

Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 16 March 2011

TFK/05/2011

Amendments to the Approved South West Kowloon Outline Zoning Plan No. S/K20/24

PURPOSE

The purpose of this Paper is to invite Members' views on the proposed amendments to the Approved South West Kowloon Outline Zoning Plan No. S/K20/24 (OZP), which were published in the Gazette and exhibited for public inspection for a period of two months from 21 January to 21 March 2011.

AMENDMENTS TO THE OZP

2. Amendments to the OZP (**Plan 1**) are set out below :-

2.1 Rezoning of a strip of land along Hoi Fai Road fronting the New Yau Ma Tei Typhoon Shelter from "Government, Institution or Community" ("G/IC") to "Open Space" ("O") (**Item A**)

- (a) The subject site, measuring about 5,730m², is currently zoned "G/IC" on the OZP and reserved by Marine Department (MD) for ship inspection and typhoon mooring use. It is located adjacent to a planned open space at the "O" site to the immediate south of One SilverSea and fronting the New YMT Typhoon Shelter (**Plans 2 and 3**). The waterfront open space is further extended along the western frontage of residential developments on Hoi Fai Road, namely One SilverSea, The Long Beach and a composite residential development at Kowloon Inland Lot No. 11146 currently under construction (**Plan 4**). The aforementioned areas currently zoned "O" amount to about 21,140m².
- (b) MD had indicated recently that the planned ship inspection and typhoon mooring use is no longer required at the subject site. In view of its waterfront location and its proximity to nearby open space developments, consideration has been given to extend the existing

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waterfront promenade to include the subject site. Improvement of the environment of waterfront areas is in line with Government's commitment to harbourfront enhancement.

- (c) The rezoning proposal is supported by the Yau Tsim Mong District Council (YTMDC), and relevant government departments consulted had no objection to or adverse comments on the proposal. Rezoning the site to "O" would better reflect the planning intention and facilitate Government bureaux and departments to secure the required resources for implementation and management of the open space.

2.2 Rezoning of a site bounded by Hoi Ting Road, Hoi Wang Road and Lai Cheung Road from "G/IC" to "O" (Item B)

- (a) The subject site, measuring about 3,880m², is part of a strip of land zoned "G/IC" on the current OZP and planned for various uses including government offices, indoor recreation centre, public open space, etc. The location and configuration of the planned uses within the strip has been reviewed taken account of the alignment of the Hong Kong section of Guangzhou – Shenzhen – Hong Kong Express Rail Link (XRL) with underground railway tunnel transversing underneath the area and the latest requirements of concerned designated land uses.
- (b) The current proposal is to locate the public open space at the junction of Hoi Ting Road and Hoi Wang Road so that it will be more accessible to residents in the Yau Ma Tei area and provide visual relief for the surrounding developments.

PUBLIC INSPECTION

3. Pursuant to section 5 of the Town Planning Ordinance, the draft South West Kowloon Outline Zoning Plan No. S/K20/25 showing the abovementioned proposed amendments is being exhibited for public inspection for a period of two months from 21 January 2011. The OZP is available for inspection at the Secretariat of the Town Planning Board (the Board), Planning Enquiry Counter at North Point Government Offices and Sha Tin Government Offices and Yau Tsim Mong and Sham Shui Po District Offices. Members of the public can also access the OZP at the Statutory Planning Portal (address: <http://www.ozp.tpb.gov.hk>). During the

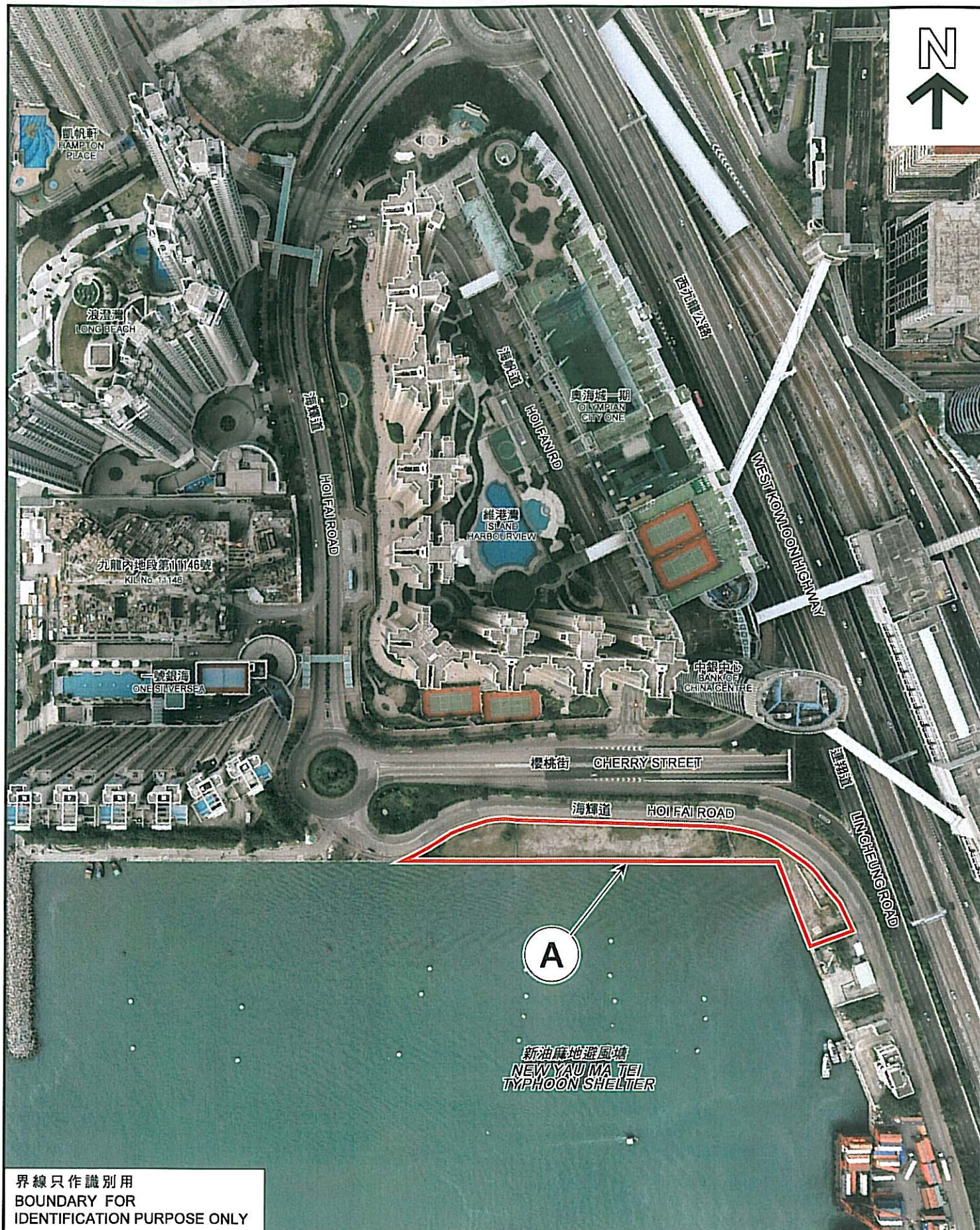
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exhibition period, Members may make representation to the Board in respect of any of the proposed amendments. Representations should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

<u>Plan 1:</u>	Extract of the Draft South West Kowloon OZP No. S/K20/25
<u>Plans 2 & 3:</u>	Photos of Amendment Item A
<u>Plan 4:</u>	Location of Amendment Item A

**Planning Department
March 2011**



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2011年2月17日擬備，所根據的資料為地政總署於2009年12月20日拍得的航攝照片編號CW84250
EXTRACT PLAN PREPARED ON 17.2.2011
BASED ON AERIAL PHOTO No. CW84250
TAKEN ON 20.12.2009 BY LANDS
DEPARTMENT

航攝照片 AERIAL PHOTO

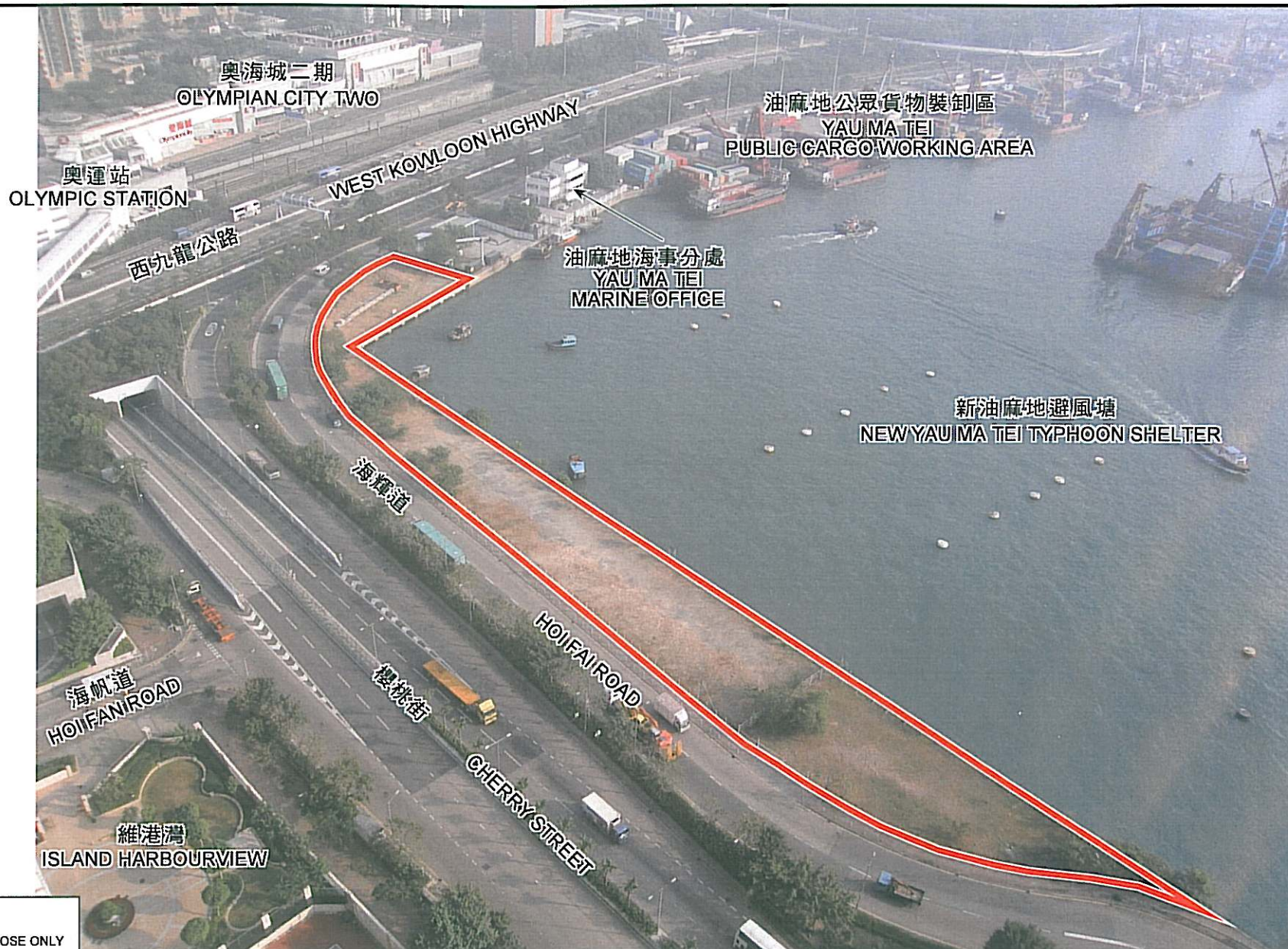
西南九龍分區計劃大綱草圖編號S/K20/25的修訂項目A
AMENDMENT ITEM A OF THE DRAFT
SOUTH WEST KOWLOON OZP No. S/K20/25

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圖 PLAN
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本圖於2011年2月17日擬備，
所根據的資料為攝於
2010年12月2日的實地照片
PLAN PREPARED ON 17.2.2011
BASED ON SITE PHOTO
TAKEN ON 2.12.2010

實地照片 SITE PHOTO

西南九龍分區計劃大綱草圖編號S/K20/25的修訂項目A
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圖 PLAN
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