

Approved Kai Tak Outline Zoning Plan amended

The Town Planning Board today (December 10) announced amendments to the approved Kai Tak Outline Zoning Plan (OZP).

The amendments mainly involve the rezoning of various sites for private residential developments, including five sites (bundled as two development sites) abutting Olympic Avenue at the former north apron area and three sites abutting Shing Fung Road at the former runway area from "Commercial (3)", "Commercial (4)", "Commercial (5)" and "Commercial (7)" to "Residential (Group A)5", "Residential (Group A)6" ("R(A)6"), "Residential (Group B)8", "Residential (Group B)9" and "Residential (Group B)10", and revision to the planning intention of a site zoned "Comprehensive Development Area (4)" from commercial use to residential use.

The amendments also include the rezoning of a site at To Kwa Wan Road from "Government, Institution or Community" ("G/IC"), "Other Specified Uses" ("OU") annotated "Waterfront Related Commercial, Cultural and Leisure Uses" and "Open Space" ("O") to "R(A)6" to facilitate the development of a proposed dedicated rehousing estate by the Hong Kong Housing Society to meet the rehousing demands arising from government developments and/or urban renewal projects, and rezoning of a site at the junction of To Kwa Wan Road and San Ma Tau Street from "OU" annotated "Tunnel Ventilation Shaft" and "G/IC" to "Commercial (9)" to take forward the decision of the Metro Planning Committee of the Board on a Section 12A application.

Other amendments include the re-alignment of the areas shown as "Underground Shopping Street" at the former north apron area; rezoning of several parcels of land at Kai Tak Sports Park to reflect its latest development boundary; rezoning of a site at Cha Kwo Ling Road from "G/IC" to "O" for waterfront promenade development; and rezoning of Kwun Tong Ferry Pier from "OU" annotated "Pier" ("OU(Pier) ") to "OU(Pier)(1)" to take forward the latest proposal of Kwun Tong Action Area development.

Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zonings and the planning area, where appropriate.

The draft Kai Tak OZP No. S/K22/7, incorporating the amendments, is now available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Kowloon District Planning Office, (iv) the Kowloon City District Office, (v) the Wong Tai Sin District Office and (vi) the Kwun Tong District Office.

Any person may make written representations in respect of the amendments to the Secretary of the Town Planning Board on or before February 10, 2022.

Any person who intends to make a 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 a representation should comply with the requirements set out in TPB PG-No. 29B. In particular, the representer should take note of the following:

- * If the representer fails to provide his or her full name and the first four alphanumeric characters of his or her Hong Kong identity card or passport number as required under TPB PG-No. 29B, the representation submitted shall be treated as not having been made; and
- * The Secretariat of the Town Planning Board reserves the right to require the representer to provide identity proof for verification.

The Guidelines and the submission form are available at above locations (i) and (ii) and the Town Planning Board's website (www.info.gov.hk/tpb).

Copies of the draft Kai Tak OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed at the Town Planning Board's website (www.info.gov.hk/tpb).