

**METRO PLANNING COMMITTEE  
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 10/14**

**For Consideration by  
the Metro Planning Committee on 9.5.2014**

**PROPOSED AMENDMENTS TO THE  
APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG  
OUTLINE ZONING PLAN NO. S/K11/25**

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APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG  
OUTLINE ZONING PLAN NO. S/K11/25**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/25 as shown on the draft OZP No. S/K11/25A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

**2. Status of the Current OZP**

On 12.1.2010, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP which was subsequently renumbered as S/K11/25. On 7.1.2014, CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

**3. Proposed Amendments to the OZP**

- 3.1 The proposed amendments are related to the rezoning of a site at King Fuk Street, San Po Kong from "Open Space" ("O") to "Government, Institution or Community(2)" ("G/IC(2)") with stipulation of building height restriction (BHR) (**Amendment Item A on Attachment II**); and relaxing the BHR for a "Government, Institution or Community" ("G/IC") site at Sze Mei Street, San Po Kong with stipulation of a non-building area (NBA) (**Amendment Item B on Attachment II**).

**Item A: Rezoning a site at King Fuk Street from “O” to “G/IC(2)”**

**Background**

- 3.2 A site with an area of about 1 ha at King Fuk Street, San Po Kong is zoned “O” for development of a district open space (**Plan 2A**). The site is mainly surrounded by business/industrial buildings in the “Other Specified Uses” annotated “Business” (“OU(B)”) zone of the San Po Kong Business Area and proposed residential building in the “Residential (Group E)” zones. It was intended to provide an open space amidst the high-density built-up area and serve as a buffer among its surrounding high-rise developments.
- 3.3 On 17.6.2013, the Metro Planning Committee (the Committee) considered a s.12A application (No. Y/K11/3) submitted by the Tung Wah Group of Hospitals (TWGHs) for amendment to the OZP to rezone the said site from “O” to “Other Specified Uses” annotated “Holistic Centre for Youth Development with Performance Venue and Hostel” (“OU(Holistic Centre)”) to facilitate the development of a proposed youth holistic centre at the site. The proposed centre has 4 storeys (30.4mPD) and a total GFA of about 10,000m<sup>2</sup> (i.e. a plot ratio of about 0.99) with the provision of 3,530m<sup>2</sup> of public open space (POS), of which 2,000m<sup>2</sup> is at grade. It comprises a youth development centre with social enterprise (i.e. a café and a gift shop), a youth hostel with 30 rooms and a performance venue with a seating capacity of 800 persons. A setback of 15m and 16m from the site boundary along Tsat Po Street and King Fuk Street is proposed for enhancing air ventilation along the two streets and minimizing the visual impact on the surrounding areas. About one-third of the site area would be designed as soft landscaping area for public enjoyment (**Plan 4**).
- 3.4 Members’ views on the application are summarised as follows:
- 3.4.1 the proposed development, which had the support of the Wong Tai Sin District Council (WTSDC) and the Secretary for Home Affairs (SHA), was generally supported as it would provide services to the youth and the local community, with the provision of a POS and a high degree of greening;
- 3.4.2 while the provision of a vibrant development with different types of activities at the site to integrate with the POS was considered more desirable than a conventional passive open space, concern was raised on the design and accessibility of the proposed POS. It was considered that the provision requirement for the POS should be stipulated in the Notes of the OZP and there should be proper control on the design of the POS and the content of the development; and
- 3.4.3 the applicant’s proposed “OU(Holistic Centre)” zone, with all the concerned uses put under Column 1 without planning control, was not appropriate. It might be worthwhile to consider designating a tailor-made “G/IC” zoning for the site which could facilitate the development of the proposed holistic centre while allow flexibility in the future use of the site. The Planning Department (PlanD) was requested to work out an

appropriate zoning with suitable development control mechanism, e.g. the requirement for submission of planning application to maintain planning control on the detailed design of the future development and POS. In particular, a “G/IC” zoning or a sub-zone of “G/IC” could be further examined.

- 3.5 After deliberation, the Committee decided to partially agree to the application by rezoning the application site from “O” to an appropriate zoning to cater for the proposed development.

#### Proposed Zoning and Notes for the Site

- 3.6 To take forward the Committee’s decision, it is proposed to rezone the site from “O” to “G/IC(2)”, i.e. a “G/IC” sub-zone with the specific planning intention for the provision of a youth holistic centre including a youth centre, hostel and performance venue and POS to serve the needs of local residents and/or a wider district, region or territory (**Attachment III**). Given the clear and specific planning intention, the Notes of the “G/IC(2)” zone have more limited Column 1 and 2 uses in that uses which are not likely to be included in the proposed development, e.g. hospital, ambulance depot, service reservoir, have been excluded. In accordance with the standard user schedule of the “G/IC” zone, ‘Social Welfare Facility’ and ‘Place of Recreation, Sports or Culture’, which are generally in line with the planning intention of “G/IC” zone and cover the proposed youth centre and performance venue, are kept as Column 1 uses in the “G/IC(2)” zone, but other components of the proposed holistic centre including ‘Shop and Services’, ‘Eating Place’ and ‘Residential Institution’ uses (i.e. covering the proposed retail shop, café and hostel), which are more commercial and residential in nature, are put under Column 2 of the Notes to ensure proper planning control on future development at the site.
- 3.7 To ensure visual openness of the site, which serves as a buffer for the surrounding high-rise developments, a maximum building height (BH) of 4 storeys is proposed for the zone. The requirement for provision of not less than 3,530m<sup>2</sup> of POS, of which not less than 2,000m<sup>2</sup> at grade, and 15m and 16m wide building setbacks from Tsai Po Street and King Fuk Street respectively are proposed to be stipulated in the Notes of the “G/IC(2)” zone.
- 3.8 In order to address Members’ concerns on the content and design of the proposed holistic centre and the provision of POS as mentioned in paragraph 3.4 above, it is proposed to specify in the Notes of the OZP for the “G/IC(2)” zone that any new development, except alteration and/or modification to an existing building, requires permission from the Board under section 16 of the Ordinance. It is also proposed to specify in the ES of the OZP that in submitting the section 16 application, information on the accessibility of the POS within the development to the public, landscape and urban design proposals for the development as well as other relevant aspects should be provided.



## **Item B: Relaxing BH Restriction for a “G/IC” site at Sze Mei Street**

### **Background**

- 3.9 Under the development proposal for the “Comprehensive Development Area” (“CDA”) zone at Diamond Hill, a joint-user Government, institution or community (GIC) building was originally proposed to accommodate mainly social welfare facilities to serve the local areas with some space for creative industry. In the latest revised development option for the “CDA” site presented to the WTSDC on 10.9.2013, in order to better utilize the “CDA” site, the proposed GIC building was proposed to be relocated to a ‘G/IC’ site at Sze Mei Street, San Po Kong (**Plan 2B**), which is currently occupied by a public transport terminus (PTT). The affected PTT will be relocated to the eastern part of the “CDA” site which is under flyovers.
- 3.10 The “G/IC” site at Sze Mei Street has an area of about 7,780m<sup>2</sup>. After exclusion of the road areas, the net site area is about 4,187m<sup>2</sup>. A total GFA of 13,150m<sup>2</sup> and a building height of 6 storeys was originally proposed for the building to accommodate social welfare facilities and creative industries. On request of the WTSDC, it is proposed to further increase the height of the proposed building to accommodate possible additional facilities, e.g. Wong Tai Sin District Council.

### **Proposed Relaxation of BH/NBA**

- 3.11 The site is currently subject to a BH restriction (BHR) of one storey on OZP. It is mainly surrounded by existing and planned residential and industrial/business buildings, including the planned comprehensive residential development at the Diamond Hill “CDA” site to the north and east across Choi Hung Road; industrial/business buildings in the “OU(B)” zone to the west of Sze Mei Street; a primary school, an existing residential development (Rhythm Garden) and a planned open space to the south (**Plan 2B**).
- 3.12 Given the medium to high-rise developments in the surrounding areas with BHRs of 80mPD to 160mPD, the BH at the site should be capped at reasonable level to avoid excessive developments in the area. Taking into account the need to accommodate the concerned GIC and creative industry uses as well as possible additional facilities and to align with the BHR of 8 storeys for the adjacent primary school, a BH of 8 storeys is proposed for the site.
- 3.13 According to the Air Ventilation Assessment by Expert Evaluation for the subject OZP, the western part of the site falls within a north-south air path running from the planned “O” site south of the site to one of the reserved air paths within the Diamond Hill “CDA” site to the north. To facilitate the airflow to the inner part of the Diamond Hill area, the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD advises that a 15m wide NBA should be stipulated at the western part of the “G/IC” site (**Plan 2B**). With the designation of the NBA and maintaining a BHR of 8 storeys which is the same as that of the adjoining school site, no adverse air ventilation impact on the surrounding areas is envisaged.

- 3.14 Four viewpoints located at POS and major pedestrian nodes accessible by the public in different directions and distances have been selected to illustrate possible visual effect of the proposed developments. They include (1) Junction of Sze Mei Street and Luk Hop Street near the existing open space at King Fuk Street, (2) Choi Hung Road near Diamond Hill Comprehensive Development Area, (3) Choi Hung Road near Rhythm Garden, and (4) footbridge connecting Nan Lian Garden and Chi Lin Nunnery. As shown in the photomontages at **Plans 6 to 9**, the proposed development will not be visually incompatible with the medium to high-rise residential (Rhythm Garden) and industrial/business buildings in the surrounding areas, and the visual impact will also be largely screened off by the adjoining industrial/business buildings. Therefore, the proposed GIC building with a BH of 8 storeys is not expected to have adverse visual impact on the surrounding area.
- 3.15 Taking into account the scale of the proposed joint-user development, the concerned Government departments have no adverse comments on the proposed amendments from environmental, traffic and infrastructural viewpoints.
- 3.16 On the basis of the above, it is proposed to revise the BHR for the major part of the “G/IC” site from one storey to 8 storeys and designate a 15m wide NBA at the western part of the site.

#### 4. **Proposed Amendments to Matters shown on the Plan**

- 4.1 The proposed amendments as shown on the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25A (**Attachment II**) are as follow:

**Amendment Item A (about 10,100m<sup>2</sup>) (Plans 1 and 2A)**

Rezoning of the site at King Fuk Street from “O” to “G/IC(2)” with stipulation of a BHR of 4 storeys in accordance with section 3 above.

**Amendment Item B (about 7,780m<sup>2</sup>) (Plans 1 and 2B)**

Designation of a 15m-wide NBA at the western part of the “G/IC” site at Sze Mei Street and amending the BHR for the remaining part of the site from 1 storey to 8 storeys in accordance with section 3 above.

#### 5. **Proposed Amendments to the Notes of the OZP (Attachment III)**

- 5.1 In accordance with the proposed amendments in section 4 above, corresponding amendments to the Notes of the OZP are proposed to incorporate a set of Notes for the proposed “G/IC(2)” sub-zone with stipulation of a minimum setback of 15m and 16m from the lot boundary fronting Tsat Po Street and King Fuk Street respectively and the provision of a POS of not less than 3,530m<sup>2</sup> of which not less than 2,000m<sup>2</sup> shall be at grade; and to allow minor relaxation of the setback requirements, building gap restrictions and NBA restrictions for the “Residential (Group A)” zone, “G/IC”, “G/IC(1)” and “G/IC(2)” zones under exceptional

circumstances upon application to the Board.

- 5.2 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

6. **Revision to the ES of the OZP (Attachment IV)**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

7. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/K11/26.

8. **Consultation**

**Departmental Consultation**

- 8.1 The proposed amendments have been circulated to the relevant Government bureaux/departments. The comments of CTP/UD&L, PlanD have been incorporated in above paragraphs, where appropriate. The following concerned bureaux/departments have no objection to/no adverse comment on the proposed amendments.

- (a) Secretary of Home Affairs;
- (b) Chief Architect/Central Management Division 2, Architectural Services Department;
- (c) Chief Building Surveyor/Kowloon, Buildings Department;
- (d) Chief Engineer/Development(2), Water Supplies Department;
- (e) Chief Engineer/Mainland South, Drainage Services Department;
- (f) Chief Highway Engineer/Kowloon, Highways Department (HyD);
- (g) Chief Engineer/Railway Development 1-3, Railway Development Office, HyD;
- (h) Director of Leisure and Cultural Services,
- (i) Commissioner for Transport;
- (j) Commissioner of Police;
- (k) Director of Environmental Protection;
- (l) Director of Fire Services;
- (m) Director of Housing;
- (n) Director of Social Welfare;
- (o) District Lands Officer/Kowloon East, Lands Department;
- (p) Executive Secretary (Antiquities and Monuments Office), Leisure and

- Cultural Services Department;
- (q) District Officer (Wong Tai Sin), Home Affairs Department;
  - (r) Government Property Administrator;
  - (s) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD); and
  - (t) Project Manager (Kowloon), CEDD.

#### Consultation with Wong Tai Sin District Council (WTSDC)

- 8.2 Regarding Item A, TWGHs presented their proposal on the rezoning of the King Fuk Street site for the proposed youth holistic centre to WTSDC on 5.7.2011, and WTSDC rendered unanimous support to the proposal.
- 8.3 Regarding Item B, the proposed development plan for the “CDA” in Diamond Hill including the relocation proposal of the proposed joint-user building from “CDA” site to the Sze Mei Street site was generally accepted by WTSDC at its meeting on 10.9.2013.
- 8.4 The WTSDC will be consulted on the proposed amendments to the OZP before or during the exhibition period of the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25A (to be renumbered to S/K11/26 upon exhibition) for public inspection under section 5 of the Ordinance.

### **9. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP and that the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25A at **Attachment II** (to be renumbered to S/K11/26 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES is suitable for publication together with the OZP.

### **10. Attachments**

<b>Attachment I</b>	Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25 (reduced to A3 size)
<b>Attachment II</b>	Draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25A
<b>Attachment III</b>	Revised Notes of Draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25A
<b>Attachment IV</b>	Revised ES of Draft Tsz Wan Shan, Diamond Hill and San Po

Kong OZP No. S/K11/25A

<b>Plan 1</b>	Location Plan
<b>Plans 2A and 2B</b>	Site Plans
<b>Plans 3A and 3B</b>	Site Photos
<b>Plan 4</b>	Proposed Landscape Master Plan submitted by applicant of s.12A application No. Y/K11/3
<b>Plans 5-8</b>	Photomontages of Amendment Item B

**PLANNING DEPARTMENT  
MAY 2014**

圖例  
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDR	綜合發展區
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	RB(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高樓宇高度 (在平均海平面上方呎呎)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高樓宇層數 (層數數目)
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	% 百分比	用途
COMPREHENSIVE DEVELOPMENT AREA	7.18	2.21	綜合發展區
RESIDENTIAL (GROUP A)	105.55	32.47	住宅 (甲類)
RESIDENTIAL (GROUP B)	0.93	0.29	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	46.15	14.20	政府、機構或社區
OPEN SPACE	29.85	9.21	休憩用地
OTHER SPECIFIED USES	13.82	4.25	其他指定用途
GREEN BELT	70.43	21.87	綠化地帶
MAJOR ROAD ETC.	51.03	15.70	主要道路等
TOTAL PLANNING SCHEME AREA	325.04	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



行政長官會同行政會議於2010年1月12日 根據城市規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 12 JANUARY 2010

Ms Manda CHAN 陳詠雯女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的慈雲山、鑽石山及新蒲崗（九龍規劃區第11區）分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 11 - TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG - OUTLINE ZONING PLAN

規劃署康復城市規劃委員會指示備  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/K11/25

本摘要圖於2014年4月30日擬備  
EXTRACT PLAN PREPARED ON 30.4.2014

參考編號  
REFERENCE No. M/K11/14/14



圖例  
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	7.18	2.21	綜合發展區
RESIDENTIAL (GROUP A)	105.55	32.47	住宅 (甲類)
RESIDENTIAL (GROUP E)	0.93	0.29	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	47.16	14.51	政府、機構或社區
OPEN SPACE	28.94	8.90	休憩用地
OTHER SPECIFIED USES	13.82	4.25	其他指定用途
GREEN BELT	70.43	21.67	綠化地帶
MAJOR ROAD ETC.	51.03	15.70	主要道路等
TOTAL PLANNING SCHEME AREA	325.04	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/K 11/25 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K11/25

AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的慈雲山、鑽石山及新蒲崗（九龍規劃區第 11 區）分區計劃大綱圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 11 - TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG - OUTLINE ZONING PLAN

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/K11/25A

SCALE 1:5000 比例尺

0 200 400 600 800 METRES 米



**KOWLOON PLANNING AREA NO. 11**

**APPROVED~~DRAFT~~ TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG  
OUTLINE ZONING PLAN NO. S/K11/25A**

(Being an ~~Approved~~ **Draft** Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or



- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones :
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
- on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**KOWLOON PLANNING AREA NO. 11**

**~~APPROVED~~DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG  
OUTLINE ZONING PLAN NO. S/K11/25A**

Schedule of Uses

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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/Massage Establishment 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 Market 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 proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape 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;
  - (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.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the total development and/or redevelopment in excess of a maximum gross floor area of 314,700m<sup>2</sup>, of which not more than 127,500m<sup>2</sup> should be used for non-domestic purpose.
- (4) In determining the relevant maximum gross floor area for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, railway station development or Government, institution, community or social welfare facilities as required by the Government, may also be disregarded.

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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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:

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

Planning Intention

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

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”), “Residential (Group A)1” (“R(A)1”), “Residential (Group A)2” (“R(A)2”) and “Residential (Group A)3” (“R(A)3”), 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 (11) and/or (12) 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 (11) and/or (12) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) On land designated "R(A)", "R(A)1", "R(A)2" and "R(A)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated "R(A)1", a maximum building height restriction of 120mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (5) On land designated "R(A)2", a maximum building height restriction of 140mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (6) On land designated "R(A)3", a maximum building height restriction of 160mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (7) On land demarcated for 12m-wide building gap from Tseuk Luk Street across Shung Ling Street and Yi Lun Street to Ning Yuen Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 22mPD.
- (8) On land demarcated for 15m-wide building gap fronting Wan Fung Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 54mPD.
- (9) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) 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 the Government shall be deducted in calculating the relevant site area.
- (10) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)



RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (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 for the building on land to which paragraph (1) or (2) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (2) above may thereby be exceeded.
- (12) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) to (6) 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 non-building area restriction as shown on the Plan and the building gap restrictions as stated in paragraphs (7) and (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

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

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

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

---

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.0.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan.
- (3) Non-building area (s) from the lot boundary shall be provided:
  - (i) a minimum of 3m-wide abutting King Fuk Street; and
  - (ii) a minimum of 1.5m-wide abutting Prince Edward Road East.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as 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 non-building area restrictions as shown on the Plan and stated in paragraphs (3)(i) and 3(ii) 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
<b><u>For “Government, Institution or Community” and “Government, Institution or Community (1)” only</u></b>	
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

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.

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) On land designated “Government, Institution or Community” (“G/IC”), 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 (mPD), as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (2) On land designated “G/IC(1)”, 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 height, in terms of number of storeys, as stipulated on the Plan.
- (3) On land demarcated for 12m-wide building gap from Tseuk Luk Street to Yi Lun Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 22mPD.
- (4) On land demarcated for 15m-wide building gap fronting Po Kong Village Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 54mPD.
- (5) In determining the relevant maximum number of storeys for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as 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 non-building area restrictions as shown on the Plan and the building gap restrictions as stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

**GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)**

<b><u>Column 1</u></b> <b><u>Uses always permitted</u></b>	<b><u>Column 2</u></b> <b><u>Uses that may be permitted with or without conditions on application to the Town Planning Board</u></b>
<p><u>Eating Place (Canteen only)</u></p> <p><u>Educational Institution</u></p> <p><u>Field Study/Education/Visitor Centre</u></p> <p><u>Government Use</u></p> <p><u>Institutional Use (not elsewhere specified)</u></p> <p><u>Library</u></p> <p><u>Place of Recreation, Sports or Culture</u></p> <p><u>Public Clinic</u></p> <p><u>Public Convenience</u></p> <p><u>Public Utility Installation</u></p> <p><u>Recyclable Collection Centre</u></p> <p><u>School</u></p> <p><u>Social Welfare Facility</u></p> <p><u>Training Centre</u></p>	<p><u>Eating Place (not elsewhere specified)</u></p> <p><u>Exhibition or Convention Hall</u></p> <p><u>Flat</u></p> <p><u>Holiday Camp</u></p> <p><u>Hotel</u></p> <p><u>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</u></p> <p><u>Office</u></p> <p><u>Place of Entertainment</u></p> <p><u>Private Club</u></p> <p><u>Public Vehicle Park (excluding container vehicle)</u></p> <p><u>Residential Institution</u></p> <p><u>Religious Institution</u></p> <p><u>Shop and Services</u></p> <p><u>Utility Installation for Private Project</u></p>

**Planning Intention**

This zone is intended primarily for the provision of a holistic centre for youth development including youth centre, performance venue, hostel, and public open space serving the needs of the local residents and/or a wider district, region or the territory.

**Remarks**

- (1) Any new development, except alteration and/or modification to an existing building, requires permission from the Town Planning Board under section 16 of Town Planning Ordinance.
- (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 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) A public open space of not less than 3,530 m<sup>2</sup>, of which not less than 2,000 m<sup>2</sup>, at grade shall be provided.

**GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)**

**Remarks**

- (4) A minimum setback of 15m and 16m from the lot boundary fronting Tsat Po Street and King Fuk Street shall be provided respectively.**
- (5) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.**
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction as stated in paragraph (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 setback requirements as stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.**



OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

On land demarcated for 12m-wide building gap from Tseuk Luk Street to Yi Lun Street as shown on the Plan, no new development shall exceed the maximum building height restriction of 22mPD.

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

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only (Cont'd)

Schedule II: for industrial or industrial-office building<sup>@</sup>

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

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

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose 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)

For "Business" only (Cont'd)

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) 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) Non-building area(s) from the lot boundary shall be provided:
  - (i) a minimum of 3m-wide abutting Tai Yau Street and King Fuk Street; and
  - (ii) a minimum of 1.5m-wide abutting Choi Hung Road, Tseuk Luk Street, Sheung Hei Street, Sam Chuk Street, Sze Mei Street, Ng Fong Street, Luk Hop Street, Tsat Po Street, Pat Tat Street and Prince Edward Road East.
- (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 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.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Remarks (Cont'd)

- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as stated in paragraphs (3)(i) and 3(ii) 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/Residential Development Above Public Transport Terminus” only</u>	
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station Public Vehicle Park (excluding container vehicle) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institution Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Utility Installation Religious Institution School (not elsewhere specified) Shop and Services Training Centre
In addition, the following uses are always permitted in the purpose-designed non-residential portion of an existing building, 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	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Commercial/Residential Development  
Above Public Transport Terminus” only (Cont'd)

Planning Intention

This zone is intended primarily for a residential development incorporating commercial uses on the podium above public transport terminus. Commercial uses are always permitted in the purpose-designed non-residential portion of the commercial and residential building.

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 domestic gross floor area of 107,500m<sup>2</sup> and a maximum non-domestic gross floor area of 52,200m<sup>2</sup>.
- (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 relevant maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, 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. Any floor space that is constructed or intended for use solely as public transport facilities, railway station development or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as 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.

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

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

For “Landscaped Elevated Walkway” only

Landscaped Elevated Walkway  
Government Use

Planning Intention

This zone is primarily intended for the provision of landscaped elevated walkway to create an enhanced pedestrian environment for connecting San Po Kong with Kai Tak.

GREEN BELT

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

Planning Intention

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

**KOWLOON PLANNING AREA NO. 11**

**~~APPROVED~~DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG**

**OUTLINE ZONING PLAN NO. S/K11/25A**

**EXPLANATORY STATEMENT**

## **KOWLOON PLANNING AREA NO. 11**

### **~~APPROVED~~DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/25A**

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## **KOWLOON PLANNING AREA NO. 11**

### **APPROVED~~DRAFT~~ TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/25A**

(Being an ~~Approved~~ **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 ~~approved~~**draft** Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/25A. 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 Layout Plan (LP) No. L/K11/36/3, covering a portion of the Kowloon Planning Area No. 11, was gazetted on 25 April 1958 under section 5 of the Town Planning Ordinance (the Ordinance) and was subsequently approved by the then Governor-in-Council (G in C) on 2 September 1958 under section 8 of the Ordinance. On 13 May 1960, the Outline Development Plan (ODP) No. LK 11/41B, covering Kowloon Planning Areas No. 8 and 11, was gazetted under section 5 of the Ordinance. On 6 December 1960, the then G in C, under section 8 of the Ordinance, approved the draft ODP. On 12 July 1963, the then G in C referred the approved ODP No. LK 11/41C to the Board for amendment under section 11 of the Ordinance. The ODP was then amended once and exhibited for public inspection under section 5 of the Ordinance. On 28 January 1964, the then G in C, under section 8 of the Ordinance, approved the draft ODP.
- 2.2 On 12 August 1969, the then G in C, under section 12(1)(b)(i) of the Ordinance, referred the approved ODP No. LK 11/63 and the approved LP No. L/K11/36/3, to the Board for replacement by two new plans. On 19 May 1978, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. LK 11/75, covering the Planning Area No. 11, was gazetted under section 5 of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 4 July 1989, the then G in C considered the draft OZP No. S/K11/3 and agreed to refer the draft OZP to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.4 On 18 November 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP, which was subsequently renumbered as S/K11/9. On 9 February 1999, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/9 to the Board for amendment under 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended twelve times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 6 November 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP, which was subsequently renumbered as S/K11/22. On 16 November 2007, the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/22 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.6 On 8 April 2008, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in Gazette on 18 April 2008 under section 12(2) of the Ordinance. **Since then, the OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.**
- 2.7 ~~On 22 August 2008, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/23, incorporating mainly amendments to impose new building height restrictions for “Residential (Group A)” (“R(A)”), “Residential (Group E)” (“R(E)”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones; to rezone various areas from “R(A)” to “R(A)1”, “R(A)2” and “R(A)3” and areas shown as ‘Road’; to rezone two sites at Po Kong Village Road from “G/IC” to “R(A)2” and from “R(A)” to “G/IC”; to rezone two sites in front of Wong Tai Sin Temple from “R(A)” and “G/IC” to “O”; to rezone a site at Shatin Pass Road from “G/IC” to “G/IC(1)”; to rezone two sites in San Po Kong Business Area (SPKBA) from “I” to “R(E)” and “O”; to stipulate building height restrictions for a strip of land within “R(A)”, “G/IC” and “O” zones in San Po Kong and another strip of land within “R(A)2” and “G/IC” zones fronting Po Kong Village Road as building gaps; to designate ‘non-building areas’ within the “R(A)” zone of Tsz Lok Estate and the “OU” annotated “Business”, “R(E)” and “O” zones in SPKBA, as well as technical amendments, was exhibited for public inspection under section 5 of the Ordinance.—~~
- 2.8 ~~Upon the expiry of the two-month exhibition period, a total of 29 valid representations were received. On 31 October 2008, the Board published the representations for three weeks for public comments. A total of 3 valid comments were received. On 20 March 2009, after giving consideration to the representations and comments under section 6B(1) of the Ordinance, the Board decided to partially meet two representations by including a minor relaxation clause in the Notes of “R(E)” and “OU” annotated “Business” zones to allow application for minor relaxation of non-building area restrictions, and to meet one representation by amending the building height restriction for the representation site at 120 Shatin Pass Road from 4 storeys to 5 storeys under section 6B(8) of the Ordinance. On 17 April 2009, the proposed amendments were published for three weeks for further~~

~~representations. No further representation was received. On 29 May 2009, the Board agreed that the OZP should be amended by the proposed amendments under section 6G of the Ordinance.~~

~~2.9 On 26 June 2009, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/24, incorporating mainly amendments to rezone three strips of land at Prince Edward Road East to "OU" annotated "Landscaped Elevated Walkway" in order to reflect the alignments of three proposed landscaped elevated walkways between San Po Kong area and Kai Tak, and to adjust the zoning boundary of the Po Kong Village Road District Open Space to tally with its land allocation boundary, was exhibited for public inspection under section 7 of the Ordinance. During the two month exhibition period, no representation was received.~~

2.107 On 12 January 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP, which was subsequently renumbered as S/K11/25. On 22 January 2010, the approved Tsz Wan San, Diamond Hill and San Po Kong OZP No. S/K11/25 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.

**2.118 On 7 January 2014, the CE in C referred the approved Tsz Wan San, Diamond Hill and San Po Kong OZP No. S/K11/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 17 January 2014 under section 12(2) of the Ordinance.**

**2.9 On XX.X.2014, the draft Tsz Wan San, Diamond Hill and San Po Kong OZP No. S/K11/26 (the Plan), incorporating amendments to rezone a site at King Fuk Street from "Open Space" ("O") to "Government, Institution or Community(2)" ("G/IC(2)"), and to revise the building height restriction of a "G/IC" site at Sze Mei Street, and other technical amendments to the Notes, was exhibited for public inspection under section 5 of the Ordinance.**

### **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. As it is a small-scale plan, the alignments of roads and railways and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.

3.3 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio calculation. Development within residential zones should

be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsz Wan Shan, Diamond Hill and San Po Kong area and not to overload the road network in the area.

#### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

#### **5. THE PLANNING SCHEME AREA**

- 5.1 The Area is located in Wong Tai Sin District within East Kowloon. It is bounded by Hammer Hill to the east and southeast; Unicorn Ridge and Temple Hill to the north; Lion Rock to the west; and the ex-airport at Kai Tak to the south. The boundary of the Area is delineated in a heavy broken line on the Plan. It covers about 325 hectares of land.
- 5.2 The predominant land use in the Area to the north of Lung Cheung Road and Po Kong Village Road is residential use which consists mainly of public housing estates. To the south of Choi Hung Road is the San Po Kong Industrial Area where flatted factory buildings have been developed. The existing industrial area is however under transformation to meet the changing needs of the industrial and business sectors. The south-western part of San Po Kong, bounded by Choi Hung Road, Tseuk Luk Street and King Fuk Street, has been developed mainly for mixed commercial and residential uses and serves as a local commercial centre. The squatter areas in Tai Hom Village and Yuen Leng Village have been cleared to cater for a comprehensive development mainly for residential uses, together with some commercial/retail and community facilities.

#### **6. POPULATION**

According to the ~~2006~~2011 Population By-Census, the population of the Area was about ~~219,500~~216,900. If the planned uses on the Plan are developed, the planned population of the Area would be about ~~238,055~~247,000.



## 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. With the removal of ex-Kai Tak Airport and relaxation of the airport height restriction, the Area has been subject to redevelopment pressure, in particular San Po Kong Business Area. In order to prevent out-of-context tall buildings while respecting the existing building height profile of the Area, a review has been undertaken to ascertain the appropriate building height restrictions for the “R(A)”, “G/IC” and “OU” zones on the Plan.
- 7.2 The building height restrictions are to preserve the views to the ridgelines of the Lion Rock, Tsz Wan Shan and Kowloon Peak from the vantage point of Quarry Bay Park. The stepped building height concept adopted for the Area has taken into account the Urban Design Guidelines, the overall natural topography, local area context, local wind environment, the existing building height profile and the need to maintain visually compatible building masses in the wider setting. There are nine main building height bands – 80 metres above Principal Datum (mPD), 100mPD, 120mPD, 140mPD, 160mPD, 180mPD, 200mPD, 220mPD and 240mPD in the Area for the “R(A)”, “R(E)” and “OU” zones. The proposed building height bands help achieve a stepped height profile for visual permeability and wind penetration and circulation in the Area.
- 7.3 Moreover, specific building restrictions for the “G/IC” zone 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. Building height control for GIC buildings of not more than 13 storeys will be specified in terms of number of storeys so as to allow more design flexibility, and to accommodate specific functional requirements. For those GIC developments which are higher than 13 storeys, a building height restriction in mPD will be adopted.
- 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, non-building areas, and building gaps as shown on the Plan have taken into account the recommendations 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) ~~other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design~~accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) providing a pronounced height profile in areas of sloping sites; and
- (g) 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, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

7.6 However, for existing buildings where the building height has already exceeded the maximum building height restrictions in terms of mPD or number of storeys as stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

## 8. LAND USE ZONINGS

### 8.1 “Comprehensive Development Area” (“CDA”) - Total Area 7.18 ha

- 8.1.1 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.
- 8.1.2 The area bounded by Lung Cheung Road and Choi Hung Road to the south of Diamond Hill Mass Transit Railway (MTR) Station is within this zone. It is intended for a comprehensive development comprising public housing, commercial facilities, ~~schools~~ public transport interchange and other Government, institution or community (GIC) facilities. ~~To allow a more flexible development approach, the comprehensive development scheme would be implemented by phases.~~

8.1.3 In order to ensure that the intensity of the development is under statutory planning control, the maximum gross floor area including a maximum non-domestic gross floor area has been specified in the Notes of the “CDA” zone.

8.1.4 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 Master Layout Plan (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.

~~8.1.5 As the Shatin to Central Link depot is proposed to be relocated to this site, no building height restriction is imposed on this zone pending the completion of the land use review for the site.~~

8.2 “Residential (Group A)” (“R(A)”) - Total Area 105.55 ha

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

8.2.2 Existing and proposed public rental housing estates and Home Ownership Schemes (HOS) developments are zoned “R(A)”. Existing public rental housing estates, which include Chuk Yuen (North and South) Estates, Fung Tak Estate, Upper Wong Tai Sin Estate (Phases 1, 3 and 4) and Shatin Pass Estate, Tsz Lok, Tsz Ching, Tsz Hong and Tsz Man Estates, are located in the northern part of the Area. ~~Two proposed public housing estates, Upper Wong Tai Sin Estate Phase 3 and Shatin Pass Estate Redevelopment, are under construction.~~ The HOS developments, which include Lung Poon Court, Pang Ching Court, Fung Chuen Court, Fung Lai Court, Tsz Oi Court, Tsz On Court and Ying Fuk Court, are located in the central and northern part of the Area.

8.2.3 Public housing developments in “R(A)” zone are covered by a range of height bands of 120mPD, 140mPD, 160mPD, 180mPD, 200mPD and 240mPD. For large public housing sites with different formation platforms, distinct building height bands are imposed. Tsz Lok Estate is subject to two height bands of 160mPD and 180mPD, Tsz On Court is 180mPD and 200mPD, Tsz Ching Estate is 200mPD and 220mPD, while Tsz Oi Court is 200mPD and 240mPD.

8.2.4 A wide range of GIC facilities such as primary schools, community halls, local open space, markets and shopping centres are provided within these estates to serve the residents. Some of the community facilities are free-standing within the housing estates. They are counted as follows:

<u>Name of Estate</u>	<u>No. of Free-standing Facilities</u>	<u>No. of Storeys</u>
Chuk Yuen (South) Estate	1 primary school	7
Fung Tak Estate	1 special school 1 community hall	7 5
Tsz Ching Estate	1 primary school	7
Tsz Lok Estate	2 primary schools	7

Within the large public housing estates, the free-standing GIC facilities should be kept as breathing spaces and visual relief to the building masses and any redevelopment of these GIC facilities should not exceed their existing building heights. ~~A separate exercise to review their zonings and building heights will be conducted.~~

- 8.2.5 In order to preserve the existing open playground and green areas of about 1.09ha to the west of Tsz Oi Court but within Tsz Lok Estate boundary as a breathing space in the densely built-up area, they are designated as a “non-building area”.
- 8.2.6 Existing ~~and proposed~~ private housing developments are zoned “R(A)” subject to height bands of 80mPD, 100mPD, 120mPD, 140mPD and 160mPD. These include the existing developments at Lung Cheung Road near Wong Tai Sin Station, the area bounded by Tseuk Luk Street, King Fuk Street and Choi Hung Road in San Po Kong, **Lions Rise bounded by Muk Lun Street and Chun Yan Street, The Latitude abutting Prince Edward Road East**, sandwich-class housing of Bel Air Heights at the junction of Lung Poon Street and Fung Tak Road, as well as Private Sector Participation Schemes developments of Grand View Garden at the junction of Po Kong Road and Hammer Hill Road, and Rhythm Garden bounded by Prince Edward Road East and Choi Hung Road. ~~Two residential developments in Wong Tai Sin, including a site bounded by Muk Lun Street and Chun Yan Street and another site at ex-San Po Kong Magistracy site abutting Prince Edward Road East, are currently under construction.~~
- 8.2.7 Existing private housing developments include Fung Wong New Village to the north of Fung Tak Road/Shatin Pass Road, the area around Kam Fung Street and Wan Fung Street **as well as Forest Hills at Po Kong Village Road**, and the area around Yuk Wah Crescent to the north of Po Kong Village Road are zoned “R(A)1”, “R(A)2” and “R(A)3”. ~~A residential development with retail use and public car park at Po Kong Village Road has recently been completed.~~
- 8.2.8 Developments and redevelopments in “R(A)1”, “R(A)2” and “R(A)3” zones are subject to maximum building heights of 100mPD, 120mPD, 140mPD respectively. 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, maximum building height restrictions of 120mPD, 140mPD and 160mPD will be allowed for sites with an area of 400m<sup>2</sup> or more in the respective zones.

- 8.2.9 Based on the AVA study, due to the narrow widths of the streets, the air ventilation environment in San Po Kong area can be weak. To allow penetration of summer prevailing winds from Choi Hung Road in the south into Tai Yau Street in the north, the areas zoned “R(A)”, which fall within the strip of 12m-wide land demarcated as a building gap in a north-south direction starting from Tseuk Luk Street across Shung Ling Street and Yi Lun Street to Ning Yuen Street as shown on the Plan, are subject to a maximum building height restriction of 22mPD.
- 8.2.10 Based on the AVA study, within the “R(A)2” zone, a strip of 15m-wide land fronting Wan Fung Street is demarcated as a building gap subject to a maximum building height restriction of 54mPD. This would create an air path from Po Kong Village Road to Kam Fung Street Sitting Out Area.
- 8.2.11 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 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 as specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building and a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the gross floor area for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.2.12 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.2.13 For large housing development sites (including public housing sites), it is required to provide varying building height profile within the same building height band to avoid wall effect of buildings, add variation to the sites and help wind penetration at street level.
- 8.2.14 To provide design/architectural flexibility, minor relaxation on the plot ratio restrictions mentioned in paragraph 8.2.11 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restrictions as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and

7.6 above. **Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area and building gaps restrictions mentioned in paragraphs 8.2.5, 8.2.9 and 8.2.10 above may be considered by the Board on application under section 16 of the Ordinance.**

8.3 “Residential (Group E)” (“R(E)”) - Total Area 0.93 ha

- 8.3.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.
- 8.3.2 The major part of the San Po Kong Industrial Area is anticipated to transform gradually to business type development. In August 2006, Housing Department (HD) commissioned a consultancy study on the review of land use of the ex-San Po Kong Flatted Factory Sites at King Fuk Street. The consultancy study recommended that with the provision of suitable environmental mitigation measures and adoption of environmentally sensitive design, the south site could be developed for residential use. **After obtaining planning permission from the Board, the site is currently under construction for public housing development.**
- 8.3.3 Developments within this zone are subject to specific control on plot ratio as stipulated in the Notes, i.e. any new development or redevelopment should not exceed a maximum plot ratio of 6.0. Moreover, development and redevelopment within this zone are subject to a maximum building height restriction of 100mPD as stipulated on the Plan.
- 8.3.4 The AVA Study has recommended that the existing Kai Tak East Playground and the ~~planned “O” site~~ **to its west** ~~to the east of this zone should be preserved on the Plan as these sites are~~ important openings to allow air penetration from the south to different parts of the San Po Kong Business Area. A strip of 12m-wide land is designated in the north-eastern part of the zone to provide an air path extending from Pat Tat Street across the “O” sites to Prince Edward Road East. Also, within the zone, a minimum of 3m-wide “non-building area” from the lot boundary abutting King Fuk Street and a minimum of 1.5m-wide “non-building area” abutting Prince Edward Road East shall be provided. Such designation would largely tie in with the proposed Traffic Improvement Works for Industrial Land in San Po Kong by Transport Department since 2001 requiring setbacks from public roads for future road widening.
- 8.3.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio 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.

- 8.3.6 To provide design/architectural flexibility, minor relaxation on the plot ratio restriction mentioned in paragraph 8.3.3 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restriction as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.
- 8.3.7 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions may be considered by the Board on application under section 16 of the Ordinance.

8.4 “Government, Institution or Community” (“G/IC”) - Total Area ~~46.15~~47.16 ha

- 8.4.1 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.
- 8.4.2 Most of the existing facilities are sited in groups. Major facilities include Wong Tai Sin Police Station, Wong Tai Sin Infirmary and Our Lady of Maryknoll Hospital located at Shatin Pass Road, Wu York Yu Clinic at Sheung Fung Street, Chi Lin Nunnery and Home for the Aged, Hong Kong School for the Deaf at Hammer Hill Road, two indoor games halls at San Po Kong and one indoor recreation centre at Diamond Hill. This zone also covers three covered service reservoirs to the west of Tsz Wan Shan, Wong Tai Sin Temple at Wong Tai Sin Road, a divisional fire station and an ambulance depot at Fung Tak Road, and a number of primary and secondary schools.
- 8.4.3 Sites have also been reserved for the development of additional community facilities. The majority of them are located in the Diamond Hill, Tai Hom and San Po Kong areas. Tentatively, they include a clinic, a service reservoir and pumping station, and a number of primary and secondary schools. An area of about 2.26 ha located immediately to the east of Wong Tai Sin Temple is reserved for the provision of institution and community facilities to better serve the needs of the district as well as for development of tourism-related and ancillary uses that would enhance the character of the area as a place of visitor attraction.
- 8.4.4 Development and redevelopment 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 proposed redevelopment of the Hong Kong Examinations and Assessment Authority at Tseuk Luk Street and the

Fire Services Department Wong Tai Sin Rank and Fire Married Quarters at Fung Tak Road are subject to maximum building heights of 75mPD and 100mPD respectively to reflect the proposed and existing building heights.

- 8.4.5 In order to maintain the continuity of air flow along the two sides of Shatin Pass Road, the existing 30-storey Wong Tai Sin Disciplined Services Quarters at Shatin Pass Road, which is zoned “G/IC(1)”, is subject to a maximum building height of 9 storeys upon its redevelopment. Redevelopment of the site exceeding the building height restriction or up to the existing building height is not permitted.

**8.4.6 A site bound by King Fuk Street, Sam Chuk Street and Tsat Po Street is zoned “G/IC(2)” and subject to a building height restriction of 4 storeys. The “G/IC(2)” zone is intended for the provision of a holistic centre for youth development including youth centre, performance venue, hostel, and public open space serving the needs of the local residents and/or a wider district, region or the territory. A public open space of not less than 3,530 m<sup>2</sup>, of which not less than 2,000 m<sup>2</sup> to be at grade, shall be provided. A minimum setback of 15m and 16m from the lot boundary fronting Tsat Po Street and King Fuk Street shall be provided respectively to facilitate the air ventilation along the two streets. In order to address the concerns of the Board on the content and design of the proposed holistic centre and the provision of public open space, any new development, except alteration and/or modification to an existing building, requires permission from the Board under section 16 of the Ordinance. In submitting the section 16 application, information on the accessibility of public open space within the development to the public, landscape and urban design proposals for the development as well as other relevant aspects should be provided.**

- 8.4.67 To allow penetration of summer southerly prevailing winds into the San Po Kong Area, an area zoned “G/IC” falling within the strip of 12m-wide land demarcated as a building gap in a north-south direction from Tseuk Luk Street and Yi Lun Street is subject to a maximum building height restriction of 22mPD. This measure will help improving the air ventilation condition of the area upon its redevelopment.

- 8.4.78 To allow the down flow of easterly winds from Po Kong Village Road merging with the Kam Fung Street Sitting Out Area via Wang Fung Garden, a strip of 15m-wide land is demarcated as building gap within the “G/IC” zone fronting Po Kong Village Road subject to a maximum building height restriction of 54mPD.

**8.4.9 To facilitate north-south airflow to the inner part of Diamond Hill, a 15m-wide non-building area is designated at the western boundary of the “G/IC” zone at Sze Mei Street. The remaining part of the “G/IC” site is subject to a building height restriction of 8 storeys.**

- 8.4.810 For development with special design merits, minor relaxation of the building height restrictions as stipulated on the Plan may be considered



by the Board on application under section 16 of the Ordinance taken into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.

**8.4.11 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the setback requirements, building gap restrictions and non-building area restrictions mentioned in paragraphs 8.4.6 to 8.4.9 may be considered by the Board on application under section 16 of the Ordinance.**

8.5 “Open Space” (“O”) - Total Area ~~29.95~~**28.94** ha

8.5.1 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.

8.5.2 Major existing open spaces are mainly located in San Po Kong and Tsz Wan Shan, including Choi Hung Road Playground opposite to Wong Tai Sin Police Station, East Kai Tak Playground at Luk Hop Street, Muk Lun Street Playground, the children’s playgrounds at Shung Ling Street and Yan Oi Street, Tsz Wan Shan Estate Central Playground, Lok Wah Street Rest Garden, the existing temple courtyard and ~~proposed~~ open landscaped area in front of Wong Tai Sin Temple, Fung Tak Road Park, and Nan Lian Garden opposite to Chi Lin Nunnery ~~and~~. ~~Also, the construction works of the Po Kong Village District Open Space will be completed in end 2010.~~ Local open spaces and rest areas are incorporated in other land use zones.

8.5.3 An open space fronting Sze Mei Street which may include a possible road link between Kai Tak area and Choi Hung Road has been reserved within the area for urban park and other recreational uses.

8.5.4 ~~According to HD’s consultancy study, the north site of ex-San Po Kong Flatted Factory Estate at King Fuk Street was recommended for development of a district open space. It~~ **East Kai Tak Playground at Luk Hop Street** serves as a buffer between the industrial operations in the core of San Po Kong Business Area and the “R(E)” zone at Prince Edward Road East. ~~The district open space will~~ **It** serves the workers in the business area and to meet demand from additional population arising from the proposed housing development in the “R(E)” zone.

8.5.5 ~~4~~ Based on the AVA Study, a strip of 12m-wide “non-building area” is designated within the “O” zones at King Fuk Street and Sze Mei Street in a northwest-southeast direction creating an air path from Pat Tat Street to Prince Edward Road East. In addition, the portion of “O” zone at Shung Ling Street falling within the strip of 12m-wide land demarcated as a building gap in a north-south direction from Tseuk Luk Street to Yi Lun Street as shown on the Plan is subject to a maximum building height restriction of 22mPD, in order to allow penetration of summer prevailing winds from the south into San Po Kong Area.

8.6 “Other Specified Uses” (“OU”) - Total Area 13.82 ha

- 8.6.1 This zoning covers land allocated for specific uses.
- 8.6.2 The commercial/residential development, known as Plaza Hollywood and the Galaxia, at Lung Cheung Road is zoned “OU” annotated “Commercial/Residential Development Above Public Transport Terminus”. In order to ensure that the intensity of this development is under statutory planning control, maximum domestic and non-domestic gross floor areas (GFA) have been specified in the Notes. The public transport terminus provides transport interchange facilities for Diamond Hill MTR Station.
- 8.6.3 About 10.96 ha of land is zoned “OU” annotated “Business”. 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. 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 is always permitted as of right in existing industrial and industrial-office (I-O) buildings. 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 San Po Kong area until the whole area is transformed to cater for the new non-polluting business uses. Developments within this zone are subject to a maximum plot ratio of 12.0. Development within this zone should make reference to the relevant Town Planning Board Guidelines.
- 8.6.4 About 0.18 ha of land is zoned “OU” annotated “Landscaped Elevated Walkway”. This zone is primarily intended for the provision of landscaped elevated walkway to create an enhanced pedestrian environment for connecting San Po Kong area with Kai Tak.
- 8.6.5 In order to accommodate traffic growth resulted from the land use transformation, appropriate traffic improvement measures, including road widening and building set back requirements, would be provided subject to detailed design and further study. To facilitate maintenance by Government departments, the rear lanes within this zone would also be widened.
- 8.6.6 Based on the AVA Study, measures have been taken to reinforce air path and improve the wind environment within San Po Kong Area Business Area. Opportunity is also taken to enhance the overall streetscape of the area. A minimum of 3m-wide “non-building area” from the lot boundary abutting Tai Yau Street and King Fuk Street, and a minimum of 1.5m-wide “non-building area” from the lot boundary abutting Choi Hung Road, Sheung Hei Street, Sam Chuk Street, Sze Mei Street, Ng Fong Street, Luk Hop Street, Tsat Po Street, Pat Tat

Street, Tseuk Luk Street and Prince Edward Road East shall be provided within this zone. Such designation would largely tie in with the proposed traffic improvement works for industrial land in San Po Kong by Transport Department since 2001 requiring setbacks from public roads for future road widening.

8.6.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio 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.

8.6.8 To provide design/architectural flexibility, minor relaxation on the maximum plot ratio/GFA restrictions mentioned in paragraphs 8.6.2 and 8.6.3 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restrictions as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.

8.6.9 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions may be considered by the Board on application under section 16 of the Ordinance.

8.7 “Green Belt” (“GB”) - Total Area 70.43 ha

8.7.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account the Town Planning Board Guidelines.

8.7.2 This zoning covers mainly steep hillslopes which are unsuitable for urban development and are retained in their natural state. Passive recreational uses may however be possible at certain locations.

8.7.3 The steep hillslopes to the north of the public housing estates at Chuk Yuen and Tsz Wan Shan and to the east of Fung Tak Estate at Diamond Hill North are within this zone.

**9. COMMUNICATIONS**

9.1 Roads

9.1.1 Lung Cheung Road, which passes through the central part of the Area,

is a primary distributor serving North Kowloon. Prince Edward Road East at the southern edge of the Area is also a primary distributor which connects East and West Kowloon.

- 9.1.2 The district distributor network within the Area consists of Choi Hung Road, Shatin Pass Road, Tsz Wan Shan Road, Po Kong Village Road, Hammer Hill Road and Fung Tak Road.
- 9.1.3 Tate's Cairn Tunnel connects Siu Lek Yuen in Sha Tin New Town with Diamond Hill in the Area. It links up with Kwun Tong By-pass and, via the Eastern Harbour Crossing, with the Island Eastern Corridor, and is a part of the trunk road system connecting Hong Kong Island with North East New Territories.
- 9.1.4 A local distributor, namely Road L1, is proposed to provide a convenient route linking up with San Po Kong area with and Kai Tak Development. ~~The detailed design of this local distributor is being~~ **constructed** ~~examined under the Civil Engineering and Development Department (CEDD)'s Kai Tak Development~~ **Project Engineering Study.**

## 9.2 Railway

- 9.2.1 The existing MTR Kwun Tong Line runs through the central part of the Area beneath Lung Cheung Road. There are two stations viz. Wong Tai Sin and Diamond Hill MTR Stations. The former serves the housing estates in Wong Tai Sin and Chuk Yuen, while the latter serves the Tai Hom and San Po Kong area.
- 9.2.2 ~~The tentative alignment for the Shatin to Central Link, traversing this Planning Scheme Area, and locations for the station(s), would be updated to take into account the result of the on-going investigation of the railway project.~~ **The scheme for the Shatin to Central Link (SCL) was authorized in March 2012 and the construction of railway tracks and station within the area are currently under construction. Pursuant to section 13A of the Town Planning Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance shall be deemed to be approved under the Town Planning Ordinance. The railway alignment, stations and structures within the area are shown on the Plan for information only.**

## 9.3 Public Transport Terminus

A public transport terminus, including a bus terminus, a public light bus terminus and a taxi stand, is provided at the "OU" annotated "Commercial/Residential Development Above Public Transport Terminus" zone at Lung Cheung Road. It provides transport interchange facilities for Diamond Hill MTR Station.

## 9.4 Pedestrian Connections with Kai Tak Development

- 9.4.1 To facilitate pedestrian connections between San Po Kong area with

the Kai Tak Development, a comprehensive pedestrian connection system including public passageway in form of subway, landscaped elevated walkways and underground shopping street is indicated on the Plan. It aims to provide pedestrians with a convenient, comfortable and animated walking experience. The detailed design of this comprehensive pedestrian connection system is being examined under the CEDD's Kai Tak Development Engineering Study. Details of the connection points between San Po Kong and Kai Tak are shown below:

- a. Existing subway at the interchange between Prince Edward Road East and Choi Hung Road ~~is to be~~ was enhanced to connect the future Kai Tak Government Offices.
- b. Landscaped elevated walkway is proposed to connect the residential development, the Latitude, with the future Kai Tak Government Offices ~~and commercial developments in Kai Tak City Centre.~~
- c. A subway ~~An underground shopping street is~~ being constructed ~~proposed in conjunction with the local road under para. 9.1.4~~ to connect ex-San Po Kong Flatted Factory site with the proposed Shatin-to-Central Link Kai Tak Station.
- d. Existing subway near Kai Tak Operational Base of Prince Edward Road East is being extended.
- ~~de.~~ Landscaped elevated walkway over Prince Edward Road East near Kai Tak East Playground is proposed.
- ~~ef.~~ Landscaped elevated walkway over Prince Edward Road East near Rhythm Garden to connect with Kai Tak City Centre ~~is proposed~~ was completed.

- 9.4.2 Pursuant to section 13A of the Ordinance, the road scheme authorized by the CE in C on 31 March 2009 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370), i.e. the alignments of the elevated walkway as mentioned in para. 9.4.1 (b) and (~~ef~~) above, shall be deemed to be approved under the Ordinance.

## 10. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available. To cater for the future developments in Diamond Hill and Tai Hom, sites have been reserved for a service reservoir and a pumping station. Additional waterworks and sewerage upgrading works may be required to upgrade existing infrastructure provision to cater for future development.

## 11. CULTURAL HERITAGE

~~The Sik Sik Yuen, Wong Tai Sin Temple and the Old Pillbox within the Diamond Hill “CDA” site formerly occupied by the Tai Hom Squatter Area are the Grade II historic buildings and structures located within the Area. The Stone House and the Former Royal Air Force Hangar located within the “CDA” site are Grade III historic building and structures. Prior consultation with the Antiquities and Monuments Office should be sought if any development or rezoning proposals might affect these buildings and structures, and their immediate environs.~~ **A number of graded historic buildings/structures, which are Wong Tai Sin Temple (Grade 1), Old Pillbox (Grade 2) and Former Royal Air Force Hangar (Grade 3) are located within the Area. Besides, there is a new item in addition to the 1,444 historic buildings in Hong Kong proposed for assessment by the Antiquities Advisory Board (AAB) in the Area. Details of these graded historic buildings and the new item in addition to the 1, 444 historic buildings have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. Prior consultation the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historic buildings/structures and the new item in addition the 1, 444 historic buildings, and their immediate environs.**

## 12. IMPLEMENTATION

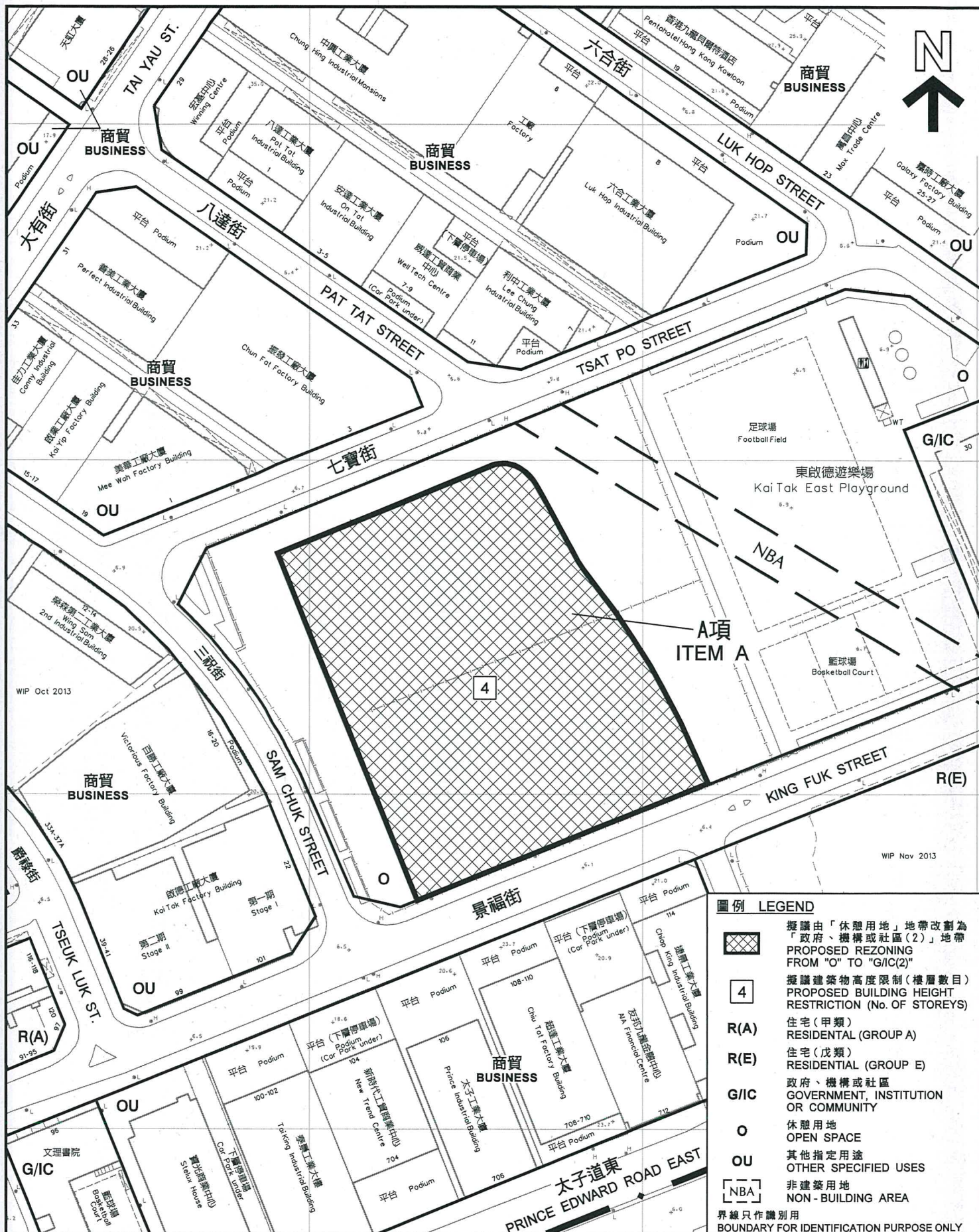
- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the CEDD in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Wong Tai Sin District Council would also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans, layout plan and the guidelines published by the Board. The outline development plans and layout plan are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department.

Application forms and guidance notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD**  
**~~JANUARY 2010~~ MAY 2014**







#### 圖例 LEGEND



擬議由「休憩用地」地帶改劃為「政府、機構或社區(2)」地帶  
PROPOSED REZONING FROM "O" TO "G/IC(2)"

4

擬議建築物高度限制(樓層數目)  
RESTRICTION (No. OF STOREYS)

R(A)

住宅(甲類)  
RESIDENTIAL (GROUP A)

R(E)

住宅(戊類)  
RESIDENTIAL (GROUP E)

G/IC

政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY

O

休憩用地  
OPEN SPACE

OU

其他指定用途  
OTHER SPECIFIED USES

NBA

非建築用地  
NON-BUILDING AREA

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

#### 平面圖 SITE PLAN

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號S/K11/25的擬議修訂  
(A項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/25  
(ITEM A)

本摘要圖於2014年4月22日擬備，所根據的資料為測量圖編號11-NE-6D  
EXTRACT PLAN PREPARED ON 22.4.2014  
BASED ON SURVEY SHEET No. 11-NE-6D

SCALE 1:1 500 比例尺  
METRES 25 0 25 50 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/14/14

圖 PLAN  
2A









照片 1 - A 項  
PHOTO 1 - ITEM A

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號S/K11/25的擬議修訂  
(A項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/25  
(ITEM A)

本圖於2014年4月24日擬備，所根據的  
資料為攝於2013年11月5日的實地照片  
PLAN PREPARED ON 24.4.2014  
BASED ON SITE PHOTO TAKEN ON 5.11.2013

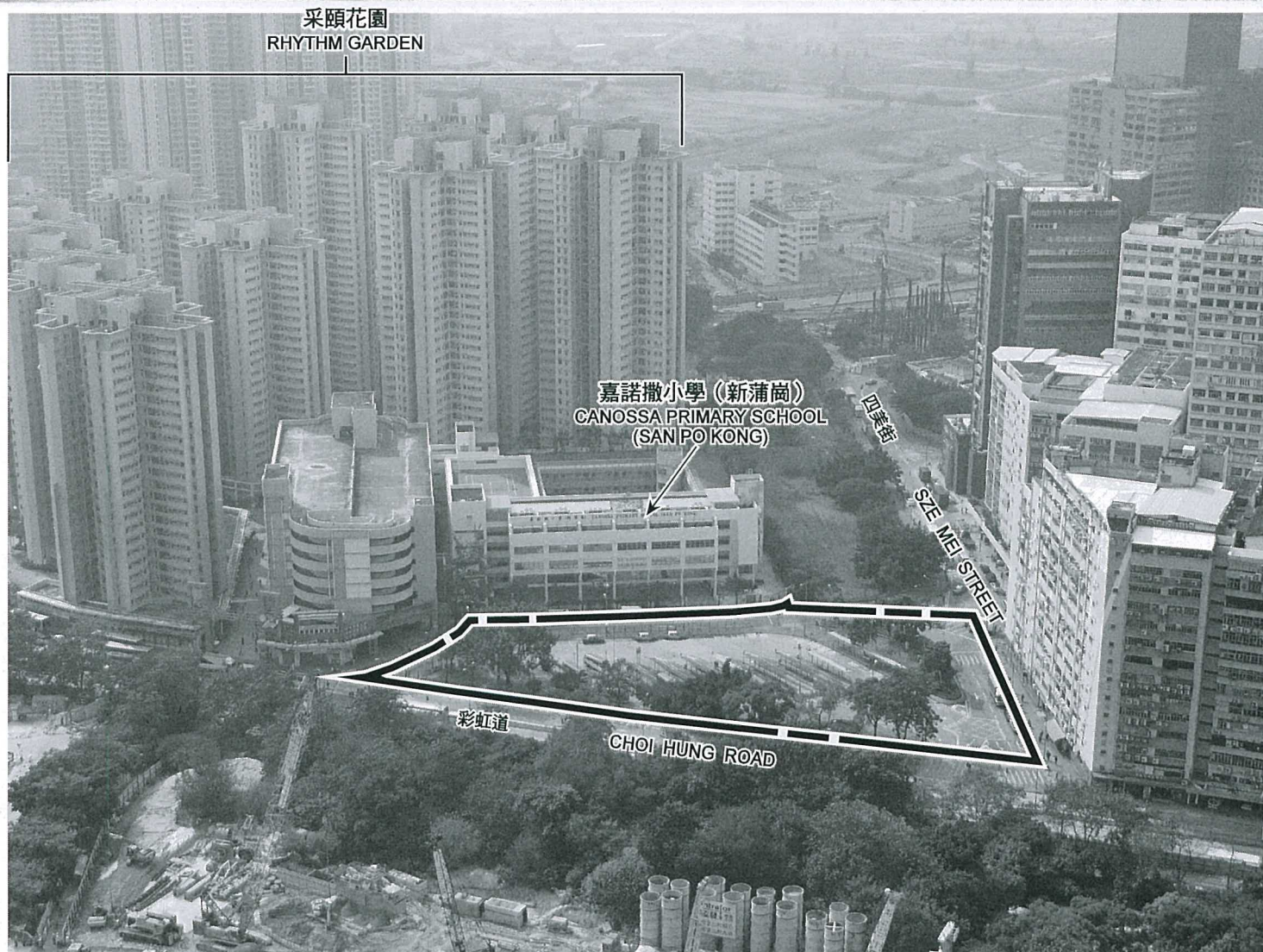
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/14/14

圖 PLAN  
3A





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

照片 1 - B 項  
PHOTO 1 - ITEM B

實地照片 SITE PHOTO

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號S/K11/25的擬議修訂  
(B項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/25  
(ITEM B)

規劃署  
PLANNING  
DEPARTMENT



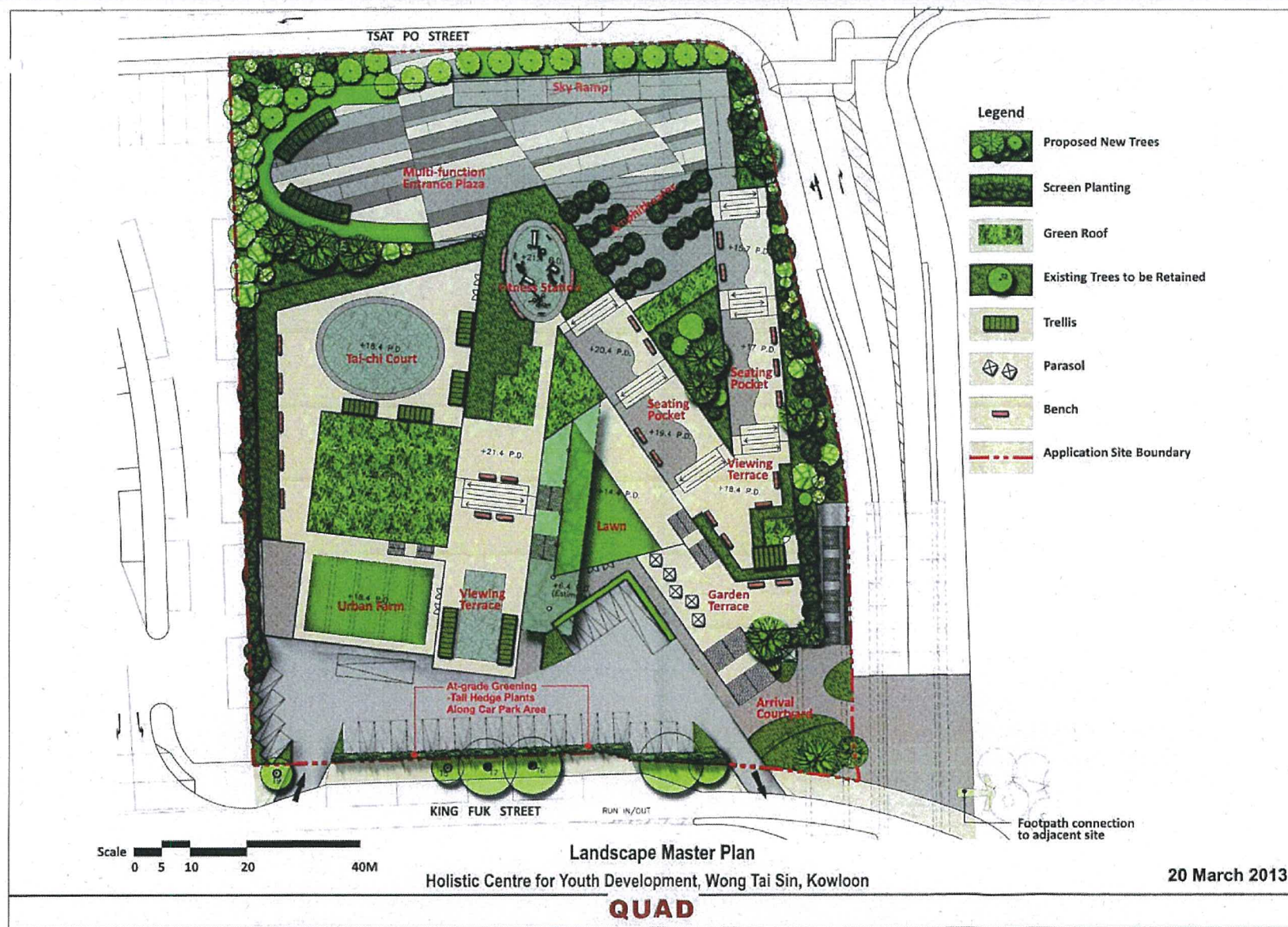
本圖於2014年4月24日擬備，所根據的  
資料為攝於2013年11月7日的實地照片  
PLAN PREPARED ON 24.4.2014  
BASED ON SITE PHOTO TAKEN ON 7.11.2013

參考編號  
REFERENCE No.

M/K11/14/14

圖 PLAN  
3B





擬議的園景設計總圖由申請編號Y/K11/3的申請人提交  
 PROPOSED LANDSCAPE MASTER PLAN  
 SUBMITTED BY THE APPLICANT OF S.12A APPLICATION No. Y/K11/3

慈雲山、鑽石山及新蒲崗  
 分區計劃大綱核准圖編號S/K11/25的擬議修訂  
 (A項)

PROPOSED AMENDMENT TO THE APPROVED  
 TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
 OUTLINE ZONING PLAN No. S/K11/25  
 (ITEM A)

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.

M/K11/14/14

圖 PLAN  
 4

本圖於2014年4月1日擬備  
 PLAN PREPARED ON 1.4.2014





觀景點1 (由四美街及六合街交界望)  
VIEWPOINT 1 (VIEW FROM JUNCTION OF SZE MEI STREET AND LUK HOP STREET)



合成照片 PHOTOMONTAGE

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號S/K11/25的擬議修訂  
(B項)  
PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/25  
(ITEM B)

本圖於2014年4月30日擬備，所根據的  
資料為攝於2014年4月15日的實地照片  
PLAN PREPARED ON 30.4.2014  
BASED ON SITE PHOTO TAKEN ON 15.4.2014

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/14/14

圖 PLAN  
5





觀景點2 (由彩虹道望)  
VIEWPOINT 2 (VIEW FROM CHOI HUNG ROAD)



合成照片 PHOTOMONTAGE

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號S/K11/25的擬議修訂  
(B項)  
PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/25  
(ITEM B)

本圖於2014年4月30日擬備，所根據的  
資料為攝於2014年4月10日的實地照片  
PLAN PREPARED ON 30.4.2014  
BASED ON SITE PHOTO TAKEN ON 10.4.2014

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K11/14/14

圖 PLAN

6





觀景點3 (由彩虹道近采頤花園望)  
VIEWPOINT 3 (VIEW FROM CHOI HUNG ROAD NEAR RHYTHM GARDEN)



合成照片 PHOTOMONTAGE

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號S/K11/25的擬議修訂  
(B項)  
PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/25  
(ITEM B)

本圖於2014年4月30日擬備，所根據的  
資料為攝於2014年4月10日的實地照片  
PLAN PREPARED ON 30.4.2014  
BASED ON SITE PHOTO TAKEN ON 10.4.2014

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K11/14/14

圖 PLAN

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觀景點4 (由南蓮園池望)  
VIEWPOINT 4 (VIEW FROM NAM LIAN GARDEN)



合成照片 PHOTOMONTAGE

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號S/K11/25的擬議修訂  
(B項)  
PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/25  
(ITEM B)

本圖於2014年4月30日擬備，所根據的  
資料為攝於2014年4月15日的實地照片  
PLAN PREPARED ON 30.4.2014  
BASED ON SITE PHOTO TAKEN ON 15.4.2014

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K11/14/14

圖 PLAN

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