SCHEDULE OF AMENDMENTS TO THE
APPROVED NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/30
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I.   **Amendment to Matters shown on the Plan**

Item A1 –   Rezoning of a site to the north of Kai Fuk Road Flyover bounded by Wang Chiu Road, Sheung Yee Road and Cheung Yip Street from "Other Specified Uses" ("OU") annotated "Refuse Transfer Station" ("OU(RTS)") and an area shown as 'Road' to "Commercial (1)" ("C(1)") with stipulation of building height restrictions.

Item A2 –   Rezoning of a site bounded by Wai Yip Street and Hoi Bun Road from "Government, Institution or Community (1)" ("G/IC(1)"), "OU(RTS)" and areas shown as 'Road' to "Commercial (2)" ("C(2)") with stipulation of building height restrictions, and addition of a symbol to show the section of Cheung Yip Street within the site as 'Pedestrian Precinct/Street' on the Plan.

Item A3 –   Rezoning of a parcel of land at the junction of Wang Chiu Road/Hoi Bun Road to the immediate west of the proposed "C(2)" zone from "G/IC(1)" and an area shown as 'Road' to "Open Space" ("O").

Item A4 –   Rezoning of a parcel of land at Hung Yip Street to the immediate southeast of the proposed "C(2)" zone from "G/IC(1)", "Other Specified Uses" annotated "Business" ("OU(B)") and an area shown as 'Road' to "O".

Item A5 –   Rezoning of several strips of land along Hoi Bun Road, Wang Chiu Road, Sheung Yee Road, Wai Yip Street and Shun Yip Street from "G/IC(1)", "OU(RTS)" and "OU(B)" to areas shown as 'Road'.

Item A6 –   Rezoning of two strips of land along Cheung Yip Street from "OU(RTS)" and "G/IC(1)" to an area shown as 'Road', and addition of a symbol to show the aforesaid land together with the adjacent section of Cheung Yip Street as 'Pedestrian Precinct/Street' on the Plan.

Item B   –   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" ("R(A)3") with stipulation of building height restriction.

II.   **Amendments to the Notes of the Plan**

(a)   Revision to "Commercial" ("C") zone to incorporate 'Hotel (on land designated "C(2)" only)' under Column 1, and to correspondingly revise 'Hotel' to 'Hotel (not elsewhere specified)' under Column 2.

(b)   Revision to the planning intention of "C" zone.

(c)   Revision to the Remarks for the "C" zone to incorporate development restrictions and requirements for the new "C(1)" and "C(2)" sub-zones.

(d)   Revision to "Residential (Group A)" ("R(A)") zone to incorporate 'Public Vehicle Park (excluding container vehicle) (on land designated "R(A)3" only)' under Column 1, and to correspondingly revise 'Public Vehicle Park (excluding container vehicle)' to 'Public Vehicle Park (excluding container vehicle) (not elsewhere specified)' under Column 2.

(e)   Revision to the Remarks for the "R(A)" zone to incorporate development restrictions and requirements for the new "R(A)3" sub-zone.

(f)   Deletion of "OU(RTS)" zone.

(g)   Deletion of 'Market' from Column 1 of the "C", "OU" annotated "Mass Transit Railway Depot with Commercial and Residential Development Above" and "OU" annotated "Commercial Uses with Public Transport Terminus" zones and from Column 2 of "Residential (Group B)" zone.

(h)   Revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the "R(A)", "Government, Institution or Community" and "OU" annotated "Commercial/Residential Development with Public Car Park and Public Transport Interchange" zones.

Town Planning Board

31 December 2021

List of Representers in respect of the
Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/31

Representation No. TPB/R/S/K13/31	Name of Representers
R1	民主黨九龍東支部
R2	莫建成 (觀塘區議會前副主席)
R3	周曉嵐
R4	Ma Hing Ho Stephen
R5	Mok Chun Yin
R6	Mary Mulvihill
R7	Yung Tak Kwong

List of Commenters in respect of the
Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/31

Comment No. TPB/R/S/K13/31	Name of Commenters
C1	Chung Wai Kit
C2	Mary Mulvihill (also **R6**)