

# LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance  
(Chapter 131)

## APPROVED WANG TAU HOM AND TUNG TAU OUTLINE ZONING PLAN NO. S/K8/25

### INTRODUCTION

A At the meeting of the Executive Council on 25 April 2023, the Council ADVISED and the Chief Executive ORDERED that the draft Wang Tau Hom and Tung Tau Outline Zoning Plan (OZP) No. S/K8/24A, should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as No. S/K8/25 at Annex A.

### AMENDMENTS TO THE WANG TAU HOM AND TUNG TAU OZP NO. S/K8/23 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Wang Tau Hom and Tung Tau OZP No. S/K8/23 for amendment on 9 November 2021, the draft Wang Tau Hom and Tung Tau OZP No. S/K8/24 (the draft OZP) incorporating the amendment was exhibited on 24 June 2022 for public inspection under section 5 of the Ordinance. The amendment to the matter shown on the draft OZP involves the rezoning of a site at Ching Tak Street (i.e. Wong Tai Sin Community Centre (WTSCC)) (the Site) from "Government, Institution or Community" to "Residential (Group A)1" with stipulation of building height restriction of 120 metres above Principal Datum for a proposed public housing development (Amendment Item A). Corresponding amendments in relation to the rezoning above were also made to the Explanatory Statement (ES) of the draft OZP.

### REPRESENTATIONS AND COMMENT ON REPRESENTATIONS

3. During the exhibition of the draft OZP, two valid representations and one valid comment on the representations (comment) were received. The representations and comment were considered by the Town Planning Board (the Board) at its meeting held on 16 December 2022.

#### Adverse Representation (1)

4. An adverse representation was submitted by an individual (R1). The major grounds and proposals of the said adverse representation are summarised below –

#### Provision of Community Facilities

- (a) the Site should be retained for an independent Government, Institution and Community (GIC) facility. There was an urgent need

to separate community services from residential development so that outbreaks of epidemics like COVID-19 could be contained within certain sectors and locations;

- (b) social welfare facilities with floor area of not less than 5% was inadequate. There was a scarcity of provision of elderly facilities;
- (c) there was no need to provide a library in the proposed public housing development since it appeared that there was adequate provision and there were more urgent facilities that should be included;
- (d) a community hall that could be adapted to use for many purposes would be of more benefit to the district;
- (e) it was doubtful whether Wong Tai Sin Children Choir in WTSCC would be reprovided;

#### Tree Preservation

- (f) felling of trees at the Site with no guarantee of adequate compensatory planting would result in the cumulative loss of mature trees. The large trees at the Site should be preserved. The proposed new trees were of spindly species that could not grow tall; and

#### Vacant School Premises (VSP)

- (g) there were opportunities to convert the VSP to public housing or transitional housing developments.

#### Representation Providing Views (1)

5. There was a representation providing views (R2) submitted by the Democratic Alliance for the Betterment and Progress of Hong Kong Wong Tai Sin Branch. The major views on the said representation are summarised below –

#### Provision of Community Facilities

- (a) sufficient provision of community facilities to serve the additional population should be duly considered;
- (b) the re-provisioning of a community centre within the area was necessary;

#### Technical Issues

- (c) the use of automated parking systems should be explored in order to provide more parking spaces in the car park of the proposed public housing development; and

- (d) the infrastructural capacities for the proposed public housing development should be reviewed.

#### Comment on Representations (1)

6. There was one comment submitted by an individual (C1). C1 (also R1) reiterated the views stated in the adverse representation. C1's general views on the Government's policy on land and housing supply in Hong Kong which were not covered by the adverse representation are summarised below –

- (a) rezoning for housing development became the only approach for the Government to increase land and housing supply;
- (b) the Government should explore other approaches to increase land and housing supply, including purchasing vacant housing units in Mainland for accommodating citizens in Hong Kong/one-way permit holders so as to free up more public housing units in Hong Kong; and
- (c) development of new public housing units should be questioned, given abuse of public housing units, shrinking population and economic slowdown.

#### The Board's Decision

7. After giving consideration to the representations and comment, the Board noted the views of R2 and decided not to uphold R1, and agreed that the draft OZP should not be amended to meet the representations for the following reasons –

- (a) the Government had been adopting a multi-pronged approach to increase land supply to meet the acute housing demand. The Site was considered suitable for the proposed public housing development with provision of GIC facilities;
- (b) striking a balance between providing more public housing flats and GIC facilities with adoption of the "Single Site, Multiple Use" principle, the proposed public housing development would accommodate social welfare facilities providing elderly and mentally handicapped person services on the lower floors/podium in compliance with relevant prevailing regulations and standards. The Government would continue to adopt a multi-pronged approach to identify suitable sites or premises for the provision of more welfare services;
- (c) technical assessment on the potential landscape impact including a tree survey confirmed that there was no unacceptable landscape impact in developing the Site for high-rise public housing development. Appropriate tree preservation proposal would be formulated at the detailed design stage in accordance with relevant

guidelines; and

- (d) the proposed library at the Site would facilitate reprovisioning and expansion of the existing Lung Hing Public Library. The existing facilities in the WTSCC at the Site would be reprovisioned in the proposed public housing developments at Chuk Yuen United Village (CYUV) and Ngau Chi Wan Village (NCWV) sites, while the existing community hall would be reprovisioned at CYUV site.

## IMPLICATIONS OF THE PROPOSAL

8. The approval of the draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/24A itself has no civil service implication. The economic, financial, environmental, sustainability, family and gender implications in respect of Amendment Item A are set out below.

9. On economic implications, Amendment Item A will facilitate the proposed public housing development at the Site which can help meet the housing demand in Hong Kong.

10. On financial implications, the proposed public housing development at the Site (under Amendment Item A) has no land revenue implication. The estimated capital cost for site formation and infrastructure works for the proposed public housing development is not available at this stage. Funds required will be sought under the Capital Works Reserve Fund in accordance with the established mechanism. The construction cost of the proposed public housing development will be borne by the Hong Kong Housing Authority.

11. The estimated capital and recurrent costs of the social welfare facilities to be provided in the proposed public housing development are not available at this stage. Funds required will be sought in accordance with the established mechanism.

12. On environmental implications, various technical assessments including Preliminary Environmental Review (PER) have been conducted to assess the potential environmental impacts of the proposed amendment for the public housing development. The PER concluded that with the implementation of the proposed mitigation measures, no insurmountable environmental impact is anticipated.

13. On sustainability implications, the proposed public housing development with provision of social welfare facilities could facilitate better utilisation of land resources to meet housing and social needs. The proposed public housing development may generate potential environmental impacts on the local area, and suitable mitigation measures should be adopted to alleviate any such possible impacts.

14. On family implications, the increase in housing supply could help

improve the living environment of some families and in turn foster greater family harmony. The proposed social welfare facilities such as facilities for the elderly and mentally handicapped persons within the proposed public housing development would help meet the needs of families for such services and enhance their financial ability.

15. On gender implications, the proposed provision of social welfare facilities such as facilities for the elderly and mentally handicapped persons within the proposed public housing development, if materialised, will serve people in need whose carers are often women. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the workforce.

#### PUBLIC CONSULTATION

16. Prior to submission of the proposed amendment to the approved Wang Tau Hom and Tung Tau OZP No. S/K8/23 for consideration by the Metro Planning Committee of the Board, the Planning Department, Civil Engineering and Development Department and Lands Department jointly attended a meeting with two incumbent members of the Wong Tai Sin District Council (WTSDC) and the representatives of CYUV and NCWV on 13 May 2022. Both the WTSDC members and the village representatives consulted gave full support to the proposed public housing developments at the CYUV and NCWV sites and the Site and the proposed OZP amendment. At the meeting, the WTSDC members raised some concerns regarding impact on the local traffic and pedestrian flow arising from the proposed public housing developments, as well as provision of ancillary car parking facilities and community facilities. The village representatives were mainly concerned about the compensation and rehousing issues and cultural heritage aspect in relation to CYUV and NCWV.

#### PUBLICITY

17. The approved Wang Tau Hom and Tung Tau OZP No. S/K8/25 will be printed and exhibited in accordance with section 9(5) of the Ordinance. A press release will be issued on the day of exhibition. A spokesman will be available for answering media enquiries.

18. The approved Wang Tau Hom and Tung Tau OZP No. S/K8/25 is at Annex A for Members' reference. A set of Notes listing out the uses which are always permitted and those which may be permitted on application to the Board is at Enclosure I to Annex A. An Explanatory Statement in respect of the approved Wang Tau Hom and Tung Tau OZP No. S/K8/25 is at Enclosure II to Annex A.

A

A-I  
A-II

## ENQUIRY

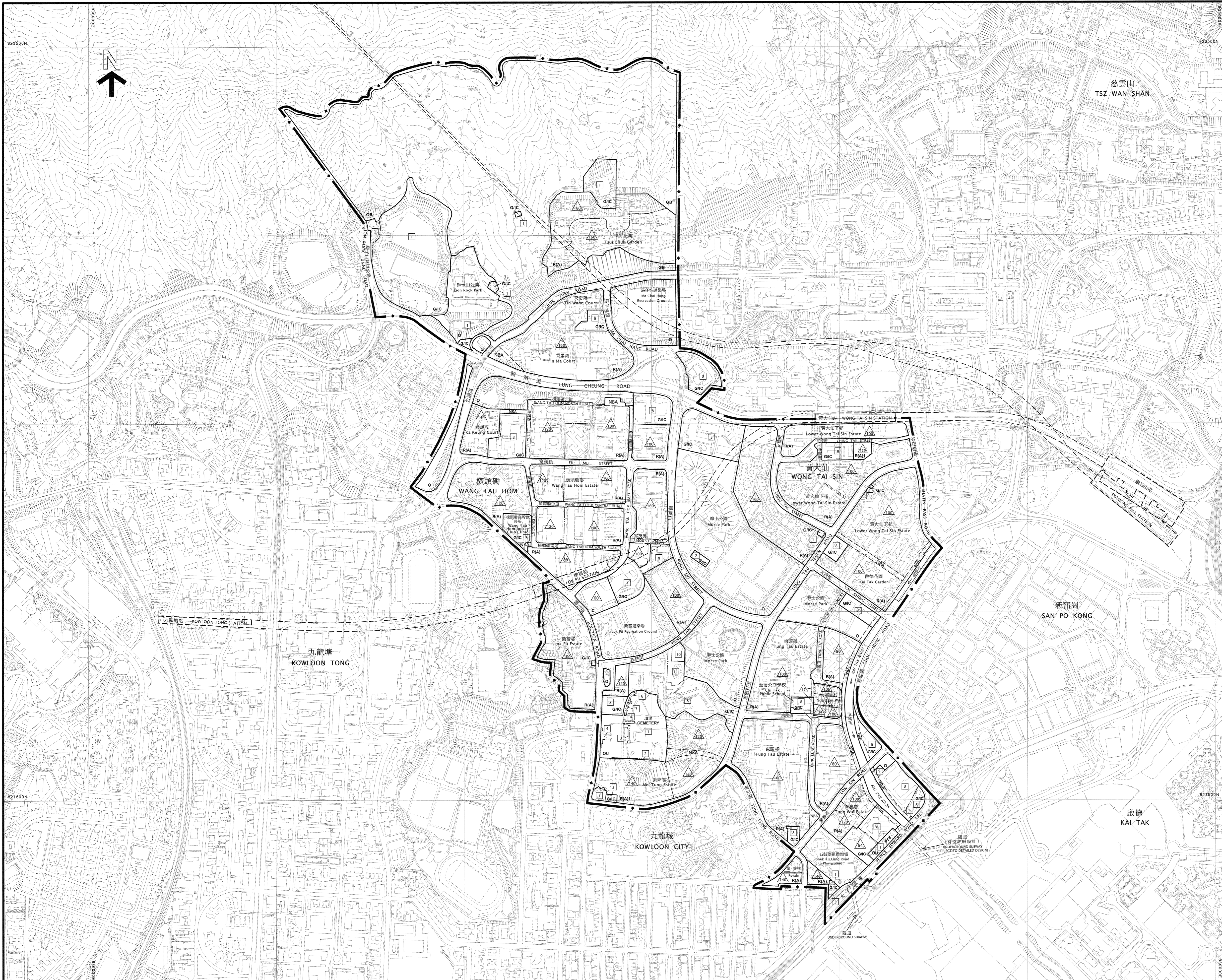
19. Any enquiry on this brief can be addressed to Ms Lily YAM, Assistant Director of Planning/Board, PlanD (Tel. No. 2231 4606).

PLANNING DEPARTMENT  
MAY 2023

APPROVED WANG TAU HOM AND TUNG TAU  
OUTLINE ZONING PLAN NO. S/K8/25

- Annex A - Approved Wang Tau Hom and Tung Tau Outline Zoning Plan (OZP) No. S/K8/25
- Enclosure I : Notes of the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/25
- Enclosure II : Explanatory Statement of the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/25





圖例  
NOTATION

ZONES	地帶
COMMERCIAL	商業
RESIDENTIAL (GROUP A)	住宅(甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
OPEN SPACE	休憩用地
OTHER SPECIFIED USES	其他指定用途
GREEN BELT	綠化地帶
COMMUNICATIONS	交通
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度(樓層數目)
PETROL FILLING STATION	加油站
NON-BUILDING AREA	非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.71	0.39	商業
RESIDENTIAL (GROUP A)	67.51	36.67	住宅(甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	21.03	11.42	政府、機構或社區
OPEN SPACE	27.38	14.87	休憩用地
OTHER SPECIFIED USES	2.82	1.53	其他指定用途
GREEN BELT	39.10	21.24	綠化地帶
RIVER CHANNEL	1.58	0.86	河道
MAJOR ROAD ETC.	23.99	13.02	主要道路等
TOTAL PLANNING SCHEME AREA	184.12	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

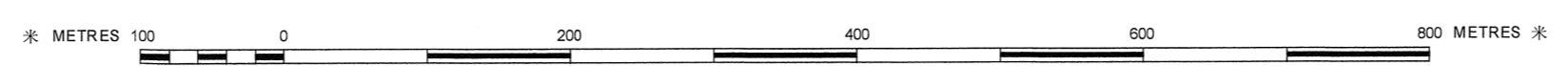
行政長官會同行政會議於2023年4月25日根據城市規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 25 APRIL 2023

Ms Carmen KONG 江嘉敏女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的橫頭磡及東頭(九龍規劃區第8區)分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 8 - WANG TAU HOM & TUNG TAU - OUTLINE ZONING PLAN

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/K8/25





**KOWLOON PLANNING AREA NO. 8**

**APPROVED WANG TAU HOM AND TUNG TAU  
OUTLINE ZONING PLAN NO. S/K8/25**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or a change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
  - (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
  - (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
  - (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
    - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
    - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
    - (c) maintenance or repair of watercourse and grave.
  - (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.
  - (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
  - (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**KOWLOON PLANNING AREA NO. 8**

**APPROVED WANG TAU HOM AND TUNG TAU  
OUTLINE ZONING PLAN NO. S/K8/25**

Schedule of Uses

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

(Please see next page)



COMMERCIAL (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 17,725m<sup>2</sup>, and a maximum building height in terms of metres above Principal Datum, as stipulated on the Plan, or the maximum gross floor area and building height of the existing building, whichever is the greater.
- (2) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraph (1) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the maximum gross floor area specified in the paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)1" only) Residential Institution Rural Committee/Village Office School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle)(not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”) and “Residential (Group A)1” (“R(A)1”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (8) and/or (9) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) On land designated “R(A)” and “R(A)1”, for a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (8) and/or (9) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) On land designated “R(A)” and “R(A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) For the purposes of paragraph (1) above, on land designated “R(A)” and “R(A)1”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable -
  - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
  - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (5) On land demarcated for a 7m-wide building gap along the eastern side of multi-storey carpark building within Tung Tau Estate as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of existing building) or redevelopment of an existing building shall exceed the maximum building height of 17mPD.
- (6) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community (GIC) facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.

(Please see next page)



RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (7) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, on land designated "R(A)1", may also be disregarded.
- (8) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (2) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (2) above may thereby be exceeded.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (10) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area and building gap restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (not elsewhere specified) Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) On land designated “Government, Institution or Community”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys or metres above Principal Datum (mPD), as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (2) On land demarcated for a 7m-wide building gap along the eastern side of Chi Tak Public School as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of existing building) or redevelopment of an existing building shall exceed the maximum building height of 17mPD.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area and building gap restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Cemetery" only

Columbarium	Place of Recreation, Sports or Culture
Crematorium	Public Transport Terminus or Station
Funeral Facility	Public Utility Installation
Government Use (not elsewhere specified)	Religious Institution
Grave	Shop and Services
Public Convenience	Utility Installation for Private Project
Refreshment Kiosk	

Planning Intention

This zone is intended primarily for the provision of cemetery serving the needs of the general public.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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
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For "Petrol Filling Station" only

Petrol Filling Station

Government Use  
Utility Installation not Ancillary to the  
Specified Use

Planning Intention

This zone is intended primarily for the provision of petrol filling station(s) serving the needs of local residents as well as the general public.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

Planning Intention

The planning intention of this zone is primary for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

**KOWLOON PLANNING AREA NO. 8**

**APPROVED WANG TAU HOM AND TUNG TAU  
OUTLINE ZONING PLAN NO. S/K8/25**

**EXPLANATORY STATEMENT**

**KOWLOON PLANNING AREA NO. 8**

**APPROVED WANG TAU HOM AND TUNG TAU  
OUTLINE ZONING PLAN NO. S/K8/25**

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## **KOWLOON PLANNING AREA NO. 8**

### **APPROVED WANG TAU HOM AND TUNG TAU OUTLINE ZONING PLAN NO. S/K8/25**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

#### **EXPLANATORY STATEMENT**

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

#### **1. INTRODUCTION**

This explanatory statement is intended to assist an understanding of the approved Wang Tau Hom and Tung Tau Outline Zoning Plan (OZP) No. S/K8/25. It reflects the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 The first statutory Outline Development Plan (ODP) No. LK 11/41B, covering Kowloon Planning Area No. 8 together with Kowloon Planning Area No. 11, was gazetted on 13 May 1960 under section 5 of the Town Planning Ordinance (the Ordinance). On 6 December 1960, the then Governor-in-Council (G in C), under section 8 of the Ordinance, approved the draft ODP. On 12 July 1963, the then G in C referred the approved ODP No. LK 11/41C to the Board for amendment under section 11 of the Ordinance. The ODP was then amended once and exhibited for public inspection under section 5 of the Ordinance. On 28 January 1964, the then G in C, under section 8 of the Ordinance, approved the draft ODP.
- 2.2 On 22 August 1969, the then G in C, under section 12(1)(b)(i) of the Ordinance, referred the approved ODP No. LK 11/63 to the Board for replacement by two new plans. On 27 April 1973, the draft Wang Tau Hom and Tung Tau OZP No. LK 8/21, covering the Planning Area No. 8, was gazetted under section 5 of the Ordinance. The OZP was subsequently amended nine times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 6 September 1988, the then G 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/K8/6. On 6 July 1993, the then G in C referred the approved OZP No. S/K8/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.4 On 20 October 1998, the Chief Executive in Council (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/K8/10. On 19 September 2000, the CE in C referred the approved OZP No. S/K8/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 28 May 2002, 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/K8/13. On 26 November 2002, the CE in C referred the approved OZP No. S/K8/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.6 On 12 April 2005, 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/K8/17. On 6 May 2008, the CE in C referred the approved OZP No. S/K8/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 5 May 2009, 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/K8/19. On 12 January 2010, the CE in C referred the approved OZP No. S/K8/19 to the Board for amendment under Section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 4 October 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 January 2019, the CE in C referred the approved OZP No. S/K8/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 3 March 2020, 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/K8/23. On 9 November 2021, the CE in C referred the approved OZP No. S/K8/23 to 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 19 November 2021 under section 12(2) of the Ordinance.
- 2.10 On 24 June 2022, the draft Wang Tau Hom and Tung Tau OZP No. S/K8/24, incorporating an amendment to rezone a site at Ching Tak Street from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)1” (“R(A)1”) was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of two valid

representations were received. On 9 September 2022, the representations were published for three weeks for public comments and one valid comment was received. After giving consideration to the representations and comment on 16 December 2022, the Board decided not to uphold the representations and that no amendment should be made to the draft OZP to meet the representations.

- 2.11 On 25 April 2023, 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/K8/25. On 5 May 2023, the approved Wang Tau Hom and Tung Tau OZP No. S/K8/25 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment of land within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate only the broad principles of development and to provide guidance for more detailed planning within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Wang Tau Hom and Tung Tau area and not to overload the road network in this area.

### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with and without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.



## **5. THE PLANNING SCHEME AREA**

- 5.1 The Area is located in Central Kowloon within the Wong Tai Sin District. It is bounded by Junction Road/Chuk Yuen Road and Lion Rock Tunnel Road to the west, Choi Hung Road and Shatin Pass Road to the east, and Tung Tau Tsuen Road/Tung Tsing Road and Prince Edward Road East to the south. To the north, the boundary of the Area extends up to the foothills of the Lion Rock. The boundary of the Area is shown in a heavy broken line on the Plan. It covers about 184 hectares of land.
- 5.2 A large portion of the Area has already been developed. The predominant land use is residential which consists mainly of public rental housing and Home Ownership Scheme (HOS) estates.

## **6. POPULATION**

Based on the 2016 Population By-census, the population of the Area was estimated by the Planning Department as about 115,500 persons. It is estimated that the planned population of the Area would be about 128,800 persons.

## **7. BUILDING HEIGHT RESTRICTIONS IN THE AREA**

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings; to preserve some key urban design attributes (e.g. stepped building height and preservation of public view to the ridgelines) and to provide better control building heights of developments in the Area, building height restrictions are imposed on various development zones on the Plan.
- 7.2 The high-rise cluster is located in the central and northern part of the Area, covering mainly the existing HOS developments including Hong Keung Court, Tak Keung Court, Fu Keung Court and Ka Keung Court in the central part of the Area and Tin Ma Court and Tin Wang Court in the northern part of the Area as well as the existing Private Sector Participation Scheme (PSPS) development of Tsui Chuk Garden at the foothill of the Lion Rock. The height bands gradually descend towards the medium-rise residential developments in the east and south.
- 7.3 The Lion Rock is an important physical feature which provides a continuous green mountain backdrop and unique topographical setting for the Area. As identified under the study on “Urban Design Guidelines for Hong Kong”, the

Area mainly falls within the view fans of two vantage points, one from Quarry Bay Park and the other from Sheung Wan. Three local view corridors towards the Lion Rock are also identified from the vantage points within and outside the Area, namely from the amphitheatre of Morse Park, Lok Fu Fresh Water Service Reservoir in Kowloon Tong and the proposed open space in Kai Tak. The Morse Park and Lok Fu Fresh Water Service Reservoir view corridors open up a mountainous vista of the Lion Rock in the far north, via various residential developments, a continuous belt of Government, institution or community (GIC), open space and green belt uses. The Kai Tak view corridor spans from the developments in Kai Tak through the public housing developments in Tung Tau area gradually leading towards the Lion Rock in the north.

- 7.4 The stepped building height concept adopted for the Area has taken into account the Urban Design Guidelines, the overall natural topography, local area context, local wind environment, the existing building height profile, the need to preserve the views to the Lion Rock as set out in paragraph 7.3 above, as well as the need to maintain visually compatible building masses in the wider setting. There are eight main building height bands – 60 metres above Principal Datum (mPD), 80mPD, 100mPD, 120mPD, 140mPD, 150mPD, 160mPD and 180mPD for the “Residential (Group A)” (“R(A)”), “R(A)1” and “Commercial” (“C”) zones in the Area. The building height bands help achieve a stepped height profile for visual permeability and wind penetration and circulation in the Area.
- 7.5 Building height restrictions are also imposed for the “G/IC”, “Other Specified Uses” (“OU”) annotated “Cemetery” (“OU(Cemetery)”) and “OU” annotated “Petrol Filling Station” (“OU(PFS)”) zones in terms of mPD or number of storeys, which mainly reflect the existing building heights of the developments. Due regard has also been given to the nature of the existing facilities/uses on the sites, the existing development intensity and their respective as-built conditions, and the need to cater for the wide variety of their operational requirements and uses. Unless there are committed proposals for known developments or a need to meet the minimum height requirement, the existing “G/IC” and “OU” sites will broadly be kept to their existing heights to serve as breathing spaces and visual relief to the densely built-up environment of the Area.
- 7.6 In general, low-rise GIC developments, normally with a height of not more than 13 storeys, will be subject to building height restrictions in terms of number of storey(s) (excluding basement floor(s)) so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually prominent locations and major breathing spaces where more stringent height controls are warranted. For higher developments, usually more than 13 storeys, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention.
- 7.7 An Air Ventilation Assessment (AVA) by Expert Evaluation has been undertaken to assess the likely impact of the anticipated building heights of the

development sites within the Area on the pedestrian wind environment. The maximum building heights, non-building areas (NBAs) and building gap as shown on the Plan have taken into account the recommendations of the AVA.

7.8 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction under section 16 of the Ordinance will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air ventilation and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

7.9 However, for existing buildings where the building height has already exceeded the maximum building height in terms of mPD or number of storeys as stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

## **8. NON-BUILDING AREAS AND BUILDING GAP**

8.1 According to the findings of the AVA, the prevailing wind of the Area comes from the east and northeast. The summer wind is mainly coming from the east, the west and the southerly quarters. For winds coming from the north and northeast over hills, the wind profile characteristics will be affected by hills. The northerly wind arriving at the Area will be slowed down and weakened by the shielding effects of the hills.

8.2 The Area has extensive open green spaces as 'air spaces' both on slopes and flat ground where air ventilation can be relieved. These include Lion Rock Park, Ma Chai Hang Playground, Morse Park, Lok Fu Recreation Ground and

Shek Ku Lung Road Playground. Since these open spaces are well distributed as well as linked, they are very useful to the Area. The main east-west roads in the Area, including Lung Cheung Road, Fu Mei Street, Wang Tau Hom Central Road, Wang Tau Hom South Road, Tung Tai Lane and Tung Lung Road, are the east-west air paths. Well-distributed and connected greeneries add to the efficacy of air paths. The main north-south air paths in the Area include Fung Mo Street, Tung Tau Tsuen Road, Junction Road, Chuk Yuen Road and Shatin Pass Road. Choi Hung Road and the adjacent Kai Tak River together form a major breezeway. There are also southwest-northeast air paths including Lok Sin Road and Heng Lam Street. The southeast-northwest air path is along Ching Tak Street. Most of the existing roads and streets which connect with each other and with the greeneries and open spaces form significant air path network and should remain unobstructed. In general, the AVA concludes that there is no focus area of concerns for the Area.

- 8.3 Taking account of the recommendations of the AVA and other relevant factors such as site constraints and impacts on development/redevelopment potential, the following nine NBAs and one building gap are designated on the Plan in order to enhance the wind environment in the Area:

NBAs

- (a) The small western portion in the “R(A)” zone of Tin Ma Court with an area of about 2,100m<sup>2</sup>, which is currently a landscaped area/basketball court, is designated as a NBA to allow better air connection between the “Open Space” (“O”) zone of Lion Rock Service Reservoir in the northwest with Lung Cheung Road and the “O” zone to the north of Wang Tau Hom Estate.
- (b) Within the “R(A)” zone of Wang Tau Hom Estate, the estate roads of Wang Tau Hom North Road and Fu Yue Street, open car park and a small strip of slope are designated as NBAs to connect the air paths along existing road network.
- (c) A small portion of land at the southern corner of the “G/IC” site of Wang Tau Hom Jockey Club Clinic abutting Fu Keung Street, which is currently not occupied by any structure, is designated as a NBA to extend the air path of Wang Tau Hom South Road westward to Junction Road and Lok Fu Park.
- (d) Within the “R(A)” zone of Wang Tau Hom Estate, the estate road of Fu Mou Street is designated as a 12m-wide NBA to connect the air path of Wang Tau Hom East Road eastward with Fung Mo Street and Morse Park providing useful east-west air ventilation to the public transport interchange within the estate.
- (e) An existing internal road in the “R(A)” zone of Lower Wong Tai Sin Estate is designated as a 12m-wide NBA to form an extension of air path from Ching Tak Street to Kai Tak River and Choi Hung Road

Playground, providing useful air ventilation connectivity to San Po Kong.

- (f) A 10m-wide NBA, which is mainly occupied by emergency vehicular access, Tung Kwong Road, road pavement and open space/landscaped area, with a small portion intruded into the boundaries of Kai Tak Garden, Tung Tau Estate, SKH Kei Tak School and Lee Kau Yan Memorial School, is designated along the western side of Kai Tak River within the “R(A)”, “O” and “G/IC” zones from Shatin Pass Road in the north to Prince Edward Road East in the south. This is intended to improve the wind environment in the district. Kai Tak River, together with the NBA as well as the whole width of Choi Hung Road, would form a 30m to 50m-wide major breezeway in the Area.
- (g) Likewise, a 10m-wide NBA is designated along the eastern side of Kai Tak River within the “O” and “G/IC” zones including Yuk Kwan Street with a small encroachment onto the boundaries of Lok Sin Tong Wong Chung Ming Secondary School and Ng Wah Catholic Primary School so as to improve the wind environment in the district.
- (h) A small patch of area of about 700m<sup>2</sup> at the junction of Tung Lung Road and Lok Sin Road within the “R(A)” zone of Tung Tau Estate is designated as NBA, which is currently occupied by a sitting out area and an electricity sub-station, to connect the air path from Tung Lung Road to Shek Ku Lung Road Playground.
- (i) A NBA of varying width of 12m to 38m to the south of Mei Tak House of Mei Tung Estate within the “R(A)1” zone, which is occupied by landscaped area and retaining slopes, is designated to connect air path from Tung Tsing Road to the cemetery.

#### Building Gap

- (j) A strip of 7m-wide land along the eastern side of the low-rise multi-storey carpark building within the “R(A)” zone of Tung Tau Estate and the “G/IC” zone of Chi Tak Public School is demarcated as a building gap in a north-south direction and subject to a maximum building height of 17mPD in order to allow the connection of air streams between Tung Fat Road in the north to Tung Lung Road in the south.

8.4 The above NBAs and building gap should be taken into account upon future development/redevelopment of the sites. All NBAs so created should be properly greened with tree planting to enhance its usefulness for creating quality urban living spaces as far as possible. As the designation of the NBAs is primarily for the purpose of aboveground air ventilation, the NBA requirements will not apply to underground developments. No aboveground structure is allowed within the NBAs except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure for footbridge connection or covered walkway may be allowed. Moreover, a minor relaxation clause has been incorporated into the Notes of

the relevant zones to allow minor relaxation of the NBA and building gap restrictions as shown on the Plan under exceptional circumstances.

- 8.5 The AVA also recommends the following:
- (a) to create a NBA of 10m wide extending from Wang Tau Hom Central Road eastward to Morse Park to improve air ventilation potentials of the existing public transport interchange upon redevelopment of Wang Tau Hom Estate in future;
  - (b) to create a NBA of 10m wide extending from Ching Tak Street westward to Morse Park to further improve air ventilation potentials upon redevelopment of Lower Wong Tai Sin Estate in future;
  - (c) sufficient gaps between buildings should be maintained to enhance east-west ventilation along Heng Lam Street upon redevelopment of Lok Fu Estate in future; and
  - (d) apart from the NBAs designated within the public housing estates, the Housing Department should conduct detailed AVA to further optimize the local air ventilation designs upon redevelopment of the estates.
- 8.6 Upon redevelopment of public housing sites, the above should be taken into consideration in the design, disposition and layout of the housing development.

## **9. LAND USE ZONINGS**

### **9.1 “Commercial” (“C”): Total Area 0.71 ha**

- 9.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.
- 9.1.2 The Lok Fu Shopping Centre Phase II situated between Wang Tau Hom East Road and Junction Road is the only site zoned for this purpose. Phase I of the shopping centre is within the commercial podium of the residential development. The development forms part of the Kowloon Central Estates Redevelopment Scheme implemented by the Hong Kong Housing Authority. The shopping centre has become the focal point and major attraction for the residents of the Area. Developments within this zone are subject to a maximum gross floor area (GFA) of 17,725m<sup>2</sup> and a maximum building height of 60mPD.
- 9.1.3 To provide design/architectural flexibility, minor relaxation of the GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its

own merits. The criteria set out in paragraphs 7.8 and 7.9 above are relevant for the assessment of minor relaxation of building height restrictions.

9.2 “Residential (Group A)” (“R(A)”): Total Area 67.51 ha

- 9.2.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 9.2.2 Existing public rental housing estates zoned “R(A)” and “R(A)1” within the Area include Lok Fu Estate, Wang Tau Hom Estate, Lower Wong Tai Sin Estate, Tung Tau Estate, Tung Wui Estate and Mei Tung Estates. They are covered by height bands of 80mPD, 100mPD, 120mPD and 140mPD. Lok Fu Estate is subject to height bands of 80mPD and 100mPD in order to maintain a stepped height gradation from Lok Fu Shopping Centre at 60mPD. Tung Tau Estate is subject to maximum height bands of 80mPD and 100mPD. Lower Wong Tai Sin Estate is subject to a height band of 100mPD. Wang Tau Hom Estate and Tung Wui Estate are subject to height bands of 100mPD and 120mPD, whereas Mei Tung Estate is subject to height bands of 120mPD and 140mPD.
- 9.2.3 The “R(A)1” site at Ching Tak Street is intended for public housing development subject to a maximum building height of 120mPD.
- 9.2.4 Within large public housing estates, there are a wide range of low-rise free-standing GIC facilities such as schools, community halls, children and youth centres, elderly centres, other social welfare facilities as well as ancillary facility buildings such as carparks, shopping centres and markets serving residents of the concerned estates. Such low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief to the building masses. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a total development and/or redevelopment in excess of the height of the existing building. All public housing estates are governed by Planning Brief. The layout and design of these GIC and ancillary facility buildings should be comprehensively reviewed with the support of relevant impact assessments on air ventilation and visual aspects upon future redevelopment of the estates.
- 9.2.5 Kai Tak Garden, which is a development of the Housing Society located beside Kai Tak River, is subject to a maximum building height of 100mPD. In the central and northern part of the Area, existing HOS developments are covered by height bands of 100mPD, 120mPD, 140mPD and 150mPD. These include Hong Keung Court, Tak Keung Court, Fu Keung Court and Ka Keung Court in the central part of the Area and Tin Ma Court and Tin Wang Court in the northern part

of the Area. The existing PSPS development of Tsui Chuk Garden at the foothill of the Lion Rock is subject to height bands of 160mPD and 180mPD.

- 9.2.6 There are four private housing sites in the Area. Two sites located to the southwest of Shek Ku Lung Road Playground, known as Le Billionaire and Billionaire Royale, are subject to a maximum building height of 140mPD to reflect their existing building height. Another site at the junction of Junction Road and Heng Lam Street comprising low-rise old residential blocks is subject to a maximum building height of 120mPD to cater for their redevelopment.
- 9.2.7 The remaining private housing site is the redevelopment of Nga Tsin Wai Village at Choi Hung Road, which is a redevelopment project (Project K1) of the Urban Renewal Authority (URA). A maximum building height of 15mPD is proposed in the central part of the site to preserve the conservation elements in the village including but not limited to the eight houses along the central spine, the existing Entrance Gate with the embedded stone tablet of “Hing Yau Yu” (慶有餘) (Grade 3) and Tin Hau Temple (天后廟) (Grade 3) of Nga Tsin Wai Village, with the development of a proposed conservation park which opens to the public. For the residential development in the remaining portion of the site, a stepped building height profile is adopted in order to preserve the Lion Rock ridgeline from the Kai Tak view corridor, with building height of 134mPD to 100mPD (up to main roof) from west to east for the South Towers, and a maximum building height of 106mPD (up to main roof) for the North Towers. The ground level design of the proposed redevelopment should reflect the previous character of the walled village by imitating the street pattern or marking the boundary of the walled village. In addition, the permeability of the proposed redevelopment at ground level should be improved so as to allow better air ventilation and integration with the design of Kai Tak River.
- 9.2.8 A Preliminary Air Ventilation Assessment-Expert Evaluation under the Site Formation and Infrastructural Works for Proposed Public Housing Developments at Ying Fung Lane, Wong Tai Sin Community Centre and Ngau Chi Wan Village, Wong Tai Sin – Feasibility Study has been carried out for the “R(A)1” site at Ching Tak Street and several mitigation measures such as building/podium setback have been proposed in the assessment to alleviate the potential air ventilation impacts on the surrounding wind environment. These measures should be incorporated in the proposed development to facilitate air flow.
- 9.2.9 In the consideration of the overall transport, environmental and infrastructural constraints as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Study Review completed in early 2002, developments or redevelopments within this zone are subject to specific control on plot ratios except otherwise



specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building and a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the GFAs for these developments/redevelopments, the land for free-standing purpose-designed buildings that are used solely for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.

- 9.2.10 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 9.2.11 To improve the air ventilation in the Area, seven NBAs and a building gap are designated in areas zoned “R(A)” and “R(A)1” as stated in paragraphs 8.3(a), (b), (d), (e), (f), (h), (i) and (j) above and as shown on the Plan.
- 9.2.12 For large housing development sites, it is necessary to provide varying building height profile within the same building height band to avoid wall effect of buildings, add variation to the sites and improve the air ventilation at street level.
- 9.2.13 To provide design/architectural flexibility, minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. The criteria set out in paragraphs 7.8 and 7.9 above are relevant for the assessment of minor relaxation of building height restrictions.
- 9.2.14 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA and building gap restrictions may be considered by the Board on application under section 16 of the Ordinance.
- 9.2.15 In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development/redevelopment in the “R(A)1” sub-zone, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- 9.2.16 To facilitate the provision of public vehicle parking spaces to meet the local demand in the long run, if required by the Government, ‘Public Vehicle Park (excluding container vehicle)’ use is always permitted within the “R(A)1” sub-zone.
- 9.2.17 The plot ratio control under the “R(A)1” site at Ching Tak Street is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the

streamlining arrangements stated therein.

9.3 “Government, Institution or Community” (“G/IC”): Total Area 21.03 ha

- 9.3.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. These low-rise and low density GIC developments should serve as breathing spaces and visual relief in the densely built-up urban area.
- 9.3.2 Major existing GIC facilities include Wang Tau Hom Jockey Club Clinic at Junction Road, Robert Black Health Centre at Prince Edward Road East, Hong Kong Buddhist Association Hospital at Heng Lam Street, the swimming pool complex and indoor games hall of Morse Park, Lion Rock Service Reservoir, Ma Chai Hang Service Reservoir, a water pumping station adjoining Lion Rock Park, various religious institutions and primary and secondary schools.
- 9.3.3 Development and redevelopment in the “G/IC” sites are subject to maximum building heights in terms of mPD or number of storeys (excluding basement floor(s)) as stipulated on the Plan. Building height restriction for most of the “G/IC” sites is stipulated in terms of number of storeys while the proposed relocation of the Kowloon City Baptist Church from Argyle Street to Tung Lei Road is subject to a maximum building height of 64mPD to reflect the proposed building height of the committed development.
- 9.3.4 To provide design/architectural flexibility, minor relaxation of the building height restrictions as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.8 and 7.9 above.
- 9.3.5 To improve the air ventilation in the Area, three NBAs and a building gap are designated in areas zoned “G/IC” as stated in paragraphs 8.3(c), (f), (g) and (j) above and as shown on the Plan.
- 9.3.6 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA and building gap restrictions may be considered by the Board on application under section 16 of the Ordinance.

9.4 “Open Space (“O”): Total Area 27.38 ha

- 9.4.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.4.2 Major existing open spaces include Morse Park, Shek Ku Lung Road Playground at Lok Sin Road, Lok Fu Recreation Ground to the south of Lok Fu Shopping Centre Phase II, Ma Chai Hang Recreation Ground at the junction of Ma Chai Hang Road and Chuk Yuen Road, and Lion Rock Park near Lung Cheung Road. Local open spaces are also provided within public housing estates, HOS and PSPS developments to serve the local residents.

9.4.3 To improve the air ventilation in the Area, two NBAs are designated in area zoned “O” as stated in paragraphs 8.3(f) and (g) above and as shown on the Plan.

9.4.4 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions may be considered by the Board on application under section 16 of the Ordinance.

9.5 “Other Specified Uses” (“OU”): Total Area 2.82 ha

9.5.1 The planning intention of the “OU(Cemetery)” zone is primarily for the provision of cemetery serving the needs of the general public. This zoning covers the Hong Kong Chinese Christian Churches Union Cemetery, which is located at Junction Road to the north of Mei Tung Estate. It is subject to maximum building heights of 1 storey, 2 storeys, 3 storeys, 4 storeys and 6 storeys to reflect the building heights of the existing and planned buildings in the cemetery. For all these sites, basement floor(s) may be disregarded in determining the number of storeys.

9.5.2 The planning intention of the “OU(Petrol Filling Station)” zone is primarily for the provision of petrol filling station(s) serving the needs of the local residents as well as the general public. Three existing petrol filling stations along Prince Edward Road East are included in this zone. They are all subject to a maximum building height of 1 storey to reflect the existing building height on site. For all these sites, basement floor(s) may be disregarded in determining the number of storeys.

9.5.3 To provide design/architectural flexibility, minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.8 and 7.9 above.

9.6 “Green Belt” (“GB”): Total Area 39.10 ha

9.6.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development,

and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account the Town Planning Board Guidelines.

- 9.6.2 This zoning covers mainly the steep hillslopes of Lion Rock contiguous to Lion Rock Country Park which are not suitable for urban type development. However, passive open space and related uses may be possible at certain locations.

## **10. COMMUNICATIONS**

### **10.1 Roads**

10.1.1 Lung Cheung Road, which traverses the northern part of the Area, is mainly an urban trunk road serving North Kowloon, while Prince Edward Road East in the south is an urban trunk, primary and district distributor connecting East and West Kowloon. The district distributor network comprises Junction Road, Tung Tau Tsuen Road, Choi Hung Road, Fung Mo Street, Ma Chai Hang Road, and sections of Chuk Yuen Road, Lok Sin Road and Prince Edward Road East.

10.1.2 Lion Rock Tunnel, which runs along the northwestern boundary of the Area, is an important road link between Kowloon and North East New Territories.

### **10.2 Railway**

10.2.1 The existing Mass Transit Railway (MTR) Kwun Tong Line runs in an east-west direction through the Area. The MTR Lok Fu and Wong Tai Sin Stations are located in Lok Fu Estate and Wong Tai Sin Estate respectively.

10.2.2 The railway scheme for the MTR Shatin to Central Link was authorized by CE in C on 27 March 2012 and the railway tracks within the Area have been completed. Pursuant to section 13A of the Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance. The railway alignment within the Area is shown on the Plan for information only.

### **10.3 Bus Services**

The Area is well served by buses. Bus termini are provided at Tsui Chuk Garden, Lok Fu Shopping Centre, Tung Tau Estate, and Lower Wong Tai Sin Estate.

#### 10.4 Pedestrian Connections with Kai Tak Development

To facilitate pedestrian connections with Kai Tak, two subways are proposed. One subway with heritage theme across Prince Edward Road East to connect the Lung Tsun Stone Bridge Preservation Corridor with Shek Ku Lung Road Playground is under construction and upon completion, it will allow visitors to continue their trip to/from other heritage resources in Tung Tau area and the adjacent Kowloon City. Another subway crossing Prince Edward Road East is proposed to connect the sections of Kai Tak River in Wong Tai Sin and Kai Tak and its detailed design is being examined by the Civil Engineering and Development Department (CEDD).

### 11. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available and no difficulties are envisaged in meeting the future requirements.

### 12. CULTURAL HERITAGE

- 12.1 The Hau Wong Temple at the junction of Tung Tau Tsuen Road and Junction Road is a declared monument. The Entrance Gate, Ng Ancestral Hall and Tin Hau Temple of Nga Tsin Wai Village are Grade 3 historic buildings within the Area.
- 12.2 Nga Tsin Wai Village is an old village included in the redevelopment project of URA. Three major historical components within the village, comprising the existing Entrance Gate with the embedded stone tablet of “Hing Yau Yu” and Tin Hau Temple, which are both Grade 3 historic buildings, will be preserved in-situ in the URA project for inclusion in the future conservation park with preserved archaeological remains and historic features of the village. Upon redevelopment, an Archaeological Impact Assessment conducted by a qualified archaeologist is required to ascertain the archaeological value of the site. Appropriate mitigation measures should be designed and implemented by the project proponent. The project proponent has to consult the Antiquities and Monuments Office (AMO) of the Development Bureau regarding redevelopment of the village at the early planning stage.
- 12.3 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings/structures within the Area have been accorded gradings. The AAB also released a number of new items in addition to the 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded to the website of AAB at <http://www.aab.gov.hk>.
- 12.4 Prior consultation with AMO should be made if any development, redevelopment or rezoning proposals that might affect the above declared

monuments, the graded historic buildings/structures, and the new items pending for grading mentioned above, as well as the government sites identified by AMO as listed at <https://www.amo.gov.hk>, and any other historic buildings/structures, both at grade and underground, and their immediate environs.

### **13. IMPLEMENTATION**

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department (LandsD) and the various licensing authorities.
- 13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by LandsD. Public works projects are co-ordinated by CEDD in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Wong Tai Sin District Council would also be consulted as appropriate.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plan and the guidelines published by the Board. The outline development plan is available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.