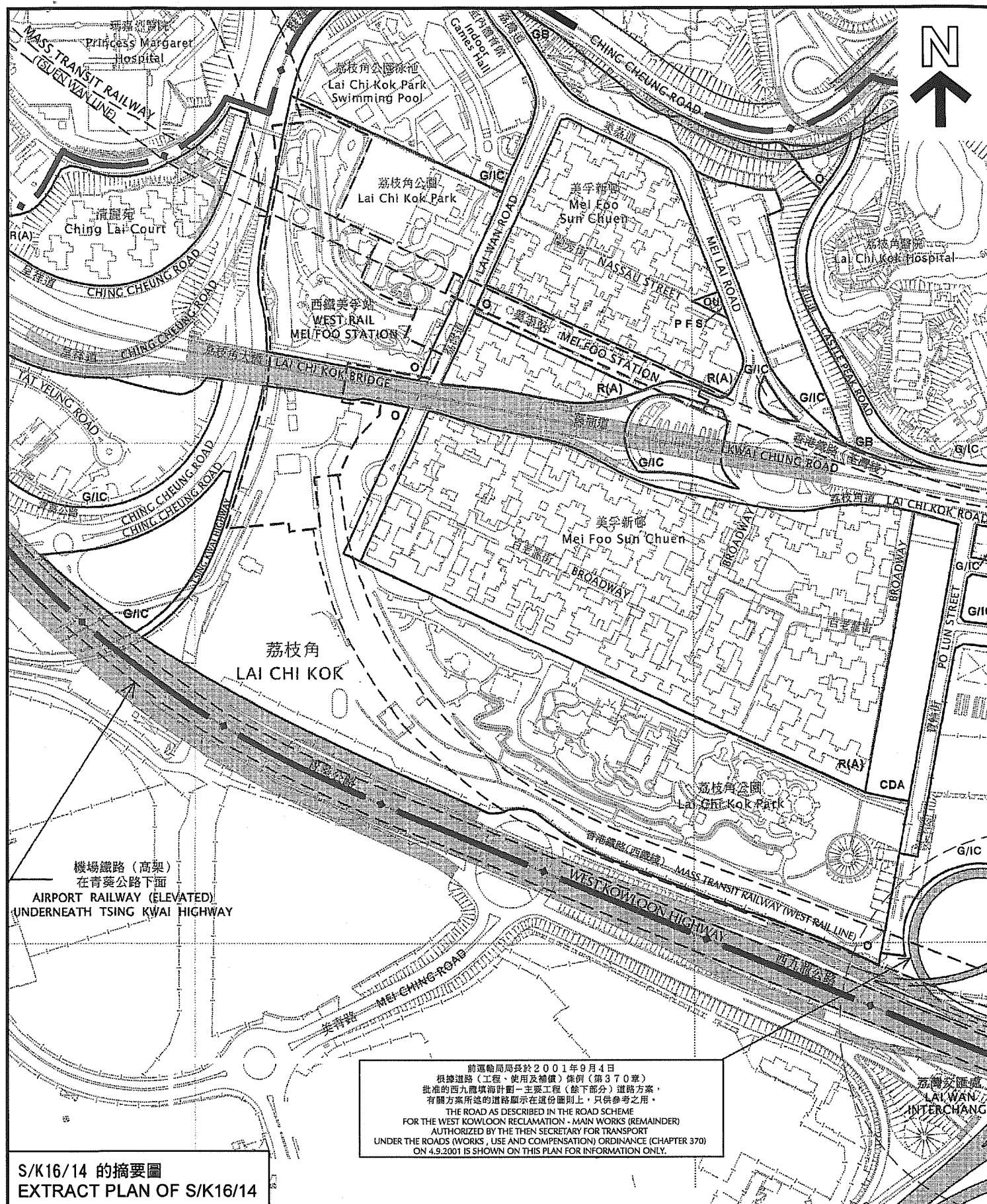
LAM Chik-ting, Tony 林植廷
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的荔枝角(九龍規劃區第16區)分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 16 - LAI CHI KOK - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K16/14



本摘要圖於2012年11月29日擬備，
所根據的資料為荔枝角分區計劃大綱核准圖編號 S/K16/14
和荔枝角分區計劃大綱草案圖編號 S/K16/14A
EXTRACT PLAN PREPARED ON 29.11.2012
BASED ON APPROVED LAI CHI KOK
OUTLINE ZONING PLAN No. S/K16/14 AND
DRAFT LAI CHI KOK OUTLINE ZONING PLAN
No. S/K16/14A

修訂項目A在荔枝角分區計劃大綱圖上的現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONING
ON THE LAI CHI KOK OUTLINE ZONING PLAN FOR AMENDMENT ITEM A

米 100 0 100 200 300 400 米
METRES SCALE 1:5 000 比例尺

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K16/12/10

圖 PLAN
2



圖例 LEGEND



修訂項目
AMENDMENT ITEM

本摘要圖於2012年11月19日擬備，
所根據的資料為地政總署於2011年11月16日
拍得的航攝照片編號CS34708

EXTRACT PLAN PREPARED ON 19.11.2012
BASED ON AERIAL PHOTO No. CS34708
TAKEN ON 16.11.2011
BY LANDS DEPARTMENT

修訂項目 A 航攝照片
AERIAL PHOTO OF AMENDMENT ITEM A

荔枝角分區計劃大綱核准圖
編號 S/K16/14 的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED LAI CHI KOK OZP No. S/K16/14

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K16/12/10

圖 PLAN
5



項目 ITEM A
由「住宅（甲類）」地帶改劃為
「其他指定用途」註明「私人社區中心」地帶
REZONING FROM "R(A)" TO "OU" ANNOTATED
"PRIVATE COMMUNITY CENTRE"

美孚新邨孚佑堂
PRIVATE COMMUNITY CENTRE IN MEI FOO SUN CHUEN

本摘要圖於2012年11月19日擬備，
所根據的資料為攝於2012年10月17日
地照片
EXTRACT PLAN PREPARED ON 19.11.2012
BASED ON SITE PHOTOS
TAKEN ON 17.10.2012

修訂項目A實地照片
SITE PHOTOS OF AMENDMENT ITEM A

荔枝角分區計劃大綱核准圖編號 S/K16/14
的擬議修訂項目
PROPOSED AMENDMENT TO
APPROVED LAI CHI KOK OUTLINE ZONING PLAN No. S/K16/14

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K16/12/10

圖 PLAN

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