Paper No. 19/2009
For Information
on 4 November 2009

Harbour-front Enhancement Committee
Sub-committee on Harbour Plan Review

Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/17

Introduction

This paper is to brief Members on the zoning amendments to the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/17 to facilitate the implementation of the Lei Yue Mun Waterfront Enhancement Project (the enhancement project) at Lei Yue Mun Village.

Background

2. To enhance the attractiveness of Lei Yue Mun and respond to the aspirations of local residents and business operators, Tourism Commission (TC) has initiated an enhancement project for the waterfront of Lei Yue Mun Village which includes the construction of :

(a) a waterfront promenade with the public landing facilities (PLF) capable of accommodating vessels up to 30m in length;
(b) a breakwater linked up with the proposed PLF; and
(c) viewing platform and streetscape enhancement.

3. According to the enhancement project, the proposed viewing platform (Site A in **Plan 1**)) and part of the proposed waterfront promenade and the proposed breakwater (Site B in **Plan 1**) are not covered by the current OZP. The enhancement project also involves reclamation of about 1,000m^2 which is outside the Harbour Limit.

4. Meinhardt Environment Limited was commissioned by Civil Engineering and Development Department (CEDD) in August 2006 to carry out a study which includes a preliminary environmental review, ecological and fisheries impact assessment and marine traffic assessment in order to investigate and examine the environmental considerations and navigation safety associated with the proposed PLF under the enhancement project. The study findings reveal that the proposed works comply with various technical and environmental requirements and have no adverse impacts on the surrounding environment. The extent of reclamation is the minimum to meet the operational requirements of the proposed PLF. The location of the proposed PLF is outside the Lei Yue Mun Fairway limit (**Plan 1**) and will not

affect vessels manoeuvring within the Fairway. The study findings were agreed by concerned Government departments. The photomontage prepared by CEDD is at **Plan 4**. The enhancement project is expected to commence in 2010 for completion in 2013.

5. On 24.9.2008, TC also briefed the Harbour-front Enhancement Committee's Sub-committee on Harbour Plan Review (the Sub-committee) regarding the Lei Yue Mun Waterfront Enhancement Project. The Sub-committee had no in-principle objection to enhancing the Lei Yue Mun waterfront. Members generally considered that the existing natural setting, e.g. rocky shoreline should be respected.

6. On 18.9.2009, the proposed amendments to the Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP to facilitate the implementation of the enhancement project were considered and agreed by the Metro Planning Committee of the Town Planning Board (the Board). On 9.10.2009, the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/18 incorporating the amendments was exhibited for public inspection under section 5 of the Town Planning Ordinance for a period of 2 months until 9.12.2009. Any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary of the Board, 15th floor, North Point Governments Offices, 333 Java Road, North Point, Hong Kong not later than 9.12.2009.

Amendments to the OZP

7. To facilitate the implementation of the enhancement project, the following zoning amendments to the OZP (**Plans 2 and 3**) are made:

Item A1 - Rezoning of an area (about 3,701m^2) at the southern coast of Lei Yue Mun Village from "Village Type development" ("V") to "Open Space" ("O");

Item A2 - Inclusion of a piece of reclaimed land (about 489m^2) and two pieces of land (about 454m^2) at the western and southern coast of Lei Yue Mun Village into the planning scheme area and zoned "O"; and

Item B Inclusion of a strip of reclaimed land (about 157m^2) to the south of Lei Yue Mun Village into the planning scheme area and zoned "Other Specified Uses" ("OU") annotated "Breakwater".

8. The Schedule of Uses for the "OU(Breakwater)" zone has been incorporated into the Notes of the OZP (**Annex A**).

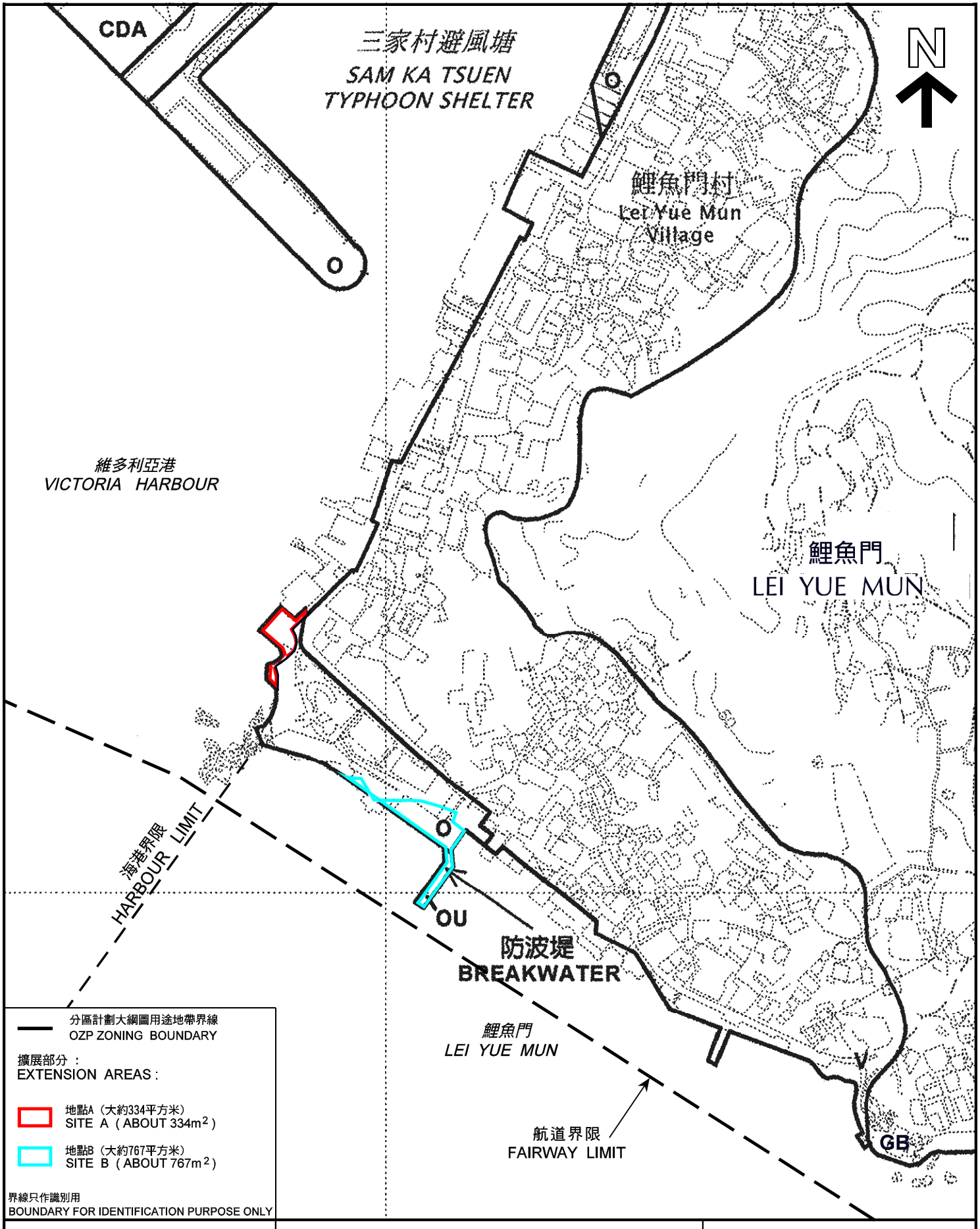
Conclusion

9. Members are invited to note the amendments to the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/17.

Attachments

Plan 1	Location Plan
Plan 2	Extract of the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/18 showing the Amendment Items
Plan 3	Site Plan showing the Amendment Items
Plan 4	Photomontage
Annex A	Schedule of Uses for "OU(Breakwater)" Zone

KOWLOON DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
NOVEMBER 2009



位置圖 LOCATION PLAN

鯉魚門擴展部分
EXTENSION AREAS IN LEI YUE MUN

SCALE 1 : 2 500 比例尺

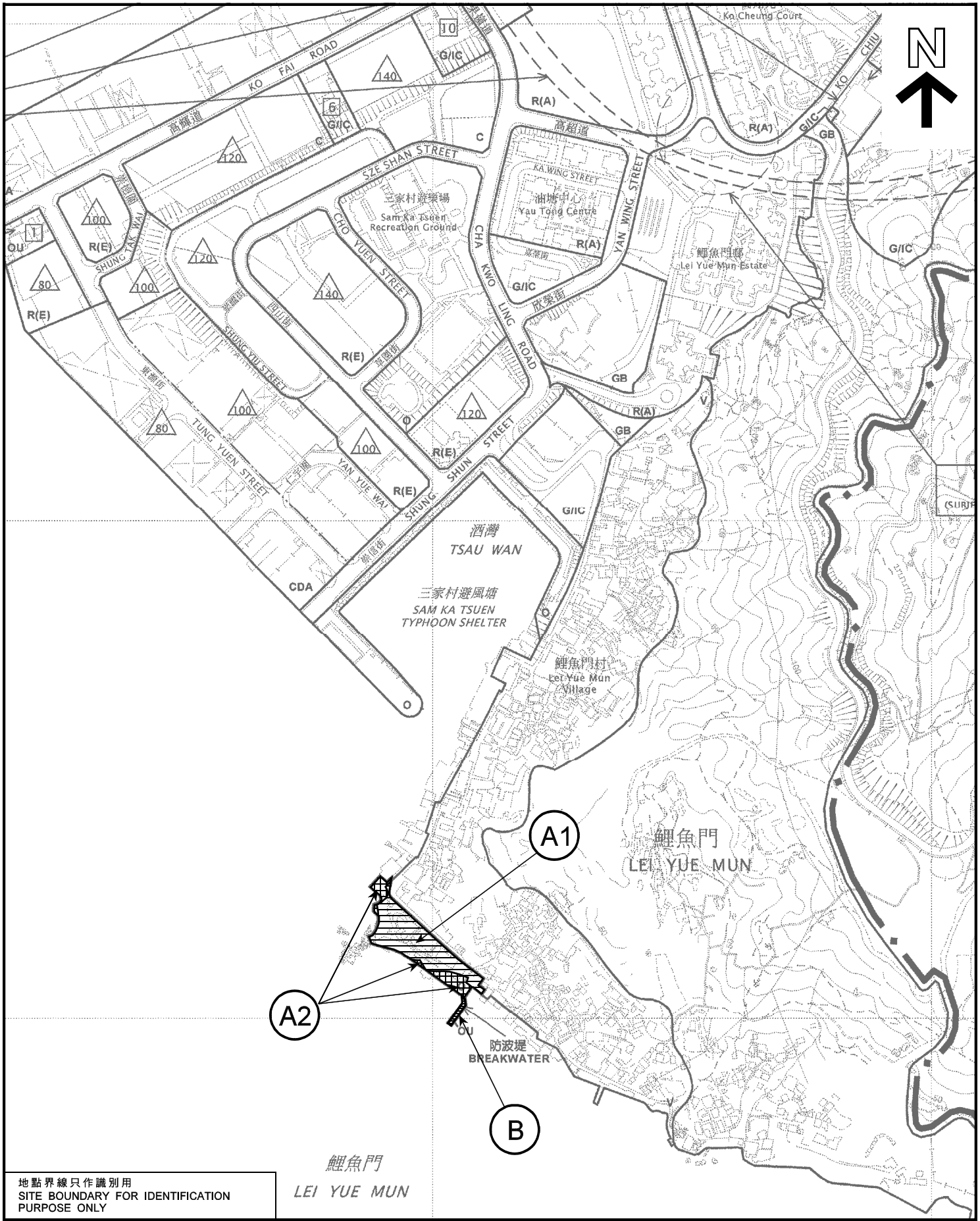
米 METRES 50 0 50 100 METRES 米

本摘要圖於2009年10月20日擬備，所根據的資料為於2009年10月9日展示的分區計劃大綱圖編號 S/K15/18
EXTRACT PLAN PREPARED ON 20.10.2009 BASED ON OUTLINE ZONING PLAN No. S/K15/18 EXHIBITED ON 9.10.2009

規劃署
PLANNING DEPARTMENT

M/K15/09/198

圖 PLAN 1



地點界線只作識別用
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2009年10月20日擬備，所根據的資料為於2009年10月9日展示的分區計劃大綱圖編號 S/K15/18
EXTRACT PLAN PREPARED ON 20.10.2009 BASED ON OUTLINE ZONING PLAN No. S/K15/18 EXHIBITED ON 9.10.2009

EXTRACT OF THE DRAFT CHA KWO LING, YAU TONG, LEI YUE MUN OZP No. S/K15/18
摘要自茶果嶺、油塘、鯉魚門分區計劃大綱圖編號 S/K15/18

修訂項目A1，A2及B（鯉魚門用途地帶修訂）
AMENDMENT ITEMS A1, A2 & B
(ZONING AMENDMENTS IN LEI YUE MUN)

SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 米 METRES

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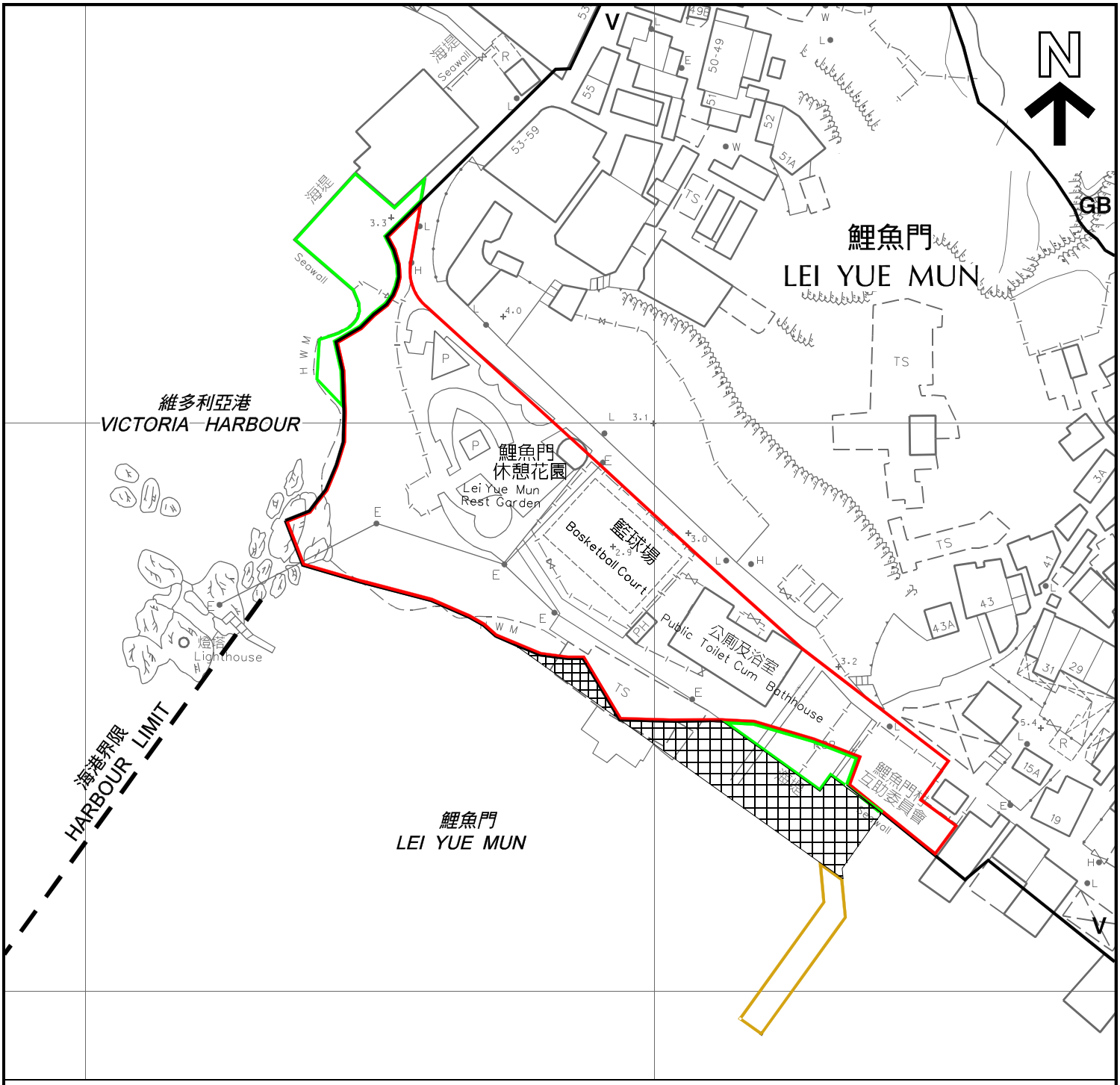
圖 PLAN 2



A 1 項 目 ITEM A1

地區由「鄉村式發展」改劃為「休憩用地」(面積大約3 701平方米)
AREA REZONED FROM "V" TO "O" (AREA ABOUT 3 701m^2)

A 2 項 目 ITEM A2

此填海地區已納入分區計劃大綱圖界線內及劃為「休憩用地」(面積大約489平方米)
RECLAIMED AREA INCLUDED IN THE OZP BOUNDARY AND ZONED "O" (AREA ABOUT 489m^2)

此地區已納入分區計劃大綱圖界線內及劃為「休憩用地」地帶(面積大約454平方米)
AREA INCLUDED IN THE OZP BOUNDARY AND ZONED "O" (AREA ABOUT 454m^2)

B 項 目 ITEM B

此填海地區已納入分區計劃大綱圖界線內及劃為「其他指定用途」地帶 - 防波堤(面積大約157平方米)
RECLAIMED AREA INCLUDED IN THE OZP BOUNDARY AND ZONED "OU" - BREAKWATER (AREA ABOUT 157m^2)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2009年10月13日擬備，所根據的資料為測量圖編號11-SE-9A
EXTRACT PLAN PREPARED ON 13.10.2009
BASED ON SURVEY SHEET No. 11-SE-9A

平面圖 SITE PLAN

鯉魚門用途地帶修訂
ZONING AMENDMENTS IN LEI YUE MUN

米 METRES 20 0 20 40 米 METRES
SCALE 1 : 1 000 比例尺

規劃署
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圖 PLAN 3

現有景觀
EXISTING VIEW

合成照片
PHOTOMONTAGE

本圖於2009年10月13日擬備，所根據的資料為攝於2009年7月30日的實地照片
合成照片由土木工程拓展署提供
PLAN PREPARED ON 13.10.2009
BASED ON SITE PHOTO TAKEN ON 30.7.2009
PHOTOMONTAGE PREPARED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

合成照片 PHOTOMONTAGE

修訂項目A1，A2及B
（鯉魚門用途地帶修訂）
AMENDMENT ITEMS A1, A2 & B
(ZONING AMENDMENTS IN LEI YUE MUN)

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圖 PLAN 4

Annex A

Schedule of Uses for "Other Specified Uses" annotated "Breakwater"

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Breakwater" only	
Breakwater	Government Use (not elsewhere specified) Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of land for breakwater.