

S16 PLANNING APPLICATION

Approved Shek Kip Mei Outline Zoning Plan No. S/K4/31

**Proposed ‘Place of Entertainment’, ‘Shop and Services (not elsewhere specified)’ and ‘Eating Place (not elsewhere specified)’
in “Government, Institution or Community” Zone
Former North Kowloon Magistracy,
No. 292 Tai Po Road, Sham Shui Po, Kowloon**

SUPPORTING PLANNING STATEMENT

January 2026

Applicant:

N K Future Company Limited

Consultancy Team:

KTA Planning Ltd.

DLN Architects Ltd.



PLANNING LIMITED
規 劃 顧 問 有 限 公 司



S3160/PS/V07

Executive Summary

The Applicant, N K Future Company Limited is seeking approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the proposed 'Place of Entertainment', 'Shop and Services (not elsewhere specified)' and 'Eating Place (not elsewhere specified)' at the Former North Kowloon Magistracy ("FNKM"), No. 292 Tai Po Road, Sham Shui Po, Kowloon ("the Site"). The Site falls within an area zoned "Government, Institution or Community" ("G/IC") on the Approved Shek Kip Mei Outline Zoning Plan ("Approved OZP") No. S/K4/31.

A revitalisation project of the FNKM under "Batch VI of the Revitalising Historic Buildings Through Partnership Scheme" ("the Revitalisation Scheme"), namely "NK Future" is under implementation by the Applicant. The Project involves the establishment of Hong Kong's first ever Universal Judicial Education Centre, complementing by other elements which aim to connect the community and local heritage, bridge old and new cultural assets and promote local culture and creative arts.

The proposal is fully justified based on the following reasons:

- The proposed uses under this Planning Application are integral parts of the "NK Future" Project in promoting judicial education in Hong Kong and connecting with the local community through arts and culture.
- The proposal will continue to meet the planning intention of the "G/IC" zone and Town Planning Board Guidelines No. 16.
- The proposed uses will foster a stronger connection with the local community.
- The proposed uses will help to provide the necessary income source for sustainable operation and enhance the financial viability of the entire operation.
- The A&A works for the proposed uses will primarily be confined within the existing building with limited external interventions aimed at enhancing building performance and ensuring compliance with current regulations. The GFA increase is minor and will not alter the overall building bulk of the building.
- The Applicant will give due regard to the set of Conservation Guidelines for the conservation/renovation works at FNKM while complying with the current statutory requirements under the Buildings Ordinance.
- The staff/participants/visitors can easily gain access to the Site via various public transport modes. No adverse traffic impact onto the surrounding road network

will be anticipated.

With the justifications presented above, we sincerely request the TPB to give favourable consideration to this Planning Application.

行政摘要

申請人北九將來有限公司，擬就《城市規劃條例》第 16 條，向城市規劃委員會（下稱「城規會」）申請在深水埗大埔道 292 號的前北九龍裁判法院作「娛樂場所」、「商店及服務行業（未另有列明者）」及「食肆（未另有列明者）」用途。該地點位於石硤尾分區計劃大綱核准圖編號 S/K4/31 中劃為「政府、機構或社區」的地帶內。

申請人正在落實第六期「活化歷史建築伙伴計劃」（下稱「活化計劃」）下的「北九·將來」項目。該項目主要是建立香港首間普及司法教育中心，並輔以其他元素，旨在連接社區與本地古蹟，融合新舊文化資產，並推廣本地文化與創意藝術。

擬議娛樂場所、商店及服務行業及食肆理據充份如下：

- 是次規劃申請中擬議的用途是「北九·將來」項目的重要組成部分，旨在通過藝術與文化，促進香港的司法教育並與本地社區建立聯繫。
- 擬議的用途將繼續符合「政府、機構或社區」地帶的規劃意向及城市規劃委員會規劃指引編號 16。
- 擬議的用途將能加強與本地社區的聯繫。
- 擬議的用途將有助於提供收入來源，以確保項目可持續運營並加強整個項目的財務可行性。
- 擬議用途所需要的改建及加建工程主要在現有建築物內進行，只涉及少量建築物外部改善措施，旨在提升建築性能並確保符合現行法規要求。而總樓面面積的增幅輕微，不會改變建築物的整體體積。
- 申請人將充分考慮保育/修復工程所遵循的保育指引，並遵守《建築物條例》下的現行法定要求。
- 將來的職員/參加者/訪客可利用各種公共交通工具到達申請地點，不會對周邊道路網絡產生不良的交通影響。

基於上述理據，希望是次申請能獲得城規會支持。

Executive Summary-

行政摘要

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**S16 Planning Application
Approved Shek Kip Mei OZP No. S/K4/31**

**Proposed 'Place of Entertainment', 'Shop and Services (not elsewhere specified)' and 'Eating Place (not elsewhere specified)' in "Government, Institution or Community" Zone,
Former North Kowloon Magistracy,
No. 292 Tai Po Road,
Sham Shui Po, Kowloon**

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of N K Future Company Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the proposed 'Place of Entertainment', 'Shop and Services (not elsewhere specified)' and 'Eating Place (not elsewhere specified)' at the Former North Kowloon Magistracy ("FNKM"), No. 292 Tai Po Road, Sham Shui Po, Kowloon ("the Site"). A revitalisation project of the FNKM under "Batch VI of the Revitalising Historic Buildings Through Partnership Scheme" ("the Revitalisation Scheme"), namely "NK Future" is under implementation by the Applicant. The Project involves the establishment of Hong Kong's first ever Universal Judicial Education Centre, complementing by other elements which aim to connect the community and local heritage, bridge old and new cultural assets and promote local culture and creative arts.

1.1.2 The Site falls within an area zoned "Government, Institution or Community" ("G/IC") on the Approved Shek Kip Mei Outline Zoning Plan ("Approved OZP") No. S/K4/31. This Supporting Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The Proposed Revitalisation Proposal will be described in Section 3. The planning merits and justifications of the Revitalisation Proposal are included in Section 4. Section 5 concludes

and summarizes this Supporting Planning Statement.

2. SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The FNKM is located at No. 292 Tai Po Road, Sham Shui Po, Kowloon (**Figure 2.1 refers**). It is bounded by Tai Po Road to its south, Saviour Lutheran Church and Saviour Lutheran School to its southeast, and a large "Green Belt" zone to its north and east. The FNKM is a 7-storey building with two elevated open forecourts on the south and north sides (**Photo 1 refers**). The vehicular access is via Tai Po Road.

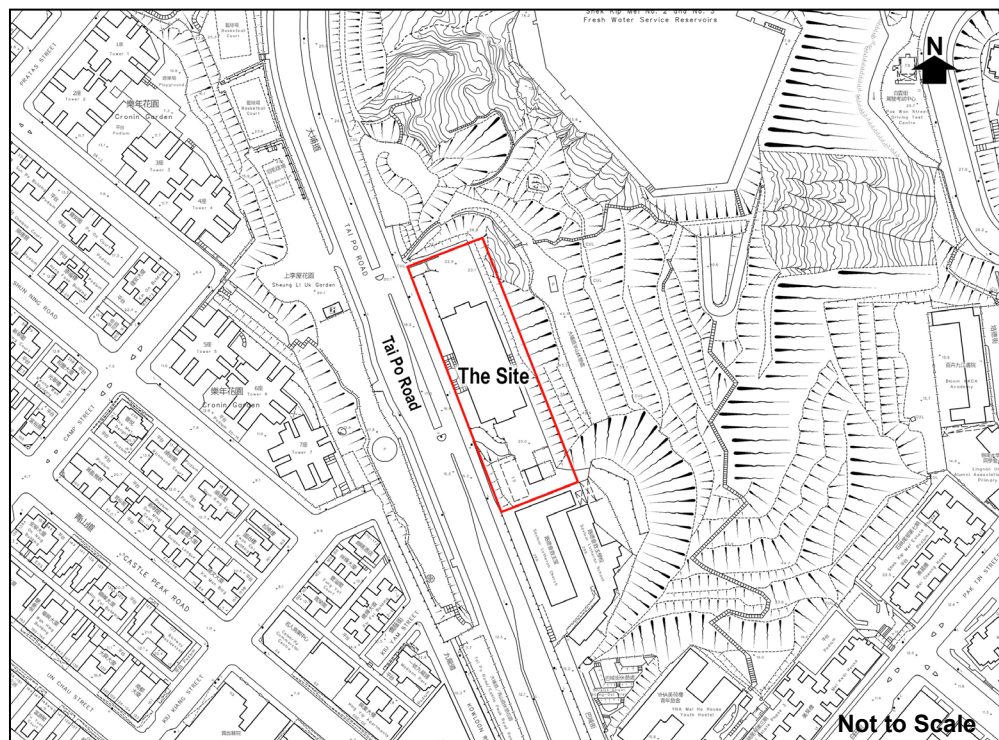


Figure 2.1 Site Location Plan



Photo 1 The Former North Kowloon Magistracy

2.2 Historical Background of the Former North Kowloon Magistracy

2.2.1 The FNKM was built in 1960 to handle offences within the Kowloon District. When the magistracy in Gascoigne Road (i.e. the South Kowloon District Court) was closed in 2000, the FNKM became the only judicial court handling offences in Kowloon and was considered as one of the busiest magistracies in Hong Kong. The FNKM ceased operation in 2005 due to the consolidation of magistracies from 9 to 6 nos. and was vacant until 2009. In the same year, the FNKM was listed as Grade 2 Historical Building by the Antiquities Advisory Board ("AAB").

2.2.2 The historical building was revitalised into the Savannah College of Art and Design ("SCAD") (Hong Kong) by the SCAD Foundation (Hong Kong) Limited. SCAD commenced operation in 2010 under the Revitalisation Scheme for the provision of non-local higher education courses in art and design. The tenancy of SCAD expired in July 2020 and the Government took over the building from August 2020.

2.2.3 The FNKM was included in Batch VI of the Revitalisation Scheme and the Secretary for Development issued an approval-in-principle on 8 December 2022 for the Consolidated Project Proposal of the revitalisation scheme submitted by the Applicant for the "NK Future" Project.

2.3 Statutory Planning Context

2.3.1 The Site is zoned "G/IC" on the Approved OZP (**Figure 2.2** refers). According to the Notes of the Approved OZP for "G/IC" zone, it is intended *"primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or wider district, region or the territory"*. It is also stated that the zoning is *"intended to provide land for uses directly related to or in support of the works of the Government, organizations providing social services to meet community needs, and other institutional establishments"*. 'Institutional Use (not elsewhere specified)' and 'Market' are column 1 uses while 'Place of Entertainment', 'Shop and Services' and 'Eating Place' are column 2 uses requiring permission from the TPB. The "G/IC" zone is subjected to a building height restriction of 7 storeys.

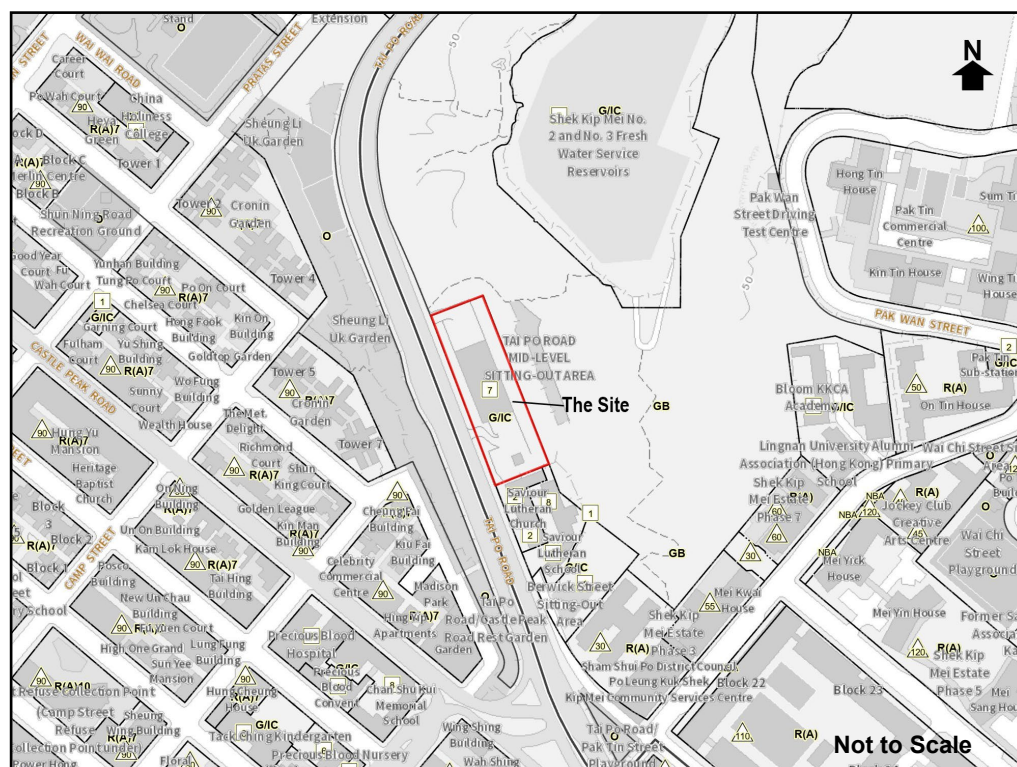


Figure 2.2 Zoning Context Plan

2.4 Surrounding Land Use Pattern

2.4.1 The Site is located in a primarily residential neighbourhood with intermingle of various GIC uses. To its southeast is the Saviour Lutheran Church, Saviour Lutheran School and Berwick Street Sitting-out Area located within the same "G/IC" zone with different building height restrictions. To its north and east is a large "GB" zone which is characterized by a man-made slope. To its west and northwest across Tai Po Road is an area zoned "Open Space" where Sheung Li Uk Garden and Tai Po Road/Castle Peak Road Rest Garden are located. To its further west, south and east are a number of "Residential (Group A)" zones occupied by high-rise private and public residential developments, including Shek Kip Mei Estate and Pak Tin Estate. Various "G/IC" zones occupying by uses such as schools and hospital are found within the high-rise residential neighbourhood. To the immediate southeast of the subject "G/IC" zone is the YHA Mei Ho House Youth Hostel.

2.5 Accessibility

2.5.1 The Site is well served by franchised bus routes running along Tai Po Road. MTR Sham Shui Po Station is about 530m away from the Site (i.e. within 8-min walking distance). It is anticipated that the staff and most visitors will gain access to the Site by public transport.

2.6 Town Planning Board Guidelines No. 16

2.6.1 According to the Town Planning Board Guidelines (TPB PG-NO. 16) for *"Application for Development / Redevelopment within 'Government, Institution or Community' Zone for Uses Other than Government, Institution or Community Uses Under Section 16 of the Town Planning Ordinance"*, it is stated that use of "G/IC" sites for non-GIC uses which fall within Column 2 of the Notes for the "G/IC" zone may or may not be permitted with or without conditions on application to the TPB under section 16 of the Town Planning Ordinance. It is also stated that the planning permission system will enable the TPB to maintain adequate planning control over the use of "G/IC" sites and yet allow sufficient flexibility in accommodating the changing aspirations and requirements of the community, and sometimes to meet demand for better utilisation of the site potential. It is further stated that as a general rule, for sites zoned "G/IC", a major portion of the proposed development should be dedicated to GIC and other public uses including public open spaces.

2.6.2 The main planning criteria for in-situ conversion for non-GIC uses of an existing "G/IC" building that are of relevance to the Site are:

- The proposed development should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities, if any, within the "G/IC" site.
- The proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas.
- The proposed development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas.
- There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the HKPSG and to the satisfaction of the Transport Department. Adequate vehicular access arrangements should also be provided to the satisfaction of the Transport Department.
- The proposed development should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area.
- The proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby including heavily trafficked road; otherwise adequate environmental mitigation, monitoring and audit measures must be provided.

- The design and layout of the proposed development should have regard to the preservation of any existing buildings of historical or architectural values on or adjoining the application site.
- The financial viability of a development/redevelopment proposal in support of the GIC elements to be provided, the status of the land under lease and the planning gains to be brought about by the proposed development would also be part of the considerations of the Board when assessing the proposal. However, the amount of weight to be given to these considerations would depend on the circumstances and merits of each case. Under normal circumstances, planning considerations such as land-use compatibility, traffic and environmental impacts, and landscape and urban design concerns would take precedence.
- All other statutory or non-statutory requirements of relevant Government departments should be met.

3. PROPOSED REVITALISATION PROPOSAL

3.1 "NK Future" Project

- 3.1.1 The "NK Future" Project is a revitalisation project of the FNKM under Batch VI of the Revitalisation Scheme. It encompasses an Universal Judicial Education Centre ("the Centre") which is envisioned as Hong Kong's first dedicated facility for judicial education. The historical building will also serve as a starting point to connect the communities with heritage assets of the district, linking up traditional and new cultural resources so as to promote local culture and creative arts.
- 3.1.2 The objective of the Centre is to provide a platform for visitors to engage with the judicial process. It will emphasize on hands-on interactive and experiential learning experience through simulations, role-playing activities and guided tours to engage participants in the judicial process. By restoring significant court facilities such as detention cells and courtrooms, it will allow visitors to understand the roles of defendants, judicial officers and the public within the legal system. Live interpretation areas and exhibition halls with Augmented Reality ("AR") and Virtual Reality ("VR") technologies would enable visitors to acquire knowledge in a leisure and interactive environment. A themed restaurant, café and souvenir shop are proposed to enhance the experience of the visitors.
- 3.1.3 The Project aims to establish a connection with the local community through partnership with artists in the Sham Shui Po district, inviting them to host various cultural and creative art workshops in the studios. An outdoor market selling handmade crafts prepared by the local artists will be arranged at weekends. The goal is to use cultural and creative art as a platform to build a local network and revitalise FNKM into a hotspot for cultural and creative arts in the area.
- 3.1.4 The primary audience of the Centre would be schools, educational institutions as well as the general public. Students will be engaged through organized educational programme and workshops that enhance their understanding of legal principles and importance of the rule of law. During evenings and weekends, the Centre will serve mainly corporate visitors and the general public. Various activities including workshops, seminars, and events designed for adult audiences, as well as community engagement activities that promote awareness of legal rights and responsibilities will be arranged.
- 3.1.5 Ancillary office space is provided at 4/F for the use of the staff in support of the operation of the Centre. The opening hours of the Centre is from 9:00 to 18:00 on weekdays and from 9:00 to 21:00 on weekends.

- 3.1.6 The Centre will be operated by The Society of Rehabilitation and Crime Prevention Hong Kong (SidebySide), a renowned organization established in 1957 with the objective to contribute to the development of an inclusive and safe society. It provides rehabilitation and multifarious services for those who are charged with criminal offense, have been convicted of crimes, or released from correctional institutions; and to provide community education, mental health service and crime prevention programmes for the general public.

3.2 The Revitalisation Proposal

- 3.2.1 To highlight and preserve the significance of the heritage of the FNKM, the Project will retain the key architectural features and preserve the original ambience and internal layout of the historical building with minimal modification. Minor changes to the building façade will be carried out to meet the current Barrier Free Access ("BFA") requirements including (**Appendix 1** refers):

- For the west side of the building façade, existing metal door (A/C Plant Room) will be set back for the provision of a new access with vertical lift platform which in compliance to the current Code of Practice for BFA.

- 3.2.2 The Project aims to restore the judicial spirit and tradition of the FNKM, with rebuilding of the part of the building that was previously altered including staircase from the ground floor to the second floor, the corridor of the old detention cell, and the altered parts of the central hall, as well as the restoration of five additional detention cells and reinstating an old courtroom to showcase the design and atmosphere of the former magistracy. The project will include an interpretation area to demonstrate the historical and social value of heritage buildings in relation to the development of the judiciary, their architectural value, and the revitalization process; as well as employing AR and VR technologies in the detention cells and court-rooms to allow visitors to experience the process of past court hearings.

3.3 Details of the Proposed Uses Under Application

- 3.3.1 The Universal Judicial Education Centre is regarded as 'Institutional Use (not elsewhere specified)' while the outdoor market is subsumed under 'Market' use. Both are column 1 use under the "G/IC" zone that do not require permission from the TPB. Although 'Office' is a column 2 use, the office at 4/F is for the use of staff of the Centre and thus it is an ancillary use to the Centre. Uses including Place of Entertainment (multi-function halls with performance/lecture space and immersive performance space in the conserved court rooms at 2/F and multi-function halls / function rooms with

immersive performance space/performance space at 1/F, 4/F and 5/F), Shop and Services (kiosks) and Eating Place (restaurant & café) are column 2 uses and not considered as ancillary use to the Centre.

'Place of Entertainment' (Multi-function Halls on 1/F, 2/F, 5/F; Conserved Court Rooms on 2/F and Multi-function Rooms on 4/F)

Multi-function Halls on 1/F and 5/F

3.3.2 The entire 1/F and 5/F will be dedicated to hosting a range of public activities beyond exhibitions, such as:

- Interactive workshops on arts and community skills for hands-on participation.
- Public performances, including live music, theatre, or dance events.
- Community forums for discussions on social and judicial issues.
- Creative markets featuring local artisans' stalls for visitor interaction.
- Educational seminars on legal topics to advance our Universal Judicial Centre objectives.

Multi-function Hall and Conserved Court Rooms on 2/F

3.3.3 The multi-function hall with performance/lecture space on 2/F is intended to serve as a multi-functional space with a capacity for about 200 participants in support of "NK Future" Project and for community use. It will be supported by various ancillary uses including dressing rooms and green room on 3/F. The hall will be equipped with in-built equipment like public address ("PA") system, screen and movable seating in order to allow high flexibility to facilitate a wide variety of events and functions to be hosted. There would be various judiciary education and Hong Kong Memories programme to be conducted in the form of ceremony, drama, seminar, etc. The hall will also be available for rental by external organizations including schools, education institutions, performance groups, non-governmental organizations and government bodies. The two conserved courtrooms on 2/F would feature immersive performance in a court setting to allow the attendees to interact with the environment and performers to deepen their engagement and create more memorable experience.

Multi-function Rooms on 4/F

3.3.4 The multi-function rooms on 4/F will be used for hosting workshops across various art types, including visual arts, performing arts, and creative media sessions to enrich the experience of the visitors.

3.3.5 The multi-function halls on 1/F, 2/F and 5/F, multi-purpose rooms on 4/F and conserved courtrooms on 2/F are defined as a Place of Public Entertainment ("PPE") under the Places of Public Entertainment Ordinance

(Cap.172) and a PPE licence¹ or temporary PPE licence will be applied by the Applicant (before each event/activity is to be held). However, the facilities on 3/F which is ancillary to the multi-function hall on 2/F are not part of the PPE as they are not opened for public access. The access to these facilities on 3/F is also provided without passing through the PPE premises.

'Shop and Services (not elsewhere specified)' (Souvenir Shop on G/F)

- 3.3.6 The shop (in form of kiosks) will be selling souvenirs with the judicial theme and handmade crafts prepared by local artists. It will be operated by the Applicant or in collaboration with other social enterprises. The shop will be opened to the general public and the opening hours will follow that of the café (i.e. from 9:00 to 18:00 on weekdays and from 9:00 to 21:00 on weekends) (tentatively).

'Eating Place (not elsewhere specified)' (Themed Restaurant and Café on G/F)

- 3.3.7 The restaurant on G/F will be a themed restaurant infused with courtroom style decoration and a judicial theme. It aims to promote judicial elements and educational concepts in a soft and subtle way through the dining experience. The restaurant will be opened to the general public and the opening hours will be 11:30 to 22:00 daily (tentatively).
- 3.3.8 The café on G/F will include a coffee corner selling coffee and light snacks, allowing visitors to take a short rest after their visit. It will be operated jointly by the social enterprise under the Applicant and external partner. The café will be opened to the general public and the opening hours would be from 9:00 to 18:00 on weekdays and from 9:00 to 21:00 on weekends (tentatively).
- 3.3.9 A set of architectural drawings with details on the revitalisation proposal including the layout of the premises under this Planning Application is provided at **Appendix 1** of this Supporting Planning Statement. The demarcation plans showing the "Free of Charge" and "Charged" areas is included at **Appendix 2**. The key development parameters and proposed floor uses are summarized in **Tables 3.1** and **3.2** below:

Table 3.1 Key Development Parameters

Overall Development	
Site Area (about)	4,689 m ²
Total GFA (about)	7,909.786 m ²
▪ Place of Entertainment ^[1]	2,224.676 m ²
▪ Shop/Café/Restaurant ^[2]	342.042m ²

¹ If permanent PPE is to be applied, relevant requirements pertaining to the Code of Practice for Fire Safety in Buildings 2011 (2024 Edition) will be complied with.

▪ Other Always Permitted Uses/Ancillary Uses	5,343.068 m ²
Site Coverage (about)	85%
No. of Storey	7 nos.
Building Height (about)	45.38mPD
Carparking Provision	
▪ Private Car	14 nos.
▪ Motorcycle	8 nos.
▪ Accessible	1 no.
Loading/Unloading Bay	1 no.

[1] Including dressing rooms, green room, store room, VIP rooms, toilets and multi-function halls on 1/F, 2/F and 5/F, conserved courtrooms on 2/F and multi-function rooms on 4/F.

[2] Including kitchen, wine cellar, bar area and store

Table 3.2 Proposed Floor Uses

Level	Proposed Uses
UG/F	E&M facilities
G/F	Entrance hall, themed restaurant (with kitchen, wine cellar, bar area and store), café, shop, reinstated cells, briefing area
1/F	Entrance hall, Multi-functional halls
2/F	Multifunctional lobby/ reception area, multi-function hall, conserved courtrooms, virtual court
3/F	Dressing rooms, green room, reinstated magistrates' office
4/F	Multi-function rooms and ancillary office
5/F	Multi-function halls
R/F	E&M facilities

3.4 Heritage Considerations

3.4.1 Having the historic and heritage significance of the Site in view, a balance between conservation and adaptive re-use is to be achieved. The Applicant fully respects the historic value of the Site and will carefully preserve it by keeping modification of the existing building features to the minimum. New elements for the "NK Future" Project will be injected while at the same time interpreting the essence and showcasing the built heritage at the Site. A Heritage Impact Assessment ("HIA") will be submitted to Antiquities and Monument office ("AMO") for endorsement in due course.

3.5 Transportation Provision

3.5.1 Majority of the visitors and staff are expected to access the Site by public transport or on foot. Hence, public car parking space will not be provided within the Site. 15 nos. of ancillary carparking spaces (including 1 no. of accessible carparking space) and 8 nos. of motorcycle parking spaces will be reserved for staff only. To facilitate disabled access, a disabled drop-off

will be provided on-site. 1 no. of loading/unloading bay will be provided at the north court for loading/unloading activities.

3.6 Implementation Schedule

- 3.6.1 The renovation works of the building will commence in Q2 2027 and the targeted completion date of the Project is Q2 of 2028.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 The Proposed Uses are Integral Parts of the "NK Future" Project

4.1.1 The Universal Judicial Education Centre as part of the "NK Future" Revitalization Project is envisioned as Hong Kong's first dedicated facility for judicial education. By restoring the court facilities and providing various interactive and experiential learning, the Centre will offer an immersive educational experience that allows the visitors to engage in the legal system more effectively and confidently. It will serve as a bridge between the community and the legal system, fostering connections that enhance public understanding of legal rights and responsibilities.

4.1.2 The Place of Entertainment (i.e. The multi-function halls on 1/F, 2/F and 5/F, multi-purpose rooms on 4/F and conserved courtrooms on 2/F) will be an integral part at the FNKM to offer an interactive learning experience to visitors/participants through hosting ceremonies, public performances (including live music, theatre, or dance events), community forum and seminars on judiciary education. The multi-function halls / rooms at various levels will also be available for community use through rental arrangement. In addition, the themed restaurant at G/F will be infused with the judicial theme and could be a destination in itself. The visitors would be able to gain knowledge on the judicial system through their dining experience. The shop (in form of kiosks) selling souvenirs associated with the exhibition materials as well as handmade crafts by local artists and the café providing a comfortable space for eating and resting after the visit will complement and further enhance the visitors' experience at the Centre. Hence, the proposed uses under this Planning Application are integral parts of the "NK Future" Project in promoting judicial education in Hong Kong and connecting with the local community through arts and culture.

4.2 Continue to Meet the Planning Intention of the "G/IC" Zone

4.2.1 The Subject Premises is located in area zoned "G/IC" on the Approved OZP. The planning intention of the zoning is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or wider district, region or the territory. The zoning is also intended to provide land for uses directly related to or in support of the works of the Government, organizations providing social services to meet community needs, and other institutional establishments. Although the proposed Place of Entertainment, shop, restaurant and café are column 2 uses under the "G/IC" zone, these uses will complement with the other elements and features and contribute as integral parts of the "NK Future" Project. No adverse impact is associated with the proposed uses and a PPE Licence or a temporary PPE Licence (Cap. 172) will be applied (before each event/activity is to be held). Hence, the proposed use would

continue to conform to the planning intention of the "G/IC" zone.

- 4.2.2 TPB PG-No. 16 states that applications for development/redevelopment within a "G/IC" zone for non-GIC uses will be considered by the TPB on individual merits and in accordance with the main planning criteria as set out in **Table 4.1** below:

Table 4.1 Main Planning Criteria for non GIC uses with "G/IC" Zone

Planning Criteria	Compliance with TPB PG-No. 16
The proposed development should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities, if any, within the "G/IC" site. Temporary reprovisioning, if necessary, should be provided prior to the completion of the proposed development.	The proposed uses under this Planning Application would support and are integral parts of the "NK Future" Project in promoting judicial education in Hong Kong and connecting with the local community through arts and culture.
The proposed development should be compatible in land use terms with the GIC uses on the site, if any, and with the surrounding areas.	The proposed uses would complement and be compatible with the other elements in the "NK Future" Project and enhance the visitors' experience while visiting the judicial education centre.
The proposed development should be sustainable in terms of capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas.	The proposed uses are small in scale and will complement the proposed judicial education centre. No adverse impact onto the surrounding environment will be resulted. Nevertheless, a Sewerage Impact Assessment will be carried out to assess the impact arising from the proposed development on the existing sewer system for compliance with the relevant approval condition attached to the planning approval.
There should be adequate provision of parking and loading/unloading facilities	Adequate provision of parking and loading/unloading facilities

Planning Criteria	Compliance with TPB PG-No. 16
to serve the proposed development in accordance with the HKPSG and to the satisfaction of the Transport Department. Adequate vehicular access arrangements should also be provided to the satisfaction of the Transport Department.	will be provided at the proposed development to meet operation needs and to the satisfaction of TD. The vehicular access and parking provision would be in compliance with the requirements in the land lease and provided to the satisfaction of the Transport Department.
The proposed development should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area.	The proposed uses are complementing and serve as integral parts of the "NK Future" project. There will not be any impact to the overall planned provision of open space and GIC facilities in the area.
The proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby including heavily trafficked road, otherwise adequate environmental mitigation, monitoring and audit measures must be provided.	The proposed uses are located within a historical building with central air-conditioning and will not cause directly or indirectly the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby.
The design and layout of the proposed development should have regard to the preservation of any existing buildings of historical or architectural values on or adjoining the application site.	The Applicant will give due regard to the set of Conservation Guidelines for the conservation/renovation works at FNKM while complying with the current statutory requirements under the Buildings Ordinance. A HIA will be submitted to AMO in due course for approval and further consultation with the AAB for endorsement.
The financial viability of a development/redevelopment proposal in	The operation of the "NK Future" Project will be on a

Planning Criteria	Compliance with TPB PG-No. 16
<p>support of the GIC elements to be provided, the status of the land under lease and the planning gains to be brought about by the proposed development would also be part of the considerations of the Board when assessing the proposal. However, the amount of weight to be given to these considerations would depend on the circumstances and merits of each case. Under normal circumstances, planning considerations such as land-use compatibility, traffic and environmental impacts, and landscape and urban design concerns would take precedence.</p>	<p>self-financing basis. Apart from revenue generating from the exhibitions and programme, income generated from souvenir shop, café and themed restaurant as well as renting out the multi-function halls and multi-functional rooms will help to provide the necessary income source for sustainable operation and enhance the financial viability of the entire operation.</p> <p>The proposed uses would be integral parts of the first ever Judicial education centre in Hong Kong. They will help fostering a stronger connection with the local community.</p> <p>As the proposed uses are within an existing historical building and are small in scale, no adverse impact onto the surrounding environment will be anticipated.</p>
<p>All other statutory or non-statutory requirements of relevant Government departments should be met.</p>	<p>All statutory or non-statutory requirements of relevant Government Departments would be met.</p>

4.3 Fostering Stronger Connection with the Local Community

4.3.1 The FNKM is located in Sham Shui Po community. The "NK Future" Project aims to use the historic building as a starting point to connect the community and the local heritage, bridging old and new cultural assets, and promoting local culture and creative arts. At the outset of the Project, the Applicant has liaised with the local stakeholders including Sham Shui Po District Office and understood there is a high demand for a sizable multi-functional hall with a capacity for 200+ participants in the neighbourhood as such facility is lacking in the district.

4.3.2 The multi-function hall (with performance/lecture space) on 2/F, the multi-function rooms/halls on 1/F, 4/F and 5/F and conserved courtrooms on 2/F are integral parts of the Project as various judiciary education and Hong Kong Memories programmes with strong focus on community engagement will be conducted at these premises. Individuals that are closely related to the judiciary (such as former judicial personnel) will present the history and evolution of the court and the judicial system through oral narratives. At the same time, the multi-function hall on 2/F will serve as performance space where rehabilitated individuals and community volunteers will perform drama to promote rule of law education in a story-telling format. All multi-function halls/rooms will also be available for rental to the community such as primary and secondary schools, educational institutions, performance groups (covering arts, music and drama), non-government organizations in Sham Shui Po as well as government bodies. The halls will be able to connect with the local communities while meeting the demand for multi-functional space in the district. The multi-function rooms on 4/F and multi-function halls on 1/F and 5/F will offer spaces for public performances such as live music, theatre or dance events as well as community forums and educational seminars.

4.3.3 The themed restaurant at G/F could be a destination in itself, thus helping to create additional community connections to the FNKM. The café will provide a platform where the visitors can mingle with the operator of the café. The shop and weekend markets proposed in the Project will provide an opportunity for the local artists to sell and showcase their art works and handmade crafts with the goal to use cultural and creative arts as a platform to revitalise FNKM into a cultural and creative arts hotspot. Connection with the local community will be further strengthened through the promotion of arts and culture at the FNKM.

4.4 Contributing to the Financial Sustainability of the Project

4.4.1 The operation of the "NK Future" Project will be on a self-financing basis. The maintenance and management of the Project would require substantial amount of funding. Apart from revenue generating from the exhibitions and programme, income generated from souvenir shop, café and themed restaurant as well as renting out the multi-function halls and multi-function rooms for corporate gatherings, ceremonial occasions and special events will help to provide the necessary income source for sustainable operation and enhance the financial viability of the entire operation.

4.5 The Overall Building Bulk Will Not Be Altered

4.5.1 The addition and alteration ("A&A") works for the proposed Place of Entertainment, Shop and Services and Eating Place will primarily be confined within the existing building, with limited external interventions

aimed at enhancing building performance and ensuring compliance with current regulations. An additional GFA of approximately 52m² will be introduced to accommodate an ancillary store and E&M area beneath the newly constructed water tank. This increase is minor and will not alter the overall building bulk of the building.

4.6 No Adverse Heritage impact

- 4.6.1 The Conservation Guidelines for FNKM were drawn up by the Antiquities and Monuments Offices ("AMO"). The Applicant will give due regard to the set of Conservation Guidelines for the conservation/renovation works at FNKM while complying with the current statutory requirements under the Buildings Ordinance. A HIA will be submitted to AMO in due course for approval and further consultation with the AAB for endorsement.

4.7 No Adverse Traffic Impact

- 4.7.1 The Site is located at Tai Po Road which is well served by bus routes. Sham Shui Po MTR Station is about 530m away from the Site which is about 8 mins walking distance. The participants/visitors and staff can easily gain access to the Site via various public transport modes. Adequate loading/unloading facilities will be provided at the Site to meet the operation need. No adverse traffic impact onto the surrounding road network will be anticipated.

5. SUMMARY AND CONCLUSION

- 5.1 In light of the above, it is evident that the proposed 'Place of Entertainment', 'Shop and Services (not elsewhere specified)' and 'Eating Place (not elsewhere specified)' at the Site should be favourably considered by the TPB from land use planning perspective.
- 5.2 The Planning Department is respectfully requested to give favourable consideration to support the Planning Application in planning context based on the following:
- a) The Applicant is seeking approval from the TPB under Section 16 of the Town Planning Ordinance for the proposed 'Place of Entertainment', 'Shop and Services (not elsewhere specified)' and 'Eating Place (not elsewhere specified)' at the Site.
 - b) The proposed uses under this Planning Application are integral parts of the "NK Future" Project in promoting judicial education in Hong Kong and connecting with the local community through arts and culture.
 - c) The proposal will continue to meet the planning intention of the "G/IC" zone and the TPB Guidelines No. 16.
 - d) The proposed uses will foster a stronger connection with the local community.
 - e) The proposed uses will help to provide the necessary income source for sustainable operation and enhance the financial viability of the entire operation.
 - f) The A&A works for the proposed 'Place of Entertainment', 'Shop and Services (not elsewhere specified)' and 'Eating Place (not elsewhere specified)' will primarily be confined within the existing building, with limited external interventions aimed at enhancing building performance and ensuring compliance with current regulations. The GFA increase is minor and will not alter the overall building bulk of the building.
 - g) The Applicant will give due regard to the set of Conservation Guidelines for the conservation/renovation works at FNKM while complying with the current statutory requirements under the Buildings Ordinance.
 - h) The staff/participants/visitors can easily gain access to the Site via

various public transport modes. No adverse traffic impact onto the surrounding road network will be anticipated.