

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/31

INTRODUCTION

At the meeting of the Executive Council on 13 September 2022, the Council ADVISED and the Chief Executive ORDERED that the draft Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/30A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The plan is now renumbered as No. S/K4/31 at Annex A.

A

AMENDMENT TO THE APPROVED SHEK KIP MEI OZP NO. S/K4/29 SINCE ITS REFERENCE BACK

2. Since the reference back of the approved Shek Kip Mei OZP No. S/K4/29 on 5 January 2021, the draft Shek Kip Mei OZP No. S/K4/30 (the draft OZP) incorporating amendment was exhibited on 20 August 2021 for public inspection under section 5 of the Ordinance. The amendment involved the rezoning of a site at Chak On Road South abutting Nam Cheong Street (the Site) from "Government, Institution or Community" and "Residential (Group A)" to "Residential (Group A) 2" ("R(A)2") with stipulation of building height restriction of 200 metres above Principal Datum to facilitate a proposed public housing development. There were other technical amendments to the Notes of the draft OZP.

Representation and Comment on Representation

3. During the exhibition of the draft OZP, one valid representation and one valid comment were received. The representation and comment were considered by the Board at its meeting on 13 May 2022.

Adverse Representation

4. The major grounds/views of the representation are summarised below –

- (a) the Site was not suitable for residential or community uses, in particular for the elderly, because it was subject to potential noise impacts, land contamination caused by previous factory at the Site and was at an isolated location with difficult access;

- (b) the proposed development at the Site would bring adverse visual and air ventilation impacts to the surrounding residential developments and about 80 trees would be felled thereat ;
- (c) the proposed open air carpark in the future development should be used for playground in order to avoid putting open space underneath buildings and providing covered ball court;
- (d) social welfare facilities to be provided at the Site are insufficient;
- (e) Chak On Road South, which took up 25% of the Site for run in/out use only, should be put underground and covered with community and recreational uses; and
- (f) the driving test centre (DTC) to be reprovisioned within the podium of the public housing development would cause road safety and pollution concerns.

Comment

5. Major ground/view of the comment C1 (also submitted by R1) is summarised below –

the outcome of the OZP amendment was pre-determined and there was no public participation in the process. While there was significant reduction in district and community representatives after resignation of many Legislative Council and District Council members, development plans which would affect the living conditions of the lower income groups did not receive sufficient attention from the community. There should be alternative measures to ensure genuine public consultation.

The Board's Decision

6. After giving consideration to the representation and comment, the Board decided not to uphold R1 and considered that the draft OZP should not be amended to meet the representation for the following reason –

it was considered suitable to zone the Site as "R(A)2" to facilitate the proposed public housing development as the Site was located in the vicinity of public and private housing developments and government, institution and community facilities, and was well-served by public transport and pedestrian facilities. Relevant technical assessments conducted concluded that there was no insurmountable technical problem in developing the Site for public housing development with supporting government, institution and community facilities.

IMPLICATIONS OF THE PROPOSALS

7. Approval of the draft Shek Kip Mei Outline Zoning Plan No. S/K4/30A itself has no civil service implication.
8. On economic aspect, the proposed public housing development will provide about 1,000 units to help meet the overall housing demand in Hong Kong.
9. On financial aspect, the proposed public housing development should have no land revenue implication. The capital cost for site formation and infrastructure works for the proposed public housing development will be sought under the Capital Works Reserve Fund (CWRF) in accordance with the established mechanism and subject to funding approval from the Finance Committee of the Legislative Council. The construction cost of the proposed public housing development will be borne by the Hong Kong Housing Authority. Besides, funding required for the reprovisioning of the Chak On Road Driving Test Centre will be sought under the CWRF in accordance with the established mechanism, while funding for the capital and recurrent costs of the social welfare facilities to be provided in the proposed public housing development will also be sought in accordance with the established mechanism.
10. Various technical assessments including the Preliminary Environmental Review (PER) have been conducted under the Engineering Feasibility Study to assess various impacts including environmental impacts associated with the proposed public housing development. With the implementation of the mitigation measures recommended in the PER, no adverse environmental impact is anticipated.
11. On sustainability aspect, the proposed public housing development will facilitate better utilisation of land resources to meet housing needs. The proposed public housing development may bring potential environmental impacts on the local area and suitable mitigation measures would be adopted to alleviate any such possible impacts.
12. As far as family implications are concerned, the increase in affordable housing units could help improve the living environment of some families and in turn foster greater family harmony. The provision of social welfare facilities within the proposed public housing development would help meet the needs of families for such services and help the disadvantaged to enhance their families' ability to build family assets.
13. As for gender implications, the proposed provision of social welfare facilities (preliminary elderly and family services facilities) at the proposed housing development, if materialised, will service persons in need of both genders whose carers are usually women. The proposal should therefore be conducive to relieving the burden of carers and facilitating their participation in the work-force.

PUBLIC CONSULTATION

14. Prior to the submission of the draft OZP amendment for consideration by the Metro Planning Committee (MPC) of the Board, the Planning Department and the Civil Engineering and Development Department jointly consulted the Sham Shui Po District Council (SSPDC) on the amendment on 29 June 2021. While SSPDC Members had no in-principle objection to the proposed public housing development, they expressed concerns mainly on the potential traffic impacts of the re-provisioned DTC at the Site, potential traffic and safety issues arising from the temporary DTC to be located at Pak Wan Street during the construction stage, insufficient supply of parking spaces in the vicinity and insufficient provision of social welfare facilities at the Site. The views and comments of SSPDC Members were considered by the MPC of the Board on 23 July 2021.

15. During the statutory exhibition period of the draft OZP, SSPDC Members were invited to submit views on the amendment in writing to the Board. No representation or comment from SSPDC Members was received.

PUBLICITY

16. The approved Shek Kip Mei OZP No. S/K4/31 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.

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A-II 17. The approved Shek Kip Mei OZP No. S/K4/31 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 OZP is at Enclosure II to Annex A.

ENQUIRY

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

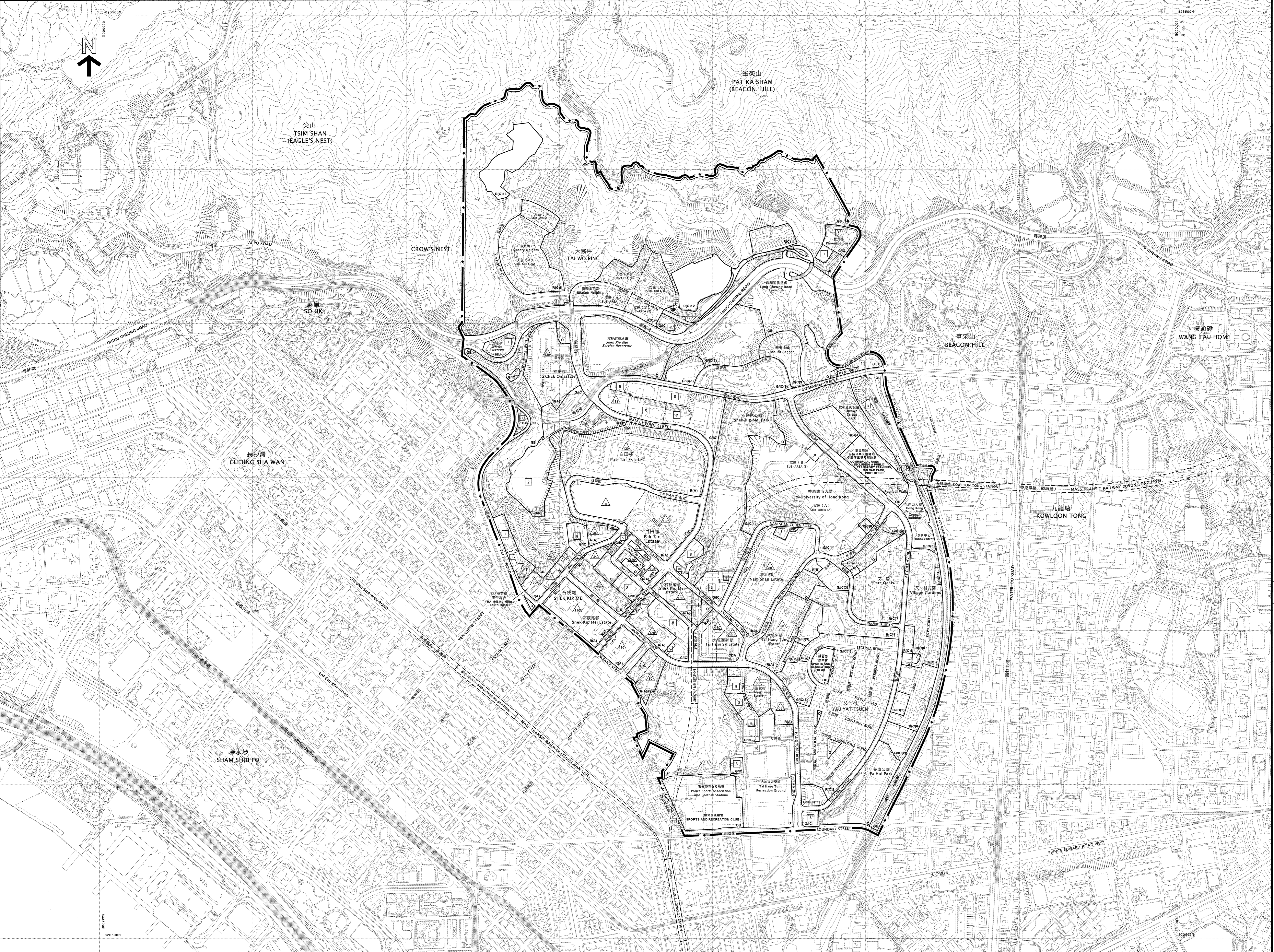
PLANNING DEPARTMENT
SEPTEMBER 2022

APPROVED SHEK KIP MEI
OUTLINE ZONING PLAN No. S/K4/31

Annex A Approved Shek Kip Mei Outline Zoning Plan (OZP) No.
S/K4/31

Enclosure I: Notes of the Approved Shek Kip Mei OZP
No. S/K4/31

Enclosure II: Explanatory Statement of the Approved
Shep Kip Mei OZP No. S/K4/31



圖例
NOTATION

- ZONES** 地帶
- COMPREHENSIVE DEVELOPMENT AREA CDA 綜合發展區
 - RESIDENTIAL (GROUP A) (RA) 住宅 (甲類)
 - RESIDENTIAL (GROUP B) (RB) 住宅 (乙類)
 - RESIDENTIAL (GROUP C) (RC) 住宅 (丙類)
 - GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) 政府、機構或社區
 - OPEN SPACE (O) 休憩用地
 - OTHER SPECIFIED USES (OU) 其他指定用途
 - GREEN BELT (GB) 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 (層數目)
 - PETROL FILLING STATION P F S 加油站
 - NON-BUILDING AREA (NBA) 非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

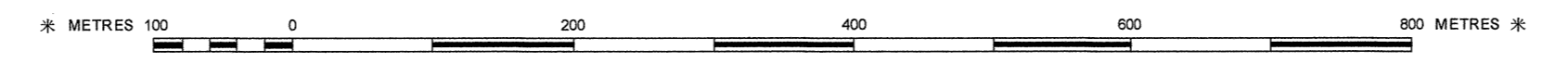
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	2.09	0.80	綜合發展區
RESIDENTIAL (GROUP A)	39.20	14.94	住宅 (甲類)
RESIDENTIAL (GROUP B)	0.17	0.06	住宅 (乙類)
RESIDENTIAL (GROUP C)	41.33	15.75	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	42.94	16.36	政府、機構或社區
OPEN SPACE	38.24	14.57	休憩用地
OTHER SPECIFIED USES	12.65	4.82	其他指定用途
GREEN BELT	58.23	22.19	綠化地帶
MAJOR ROAD ETC.	27.56	10.51	主要道路等
TOTAL PLANNING SCHEME AREA	262.41	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2022年9月13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
13 SEPTEMBER 2022

Carmen Kong
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石硤尾(九龍規劃區第4區)分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 4 - SHEK KIP MEI - 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. **SK/4/31**

KOWLOON PLANNING AREA NO. 4

APPROVED SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/31

(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 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, alignment 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. 4

APPROVED SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/31

Schedule of Uses

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OPEN SPACE	17
OTHER SPECIFIED USES	18
GREEN BELT	22

COMPREHENSIVE DEVELOPMENT AREA

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
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	House
	Information, Technology and Telecommunications Industries
	Institutional Use (not elsewhere specified)
	Library
	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
	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
	Research, Design and Development Centre
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre
	Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic, infrastructure, air ventilation and other constraints.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :-
 - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution and community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (x) visual impact assessment and air ventilation assessment reports to examine any visual and air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them; and
 - (xi) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
 - (3) 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 total maximum plot ratio of 5.5.
 - (4) 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 heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater. Ancillary car parking should be provided in the basement.
 - (5) In determining the relevant maximum plot ratio for the purposes of paragraph (3) 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 or social welfare facilities as required by the Government, may also be disregarded.
 - (6) 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 (3) 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 paragraph (3) above may thereby be exceeded.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) 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.

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)2" only) Residential Institution 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)

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 :

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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”), “R(A)1” and “R(A)2”, 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 paragraph (9) and/or (10) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) 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 paragraph (9) and/or (10) hereof.
- (3) On land designated “R(A)”, “R(A)1” and “R(A)2”, 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 heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated “R(A)1”, a public clinic shall be provided.
- (5) For the purpose of paragraph (1), on land designated “R(A)”, “R(A)1” and “R(A)2”, 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.
- (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.
- (8) In determining the maximum plot ratio for the purpose of paragraph (1) above, on land designated "R(A)2", any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (9) 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.
- (10) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions 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.
- (11) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Educational Institution Flat Government Use (Police Reporting Centre, Post Office only) House Library Religious Institution Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Ambulance Depot Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) 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 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 School (not elsewhere specified) Shop and Services Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (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 total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 3.5) and a maximum building height of 51 metres above Principal Datum, or the plot ratio and building height of the existing building, whichever is the greater.
- (2) In determining the relevant total maximum plot ratio 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, 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.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions 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 C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station 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 Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (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 the maximum plot ratio, site coverage, building height, gross floor area specified below, or the plot ratio, site coverage, building height, gross floor area of the existing building, whichever is the greater :

Sub-Area	Restriction
R(C)1	A maximum plot ratio of 1.65, a maximum site coverage of 55% and a maximum building height of 10.67m
R(C)2	A maximum gross floor area of 61 900m ² and a maximum building height of 46 metres above Principal Datum (mPD)
R(C)3	A maximum gross floor area of 21 324m ² and a maximum building height of 70mPD
R(C)4	A maximum domestic gross floor area of 65 745m ² and a maximum non-domestic gross floor area of 1 000m ² sub-area (A) - a maximum building height of 121.9mPD sub-area (B) - a maximum building height of 137.1mPD sub-area (C) - a maximum building height of 152.4mPD
R(C)5	A maximum gross floor area of 67 611m ² sub-area (A) - a maximum building height of 131mPD sub-area (B) - a maximum building height of 194mPD
R(C)6	A maximum plot ratio of 3 and a maximum building height of 46mPD
R(C)7	a maximum plot ratio of 3 and a maximum building height of 51mPD
R(C)8	a maximum plot ratio of 3 and a maximum building height of 70mPD
R(C)9	a maximum gross floor area of 27 980m ² and a maximum building height of 100mPD
R(C)10	a maximum plot ratio of 1.65, a maximum site coverage of 55% and a maximum building height of 46mPD

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

Sub-Area	Restriction
R(C)11	a maximum gross floor area of 10 812m ² and a maximum building height of 166.3mPD
R(C)12	a maximum gross floor area of 31 844m ² and a maximum building height of 162.7mPD
R(C)13	a maximum gross floor area of 58 750m ² and a maximum building height of 210mPD

- (2) In determining the relevant maximum plot ratio, site coverage, 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, 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.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/site coverage/building height restrictions stated in paragraph (1) above 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 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) Flat Funeral Facility Helicopter Fuelling Station Helicopter Landing Pad 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” (“G/IC”), 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 heights in terms of number of storey(s) 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 designated “G/IC(1)”, “G/IC(2)”, “G/IC(3)”, “G/IC(4)”, “G/IC(5)”, “G/IC(6)”, “G/IC(7)” and “G/IC(8)”, 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 plot ratio, building height, gross floor area specified below, or the plot ratio, building height, gross floor area of the existing building, whichever is the greater :

Sub-Area	Restriction
G/IC(1)	a maximum building height of 10.67m
G/IC(2)	a maximum building height of 46mPD
G/IC(3)	a maximum building height of 51mPD
G/IC(4)	sub-area (A) - a maximum building height of 70mPD sub-area (B) - a maximum building height of 119.5mPD
G/IC(5)	a maximum gross floor area of 27 400m ² and a maximum building height of 112mPD
G/IC(6)	a maximum plot ratio of 3.37 and a maximum building height of 134.9mPD
G/IC(7)	a maximum building height of 112mPD
G/IC(8)	a maximum building height of 38mPD

- (3) In determining the relevant maximum number of storey(s) 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 plot ratio/gross floor area/building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks (Cont'd)

- (5) On land designated "G/IC(5)", the maximum building height as set out in paragraph (2) above may, upon obtaining permission of the Town Planning Board under section 16 of the Town Planning Ordinance, be increased to a maximum of 135mPD, with the support of a visual and landscape impact assessment and any other information as may be required by the Town Planning Board.
- (6) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area 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 Public Convenience Sitting Out Area Zoo	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.

OTHER SPECIFIED USES

<p>Column 1 Uses always permitted</p>	<p>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
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For "Sports and Recreation Club" Only

<p>Eating Place (Canteen only) Place of Recreation, Sports or Culture Playground/Playing Field Private Club Utility Installation for Private Project</p>	<p>Eating Place (Restaurant only) Government Refuse Collection Point Government Use (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services (Retail Shop only) Social Welfare Facility Utility Installation not ancillary to the Specified Use</p>
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Planning Intention

This zone is intended primarily for the provision of sports and recreation clubs.

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 building height of 10.67m, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction 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
<u>For “Commercial Uses including a Public Transport Terminus, Multi-Storey Carpark, Post Office” Only</u>	
As Specified on the Plan Private Club	Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of commercial uses including a public transport terminus, multi-storey carpark and post office.

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 138 422m² and a maximum building height of 70 metres above Principal Datum, or the gross floor area and height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions 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)

<p>Column 1 Uses always permitted</p>	<p>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
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For "Petrol Filling Station" Only

<p>Petrol Filling Station</p>	<p>Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not ancillary to the Specified Use</p>
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Planning Intention

This zone is intended primarily for the provision of petrol filling stations.

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 storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) 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 restriction 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 "Railway" Only

As Specified on the Plan

Government Use (not elsewhere specified)
Mass Transit Railway Vent Shaft and/or
Other Structure above Ground Level
other than Entrances
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended primarily to provide land for the Mass Transit Railway Kowloon Tong Station.

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 storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) 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 restriction 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 Burial Ground 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 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

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas or 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. 4

APPROVED SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/31

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 4

APPROVED SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/31

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KOWLOON PLANNING AREA NO. 4

APPROVED SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/31

(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 Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/31. It reflects the planning intention 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 plan No. LK4/26 covering the Shek Kip Mei area was gazetted on 27 May 1971 under section 5 of the Town Planning Ordinance (the Ordinance). On 18 January 1972, the then Governor in Council (G in C) approved the Shek Kip Mei OZP No. LK4/26 under section 9(1)(a) of the Ordinance. The approved OZP No. LK4/26 was later referred back for amendment under section 12(1)(b)(ii) of the Ordinance on 20 January 1976. The OZP was subsequently amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.2 On 5 December 1989, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/3. On 6 July 1993, the then G in C referred the approved OZP No. S/K4/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 17 June 1997, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/7. On 10 February 1998, the Chief Executive in Council (CE in C) referred the approved OZP No. S/K4/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 13 April 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently re-numbered as S/K4/10. On 10 October 2000, the CE in C referred the approved OZP No.

S/K4/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 30 September 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/17. On 9 December 2003, the CE in C referred the approved OZP No. S/K4/17 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.
- 2.6 On 5 December 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/21. On 15 January 2008, the CE in C referred the approved OZP No. S/K4/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 4 November 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently re-numbered as S/K4/23. On 10 February 2009, the CE in C referred the approved OZP No. S/K4/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 12 April 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently re-numbered as S/K4/25. On 5 July 2011, the CE in C referred the approved OZP No. S/K4/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 5 June 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently re-numbered as S/K4/27. On 15 June 2012, the approved Shek Kip Mei OZP No. S/K4/27 was exhibited for public inspection under section 9(5) of the Ordinance. On 18 February 2014, the CE in C referred the approved OZP No. S/K4/27 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.
- 2.10 On 21 July 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/29. On 5 January 2021, the CE in C referred the approved Shek Kip Mei OZP No. S/K4/29 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 15 January 2021 under section 12(2) of the Ordinance.
- 2.11 On 20 August 2021, the draft Shek Kip Mei OZP No. S/K4/30 incorporating amendments mainly to rezone a site at Chak On Road South from

“Government, Institution or Community” (“G/IC”) and “Residential (Group A)” (“R(A)”) to “R(A)2”, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, one representation was received. On 10 December 2021, the representation was published for public comment. During the three weeks of the publication, one comment was received. After giving consideration to the representation and comment, the Board on 13 May 2022 decided not to uphold the representation.

- 2.12 On 13 September 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/31. On 23 September 2022, the approved Shek Kip Mei OZP No. S/K4/31 (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 within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate 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 situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or 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 and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Shek Kip Mei 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 or 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 West Kowloon within the Sham Shui Po District Administration District. It is bounded by Mass Transit Railway (MTR) East Rail Line to the east, Boundary Street to the south, Berwick Street and Tai Po Road to the west and the foothills of Pat Ka Shan (Beacon Hill) at Tai Wo Ping to the north. The boundary of the Area is shown in a heavy broken line on the Plan. It covers about 262 hectares of land. Lung Cheung Road Lookout is a popular lookout point commanding vistas of the entire Kowloon Peninsula.
- 5.2 A large part of the Area has been developed. In the central and western parts of the Area are mainly public housing estates, including Pak Tin Estate, Shek Kip Mei Estate, Chak On Estate, Tai Hang Tung Estate and Nam Shan Estate. In the south-eastern part of the Area to the western side of MTR East Rail Line are Village Gardens and Parc Oasis, which are medium-rise private residential developments, and to the west of Tat Chee Avenue are the low-rise residential developments in Yau Yat Tsuen Garden Estate and the City University of Hong Kong (CityU). Other major private residential developments include Beacon Heights and Dynasty Heights to the north of Lung Cheung Road at Tai Wo Ping and Mount Beacon at Cornwall Street near Tat Chee Avenue.

6. POPULATION

According to the 2016 Population By-census, the population of the Area was estimated by Planning Department to be about 84 200. It is estimated that the planned population of the Area would be about 117 200.

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, to address public aspirations for greater certainty and transparency in the statutory planning system and to meet the growing community aspirations for a better living environment, the Kowloon OZPs are subject to revisions to incorporate appropriate building height restrictions to guide future development/redevelopment. Some old public housing estates in the Area are subject to 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 and may sometimes obstruct air ventilation. 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 on the building heights of developments in the Area, building height restrictions are imposed for the development zones on the Plan.

- 7.2 The high-rise cluster of the Area is located in the west, mainly comprising the redeveloped blocks of Pak Tin Estate and Shek Kip Mei Estate. Gradually descending height bands towards the medium-rise and low-rise residential developments in the southeast are imposed. For the eastern part of the Area together with the Tai Wo Ping foothill area where the developments are in general low to medium-rise in nature, building height restrictions are stipulated to maintain the existing characters and enhance diversity in the urban core.
- 7.3 There are two visual corridors in the Area: one in a north-south direction and the other in an east-west direction. The north-south visual corridor spans from Police Recreation Ground together with a small green knoll in the south to Tai Hang Sai Estate and a group of low-rise GIC facilities in the north, gradually leading to Shek Kip Mei Park and opening up a mountainous vista of the distant Beacon Hill in the far north. The east-west visual corridor spans from Tai Hang Sai Estate in the east to some low-rise schools along Wai Chi Street and the Jockey Club Creative Arts Centre in the west, gradually leading to the knoll of Shek Kip Mei Fresh Water Service Reservoir in the further west.
- 7.4 The building height restrictions have taken into account the existing topography and site levels, the foothill setting, the local character, existing townscape and building height profile, the local wind environment and measures suggested for ventilation improvements, areas of local attractions, the building height restrictions under the lease, the Urban Design Guidelines and site-specific development constraints.
- 7.5 There are twelve building height bands: 30mPD, 45mPD, 50mPD, 55mPD, 60mPD, 65mPD, 80mPD, 100mPD, 110mPD, 120mPD, 130mPD and 200mPD for the “R(A)” zone; one height band of 51mPD for the “Residential (Group B)” zone; thirteen height bands: 10.67 metres (m), 46mPD, 51mPD, 70mPD, 100mPD, 121.9mPD, 131mPD, 137.1mPD, 152.4mPD, 162.7mPD, 166.3mPD, 194mPD and 210mPD for the “R(C)” zone; and two height bands: 90mPD and 130mPD for the “CDA” zone. In general, the building height bands help preserve views to the ridgelines, achieve both the west-to-east and north-to-south gradation height profiles, and maintain visual permeability and wind penetration. To avoid monotonous townscape and reflect the existing building height profile, height variations are adopted where appropriate.
- 7.6 Moreover, specific building height restrictions for the “G/IC” and “OU” zones in terms of mPD or number of storey(s), which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan. In general, low-rise 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. 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 Taking into account the nature of the existing/planned facilities/uses of the sites, the existing development intensity and their respective as-built conditions, and to cater for the wide variety of their operational needs and uses, building height restrictions in terms of mPD or number of storey(s) have been stipulated in the Notes or specified on the Plan for the respective “OU” zones.
- 7.8 An Expert Evaluation on air ventilation assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions shown on the Plan have taken the findings of the AVA into consideration.
- 7.9 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes in order to provide incentive for developments/redevelopments with planning and design merits. Each application for minor relaxation of building height restriction 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; and
 - (e) other factors, such as site constraints, 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.
- 7.10 However, for existing buildings where the building height has already exceeded the maximum building height restrictions in terms of mPD and/or number of storeys as specified on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. NON-BUILDING AREAS

- 8.1 According to the findings of the AVA, the prevailing annual wind comes from the east and northeast directions and the summer prevailing wind mainly from the eastern and southern quarters. The summer wind is very important for urban thermal comfort and air ventilation. Whilst the easterly wind enters the Area and reaches Shek Kip Mei Estate and Pak Tin Estate after passing over the low-rise buildings east of the Area, the southwesterly wind reaches the Area after passing over the low-rise buildings southwest of the Area via wider streets including Nam Cheong Street and Pak Tin Street, which act as useful air paths, and enters the heart of the Area. Besides, the north-south visual corridor is also an important ventilation corridor in the Area although its efficacy has slightly been impaired by the built up areas along its path at Tai Hang Sai Estate and CityU's student hostel. In general, the AVA concludes that there is no major air ventilation issue for the Area. To facilitate better air ventilation in the Area, the AVA recommends a few strips of non-building areas (NBAs) in the Area.
- 8.2 Taking into account the findings of the AVA and other relevant factors, such as site constraints and impacts on development/redevelopment potential, the following seven NBAs have been incorporated into the Plan:
- (a) a 3m-wide strip of land from the lot boundary abutting the eastern curb of Nam Cheong Street between Berwick Street and Tai Hang Sai Street and a 3m-wide strip of land from the lot boundary abutting the western curb of Nam Cheong Street between Berwick Street and Pak Wan Street. They help improve the effectiveness of the north-south Nam Cheong Street air path to distribute the flow to inner areas;
 - (b) a 5m-wide strip of land from the lot boundary abutting the eastern curb of Pak Tin Street between Berwick Street and Jockey Club Creative Arts Centre. The NBA helps facilitate the wind flow from the southwest to Pak Tin Estate;
 - (c) the existing slope of varying widths (ranging from 3m to 70m) circumscribing the eastern, northern and western boundaries of Pak Tin Estate. The NBA together with Pak Wan Street serve to maximise the east-west running air paths to facilitate the easterly wind;
 - (d) the existing slope of about 15m to 20m wide along the eastern boundary of Tai Hang Tung Estate. The NBA serves as a north-south air path to facilitate the summer southwesterly wind;
 - (e) the existing slope of about 10m to 25m wide along the western boundary of Nam Shan Estate. The NBA, together with Nam Shan Chuen Road, the 25m-wide NBA in Tai Hang Sai Estate (paragraph 8.2(f) below) and the adjacent open spaces and low-rise GIC facilities, form an air corridor for the summer south and southwesterly wind. No new development, or addition, alteration and/or modification to or redevelopment of an existing building in this NBA shall result in a total development and/or

redevelopment in excess of a maximum building height higher than the road surface level of Nam Shan Chuen Road; and

- (f) a 25m-wide strip of land along the western boundary of the site occupied by Tai Hang Sai Estate. The NBA together with an array of low-rise GIC facilities and open space in the west connecting with Nam Shan Chuen Road to its north and the vegetated knoll to its south could help maintain the air path for summer south and southwesterly wind.

8.3 The above NBAs should be taken into account upon future redevelopment of the sites. As the designation of NBAs is primarily for the purpose of above ground air ventilation, the NBA requirements will not apply to underground developments. To facilitate better connection between different phases of public housing estates, minor structure for footbridge connection on the NBAs may be allowed. Moreover, a minor relaxation clause has been incorporated into the Notes of the relevant zones to allow minor relaxation of the stated NBA restrictions as shown on the Plan under exceptional circumstances.

8.4 Also, air paths should be preserved within large sites, including Pak Tin Estate, Shek Kip Mei Estate, Nam Shan Estate and Tai Hang Tung Estate. It is important that the future development on these sites should not shield the nearby areas from the prevailing wind. Apart from detailed AVA studies to be carried out when the sites undergo redevelopment, the following NBAs are also recommended:

- (a) one east-west NBA of about 30m wide across the northern part of Nam Shan Estate connecting Tai Hang Tung Estate Playground No. 2 in the east and Shek Kip Mei Park in the west so as to ensure that the easterly wind could reach the central part of the Area;
- (b) one east-west NBA of about 30m wide across the southern part of Nam Shan Estate and Tai Hang Tung Estate to widen the existing Tai Hang Sai Street air path can facilitate the easterly wind. The AVA also recommends that buildings of Nam Shan Estate near the junction of Nam Shan Chuen Road and Tai Hang Sai Street should be well spaced to reduce the wake areas of tall buildings and facilitate the easterly wind;
- (c) one north-south NBA of about 30m wide across the central portion of Pak Tin Estate extending the existing Pak Tin Street air path for better air penetration within the estate;
- (d) one southwest-northeast NBA of about 20m wide across Shek Kip Mei Estate extending the existing Pei Ho Street air path so as to help distribute the flow to the estate and the private residential area at Wai Chi Lane; and
- (e) one north-south NBA of about 20m wide across Shek Kip Mei Estate to extend the existing Shek Kip Mei Street air path. In view of the completion of Shek Kip Mei Estate Redevelopment Phase 2, it is understood that this recommended NBA could not be incorporated into

the redevelopment. However, this could be a long-term goal should the site be redeveloped in the future.

- 8.5 The above NBAs should be taken into account upon future redevelopment of the sites. The exact alignment, disposition and width of the NBAs across the four estates should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.
- 8.6 In addition to the NBAs, according to the AVA Study, future developers are encouraged to adopt design measures that could minimise negative air ventilation impact. These include, inter alia, lower podium height, greater permeability of podium, wider gap between buildings, lower building height for buildings with wide facade facing prevailing wind directions, varied building heights within large site capped with the height restriction and avoidance of blockage of breezeway through suitable positioning of building towers and podiums.

9. LAND USE ZONINGS

9.1 “Comprehensive Development Area” (“CDA”) : Total Area 2.09 ha

- 9.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic, infrastructure, air ventilation and other constraints.
- 9.1.2 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment within the “CDA” zone would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, a Master Layout Plan (MLP) should be submitted in accordance with the requirements as stipulated in the Notes for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP would be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 9.1.3 The area bounded by Tai Hang Sai Street, Tai Hang Tung Road, Woh Chai Street and Wai Chi Street is within this zone. Existing on-site is Tai Hang Sai Estate managed by the Hong Kong Settlers Housing Corporation Limited. This zone is intended for a comprehensive redevelopment primarily for residential with supporting commercial facilities. Development within this “CDA” site is subject to a total maximum plot ratio of 5.5 as stipulated in the Notes, maximum building heights of 90mPD and 130mPD and a 25m-wide NBA as shown on the Plan.

- 9.1.4 The “CDA” zone is situated in a transitional area where the overall building height profile is descending from the west to the east and where the two north-south and east-west visual corridors meet. Buildings within this “CDA” zone should adopt a stepped height design concept (with a height restriction of 130mPD in the western portion and 90mPD in the eastern portion) to create a visual gradation from the high-rise public rental housing (Pak Tin Estate and Shek Kip Mei Estate) in the west to the medium-rise Tai Hang Tung Estate and low-rise Yau Yat Tsuen Garden Estate in the east. Moreover, building gaps within the zone to align with the two existing visual corridors should be provided so as to preserve the visual corridors and enhance permeability of the site. As stated in paragraph 8.2(f) above, a 25m-wide NBA along the western zoning boundary is required in order to preserve the north-south air ventilation corridor and facilitate the summer south and southwesterly wind. Ancillary car-parking should be accommodated in the basement. A planning brief will be prepared to set out the requirements in further detail. Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site. Moreover, provision of commercial facilities to serve the local community is encouraged.
- 9.1.5 Minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.1.6 However, for any existing building with plot ratio already exceeding the plot ratio restriction as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 9.1.7 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.
- 9.2 Residential (Group A) (“R(A)”) : Total Area 39.20 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 Most of the land in this zone has been developed or is under redevelopment. It includes public housing estates such as Pak Tin Estate, Shek Kip Mei Estate, Nam Shan Estate, Chak On Estate, Tai

Hang Tung Estate as well as public housing development for the elderly/small households at Pak Tin Street and Tong Yam Street. It also includes existing private residential developments at Wai Chi Lane to the south of Pak Tin Estate and at Woh Chai Street to the west of Tong Yam Street.

- 9.2.3 The area designated “R(A)1” on the Plan comprises Shek Kip Mei Estate Redevelopment Phase 6 and the existing Shek Kip Mei Health Centre subject to redevelopment in due course.
- 9.2.4 The area designated “R(A)2” on the Plan is intended for public housing development. A driving test centre, social welfare facilities, retail facilities and a footbridge for connection to Pak Tin Estate will be provided. The provision or use of premises for GIC facilities would be subject to change to cope with the prevailing demand as requested by relevant Government departments.
- 9.2.5 Within the public housing developments, adequate community facilities, retail facilities and open spaces are provided in accordance with planning standards. The existing Pak Tin Catholic Primary School and a reserved primary school site in Pak Tin Estate are zoned “R(A)” on the OZP so as to allow flexibility in the comprehensive planning and development of these large residential sites.
- 9.2.6 In 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 zoning are subject to specific control on plot ratios except otherwise stipulated 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 gross floor areas (GFA) for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used 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.
- 9.2.7 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 surrender of part of a site for road widening or public uses.
- 9.2.8 In order to facilitate provision of GIC facilities, in determining the maximum plot ratio of the development/redevelopment in the “R(A)2” zone, any floor space that is constructed or intended for use

solely as GIC facilities, as required by the Government, may be disregarded.

- 9.2.9 For public housing developments, in accordance with the established administrative procedure, the future redevelopment would be governed by a planning brief. To demonstrate that the redevelopment is acceptable, the Housing Department would be required to undertake relevant assessments, including traffic impact assessment, visual impact assessment, AVA, etc., as appropriate.
- 9.2.10 Public housing developments in the “R(A)” zone are primarily covered by a range of height bands of 30mPD, 45mPD, 50mPD, 55mPD, 60mPD, 65mPD, 80mPD, 100mPD, 110mPD, 120mPD, 130mPD and 200mPD. For large public housing sites with different formation platforms, distinct building height bands are imposed.
- 9.2.11 Shek Kip Mei Estate is subject to height bands of 30mPD, 50mPD, 55mPD, 60mPD, 80mPD, 110mPD, 120mPD and 130mPD at various locations. The height bands of 30mPD, 55mPD and 60mPD are imposed west of Pak Tin Street which are comparable with Mei Ho House, a Grade 2 historic building, and other low-rise GIC facilities nearby. This is to complement the function of the green knoll to the west as a visual buffer while optimizing the development potential of Shek Kip Mei Estate Redevelopment Phases 3 and 7. As for the social welfare facility block at the junction of Nam Cheong Street and Wai Chi Street, a height band of 50mPD in accordance with the committed building height is imposed so as to complement the east-west visual/ventilation corridor. The “R(A)1” zone for Shek Kip Mei Estate Redevelopment Phase 6 has taken due regard to the green knoll in the east by creating a stepped height profile with the eastern part of the zone restricted to a maximum building height of 80mPD and the western part to 110mPD. The street blocks to the north and south of Woh Chai Street are stipulated with the height bands of 120mPD and 110mPD respectively to match with the neighbouring area south of Berwick Street (outside the Area).
- 9.2.12 The Jockey Club Creative Arts Centre has been jointly operated by the Hong Kong Baptist University, the Hong Kong Arts Centre and the Hong Kong Arts Development Council for the promotion of arts-related activities since early 2008. The site is subject to a height band of 45mPD in accordance with the existing building height so as to complement the east-west running visual/ventilation corridor.
- 9.2.13 Pak Tin Estate is subject to height bands of 50mPD, 100mPD, 120mPD and 130mPD. The height band of 50mPD is imposed on the existing small household block on the corner of Pak Tin Street and Pak Wan Street so as to echo with the heights of its adjacent GIC developments and preserve the function of the green knoll to its west as a visual buffer.

- 9.2.14 Chak On Estate is subject to a height band of 120mPD in order to maintain the existing building height profile. It is considered that higher height bands would create significant visual impact, especially to those viewers located north of Lung Cheung Road. Whilst Nam Shan Estate is subject to a maximum building height of 80mPD, Tai Hang Tung Estate is subject to maximum building heights of 65mPD and 80mPD.
- 9.2.15 In order to facilitate air ventilation of the inner parts of the Area, six NBAs are designated in areas zoned “R(A)” as stated in paragraphs 8.2(a) to 8.2(e) above and as shown on the Plan, and another five air corridors as stated in paragraph 8.4 above should be preserved within various public housing sites (which are to be detailed in the planning briefs and further AVAs).
- 9.2.16 For the public housing development in the “R(A)2” zone, an Air Ventilation Assessment-Expert Evaluation (AVA-EE) has been carried out. It is proposed that design measures, including building separation and podium garden, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Such requirements shall be incorporated in the planning brief(s) for implementation as appropriate.
- 9.2.17 For large housing development sites (including public housing sites), it is required to provide varying building height profile within the same building height band to avoid wall effect of buildings, add variation to the sites and help wind penetration at street level.
- 9.2.18 Minor relaxation of plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.2.19 However, for any existing building with plot ratio already exceeding the plot ratio restrictions as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 9.2.20 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.

9.3 Residential (Group B) (“R(B)”) : Total Area 0.17 ha

- 9.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.3.2 A site at the junction of To Yuen Street and Tai Hang Tung Road is within this zone. Taking into account the traffic, environmental and infrastructural constraints as well as the provision of GIC facilities within the site, the development restrictions in terms of maximum plot ratio and building height are stipulated in the Notes.
- 9.3.3 Development and redevelopment within the “R(B)” zone is subject to maximum plot ratio and building height restrictions as stipulated in the Notes, or the plot ratio and building height of the existing building, whichever is the greater. Minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.3.4 However, for any existing building with plot ratio already exceeding the plot ratio restriction as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

9.4 Residential (Group C) (“R(C)”) : Total Area 41.33 ha

- 9.4.1 This zone is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone is sub-divided into thirteen sub-areas and the various development intensity and building height restrictions are stipulated in the Notes.
- 9.4.2 A more intensive development/redevelopment of these residential sites subsequent to the relocation of Kai Tak Airport will aggravate the existing traffic and environmental conditions in the Area as the resultant densities will be much higher than the existing and planned transport and infrastructural system could cope with. As such, only an optimal level of development has to be allowed taking into account the traffic, environmental and infrastructural constraints.
- 9.4.3 The ‘stepped height’ concept has been adopted as a key urban design principle for the eastern part of the Area to provide for a gradual change in building heights descending from the north of Cornwall Street to the south of Tat Chee Avenue so as to maintain a visual corridor from north to south when viewed from Lung Cheung Road.

- 9.4.4 Yau Yat Tsuen Garden Estate is zoned “R(C)1” on the Plan. In order to maintain the character of the area as a low-rise ‘garden city suburb’, developments and redevelopments are restricted to a maximum plot ratio of 1.65, a maximum site coverage of 55% and a maximum building height of 10.67m as stipulated in the Notes.
- 9.4.5 Village Gardens, Senior Staff Quarters for the CityU and Beacon Heights are zoned “R(C)2”, “R(C)3” and “R(C)4” respectively. In order not to aggravate the existing traffic and infrastructural conditions in the Area, the maximum GFA and building height restrictions are stipulated in the Notes to provide control on the future redevelopment of these sites.
- 9.4.6 A low-density residential development at Tai Wo Ping (known as Dynasty Heights) is zoned “R(C)5”. The maximum GFA for the whole “R(C)5” zone and maximum building heights for the two sub-areas within the zone are stipulated in the Notes.
- 9.4.7 To the western side of MTR East Rail Line, there are medium-rise private residential developments (including Parc Oasis) which are zoned “R(C)6”, “R(C)7” and “R(C)8”. A maximum plot ratio of 3 and respective maximum building heights for these zones are stipulated in the Notes.
- 9.4.8 To the north of Cornwall Street near Tat Chee Avenue is a low-density residential development (known as Mount Beacon) which is zoned “R(C)9”. To ensure a proper statutory planning control, development restrictions in terms of maximum GFA and building height are stipulated in the Notes.
- 9.4.9 The former Begonia Road Juvenile Home site is zoned “R(C)10” for low-density residential development. A maximum plot ratio of 1.65, a maximum site coverage of 55% and a maximum building height of 46mPD are stipulated in the Notes. The slope at the western part of the site is deducted in calculating the relevant site area for the purpose of plot ratio calculation.
- 9.4.10 Two sites to the north of Lung Cheung Road at Tai Wo Ping are zoned “R(C)11” and “R(C)12” for low-density residential development. In view of the traffic noise impact from Lung Cheung Road, noise mitigation measures (such as noise barriers) should be provided to meet the Environmental Protection Department’s noise standard. Developments on the two sites should adopt stepped building heights, which commensurate with the noise profiles of the sites to meet the relevant noise standard. The restrictions on maximum GFA and maximum building height are stipulated in the Notes. Moreover, adequate building separation and building setback from the noise barriers should be provided to enhance the internal air ventilation within the residential development.

- 9.4.11 A site to the north of Yin Ping Road at Tai Wo Ping is zoned “R(C)13” for low-density residential development. To minimise the potential impacts upon the surrounding areas while optimising the development potential of the site, restrictions on maximum GFA and maximum building height are stipulated in the Notes.
- 9.4.12 Development and redevelopment within the “R(C)” zone is subject to maximum plot ratio/GFA/site coverage/building height restrictions as stipulated in the Notes, or the plot ratio/GFA/site coverage/building height of the existing building, whichever is the greater. Minor relaxation of the plot ratio/GFA/site coverage/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.4.13 However, for any existing building with plot ratio/GFA/site coverage already exceeding the respective restrictions as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 9.5 Government, Institution or Community (“G/IC”) : Total Area 42.94 ha
- 9.5.1 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, organisations providing social services to meet community needs, and other institutional establishments.
- 9.5.2 Major existing facilities include the CityU and Centre of Environmental Technology at the junction of To Yuen Street and Tat Chee Avenue, and Inno Centre and Hong Kong Productivity Council Building at Tat Chee Avenue. Other major existing facilities include Beacon Hill Salt Water Pumping Station at Tai Woh Ping Road, a divisional police station at Tai Hang Sai Street, a sub-divisional fire station at Nam Cheong Street, a community centre at Tong Yam Street, a telephone exchange at Wai Chi Street and a number of primary and secondary schools at various locations in the Area.
- 9.5.3 The ‘stepped height’ concept has been adopted as a key urban design principle for the eastern part of the Area to provide for a gradual change in building heights descending from the north of Cornwall Street to the south of Tat Chee Avenue so as to maintain a visual corridor from north to south when viewed from Lung Cheung Road.
- 9.5.4 The maximum building height restrictions are imposed on “G/IC(1)” (junction of Begonia Road and Cassia Road), “G/IC(2)” (east of Tat Chee Avenue and south of Inno Centre), “G/IC(3)” (south of To

Yuen Street and west of Begonia Road), “G/IC(4)” (the CityU), “G/IC(5)” and “G/IC(6)” (junction of Cornwall Street and Tat Hong Avenue), “G/IC(7)” (south of Lung Cheung Road at Tat Hong Avenue), and “G/IC(8)” (junction of Tai Hang Tung Road and Tat Chee Avenue) as stipulated in the Notes.

- 9.5.5 Development and redevelopment in the “G/IC” zone and its sub-zones are subject to maximum building height restrictions in terms of metres, number of storeys (excluding basement floor(s)) or mPD as specified on the Plan or stipulated in the Notes, or the height of the existing building, whichever is the greater. Building height restrictions for most of the “G/IC” zones are stipulated in terms of number of storeys except that the relatively high-rise GIC uses, in particular the Public Health Laboratory Centre at Cornwall Street, are stipulated in terms of mPD so as to reflect the existing building height and/or to provide a more clear control over building height profile. Also, development and redevelopment within the “G/IC” sub-zones are subject to maximum plot ratio/GFA restrictions as stipulated in the Notes, or the plot ratio/GFA of the existing building, whichever is the greater.
- 9.5.6 Minor relaxation of the plot ratio/GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.5.7 However, for any existing building with plot ratio/GFA already exceeding the plot ratio/GFA restrictions as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 9.5.8 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.
- 9.6 Open Space (“O”) : Total Area 38.24 ha
- 9.6.1 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.
- 9.6.2 Major existing open spaces include Fa Hui Park and Tai Hang Tung Recreation Ground at Boundary Street, To Yuen Street Recreation Ground, Shek Kip Mei Service Reservoir Playground at Cornwall Street, Shek Kip Mei Park, Cornwall Street Park to the north of Festival Walk, Tai Hang Tung Estate Playground No. 1 and No. 2,

Wai Chi Street Rest Garden, Wai Chi Street Playground and Shek Kip Mei Central Playground.

9.7 Other Specified Uses (“OU”) : Total Area 12.65 ha

- 9.7.1 This zone is intended primarily to provide/reserve land for specified purposes/uses.
- 9.7.2 It covers the Festival Walk, MTR Kowloon Tong Station and the land for MTR East Rail Line along the eastern edge of the Area, petrol filling stations at Tai Hang Tung Road, Tai Po Road and Cornwall Street, Police Recreation Ground at Boundary Street and Yau Yat Tsuen Sports and Recreation Club at Cassia Road.
- 9.7.3 The Festival Walk, located at Tat Chee Avenue to the north-east of the CityU and to the west of MTR Kowloon Tong Station, is a commercial/office development including public transport terminus, multi-storey public car park and post office. Maximum GFA and building height restrictions are imposed on the development as stipulated in the Notes.
- 9.7.4 In order to ensure that the building height will be in keeping with the building heights and character in the surrounding areas, development/redevelopment of the Police Recreation Ground at Boundary Street, Yau Yat Tsuen Sports and Recreation Club at Cassia Road and the Festival Walk at Tat Chee Avenue are restricted to a maximum building height of 10.67m for the former two and 70mPD for the latter, as stipulated in the Notes.
- 9.7.5 Building height restriction of one storey is imposed on the petrol filling stations at Tai Hang Tung Road, Tai Po Road and Cornwall Street. Building height restrictions of one storey is imposed on the MTR Kowloon Tong Station entrance and the two vent shafts at Suffolk Road; two storeys for the utilities building at To Fuk Road; and three storeys for the ventilation building at the portal of Beacon Hill Tunnel to reflect their existing building heights. For all of these sites, basement floor(s) may be disregarded in determining the number of storey.
- 9.7.6 Minor relaxation of the GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.7.7 However, for any existing building with GFA already exceeding the GFA restriction as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

9.8 Green Belt (“GB”) : Total Area 58.23 ha

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas or 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. This zoning covers the foothills of Pat Ka Shan (Beacon Hill) to the north of the Area. The foothills are mainly well-wooded slopes providing a green backdrop to the Area. Certain recreational uses, however, may be possible at selected locations.

10. COMMUNICATIONS

10.1 Roads

The Area is well served by major roads. Lung Cheung Road, which passes through the northern part of the Area, is part of the primary distributor network linking East and West Kowloon. The district distributor network consists of Nam Cheong Street, Cornwall Street, Tat Chee Avenue, Tai Hang Tung Road and Tai Po Road.

10.2 Mass Transit Railway

The Area is served by the MTR East Rail Line and Kwun Tong Line. There are two MTR stations within the Area. The entrances of the MTR Shek Kip Mei Station are located at Woh Chai Street and Tai Hang Tung Road while the entrances of the MTR Kowloon Tong Station are located at Suffolk Road linking the CityU and near the junction of Kent Road and Suffolk Road. The MTR East Rail Line runs along the eastern edge of the Area and is interchanged with Kwun Tong Line at MTR Kowloon Tong Station, providing railway services to and from the north-eastern New Territories.

10.3 Public Transport Terminus

A public transport terminus is located within the Festival Walk development to the west of the MTR Kowloon Tong Station to serve the Area. Another public transport terminus is located in Pak Tin Estate Redevelopment.

11. UTILITY SERVICES

The Area has piped water supply as well as drainage and sewerage systems. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements.

12. HISTORICAL AND CULTURAL HERITAGE

- 12.1 There are three graded historic buildings/structures in the Area, namely Ex-Sham Shui Po Service Reservoir (commonly known as Mission Hill Service Reservoir/Woh Chai Shan Service Reservoir) (Grade 1), Mei Ho House (Grade 2) and Former North Kowloon Magistracy (Grade 2).
- 12.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1 444 historic buildings, in which the buildings/structures within the Area have been accorded gradings, the AAB also released a number of new items in addition to the list of 1 444 historic buildings. These items are subject to the grading assessment by AAB. Details of the list of 1 444 historic buildings and its new items have been uploaded onto the official website of AAB at <http://www.aab.gov.hk>.
- 12.3 Prior consultation with the Antiquities and Monuments Office (AMO) should be made if any development, redevelopment or rezoning proposals might affect the above sites/historic buildings, new items 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 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 departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department 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 Sham Shui Po 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’s consideration of the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and layout plans are

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 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.

**TOWN PLANNING BOARD
SEPTEMBER 2022**