

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/30

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 13 September 2022 referred the approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/30 (the Plan) 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 Kwai Chung OZP No. S/KC/31.

The draft Kwai Chung OZP No. S/KC/31 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 18 November 2022 to 18 January 2023 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 Tsuen Wan and West Kowloon District Planning Office, Planning Department, 27th Floor, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories; and
- (v) the Kwai Tsing District Office, 2nd Floor, Kwai Hing Government Offices Building, 166-174 Hing Fong Road, Kwai Chung, New Territories.

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 18 January 2023.

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 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 Kwai Chung OZP No. S/KC/31 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. The Town Planning Board Paper related to the proposed amendments to the OZP and relevant information are now available at the Board’s website (https://www.info.gov.hk/tpb/en/whats_new/Website_S_KC_31.html) for public inspection.

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 KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/30
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site to the east of Shek Pai Street from “Green Belt” (“GB”) to “Residential (Group A)3” (“R(A)3”) with stipulation of building height restriction (BHR) of 260 metres above Principal Datum (mPD).
- Item A2 – Rezoning of a site to the east of Lei Pui Street from “GB” to “Government, Institution or Community” (“G/IC”).
- Item A3 – Rezoning of a site to the east of On Chuk Street from “GB” to “G/IC”.
- Item B – Rezoning of a site to the east of Tai Lin Pai Road from “Industrial” to “Residential (Group A)4” (“R(A)4”) with stipulation of BHR of 125mPD while maintaining the existing 15m-wide building gap above 18mPD.
- Item C – Rezoning of a site at the southern end of Kwai Yue Street from “G/IC” to “Other Specified Uses” annotated “Columbarium (2)” (“OU(Columbarium)(2)”) with stipulation of BHR of 35mPD.
- Item D – Rezoning of a site at the junction of Kwok Shui Road and Lei Muk Road from “Open Space” to “Other Specified Uses” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”) with stipulation of BHR of 5 storeys.

Showing the railway alignment of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorised railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

II. Amendment to the Notes of the Plan

- (a) Revision to “Residential (Group A)” (“R(A)”) zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)3” and “R(A)4” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (b) Revision to the Remarks of “R(A)” zone to incorporate development restrictions and requirements for new “R(A)3” and “R(A)4” sub-zones.

- (c) Revision to the Remarks of “R(A)” zone to incorporate the existing 15m-wide building gap above 18mPD from Wing Yip Street to Kwai On Road at the “R(A)4” site at Tai Lin Pai Road.
- (d) Incorporation of two new sets of Notes for “OU(Columbarium)(2)” and “OU(BHAI)” zones.
- (e) Deletion of ‘Market’ from Column 1 of “Commercial” and “Commercial (3)” zones.
- (f) Deletion of ‘Market’ from Column 2 of “Comprehensive Development Area”, “Residential (Group B)” and Schedule I of “Residential (Group E)” zones.
- (g) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and Schedule I and Schedule II of “G/IC” zones.

Town Planning Board

18 November 2022