

**SUBMISSION OF DRAFT WANG TAU HOM AND TUNG TAU  
OUTLINE ZONING PLAN NO. S/K8/22A  
UNDER SECTION 8 OF THE TOWN PLANNING ORDINANCE  
TO THE CHIEF EXECUTIVE IN COUNCIL FOR APPROVAL**

**1. Introduction**

The purpose of this paper is to seek Members' agreement that the draft Wang Tau Hom and Tung Tau Outline Zoning Plan (OZP) No. S/K8/22A (the draft OZP) (**Annex I**) together with its Notes (**Annex II**) are suitable for submission under section 8 of the Town Planning Ordinance (the Ordinance) to the Chief Executive in Council (CE in C) for approval, and that the updated Explanatory Statement (ES) (**Annex III**) is suitable for submission to the CE in C together with the draft OZP.

**2. Background**

- 2.1 On 4.10.2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Wang Tau Hom and Tung Tau OZP, which was subsequently renumbered as S/K8/21. On 8.1.2019, the CE in C referred the approved OZP No. S/K8/21 to the Town Planning Board (the Board) for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 18.1.2019 under section 12(2) of the Ordinance.
- 2.2 On 24.5.2019, the draft Wang Tau Hom and Tung Tau OZP No. S/K8/22, incorporating amendments, was exhibited for public inspection under section 5 of the Ordinance. The amendments mainly involved rezoning of Mei Tung Estate, Wong Tai Sin from "Residential (Group A)" ("R(A)") to "R(A)1" with revisions to the stipulated building height restrictions to facilitate the redevelopment of Mei Tung Estate (the Redevelopment). There were two other amendments to reflect as-built conditions in the Planning Scheme Area, namely the rezoning of sections of Kai Tak River from "Open Space (1)" ("O(1)") and "Undetermined" to areas shown as 'Kai Tak River' and the rezoning of a piece of land at the south-eastern portion of Shek Ku Lung Road Playground and a strip of land along Prince Edward Road East from "Other Specified Uses" annotated "Landscaped Elevated Walkway" to "O" and an area shown as 'Road' respectively. Revisions to the Notes were also made to incorporate 'Public Vehicle Park (excluding container vehicle)' as a Column 1 use and add a new clause on disregarding the floor space of Government, institution or community facilities from plot ratio calculation in the "R(A)1" zone, and to incorporate the latest revision of the Master Schedule of Notes to Statutory Plans endorsed by the Board.
- 2.3 During the two-month exhibition period, one representation was received. On 2.8.2019, the representation was published for three weeks for public comment and one comment was received.

- 2.4 After giving consideration to the representation and comment under section 6B(1) of the Ordinance on 22.11.2019, the Board decided not to uphold the representation and that no amendment should be made to the draft OZP to meet the representation.

### **3. Submission to the Chief Executive in Council**

- 3.1 In accordance with section 8 of the Ordinance, the Board shall submit the draft OZP, together with a schedule of the representation, the comment on representation, the further representation (if any) and the amendments (if any) made by the Board to the CE in C for approval within nine months of the expiration of the plan-exhibition period. Since the representation consideration process has been completed, the draft OZP is now ready for submission to the CE in C for approval.
- 3.2 For submission to the CE in C, the draft Wang Tau Hom and Tung Tau OZP No. S/K8/22 has been renumbered as S/K8/22A (**Annex I**). Opportunity is also taken to update the ES (**Annex III**) to reflect the latest position of the OZP. For easy reference, the amendments are highlighted in *bold and italics* or ~~strike-out~~ form.
- 3.3 Upon the approval of the draft Wang Tau Hom and Tung Tau OZP No. S/K8/22A by the CE in C, the approved OZP will be renumbered as S/K8/23.

### **4. Decision Sought**

The Board is invited to:

- (a) agree that the draft Wang Tau Hom and Tung Tau OZP No. S/K8/22A and its Notes at **Annexes I** and **II** respectively are suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorse the updated ES for the draft Wang Tau Hom and Tung Tau OZP No. S/K8/22A at **Annex III** as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and to be issued under the name of the Board; and
- (c) agree that the updated ES is suitable for submission to the CE in C together with the draft OZP.

### **5. Attachments**

- Annex I** Draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22A
- Annex II** Notes of the draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22A
- Annex III** Explanatory Statement of the draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22A