

TOWN PLANNING ORDINANCE (Chapter 131)

AMENDMENTS TO THE APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28

In the exercise of the power conferred by section 12(1A)(a)(ii) of the Town Planning Ordinance (the Ordinance), the Secretary for Development on 1 November 2024 referred the approved Tsim Sha Tsui Outline Zoning Plan (OZP) No. S/K1/28 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Tsim Sha Tsui OZP No. S/K1/29.

The draft Tsim Sha Tsui OZP No. S/K1/29 showing the amendments is exhibited under section 5 of the Ordinance for public inspection for a period of two months from 17 January 2025 to 17 March 2025 during normal office hours at the following locations:-

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Tsuen Wan and West Kowloon District Planning Office, 27th Floor, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories; and
- (v) the Yau Tsim Mong District Office, Ground Floor, Mong Kok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 17 March 2025.

In accordance with section 6(2) of the Ordinance, a representation must indicate –

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the Chief Executive in Council has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Tsim Sha Tsui OZP No. S/K1/29 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), 382 Nathan Road, Kowloon (will be closed from 3 February 2025). The information on the place and hours at which the draft Tsim Sha Tsui OZP No. S/K1/29 can be inspected and the electronic version of the draft Tsim Sha Tsui OZP No. S/K1/29 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage (https://www.tpb.gov.hk/en/plan_making/S_K1_29.html) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Revision to the building height restriction from 45 metres above Principal Datum (mPD) to 90mPD for the “Government, Institution or Community” zone currently occupied by the main campus of the Hong Kong Polytechnic University at 11 Yuk Choi Road, Tsim Sha Tsui.

The completed Mass Transit Railway (East Rail Line) and Mass Transit Railway (Tuen Ma Line), authorized under the Railways Ordinance (Chapter 519), shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance and are shown on the Plan for information.

II. Amendments to the Notes of the Plan

- (a) Incorporation of ‘Eating Place’, ‘Pier’ and ‘Shop and Services’ in Column 1, and revision of ‘Government Use’ from Column 2 to Column 1 of the Notes for “Other Specified Uses” annotated “Ferry Terminal” zone.
- (b) Revision of ‘Eating Place’ and ‘Shop and Services’ from Column 2 to Column 1 of the Notes for “OU(Kowloon Point Piers)” zone.
- (c) Deletion of the Remark of the Notes for “Other Specified Uses” annotated “Kowloon Point Piers” (“OU(Kowloon Point Piers)”) zone in relation to ancillary uses.
- (d) Revision to the Remarks of the Notes for “Other Specified Uses” annotated “Pier” zone in relation to ancillary uses.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for “Residential (Group A)” and “Government, Institution or Community” (“G/IC”) zones.
- (f) Deletion of ‘Market’ from Column 2 of the Notes for “G/IC(1)” zone.

Town Planning Board

17 January 2025