

Approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan amended

The Town Planning Board today (December 31) announced amendments to the approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP).

The amendments mainly involve the rezoning of various sites bounded by Wang Chiu Road, Sheung Yee Road, Wai Yip Street and/or Hoi Bun Road for commercial developments to expedite the transformation of the Kowloon East area into another core business district to support Hong Kong's long-term economic development. These include rezoning of two sites to the north and south of the Kai Fuk Road Flyover, with the former mainly from "Other Specified Uses" annotated "Refuse Transfer Station" ("OU(RTS)") to "Commercial (1)" and the latter mainly from "Government, Institution or Community (1)" ("G/IC(1)") and "OU(RTS)" to "Commercial (2)" ("C(2)"). Two parcels of land to the immediate west and southeast of the proposed "C(2)" zone are rezoned mainly from "G/IC(1)" and "Other Specified Uses" annotated "Business" ("OU(B)") to "Open Space". The section of Cheung Yip Street to the north of Hoi Bun Road is indicated as "Pedestrian Precinct/Street" on the OZP for public enjoyment.

The amendments also include rezoning of Yip On Factory Estate and the adjacent section of Wang Hoi Road from "OU(B)" and an area shown as "Road" to "Residential (Group A)3" for public housing development, and rezoning of various strips of land to areas shown as "Road" to reflect the latest and/or existing developments in the area.

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 Ngau Tau Kok and Kowloon Bay OZP No. S/K13/31, 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 and (iv) 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 28, 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 the above locations (i) and (ii) and the Town Planning Board's website (www.info.gov.hk/tpb).

Copies of the draft Ngau Tau Kok and Kowloon Bay 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).