

KOWLOON PLANNING AREA NO. 15

DRAFT CHA KWO LING, YAU TONG, LEI YUE MUN
OUTLINE ZONING PLAN NO. S/K15/28

[Amendments](#)

[Notes](#)

[Schedule of Uses](#)

[Explanatory Statement](#)

**SCHEDULE OF AMENDMENTS TO
THE APPROVED CHA KWO LING, YAU TONG, LEI YUE MUN
OUTLINE ZONING PLAN NO. S/K15/27
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at the junction of Cha Kwo Ling Road and Shing Yip Street from “Commercial” (“C”) to “Residential (Group A)10” (“R(A)10”) with stipulation of building height (BH) restriction.
- Item B – Rezoning of a site at Yau Tong Bay from “Comprehensive Development Area” (“CDA”) to “C(1)” with stipulation of BH restriction.
- Item C – Rezoning of a site at the junction of Shung Shun Street and Yan Yue Wai from “CDA(5)” to “R(A)11” with stipulation of BH restrictions and designation of the land abutting the waterfront as ‘Waterfront Promenade’.

II. Amendments to the Notes of the Plan

- (a) Incorporation of ‘Marine Related Facilities (on land designated “C(1)” only)’ under Column 1 and ‘Marina (not elsewhere specified) (on land designated “C(1)” only)’ under Column 2 of the Notes for “C” zone.
- (b) Revision to the Remarks of the Notes for “C” zone to incorporate development restrictions and requirements for the new “C(1)” sub-zone.
- (c) Revision to the Remarks of the Notes for “CDA” zone in relation to the site area requirement of public waterfront promenade at Yau Tong Bay.
- (d) Revision to the Remarks of the Notes for “CDA” zone to delete “CDA(5)” sub-zone.
- (e) Revision to paragraph (6) of the Remarks of the Notes for “CDA” zone in relation to the exemption clause for plot ratio calculation.
- (f) Revision of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)6”, “R(A)8” and “R(A)9” only)’ to ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)6”, “R(A)8”, “R(A)9”, “R(A)10” and “R(A)11” only)’ under Column 1 of the Notes for “R(A)” zone.
- (g) Revision to the Remarks of the Notes for “R(A)” zone to incorporate development restrictions and/or requirements for the new “R(A)10” and “R(A)11” sub-zones.
- (h) Incorporation of ‘Government Refuse Collection Point’ and ‘Public

Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.

- (i) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 1 of the Notes for “V” zone.
- (j) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “Other Specified Uses” annotated “Business” (“OU(B)”) zone; and corresponding deletion of ‘Government Use (Police Reporting Centre, Post Office only)’ under Column 1 and ‘Government Use (not elsewhere specified)’ under Column 2 of Schedule I of the Notes for “OU(B)” zone.
- (k) Revision to the Chinese translation of the user term ‘Research, Design and Development Centre’ from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “CDA”, “Residential (Group E)”, “Government, Institution or Community” and “OU(B)” zones in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

31 October 2025

KOWLOON PLANNING AREA NO. 15

DRAFT CHA KWO LING, YAU TONG, LEI YUE MUN **OUTLINE ZONING PLAN NO. S/K15/28**

(Being a Draft 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, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Coastal Protection Area”:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/rail/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 areas zoned “Coastal Protection Area”,
- (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
 - (ii) 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

- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) 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.

- (10) 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.
- (11) 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. 15

**DRAFT CHA KWO LING, YAU TONG, LEI YUE MUN
OUTLINE ZONING PLAN NO. S/K15/28**

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
RESIDENTIAL (GROUP A)	7
RESIDENTIAL (GROUP B)	12
RESIDENTIAL (GROUP E)	14
VILLAGE TYPE DEVELOPMENT	19
GOVERNMENT, INSTITUTION OR COMMUNITY	21
OPEN SPACE	23
OTHER SPECIFIED USES	24
GREEN BELT	32
COASTAL PROTECTION AREA	33

COMMERCIAL

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

(Please see next page)

COMMERCIAL (Cont'd)

Planning intention

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

Remarks

- (1) On land designated "Commercial" ("C"), 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 plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "C(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 plot ratio of 11.0, or the plot ratio of the existing building, whichever is the greater.
- (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 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 "C(1)", a public waterfront promenade of not less than 15m wide with an area of not less than 1,205m² and a public pedestrian passageway connecting the public waterfront promenade and Cha Kwo Ling Road shall be provided.
- (5) In determining the 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may 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 (1) or (2) 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.
- (7) 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.

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) 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 Pier 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 Residential Institution Research, Design and Development Centre 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 community and 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, traffic, infrastructure 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” (“CDA”) shall prepare a Master Layout Plan (MLP) 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 or 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 Master Plan 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 visual impact assessment and an air ventilation assessment 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;
 - (ix) 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;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (x) 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; and
 - (xi) such other information as may be required by the Town Planning Board.
- (2) The MLP mentioned in paragraph (1) above 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 the maximum plot ratio (PR) and building height as specified below:

Site	Restrictions
“CDA” at Yau Tong Bay	A maximum PR of 4.5 and a maximum building height of 120m above Hong Kong Principal Datum A public waterfront promenade not less than 15m wide and with a site area not less than 23,495m² A public vehicle park, as required by the Government, shall be provided
“CDA(1)” to “CDA(4)” at Yau Tong Industrial Area	A maximum PR of 5.0 and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan A public waterfront promenade not less than 15m wide as designated ‘Waterfront Promenade’ on the Plan

- (4) In determining the relevant maximum PR 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.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (5) In determining the relevant maximum PR for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as GIC facilities shall be included for calculation.
- (6) In determining the relevant maximum PR for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as public vehicle park on land designated “CDA” at Yau Tong Bay, as required by the Government, may be disregarded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance. Under no circumstances shall the total PR for the Yau Tong Bay “CDA” zone, to which this paragraph applies, exceed 5.0.

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 Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (on land designated “R(A)7” only) 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)6”, “R(A)8”, “R(A)9”, “R(A)10” and “R(A)11” 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 (except on land designated “R(A)7”) 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.

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”), “R(A)6”, “R(A)7” and “R(A)9”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (15) and/or (16) 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 paragraphs (15) and/or (16) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) For the purposes of paragraph (1) above, on land designated “R(A)”, “R(A)6”, “R(A)7” and “R(A)9”, 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.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), 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.
- (5) On land designated “R(A)10”, 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.
- (6) Except as otherwise provided herein, on land designated “R(A)1” to “R(A)3”, “R(A)5”, “R(A)8” and “R(A)11”, 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 domestic and non-domestic gross floor area specified below:

<u>Sub-zone</u>	<u>Maximum</u> <u>Domestic Gross Floor Area</u>	<u>Maximum</u> <u>Non-Domestic Gross Floor Area</u>
R(A)1	440,000m ²	15,000m ²
R(A)2	100,906m ²	4,568m ²
R(A)3	146,408m ²	1,200m ²
R(A)5	559,430m ²	82,350m ²

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

R(A)8	227,250m ²	30,300m ²
R(A)11	44,750m ²	7,900m ²

- (7) 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 (mPD), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (8) On land demarcated for a 10m-wide building gap in the “R(A)6” zone, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 20mPD.
- (9) On land designated “R(A)6”, a total of not less than 200 public car parking spaces shall be provided. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as public car parking spaces should be included for calculation.
- (10) On land designated “R(A)7”, in determining the relevant maximum plot ratio, any floor space that is constructed or intended for use solely as railway facilities, as required by the Government, may be disregarded.
- (11) On land designated “R(A)8”, “R(A)9” and “R(A)10”, in determining the relevant maximum gross floor area/plot ratio, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (12) On land designated “R(A)10”, in determining the relevant maximum plot ratio, any floor space that is constructed or intended for use solely as public vehicle park, as required by the Government, may be disregarded.
- (13) On land designated “R(A)11”, a public waterfront promenade of not less than 15m wide as designated ‘Waterfront Promenade’ on the Plan and a public vehicle park shall be provided. In determining the maximum gross floor area, any floor space that is constructed or intended for use as public vehicle park shall be included for calculation.
- (14) In determining the relevant maximum plot ratio/gross floor area, for the purposes of paragraphs (1), (2), (5) and (6) 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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (15) 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/gross floor area for the building on land to which paragraph (1), (2), (5) or (6) 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/gross floor area specified in paragraphs (1), (2), (5) and (6) above may thereby be exceeded.
- (16) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions or the minimum provision of public car parking spaces stated in paragraphs (1), (2), (5), (6), (7) and (9) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (17) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the building gap restriction as stated in paragraph (8) above 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
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) 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) 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 School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

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.

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 specified below and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater:

<u>Sub-zone</u>	<u>Maximum plot ratio</u>
R(B)1	4.5
R(B)2	3.3

- (2) In determining the relevant 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 E)

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

Schedule I: for open-air development or
for building other than industrial or industrial-office building[@]

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station (excluding open-air terminus or station)	Educational Institution
Utility Installation for Private Project	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (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)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (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
Schedule II : for existing industrial or industrial-office building [@]	
Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods^Δ) Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience 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 Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Industrial Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office (not elsewhere specified) Petrol Filling Station Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor) Vehicle Repair Workshop Wholesale Trade

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

Remarks

- (1) No new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 5.0 and a maximum non-domestic plot ratio of 1.0.
- (2) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio of the existing building, except for modification of an existing non-domestic building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum domestic and non-domestic plot ratio(s) stated in paragraph (1) above.
- (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 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) In determining the relevant 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.
- (5) 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) 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 (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

VILLAGE TYPE DEVELOPMENT

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 Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (Police Reporting Centre, Post Office only) House Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Flat Government Use (not elsewhere specified)# Institutional Use (not elsewhere specified)# Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project
In addition, the following uses are always permitted on the ground floor of a house	
Eating Place Library School Shop and Services	

Planning Intention

The planning intention of this zone is primarily for the provision of land for the retention and expansion of existing villages as well as reservation of land for the reprovisioning of village houses affected by Government projects. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a house. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) 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.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Flat (Government Staff Quarters only) (on land designated “G/IC(1)” only) Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier 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 (not elsewhere specified) Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Marine Fuelling Station 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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

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.

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 heights in terms of number of storeys/metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier 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

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

For “Business” only

Schedule I: for open-air development or
for building other than industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point
Educational Institution	Hotel
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Non-polluting Industrial Use (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	School (not elsewhere specified)
Library	Social Welfare Facility (excluding those involving residential care)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Warehouse (excluding Dangerous Goods Godown)
Off-course Betting Centre	Wholesale Trade
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose- designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(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
-----------------------------------	---

For “Business” only (Cont'd)

Schedule II: for industrial or industrial-office building @

Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Industrial Use (not elsewhere specified)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Private Club
Office (excluding those involving direct provision of customer services or goods)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^Δ, the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Business” only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Business” only (Cont'd)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

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 plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) In determining the 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) 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 (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio 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
-----------------------------------	---

For “Sewage Treatment Plant” only

Sewage Treatment Plant

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the development of sewage treatment plant.

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 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 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
-----------------------------------	---

For “Ventilation Building” only

Ventilation Building

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the development of ventilation building.

For “Cross Harbour Tunnel Toll Plaza” only

Toll Plaza

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the development of toll plaza.

(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
-----------------------------------	---

For “Railway Station” only

Railway Station

Government Use
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 development of railway station.

For “Petrol Filling Station” only

Petrol Filling Station

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the development of petrol filling station.

(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
-----------------------------------	---

For “Breakwater” only

Breakwater

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

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

For “Amenity Area” only

Amenity Planting

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for the provision of landscaping and planting to enhance the quality of the environment.

GREEN BELT

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

Planning Intention

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

COASTAL PROTECTION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Lighthouse Nature Reserve Nature Trail	Field Study/Education/Visitor Centre Government Use Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution (Statue only)

Planning Intention

This zone is intended to conserve, protect and retain the lighthouse, the natural coastlines and the sensitive coastal natural environment, including area of scenic value, with a minimum of built development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape of the area or are essential infrastructure projects with overriding public interest may be permitted.

KOWLOON PLANNING AREA NO. 15

**DRAFT CHA KWO LING, YAU TONG, LEI YUE MUN
OUTLINE ZONING PLAN NO. S/K15/28**

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 15

**DRAFT CHA KWO LING, YAU TONG, LEI YUE MUN
OUTLINE ZONING PLAN NO. S/K15/28**

<u>Contents</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	4
7. LAND USE ZONINGS	
7.1 Commercial	4
7.2 Comprehensive Development Area	5
7.3 Residential (Group A)	9
7.4 Residential (Group B)	12
7.5 Residential (Group E)	13
7.6 Village Type Development	14
7.7 Government, Institution or Community	14
7.8 Open Space	15
7.9 Other Specified Uses	16
7.10 Green Belt	17
7.11 Coastal Protection Area	17
7.12 Minor Relaxation Clause	18
8. COMMUNICATIONS	18
9. UTILITY SERVICES	19
10. CULTURAL HERITAGE	19
11. IMPLEMENTATION	19

KOWLOON PLANNING AREA NO. 15

DRAFT CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN NO. S/K15/28

(Being a Draft 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 draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/28. 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 plans covering the Yau Tong area (Plan No. LK 15/27/1) and Cha Kwo Ling area (Plan No. LK 15/25/4) were gazetted on 14 February 1958 and 9 January 1959 respectively under the Town Planning Ordinance (the Ordinance). The statutory plans had been amended several times.
- 2.2 On 9 September 1965, the then Governor directed the preparation of an OZP for the Cha Kwo Ling, Yau Tong and Lei Yue Mun areas. Accordingly, OZP No. LK 15/35 was prepared and was exhibited for public inspection under section 5 of the Ordinance on 12 March 1971. Since then, the OZP had been amended several times to reflect the changing circumstances.
- 2.3 On 7 March 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP, which was subsequently renumbered as S/K15/11. On 19 September 2000, the CE in C referred the approved OZP No. S/K15/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 31 March 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP, which was subsequently renumbered as S/K15/17. On 30 June 2009, the CE in C referred the approved OZP No. S/K15/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.

- 2.5 On 31 May 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP, which was subsequently renumbered as S/K15/19. On 8 November 2011, the CE in C referred the approved OZP No. S/K15/19 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.6 On 29 April 2014, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP, which was subsequently re-numbered as S/K15/21. On 8 July 2014, the CE in C referred the approved OZP No. S/K15/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 27 October 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP, which was subsequently re-numbered as S/K15/23. On 5 April 2016, the CE in C referred the approved OZP No. S/K15/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.8 On 11 April 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP, which was subsequently renumbered as S/K15/25. On 16 March 2021, the CE in C referred the approved OZP No. S/K15/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 8 November 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP, which was subsequently renumbered as S/K15/27. On 2 September 2025, the Secretary for Development referred the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27 to the Board for amendment under 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 12 September 2025 under section 12(2) of the Ordinance.
- 2.10 On 31 October 2025, the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/28 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly include (a) rezoning of a site at the junction of Cha Kwo Ling Road and Shing Yip Street from “Commercial” (“C”) to “Residential (Group A)10” (“R(A)10”); (b) rezoning of a site at Yau Tong Bay from “Comprehensive Development Area” (“CDA”) to “C(1)”; and (c) rezoning of a site at the junction of Shung Shun Street and Yan Yue Wai from “CDA(5)” to “R(A)11”.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment of land within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate 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 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 (PR) calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Yau Tong 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.tpb.gov.hk>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is located in East Kowloon within the Kwun Tong District. It is bounded by the hilly ranges of Black Hill, Chiu Keng Wan Shan and Devil's Peak (Pau Toi Shan) to the east; Lei Yue Mun Strait to the south; Victoria Harbour, Wai Yip Street and Cha Kwo Ling Road to the west and Lei Yue Mun Road and Lam Tin area to the north-west. The boundary of the Area is shown in a heavy broken line on the Plan. It covers about 263.95 hectares of land.
- 5.2 The northern part of the Area is mainly occupied by private residential developments (Laguna City and Sceneway Garden), planned residential developments in the Cha Kwo Ling and the ex-Cha Kwo Ling Kaolin Mine Site and Government uses.

- 5.3 The Eastern Harbour Crossing bisects the Area in the central part. To the south of the Eastern Harbour Crossing are Yau Tong Bay, Yau Tong Industrial Area and Sam Ka Tsuen Typhoon Shelter. Yau Tong Industrial Area is bounded by Ko Fai Road to the north, Cha Kwo Ling Road to the east, Shung Shun Street to the south and the Victoria Harbour to the west. The “CDA” zones in Yau Tong Bay and Yau Tong Industrial Area are proposed to be developed in a comprehensive manner for residential, commercial and community uses.
- 5.4 The eastern part of the Area mainly consists of public housing developments. The southern tip of the Area along the coast of Lei Yue Mun is the area commonly known as Lei Yue Mun Village, which contains mainly village type development.
- 5.5 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board, the requirements under the Protection of the Harbour Ordinance (Cap. 531) and the Harbour Planning Principles of the Harbourfront Commission.

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 133,500 persons. It is estimated that the planned population of the Area would be about 195,900 persons.

7. LAND USE ZONINGS

7.1 “Commercial” (“C”) - Total Area 3.53 ha

- 7.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.
- 7.1.2 Two sites abutting Ko Fai Road at the north-western fringe of Yau Tong Industrial Area are zoned “C”. Taking advantage of their locations in close proximity to the Mass Transit Railway (MTR) Yau Tong Station, redevelopment of the existing industrial buildings to commercial use is encouraged. Developments within this zone are subject to a maximum PR of 12.0 so as not to aggravate the existing traffic problems in the Area. To improve visual permeability, these two “C” sites are subject to a maximum building height of 120 metres above Principal Datum (mPD) and 140mPD as stipulated on the Plan respectively.
- 7.1.3 A site at Cha Kwo Ling Road to the north of Yau Tong Bay is zoned “C(1)”. It is subject to a maximum PR of 11.0 and a maximum building height of 120mPD as stipulated on the Plan. A public waterfront

promenade (PWP) shall be provided to connect the planned PWP of Yau Tong Bay. The width of the PWP is planned for 20m. To allow design variations with undulations in width, a minimum width of 15m is considered acceptable but the area of the PWP should be not less than 1,205m². The design of the promenade should include public landscape plantings, and its boundaries should tally with those of the adjacent PWP to avoid abrupt widening. A 24-hour at-grade 3m wide public pedestrian passageway shall be provided to connect the PWP and Cha Kwo Ling Road. A set of landing steps will be provided and opened for public use. An Air Ventilation Assessment (AVA) – Initial Study has been conducted by the project proponent and that adequate building and tower setbacks shall be provided within the development to facilitate air ventilation.

- 7.1.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum PR may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.1.5 The PR/gross floor area (GFA) control under “C(1)” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

7.2 “Comprehensive Development Area” (“CDA”) - Total Area 12.41 ha

- 7.2.1 This zone is intended primarily for comprehensive residential and commercial development with community facilities.
- 7.2.2 The “CDA” zone at Yau Tong Bay includes the Yau Tong Marine Lots at Cha Kwo Ling Road and Ko Fai Road, the Water Supplies Department (WSD)’s salt water pumping station, the gas pigging station, the Civil Engineering and Development Department (CEDD)’s maintenance depot and the Hong Kong Ice and Cold Store, except a site at Cha Kwo Ling Road to the north of Yau Tong Bay which zoned “C(1)”. For the Yau Tong Industrial Area, there are four “CDA” sub-zones, namely “CDA(1)” to “CDA(4)”, located along two sides of Tung Yuen Street and Yan Yue Wai.
- 7.2.3 Pursuant to section 4A(1) of the Ordinance, any development within the “CDA” zone would require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the zone 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.

“CDA” at Yau Tong Bay

- 7.2.4 Development within the “CDA” at Yau Tong Bay is restricted to a maximum PR of 4.5. To allow flexibility and meet the market needs, the development mix between the domestic and non-domestic GFAs would be proposed by the applicant at the MLP submission stage, taking into account land use planning considerations and design merits, and should be supported by technical assessments. Government, institution or community (GIC) facilities as requested by Government departments should be provided in the development to serve the local and district needs and included in the calculation of the maximum PR. A public vehicle park (PVP), as required by the Government, shall be provided and any floor space that is constructed or intended for use solely as PVP on land designated “CDA” at Yau Tong Bay, as required by the Government, may be disregarded.
- 7.2.5 In view of the harbourfront location of the site, future development at the Yau Tong Bay “CDA” zone is restricted to a maximum building height of 120mPD. To allow design flexibility, more stringent building height restriction has not been proposed to some prominent parts of the site. However, lower building height of 60mPD should be considered at the two western outermost ends of the “CDA” zone to maintain a more intertwined relationship with the harbour edge as recommended in the Waterfront Building Height Concept in the Stage II Study on Review of the Metroplan. A distinct gradation of height profile with descending building height towards the harbourfront should be adopted. More innovative design and appropriate disposition and non-building area (NBA)/permeable zones should be adopted and reflected in the MLP in order to avoid a monotonous harbourfront image and the wall effect. Besides, a PWP should be provided within the “CDA” zone to connect with the waterfront of Kai Tak. The width of the PWP is planned for 20m. In view of the site constraints and to allow design flexibility, a minimum width of 15m is considered acceptable for part of the promenade with severe site constraints, but the total site area of the PWP should not be less than 23,495m². The design of the promenade, which should include public recreational facilities and landscape plantings, would be considered by the Board in the MLP submission stage. The Yau Tong Bay “CDA” zone includes three existing GIC facilities, i.e. the salt water pumping station, the gas pigging station and the CEDD’s maintenance depot. These facilities are included into this “CDA” zone to safeguard their continuous operations/reprovisioning arrangements, and if necessary, the design and provision of mitigation measures, would be effectively monitored by the Board in the MLP submission stage.
- 7.2.6 To facilitate the preparation and submission of the MLP, a planning brief for the Yau Tong Bay “CDA” zone, incorporating detailed requirements from relevant Government departments, was endorsed by the Metro Planning Committee (MPC) of the Board on 9 April 2010. In order to give incentive for a comprehensive and integrated redevelopment, a minor relaxation of the PR restriction could be considered by the Board

subject to the submission of comprehensive redevelopment scheme with planning and design merits. In seeking the minor relaxation of the PR restriction, the applicant should demonstrate that at least 80% of private land within the “CDA” zone have been assembled or consent from 80% of the private land owners (calculated in terms of land area) have been obtained in support of the application for minor relaxation of the maximum PR under the MLP submission and provide additional information to meet the following requirements:

- (a) demonstrate that the development proposal with additional GFA granted under minor relaxation arrangement is technically feasible and sustainable in all aspects with planning and design merits;
- (b) implement the waterfront promenade at the initial phase of redevelopment for public enjoyment;
- (c) provide recreational facilities along the waterfront promenade to add vibrancy along the harbourfront;
- (d) reconstruct and beautify the seawall with interesting design and provide landing steps to facilitate berthing of pleasure boats to enhance the recreation potential of the site;
- (e) provide thematic plantings with flowering trees to increase aesthetic effect and to lighten up the environment;
- (f) provide vertical and roof-top greening to maximize the greening opportunity for the site;
- (g) adopt a distinct stepped building height profile with diversity of building mass to add more visual interests to the harbourfront;
- (h) provide permeable zones between the buildings for better air ventilation;
- (i) address and resolve the land and sea-bed contamination for the whole Yau Tong Bay; and
- (j) adopt innovative design to integrate the “CDA” development with tourism development of the nearby Lei Yue Mun Village.

7.2.7 In order to have a proper control on the development intensity of the area, under no circumstances shall the total PR for the Yau Tong Bay “CDA” zone exceed 5.0.

“CDA(1)” to “CDA(4)” at Yau Tong Industrial Area

7.2.8 The “CDA(1)” to “CDA(4)” zones at Yau Tong Industrial Area are at present mainly occupied by obsolete industrial buildings and operations, Kwun Tong Wholesale Fish Market, Tung Yuen Street Cooked Food

Market and WSD's Yau Tong Salt Water Pumping Station. They are intended for comprehensive development/redevelopment for residential and/or commercial uses with the provision of open space and other community and supporting facilities. Developments within these four "CDA" sub-zones are restricted to a maximum PR of 5.0. A planning brief to guide developers in their detailed planning and implementation of the developments to ensure a coordinated approach of redevelopment of the individual "CDA" sub-zones in terms of development scale, design layout, provision of waterfront promenade, visual and air corridors, etc. was endorsed by the MPC of the Board on 20 November 2015. GIC facilities as requested by Government departments should be provided in the development to serve the local and district needs and included in the calculation of the maximum PR.

- 7.2.9 In view of the harbourfront location of the site, future developments at the waterfront portions of "CDA(1)" and "CDA(3)" zones as well as the entire "CDA(2)" and "CDA(4)" zones are restricted to a maximum building height of 80mPD. The rest of "CDA(1)" and "CDA(3)" zones are subject to a maximum building height of 100mPD. A distinct gradation of height profile with descending building height towards the harbourfront should be adopted. More innovative design and appropriate disposition and NBA/permeable zones should be adopted and reflected in the MLP in order to avoid a monotonous harbourfront image and the wall effect.
- 7.2.10 A PWP of not less than 15m wide shall be provided in the "CDA(1)" to "CDA(4)" zones on land designated 'Waterfront Promenade' on the Plan, which also covers a section of Yan Yue Wai and Shung Wo Path. These sections of waterfront promenade will form parts of the continuous waterfront promenade from Lei Yue Mun to Yau Tong Bay and then to Kai Tak. Suitable commercial uses, especially shop and services and eating place, should be provided in the future developments along the waterfront promenade to enhance the vibrancy and public enjoyment.
- 7.2.11 To allow better air ventilation upon redevelopment, two NBAs of not less than 15m wide in a northeast-southwest direction, one aligning with Shung Yiu Street and Shung Wo Path within the "CDA(1)", "CDA(2)" and "CDA(3)" zones, and one aligning with Yan Yue Wai within the "CDA(3)" zone shall be provided. The NBA requirement is specified in the planning brief. Subject to the AVA submitted to support the MLP at the planning application stage, variation to the width or alignment of the NBA could be considered if it can be demonstrated that the overall air ventilation performance would not be adversely affected. Within the NBA, no above ground structure is allowed except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure for footbridge connection or covered walkway may be allowed. Below ground structure is allowed within the NBAs.

7.3 “Residential (Group A)” (“R(A)”) - Total Area 84.42 ha

- 7.3.1 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.
- 7.3.2 Existing public rental housing developments including Tak Tin Estate, Kwong Tin Estate, Lei Yue Mun Estate, Yau Tong Estate, Yau Lai Estate and Ko Yee Estate and existing Home Ownership Scheme (HOS) developments including Hong Nga Court, Hong Pak Court, Hong Shui Court, Yau Chui Court, Ko Chun Court and part of Ko Cheung Court are within this zone. Yau Mei Court and part of Ko Cheung Court are converted to Government quarters.
- 7.3.3 Within these public/subsidised housing developments, adequate community facilities, retail facilities and open spaces are provided to serve the local community. A school in Yau Tong Estate and a community complex in Tak Tin Estate are free-standing but are covered by the “R(A)” zone on the Plan as they form part of the large housing estate developments.
- 7.3.4 Regarding private residential developments, Yau Tong Centre, a Private Sector Participation Scheme, was built in 1970s and is located in central Yau Tong. The existing private residential development at Cha Kwo Ling Road also falls within this zone.
- 7.3.5 In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Study Review, completed in early 2002, developments or redevelopments within this zone are subject to specific control on PRs except otherwise specified in the Notes, i.e. a maximum PR of 7.5 for a domestic building and a maximum PR of 9.0 for a partly domestic and partly non-domestic building. In calculating the GFAs for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 7.3.6 Two large-scale private residential developments, namely Laguna City and Sceneway Garden, are located in northern part of the Area. Laguna City comprises three large sites, of which two are zoned “R(A)1” and subject to the maximum domestic GFA of 440,000m² and maximum non-domestic GFA of 15,000m², and the remaining site zoned “R(A)2” and subject to the maximum domestic GFA of 100,906m² and the maximum non-domestic GFA of 4,568m². Sceneway Garden consists of two portions linked by a landscaped deck over Lei Yue Mun Road. The southern portion of Sceneway Garden falls within the Area located above the MTR Lam Tin Station and zoned “R(A)3”, subject to the maximum

domestic GFA of 146,408m² and the maximum non-domestic GFA of 1,200m². The northern portion of Sceneway Garden falls within the Kwun Tong (South) OZP outside the Area.

- 7.3.7 Yau Lai Estate is zoned “R(A)5” subject to the maximum domestic GFA of 559,430m² and the maximum non-domestic GFA of 82,350m².
- 7.3.8 The “R(A)” sites at Yan Wing Street and at the junction of Ko Chiu Road and Pik Wan Road are subject to a maximum building height of 150mPD as stipulated on the Plan. Another “R(A)” site at Ko Chiu Road is subject to a maximum building height of 170mPD as stipulated on the Plan.
- 7.3.9 The “R(A)6” site at Lei Yue Mun Path is intended for residential development and is subject to a total PR restriction of 9.0 with the maximum domestic PR of 7.5 and the maximum building height of 100mPD and the requirement for provision of a minimum of 200 public car parking spaces, which should be included for PR calculation. To enhance the air ventilation and visual permeability in the locality, a 10m-wide strip of land running across the middle of the “R(A)6” site is earmarked for a building gap with maximum building height of 20mPD.
- 7.3.10 The “R(A)7” site at Ko Chiu Road is intended for residential development on top of the existing Yau Tong Ventilation Building and is subject to a total PR of 9.0 with the maximum domestic PR of 7.5 and a maximum building height of 190mPD. In determining the relevant maximum PR, any floor spaces that is constructed or intended for use solely as railway facilities, as required by the Government, may be disregarded.
- 7.3.11 The “R(A)8” site in Cha Kwo Ling is intended for residential housing development which is subject to a maximum domestic GFA of 227,250m² and a maximum non-domestic GFA of 30,300m², and maximum building heights of 110mPD/130mPD as stipulated on the Plan. In determining the relevant maximum GFA for land designated “R(A)8”, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- 7.3.12 A Grade 3 historic building, namely the Law Mansion, is identified within the “R(A)8” site in Cha Kwo Ling which would be preserved in-situ for adaptive reuse. In the design stage of site formation and infrastructure work, a Heritage Impact Assessment (HIA) will be conducted in accordance with the prevailing Government’s Technical Circular and in consultation with the Antiquities and Monuments Office (AMO) of the Development Bureau (DEVB). Besides, there are some buildings/structures that have eye-witnessed the socio-economic development of Cha Kwo Ling Village, for instance, the remaining building of Porcelain Factory, Sze Shan Public School, office of Cha Kwo Ling Villagers Fraternity Association, and 212 Cha Kwo Ling Road. Subject to the HIA’s findings, some heritage fabrics/character defining elements of the above-mentioned buildings/structures may need

to be conserved and displayed within the housing site with interpretation information.

- 7.3.13 An area of not less than 900m² at the south-eastern periphery of the “R(A)8” site in Cha Kwo Ling is designated as a buffer area. This buffer area will be open for public enjoyment and act as a transition between the proposed housing development therein and the Tin Hau Temple at Cha Kwo Ling Road (a Grade 3 historic building). Appropriate design in the buffer area for a better integration with the adjoining Tin Hau Temple should be adopted. Provision requirement of the buffer area will be specified in the lease document, subject to agreement with relevant Government departments.
- 7.3.14 An AVA-Expert Evaluation (AVA-EE) under the Site Formation and Infrastructural Works for Proposed Public Housing Developments at Kowloon East – Feasibility Study has been carried out for the “R(A)8” site and several design measures have been proposed in the assessment, for example, building separations of not less than 15m, urban window of not less than 20m in width, etc., to alleviate the potential air ventilation impacts on the surrounding wind environment. These measures should be adopted in the proposed development to enhance the air ventilation/visual permeability towards the waterfront.
- 7.3.15 The “R(A)9” site in ex-Cha Kwo Ling Kaolin Mine Site is intended for residential housing development and is subject to a total PR of 9.0 with a maximum domestic PR of 7.5, and with maximum building heights of 135mPD/140mPD as stipulated on the Plan. In determining the relevant maximum PR, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- 7.3.16 The “R(A)10” site at the junction of Cha Kwo Ling Road and Shing Yip Street is intended for a residential development and is subject to a maximum PR of 7.5 for a domestic building and a maximum PR of 9.0 for a partly domestic and partly non-domestic building, and a maximum building height of 140mPD as stipulated on the Plan. A PVP and social welfare facilities shall be provided. A 24-hour public pedestrian passageway shall be provided to connect the existing footbridge network and the ground level near Tsui Ping River. A NBA of not less than 3m wide along the northwestern boundary facing Tsui Ping River, and another NBA of not less than 20m wide in a southeast-northwest direction between the buildings to be erected on the site shall be provided for better air ventilation. Within the NBA, no above ground structure is allowed except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure for footbridge connection or covered walkway may be allowed. The NBA requirements will not apply to underground development. In the event that the requirement of NBAs could not be met in the future development scheme, further AVA should be conducted by the project proponent(s)

to demonstrate that the wind performance of the eventual development would not be worse than the scheme adopted in the AVA 2014 and 2024.

- 7.3.17 The “R(A)11” site at the junction of Shung Shun Street and Yan Yue Wai has been developed into a residential development, namely Montego Bay. Development within this sub-zone is subject to a maximum domestic GFA of 44,750m² and a maximum non-domestic GFA of 7,900m², and maximum building heights of 80mPD (the waterfront portion) and 100mPD (the inland portion) as stipulated on the Plan. A PWP of not less than 15m wide shall be provided on land designated ‘Waterfront Promenade’ on the Plan, which also covers a section of Shung Shun Street. These sections of waterfront promenade form part of the continuous waterfront promenade from Lei Yue Mun to Yau Tong Bay and then to Kai Tak. A NBA of not less than 15m wide in a northwest-southeast direction aligning with Tung Yuen Street shall be provided. A PVP shall be provided to meet the demand and shall be included in the calculation of maximum PR.
- 7.3.18 At detailed design stage, quantitative AVAs will need to be conducted for the “R(A)” sites at Yan Wing Street and Ko Chiu Road and the “R(A)7” site at Ko Chiu Road to further refine the development layout and the relevant mitigation measures for better air ventilation. The refined mitigation measures to maintain/enhance the air ventilation performance in the surrounding area recommended therein need to be implemented accordingly.
- 7.3.19 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum PR/GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.3.20 The PR/GFA control under “R(A)8”, “R(A)9” and “R(A)10” zones is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

7.4 “Residential (Group B)” (“R(B)”) - Total Area 1.90 ha

- 7.4.1 The planning intention of this zone is primarily for medium-density residential developments, where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 7.4.2 Two “R(B)” sub-zones are located in the ex-Cha Kwo Ling Kaolin Mine Site, which are subject to different PR restrictions as specified below:

<u>Sub-zone</u>	<u>Maximum PR</u>
R(B)1	4.5
R(B)2	3.3

7.4.3 The “R(B)1” and “R(B)2” zones are subject to maximum building heights of 110mPD and 90mPD respectively as stipulated on the Plan.

7.4.4 To allow air penetration and visual permeability from inland towards the waterfront, a NBA of not less than 20m wide in a northeast-southwest direction shall be provided in the “R(B)1” and “R(B)2” zones. Within the NBA, no above ground structure is allowed except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure for footbridge connection or covered walkway may be allowed. Below ground structure is allowed within the NBA.

7.5 “Residential (Group E)” (“R(E)”) - Total Area 5.79 ha

7.5.1 This zone is intended to encourage the phasing out of non-conforming industrial uses. It provides an opportunity for redevelopment of existing obsolete industrial buildings. Residential development may be permitted with or without conditions on application to the Board. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential (I/R) interface problems.

7.5.2 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of existing industrial buildings in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses (other than non-polluting industrial uses) within existing industrial buildings will also require the permission of the Board.

7.5.3 Five sites in Yau Tong Industrial Area, one bounded by Sze Shan Street and Cho Yuen Street, one at Sze Shan Street, two at Tung Yuen Street adjacent to Shung Tak Wai and one at the junction of Shung Shun Street and Cha Kwo Ling Road, are zoned “R(E)”. With the efforts of gradually phasing out the existing industrial use in the area, some of the industrial buildings had been redeveloped into residential use.

7.5.4 Developments within this zone are subject to specific control on PRs as stipulated in the Notes, i.e. any new development or redevelopment should not exceed a maximum domestic PR of 5.0 and a maximum non-

domestic PR of 1.0 in order to restrain traffic growth which will otherwise overload the existing and planned transport network.

- 7.5.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum PRs may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 7.5.6 In order to improve visual permeability, a distinct gradation of height profile with descending building height towards the harbourfront is adopted. Development and redevelopment within this zone are subject to maximum building heights of 80mPD to 140mPD as stipulated on the Plan.

7.6 “Village Type Development” (“V”) - Total Area 7.75 ha

- 7.6.1 This zone covers Lei Yue Mun Village which is not a recognised village under the New Territories Small House Policy published by the Lands Department. It provides for the retention and expansion of existing villages as well as the reservation of land for the re-provisioning of village houses affected by Government development projects. Lei Yue Mun Village, which has long been a tourist attraction famous for its seafood restaurants, is within this zone. According to the Development Blueprint for Hong Kong’s Tourism Industry 2.0 promulgated by the Culture, Sports and Tourism Bureau (2024), Lei Yue Mun will be integrated into East Kowloon and Kai Tak Development Area as a large-scale project for improvements to unleash their potential as tourist hotspots. The Government has already improved the facilities along the Lei Yue Mun waterfront, enhanced its connectivity and converted a vacant Government school premises into an educational, cultural, heritage and arts centre in the area. Provision is allowed for uses in support of the village character and policy initiatives.
- 7.6.2 It is intended to conserve the traditional character of the existing Lei Yue Mun Village. In order to ensure that any future development or redevelopment within the village is compatible in scale with the existing developments, a maximum building height of 3 storeys (8.23m) or the height of the existing building(s), if this is greater, is imposed under the Notes. Agricultural use and other related uses are also permitted within this zone.

7.7 “Government, Institution or Community” (“G/IC”) - Total Area 19.18 ha

- 7.7.1 Land zoned for this purpose is intended to provide land for various GIC facilities to serve the needs of residents in the Area and, where appropriate, those in the adjoining districts.
- 7.7.2 Major existing GIC facilities include Yung Fung Shee Memorial Centre, Pamela Youde Polyclinic and Sai Tso Wan Neighbourhood Community

Centre with Public Transport Interchange at Cha Kwo Ling Road, The Hong Kong Society for Rehabilitation Lam Tin Complex and Hong Kong Red Cross Princess Alexandra School off Sin Fat Road, Kwun Tong Law Courts Building and Kowloon East Government Offices at Lei Yue Mun Road, a primary electricity sub-station at Cha Kwo Ling Road near Kwun Tong Law Courts Building, a care and attention home for the aged at Pik Wan Road near its junction with Ko Chiu Road, Yau Tong Service Reservoirs, Lam Tin South Indoor Games Hall at Pik Wan Road, Yau Tong Fire Station at the junction of Cha Kwo Ling Road and Ko Fai Road, Lam Tin Ambulance Depot at Lei Yue Mun Road, a joint user complex at Lei Yue Mun Path with library, an indoor recreation centre, market and social welfare facility, a gas off-take station to the west of Yau Tong Road, religious institutions, and primary and secondary schools. Besides, GIC facilities are also provided in the public and private housing developments. A clinic is planned to be incorporated in the proposed public housing development at Pik Wan Road Site A.

- 7.7.3 Major proposed GIC developments include a social welfare complex at the junction of Lei Yue Mun Path and Lei Yue Mun Praya Road, a primary school at the ex-Cha Kwo Ling Kaolin Mine Site near Sin Fat Road, a joint user Government complex at Fan Wa Street, and a sub-divisional fire station cum ambulance depot at a site zoned “GIC(1)” abutting Cha Kwo Ling Road.
- 7.7.4 Development or redevelopment of the “G/IC” sites within the Yau Tong Industrial Area, and the sites reserved for social welfare complex and primary school at the junction of Lei Yue Mun Path and Lei Yue Mun Praya Road and the ex-Cha Kwo Ling Kaolin Mine Site respectively are subject to maximum building height as stipulated on the Plan.
- 7.7.5 To allow air penetration and visual permeability from inland towards the waterfront, a NBA of not less than 20m wide in a northeast-southwest direction shall be provided along the northwestern boundary of the reserved primary school site at the ex-Cha Kwo Ling Kaolin Mine Site. Within the NBA, no above ground structure is allowed except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure for footbridge connection or covered walkway may be allowed. Below ground structure is allowed within the NBA.

7.8 “Open Space” (“O”) - Total Area 18.64 ha

- 7.8.1 This zone is intended primarily for 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.
- 7.8.2 Open spaces are distributed throughout the Area so as to provide recreation outlets within walking distance of most of the residential areas. Major open spaces include Sam Ka Tsuen Recreation Ground near

Yau Tong Industrial Area, Laguna Park near Laguna City, Tsui Ping River Garden, Sin Fat Road Rest Garden at Sin Fat Road, Sai Tso Wan Recreation Ground and Sin Fat Road Tennis Court at Sai Tso Wan and Yau Tong Service Reservoir Playground at Pik Wan Road. Local open spaces are also provided within the public housing developments, HOS developments, comprehensive residential developments, and/or some private residential developments.

7.8.3 Three sites at Cha Kwo Ling have been reserved for district open space uses. One site is located to the south of the ex-Cha Kwo Ling Kaolin Mine Site, and the other two sites are located along Sin Fat Road. These sites are subject to topographic and other constraints and the usable areas might be smaller than those shown on the OZP, subject to the detailed design by relevant departments.

7.8.4 In order to enhance the attractiveness of Lei Yue Mun waterfront and provide a more direct access for visitors to the seafood restaurants in Lei Yue Mun, a strip of coastal area to the south of Lei Yue Mun Village is reserved for an open space with a waterfront promenade and public landing facilities that would be provided under the Lei Yue Mun Waterfront Enhancement Project. Viewing platform and streetscape enhancement will also be included to improve the Lei Yue Mun waterfront area.

7.9 “Other Specified Uses” (“OU”) - Total Area 5.37 ha

7.9.1 This zone covers land allocated for specific uses, which include Business, Sewage Treatment Plant, Ventilation Building, Cross Harbour Tunnel Toll Plaza, Railway Station, Petrol Filling Station, Breakwater and Amenity Area.

7.9.2 The existing petrol filling station at the junction of Lei Yue Mun Road and Cha Kwo Ling Road, the Eastern Harbour Crossing Toll Plaza, MTR Yau Tong Station, New Cha Kwo Ling Ventilation Building, Eastern Harbour Crossing Ventilation Building and Yau Tong Sewage Pumping Station at the junction of Ko Fai Road and Tung Yuen Street are within this zone. A proposed breakwater under the Lei Yue Mun Waterfront Enhancement Project is located to the south of Lei Yue Mun Village.

7.9.3 As Yau Tong Sewage Pumping Station zoned “OU” annotated “Sewage Treatment Plant” is located at the harbourfront, development and redevelopment of the plant is subject to a maximum building height of one storey.

7.9.4 A site located at Lei Yue Mun Road is zoned “OU” annotated “Business”, and subject to a maximum PR of 12.0. Land zoned for this purpose is intended for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always in new “business” buildings permitted. However, in order to ensure that the

concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public will be permitted in the existing industrial buildings within this zone. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

- 7.9.5 Two sites abutting Cha Kwo Ling Road are zoned “OU” annotated “Amenity Area” for roadside amenity areas and landscape buffer to enhance the quality of the environment.

7.10 “Green Belt” (“GB”) - Total Area 57.95 ha

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

- 7.10.2 This zone covers mainly steep hill slopes which are unsuitable for urban development and are retained in their natural state. Passive recreational uses may however be possible at certain locations. There is a general presumption against development within the “GB” zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

- 7.10.3 The slopes near the Hong Kong Society for Rehabilitation Lam Tin Complex, surrounding Sai Tso Wan Recreation Ground, to the south of the ex-Cha Kwo Ling Kaolin Mine Site, to the northeast of Cha Kwo Ling Village and to the south of Hong Pak Court; and the foothills of Black Hill, Chiu Keng Wan Shan and Devil’s Peak, which are mainly covered by dense vegetation are within this zone.

7.11 “Coastal Protection Area” (“CPA”) - Total Area 0.07 ha

- 7.11.1 This zone is intended to conserve, protect and retain the lighthouse, the natural coastlines and the sensitive coastal natural environment, including area of scenic value, with a minimum of built development.

- 7.11.2 There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape of the area or are essential infrastructure projects with overriding public interest may be permitted. Moreover, developments that will enhance the character of the area may also be permitted.

- 7.11.3 This area covers the rocky outcrop above water in the high-tide, the oyster shell beach and the lighthouse which has been recognized as a

landmark with scenic quality. This area of scenic quality has not been spoilt by urban development and should be conserved.

7.12 Minor Relaxation Clause

7.12.1 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions (except the building gap as specified in paragraph 7.12.2) as stipulated in the Notes of the Plan or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.

7.12.2 As for the development restriction(s) on building gap, for developments and/or redevelopments, minor relaxation of such restriction(s) as stated in the Notes of the Plan or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance under exceptional circumstances.

8. COMMUNICATIONS

8.1 Roads

8.1.1 The Area is linked with other districts in Hong Kong by major roads including Kwun Tong By-pass, Eastern Harbour Crossing, Tseung Kwan O Road and Kwun Tong Road.

8.1.2 Eastern Harbour Crossing links Cha Kwo Ling with Quarry Bay on Hong Kong Island. The Kowloon-side tunnel landing, toll plaza and the tunnel administration area are located at the central part of the Area.

8.1.3 Lei Yue Mun Road, running in a north-west and south-east direction, is a primary distributor in the Area, whereas Cha Kwo Ling Road, linking Wai Yip Street in Kwun Tong is a major district distributor. Pik Wan Road is a local road providing access to the public housing developments at the uphill of Yau Tong and Lam Tin.

8.1.4 The Tseung Kwan O – Lam Tin Tunnel road scheme was authorized by the CE in C on 29 April 2014. Pursuant to section 13A of the Ordinance, the road scheme authorized by the CE in C under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) shall be deemed to be approved under the Ordinance and the road scheme is shown on the Plan for information only. The Tseung Kwan O – Lam Tin Tunnel, together with the proposed Trunk Road T2 in Kai Tak and Central Kowloon Route will form the Route 6 in the strategic trunk road network providing an east-west express link between Tseung Kwan O and West Kowloon. The construction of the Tseung Kwan O – Lam Tin Tunnel commenced in 2016.

8.2 Mass Transit Railway

The Area is served by the MTR Kwun Tong Line and Tseung Kwan O Line with the MTR Lam Tin Station and Yau Tong Station at the convenient locations. The MTR Yau Tong Station is a major interchange between the MTR Kwun Tong Line and Tseung Kwan O Line.

8.3 Public Transport

Apart from the MTR, the Area is well served by various modes of public transport including bus and public light bus. A number of bus termini are conveniently located to serve the community.

9. UTILITY SERVICES

The Area is served with piped water supply, drainage and sewerage systems as well as electricity, gas and telephone services. Future requirements of utility services will be arranged when detailed planning proceeds to meet the demand of the estimated population.

10. CULTURAL HERITAGE

10.1 Within the boundary of the Area, there are four Grade 3 historic buildings, i.e. Tin Hau Temple at Cha Kwo Ling Road, Tin Hau Temple at Ma Wan Tsuen of Lei Yue Mun, Old Quarry Site Structures at Lei Yue Mun, and the Law Mansion at Nos. 50A, 51 and 51A Cha Kwo Ling Road.

10.2 The lists of declared monuments and proposed monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items for grading assessment, Government historic sites identified by AMO of DEVB and sites of archaeological interest (SAIs) are published on AMO's website <https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html>. The lists will be updated from time to time.

10.3 Prior consultation with AMO of DEVB should be made for any works, development, redevelopment or rezoning proposals that may affect the declared monuments, proposed monuments, historic buildings and sites graded by AAB, new items for grading assessment, Government historic sites identified by AMO of DEVB, SAIs, any other historic structures identified at the HIA or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

11. IMPLEMENTATION

11.1 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 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.

- 11.2 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 CEDD in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Kwun Tong District Council would also be consulted as appropriate.
- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in consideration of the planning applications will take into account all relevant planning considerations which may include departmental outline development plans/layout plans and guidelines published by the Board. The outline development plans/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 the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.