

KOWLOON PLANNING AREAS NO. 6 AND 7

DRAFT HO MAN TIN OUTLINE ZONING PLAN NO. S/K7/25

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**SCHEDULE OF AMENDMENTS TO
THE APPROVED HO MAN TIN OUTLINE ZONING PLAN NO. S/K7/24
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 Fat Kwong Street from “Government, Institution or Community” (“G/IC”) to “Residential (Group B)4” (“R(B)4”) with stipulation of building height restriction.

Showing the road alignment for the Central Kowloon Route authorized under the Roads (Works, Use and Compensation) Ordinance (Chapter 370) on 5 January 2016 by the Chief Executive in Council on the Plan for information. The authorized road scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

Since the construction works of the Mass Transit Railway (MTR) Shatin to Central Link (now known as the East Rail Line Cross-Harbour Extension) and the MTR Kwun Tong Line Extension have been completed, opportunity is taken to delete the annotations indicating their authorization under the Railways Ordinance (Chapter 519) by the Chief Executive in Council.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “R(B)” zone to incorporate development restrictions for the new “R(B)4” sub-zone.
- (b) Incorporation of ‘Social Welfare Facility (on land designated “R(B)4” only)’ under Column 1 of the Notes for “R(B)” zone; and corresponding revision of ‘Social Welfare Facility’ to ‘Social Welfare Facility (not elsewhere specified)’ under Column 2 of the Notes for “R(B)” zone.
- (c) Deletion of ‘Market’ from Column 1 of the Notes for “Commercial” zone.
- (d) Deletion of ‘Market’ from Column 2 of the Notes for “R(B)” zone.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “Residential (Group A)” (“R(A)”) and “G/IC” zones.
- (f) Addition of paragraph (3) in relation to plot ratio restriction to the Remarks of the Notes for “R(A)” zone.
- (g) 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 “G/IC” zone in accordance with the Master Schedule of Notes to Statutory Plans.

Town Planning Board

14 November 2025

KOWLOON PLANNING AREAS NO. 6 AND 7

DRAFT HO MAN TIN OUTLINE ZONING PLAN NO. S/K7/25

(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 where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

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

KOWLOON PLANNING AREAS NO. 6 AND 7
DRAFT HO MAN TIN OUTLINE ZONING PLAN NO. S/K7/25

Schedule of Uses

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COMMERCIAL

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

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning mainly as local commercial/shopping centre.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 30,102m².
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) 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) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the maximum plot ratio/gross floor area specified in paragraph (1) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) 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 (7) and/or (8) 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 (7) and/or (8) hereof.
- (3) For the purposes of paragraph (1) above, 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) 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.
- (5) 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 facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (6) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), 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.
- (7) 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.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1), (2) and (4) 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) Social Welfare Facility (on land designated “R(B)4” 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 (not elsewhere specified) Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) On land designated “Residential (Group B)” and “Residential (Group B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and the maximum building heights 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.
- (2) On land designated “Residential (Group B)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 3.3 and a maximum building height of 12 storeys over car parks, or the plot ratio and height of the existing building, whichever is the greater.
- (3) On land designated “Residential (Group B)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.0 and the maximum building heights 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.
- (4) On land designated “Residential (Group B)4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 19,300m² and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (5) On land designated “Residential (Group B)3”, a non-building area of 15m-wide in the central part of the site shall be provided.
- (6) In determining the relevant maximum plot ratio and GFA for the purposes of paragraphs (1) to (4), 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 B) (Cont'd)

Remarks (Cont'd)

- (7) In determining the maximum GFA for the purposes of paragraph (4) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may be disregarded.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan and/or stated in paragraphs (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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

Planning Intention

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

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RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.6 and a maximum building height of 2 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1), 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.

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 Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Helicopter Landing Pad
Hospital	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House
Place of Recreation, Sports or Culture	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Clinic	Off-course Betting Centre
Public Convenience	Office
Public Transport Terminus or Station	Petrol Filling Station
Public Utility Installation	Place of Entertainment
Public Vehicle Park (excluding container vehicle)	Private Club
Recyclable Collection Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Religious Institution	Refuse Disposal Installation (Refuse Transfer Station only)
Research, Design and Development Centre	Residential Institution
School	Sewage Treatment/Screening Plant
Service Reservoir	Shop and Services (not elsewhere specified)
Social Welfare Facility	Utility Installation for Private Project
Training Centre	Zoo
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

This zone is intended primarily for the provision of Government, institution and 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) On land designated "Government, Institution or Community" ("G/IC") and "G/IC(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 or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "G/IC(1)", an applicant shall submit an air ventilation assessment under section 16 of the Town Planning Ordinance for the approval of the Town Planning Board for new development (except minor addition, alteration and/or modification not affecting the building height of an existing building) or redevelopment of an existing building resulting in a total development and/or redevelopment in excess of a maximum building height of 4 storeys.
- (3) On land designated "G/IC(2)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 18,680m² and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater.
- (4) On land designated "G/IC(3)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 43,400m² and the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. Any new development or redevelopment of an existing building requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks (Cont'd)

- (5) On land designated “G/IC(3)”, a non-building area of 12m-wide along the north-western boundary of the site shall be provided. A building gap of 25m-wide subject to a maximum building height of 45mPD in the central part of the site is demarcated on the Plan.
- (6) In determining the relevant maximum number of storeys for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded.
- (7) In determining the relevant maximum GFA for the purposes of paragraphs (3) and (4) 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.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA restriction stated in paragraphs (3) and (4) above or the building height restriction stated in paragraphs (1), (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area/building gap restrictions as shown on the Plan and stated in paragraph (5) 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 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
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For “Railway Related Facilities” only

MTR Station Entrance	Government Use Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is intended primarily for the provision of MTR Station Entrance.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the 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 restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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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
Petrol Filling Station	<u>For "Petrol Filling Station" only</u> Government Use Utility Installation not Ancillary to the Specified Use

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the 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 restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

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

Planning Intention

The planning intention of this zone is 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.

KOWLOON PLANNING AREAS NO. 6 AND 7

DRAFT HO MAN TIN OUTLINE ZONING PLAN NO. S/K7/25

EXPLANATORY STATEMENT

KOWLOON PLANNING AREAS NO. 6 AND 7

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KOWLOON PLANNING AREAS NO. 6 AND 7

DRAFT HO MAN TIN OUTLINE ZONING PLAN NO. S/K7/25

(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 Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/25. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zones of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 9 April 1957, the draft Ma Tau Kok Outline Development Plan No. LK 10/18/4, being the first statutory plan covering an eastern part of the Ho Man Tin area, was gazetted under the Town Planning Ordinance (the Ordinance). On 9 May 1984, the then Governor in Council (G in C), under section 3 of the Ordinance, directed the Board to prepare draft plans for the remaining main urban areas not then covered by such plans, including Ho Man Tin area. On 1 November 1985, the draft Ho Man Tin OZP No. S/K7/1, being the first statutory plan covering the entire Ho Ma Tin area, was gazetted under section 5 of the Ordinance. Since then, the OZP was amended twice and exhibited for public inspection under section 7 of the Ordinance.
- 2.2 On 24 October 1989, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/4. On 6 July 1993, the then G in C referred the approved OZP No. S/K7/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 18 November 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/8. On 19 May 1998, the CE in C referred the approved OZP No. S/K7/8 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 5 October 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/11. On 10 October 2000, the CE in C referred the approved OZP No. S/K7/11 to the Board for amendment under section 12(1)(b)(ii) of the

Ordinance. Since then, the OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.

- 2.5 On 19 June 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/13. On 25 September 2001, the CE in C referred the approved Ho Man Tin OZP No. S/K7/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.6 On 4 May 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/18. On 30 May 2006, the CE in C referred the approved Ho Man Tin OZP No. S/K7/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.7 On 18 January 2008, the draft Ho Man Tin OZP No. S/K7/19, incorporating amendments to impose building height restrictions for “Commercial” (“C”), “Residential (Group A)” (“R(A)”), “Residential (Group B)” (“R(B)”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” zones and to rezone two pieces of land from “R(A)” and “G/IC” to “R(B)2” and “Residential (Group E)” (“R(E)”) respectively, as well as technical amendments to the covering Notes of the Plan, was exhibited for public inspection under section 5 of the Ordinance. On 11 July 2008, after giving consideration to the representations and comments under section 6B(1) of the Ordinance, the Board decided to partially uphold the representations related to Diocesan Boys’ School and King George V School, and to propose amendments to the Plan under section 6B(8) of the Ordinance. On 26 September 2008, the Board agreed that the OZP should be amended by the proposed amendments under section 6G of the Ordinance.
- 2.8 On 5 May 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/20. On 31 May 2011, the CE in C referred the approved Ho Man Tin OZP No. S/K7/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 26 June 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/22. On 2 September 2014, the CE in C referred the approved Ho Man Tin OZP No. S/K7/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.10 On 8 September 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/24. On 2 September 2025, the Secretary for Development referred the approved Ho Man Tin OZP No. S/K7/24 to the Board for amendment under section 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.

- 2.11 On 14 November 2025, the draft Ho Man Tin OZP No. S/K7/25 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly include the rezoning of a site at Fat Kwong Street from “G/IC” to “R(B)4”.

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 alterations 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 calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Ho Man Tin 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 <https://www.tpb.gov.hk>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is located in central Kowloon within the Kowloon City Administration District. It is bounded by Boundary Street to the north, the Mass Transit Railway (MTR) East Rail Line and Princess Margaret Road to the west, Chatham Road North to the south, and Lomond Road, Tin Kwong Road, the eastern slopes of Ho Man Tin Hill and Shun Yung Street to the

east. The boundary of the Area is shown in a heavy broken line on the Plan. It covers an area of about 210 hectares.

- 5.2 The Area has been substantially developed and forms part of the existing urban areas of Kowloon. The predominant land uses include low and medium density private and public housing. The major private residential areas are located along Argyle Street, Princess Margaret Road and Waterloo Road. The major public housing developments include Oi Man Estate, Chun Man Court and Ho Man Tin Estate.
- 5.3 Topographically, the Area is an outlier of the Kowloon foothills system, thus relatively higher than the surrounding areas and suitable for location of service reservoirs to supply potable water through gravity.

6. **POPULATION**

According to the 2021 Population Census, the population in the Area was estimated by the Planning Department as about 94,950 persons. It is estimated that the planned population of the Area would be about 101,300 persons.

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

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/redevelopment. Some of the high-rise redevelopments erected in the Area in the recent years following the relocation of the airport in Kai Tak and the removal of the airport height restrictions are considered undesirable from the visual point of view, and are also incompatible and out-of-context with the local built environment. In order to prevent excessive tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, a review has been undertaken to ascertain the appropriate building height restrictions for the “C”, “R(A)”, “R(B)”, “G/IC” and “Other Specified Uses” (“OU”) zones on the Plan.
- 7.2 The building height restrictions are to maintain a stepped building height concept recommended in the Urban Design Guidelines Study taking into account the overall natural topography, local area context, local wind environment, characteristics of existing building height profile and need to maintain visually compatible building masses in the wider setting. There are seven main building height bands – 80 metres above Principal Datum (mPD), 90mPD, 100mPD, 120mPD, 130mPD, 150mPD and 160mPD in the Area for the “C”, “R(A)” and “R(B)” zones – stepping down from the highland of the Area near Fat Kwong Street. The proposed building height bands help achieve a stepped height profile for visual permeability and wind penetration and circulation.
- 7.3 Moreover, specific building height restrictions for the “G/IC” and “OU” zones in terms of mPD or number of storeys, which mainly reflect the

existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. The building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention. On the other hand, building height control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions on the number of storeys so as to allow more design flexibility, in particular for Government, institution and community (GIC) facilities with specific functional requirements, unless such developments fall within visually more prominent locations and major breathing spaces.

- 7.4 An air ventilation assessment (AVA) by expert evaluation has been undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height bands shown on the Plan have taken into account the findings of the AVA.
- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
 - (f) other factors, such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

8. LAND USE ZONINGS

8.1 “Commercial” (“C”) – Total Area 0.21 ha

8.1.1 This zone is intended primarily for commercial developments, which

may include uses such as office, shop, services, place of entertainment and eating place, functioning mainly as local commercial/shopping centre.

8.1.2 In general, developments in the “C” zone in the Kowloon area are subject to a maximum plot ratio of 12.0 to restrain traffic growth which will otherwise overload the existing and planned road network.

8.1.3 The site located to the north of Argyle Street near the MTR Mong Kok East Station has been developed into a commercial/office building in accordance with the planning permission granted by the Board. Development within this zone is subject to a maximum gross floor area (GFA) of 30,102m², which reflects the existing development intensity of the building, and a maximum building height of 90mPD taking into account the existing building height and the building height of adjacent developments.

8.2 “Residential (Group A)” (“R(A)”) – Total Area 35.09 ha

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

8.2.2 Existing public housing developments including Oi Man Estate, Ho Man Tin Estate, Sheung Lok Estate and Chun Man Court are mainly located in the central and southern part of the Area.

8.2.3 Some of the community facilities will be provided in the free-standing sites in “R(A)” zone, for example a planned primary school and a planned government complex at the junction of Fat Kwong Street and Sheung Shing Street. Besides, an existing free-standing school is located at the junction of Sheung Shing Street and Shek Ku Street. These existing or planned facilities are zoned “R(A)” so as to allow for flexibility in the comprehensive planning and development of the large residential sites.

8.2.4 Existing private residential developments under this zoning include mainly the area bounded by Argyle Street, Waterloo Road and Peace Avenue, a site abutting Chung Hau Street and Princess Margaret Road, a site at the junction of Carmel Village Street and Hau Man Street, a site at the junction of Sheung Foo Street and Fat Kwong Street, a site at the junction of Sheung Shing Street and Sheung Lok Street, topside developments at Ho Man Tin Station and the small residential area located near the junction between Chatham Road North and Fat Kwong Street. The sites along the south side of Waterloo Road are also under this zoning.

8.2.5 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 (the KDS Review), completed in early 2002, developments or redevelopments within this zone are subject to specific control on plot ratios except otherwise specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building or a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the GFAs for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.

8.2.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.2.7 Sites zoned “R(A)” are subject to the maximum building heights of 100mPD, 120mPD, 130mPD, 150mPD and 160mPD.

8.3 “Residential (Group B)” (“R(B)”) – Total Area 34.77 ha

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

8.3.2 Sites zoned “R(B)” are mainly located in the northern part of the Area, including the private residential developments along Boundary Street, Prince Edward Road West, Argyle Street, Perth Street, Ho Man Tin Hill Road, Sheung Shing Street, Shek Ku Street, Man Fuk Road and Man Wan Road.

8.3.3 Developments within the “R(B)” zone are subject to a maximum plot ratio of 5.0 in order to restrain traffic growth which will otherwise overload the existing road network and are subject to the maximum building heights of 80mPD, 90mPD, 100mPD and 120mPD.

8.3.4 In view of the narrowness of Ho Man Tin Street and the limited capacity of its junction with Waterloo Road, the area on both sides of part of Ho Man Tin Street is zoned “R(B)1”. Within this “R(B)1” zoning, developments are subject to a maximum plot ratio of 3.3 and a maximum building height of 12 storeys over car parks as stipulated in the Notes attached to the Plan.

8.3.5 A site at the northern junction of Fat Kwong Street and Chung Hau Street is zoned “R(B)2”. Taking into account the 2 main different platform levels of the site, the maximum building heights for the site are 130mPD and 150mPD. A non-building area (NBA) of 15m in width mainly along the slope between the two height bands is designated to create a breezeway and visual corridor.

8.3.6 A site at Sheung Shing Street is zoned “R(B)3” which is subject to a

maximum plot ratio of 6.0 and maximum building heights of 100mPD and 120mPD to create a stepped height profile. Taking into account the findings of the AVA for the site, a NBA of 15m in width in the central part of the site is designated to create a breezeway which would also enhance visual permeability.

8.3.7 A site at Fat Kwong Street near Ho Man Tin West Fresh Service Reservoir is zoned “R(B)4”, which is subject to a maximum GFA of 19,300m² and a maximum building height of 160mPD. In determining the maximum GFA of the development/redevelopment in the “R(B)4” zone, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. A NBA is designated at the existing slope near the eastern boundary of the site to preserve existing trees and to facilitate wind penetration. Existing trees within the NBA should be preserved as far as practicable. In view of the proximity of the site to the Ho Man Tin West Fresh Water Service Reservoir, requirements on protection of the waterworks installations should be taken into account in the design and construction stages of the development. Diversion of existing water mains and access road to Ho Man Tin West Fresh Water Service Reservoir would be required to materialize the housing development.

8.3.8 Within the NBAs as stated in paragraphs 8.3.5 to 8.3.7 above, no above ground structure is allowed except that 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.

8.3.9 The GFA control under “R(B)4” 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.

8.4 “Residential (Group C)” (“R(C)”) – Total Area 11.97 ha

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. It covers the low-density private residential area at Kadoorie Avenue and Braga Circuit which, because of the need to preserve the character and amenity of the area and to restrict development intensity due to the limited road capacity, is subject to more specific controls on building height and building density. These development restrictions, i.e. a maximum plot ratio of 0.6 and a maximum building height of 2 storeys, are stipulated in the Notes. Within this zone, commercial uses are also not permitted unless otherwise approved by the Board.

8.5 “Government, Institution or Community” (“G/IC”) – Total Area 71.38 ha

8.5.1 This zone is intended primarily for the provision of GIC facilities

serving the needs of the local residents as well as the general public. 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.

- 8.5.2 This zoning covers the existing St. Teresa's Hospital at Prince Edward Road West, the Kowloon Hospital, the Kowloon Rehabilitation Centre, the Hospital Authority's Headquarters, the Argyle Street Jockey Club School Dental Clinic and the Hong Kong Eye Hospital.
- 8.5.3 Other major existing facilities include the Kowloon West Regional Police Headquarters at Tin Kwong Road and Argyle Street; the Hung Hom Police Station & Kowloon City District Police Headquarters, and the Civil Engineering and Development Building at Princess Margaret Road; Kowloon City Magistracy Building at Argyle Street and Lomond Road, St. John Ambulance Headquarters to the west of Kowloon Hospital; Kowloon Central Library near the junction between Waterloo Road and Pui Ching Road; a joint-user building for Government offices and ambulance depot at Chung Hau Street and Carmel Village Street; Housing Authority Headquarters cum indoor games hall and the Auxiliary Medical Services Training Centre at the southern part of the site abutting Fat Kwong Street and Good Shepherd Street; Open University of Hong Kong to the southwest of Ho Man Tin Estate; Tung Wah Group Hospitals Wong Cho Tong Social Service Building; Martha Boss Community Centre to the north of Chun Man Court fronting Good Shepherd Street; YWCA Kowloon Centre Anne Black Guest House at Man Fuk Road; Hong Kong Football Association to the south of the Open University of Hong Kong; service reservoirs at the south-eastern part of the Area; and primary and secondary schools distributed at various locations.
- 8.5.4 Sites zoned "G/IC" are subject to the maximum building heights ranging from 1 to 13 storeys, and 50mPD, 60mPD, 90mPD and 100mPD to reflect the existing and planned building heights of development and to maintain visual and spatial relief to the Area. Different height bands are imposed in the large school sites of Diocesan Boys' School and King George V School to cater for the need of future school development and the planning intention to maintain the existing open and green setting and to preserve the historic buildings therein. As King George V School is located at a localized wind corridor, the area subject to the 6-storey building height restriction is designated as "G/IC(1)" sub-zone and any new development (except minor addition, alteration and/or modification not affecting the building height of an existing building) or redevelopment of an existing building in excess of a building height of 4 storeys within this sub-zone would be required to submit an AVA for the approval of the Board under section 16 of the Ordinance.
- 8.5.5 A site at the junction of Sheung Shing Street/Fat Kwong Street is zoned "G/IC(2)" for campus development of the Open University of Hong Kong which is subject to a maximum GFA of 18,680m² and a

maximum building height of 86mPD. A landscaped open plaza of not less than 500m² which may provide recreational facilities shall be provided at ground floor of the development for public use.

8.5.6 A site at Chung Hau Street/Oi Sen Path is zoned “G/IC(3)” for campus development of the Hong Kong Polytechnic University which is subject to a maximum GFA of 43,400m² and maximum building heights of 69mPD and 87mPD.

8.5.7 A NBA of 12m in width is designated along the north-western boundary of the “G/IC(3)” zone to minimize the impacts on the adjoining Carmel Secondary School. To enhance air ventilation and visual permeability in the locality, a 25m-wide strip of land in the central part of the site is designated as a building gap subject to a maximum building height of 45mPD. An open space of not less than 3,250m² shall be provided within the site for public use. Any new development or redevelopment requires planning permission from the Board under section 16 of the Ordinance to ensure that the proposed development would not cause significant adverse visual and landscape impacts on the neighbourhood.

8.6 “Open Space” (“O”) – Total Area 10.73 ha

8.6.1 This zoning 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.

8.6.2 Existing open spaces are mainly located in the central part of the Area, including Ho Man Tin Park and Leisure Centre at Chung Yee Street, Perth Street Sports Ground at Shek Ku Street, and Sheung Shing Street Park to the west of Ho Man Tin Estate. Local open spaces are provided within the public housing estates and at various locations within the Area. In addition, the decked-over surfaces of existing service reservoirs have also been proposed/developed for recreation ground and open space use.

8.6.3 Sites reserved for future open space development are mainly located at Chung Yee Street, Chung Hau Street and Chatham Road North.

8.7 “Other Specified Uses” (“OU”) – Total Area 0.39 ha

8.7.1 This zone includes existing petrol filling stations (PFS) along Argyle Street, Waterloo Road and Princess Margaret Road, and a MTR station entrance at Chung Hau Street. It is intended primarily for the provision of the respective facilities serving the needs of the local residents as well as the general public.

8.7.2 The PFS sites zoned “OU” annotated “PFS” are subject to a maximum building height of 1 storey to allow ancillary structures for the PFS. The site zoned “OU” annotated “Railway Related Facilities” is subject to a maximum building height of 1 storey to reflect the height of the MTR station entrance of the Ho Man Tin Station.

8.8 “Green Belt” (“GB”) – Total Area 7.54 ha

- 8.8.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on their individual merits taking into account relevant Town Planning Board Guidelines.
- 8.8.2 This zoning covers mainly steep slopes which are unsuitable for urban type development and will be retained in their natural state. Passive recreational uses may however be possible at certain locations.
- 8.8.3 This covers the slopes to the east of the existing Ho Man Tin High Level Service Reservoirs and to the southeast of the other two existing service reservoirs in the southern part of the Area.

8.9 Minor Relaxation Clause

- 8.9.1 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 NBA/building gap as specified in paragraph 8.9.3) 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. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.9.2 However, for any existing building with building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.9.3 As for the development restriction(s) on NBA/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. Without compromising the intention of designating the NBAs such as to enhance the local air ventilation and/or tree preservation, underground structures, 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 permitted within the NBAs as stipulated in the Notes of the Plan or as shown

on the Plan as appropriate.

9. **COMMUNICATIONS**

9.1 Roads

- 9.1.1 Princess Margaret Road and Waterloo Road jointly make up the Kowloon section of Route 1, the Territory's major north-south artery. These two trunk roads pass through the Area and connect northwards to North Kowloon and the New Territories via the Lion Rock Tunnel, and southwards to Hong Kong Island via the Cross Harbour Tunnel. This north-south main spine is criss-crossed by three primary distributor roads viz. Prince Edward Road West, Boundary Street and Argyle Street in a general east-west direction. They converge in the northern part of the Area, taking advantage of the gentler topography.
- 9.1.2 Fat Kwong Street is a major district distributor road connecting Hung Hom with the Area.
- 9.1.3 The Central Kowloon Route was authorized by the CE in C on 5 January 2016. 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.

9.2 Railways

- 9.2.1 The MTR East Rail Line runs along the western boundary of the Area. The MTR Mong Kok East Station at Argyle Street lies just outside the western boundary of the Area.
- 9.2.2 The MTR Kwun Tong Line Extension (KTE) is an extension of the Kwun Tong Line from Yau Ma Tei Station to Whampoa, with two new stations at Ho Man Tin and Whampoa. It provides convenient and reliable means of public transport between Yau Ma Tei and Whampoa, and enables residents in Ho Man Tin, Hung Hom and Whampoa to have direct access to MTR service, saving time for interchange from road transport to the railway network. The KTE commenced operation in October 2016.
- 9.2.3 The MTR Shatin to Central Link with 10 stations including Ho Man Tin Station, consists of two sections, namely the Tai Wai to Hung Hom section of Tuen Ma Line and Hung Hom to Admiralty section of East Rail Line. The Tai Wai to Hung Hom section and Hung Hom to Admiralty section have commenced operation in June 2021 and May 2022 respectively.
- 9.2.4 The Ho Man Tin Station is an interchange station between the KTE and the Tuen Ma Line. KTE passengers heading towards the New Territories can interchange at this station for the Tuen Ma Line, or go to Hong Kong Island by interchanging at Hung Hom Station.

This has provided an alternative option for passengers travelling between Central Kowloon and Hong Kong Island, thus relieving the bottleneck of the cross harbour section of the Tsuen Wan Line and the road traffic of the Cross Harbour Tunnel in Hung Hom. The Ho Man Tin Station has significantly improved the accessibility of the Area.

10. UTILITY SERVICES

The Area has adequate piped water supply, drainage and sewerage systems, as well as gas, electricity and telephone services. There is no difficulty in meeting the future requirements of the estimated population for services and public utilities.

11. CULTURAL HERITAGE

- 11.1 Within the boundary of the Area, there are a number of graded historic buildings, including St. Teresa's Church (Grade 1), CLP Power Hong Kong Limited Administrative Building (alias China Light and Power Company Limited Head Office) (Grade 1), Blocks A, B, C, M, P, R, Isolation Block and Outpatient Block of Kowloon Hospital (Grade 2), two Utility Buildings of Kowloon Hospital (Grade 3), Main Building of Diocesan Boys' School (Grade 2), King George V School (Grade 2), Stone Doorframe of the Old Sheung Tai Temple (Grade 3), Tang King Po School (Grade 3) and Gateway of Pui Ching Primary School (Grade 3).
- 11.2 The lists of declared monuments and proposed monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items pending grading assessment, Government historic sites identified by the Antiquities and Monuments Office of the Development Bureau (AMO) 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.
- 11.3 Prior consultation with AMO 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 pending grading assessment, Government historic sites identified by AMO, SAIs, or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends

to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Kowloon City District Council would also be consulted as appropriate.
- 12.3 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.