

**SCHEDULE OF AMENDMENTS TO THE
APPROVED MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/22
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Revision to the building height restriction of a “Government, Institution or Community” (“G/IC”) site at Lung Kong Road from 5 and 8 storeys to 60 metres above Principal Datum.
- Item B – Rezoning of a site at the junction of Ko Shan Road and Shansi Street from “G/IC” and “Residential (Group A)” (“R(A)”) and an area shown as ‘Road’ to “R(A)3” with stipulation of building height restriction.
- Item C1 – Rezoning of Shansi Street from “G/IC” to an area shown as ‘Road’.
- Item C2 – Rezoning of a strip of land along Ko Shan Road from an area shown as ‘Road’ to “R(A)”.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “R(A)” zone to incorporate the “R(A)3” zone.
- (b) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)3” only)’ as a Column 1 use in the Notes for “R(A)” zone and corresponding amendment to replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Revision to the exemption clause for plot ratio / gross floor area calculation in relation to caretakers’ quarters and recreational facilities in the Remarks of the Notes for the “Comprehensive Development Area”, “R(A)”, “Residential (Group B)”, “Residential (Group E)” zones.
- (d) Incorporation of a clause in the Remarks of the Notes for the “R(A)” zone stating the application of plot ratio of the existing building.

Town Planning Board

9 March 2018

List of Representers in respect of
Draft Ma Tau Kok Outline Zoning Plan No. S/K10/23

Representation No.	Name of Representer
TPB/R/S/K10/23-1	九龍城基督徒會 The Kowloon City Christians' Church
TPB/R/S/K10/23-2	Mary Mulvihill
TPB/R/S/K10/23-3	John Moore
TPB/R/S/K10/23-4	Genevieve Moore
TPB/R/S/K10/23-5	Evelyn Moore
TPB/R/S/K10/23-6	Melanie Moore

List of Commenters in respect of
Draft Ma Tau Kok Outline Zoning Plan No. S/K10/23

Comment No. (TPB/R/S/K10/23-)	Name of Commenter
C1	吳寶強 (九龍城區議員)
C2	The Kowloon City Christians' Church
C3	Ng Cheung Hing
C4	李陳金湫
C5	李翠玲
C6	Li Wai To
C7	林麗珊
C8	So Shing Chau Stephen
C9	Liu Tung Leung
C10	劉麗芬
C11	葉碧珍
C12	談國鈞
C13	Cheng Pui Yan
C14	店舖
C15	基石進修中心學員的家長
C16	基石進修中心學員的家長
C17	基石進修中心學員的家長
C18	基石進修中心的課程導師
C19	基石進修中心的學員
C20	基石進修中心的學員
C21	基石進修中心的學員
C22	基石進修中心的學員
C23	基石進修中心的學員
C24	基石進修中心的學員
C25	基石進修中心的學員
C26	基石進修中心的學員
C27	基石進修中心的學員
C28	基石進修中心的學員

Comment No. (TPB/R/S/K10/23-)	Name of Commenter
C29	基石進修中心的學員
C30	基石進修中心的學員
C31	基石進修中心的學員
C32	基石進修中心的學員
C33	基石進修中心的學員
C34	基石進修中心的學員
C35	基石進修中心的學員
C36	基石進修中心的學員
C37	基石進修中心的學員
C38	基石進修中心的學員
C39	基石進修中心的學員
C40	基石進修中心的學員
C41	基石進修中心的學員
C42	基石進修中心的學員
C43	基石進修中心的學員
C44	基石進修中心的學員
C45	九龍城基督徒會的會友
C46	Liu Mei King
C47	OUHK
C48	書局
C49	基石進修中心學員的家長
C50	基石進修中心的學員
C51	基石進修中心的學員
C52	基石進修中心的學員
C53	基石進修中心的學員
C54	基石進修中心的學員
C55	基石進修中心的學員
C56	基石進修中心的學員
C57	基石進修中心的學員
C58	基石進修中心學員的家長

Comment No. (TPB/R/S/K10/23-)	Name of Commenter
C59	基石進修中心的學員
C60	基石進修中心的學員
C61	基石進修中心的學員
C62	基石進修中心的學員
C63	基石進修中心的學員
C64	黃國強
C65	黃榮蘭
C66	Juliana Sin
C67	蘇細平
C68	趙燕雯
C69	Rosi Hung
C70	Irene
C71	Daman Wong
C72	Leung Suk Yee Wendy
C73	蘇婉麗
C74	朱得榮
C75	Wong Ming Lai
C76	基石進修中心學員的家長
C77	基石進修中心的課程導師
C78	基石進修中心的學員
C79	基石進修中心的學員
C80	基石進修中心的學員
C81	基石進修中心的學員
C82	基石進修中心的學員
C83	基石進修中心的學員
C84	基石進修中心的學員
C85	基石進修中心的學員
C86	基石進修中心的學員
C87	基石進修中心的學員
C88	基石進修中心的學員

Comment No. (TPB/R/S/K10/23-)	Name of Commenter
C89	基石進修中心的學員
C90	基石進修中心的學員
C91	基石進修中心的學員
C92	基石進修中心的學員
C93	基石進修中心的學員
C94	基石進修中心學員的家長
C95	基石進修中心學員的家長
C96	基石進修中心學員的家長
C97	基石進修中心的學員
C98	基石進修中心的學員
C99	九龍城基督徒會的會友
C100	基石進修中心的學員
C101	基石進修中心的學員
C102	鄧淑娟
C103	基石進修中心的學員
C104	基石進修中心的學員
C105	張靄笑
C106	蘇玉娟
C107	Kitty Chu
C108	基石進修中心的課程導師
C109	聶金麗
C110	朱寶兒
C111	Lau Yuk Kam
C112	陳麗華
C113	Ngai Chui Fan
C114	Ng Ching Man
C115	Mony Suen
C116	陳善祥
C117	泰佛店
C118	基石進修中心學員的家長

Comment No. (TPB/R/S/K10/23-)	Name of Commenter
C119	基石進修中心學員的家長
C120	基石進修中心學員的家長
C121	基石進修中心學員的家長
C122	基石進修中心的學員
C123	基石進修中心學員的家長
C124	基石進修中心學員的家長
C125	Chi Kong Mak
C126	基督教樂城院牧事工
C127	基石進修中心的學員
C128	基石進修中心的學員
C129	基石進修中心的學員
C130	基石進修中心的學員
C131	五星茶餐廳
C132	祥興玩具商舖
C133	店舖
C134	基石進修中心學員的家長
C135	基石進修中心學員的家長
C136	基石進修中心的學員
C137	基石進修中心的學員
C138	基石進修中心的學員
C139	基石進修中心的學員
C140	基石進修中心的學員
C141	基石進修中心學員的家長
C142	Mary Mulvhill

Gist of Representations and Comments on Representations (Comments)
in respect of the Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/23

Representation No. (TPB/R/S/K10/23-)	Subject of Representation	Main Grounds and Proposals of the Representation	Comment No. (TPB/R/S/K10/23-)	Gist of Comments
1	Support Item A	<ul style="list-style-type: none"> - Relaxation of Building Height Restriction (BHR) at Item A would allow provision of more floor space for community facilities. No proposal on Item A. - Request for relaxation of BHR from 3 storeys to 60mPD for a “Government, Institution or Community” (“G/IC”) site at 40 Lung Kong Road (that is currently occupied by the Kowloon City Christians’ Church (KCCC) on the opposite of Item A site) (R1’s site) (Plan P-2) to facilitate its redevelopment for educational and religious facilities. R1’s site is not the subject of any amendment item of the Plan. 	C1	<ul style="list-style-type: none"> - Request for the provision of a public car park and community hall at Item A site.
			C2	<ul style="list-style-type: none"> - To supplement the technical feasibility of relaxation of BHR at R1’s site from 3 storeys to 60mPD.
			C3-C141	<ul style="list-style-type: none"> - Support Item A and/or request for relaxation of BHR at R1’s site from 3 storeys to 60mPD; - there is limited floor space inside the KCCC; - relaxation of BHR at R1’s site will allow provision of

Representation No. (TPB/R/S/K10/23-)	Subject of Representation	Main Grounds and Proposals of the Representation	Comment No. (TPB/R/S/K10/23-)	Gist of Comments
				<p>more “G/IC” facilities, including a community hall ¹ in Kowloon City; and/or</p> <ul style="list-style-type: none"> - the BHR for the R1’s site should be relaxed and be compatible with the nearby residential developments.
2 ²	Oppose Items A, B and C2	<p><u>Item A</u></p> <ul style="list-style-type: none"> - The Lok Sin Tong (LST) site is of historical and cultural significance. - The proposed redevelopment will be contrary to the proposals of retaining the area in which the site is located as a rehabilitation and revitalization priority area under the Urban Renewal Plan for Kowloon City. 	C142 ³	<ul style="list-style-type: none"> - Providing views that a number of mature trees would be lost in the Ma Tau Kok area.

¹ The indicative scheme for the redevelopment on the R1’s site only included educational and religious uses, and there is no proposal for a community hall.

² **R2** indicated that she opposes Item C1 if it entails impacts on existing trees, but there is no trees on the existing Shansi Street that was rezoned to area shown as ‘Road’ under Item C1.

³ **C142** did not specify which representation the comment is related to. As it is submitted by **R2**, it is treated as a comment related to **R2**.

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		<p><u>Item B</u></p> <ul style="list-style-type: none"> - The Ko Shan Road (KSR) site should not be rezoned from “G/IC” to facilitate a property development. - The site is not suitable for residential development as it is subject to air and noise pollutions, and there are some mature trees on site and close to the Liquefied Petroleum Gas (LPG) facility. - Propose to retain the KSR site for “G/IC” use and trees on site should be preserved. <p><u>Item C2</u></p> <ul style="list-style-type: none"> - It would involve tree felling. 		
3-6	Oppose Items A and B	<p><u>Item A</u></p> <ul style="list-style-type: none"> - The LST site is not suitable for a high rise residential facility as it is constrained by existing flyovers and road networks; and/or - a tall building in this location will jeopardize the 	Nil	Nil

Representation No. (TPB/R/S/K10/23-)	Subject of Representation	Main Grounds and Proposals of the Representation	Comment No. (TPB/R/S/K10/23-)	Gist of Comments
		<p>environment and/or traffic condition in the area.</p> <p><u>Item B</u></p> <ul style="list-style-type: none"> - The KSR site is not suitable for residential development as it is subject to traffic congestion, pollutions, and there are some mature trees on site and close to LPG facility. - Propose to retain the KSR site for “G/IC” or open space uses and trees on site should be preserved as a green lung. 		