

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

For discussion
on 18 April 2012

TFK/04/2012

Amendments to the Draft South West Kowloon Outline Zoning Plan No. S/K20/26

PURPOSE

The purpose of this Paper is to invite Members' views on the amendments to the Draft South West Kowloon Outline Zoning Plan (OZP) No. S/K20/26 (**Plan** and **Annex**).

AMENDMENTS TO THE OZP

2. The amendments to the OZP (**Plan**) are set out below:-

- 2.1 Rezoning of two strips of land from "Government, Institution or Community" ("G/IC") and "Other Specified Uses" ("OU") annotated "Public Utility Depot Including Electricity Substation" respectively to areas shown as 'Road' (Items A and B)

To reflect the existing as-built condition of the slip road of Lin Cheung Road and Jordan Road and to align with allocation boundary of the Centenary Substation, it is proposed to rezone the two strips of land from "G/IC" (**Item A**) and "OU" (**Item B**) to areas shown as 'Road'.

- 2.2 Zoning boundary adjustment for West Kowloon Cultural District (WKCD) (Items C, D, E and F)

- (a) The zoning boundary between the WKCD and the Western Harbour Crossing (WHC) Toll Plaza, which are zoned "OU" annotated "Arts, Cultural, Entertainment, Commercial and Other Uses" and "WHC Toll Plaza" respectively on the OZP, is proposed to be adjusted to tally with the gazetted boundary of the WHC tunnel area (**Items C1, C2, E1 and E2**).
- (b) Opportunity is also taken to exclude areas of public road along Austin Road West and Canton Road (**Items D1 and D2**) from the zoning boundary of WKCD.
- (c) The land area of the seawall along the waterfront adjoining WKCD is proposed to be included into the WKCD (**Items F1**).

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and F2) following Town Planning Board's (TPB) convention that the plan / zoning boundary on the waterfront should follow the high watermark. It would also allow WKCD Authority to beautify the seawall, integrate it with the planning of the waterfront promenade to improve land-water interface and facilitate better planning between the land area and the harbour.

2.3 Revision to the Chinese annotation of the "OU" zone for the Western Harbour Crossing Toll Plaza from 「西區海底隧道輪候繳費廣場」 to 「西區海底隧道繳費廣場」 (Item G)

To tally the Chinese annotation of the zone with the TPB's convention.

3. Opportunity has also been taken to make technical amendments to update the Notes to be consistent with the provisions recently incorporated in various OZPs and in accordance with the Master Schedule of Notes.

PUBLIC INSPECTION

4. The draft South West Kowloon OZP No. S/K20/27 showing the abovementioned amendments is now available for public inspection from 30 March 2012 to 30 May 2012 at the Secretariat of the TPB, Planning Enquiry Counters at North Point Government Offices and Sha Tin Government Offices, and the 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 exhibition period, Members may make representation to the TPB in respect of any of the proposed amendments. Representations should be made in writing to the Secretary, TPB, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

ATTACHMENTS

Plan: Extract of the Draft South West Kowloon OZP No. S/K20/27
Annex: Schedule of Amendments to the Draft South West Kowloon OZP No. S/K20/26

**Planning Department
April 2012**

**SCHEDULE OF AMENDMENTS TO THE
DRAFT SOUTH WEST KOWLOON OUTLINE ZONING PLAN NO. S/K20/26
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a strip of land to the west of To Wah Road from “Government, Institution or Community” (“G/IC”) to an area shown as ‘Road’.
- Item B – Rezoning of a strip of land to the southwest of the electricity substation at To Wah Road from “Other Specified Uses” (“OU”) annotated “Public Utility Depot Including Electricity Substation” to an area shown as ‘Road’.
- Items C1 and C2 – Rezoning of two strips of land abutting the boundary of the Western Harbour Crossing Toll Plaza from “OU” annotated “Arts, Cultural, Entertainment, Commercial and Other Uses” (“OU(ACECOU)”) to “OU” annotated “Western Harbour Crossing Toll Plaza” (“OU(WHCTP)”).
- Items D1 and D2 – Rezoning of two strips of land at Austin Road West and Canton Road from “OU(ACECOU)” to areas shown as ‘Road’.
- Items E1 and E2 – Rezoning of two pieces of land to the southeast and northwest of the Western Harbour Crossing Toll Plaza from “OU(WHCTP)” to areas shown as ‘West Kowloon Cultural District Development Plan Area’.
- Items F1 and F2 – Inclusion of the area of the existing seawall along the waterfront into the area shown as ‘West Kowloon Cultural District Development Plan Area’.
- Item G – Revision to the Chinese annotation of the “OU” zone for the Western Harbour Crossing Toll Plaza from 「西區海底隧道輪候繳費廣場」 to 「西區海底隧道繳費廣場」.

II. Amendments to the Notes of the Plan

- (a) Deletion of the set of Notes for the “OU(ACECOU)” zone.
- (b) Replacement of the original reference to the ‘maximum plot ratio/gross floor area’ by the ‘maximum total plot ratio/gross floor area’ in the Remarks of the Notes for the “Commercial”, “Commercial (1)”, “Commercial (2)”, “Comprehensive Development Area (1)”, “Residential (Group A) 6” and “OU” annotated “Public Utility Depot Including Electricity Substation” and “Institutional Facility and Hostel Use” zones.
- (c) Revision to paragraph (5) of the Remarks of the Notes for the “Comprehensive Development Area (1)” zone to indicate that the maximum building heights shall not exceed the figures stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (d) Revision to the user term of ‘Government Use (unless otherwise specified)’ by ‘Government Use’ under the Notes for the “Open Space (1)” and “OU” annotated “Railway Station”, “Public Utility Depot Including Electricity Substation”, “Institutional Facility and Hostel Use”, “Petrol Filling Station” and “All Other Specified Uses Not Listed Above” zones.

Town Planning Board

30 March 2012

