

KOWLOON PLANNING AREA NO. 9

DRAFT HUNG HOM OUTLINE ZONING PLAN NO. S/K9/29

[Amendments](#)

[Notes](#)

[Schedule of Uses](#)

[Explanatory Statement](#)

**SCHEDULE OF AMENDMENTS TO
THE APPROVED HUNG HOM OUTLINE ZONING PLAN NO. S/K9/28
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 Bailey Street and Chi Kiang Street from “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” annotated “Sewage Treatment Plant” (“OU(STP)”) to “Residential (Group A)9” (“R(A)9”) with stipulation of building height (BH) restriction.
- Item B – Rezoning of a site abutting the waterfront at Bailey Street from “G/IC” and “OU(STP)” to “Open Space”.
- Item C – Rezoning of a site to the north of Sung Ping Street from “OU(STP)” to “G/IC” with stipulation of BH restriction.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “R(A)” zone to incorporate development restrictions for the new “R(A)9” sub-zone.
- (b) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)9” only)’ under Column 1 of the Notes for “R(A)” zone; and corresponding revision of ‘Public Vehicle Park (excluding container vehicle)’ to ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’ under Column 2 of the Notes for “R(A)” zone.
- (c) Revision of ‘Eating Place’ and ‘Shop and Services’ from Column 2 to Column 1 of the Notes for “OU” annotated “Pier” (“OU(Pier)”) zone.
- (d) Deletion of the Remarks of the Notes for “OU(Pier)” zone in relation to ancillary uses.
- (e) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “OU” 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.
- (f) 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 “Comprehensive Development Area”, “G/IC” and “OU(B)” zones.

Town Planning Board

12 September 2025

KOWLOON PLANNING AREA NO. 9

DRAFT HUNG HOM OUTLINE ZONING PLAN NO. S/K9/29

(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 buildings 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) In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board. All new development, or addition, alteration and/or modification to or redevelopment of an existing building shall not exceed a 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.
- (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. 9

DRAFT HUNG HOM OUTLINE ZONING PLAN NO. S/K9/29

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	4
RESIDENTIAL (GROUP A)	7
RESIDENTIAL (GROUP B)	12
GOVERNMENT, INSTITUTION OR COMMUNITY	14
OPEN SPACE	16
OTHER SPECIFIED USES	17

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 Refuse Collection Point (on land designated "C(5)" only) Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Car/Lorry Park (on land designated "C(3)" and "C(5)" only) Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle and lorry) 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 (not elsewhere specified) Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centres and regional or district commercial/shopping centres. These areas are usually major employment nodes.

(Please see next page)

COMMERCIAL (Cont'd)

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 “Commercial (2)” (“C(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 107,444m²; and a maximum building height ranging from a maximum of 30 metres above Principal Datum (mPD) at the southern part of the site to a maximum of 55mPD at the northern part of the site, or the height of the existing building, whichever is the greater. A “stepped height” building profile is required.
- (3) On land designated “Commercial (3)” (“C(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 119,280m² of which a GFA of not less than 16,300m² shall be provided for a public car/lorry park.
- (4) On land designated “Commercial (4)” (“C(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 GFA of 146,025m². Public open space, including a 13-metre wide waterfront promenade, shall be provided.
- (5) On land designated “Commercial (5)” (“C(5)”) , 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 54,681m², of which a Government refuse collection point of a GFA of not less than 442m² and a public car/lorry park of not less than 450 spaces shall be provided.
- (6) On land designated “Commercial (6)” (“C(6)”), 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 25,338m².
- (7) On land designated “Commercial (7)” (“C(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 a maximum GFA of 54,812m², of which a GFA of not less than 6,200m² shall be provided for eating place and shop and services uses; and a maximum site coverage of 60% (excluding basement(s)), or the site coverage of the existing building, whichever is the greater. A 30m-wide non-building area (NBA) along the eastern boundary and a 10m-wide NBA along the southern boundary as stipulated on the Plan shall be provided. Ancillary car parking should be provided in the basement.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (8) On land designated “C”, “C(3)”, “C(5)”, “C(6)” and “C(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 mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (9) On land designated “C(4)”, 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 result in a total development and/or redevelopment in excess of the maximum building heights in terms of mPD as stipulated on the Plan.
- (10) In determining the maximum plot ratio/GFA for the purposes of paragraphs (1) to (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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (11) 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/GFA for the building on land to which paragraph (1), (2), (3), (4), (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/GFA specified in paragraphs (1) to (6) above may thereby be exceeded.
- (12) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height/site coverage restrictions stated in paragraphs (1) to (9) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (13) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions as shown on the Plan and stated in paragraph (7) 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
	Commercial Bathhouse Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, 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” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area (GFA) for various uses, total number of flats and flat sizes, 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 and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan 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) On land designated “Comprehensive Development Area” at the junction of Cheong Hang Road and Winslow Street, residential development will not be permitted. 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 57,000m².
 - (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 maximum GFA 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
 - (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions mentioned in paragraphs (3) and (4) 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	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)9" only)	Office
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	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. For the “Residential (Group A)5” (“R(A)5”) zone, the planning intention is purely for residential development.

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”), “Residential (Group A)3” (“R(A)3”) and “Residential (Group A)4” (“R(A)4”), 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)3” and “R(A)4”, 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) On land designated “Residential (Group A)1” (“R(A)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 domestic gross floor area (GFA) of 144,300m² and a maximum non-domestic GFA of 4,500m².
- (5) On land designated “Residential (Group A)2” (“R(A)2”), no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.5 (including a maximum non-domestic plot ratio of 0.5), a maximum domestic site coverage of 30% and a maximum non-domestic site coverage of 60% (both excluding basement(s)). Ancillary car parking should be provided in the basement.
- (6) On land designated “R(A)5”, 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 domestic plot ratio of 7.5, or the plot ratio of the existing building, whichever is the greater.
- (7) On land designated “Residential (Group A)6” (“R(A)6”), 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 domestic GFA of 28,396.05m² and a maximum non-domestic GFA of 5,679.21m².

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (8) On land designated “Residential (Group A)9” (“R(A)9”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the GFA for the building upon development and/or redevelopment in excess of 60,880m² for a domestic building or 68,490m² for a building that is partly domestic and partly non-domestic, or the GFA of the existing building, whichever is the greater.
- (9) On land designated “R(A)”, “R(A)1”, “R(A)2”, “R(A)4”, “R(A)5”, “R(A)6” and “R(A)9”, 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.
- (10) On land designated “R(A)3”, 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 result in a total development and/or redevelopment in excess of the maximum building heights in terms of mPD as stipulated on the Plan.
- (11) On land designated “R(A)4”, a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m² or more.
- (12) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1), (2) and (4) to (7) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (13) In determining the maximum GFA for the purpose of paragraph (8) above, any floor space that is constructed or intended for use solely as public vehicle park or Government, institution or community facilities, as required by the Government, may be disregarded.
- (14) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1), (2) and (4) to (8) 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)

- (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/GFA for the building on land to which paragraphs (1), (2), (4), (5), (6), (7) or (8) 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/GFA specified in the paragraphs (1), (2) and (4) to (8) above may thereby be exceeded.
- (16) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions mentioned in paragraphs (1), (2) and (4) to (10) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance, except on land designated “R(A)6”.
- (17) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the site coverage restriction mentioned in paragraph (5) 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

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)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 (GFA) of 139,797m², of which a GFA of not less than 2,435m² shall be provided for Government, institution or community facilities; and the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater. Public open space of not less than 2,700m² shall be provided.
- (2) On land designated “Residential (Group B)2” (“R(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 GFA of 394,600m², of which a GFA of not less than 1,299m² shall be provided for Government, institution or community facilities. Public open space of not less than 13,000m² including a 6-metre wide waterfront promenade and a public transport terminus shall be provided.
- (3) On land designated “R(B)2”, 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 result in a total development and/or redevelopment in excess of the maximum building heights in terms of mPD as stipulated on the Plan.
- (4) In determining the relevant maximum GFA for the purpose of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as carpark, 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) In determining the relevant maximum GFA for the purpose of paragraph (2) above, any floor space that is constructed or intended for use solely as public transport terminus, as required by Government, may also be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions mentioned in paragraphs (1) to (3) 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)	Holiday Camp
Hospital	Hotel
Institutional Use (not elsewhere specified)	House
Library	Marine Fuelling Station
Market	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Pier	Off-course Betting Centre
Place of Recreation, Sports or Culture	Office
Public Clinic	Petrol Filling Station
Public Convenience	Place of Entertainment
Public Transport Terminus or Station	Private Club
Public Utility Installation	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Vehicle Park (excluding container vehicle)	Refuse Disposal Installation (Refuse Transfer Station only)
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services (not elsewhere specified)
School	Utility Installation for Private Project
Service Reservoir	Zoo
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) 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 or 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 restriction mentioned 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 “Multi-storey Carpark to Include Garages for Maintenance and Servicing of <u>Motor Vehicles and Petrol Filling Station” only</u>	
Petrol Filling Station Public Vehicle Park (excluding container vehicle) Vehicle Repair Workshop	Government Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Shop and Services Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended to provide/reserve land for the development of a multi-storey carpark to include garages for maintenance and servicing of motor vehicles and petrol filling station 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 excessive of a maximum plot ratio of 12.0 or the plot ratio of the existing building, whichever is the greater.
- (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 height, in terms of number of storeys, as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Remarks (Cont'd)

- (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 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restriction mentioned in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Public Mortuary, Funeral Depot & Funeral Parlour” only</u>	
Funeral Facility	Government Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Private Club Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended to provide/reserve land for the provision of funeral facilities serving the needs of the general public.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the total development and/or redevelopment in excess of a maximum plot ratio of 6.6, or the plot ratio of the existing building, whichever is the greater.
- (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 height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (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/building height restrictions mentioned in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Pier" only</u>	
Eating Place	Exhibition or Convention Hall
Government Use	Marine Fuelling Station
Pier	Office
Shop and Services	Public Vehicle Park (excluding container vehicle)

Planning Intention

This zone is primarily to provide/reserve land intended for pier(s).

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 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 restriction mentioned in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Business" only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△]) 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) 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	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade

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

Office

(Please see next page)

OTHER SPECIFIED USES (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.
- △ 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)

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) 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 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 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.
- (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 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions mentioned in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

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/Screening Plant	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 to provide/reserve land for the provision of sewage treatment plant serving the needs of 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 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 restriction mentioned in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial Development and Freight Yard” only</u>	
As Specified on the Plan Educational Institution Government Use (not elsewhere specified) Library Place of Entertainment Private Club Public Vehicle Park (excluding container vehicle) School Shop and Services Social Welfare Facility Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point 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 Religious Institution Residential Institution Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for freight yard use with mixed office/hotel/retail development on a commercial podium above the northern part of the freight yard.

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 (GFA) of 132,218m² within, on and above an elevated podium structure over the existing freight yard at ground level; the maximum GFA of 43,933m² below the podium structure for the existing freight yard and facilities ancillary and directly related to the freight yard operation. A public coach park of not less than 38 spaces shall be provided.
- (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 height ranging from a maximum of 62 metres above Principal Datum (mPD) at the part of the site to the north of Princess Margaret Road Link to a maximum of 97mPD at the northern part of the site and a maximum of 15mPD at the remaining part of the zone, or the height of the existing building, whichever is the greater. A “stepped height” building profile descending towards the waterfront is required.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Remarks (Cont'd)

- (3) In determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as a public coach park, as required by the Government, may be disregarded.
- (4) For any new development (except minor alteration) or redevelopment on the part of the site to the south of Princess Margaret Road Link, planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance is required.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height/minimum number of coach park restrictions mentioned in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Hotel" only</u>	
Hotel Eating Place (on land designated "OU(Hotel)(1)" only) Public Transport Terminus or Station (excluding open-air terminus or station) (on land designated "OU(Hotel)(1)" only) Shop and Services (on land designated "OU(Hotel)(1)" only)	Commercial Bathhouse/Massage Establishment Flat Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution

Planning Intention

This zone is intended primarily for hotel development.

Remarks

- (1) On land designated "Other Specified Uses" annotated "Hotel" ("OU(Hotel)"), 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, and a maximum building height, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Other Specified Uses" annotated "Hotel(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 (GFA) of 62,492m², of which a GFA of not less than 5,708m² shall be provided for eating place and shop and services uses; a maximum site coverage of 80% (excluding basement(s)), or the site coverage of the existing building, whichever is the greater; and a maximum building height, in terms of mPD, as stipulated on the Plan, or the height of the existing building, whichever is the greater. A 10m-wide non-building area (NBA) along the southern boundary as stipulated on the Plan shall be provided. A public transport interchange as required by the Government shall be provided. Ancillary car parking should be provided in the basement.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Remarks (Cont'd)

- (3) In determining the maximum plot ratio/GFA 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.
- (4) 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 back-of-house facilities as set out in Regulation 23A(3)(b) of the Building (Planning) Regulations shall be included for calculation.
- (5) On land designated "OU(Hotel)", no addition, alteration, modification and/or extension to the external walls and basement of the existing building shall be made for provision of any floor space.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height/site coverage 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.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restriction as shown on the Plan and stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

KOWLOON PLANNING AREA NO. 9

DRAFT HUNG HOM OUTLINE ZONING PLAN NO. S/K9/29

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 9

DRAFT HUNG HOM OUTLINE ZONING PLAN NO. S/K9/29

<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	4
5. THE PLANNING SCHEME AREA	4
6. POPULATION	5
7. BUILDING HEIGHT RESTRICTIONS IN THE AREA	5
8. LAND USE ZONINGS	
8.1 Commercial	6
8.2 Comprehensive Development Area	8
8.3 Residential (Group A)	9
8.4 Residential (Group B)	12
8.5 Government, Institution or Community	13
8.6 Open Space	13
8.7 Other Specified Uses	14
8.8 Undetermined	16
8.9 Minor Relaxation Clause	17
9. COMMUNICATIONS	17
10. URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREAS	18
11. UTILITY SERVICES	19
12. CULTURAL HERITAGE	19
13. IMPLEMENTATION	19

KOWLOON PLANNING AREA NO. 9

DRAFT HUNG HOM OUTLINE ZONING PLAN NO. S/K9/29

(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 Hung Hom Outline Zoning Plan (OZP) No. S/K9/29. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 The first statutory plan No. LK9/8/2 covering the Hung Hom area was gazetted on 29 June 1956 under section 5 of the Town Planning Ordinance (the Ordinance). On 31 May 1957, the then Governor in Council (G in C) under the then section 8(1) of the Ordinance, approved the draft OZP. On 6 September 1960, the then G in C, under the then section 8(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as LK9/8/2C.
- 2.2 On 27 October 1964, the then G in C, under the then section 11 of the Ordinance, ordered the preparation of a new plan to replace the approved OZP, which was subsequently renumbered as LK9/16 and exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 12 August 1969, the then G in C considered the draft OZP No. LK9/17 and agreed to refer the draft OZP to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. Since then, the OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 18 January 1972, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as LK9/24. On 23 September 1975, the then G in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 14 March 1989, the then G in C considered the draft OZP No. S/K9/4 and agreed to refer the draft OZP to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. Since then, the OZP was amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.6 On 6 May 1997, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as S/K9/8. On 10 March 1998, the Chief Executive in Council (CE in C) referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.7 On 12 March 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as S/K9/15. On 30 April 2002, the CE in C referred the approved OZP No. S/K9/15 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.
- 2.8 On 17 February 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as S/K9/18. On 13 September 2005, the CE in C referred the approved Hung Hom OZP No. S/K9/18 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 6 November 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as S/K9/20. On 15 January 2008, the CE in C referred the approved Hung Hom OZP No. S/K9/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 29 February 2008, the draft Hung Hom OZP No. S/K9/21, incorporating amendments to impose new or revised building height restrictions for various zones, was exhibited for public inspection under section 5 of the Ordinance. On 23 August 2008, after giving consideration to the representations and comments under section 6B(1) of the Ordinance, the Board decided not to uphold the representations under section 6B(8) of the Ordinance.
- 2.10 On 5 May 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as S/K9/22. On 30 June 2009, the CE in C referred the approved Hung Hom OZP No. S/K9/22 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.
- 2.11 On 5 October 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as S/K9/24. On 6 October 2015, the CE in C referred the approved Hung Hom OZP No. S/K9/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.12 On 28 October 2016, the draft Hung Hom OZP No. S/K9/25, incorporating amendments including the rezoning of a site at Lee Kung Street from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”); and indicating that two areas were excised from the OZP boundary and replaced by the Urban Renewal Authority (URA) Chun Tin Street/Sung Chi Street Development Scheme Plan (DSP) No. S/K9/URA1/1 and URA Hung Fook Street/Ngan Hon Street DSP No. S/K9/URA2/1 as well as technical

amendments to the Notes for various zones, was exhibited for public inspection under section 5 of the Ordinance.

- 2.13 On 31 October 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as S/K9/26. On 4 May 2021, the CE in C referred the approved Hung Hom OZP No. S/K9/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.14 On 9 July 2021, the draft Hung Hom OZP No. S/K9/27, incorporating amendments mainly to (i) indicate an area of the OZP replaced by the draft URA To Kwa Wan Road/Wing Kwong Street DSP No. S/K9/URA3/1; and (ii) rezone two sites south of Hung Luen Road from “Comprehensive Development Area (1)” (“CDA(1)”) and “Comprehensive Development Area (2)” to “Other Specified Uses” annotated “Hotel(1)” (“OU(Hotel)(1)”) and “Commercial (7)” (“C(7)”) respectively, was exhibited for public inspection under section 5 of the Ordinance.
- 2.15 On 31 May 2022, the CE in C, under Section 9(1)(a) of the Ordinance, approved the draft Hung Hom OZP, which was subsequently renumbered as S/K9/28. On 16 April 2025, the Secretary for Development referred the approved Hung Hom OZP No. S/K9/28 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 25 April 2025 under section 12(2) of the Ordinance.
- 2.16 On 12 September 2025, the draft Hung Hom OZP No. S/K9/29 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly include (i) rezoning of a site at the junction of Bailey Street and Chi Kiang Street from “G/IC” and “Other Specified Uses” annotated “Sewage Treatment Plant” (“OU(STP)”) to “Residential (Group A)9” (“R(A)9”); (ii) rezoning of a site abutting the waterfront at Bailey Street from “G/IC” and “OU(STP)” to “Open Space”; and (iii) rezoning of a site to the north of Sung Ping Street from “OU(STP)” to “G/IC”.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor 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 and site coverage calculation. Development within residential zones should be restricted to building lots carrying development

right in order to maintain the character and amenity of the Hung Hom 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 other 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 the south-eastern part of Kowloon Peninsula. It is bounded by Ngan Hon Street to the north; Chatham Road North and the MTR East Rail Line and its Hung Hom Station to the west; and Kowloon Bay to the east. To the south, it fronts onto Victoria Harbour. The boundary of the Area is shown in a heavy broken line on the Plan and includes three areas designated as "URA Chun Tin Street/Sung Chi Street DSP Area", "URA Hung Fook Street/Ngan Hon Street DSP Area" and "URA To Kwa Wan Road/Wing Kwong Street DSP Area". It covers about 145 hectares of land.
- 5.2 The Area consists of the existing built-up area of Hung Hom and Hung Hom Bay Reclamation Area (the Reclamation Area). The existing built-up area in Hung Hom has been developed for a variety of uses including private residential, commercial, public housing and industrial. There are two large private comprehensive residential developments in the Area, known as Whampoa Garden and Laguna Verde. The Reclamation Area provides land for the extension of the hotel/office developments from Tsim Sha Tsui East, residential developments, open space and Government, institution and community (GIC) facilities to help redress the current shortfall in the provision of such facilities in Hung Hom.
- 5.3 The environmental problems of the Area include dilapidated housing stock, traffic congestion, overcrowded living conditions and a generally poor urban built form. The problem areas are located in the existing built-up area in Hung Hom mainly along Baker Street and Bulkeley Street in the west and Bailey Street in the north. The Plan is intended to alleviate some of these environmental problems.
- 5.4 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 and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 119,950. It is estimated that the planned population of the Area would be about 145,645.

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 “Commercial” (“C”), “CDA”, “R(A)”, “Residential (Group B)” (“R(B)”), “G/IC”, “OU” and “Undetermined” (“U”) zones on the Plan.
- 7.2 The building height restrictions are to preserve the views to the ridgelines from public view points and to maintain a stepped building height concept recommended in the Urban Design Guidelines Study with lower buildings along the waterfront, taking account of the local area context, the local wind environment, and the need to maintain visually compatible building masses in the wider setting. There are in general four main building height bands – 52 metres above Principal Datum (mPD), 80mPD, 100mPD and 120mPD in the Area for the “C”, “CDA”, “R(A)”, “R(B)” and “OU” annotated “Business” (“OU(B)”) zones – increasing progressively from the waterfront to the inland and foothill areas. The proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile for visual permeability and wind penetration and circulation, and maintain a more intertwined relationship with the Victoria Harbour edge.
- 7.3 Moreover, specific building height restrictions for the “G/IC”, “OU” (except “OU(B)”) and “U” 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 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 7.78 ha

- 8.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centres and regional or district commercial/shopping centres. These areas are usually major employment nodes.
- 8.1.2 The site located at the junction of Ma Tau Wai Road and Hok Yuen Street designated “C” has been developed into a retail/office complex, known as Hung Hom Commercial Centre. Developments within this zone 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 planning intention for the two commercial sites designated “Commercial (2)” (“C(2)”) and “Commercial (3)” (“C(3)”) in the Reclamation Area is to serve as hotel nodes extended from Tsim Sha Tsui East. They are subject to maximum gross floor area (GFA) and maximum building height restrictions. The hotel development at the “C(2)” site known as Harbourfront Horizon is subject to a maximum

building height ranging from a maximum of 30mPD at the southern part of the site to a maximum of 55mPD at the northern part of the site. A “stepped height” building profile is required. A maximum building height restriction of 105mPD for the “C(3)” site is imposed. The hotel development known as Harbourview Horizon in the “C(3)” site to the east of Princess Margaret Road Link on the Reclamation Area, with the incorporation of a multi-storey public car/lorry park, would act as a noise shield for the residential, educational and open space developments in the east from noise impacts of Princess Margaret Road Link.

- 8.1.4 The site designated “Commercial (4)” (“C(4)”) is located at Tak Fung Street and known as Harbourfront and Harbour Plaza. It is a comprehensive office and hotel development consisting a public waterfront promenade and public open space. Developments within this zone will be subject to a maximum GFA of 146,025m². A maximum building height restriction of 100mPD is imposed in view of its prominent location at the waterfront and main wind entrance to the inland area, as well as the overall building height concept of the Area as specified in paragraph 7 above. Development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building exceeding the building height restriction (except with the permission granted by the Board for minor relaxation of the building height restriction) or up to the existing building heights is not permitted in the waterfront site.
- 8.1.5 The site bounded by Sung On Street and Hung Hom Road, namely the Peninsula Square, has been developed into an office building with multi-storey public carpark and is designated “Commercial (5)” (“C(5)”). This zone is subject to a maximum GFA of 54,681m² and a maximum building height of 120mPD. A Government refuse collection point and a public car/lorry park shall be provided within the site.
- 8.1.6 The site designated “Commercial (6)” (“C(6)”), namely the Laguna Mall, is located at the junction of Tai Wan Road and Hok Cheung Street next to Laguna Verde. It has been developed into an independent commercial block separated from the main residential development of Laguna Verde which also serves as a buffer between the existing industrial and residential developments. Development within this zone is subject to a maximum GFA of 25,338m² and a maximum building height of 41mPD.
- 8.1.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio/GFAs 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.
- 8.1.8 The site designated “C(7)”, namely the One HarbourGate, is located at the junction of Hung Luen Road and Kin Wan Street. It has been developed into a retail and office development. This site together with the adjoining “OU(Hotel)(1)” site to the east and the site to the west of Princess Margaret Road Link and other commercial sites within the

Reclamation Area are to serve as an office and hotel node extended from Tsim Sha Tsui East. Developments within this sub-zone are subject to a maximum GFA of 54,812m², of which not less than 6,200m² shall be provided for eating place and shop and services uses; a maximum site coverage of 60% (excluding basement(s)); and maximum building heights of 75mPD and 40mPD as stipulated on the Plan to reflect a “stepped height” building profile descending towards the waterfront. Ancillary car-parking provision should be accommodated in the basement. To enhance air ventilation and visual porosity of the development, a single podium for the whole development is not permitted. In addition, a 30m-wide non-building area (NBA) at the eastern boundary as stipulated on the Plan shall be provided to enhance air ventilation, visual permeability and connectivity to/from the harbour. Also, a 10m-wide NBA at the southern boundary along the waterfront promenade as stipulated on the Plan shall be provided to enhance streetscape and integrate with the waterfront promenade to its south. To enhance the vibrancy of the waterfront promenade, the NBA at the southern boundary may be used for alfresco dining and other outdoor activities without building structure. The developer should provide, manage and maintain a covered footbridge linking to the “Residential (Group A)2” (“R(A)2”) site across Hung Luen Road for public access 24 hours each day at his own cost. A pedestrian walkway connecting the aforementioned covered footbridge, the adjoining “OU(Hotel)(1)” site, the waterfront promenade and the NBAs should be provided at-grade and for public access 24 hours daily to maintain pedestrian accessibility to the surrounding uses including the open space to its west.

- 8.1.9 A site at Cheong Tung Road is proposed for commercial development and subject to a maximum plot ratio of 12.0 and a maximum building height of 100mPD.

8.2 “Comprehensive Development Area” (“CDA”) – Total Area 19.08 ha

- 8.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 8.2.2 The Whampoa Garden development, zoned “CDA”, on both sides of Hung Hom Road provides residential accommodation for about 32,400 persons with self-contained commercial and community facilities and open space. The development is governed by the Master Layout Plan (MLP) which was first approved by the Board on 19.10.1983 with a major revision on 22.4.1988. Since then, there were a number of partial amendments for various development sites. This site is subject to a maximum building height restriction of 52mPD. The development comprises a total of 88 residential towers which are located mainly on the landscaped roofs of non-domestic podiums with commercial uses at ground floor and/or basement floor(s), two free-standing commercial complexes (i.e. the Whampoa Plaza and the Whampoa) and four free-standing purpose-designed primary schools. The internal roads of

the Whampoa Garden are private streets. Any amendment to the approved MLP requires permission from the Board under section 16 of the Ordinance.

- 8.2.3 The two sites at the junction of Cheong Hang Road and Winslow Street are linked to form a single “CDA” so as to achieve greater flexibility in building design. As the sites are subject to severe noise impact generated from Princess Margaret Road Link and it is intended to provide screening from the existing funeral facilities, development within the “CDA” site is restricted to non-residential use. As specified in the Notes, residential development will not be permitted and the development restriction in terms of maximum GFA for the “CDA” is also stipulated. The sites are also subject to a maximum building height of 100mPD.
- 8.2.4 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 MLP should be submitted in accordance with the requirements as specified in the Notes of the Plan 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.

8.3 “Residential (Group A)” (“R(A)”) – Total Area 27.08 ha

- 8.3.1 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. Considering the traffic impact of office development, there is a general presumption against office use in “R(A)” zone. Thus, office development other than those along major transport route would not be supported.
- 8.3.2 Developments within this zone include private residential developments at Shun Yung Street and Ko Shan Road; on both sides of Ma Tau Wai Road and Gillies Avenue; and to the south of Fat Kwong Street/Man Yue Street; Ka Wai Chuen, a large public housing estate at Ma Tau Wai Road; and Hung Hom Estate at Man Yue Street.
- 8.3.3 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 the “R(A)” zone and its sub-zones 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 GFA for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.

- 8.3.4 Development and redevelopment within the “R(A)”, “Residential (Group A)3” (“R(A)3”), “Residential (Group A)4” (“R(A)4”), “Residential (Group A)5” (“R(A)5”) and “R(A)9” zones are covered by the building height bands of 80mPD, 100mPD, 110mPD and 120mPD as stipulated on the Plan.
- 8.3.5 A site zoned “Residential (Group A)1” near the junction of Hung Hom South Road and Hung Hom By-pass (HHBP) on the Reclamation Area has been developed for residential development, the Harbour Place, providing about 2,470 flats. The development includes a deck over the HHBP to mitigate the potential noise pollution problems arising from the HHBP. Taking into account the traffic capacity constraints identified by the Central Kowloon Traffic Study, the residential development on this site is restricted to a maximum domestic GFA of 144,300m² and a maximum non-domestic GFA of 4,500m². This site is also subject to a maximum building height of 105mPD to reflect the major building heights of the development.
- 8.3.6 A site zoned “R(A)2” at the junction of Oi King Street and Hung Luen Road on the Reclamation Area has been developed into a residential development, namely the Stars by the Harbour. On this site, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the total development and/or redevelopment in excess of a maximum overall plot ratio of 4.5 (including a maximum non-domestic plot ratio of 0.5), a maximum domestic site coverage of 30% and a maximum non-domestic site coverage of 60% (both excluding basement(s)); and a maximum building height of 15mPD for a strip of land traversing the site in north-south direction as demarcated on the Plan and a maximum building height of 100mPD for the other parts of the site. Ancillary car-parking should be accommodated in the basement to minimize the size and height of podium. The design of the non-domestic podium (if to be provided) should take into account the need to provide connection to the footbridges to its north, east and south. To allow more space for greening, visual porosity to the waterfront and enhance air circulation, a 20m wide view corridor, i.e. the strip of land subject to a maximum building height of 15mPD, along a north-south axis perpendicular to the harbour-front has been designated. To take care of the possible visual impact of the future “R(A)2” development against the adjacent existing primary school to its east zoned “G/IC”, a 5m-wide NBA along the north-eastern boundary of the “R(A)2” site is also-designated. Minor structure for footbridge connection to the east above the NBA may be allowed. This NBA control help ensure that the building development in the “R(A)2” site will not be in juxtaposition to the school building.
- 8.3.7 A site zoned “R(A)3” abutting the waterfront at Wan Hoi Street has been developed into a residential development up to about 228mPD. Such building height is considered incongruous with the waterfront setting in the Hung Hom area. Thus, a maximum building height restriction of 100mPD is imposed in view of its prominent location at the waterfront and main wind entrance to the inland area, as well as the overall building height concept of the Area as specified in paragraph 7 above. Development (except minor addition, alteration and/or

modification not affecting the building height of the existing building) or redevelopment of an existing building exceeding the building height restriction (except with the permission granted by the Board for minor relaxation of the building height restriction) or up to the existing building heights is not permitted in the waterfront site.

- 8.3.8 For sites zoned “R(A)4”, a maximum building height restriction of 80mPD is proposed to enable a smooth transition of height profile from the Whampoa Garden with building height of mainly 52mPD as well as to allow better air penetration from the waterfront through Whampoa Garden. To avoid pencil-like buildings to be developed on small lots and to encourage amalgamation of sites for more comprehensive development, including the provision of parking and loading/unloading and other supporting facilities, a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m² or more. Application for minor relaxation of the building height restriction of 100mPD is not allowed.
- 8.3.9 Two sites zoned “R(A)5” at Lee Kung Street and a site at Ko Shan Road are located on the periphery of the existing high-density residential developments and there are ample commercial and retail uses at Ka Wai Chuen and along both sides of Fat Kwong Street and Ma Ta Wai Road which can readily serve the needs of the future residents. A better living environment can be achieved by allowing only domestic uses at the subject site. Against this intention, the total plot ratio permissible is set to a maximum domestic plot ratio of 7.5 only.
- 8.3.10 The site zoned “Residential (Group A)6” at the junction of Chatham Road North and Hok Yuen Street is subject to a maximum building height restriction of 150mPD and maximum domestic and non-domestic GFAs of 28,396.05m² and 5,679.21m² respectively taking account of the previous planning approval, and application for minor relaxation of GFA/building height restriction is not allowed.
- 8.3.11 The site zoned “R(A)9” at the junction of Bailey Street and Chi Kiang Street is subject to a maximum building height restriction of 110mPD and maximum domestic and total GFA of 60,880m² and 68,490m² respectively to optimise development potential for residential development and provide opportunity for the design of smaller podia and more street-front shops to enliven the nearby waterfront. An at-grade outdoor communal space of not less than 760m², GIC uses of about 3,100m² and a public vehicle park shall be provided. The intended GIC uses would be subject to further liaison with relevant Government departments. In determining the maximum GFA for land designated “R(A)9”, any floor space that is constructed or intended for use solely as public vehicle park or GIC facilities, as required by the Government, may be disregarded. The GFA control of “R(A)9” 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.

- 8.3.12 The “R(A)” site at Lee Kung Street accommodates a Senior Citizen Residences Scheme project by the Hong Kong Housing Society (HKHS). The development comprises 24 domestic storeys and a 5-storey podium to accommodate elderly facilities including rehabilitation centre, medical centre and a residential care home for the elderly. According to HKHS, mitigation measures in terms of stepping podium; setting back of the residential block from Fat Kwong Street; provision of 6m high open landscaped area at 1/F; alignment of building block in East-West direction; and provision of a 4.5m high opening at the driveway and car park areas on G/F are adopted to minimize the potential impact for the wind from southwest and southeast direction during summer.
- 8.3.13 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios/GFAs 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.

8.4 “Residential (Group B)” (“R(B)”) - Total Area 6.63 ha

- 8.4.1 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.
- 8.4.2 Royal Peninsula and Laguna Verde are designated “Residential (Group B)1” (“R(B)1”) and “Residential (Group B)2” (“R(B)2”) respectively. The current restrictions/requirements stipulated under “R(B)1” and “R(B)2” zones are to reflect the existing developments. The “R(B)1” site is subject to a maximum GFA of 139,797m², of which a GFA of not less than 2,435m² shall be provided for GIC facilities, and a maximum building height of 150mPD. A public open space of not less than 2,700m² shall be provided.
- 8.4.3 As for the “R(B)2” site, developments are subject to a maximum GFA of 394,600m², of which a GFA of not less than 1,299m² shall be provided for GIC facilities, and a maximum building height of 80mPD. Public open space of not less than 13,000m² including a 6m wide waterfront promenade and a public transport terminus shall be provided. The maximum building height restriction is imposed in view of its prominent location at the waterfront and main wind entrance to the inland area, as well as the overall building height concept of the Area as specified in paragraph 7 above. Development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building exceeding the building height restriction (except with the permission granted by the Board for minor relaxation of the building height restriction) or up to the existing building heights is not permitted in the waterfront site.

8.5 “Government, Institution or Community” (“G/IC”) - Total Area 11.88 ha

- 8.5.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.5.2 Major existing GIC facilities include the Kowloon City Government Offices and a gas pigging station at Bailey Street, a fire station at Fat Kwong Street, a clinic at Station Lane, the Tai Wan Shan swimming pool complex and a salt water pumping station at Wan Hoi Street, the Tai Wan electricity substation, a sewage pumping station at Hung Lok Road, the Hong Kong Polytechnic University Student Hostel at the junction of Hung Lai Road and Hung Lok Road, an electricity substation at Hung Ling Street, a market complex at the junction of Ma Tau Wai Road and Dyer Avenue, Tai Wan Shan Reporting Centre and Traffic Kowloon West Operation Base at Wai Wan Lane, a Government pier used as Marine Police Operational Facility off Dyer Avenue, the Hong Kong Community College of the Hong Kong Polytechnic University at Hung Lok Road and a number of schools.
- 8.5.3 Major proposed developments include the Government buildings at Chatham Road North.
- 8.5.4 GIC facilities are also provided within large residential developments, e.g. Whampoa Garden, Laguna Verde and Royal Peninsula.
- 8.5.5 Developments and redevelopments in the “G/IC” sites are subject to maximum building heights in terms of mPD or number of storeys (excluding basement floor(s)) as stipulated on the Plan. Building height restriction for most of the “G/IC” sites is stipulated in terms of number of storeys while the Hong Kong Polytechnic University Student Hostel and the Hong Kong Community College - Hong Kong Polytechnic University at the junction of Hung Lai Road and Hung Lok Road are subject to a maximum building height of 80mPD and 90mPD respectively to reflect the existing building heights and to provide a varying building height profile in the Reclamation Area. This variation of building height profile is also in line with the Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines.

8.6 “Open Space” (“O”) – Total Area 13.72 ha

- 8.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.6.2 Existing open spaces within the Area include the Tai Wan Shan Park at Wan Hoi Street, the Fat Kwong Street Playground, the Fat Kwong Street Garden, the Hutchison Park at Tai Wan Road, the Winslow Street Rest Garden, the Hung Hom Urban Park and the Hoi Sham Park Extension to the north of the sewage treatment plant at Sung Ping Street.

- 8.6.3 In addition, local open spaces are also provided within Whampoa Garden, Laguna Verde and on the Reclamation Area along Hung Hom South Road which also serves as a view corridor and a visual relief for the adjacent densely populated residential area.
- 8.6.4 The waterfront open space on the Reclamation Area would be developed as a promenade connecting to the promenade at Tsim Sha Tsui East via a pedestrian link across the Metropolis and to the Kai Tak Planning Scheme Area.

8.7 “Other Specified Uses” (“OU”) – Total Area 16.45 ha

- 8.7.1 This zone is intended to provide/reserve land for developments of specific uses serving the needs of local residents as well as the general public.
- 8.7.2 Sites falling within this zone include the existing multi-storey car park at the junction of Po Loi Street and Bulkeley Street, the funeral parlours, the funeral depot, the public mortuary, the MTR freight yard and the commercial developments above, two public ferry piers at the waterfront of the Reclamation Area, the existing sewage treatment plant at Sung Ping Street, and a site at Wuhu Street for hotel development.
- 8.7.3 About 7.38 ha of land near the junctions of Hok Yuen Street/Man Lok Street, Hok Yuen Street East/Hung Hom Road, Man Yue Street/Man Lok Street and Hung Hom Road/Hok Cheung Street is zoned “OU(B)”. Land zoned for this purpose is intended for general employment uses. Under this zoning, a mix of non-polluting industrial, office and other commercial uses will be permitted as of right. 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 as of right in existing industrial and industrial-office (I-O) buildings within this zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building and in the Hung Hom area until the whole area is transformed to cater for the new non-polluting business uses. The setting back of buildings to cater for the future increase in traffic demand may also be required. Development within this zone should make reference to the relevant Town Planning Board Guidelines.
- 8.7.4 The “OU” annotated “Commercial Development and Freight Yard” is traversed by the Princess Margaret Road Link flyover. The northern part has been developed into a mixed office/hotel/retail development on a commercial podium, namely the Metropolis. A public coach park of 38 spaces is also provided within the podium. The former freight yard at the southern part is vacant now. This “OU” site is subject to a maximum non-domestic GFA of 132,218m² within, on and above the podium and 43,933m² for the freight yard and facilities ancillary and directly related to the freight yard operation under the podium. It is also subject to maximum building height restrictions of 62mPD at the part of the site to the immediate north of Princess Margaret Road Link, stepping up to

97mPD at the northern most part of the site, and 15mPD at the remaining part of the site, based on the recommendations of the previous Hung Hom District Study to achieve a stepped profile upon development. The restrictions are imposed to reflect the existing development scale and intensities as well as to be in line with the overall building height concept of the Reclamation Area. The land uses and development intensity of the southern part are being reviewed under the re-planning exercise for sites around Hung Hom Station and its waterfront areas.

- 8.7.5 Traffic congestion within the Area is already at a serious level. A more intensive development within the Area consequent to the removal of the Airport Height Restrictions related to the ex-Kai Tak Airport will aggravate the problem as the resultant building density will generate much more traffic than what the existing and planned transport networks and infrastructure could cope with. The building height is also another concern. Hence, a maximum plot ratio of 12.0 and a maximum building height of 13 storeys are imposed on the site zoned “OU” annotated “Multi-storey Carpark to Include Garages for Maintenance and Servicing of Motor Vehicles and Petrol Filling Station”; a maximum plot ratio of 12.0 and maximum building heights of 100mPD and 120mPD as stipulated on the Plan are imposed on the sites zoned “OU(B)”; and a maximum plot ratio of 6.6 and a maximum building height of 51.5mPD are imposed on the site zoned “OU” annotated “Public Mortuary, Funeral Depot & Funeral Parlour”. The above specified restrictions are imposed to reflect the development intensities of the above specified existing developments.
- 8.7.6 A site at Wuhu Street, which is zoned “OU” annotated “Hotel”, has been developed into a hotel. A maximum plot ratio of 12.0 (including back-of-house facilities) and a maximum building height of 80mPD as stipulated on the Plan as well as a restriction on any extension to the external walls and basement of the existing building for provision of floor space are imposed among others.
- 8.7.7 The “OU(Hotel)(1)” site south of Hung Luen Road has been developed into a hotel development with retail and public transport interchange (PTI) uses, namely the Kerry Hotel Hong Kong. This site together with the adjoining “C(7)” site to the west and the site to the further west of Princess Margaret Road Link and other commercial sites within the Reclamation Area are to serve as an office and hotel node extended from Tsim Sha Tsui East. Developments within this sub-zone are also subject to a maximum GFA of 62,492m², of which a GFA of not less than 5,708m² shall be provided for eating place and shop and services uses. A PTI as required by the Government shall be provided and is included in GFA calculation. Taking account of the need to re-provide the PTI at ground level, the site is subject to a maximum site coverage of 80% (excluding basement(s)). Developments within this sub-zone are also subject to maximum building heights of 75mPD, 40mPD and 15mPD as stipulated on the Plan to reflect a “stepped height” building profile descending towards the waterfront and the urban park zoned “O” to its immediate east and to maintain visual permeability from “The Whampoa” at Shung King Street to the harbour and to integrate with the

park. In addition, a 10m wide NBA at the southern boundary along the waterfront promenade as stipulated on the Plan shall be provided to enhance streetscape and integrate with the promenade to its south, as well as the “O” zone to its immediate east. To enhance the vibrancy of the waterfront promenade, the NBA may be used for alfresco dining without building structure. A building setback of 3.5m-wide along the eastern boundary shall be provided for landscaping purpose to better integrate with the future development of the adjoining “O” zone. An at-grade pedestrian walkway connecting the adjoining “C(7)” site to the west, the waterfront promenade and the PTI should be provided for public access 24 hours daily. The landscape decks on 1/F and 2/F should be open to the public at reasonable hours for public enjoyment. Ancillary car-parking should be accommodated in the basement.

- 8.7.8 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.

8.8 “Undetermined” (“U”) – Total Area 0.17 ha

- 8.8.1 This zoning is intended to denote areas where further detailed planning study is required to identify the future uses of the land.
- 8.8.2 The site falling within this zone is the Kowloon Permanent Pier No. 90 to the east of Harbour Centre Tower 2 at Hok Cheung Street. The original function of the pier to serve the industrial area has diminished as the adjacent area has been rezoned to “OU(B)” and undergoing transformation. As such, a review of the zoning of the pier is required. It is a long term planning intention to incorporate the pier into a promenade development from Tsim Sha Tsui to Kai Tak. However, the pier is currently under private ownership and access to the site is limited, a study is required to examine issues involved for developing the pier to form part of the promenade. In the meantime, the “U” zoning, under which all proposed development including ‘Cargo Handling and Forwarding Facility’ would require planning permission from the Board, will ensure that any interim development will not generate adverse impacts nor jeopardise the future planning and development of the site. A maximum building height restriction of 1 storey is also imposed to reflect the existing condition and forms a basis for maximum building height for redevelopment of the site for open space or any other uses to be considered by the Board under section 16 application. The application for permission for development on land designated “U” should include various technical assessments such as an environmental impact assessment report, a visual impact assessment report and a traffic impact assessment report to examine any possible environmental, visual and traffic impacts that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them, for approval of the Board. Proposed development on the pier should be restricted to uses that will not have adverse environmental, visual and traffic impact.

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 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, 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.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 Chatham Road North, which passes through the north-western part of the Area, is a primary distributor connecting the Area with Tsim Sha Tsui. The district distributor road network in the Area consists of Ma Tau Wai Road, Wuhu Street and Fat Kwong Street. Fat Kwong Street runs in a north-west direction and provides a link to the Ho Man Tin area.
- 9.1.2 The Hung Hom By-pass runs in a northeast-southwest direction through the Reclamation Area to connect Hung Hom Road with Salisbury Road in Tsim Sha Tsui. The Princess Margaret Road Link consists of elevated roads connecting the Hung Hom By-pass with Princess Margaret Road and Chatham Road. The Hung Hom Road extends northwards to connect with a proposed road joining Bailey Street and Sung On Street.

9.2 Railway

- 9.2.1 The MTR KTL Extension, comprising the Whampoa Station and Ho Man Tin Station, 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.

9.2.2 The Ho Man Tin Station is an interchange station between the KTL and the TML. KTL passengers heading towards the New Territories can interchange at this station for the TML, whilst passengers heading towards Hong Kong Island may choose to interchange at Hung Hom Station for the Hung Hom to Admiralty section of SCL. This provides 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 and Hung Hom Station significantly improves the accessibility of the Area.

9.3 Ferries

Ferry piers are located at the waterfront to provide passenger ferry services to North Point and Central.

9.4 Other Public Transport Facilities

The Area is well served by buses and green minibuses. A public transport interchange for bus, green minibus and taxi is incorporated into the hotel development in the “OU(Hotel)(1)” zone south of Hung Luen Road to replace the existing temporary bus/coach terminus adjacent to the Hung Hom Ferry Pier.

9.5 Pedestrian Circulation

The Reclamation Area will be served by a comprehensive network of footbridges. Pedestrian links across the Princess Margaret Road Link are mainly through footbridges connecting from the “G/IC” site to the south of the “C(3)” site to the podium of the Metropolis. Pedestrian links across the Hung Hom By-pass are provided by the podium deck as part of the residential development above it. A grade separated walkway to the north of Royal Peninsula along Hung Ling Street links the MTR Hung Hom Station and bus terminus to the residential development in the existing built-up area in Hung Hom. Continuous public pedestrian access is provided along the waterfront promenade from Laguna Verde via the planned promenade at the Reclamation Area to Tsim Sha Tsui East.

10. **URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREAS**

- 10.1 Three areas have been designated as “URA DSP Areas”. The land use zonings of the areas are depicted on the relevant URA DSPs and they will be implemented by the URA.
- 10.2 The DSP for Chun Tin Street/Sung Chi Street covers an area of about 0.25ha. The site is intended for accommodating one residential tower over a commercial podium with basement car park. The DSP for Hung Fook Street/Ngan Hon Street Site covers an area of about 0.49ha. The site is intended for accommodating three residential towers over two 4-storey commercial podia with a basement car park. The DSP for To Kwa Wan Road/Wing Kwong Street covers an area of about 0.66ha. The site is intended for accommodating two residential towers over a 5-storey podium, a low-rise

retail/commercial block with an all-weathered communal space and a basement car park.

11. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewerage systems, as well as gas, electricity and telephone services. No difficulties are anticipated in meeting the future requirements.

12. CULTURAL HERITAGE

12.1 Within the boundary of the Area, there are the Kwun Yam Temple at Station Lane (Grade 1) and Hung Hom (Three Districts) Kaifong Association (Grade 3).

12.2 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 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.

12.3 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 for 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.

13. IMPLEMENTATION

13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

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

Plan, the Kowloon City and Yau Tsim Mong District Councils would also be consulted as appropriate.

- 13.3 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 the departmental outline development plan/layout plans and guidelines published by the Board. The outline development plan/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, 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.

**TOWN PLANNING BOARD
SEPTEMBER 2025**