

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

**MPC Paper No. 17/14**

**For Consideration by  
the Metro Planning Committee on 31.10.2014**

**PROPOSED AMENDMENTS TO THE  
APPROVED HO MAN TIN OUTLINE ZONING PLAN NO. S/K7/22**

**PROPOSED AMENDMENTS TO  
THE APPROVED HO MAN TIN OUTLINE ZONING PLAN NO. S/K7/22**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/22 as shown on the draft Ho Man Tin OZP No. S/K7/22A (**Attachment I**) and its Notes (**Attachment II**) 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 III**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives 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**

- 2.1 On 26.6.2012, the Chief Executive in Council (CE in C) approved the draft Ho Man Tin OZP under section 9(1)(a) of the Ordinance which was subsequently renumbered as S/K7/22. On 13.7.2012, the approved Ho Man Tin OZP No. S/K7/22 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 2.9.2014, the CE in C referred the approved Ho Man Tin OZP No. S/K7/22 (**Plan 1**) 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 19.9.2014 under section 12(2) of the Ordinance.

**3. Background**

- 3.1 It was stated in the 2013 Policy Address that the Government would adopt a multi-pronged approach to increase land supply to meet the housing and other development needs of Hong Kong. To optimize the use of land, the Government will continue reviewing various land uses and rezoning sites as appropriate and, where the original intended use is no longer required, converting the land for housing development. To cater for the pressing needs for housing and achieve the housing supply target for the next 10 years as announced in the 2014 Policy Address, a site at Sheung Shing Street currently zoned "Open Space" ("O") has been identified for housing development (**Item A on Plan 2**). The site is being used by the Hong Kong Police Force (HKPF) for a vehicle detention pound. As advised by HKPF, the vehicle pound will be relocated to Sheung Yee Road, Kowloon Bay in mid 2015. Leisure and Cultural Services Department (LCSD) has no programme to develop open space facility on the Sheung Shing Street site. To take forward the proposed private residential development, rezoning of the site for residential use is required.

- 3.2 On 9.5.2014 and 22.8.2014, the Metro Planning Committee (the Committee) of the Board partially agreed/agreed two section 12A planning applications (Nos. Y/K7/9 and Y/7/10) to rezone two sites from “O” to “Government, Institution or Community” (“G/IC”) for campus developments of the Hong Kong Polytechnic University (PolyU) and the Open University Hong Kong (OUHK) respectively (**Items C and B on Plan 2**). To take forward the decision of the Committee, rezoning of the two sites is required.
- 3.3 Opportunity is also taken to rezone three sites to reflect a planned Mass Transit Railway (MTR) station entrance (**Item D on Plan 2**) and two completed developments (**Items E and F on Plan 2**), and to incorporate on the OZP the alignment of the MTR Shatin to Central Link (SCL) authorised by the CE in C on 27.3.2012 under the Railways Ordinance (Chapter 519) (**Plan 2**).

**4. Rezoning of a Site at Sheung Shing Street from “O” to “Residential (Group B)3” (“R(B)3”) for Residential Development - (Amendment Item A)**

The Site and its Surroundings (**Plans 4, 5 and 6**)

- 4.1 The site (about 0.91 ha) at Sheung Shing Street (**Site A on Plan 3**) is currently used by HKPF as a temporary vehicle detention pound. Some mature trees are found within the site (**Plan 6**).
- 4.2 In general, the site is situated in a predominantly residential area mixed with schools, open spaces and GIC facilities. The characteristics of the area are as follows (**Plan 5**):
- (a) to the east of the site across Sheung Shing Street is King Man House of Ho Man Tin Estate and two private residential developments at KIL 11227 and KIL 11228, which are under construction;
  - (b) to the immediate north is St. Teresa Secondary School, further north are GIC developments and Sheung Lok Estate;
  - (c) to the immediate west is Sheung Shing Street Park, further west across Princess Margaret Road are residential developments and a belt of GIC developments; and
  - (d) to the immediate south is a site with a children playground and some temporary structures which is proposed for the campus development of OUHK (see **Item B** below). Further south across Fat Kwong Street are GIC and residential developments.

Proposed Amendment

- 4.3 The site is proposed to be rezoned from “O” to “R(B)3” to facilitate the proposed private residential development on site.

*Planning Intention and Landuse Compatibility*

- 4.4 The planning intention of the “R(B)” zone is for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

- 4.5 The site is located within a residential neighbourhood with GIC and open space uses. The proposed residential use for the site is considered compatible with the land use setting in the area.

*Proposed Development Parameters*

- 4.6 The residential sites in the vicinity of the subject site is zoned “R(B)” or “Residential (Group A)” (“R(A)”) and subject to a maximum plot ratio of 5 and 7.5 (for domestic) respectively. Private residential developments in the vicinity are mainly developed to a plot ratio of 5. As the site is located between “R(A)” and “R(B)” zones, a maximum plot ratio of 6 is proposed for the site which is compatible with the plot ratios of the existing and planned developments in the vicinity.
- 4.7 For building height (BH), the BH restrictions for the residential sites in the vicinity are 100mPD and 120mPD with some existing developments built up to around 160mPD before BH restrictions were imposed on the OZP, e.g. King Man House (about 150mPD) to the east of the site and Ellery Terrace (about 165mPD) to the south of the site (**Plan 5**). A BH of 86mPD was agreed by the Committee for the proposed OUHK development to the immediate south. In view of the above, a two-step BH restriction of 100mPD for the southern part of the site and 120mPD for the northern part is proposed, and the absolute BH would be about 72m and 92m respectively. Coupled with the proposed BH for OUHK at 86mPD, the proposed two-step BH of 100mPD and 120mPD for the site would create a gradual height profile. This could help minimize the possible visual impact of the proposed development on the surrounding areas. The proposed height is considered not incompatible with the surrounding existing and planned developments as well as visual context, see paragraphs 4.10 and 4.11.
- 4.8 To facilitate air ventilation in the area, a non-building area (NBA) of 15m in width is designated in the central part of the site (**Plan 4**). Paragraph 4.14 elaborates the details.
- 4.9 Based on the above development parameters, it is estimated that about 910 flats can be provided with an estimated population of about 2,300 persons.

*Urban Design and Landscape Aspects*

- 4.10 Open spaces are not only for active and/or passive recreational purpose, but also for serving as important spatial and visual reliefs as well as ventilation pockets that are much needed in the congested urban environment. Rezoning the “O” site for residential development will result in permanent and irreversible loss of breathing space and visual relief. Planning Department (PlanD) has conducted a visual appraisal (VA) (**Attachment IV**) to assess the possible visual impact of the proposed development on the surrounding areas. Four viewpoints (**Plan 15**) from different directions and distances are selected, which represent the views from key public open spaces and/or pedestrian nodes that are highly accessible by the public in the area. Viewpoints 1 (**Plan 16**) and 3 (**Plan 18**) are from two opposite directions and in closer distance and Viewpoints 2 (**Plan 17**) and 4 (**Plan 19**) are further away from another two directions.
- 4.11 When viewed from a longer distance from Viewpoints 2 and 4, the proposed development would result in negligible visual impact on the public viewers (**Plan 17**) and not visible (**Plan 19**), respectively. When viewed from a closer distant at



Viewpoints 1 and 3 (**Plans 16 and 18**), although the proposed residential development at the site would reduce the visual openness in the locality, the proposed building heights of 100mPD and 120mPD are considered not incompatible with the surrounding existing and planned developments. While it would inevitably cause some visual impact when viewed from a closer distance, e.g. from Viewpoint 1 (**Plan 16**), the proposed stepped BHR could mitigate the visual impact of the proposed development to certain extent. Besides, the proposed NBA in the central part of the site could also reduce bulkiness of the development, and hence contribute to mitigate visual impact. The landscape treatment for the proposed OUHK development would further mitigate the overall visual impact on this area. The Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) has no adverse comment on the proposed rezoning.

- 4.12 In terms of landscape, CTP/UD&L, PlanD advises that existing trees are found near the northern and western boundaries and mature trees are also scattered in the site. A tree survey should be conducted at the detailed design stage and the existing trees in good condition are recommended to be retained.
- 4.13 The District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD) advises that HKPF will conduct a detailed tree survey for the site by early 2015. A tree preservation clause will be included in the lease conditions of the site to require future developer to preserve the trees that identified for preservation.

#### *Air Ventilation Aspect*

- 4.14 PlanD has commissioned an air ventilation assessment (AVA) study (**Attachment VI**) to assess the air ventilation impact of the proposed residential development and to recommend appropriate mitigation measures. According to the AVA, the annual and summer wind conditions are dominated by north-north-easterly, east-north-easterly & easterly, and easterly, east-south-easterly, & south-easterly winds respectively. The site would experience relatively calm wind environment under northeast wind, given that two committed high-rise residential developments (under construction) to its east, i.e. at KIL 11227 and KIL 11228, would shield the prevailing wind from reaching the site. However, no major wind problem would be expected under the east and southeast wind directions. It is concluded in the AVA study that the proposed residential development at the site would not significantly affect the overall wind performance but the location of building gaps would have some localized effect. The presence of building gap, in particular along northwest-southeast direction and aligning with Sheung Foo Street to the southeast, has shown its local benefit in terms of air ventilation. Accordingly, a NBA of 15m in width (**Plan 5**) is proposed in the central part of the site to preserve flow paths for wind blow through the site. The Final Report of the AVA will be deposited in the Secretariat of the Board for Members' inspection.

#### *Open Space and GIC Facilities*

- 4.15 Apart from this site, two sites under Amendment Items B and C below are also zoned "O". LCSD has no programme to develop the three "O" sites. As a result, a total of 2.33ha of land is proposed to be rezoned to other uses. The Sheung Shing Street site is designated for district open space (DO) which is intended to meet the needs of a district population. According to Hong Kong Planning Standards and Guidelines (HKPSG), 1m<sup>2</sup> each of DO and local open space (LO) (to serve the neighbourhood population) per person, i.e. total 2m<sup>2</sup> per person, should be provided to serve the population of the area.

- 4.16 Taking into account the proposed private residential development at Sheung Shing Street with an estimated population of about 2,300, the planned population of the OZP area is estimated to be about 100,950 persons. An assessment on the supply and demand of open space has been made based on the planned population and the requirements of HKPSG (**Attachment V**). After deducting the three “O” sites proposed to be rezoned for other uses, it is estimated that there is about 23ha of open space (including the existing and planned open space sites) in Ho Man Tin District, which is about 2.95ha more than the standard HKPSG requirement, while LO will have a surplus of 3.61ha and DO will have a deficit of 0.66 ha. For the slight deficit of DO in Ho Man Tin area, it should be noted that DO is intended to serve the population of a district. For Kowloon City District where the site is located, there is a surplus of DO land of about 53ha. As a result, there will be adequate open space to serve the Ho Man Tin population. Moreover, landscaped open areas of not less than 500m<sup>2</sup> and 3,250m<sup>2</sup> will be provided within the proposed OUHK and PolyU campus developments under Items B and C respectively for public use.
- 4.17 Based on the requirements in HKPSG, as shown in **Attachment V**, the planned provision for various community facilities in the area is generally sufficient except for post office and kindergarten/nursery classrooms. As they are provided on premises basis, there is no need to reserve a standalone site for such uses. Some social welfare and community facilities, such as child care centre, elderly facilities and community hall, do not have set standard in HKPSG. They are mainly provided on premises basis and do not require reservation of a standalone site.

#### *Traffic Aspect*

- 4.18 The site is located in a well-developed district with well connected road network served by public transport while the MTR Ho Man Tin Station (under construction) is about 1,000m away. There are a number of bus/mini-bus routes operating along Fat Kwong Street and Sheung Shing Street providing services to various railway stations and transport nodes.
- 4.19 Transport Department (TD) has assessed the traffic flow generated by the proposed residential development on the site and its impact on road junctions. The road junctions would still have spare capacity to cater such increase in traffic flow and TD considers that the proposed development would not have significant traffic impact on nearby road network. Moreover, there are public transport services along nearby Fat Kwong Street and Sheung Foo Street to serve the development. The proposed residential development will be required to provide internal parking and loading/unloading facilities in accordance with the HKPSG to meet its own demand. TD will continue to monitor the traffic condition in the area after completion of the development and, if necessary, adjust traffic signal control arrangement at the adjacent junctions.

#### *Environmental Aspect*

- 4.20 Regarding the environmental impact, the Environmental Protection Department (EPD) has no adverse comment on the proposed residential development. However, they advise that the site should reserve adequate buffer distance from Sheung Shing Street in accordance with the requirements set out in the HKPSG with regard to air quality. The site is subject to road traffic noise impact from Princess Margaret Road and demanding noise mitigation measures would be required. Noise impact assessment (NIA) by the developer with recommendation of noise mitigation measures is required at the

implementation stage. In addition, sewerage impact assessment (SIA) is required. Both NIA and SIA by the developer would not cause insurmountable problem in achieving the development intensity. The requirements for NIA and SIA will be included in the lease conditions of the site.

#### *Infrastructural Aspect*

- 4.21 The proposed residential development would not result in any adverse impacts on infrastructural capacity in the area. Concerned Government departments including the Drainage Services Department, Water Supplies Department and Highways Department have no comment on the proposed development.

#### *Consultation with Kowloon City District Council (KCDC)*

##### Views of KCDC Members

- 4.22 On 25.9.2014, KCDC was consulted on the proposed rezoning of the Sheung Shing Street site. Their main views are summarized below :

- (a) some KCDC members objected to the proposal as new developments in the vicinity including two private housing developments (i.e. KIL 11227 and 11228) to be completed in coming years and the proposed OUHK campus development abutting the site would add burden on the already congested Sheung Shing Street. As Sheung Shing Street and Fat Kwong Street were already very congested in terms of traffic, developing the site for private residential use would further aggravate the traffic problem. The Government should introduce concrete measures to resolve traffic congestion in the local area before putting forward the site for housing development;
- (b) the site should be used for public housing instead of private housing as the former would generate less traffic and provide much needed public housing units;
- (c) there was a suggestion that the site be rezoned to “R(A)” for high-density public housing development; and
- (d) open space in Ho Man Tin was inadequate and the site should be kept as “O” to provide more recreational facilities for local residents.

##### Government Departments’ Responses

- 4.23 For traffic aspect, TD’s view is stated in paragraph 4.19. No significant traffic impact to be caused by the proposed development is anticipated. For open space aspect, PlanD’s view is in paragraph 4.16. There would still be adequate land reserved for open space use to meet the demand of Ho Man Tin population upon rezoning of the site.
- 4.24 On the suggestion for public housing development, the Government is committed to ensuring sufficient housing land to meet the subsidized housing production targets. As a matter of fact, two sites in Kowloon City have been identified for rezoning for public housing, i.e. one at Mok Chong Street and one at Ko Shan Road. However, at the same time, there is a need to provide the market with housing land for private residential development to cater for the community’s demand for private residential units. A steady supply of private housing land will be conducive to the sustainable and healthy development of the property market. Having balanced various factors, the Government considers that the site is more suitable for private housing use.

**5. Proposed Amendments Arising From Two Agreed Section 12A Applications - (Amendment Items B and C)**

**5.1 Rezoning of a site at the junction of Sheung Shing Street and Fat Kwong Street from “O” to “G/IC(2)” – Amendment Item B (Plans 4 and 7)**

- (a) On 22.8.2014, the Committee agreed to a section 12A planning application (No. Y/K7/10) submitted by OUHK for campus development. The indicative scheme considered by the Committee has a gross floor area (GFA) of 18,680m<sup>2</sup> and a BH of 85.3mPD. OUHK also proposed that a landscaped open plaza of 500m<sup>2</sup> at G/F under the building would be open for public use.
- (b) To take forward the Committee’s decision, the site (about 0.22ha) is proposed to be rezoned from “O” to “G/IC(2)” restricted to a maximum GFA of 18,680m<sup>2</sup> and a BH of 86mPD. It is also required that a landscaped open plaza of not less than 500m<sup>2</sup> shall be provided at G/F of the development for public use.

**5.2 Rezoning of a site at Chung Hau Street/Oi Sen Path from “O” to “G/IC(3)” – Amendment Item C (Plans 10 and 11)**

- (a) On 9.5.2014, the Committee partially agreed to a section 12A planning application (No. Y/K7/9) submitted by PolyU for a campus development with student hostel at the site. The indicative scheme considered by the Committee has a total GFA of 43,400m<sup>2</sup>, 1,279 student hostel bed places and stepped BH of 69mPD for the eastern part and 86.3mPD for the western part of the site. Moreover, a NBA of 12m wide abutting the Carmel Secondary School to the west was proposed to mitigate the possible nuisance to the school. To enhance air ventilation and visual permeability in the locality, a 25m-wide strip of land in the central part of the site was proposed as a building gap with a maximum BH of 45mPD. A landscaped open space of not less than 3,250m<sup>2</sup> was also proposed to be open for public use. As the applicant still needs to address a number of issues, e.g. mix of academic and hostel GFA, proposed building height and public concerns, etc. and to ensure that no significant visual and landscape impact, the Committee agreed that section 16 planning application should be required for future development on the site.
- (b) To take forward the decision of the Committee, the site (about 1.2ha) is proposed to be rezoned from “O” to “G/IC(3)” with a maximum GFA of 43,400m<sup>2</sup> and BH restrictions of 69mPD for the eastern part and 87mPD for the western part of the site. The NBA and building gap mentioned in para. (a) above are proposed to be designated on the OZP. The Notes for the “G/IC(3)” zone will also stipulate the provision of a landscaped open space of not less than 3,250m<sup>2</sup> within the site for public use, and the requirement for planning application under section 16 of the Ordinance for new development or redevelopment.

**6. Proposed Amendments Relating to Planned and Completed Developments (Amendment Items D, E and F)**

**6.1 Rezoning of a site at Chung Hau Street from “Other Specified Uses” annotated ‘Kerosene Store’ (“OU(Kerosene Store)”) to “OU(Railway Related Facilities)” - Amendment Item D (Plans 10 and 11)**

- (a) The proposed Ho Man Tin MTR Station is the interchange station of Kwun Tong Line Extension (KTE) and SCL. Due to the construction of the proposed Station, the kerosene store on site had ceased operation. According to the authorized railway scheme of KTE, the site is planned for a MTR station entrance.
- (b) To reflect the planned use, the site of about 0.03ha is proposed to be rezoned from “OU(Kerosene Store)” to “OU(Railway Related Facilities)”, with a BH restriction of one storey.

**6.2 Rezoning of a site at Chung Hau Street from “Residential (Group E)” (“R(E)”) to “G/IC” - Amendment Item E (Plans 4 and 8)**

- (a) The site is the subject of a section 16 planning application (No. A/K7/103) submitted by OUHK for campus development with a plot ratio of 5 and BH of 100mPD, which was approved by the Committee on 5.8.2011. OUHK campus building was completed in January 2014 and is already in operation.
- (b) To reflect the existing development on site, the site of about 0.43ha is proposed to be rezoned from “R(E)” to “G/IC”. The current BH restriction of 100mPD under the “R(E)” zoning remains unchanged.

**6.3 Rezoning of a site at Princess Edward Road West from “G/IC” to “R(B)” - Amendment Item F (Plans 13 and 14)**

- (a) The site is the subject of a section 16 planning application (No. A/K7/40) for residential development with a plot ratio of 5 and BH of 134mPD which was approved by the Committee on 18.5.2001. The residential development was completed in 2004.
- (b) To reflect the existing residential development on site, the site of about 0.23ha is proposed to be rezoned from “G/IC” to “R(B)”. The current BH restriction of 80mPD for the site remains unchanged, which is in line with the height band of 80mPD for the “R(B)” zone in the area. Same as other “R(B)” sites, the plot ratio restriction for the site will be 5.

**7. Proposed Amendments to Matters shown on the Plan**

The proposed amendments as shown on the draft Ho Man Tin OZP No. S/K7/22A at **Attachment I** are as follow:

**7.1 Amendment Item A (about 0.91ha)**

Rezoning of a site at Sheung Shing Street from “O” to “R(B)3” with stipulation of BH

restrictions of 100mPD and 120mPD and a NBA in accordance with paragraph 4 above.

**7.2 Amendment Item B (about 0.22ha)**

Rezoning of a site at the junction of Sheung Shing Street and Fat Kwong Street from “O” to “G/IC(2)” with stipulation of BH restriction of 86mPD in accordance with paragraph 5.1 above.

**7.3 Amendment Item C (about 1.2ha)**

Rezoning of an area at Chung Hau Street/Oi Sen Path from “O” to “G/IC(3)” with stipulation of BH restrictions of 69mPD, 45mPD (building gap) and 87mPD and a NBA in accordance with paragraph 5.2 above.

**7.4 Amendment Item D (about 0.03ha)**

Rezoning of a site at Chung Hau Street from “OU(Kerosene Store)” to “OU(Railway Related Facilities)” with stipulation of BH restriction of one storey in accordance with paragraph 6.1 above.

**7.5 Amendment Item E (about 0.43ha)**

Rezoning of a site at Chung Hau Street covering the existing OUHK campus development from “R(E)” to “G/IC” in accordance with paragraph 6.2 above. Current BH restriction remains unchanged.

**7.6 Amendment Item F (about 0.23ha)**

Rezoning of a site at Prince Edward Road West covering an existing residential development from “G/IC” to “R(B)” in accordance with paragraph 6.3 above. Current BH restriction remains unchanged.

**7.7 Incorporation of the Authorized Alignment of SCL**

The alignment of MTR SCL railway scheme, as authorised by CE in C on 27.3.2012 under the Railways Ordinance (Chapter 519), is proposed to be incorporated into the Plan for information. The authorised scheme is deemed to be approved under the Ordinance.

**8. Proposed Amendments to the Notes of the Plan**

The proposed amendments to the draft Notes of OZP (with additions highlighted in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment II** for Members’ consideration and summarized as follows :

- 8.1 Incorporation of new remarks in the Notes for the “R(B)” zone to specify the development restrictions for the new “R(B)3” sub-area and allow minor relaxation application for the development restrictions.
- 8.2 Incorporation of new remarks in the Notes for “G/IC” zone to specify the development restrictions for the new “G/IC(2)” and “G/IC(3)” sub-areas and allow minor relaxation application for the development restrictions.

8.3 Deletion of the Notes for the “R(E)” zone and the “OU (Kerosene Store)” zone.

8.4 Inclusion of a new set of Notes for the “OU” annotated ‘Railway Related Facilities’ zone.

## **9. Revision to the Explanatory Statement of the OZP**

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 III** for Members’ consideration.

## **10. Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/K7/23.

## **11. Consultation**

### Departmental Consultation

11.1 The proposed amendments have been circulated to the relevant Government bureau/departments. Their comments have been incorporated where appropriate. Concerned bureau/departments have no objection to or no adverse comments on the proposed amendments and no insurmountable problem have been raised by the Government departments concerned. They include :

- (a) Secretary for Education;
- (b) District Lands Officer/Kowloon East, Lands Department;
- (c) District Lands Officer/Kowloon West, Lands Department;
- (d) Chief Estate Surveyor/Railway Development, Lands Department;
- (e) Commissioner for Transport;
- (f) Chief Highway Engineer/Kowloon, Highways Department;
- (g) Chief Engineer/Railway Development 1-3, Railway Development Office, Highways Department;
- (h) Director of Environmental Protection;
- (i) Chief Engineer/Mainland South, Drainage Services Department;
- (j) Chief Engineer/Development(2), Water Supplies Department;
- (k) Director of Housing;
- (l) Antiquities and Monument Office, Leisure and Cultural Services Department;
- (m) Director of Leisure and Cultural Services; and
- (n) District Officer (Kowloon City), Home Affairs Department.

### Public Consultation

11.2 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/K7/23 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for two months for public inspection. Members of the public can submit representations on the OZP to the Board during the statutory public inspection

period. Depending on the schedule of the meetings of KCDC, the KCDC will be consulted on the amendments before or during the statutory exhibition period of the draft OZP.

## **12. Decision Sought**

Members are invited to:

- 12.1 agree to the proposed amendments to the approved Ho Man Tin OZP and its Notes and that the draft Ho Man Tin OZP No. S/K7/22A at **Attachment I** (to be renumbered to S/K7/23 upon exhibition) and its Notes at **Attachment II** are suitable for exhibition under section 5 of the Ordinance; and
- 12.2 adopt the revised ES at **Attachment III** for the draft Ho Man Tin OZP No. S/K7/22A as an expression of the planning intentions and objectives of the Board for various land use zonings of the Plan and the revised ES will be published together with the Plan.

## **13. Attachments**

<b>Attachment I</b>	Draft Ho Man Tin OZP No. S/K7/22A
<b>Attachment II</b>	Revised Notes of the Draft Ho Man Tin OZP No. S/K7/22A
<b>Attachment III</b>	Revised Explanatory Statement of the Draft Ho Man Tin OZP No. S/K7/22A
<b>Attachment IV</b>	Visual Appraisal
<b>Attachment V</b>	Provision of Open Space and Major Community Facilities in the Ho Man Tin Area
<b>Attachment VI</b>	Executive Summary of the Air Ventilation Assessment
<b>Plan 1</b>	Approved Ho Man Tin OZP No. S/K7/22 (Reduced size)
<b>Plan 2</b>	Location of the Proposed Amendment Items A to F on the OZP
<b>Plan 3</b>	Comparison of Existing and Proposed Zonings on the OZP for proposed Amendment Items A, B and E
<b>Plan 4</b>	Site Plan of Proposed Amendment Items A, B and E
<b>Plan 5</b>	Building Heights near Sheung Shing Street
<b>Plan 6</b>	Site Photo of Proposed Amendment Item A
<b>Plan 7</b>	Site Photo of Proposed Amendment Item B
<b>Plan 8</b>	Site Photo of Proposed Amendment Item E
<b>Plan 9</b>	Comparison of Existing and Proposed Zonings on the OZP for proposed Amendment Items C and D
<b>Plan 10</b>	Site Plan of Proposed Amendment Items C and D
<b>Plan 11</b>	Site Photo of Proposed Amendment Items C and D
<b>Plan 12</b>	Comparison of Existing and Proposed Zonings on the OZP for proposed Amendment Item F
<b>Plan 13</b>	Site Plan of Proposed Amendment Item F
<b>Plan 14</b>	Site Photo of Proposed Amendment Item F
<b>Plan 15</b>	Location of Viewpoints



**Plans 16 to 19**

Photomontages for Proposed Residential Development at Sheung Shing Street

**PLANNING DEPARTMENT  
OCTOBER 2014**



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
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)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
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	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分率 %	
COMMERCIAL	0.21	0.10	商業
RESIDENTIAL (GROUP A)	35.09	16.75	住宅 (甲類)
RESIDENTIAL (GROUP B)	34.21	16.33	住宅 (乙類)
RESIDENTIAL (GROUP C)	11.97	5.71	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	71.94	34.33	政府、機構或社區
OPEN SPACE	10.73	5.12	休憩用地
OTHER SPECIFIED USES	0.39	0.19	其他指定用途
GREEN BELT	7.54	3.60	綠化地帶
MAJOR ROAD ETC.	37.47	17.87	主要道路等
TOTAL PLANNING SCHEME AREA	209.55	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 7 / 2 2 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K7/22

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
AMENDMENT ITEM C	修訂項目 C 項
AMENDMENT ITEM D	修訂項目 D 項
AMENDMENT ITEM E	修訂項目 E 項
AMENDMENT ITEM F	修訂項目 F 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何文田 (九龍規劃區第 6 及 7 區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREAS No. 6 & 7 - HO MAN TIN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

0 200 400 600 800 METRES 米

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/K7/22A



KOWLOON PLANNING AREAS NO. 6 AND 7

~~APPROVED DRAFT~~ HO MAN TIN OUTLINE ZONING PLAN NO.  
S/K7/22A

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

NOTES

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

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

which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

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

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

KOWLOON PLANNING AREAS NO. 6 AND 7  
APPROVED ~~DRAFT~~ HO MAN TIN OUTLINE ZONING PLAN NO.  
S/K7/22A

Schedule of Uses

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*[page no. to be updated upon gazetting]*

COMMERCIAL

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

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

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

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (6) *and/or* (7) 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 (6) *and/or* (7) hereof.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (5) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (2) above may thereby be exceeded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio ~~and~~ / building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) 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 School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) On land designated “Residential (Group B)” and “Residential (Group B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and a maximum building height of 12 storeys over car parks, or the plot ratio and height of the existing building, whichever is the greater.
- (3) *On land designated “Residential (Group B)3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.0 and the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.*
- (4) *On land designated “Residential (Group B)3”, a non-building area of minimum 15m-wide in the central part of the site shall be provided.*
- ~~(3)~~(5) In determining the relevant maximum plot ratio for the purposes of paragraphs (1); ~~and (2) to (3)~~, 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.
- ~~(4)~~(6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio ~~and~~ / building height restrictions stated in paragraphs (1); ~~and (2) to (3)~~ 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 restriction as shown on the Plan and/or stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

RESIDENTIAL (GROUP C)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.6 and a maximum building height of 2 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio ~~and~~ / building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

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

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Planning Intention

~~This zone is intended for residential development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints.—~~

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 5.0 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.~~
- ~~(2) In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~
- ~~(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.—~~



GOVERNMENT, INSTITUTION OR COMMUNITY

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

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

Remarks

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks (Cont'd)

- (5) *On land designated "G/IC(3)", a non-building area of 12m-wide along the north-western boundary of the site shall be provided. A building gap area of 25m-wide subject to a maximum building height of 45mPD in the central part of the site is demarcated on the Plan.*
- ~~(3)~~(6) In determining the relevant maximum number of storeys for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded.
- (7) *In determining the relevant maximum GFA for the purposes of paragraphs (3) and (4), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.*
- ~~(4)~~(8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of *the GFA restriction stated in paragraphs (3) and (4) above or* the building height restriction stated in paragraphs (1), (3) *and* (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) *Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area / building gap restrictions as shown on the Plan and stated in paragraph (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

OPEN SPACE

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

Planning Intention

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

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Kerosene Store” only

~~Kerosene Store~~

~~Government Use—  
Utility Installation not Ancillary to the  
Specified Use—~~

Planning Intention

~~This zone is intended primarily for the provision of kerosene store(s).—~~

**For “Railway Related Facilities” only**

***MTR Station Entrance***

***Government Use  
Public Utility Installation  
Utility Installation for Private Project***

**Planning Intention**

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

Remarks

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

(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 "Petrol Filling Station" only

Petrol Filling Station

Government Use  
Utility Installation not Ancillary to the  
Specified Use

Planning Intention

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

Remarks

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

GREEN BELT

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

Planning Intention

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

KOWLOON PLANNING AREAS NO. 6 AND 7

~~APPROVED~~ *DRAFT* HO MAN TIN OUTLINE ZONING PLAN NO.  
S/K7/22A

EXPLANATORY STATEMENT



KOWLOON PLANNING AREAS NO. 6 AND 7

~~APPROVED DRAFT~~ HO MAN TIN OUTLINE ZONING PLAN NO.  
S/K7/22A

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KOWLOON PLANNING AREAS NO. 6 AND 7

~~APPROVED~~ **DRAFT** HO MAN TIN OUTLINE ZONING PLAN NO.  
S/K7/22A

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

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~ **draft** Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/22A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zones of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

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

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

- 2.5 On 19 June 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/13. On 25 September 2001, the CE in C referred the approved Ho Man Tin OZP No. S/K7/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.6 On 4 May 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/18. ***On 30 May 2006, the CE in C referred the approved Ho Man Tin OZP No. S/K7/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.*** ~~On 14 May 2004, the approved Ho Man Tin OZP No. S/K7/18 was exhibited for public inspection under section 9(5) of the Ordinance.~~
- ~~2.7 On 30 May 2006, the CE in C referred the approved Ho Man Tin OZP No. S/K7/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 9 June 2006 under section 12(2) of the Ordinance.~~
- 2.87 On 18 January 2008, the draft Ho Man Tin OZP No. S/K7/19, incorporating amendments to impose building height restrictions for “Commercial” (“C”), “Residential (Group A)” (“R(A)”), “Residential (Group B)” (“R(B)”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” zones and to rezone two pieces of land from “R(A)” and “G/IC” to “R(B)2” and “Residential (Group E)” (“R(E)”) respectively, as well as technical amendments to the covering Notes of the Plan, was exhibited for public inspection under section 5 of the Ordinance. ~~A total of 17 valid representations and 189 valid comments were received.~~ On 11 July 2008, after giving consideration to the representations and comments under section 6B(1) of the Ordinance, the Board decided to partially uphold the representations related to Diocesan Boys’ School and King George V School, and to propose amendments to the Plan under section 6B(8) of the Ordinance. ~~On 22 August 2008, the proposed amendments were published for three weeks for further representations. No further representation was received.~~ On 26 September 2008, the Board agreed that the OZP should be amended by the proposed amendments under section 6G of the Ordinance.
- 2.98 On 5 May 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/20. ~~On 15 May 2009, the approved Ho Man Tin OZP No. S/K7/20 was exhibited for public inspection under section 9(5) of the Ordinance.~~ ***On 31 May 2011, the CE in C referred the approved Ho Man Tin OZP No. S/K7/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.***
- ~~2.10 On 31 May 2011, the CE in C referred the approved Ho Man Tin OZP No. S/K7/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on~~

~~10 June 2011 under section 12(2) of the Ordinance.~~

~~2.11 On 12 August 2011, the draft Ho Man Tin OZP No. S/K7/21, incorporating amendments to add the provision for minor relaxation of gross floor area (GFA)/plot ratio restrictions in the Notes of “C”, “R(A)”, “R(B)”, “Residential (Group C)” (“R(C)”) and “R(E)” zones, and to show the alignment of the Mass Transit Railway (MTR) Kwun Tong Line Extension (KTE) authorised by the CE in C under the Railways Ordinance (Chapter 519) on 30 November 2010 on the OZP for information, was exhibited for public inspection under section 5 of the Ordinance. During the two month exhibition period, no representation was received.~~

~~2.429 On 26 June 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/22. On 13 July 2012, the approved Ho Man Tin OZP No. S/K7/22 (the Plan) was exhibited under section 9(5) of the Ordinance.~~

**2.10 On 2 September 2014, the CE in C referred the approved Ho Man Tin OZP No. S/K7/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 19 September 2014 under section 12(2) of the Ordinance.**

**2.11 On \*\* November 2014, the draft Ho Man Tin OZP No. S/K7/22A (the Plan), incorporating amendments to rezone three sites from "Open Space" to “R(B)3”, “G/IC(2)” and “G/IC(3)” respectively, one site from “Other Specified Uses” (“OU”) annotated ‘Kerosene Store’ to “OU (Railway Related Facilities)”, one site from “R(E)” to “G/IC”, one site from "G/IC" to “R(B)”, and to show the alignment of the Mass Transit Railway (MTR) Shatin to Central Link (SCL) authorised by the CE in C under the Railways Ordinance (Chapter 519) on 27 March 2012 on the OZP for information, 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 road 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. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.

3.3 Since the Plan is to show broad land use 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 Ho Man Tin area and not

to overload the road network in this area.

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

- 5.1 The Area is located in central Kowloon within the Kowloon City Administration District. It is bounded by Boundary Street to the north, the MTR East Rail Line and Princess Margaret Road to the west, Chatham Road North to the south, and Lomond Road, Tin Kwong Road, the eastern slopes of Ho Man Tin Hill and Shun Yung Street to the east. The boundary of the Area is shown in a heavy broken line on the Plan. It covers an area of about 210 hectares.
- 5.2 The Area has been substantially developed and forms part of the existing urban areas of Kowloon. The predominant land uses include low and medium density private and public housing. The major private residential areas are located along Argyle Street, Princess Margaret Road and Waterloo Road. The major public housing developments include Oi Man Estate, Chun Man Court and Ho Man Tin Estate.
- 5.3 Topographically, the Area is an outliner of the Kowloon foothills system, thus relatively higher than the surrounding areas and suitable for location of service reservoirs to supply potable water through gravity.

6. POPULATION

According to the ~~2006~~ **2011** Population ~~By-census~~ **Census**, the population in the area was about ~~95,500~~ **92,350** persons. If the planned uses on the OZP are developed, the planned population for the area would be about ~~115,660~~ **106,840** persons.

7. BUILDING HEIGHT RESTRICTONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public

aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/ redevelopment. Some of the high-rise redevelopments erected in the Area in the recent years following the relocation of the airport in Kai Tak and the removal of the airport height restrictions are considered undesirable from the visual point of view, and are also incompatible and out-of-context with the local built environment. In order to prevent excessive tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, a review has been undertaken to ascertain the appropriate building height restrictions for the “C”, “R(A)”, “R(B)”, ~~“R(E)”~~, “G/IC” and “Other Specified Uses” (“OU”) zones on the Plan.

- 7.2 The building height restrictions are to maintain a stepped building height concept recommended in the Urban Design Guidelines Study taking into account the overall natural topography, local area context, local wind environment, characteristics of existing building height profile and need to maintain visually compatible building masses in the wider setting. There are seven main building height bands – 80 metres above Principal Datum (mPD), 90mPD, 100mPD, 120mPD, 130mPD, 150mPD and 160mPD in the Area for the “C”, “R(A)”, *and* “R(B)” ~~and “R(E)”~~ zones – stepping down from Ho Man Tin South Estate at the highland of the Area. The proposed building height bands help achieve a stepped height profile for visual permeability and wind penetration and circulation.
- 7.3 Moreover, specific building restrictions for the “G/IC” and “OU” zones in terms of mPD or number of storeys, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. The building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention. On the other hand, building height control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions on the number of storeys so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually more prominent locations and major breathing spaces.
- 7.4 An air ventilation assessment (AVA) by expert evaluation has been undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height bands shown on the Plan have taken into account the findings of the AVA.
- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors, such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.6 However, for existing buildings where the building height already exceeding 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 “Commercial” (“C”) – Total Area 0.21 ha

- 8.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning mainly as local commercial/shopping centre.
- 8.1.2 In general, developments in the “C” zone in the Kowloon area are subject to a maximum plot ratio of 12.0 to restrain traffic growth which will otherwise overload the existing and planned road network.
- 8.1.3 The site located to the north of Argyle Street near the MTR Mong Kok East Station has been developed into a commercial/office building in accordance with the planning permission granted by the Board. Development within this zone will be subject to a maximum GFA of 30,102m<sup>2</sup>, which reflects the existing development intensity of the building, and a maximum building height of 90mPD taking into account the existing building height and the building height of adjacent developments. For development with special design merits, minor relaxation on the building height restrictions 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.

- 8.1.4 To provide design/architectural flexibility, minor relaxation of the GFA restriction mentioned in paragraph 8.1.3 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.

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

- 8.2.1 This zone is intended primarily for high-density residential developments. Commercial uses 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 public housing developments including Oi Man Estate, Ho Man Tin Estate, Sheung Lok Estate and Chun Man Court are mainly located in the central and southern part of the Area.

- ~~8.2.3 Some of the community facilities will be provided in free-standing sites within the housing estates. They are counted as follows:—~~

<u>Name of Estate</u>	<u>No. of Free-standing Facilities</u>
Ho Man Tin Estate	1 primary school—
Oi Man Estate—	2 primary schools

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

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

- 8.2.5 In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Study Review (the KDS Review), completed in early 2002, developments or redevelopments within this zone are subject to specific control on plot ratios except otherwise specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building or a maximum plot ratio of 9.0



for a partly domestic and partly non-domestic building. In calculating the GFAs for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other Government, institution and community (GIC) facilities, including those located on ground and on building podium, are not to be taken as parts of the site.

- 8.2.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.2.7 Sites zoned “R(A)” are subject to the maximum building heights ~~restrictions~~ of 100mPD, 120mPD, 130mPD, 150mPD and 160mPD. For development with special design merits, minor relaxation on the building height restrictions 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.
- 8.2.8 To provide design/architectural flexibility, minor relaxation of the plot ratio restrictions mentioned in paragraph 8.2.5 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.

### 8.3 “Residential (Group B)” (“R(B)”) – Total Area ~~33.07~~ 34.21ha

- 8.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 8.3.2 Areas zoned for this purpose lie mainly in the northern part of the Area and have been developed. These include the private residential developments along Boundary Street, Prince Edward Road West, Argyle Street, Perth Street, Ho Man Tin Hill Road, Sheung Shing Street, Shek Ku Street, Man Fuk Road and Man Wan Road.
- 8.3.3 Developments within the “R(B)” zone are subject to a maximum plot ratio of 5.0 in order to restrain traffic growth which will otherwise overload the existing road network.
- 8.3.4 In view of the narrowness of Ho Man Tin Street and the limited capacity of its junction with Waterloo Road, the area on both sides of part of Ho Man Tin Street has been designated as a sub-area in the “R(B)” zone and is zoned as “Residential (Group B)1” (“R(B)1”). Within this “R(B)1” zoning, developments are subject to a maximum plot ratio of 3.3 and a maximum building height of 12 storeys over car parks as stipulated in the Notes attached to the Plan.
- 8.3.5 A site at the north junction of Fat Kwong Street and Chung Hau Street is zoned “Residential (Group B)2” (“R(B)2”). Taking into

account the 2 main different platform levels of the site, the maximum building heights for the site are 130mPD and 150mPD. A non-building area (NBA) of 15m in width mainly along the slope between the two height bands is ~~imposed~~ **designated** to create a breezeway and visual corridor. ~~Within the NBA, structure is not allowed except for the provision of ancillary facilities, such as carpark and plant room, in the form of basement.~~

**8.3.6 A site at Sheung Shing Street is zoned “Residential (Group B)3” (“R(B)3”) which is subject to a maximum plot ratio of 6.0 and maximum building heights of 100mPD and 120mPD to create a stepped height profile. Taking into account the findings of the Air Ventilation Assessment for the site, a NBA of 15m in width in the central part of the site is designated to create a breezeway which would also enhance visual permeability.**

**8.3.7 Within the NBAs as stated in paragraphs 8.3.5 and 8.3.6 above, no above ground structure is allowed except that landscape feature, boundary fence or boundary wall that is designed to allow high air porosity, and minor structure for footbridge connection or covered walkway may be allowed. Below ground structure is allowed within the NBAs.**

**8.3.68** Sites zoned “R(B)” are subject to the maximum building heights ~~restrictions~~ of 80mPD, 90mPD, 100mPD and 120mPD, those zoned “R(B)1” are subject to a maximum building height of 12 storeys over car parks, ~~and those the one~~ zoned “R(B)2” ~~are is~~ subject to the maximum building height restrictions of 130mPD and 150mPD, ~~and the one zoned “R(B)3” is subject to the maximum building height of 100mPD and 120mPD.~~ For development with special design merits, minor relaxation on the building height restriction 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.

**8.3.79** To provide design/architectural flexibility, minor relaxation of the plot ratio restrictions mentioned in paragraphs 8.3.3, ~~and 8.3.4 and 8.3.6~~ above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.

**8.3.10 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions may be considered by the Board on application under section 16 of the Ordinance.**

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

**8.4.1** This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. It covers the low-density private residential area at Kadoorie Avenue and Braga Circuit which, because of the need to preserve the character and amenity of the area and to restrict development

intensity due to the limited road capacity, is subject to more specific controls on building height and building density. These development restrictions, i.e. a maximum plot ratio of 0.6 and a maximum building height of 2 storeys, are stipulated in the Notes. Within this zone, commercial uses are also not permitted unless otherwise approved by the Board.

8.4.2 For development with special design merits, minor relaxation on the building height restrictions 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.

8.4.3 To provide design/architectural flexibility, minor relaxation of the plot ratio restrictions mentioned in paragraph 8.4.1 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.

~~8.5 “Residential (Group E)” (“R(E)”) – Total Area 0.43 ha –~~

~~8.5.1 This zone is intended for residential development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints.~~

~~8.5.2 In view of the possible adverse environmental impacts from the adjacent Princess Margaret Road, the ex Ho Man Tin Police Quarter site to the north of the Kowloon City District Police Headquarter is zoned “Residential (Group E)”. Approval has been given by the Board to develop the site as a campus of the Open University of Hong Kong.~~

~~8.5.3 Development within this zone is subject to a maximum plot ratio of 5.0 and a maximum building height of 100mPD. For development with special design merits, minor relaxation on the building height restriction 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.~~

~~8.5.4 To provide design/architectural flexibility, minor relaxation of the plot ratio restrictions mentioned in paragraph 8.5.3 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.~~

8.65 “Government, Institution or Community” (“G/IC”) – Total Area 70.29  
71.94 ha

8.65.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents as well as the general public. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

- 8.65.2 This zoning covers the existing St. Teresa's Hospital at Prince Edward Road West, the Kowloon Hospital, the Kowloon Rehabilitation Centre, the Hospital Authority's Headquarters, the Argyle Street Jockey Club School Dental Clinic and the Hong Kong Eye Hospital. The proposed expansion of the Kowloon Hospital will include the Central Kowloon Primary Health Care Centre, the Red Cross Blood Transfusion Centre, a psychiatric/infirmarum complex and special rehabilitation units.
- 8.65.3 Other major existing facilities include the Kowloon West Regional Police Headquarters at Tin Kwong Road and Argyle Street; the Hung Hom Police Station & Kowloon City District Police Headquarters, and the Civil Engineering and Development Building at Princess Margaret Road; Kowloon City Magistracy Building at Argyle Street and Lomond Road, St. John Ambulance Headquarters to the west of Kowloon Hospital; Kowloon Central Library near the junction between Waterloo Road and Pui Ching Road; a joint-user building for Government offices and ambulance depot at Chung Hau Street and Carmel Village Street; Housing Authority Headquarters cum indoor games hall and the Auxiliary Medical Services Training Centre at the southern part of the site abutting Fat Kwong Street and Good Shepherd Street; Open University of Hong Kong to the southwest of Ho Man Tin Estate; Tung Wah Group Hospitals Wong Cho Tong Social Service Building; Martha Boss Community Centre to the north of Chun Man Court fronting Good Shepherd Street; YWCA Kowloon Centre Anne Black Guest House at Man Fuk Road; Hong Kong Football Association to the south of the Open University of Hong Kong; service reservoirs at the south-eastern part of the Area; and primary and secondary schools distributed at various locations.
- 8.65.4 Sites zoned "G/IC" are subject to the maximum building heights ~~restrictions~~ ranging from 1 to 13 storeys, and 50mPD, 60mPD, 80mPD and 90mPD to reflect the existing and planned building heights of development and to maintain visual and spatial relief to the Area. Different height bands are imposed in the large school sites of Diocesan Boys' School and King George V School to cater for the need of future school development and the planning intention to maintain the existing open and green setting and to preserve the historic buildings therein. As King George V School is located at a localized wind corridor, the area subject to the 6-storey building height restriction is designated as "G/IC(1)" sub-zone and any new development (except minor addition, alteration and/or modification not affecting the building height of an existing building) or redevelopment of an existing building in excess of a building height of 4 storeys within this sub-zone would be required to submit an AVA for the approval of the Board under section 16 of the Ordinance.
- 8.5.5 *A site at the junction of Sheung Shing Street/ Fat Kwong Street is zoned "G/IC(2)" for campus development of the Open University of Hong Kong which is subject to a maximum GFA of 18,680m<sup>2</sup> and a maximum building height of 86mPD. An landscaped open plaza of not less than 500m<sup>2</sup> which may provide recreational facilities should be provided at ground floor of the development for public*

use.

**8.5.6 A site at Chung Hau Street/ Oi Sen Path is zoned “G/IC(3)” for campus development of the Hong Kong Polytechnic University which is subject to a maximum GFA of 43,400m<sup>2</sup> and maximum building heights of 69mPD and 87mPD.**

**8.5.7 A NBA of 12m in width is designated along the north-western boundary in “G/IC(3)” zone to minimize the impacts on adjoining Carmel Secondary School. Within the NBA, no structure is allowed except above ground landscape feature, boundary fence or boundary wall that is designed to allow high air porosity and below-ground structure. To enhance air ventilation and visual permeability in the locality, a 25m-wide strip of land in the central part of the site is designated as a building gap subject to a maximum building height of 45mPD. An open space of not less than 3,250m<sup>2</sup> should be provided within the site for public use. Any new development or redevelopment requires planning permission from the Board under section 16 of the Ordinance to ensure that the proposed development would not cause significant adverse impact on visual and landscape aspects and on the neighbourhood.**

**8.5.8 To provide design/architectural flexibility, minor relaxation of the GFA restrictions mentioned in paragraphs 8.5.5 and 8.5.6 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.**

**8.6-5.9** For development with special design merits, minor relaxation of the building height restrictions 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.

**8.5.10 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA and building gap restrictions may be considered by the Board on application under section 16 of the Ordinance.**

**8.76 “Open Space” (“O”) – Total Area ~~13.08~~ 10.73 ha**

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

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

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

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

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

8.87.2 The PFS sites zoned “OU” annotated “PFS” are subject to a maximum building height ~~restriction~~ of 1 storey to allow ancillary structures for the PFS. ~~The kerosene store zoned “OU” annotated “Kerosene Store” is subject to a maximum building height of 3 storeys to reflect the height of the existing building.~~ **The site zoned “OU” annotated “Railway Related Facilities” is subject to a maximum building height of 1 storey to reflect the height of the planned MTR station entrance of the Ho Man Tin Station.** For development with special design merits, minor relaxation on the building height restrictions 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.

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

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

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

8.98.3 This covers the slopes to the east of the existing Ho Man Tin High Level Service Reservoirs and to the southeast of the other two existing service reservoirs in the southern part of the Area.

9. COMMUNICATIONS

9.1 Roads

9.1.1 Princess Margaret Road and Waterloo Road jointly make up the

Kowloon section of Route 1, the Territory's major north-south artery. These two trunk roads pass through the Area and connect northwards to North Kowloon and the New Territories via the Lion Rock Tunnel, and southwards to Hong Kong Island via the Cross Harbour Tunnel. This north-south main spine is criss-crossed by three primary distributor roads viz. Prince Edward Road West, Boundary Street and Argyle Street in a general east-west direction. They converge in the northern part of the Area, taking advantage of the gentler topography.

- 9.1.2 Fat Kwong Street is a major district distributor road connecting Hung Hom with the Area.

## 9.2 Railways

- 9.2.1 The MTR East Rail Line runs along the western boundary of the Area. The MTR Mong Kok East Station at Argyle Street lies just outside the western boundary of the Area.

- 9.2.2 The CE in C on 30 November 2010 authorised the MTR Kwun Tong Line Extension (KTE) under the Railways Ordinance (Cap.519). Pursuant to section 13A of the Ordinance, the authorised railway scheme shall be deemed to be approved under the Ordinance. The KTE is an extension of the existing Kwun Tong Line from Yau Ma Tei Station to Whampoa, with two new stations at Ho Man Tin and Whampoa. It will provide convenient and reliable means of public transport between Yau Ma Tei and Whampoa, and will enable residents in Ho Man Tin, Hung Hom and Whampoa to have direct access to MTR service, saving time for interchange from road transport to the railway network. The construction works of the KTE has started in 2011 for completion in 2015.

- 9.2.3 *The CE in C on 27 March 2012 authorised the MTR SCL under the Railways Ordinance. The authorised railway scheme shall be deemed to be approved under the Ordinance. The SCL with 10 stations including Ho Man Tin Station, connects the Ma On Shan Line with the West Rail Line. Construction started in 2012 where the Tai Wai to Hung Hom section is expected to be completed by 2018.*

- 9.2.4 *The Ho Man Tin Station will be an interchange station between the KTE and the SCL. KTE passengers heading towards the New Territories will be able to interchange at this station for the SCL, or go to Hong Kong Island by interchanging at Hung Hom Station. This will provide an alternative option for passengers travelling between Central Kowloon and Hong Kong Island, thus relieving the bottleneck of the cross harbour section of the Tsuen Wan Line and the road traffic of the Cross Harbour Tunnel in Hung Hom. The Ho Man Tin Station will significantly improve the accessibility of the Area.*

10. UTILITY SERVICES

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

11. CULTURAL HERITAGE

~~The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be consulted in advance of any development or rezoning proposals that might affect the~~ ***A number of*** ~~graded and proposed graded historic buildings/structures within the area, which include~~ ***which are*** ~~St. Teresa's Church, China Light and Power Administrative Building~~ ***CLP Power Hong Kong Administration Building (Head Office Building), various blocks of*** ~~Kowloon Hospital, Main Building of Diocesan Boys' School, King George V School, Stone Doorframe of the Old Sheung Tai Temple, Tang King Po School and Gateway of Pui Ching Primary School, and their immediate environs.~~ ***are located within the Area. In 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings/structures within the Area have been accorded gradings. The AAB also released a number of new items which are subject to grading assessment by AAB. Details of the list of 1,444 historic buildings/structures have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above graded/proposed historic buildings/structures, 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 Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Kowloon City District Council would also be consulted as appropriate.



- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plan and guidelines published by the Board. The outline development plan is 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  
~~JULY 2012~~  
**NOVEMBER 2014**

**Visual Appraisal (VA) for the Proposed Residential Development  
at Sheung Shing Street, Ho Man Tin**

**1. Purpose**

- 1.1 To meet the pressing need for housing, a site at Sheung Shing Street, Ho Man Tin (the Site) currently zoned “Open Space” (“O”) on the approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/22 has been identified as having potential for housing development (**Plan 5**).
- 1.2 Rezoning the “O” site for residential use may have visual implication on the surrounding areas. The purpose of this appraisal is to assess the potential visual impact.

**2. Methodology**

The visual impact of the proposed development on the Site will be assessed by adopting the following methodology:

- (a) Review of the overall visual character within the wider contexts of the area where the Site is located.
- (b) Identification and selection of the viewpoints in allowing visual impact to be assessed locally for the Site. The viewpoints should be easily accessible and popular to the public and/or tourists and be able to demonstrate the visual impact of the Site on the adjacent neighbourhood area. Important views to special landmarks, valued landscape features, if any, should be assessed where possible.
- (c) Illustration of the overall visual impact of the proposed development in the respective areas by using computer-generated photomontages to visualize the three-dimensional relationship of the proposed development in the Site with the surrounding context. The developments near the Site under construction, i.e. residential developments at KIL 11227 and KIL 11228 (**Plan 5**), and agreed by the Town Planning Board, i.e. the proposed Open University of Hong Kong (OUHK) campus development have been taken into account in this appraisal.

**3. Visual Character of the Site and Its Surroundings (Plans 4 to 6)**

- 3.1 The Site (about 0.91ha) is located at Sheung Shing Street and is currently used by the Hong Kong Police Force as a temporary vehicle detention pound. It is formed and flat with trees scattering around mainly in the southern portion. The area where the Site is located is a residential area with Government, Institution or Community (GIC) facilities. The Site is close to the junctions of Fat Kwong Street/Sheung Shing Street and Princess Margaret Road/Pui Ching Road.
- 3.2 Surrounding the Site are St. Teresa Secondary School (about 57mPD) in the north, Sheung Shing Street in the east and Sheung Shing Street Park in the west. The area to its immediate south is currently occupied by a children playground and

some temporary structures, which is proposed for campus development (about 86mPD) of OUHK.

- 3.3 To the further north of the Site are medium to high-rise developments including a school, some GIC and residential developments (i.e. Sheung Lok Estate) with building height ranging from about 40mPD to 87mPD. To its east across Sheung Shing Street are King Man House of Ho Man Tin Estate (with building height of about 149mPD), a vacant site planned for community hall and school uses and two private residential developments (under construction) at KIL 11227 and KIL 11228 with a building height of about 120mPD and 100mPD respectively. Further east is high-rise buildings of Ho Man Tin Estate (about 159mPD), open space and recreational facilities including Ma Tau Wai Service Reservoir Playground.
- 3.4 Further south across Fat Kwong Street are predominantly GIC developments with building height ranging from about 38mPD to 91mPD and high-rise residential developments including Ellery Terrace (about 165mPD), Dragon View (about 92mPD) and Cascades (about 54mPD). To its further west across Princess Margaret Road are a belt of GIC developments ranging from about 31mPD to 62mPD and high-rise residential developments around 90mPD.

#### 4. **Proposed Rezoning of the Site for Residential Use**

The Site is proposed to be rezoned from “O” to “Residential (Group B)3” (“R(B)3”) with the following development restrictions:

Site Area	0.91ha (about)
Maximum Plot Ratio	6
Building Height Restriction (BHR)	100mPD for southern part and 120mPD for northern part ( <b>Plan 5</b> )
Non-building Area (NBA)	15m-wide (at central part) ( <b>Plan 5</b> )

#### 5. **Viewpoints**

Three viewpoints from different directions and distances are selected (**Plan 15**). They represent the views from key public open spaces and/or pedestrian nodes that are highly accessible by the public in the area. Viewpoints 1 and 3 are from two opposite directions and in closer distance (around 180m) from the Site. Viewpoints 2 and 4 are further away (around 320m from the Site) from another two directions.

**Viewpoint 1** is at Pui Ching Road Rest Garden, a public open space, located to the southwest of the Site.

**Viewpoint 2** is at Pui Ching Road Playground, a public open space, located to the west of the Site.

**Viewpoint 3** is at Sheung Lok Estate on Sheung Shing Street, towards the Site, located to the northeast of the Site.

**Viewpoint 4** is at Ma Tau Wai Service Reservoir Playground, a public open space, located to the east of the Site.

## 6. Visual Appraisal

- 6.1 Photomontages viewed from Viewpoints 1 to 4 are prepared to illustrate the possible visual impact of the proposed development on the Site.
- 6.2 **Viewpoint 1** (photomontage at **Plan 16**) - The visual sensitive receivers (VSR) at this viewpoint are mainly local residents, who are more sensitive to visual changes. When viewed from Viewpoint 1, the proposed residential development and the committed OUHK campus development are in the foreground and King Man House is mainly shielded off at the backdrop. The proposed stepped BHR for the Site at 120mPD and 100mPD together with the lower BHR for the OUHK development at 86mPD would result in stepped height profile. Although the visual openness to the skyline may be affected due to the proposed development, the stepped building height profile would mitigate the visual impact of the proposed development to certain extent. The visual impact could be further mitigated by the landscape treatment including vertical greening at different levels of the building to break the monotony of the high-rise residential backdrop behind proposed by the OUHK on its proposed campus development.
- 6.3 **Viewpoint 2** (photomontage at **Plan 17**) – When viewed from Viewpoint 2, Pui Ching Road Playground, the proposed development is mainly shielded off by a residential development (Harrison Court) and the vegetation near the playground. Although it would fill up part of the visual gap between the committed OUHK development and Harrison Court, it would not be visually intrusive with its building height being compatible with the adjoining OUHK development and the high-rise residential developments in the vicinity. Thus, the proposed development at Sheung Shing Street would not induce significant visual impact on the public viewers from this viewpoint.
- 6.4 **Viewpoint 3** (photomontage at **Plan 18**) - The VSR at this viewpoint at Sheung Lok Estate are mainly local residents and students, who are more sensitive to visual changes. The backdrop is formed by low-rise school buildings in front with high-rise residential developments at the back. The height of the proposed development is visually in harmony with the high-rise developments, i.e. King Man House and Ellery Terrace in the far south. Although the proposed development would slightly affect the existing sky view, it is not incompatible with the surrounding visual context.
- 6.5 **Viewpoint 4** (photomontage at **Plan 19**) – When viewed from Viewpoint 4, Ma Tau Wai Service Reservoir Playground, the proposed development is totally shielded off by a residential development at KIL 11227 (under construction). The proposed development does not cause any visual impact from this viewpoint.

## **7. Conclusion**

To conclude, although the proposed residential development at the Site would reduce the visual openness in the locality, the proposed building heights of 100mPD and 120mPD are considered not incompatible with the surrounding existing and planned developments. While it would inevitably cause some visual impact when viewed from a closer distance, e.g. from Viewpoint 1, the proposed stepped BHR could mitigate the visual impact of the proposed development to certain extent. Besides, the proposed NBA in the central part of the Site could also reduce bulkiness of the development, and hence contribute to mitigate visual impact. The landscape treatment for the proposed OUHK development would further mitigate the overall visual impact on this area.

**PLANNING DEPARTMENT  
OCTOBER 2014**

**Provision of Open Space and Major Community Facilities in  
Ho Man Tin Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Local Open Space	10 ha per 100,000 persons	10.09ha	10.74	13.70	+3.61ha
District Open Space	10 ha per 100,000 persons	10.09ha	8.28	9.44	-0.66ha
Sports Centre	1 per 50,000 to 65,000 persons	1	2	2	+1
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	1	1	+1
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	1	1	1	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	0	0	0	0
Library	1 district library for every 200,000 persons	0	1	1	+1
Special Clinic/ Polyclinic	1 whenever a regional or district hospital is built	Not Applicable (NA)	3	3	NA
Clinic/Health Centre	1 per 100,000 persons	1	1	1	0
District Police Station	1 per 200,000 to 500,000 persons	0	2	2	+2

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Divisional Police Station	1 per 100,000 to 200,000 persons	0	1	1	+1
Post Office	1 per 30,000 persons	3	2	2	-1
Secondary School	1 whole-day classroom for 40 persons aged 12 -17	112 classrooms	567	572	+460 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6 - 11	161 classrooms	207	243	+82 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3 to 6	47 classrooms	46	46	-1 Classrooms

Note:

1. The population of the Area in 2011 was about 92,350.
2. The planned population of the Area (including the rezoning proposals) would be about 100,950 (usual residents and mobile residents). This is the basis for assessment of open space. If transient population (e.g. tourists) is included, the figure would be about 106,840.
3. Planned provision includes existing provision and planned but not yet developed facilities.
4. Open space assessment is based on planned population of 100,950 persons.
5. Some facilities do not have set requirement under HKPSG, e.g. elderly facilities, community hall, study room, etc. They are not included in this table.
6. Some facilities are assessed on a wider district basis by the relevant departments, e.g. district open space, secondary school, primary school, sports ground. The shortfall in the OZP area could be addressed by the provision in the adjoining area within the Kowloon City District, subject to the assessment of concerned departments.
7. Some facilities do not require reservation of a standalone site, e.g. post office, kindergarten / nursery, and their shortfall is to be handled by concerned departments.

Planning Department

**Term Consultancy for Air  
Ventilation Assessment Services**

Executive Summary – Proposed  
Residential Site at Sheung Shing  
Street, Ho Man Tin

236815-00

Issue | 23 October 2014

This report takes into account the particular  
instructions and requirements of our client.

It is not intended for and should not be relied  
upon by any third party and no responsibility  
is undertaken to any third party.

Job number    Job number

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**ARUP**



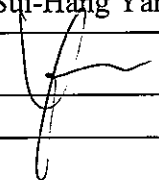
# Document Verification

# ARUP

<b>Job title</b>		Term Consultancy for Air Ventilation Assessment Services		<b>Job number</b>	
				Job number	
<b>Document title</b>		Executive Summary – Proposed Residential Site at Sheung Shing Street, Ho Man Tin		<b>File reference</b>	
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		Name	Various	Sui-Hang Yan	Sui-Hang Yan
		Signature			
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# Document Verification

Page 2 of 2

<b>Job title</b>		Term Consultancy for Air Ventilation Assessment Services		<b>Job number</b>		Job number	
<b>Document title</b>		Executive Summary – Proposed Residential Site at Sheung Shing Street, Ho Man Tin				<b>File reference</b>	
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## 1. Introduction

- 1.1 Ove Arup & Partners Hong Kong Ltd. (Arup) was commissioned by Planning Department (PlanD) to carry out an Air Ventilation Assessment for a Proposed Residential Site at Sheung Shing Street, Ho Man Tin. The Project Site is currently the Hong Kong Police Force Vehicle Pound Ho Man Tin.
- 1.2 The Project Site has a site area of 9,087m<sup>2</sup> at Sheung Shing Street, Ho Man Tin which is zoned “Open Space” on the approved Ho Man Tin Outline Zoning Plan (OZP No. S/K7/22) (refer to Figure 1). It has been identified as a potential site to be rezoned for private residential use. However, the Project Site is located close to the localized wind corridors between Ma Tau Wai and Mong Kok Areas (refer to Figure 2 and Figure 3 in summer and non-summer conditions respectively) as highlighted in the consultancy study on Air Ventilation Assessment by Expert Evaluation for Ho Man Tin Area (January 2008). Therefore, the proposed residential development may affect the function of the localized wind corridors and a quantitative assessment on the possible air ventilation impacts to support the rezoning proposal of the site to be submitted for the Town Planning Board (TPB)’s consideration is therefore required.
- 1.3 An Air Ventilation Assessment by Computational Fluid Dynamics (CFD) is conducted. The Study aims to assess the air ventilation impacts of the proposed high-rise development with the stipulate development parameters. It is also the purpose of this Project to recommend any design improvements and/or mitigation measures which may be adopted to minimize any adverse air ventilation impacts.

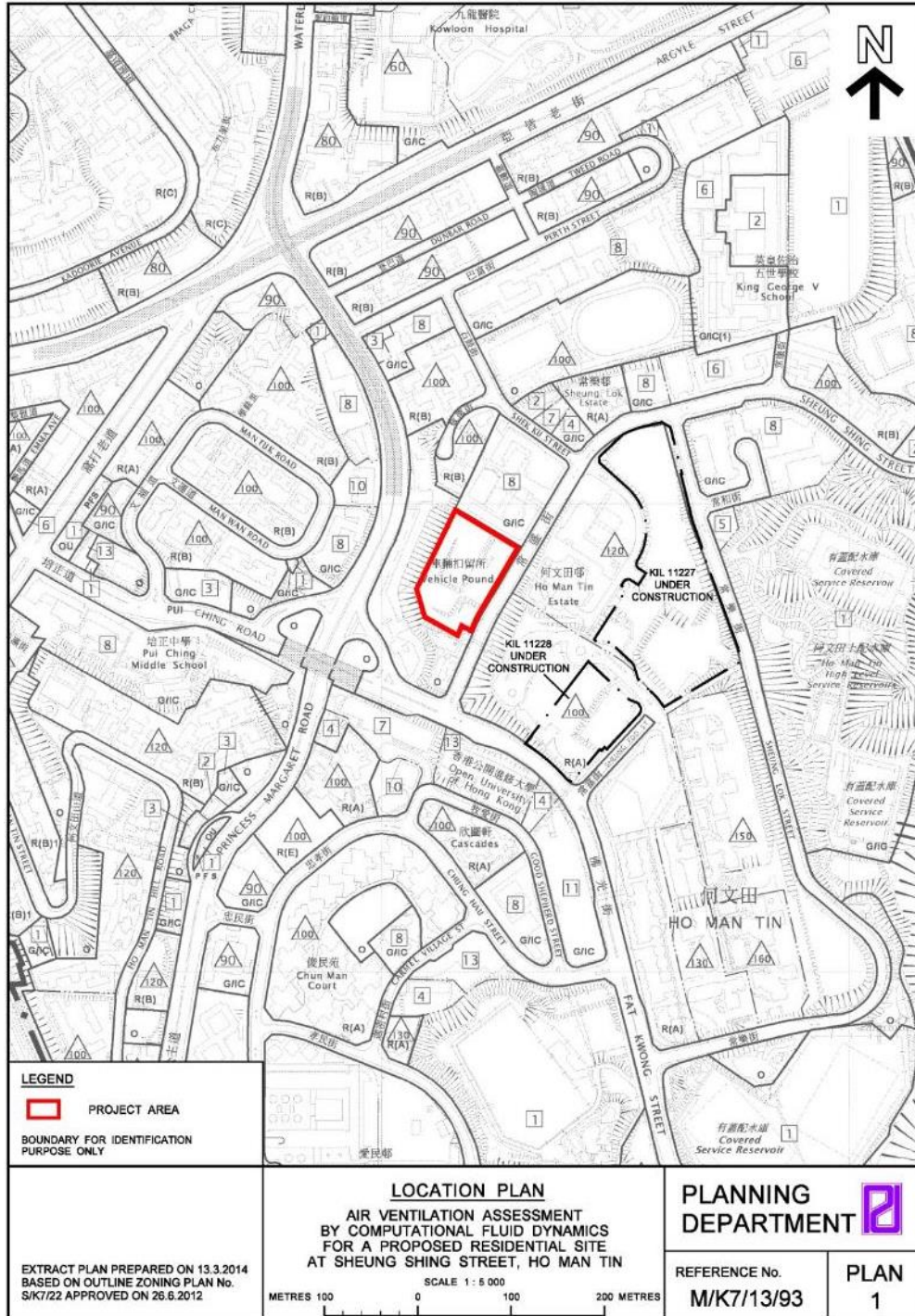


Figure 1 Project Site boundary with OZP zoning (Image Source: Planning Department)



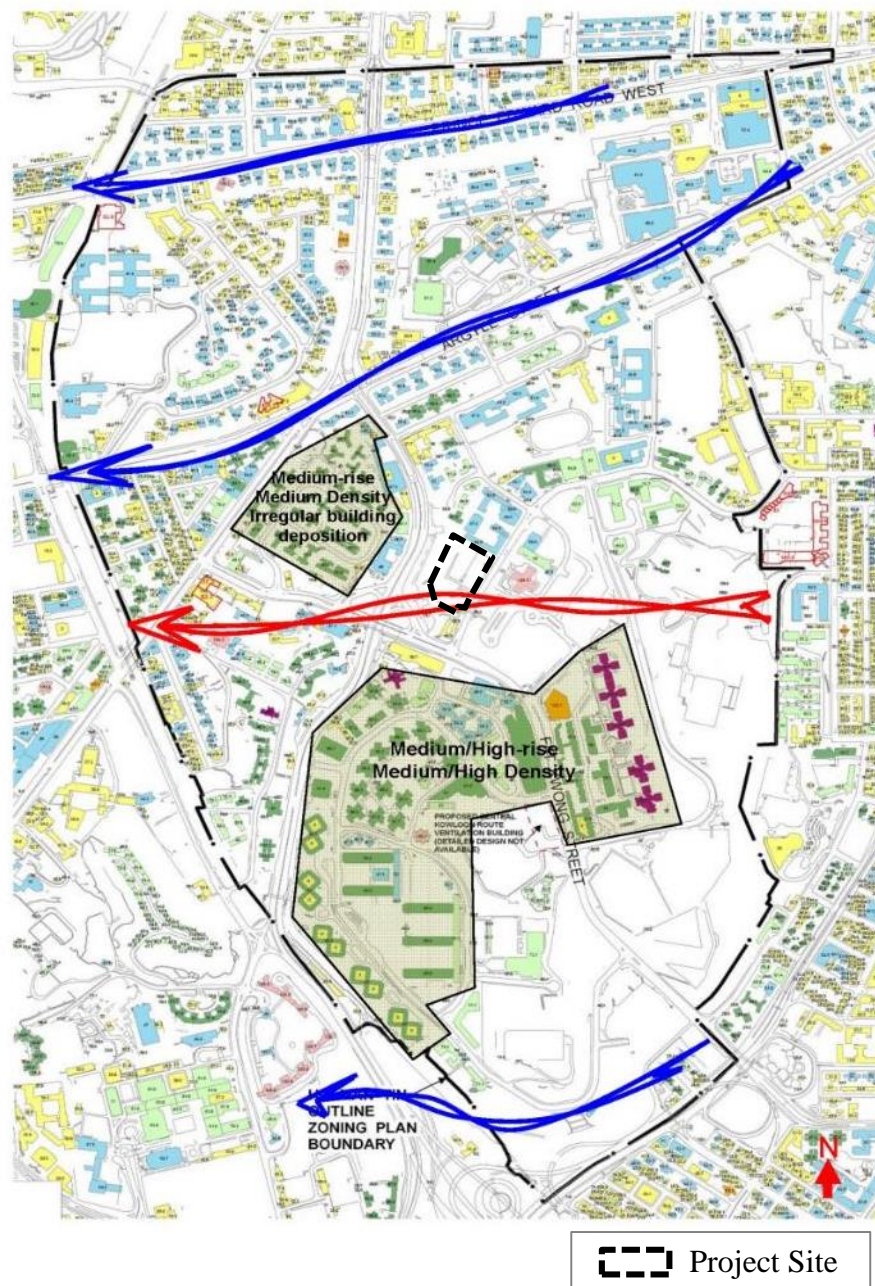


Figure 2 Localized wind corridors identified in the *EE Report*<sup>[1]</sup> under Summer Condition

<sup>1</sup> Planning Department, Term Consultancies for Air Ventilation Assessment Services – Expert Evaluation on Ho Man Tin Area (Revision 3), January 2008.

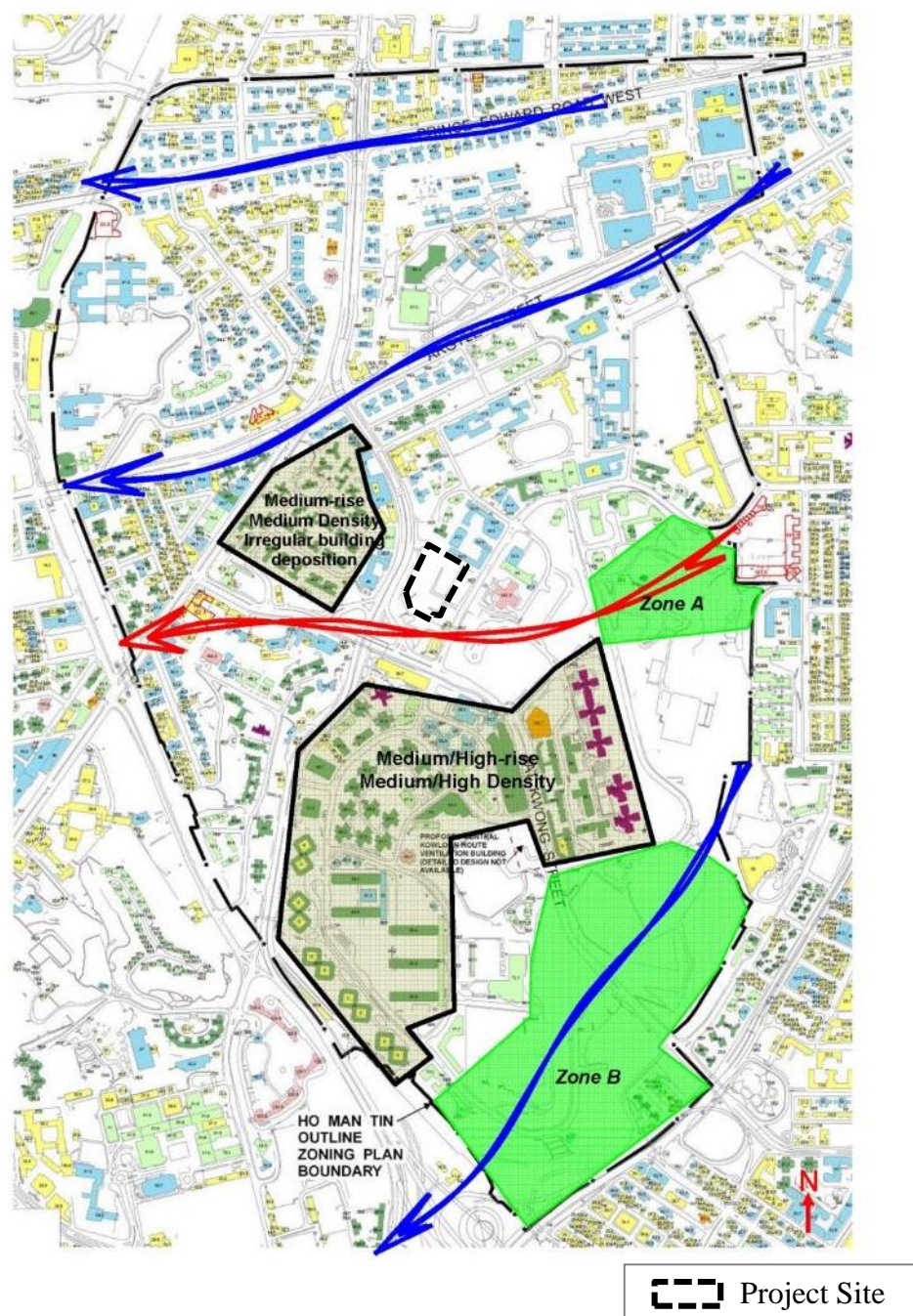


Figure 3 Localized wind corridors identified in the *EE Report* <sup>[1]</sup> under Non-Summer Condition



## 2. Study Area

2.1 The Project Site is currently Hong Kong Police Force Vehicle Pound Ho Man Tin at Sheung Shing Street in Ho Man Tin, Hong Kong. The following committed/ planned/ proposed developments are indicated by the blue spots in Figure 4:

- A proposed GIC (higher educational) development at 85.25mPD to the south of Project Site;
- A planned school (70mPD) and community hall (72mPD) to the southeast of the Project Site;
- A committed residential development at KIL11228 at 100mPD to the further southeast of the Project Site;
- A committed residential development at KIL11227 at about 120mPD to the east of the Project Site;
- A committed residential cum GIC (sports training centre) development at 72.65mPD to the northwest of the Project Site; and
- A committed residential development at 100mPD to the farther northwest of the Project Site.

2.2 Auxiliary Medical Services Headquarters and Open University of Hong Kong (OUHK) campus building are situated to its south and Pui Ching Middle School to its southwest. Various large-scale public rental housing estates, i.e. Sheung Lok Estate, Lok Man Sun Chuen, Ho Man Tin Estate and Chun Man Court, are located to its northeast, east, southeast and southwest, respectively. Besides, an open area, Sheung Shing Street Park, is positioned to its west. Various schools (Hoi Ping Chamber of Commerce Secondary School, St. Teresa Secondary School and Chan Sui Ki (La Salle) Primary School) are located to its north and northeast. These sites and building clusters are indicated in Figure 4 for easy reference.

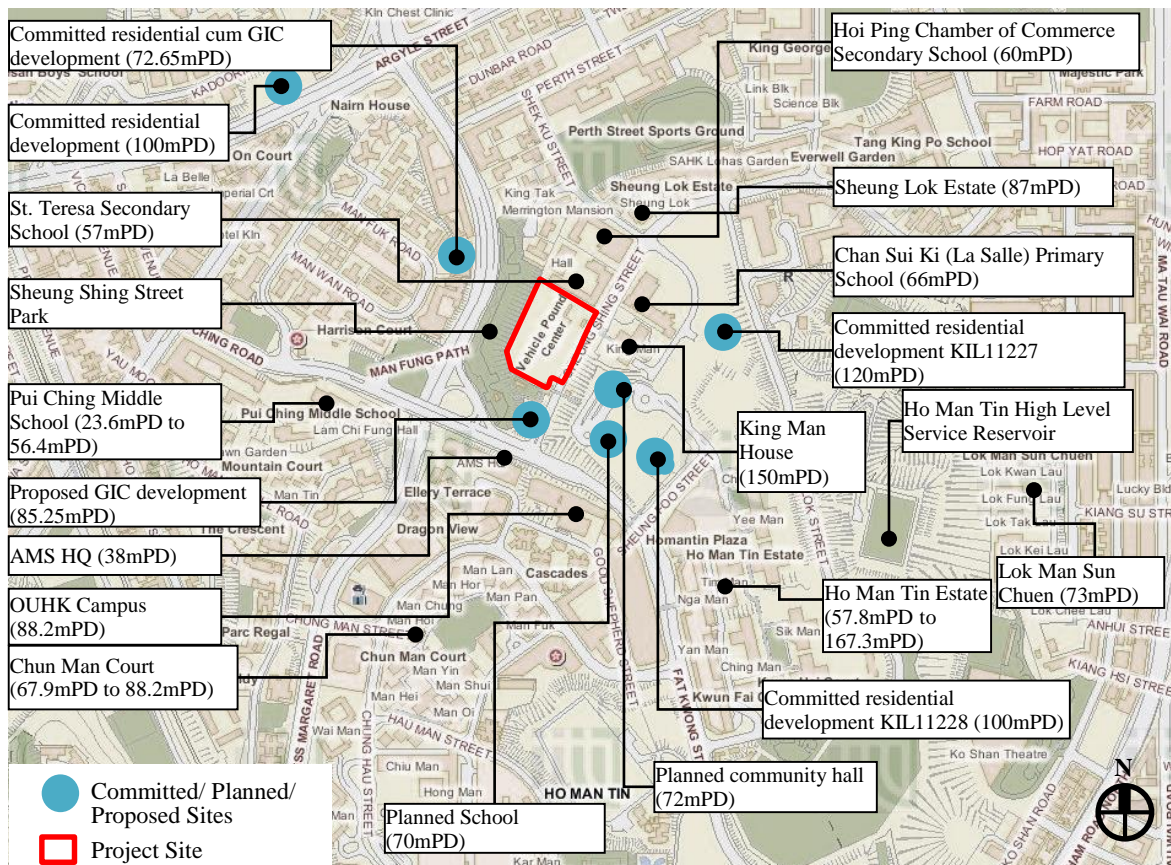


Figure 4 Project Site and its surroundings (image source: Lands Department)

### 3. Site Wind Availability

- 3.1 The wind availability of the Project Site and its surrounding is an essential parameter for the Air Ventilation Assessment. In this study, site wind availability data published in the AVA Expert Evaluation Report titled “*Term Consultancies for Air Ventilation Assessment Services – Expert Evaluation on Ho Man Tin Area (Revision 3)*” (termed *EE Report* hereafter) will be used in which the site wind availability study had adopted the MM5 wind data from the Institute for the Environment (IENV), the Hong Kong University of Science and Technology (HKUST). The MM5 data shows that the annual and summer wind conditions are dominated by NNE, ENE & E and E, ESE & SE winds respectively.
- 3.2 The prevailing annual wind comes from north-north-easterly (12.1%), north-easterly (10.1%), east-north-easterly (14.6%), easterly (15.8%), east-south-easterly (7.7%), south-easterly (5.4%), south-south-easterly (3.6%), southerly (3.6%) and south-westerly (3.9%) winds.
- 3.3 The prevailing summer wind comes from north-north-easterly (7.5%), east-north-easterly (4.4%), easterly (11.4%), east-south-easterly (11.4%), south-easterly (7.9%), south-south-easterly (5.0%), southerly (5.5%), south-south-westerly (6.1%), south-westerly (7.7%), west-south-westerly (6.7%) and westerly (3.9%) winds.



#### **4. Qualitative Assessment of the Existing Wind Condition**

4.1 The Project Site would experience relatively calm wind environment under NE wind, given that two committed high-rise residential developments to its east, i.e. KIL11227 and KIL11228, would shield the prevailing wind from reaching the Project Site. However, no major wind problem would be expected under E and SW wind directions.

##### **4.2 Under North- North-Easterly (NNE) and North-Easterly (NE) Wind Directions**

4.2.1 The localized wind corridor would function under NE wind that would allow incoming wind at open area of Ho Man Tin High Level Service Reservoirs passing to further distribute to southern part of Mong Kok Area as discussed in the *EE Report* for Ho Man Tin Area.

4.2.2 The committed developments at KIL11227 and KIL11228 would cast a wind shadow at its downwind side. The adjacent high-rise King Man House would further block the incoming wind towards the Project Site. Therefore, relatively calm wind environment would be expected at the Project Site.

##### **4.3 Under East-North-Easterly (ENE) and Easterly (E) Wind Directions**

4.3.1 The committed developments at KIL11227 and KIL11228 at the east of Project Site would dominate the approaching wind direction of E wind which would cast a wind shadow over the Project Site. In the presence of relatively low pressure zone of the wind shadow, the identified localized wind corridor in the *EE Report* and the building gap between two high-rise committed developments would become the air path for E wind to ventilate the Project Site. Therefore, no significant wind stagnant problem would be expected at the Project Site.

##### **4.4 Under East-South-Easterly (ESE) and South-Easterly (SE) Wind Directions**

4.4.1 The committed development at KIL11227 would shield the incoming wind towards the downwind site. However, in the presence of building gap between KIL11227 and KIL11228, the wind availability of Project Site would only be slightly limited.

##### **4.5 Under South-Westerly (SW) Wind Direction**

4.5.1 The high-rise residential clusters, such as Chun Man Court and Dragon View, would potentially shield the SW wind and cast a wind shadow on the leeward side. The incoming wind would then travel via the existing road network and the green spaces towards the Project Site. No major wind problem would be expected.

#### **5. Quantitative Assessment – Initial Study (Stage 1)**

##### **5.1 Studied Scenarios**

5.1.1 Three indicative scenarios, namely Baseline Scenario, Scenario A and Scenario B have been derived for assessment purpose.

5.1.2 **Baseline Scenario** - The Baseline Scenario represents an open space facility with no above-ground structures.

5.1.3 **Scenario A** - Scenario A presents a residential development with podium design. The site coverage of towers and whole development are 32% and 56% respectively. The podium is 4.5m in height. It consists of 7 towers with building height of 99mPD. The total plot ratio is 6.0.

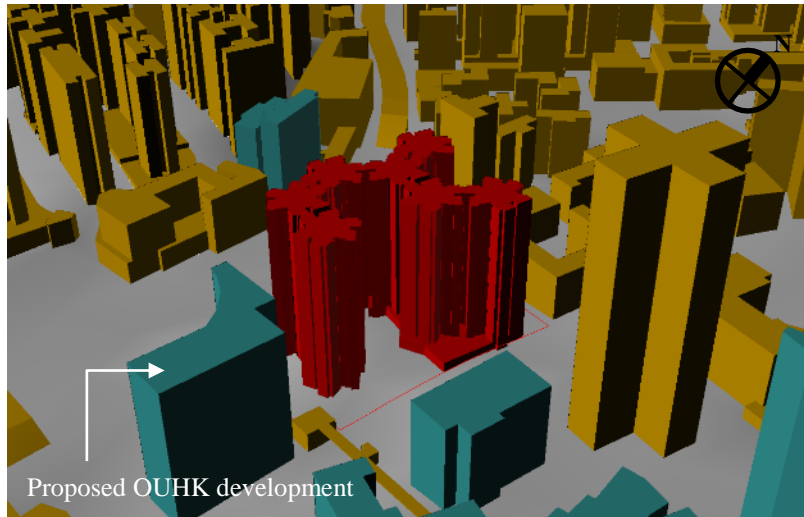


Figure 5 South-Easterly View of Scenario A

5.1.4 **Scenario B** - Scenario B is another option for the residential developments with podium design. The site coverage of towers and whole development are 28% and 45% respectively. The podium is 4.5m in height. It consists of 4 towers, two of which sit on the podium and will have building height of 118mPD. The other two towers reach 99mPD. The total plot ratio is 6.0.

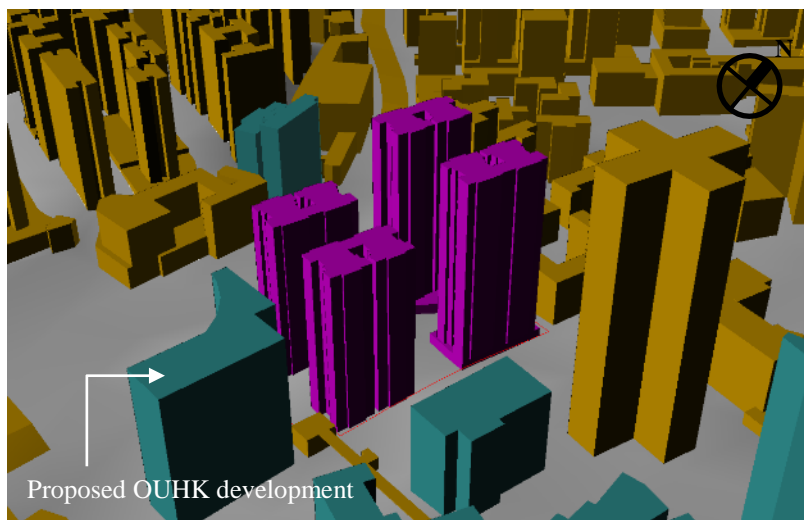


Figure 6 South-Easterly View of Scenario B

## 5.2 SVR and LVR

5.2.1 In total, 38, 171 and 11 numbers of perimeter, overall and special test points, respectively, have been placed at pedestrian level in accordance with the

Technical Circular for AVA. The Velocity Ratio (VR) as proposed by the Technical Circular was employed to assess the ventilation performances of the Proposed Development and surrounding environment. The Site spatial average velocity ratio (SVR) represents the average VR of all perimeter test points at the site boundary. The Local spatial average velocity ratio (LVR) represents the average VR of all points, i.e. perimeter and overall test points.

	Annual Wind Condition			Summer Wind Condition		
	Baseline Scenario	Scenario A	Scenario B	Baseline Scenario	Scenario A	Scenario B
SVR	0.09	0.08	0.08	0.09	0.09	0.09
LVR	0.11	0.11	0.11	0.10	0.10	0.10

### 5.3 Annual Wind Condition

- 5.3.1 The wind performance among 3 indicative scenarios is similar, except the area near the Project Site. The open nature of Baseline Scenario would lead to relatively higher VR than other scenarios. The overall ventilation performance of both Scenarios A and B are similar, except for some localized areas under certain wind directions. The differences in these localized areas are mainly due to the changes of the built form of both scenarios. Furthermore, the towers in Scenario A are interconnecting with one another and together with the presence of podia would induce a large wind shadow at the leeward regions, whereas the presence of the cruciform building gaps in Scenario B would facilitate the wind penetration through the Project Site. In this connection, some localized areas at Sheung Shing Street Park would achieve a slightly better ventilation performance under Scenario B as compared to Scenario A under SSE and S winds.

### 5.4 Summer Wind Condition

- 5.4.1 Similar to the annual wind condition, in the absence of large-scale structures of Baseline Scenario within the Project Site, the summer-weighted VR within the Project Site was generally highest amongst the three scenarios. The overall ventilation performance of both Scenarios A and B are similar, except for some localized areas under certain wind directions. The cruciform building gaps between podia under Scenario B would enable wind penetration, while the building arrangement of Scenario A would be less favourable for wind penetration. In this connection, some localized areas at Sheung Shing Street Park would achieve a slightly better ventilation performance under Scenario B as compared to Scenario A under SSE, S and SSW winds. In addition, the results also show that a part of Sheung Shing Street would achieve a slightly better ventilation performance under Scenario B as compared to Scenario A under WSW and W winds.

### 5.5 Ventilation performance through the cruciform building gaps

- 5.5.1 In general, the cruciform building gaps under Scenario B slightly enhance the air ventilation at some of the localized areas at Sheung Shing Street Park

under SSE, S and SSW winds and a part of Sheung Shing Street WSW and W. Furthermore, by comparing with the SVR under Scenario B with the average VR within the cruciform building gaps, the cruciform building gaps generally obtained a higher value than the SVR under NNE, ENE, SSE, S & SW winds and NNE, ENE, SSE, S, SW, WSW & W winds under annual and summer condition, respectively. This suggests that the cruciform building gap would be effective, hence it is recommended to have the cruciform building gap across the Project Site. However, without assessing different locations and widths of the cruciform building gap, the one imposing in Scenario B would be considered one of the possible solutions to provide local benefit in term of air ventilation.

## 5.6 Focus Area – Initial Study (Stage 1)

5.6.1 Total of 17 frequent pedestrian access areas and/or within major activity zones are identified for further analysis as shown in Figure 7.

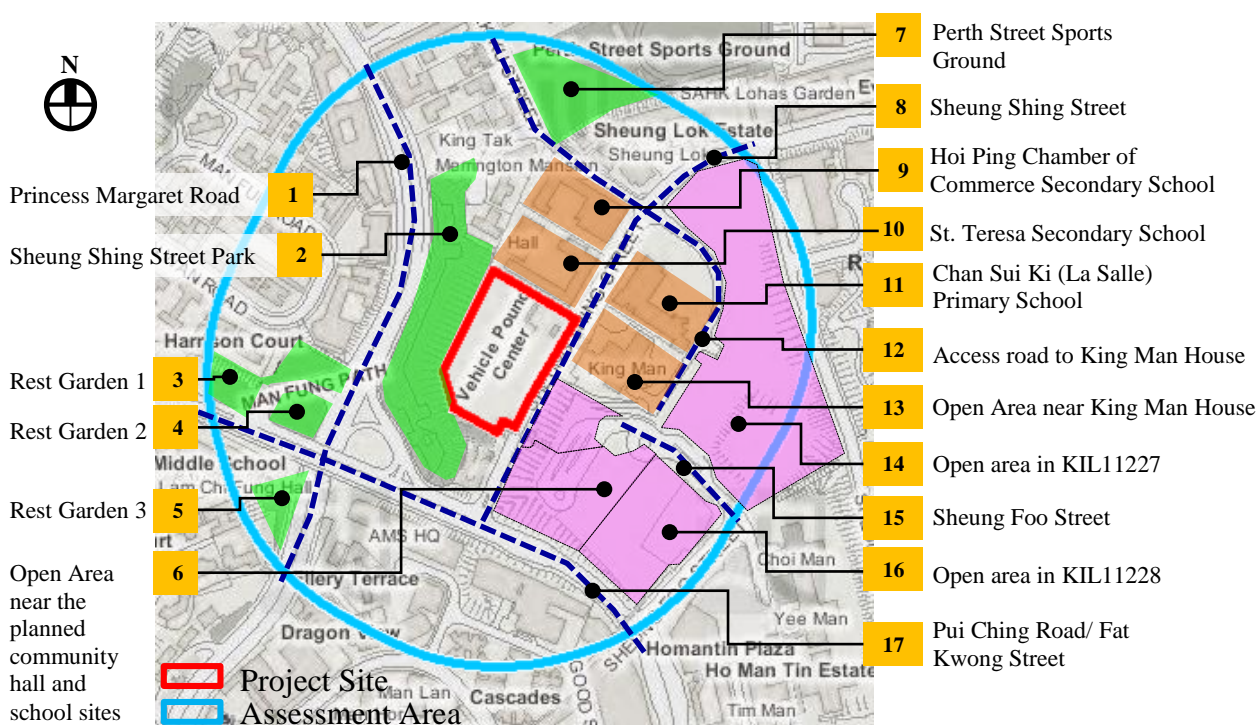


Figure 7 Highlights of the Focus Areas for the study (image Source: Lands Department)

Focus Area	Annual Wind Condition			Summer Wind Condition		
	Baseline Scenario	Scenario A	Scenario B	Baseline Scenario	Scenario A	Scenario B
Major Roads						
Princess Margaret Road	0.12	0.12	0.12	0.11	0.11	0.11
Sheung Shing Street	0.12	0.12	0.12	0.12	0.12	0.12

Focus Area	Annual Wind Condition			Summer Wind Condition		
	Baseline Scenario	Scenario A	Scenario B	Baseline Scenario	Scenario A	Scenario B
Sheung Foo Street	0.25	0.25	0.25	0.23	0.22	0.22
Access road to King Man House	0.13	0.13	0.13	0.12	0.11	0.11
Pui Ching Road/ Fat Kwong Street	0.11	0.11	0.11	0.13	0.12	0.13
Public Open Space						
Rest Garden 1	0.07	0.07	0.07	0.07	0.07	0.07
Rest Garden 2	0.10	0.09	0.10	0.11	0.10	0.11
Rest Garden 3	0.08	0.08	0.08	0.08	0.08	0.09
Perth Street Sports Grounds	0.16	0.16	0.16	0.13	0.13	0.13
Sheung Shing Street Park	0.12	0.12	0.11	0.10	0.10	0.10
School Sites						
Hoi Ping Chamber of Commerce Secondary School	0.09	0.08	0.09	0.08	0.07	0.08
St. Teresa Secondary School	0.07	0.07	0.08	0.07	0.06	0.07
Chan Sui Ki (La Salle) Primary School	0.13	0.13	0.13	0.13	0.12	0.12
Open Area						
Open Area near King Man House	0.15	0.15	0.15	0.16	0.14	0.14
Open Area near the planned community hall and school sites	0.11	0.11	0.11	0.12	0.11	0.11
Open Area in KIL11227	0.17	0.17	0.17	0.16	0.16	0.16
Open Area in KIL11228	0.11	0.11	0.11	0.12	0.11	0.11

- 5.6.2 From the above table, it shows the VR of all focus areas are generally similar with minor change of  $\pm 0.01$ .
- 5.6.3 Under annual wind condition, the relatively openness nature under Baseline Scenario would be more favourable for wind permeability and therefore, the ventilation performance area at the leeward side of the Project Site would be slightly enhanced. With building block at the southwest of the Project Site the Scenario B is less setback from the site boundary, which diverted the wind towards Princess Margaret Road, slightly lower VR is obtained under Scenario B. In contrast, Scenario B would lead to slightly higher VR in St. Teresa Secondary School which is located to the northeast of the Project Site in the presence of cruciform building gaps.
- 5.6.4 Under summer wind conditions, open area near King Man House, Sheung Foo Street, Chan Sui Ki (La Salle) Primary School, open area near the Proposed GIC and open area in KIL11228 would obtain slightly better wind performance under Baseline Scenario than the other two scenarios in the absence of structure within the Project Site. Scenario A obtained a slightly lower VR than that under Scenario B in Rest Gardens 2 and 3, Pui Ching Road/ Fat Kwong Street, Hoi Ping Chamber of Commerce Secondary School and St. Teresa Secondary School. The summer prevailing winds would penetrate via the cruciform building gaps of Scenario B that led to better wind penetration to the school sites to the northeast and the rest garden to the west of the Project Site.

## 5.7 Conclusion – Initial Study (Stage 1)

- 5.7.1 The developments at the Project Site would not significantly affect the overall wind performance, but have some localized effect. Through the quantitative analysis on the wind performance, the building gaps available under Scenario B would enhance the wind permeability and therefore, Scenario B would lead to better wind performance than that under Scenario A. The presence of cruciform building gap in Scenario B, in particular the NW-SE building gap, would have shown its local benefit in term of air ventilation. The NE-SW building gap is overall less effective due to the existing school building to the NE of the site and the proposed OUHK building to the SW of the site. In case boundary wall is essential, its height is recommended to keep as minimum as possible and should not exceed 2.2m in height and permeable design shall be adopted.

## 6. Quantitative Assessment – Initial Study (Stage 2)

### 6.1 Studied Scenarios

- 6.1.1 Based on the findings of the Quantitative Assessment – Initial Study (Stage 1) above, an Optional Scenario is developed and further compared with the Scenario B.
- 6.1.2 **Scenario B** - Scenario B is for the residential development with podium design. The site coverage of towers and whole development are 28% and 45% respectively. The podium is 4.5m in height. It consists of 4 towers, two



of which sit on the podia and will have building height of 118mPD. The other two towers reach 99mPD. The total plot ratio is 6.0.

- 6.1.3 **Optional Scenario** - is modified from Scenario B with setback of buildings by 10m from kerbside of Sheung Shing Street. The site coverage of towers and whole development are 29% and 45% respectively. The height of podium is the same as Scenarios B. It consists of 4 towers, three of which sit on the podia. The building height has two bands, at 99mPD and 118mPD. The total plot ratio is 6.0. Compared with Scenario B, the NW-SE building gap aligns more with Sheung Foo Street in this scenario.



Figure 8 South-Easterly View of Optional Scenario

## 6.2 SVR and LVR

- 6.2.1 In total, 38, 171 and 11 numbers of perimeter, overall and special test points, respectively, have been placed at pedestrian level in accordance with the Technical Circular for AVA. The Velocity Ratio (VR) as proposed by the Technical Circular was employed to assess the ventilation performances of the Proposed Development and surrounding environment. The Site spatial average velocity ratio (SVR) represents the average VR of all perimeter test points at the site boundary. The Local spatial average velocity ratio (LVR) represents the average VR of all points, i.e. perimeter and overall test points.

	Annual Wind Condition		Summer Wind Condition	
	Scenario B	Optional Scenario	Scenario B	Optional Scenario
SVR	0.08	0.09	0.09	0.09
LVR	0.11	0.11	0.10	0.10

## 6.3 Annual Wind Condition

- 6.3.1 The wind performance between two scenarios is similar, except the area near the Project Site. The area at the farther east would achieve generally higher VR than that on the farther west of the Project Site under E, ESE and SE wind directions. In addition, two major wind paths along Sheung Foo

Street and along the localized air path allocated in KIL11227 (southern portion) were found. As the results, both air paths achieved a relatively higher VR under E, ESE and SE wind directions, while KIL11227 (southern portion) solely achieved a relatively higher VR under NNE, NE and ENE wind directions. The straight building frontage of Optional Scheme would encourage penetration of wind travel across the cruciform building gap. On the contrary, the larger podium bulk of Scenario B at the northwest of the Project Site would divert the incoming wind towards Princess Margaret Road, as shown under NE and ENE wind directions. Therefore, the ventilation performance at its vicinity would be slightly better under Optional Scenario than that under Scenario B.

#### 6.4 Summer Wind Condition

6.4.1 The Princess Margaret Road would be another major wind path under NNE, ENE, SSE, S, SW, SSW and WSW wind directions. Under Optional Scenario, the SSE wind would travel through King Man House and the planned community hall and then further travel across the NW-SE running building gap and reach Princess Margaret Road. With such continuous building gap, the ventilation performance near the Project Site would be enhanced. On contrary, the building gap between King Man House and the planned community hall would unlikely continue towards the NW-SE running building gap under Scenario B. In this connection, the ventilation performance near the Project Site under Optional Scenario would be slightly better than that under Scenario B.

#### 6.5 Comparison of building gaps under Scenario B and Optional Scenario

6.5.1 As discussed in sections 6.3 and 6.4 above, the location of the cruciform building gap of Optional Scenario was found to be more desirable to form a continuous air path extending from the building gap between the planned community hall and King Man House, which would facilitate wind penetration. Therefore, the averaged VR along NW-SE oriented building gap of Optional Scenario would perform better than that of Scenario B for both annual and summer conditions.

6.5.2 For the NE-SW oriented building gap, Scenario B obtained slightly better than Optional Scenario. While the proposed GIC development to the south of Project Site would potentially prohibit wind penetration reaching the Project Site for both scenarios, the NE-SW oriented building gap of Optional Scenario is narrower than that of Scenario B which would be less favourable for wind penetration.

#### 6.6 Focus Area – Initial Study (Stage 2)

6.6.1 Total of 17 frequent pedestrian access areas and/or within major activity zones are identified for further analysis as shown in Figure 7.

Focus Area	Annual Wind Condition		Summer Wind Condition	
	Scenario B	Optional Scenario	Scenario B	Optional Scenario
Major Roads				
Princess Margaret Road	0.12	0.12	0.11	0.12



Focus Area	Annual Wind Condition		Summer Wind Condition	
	Scenario B	Optional Scenario	Scenario B	Optional Scenario
Sheung Shing Street	0.12	0.13	0.12	0.12
Sheung Foo Street	0.25	0.25	0.22	0.23
Access road to King Man House	0.13	0.13	0.11	0.11
Pui Ching Road/ Fat Kwong Street	0.11	0.11	0.13	0.13
Public Open Space				
Rest Garden 1	0.07	0.07	0.07	0.08
Rest Garden 2	0.10	0.10	0.11	0.11
Rest Garden 3	0.08	0.07	0.09	0.08
Perth Street Sports Grounds	0.16	0.16	0.13	0.13
Sheung Shing Street Park	0.11	0.12	0.10	0.11
School Sites				
Hoi Ping Chamber of Commerce Secondary School	0.09	0.08	0.08	0.08
St. Teresa Secondary School	0.08	0.08	0.07	0.08
Chan Sui Ki (La Salle) Primary School	0.13	0.13	0.12	0.12
Open Area				
Open Area near King Man House	0.15	0.16	0.14	0.15
Open Area near the community hall and school sites	0.11	0.12	0.11	0.11
Open Area in KIL11227	0.17	0.17	0.16	0.16
Open Area in KIL11228	0.11	0.11	0.11	0.11

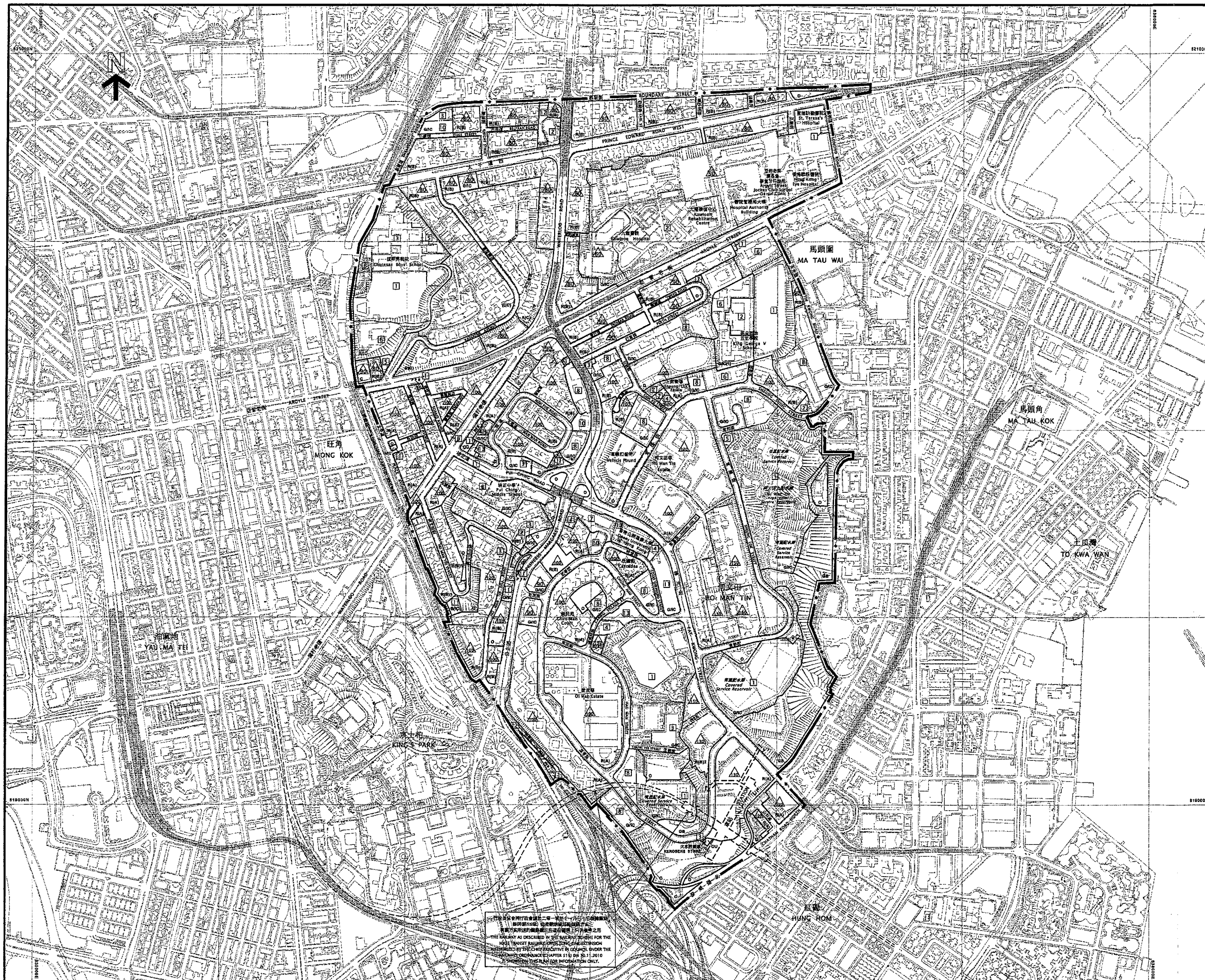
6.6.2 From the above table, it shows the VR of all focus areas are generally similar with minor change of  $\pm 0.01$ .

6.6.3 Under annual wind condition, Sheung Shing Street obtained a slightly higher VR under Optional Scenario due to the formation of continuous air path extending from the building gap between King Man House and the planned community hall towards the cruciform building gap within the Project Site. Such continuous air path would enhance the wind penetration across the Project Site and therefore, the wind performance at Sheung Shing Street Park and the open area near the planned community hall, community hall and school sites would be slightly higher in Optional Scenario.

- 6.6.4 Under summer wind condition, a more desirable location of cruciform building gap, which aligns more with Sheung Foo Street, under Optional Scenario led to better wind penetration along Sheung Foo Street and resulted in higher VR than that under Scenario B. In addition, two open spaces closest to the Project Site – Sheung Shing Street Park, Rest Garden 1 and St. Teresa Secondary School obtained slightly higher VR than that under Scenario B.

## 6.7 Conclusion – Initial Study (Stage 2)

- 6.7.1 The developments at the Project Site would not significantly affect the overall wind performance, but the location of cruciform building gap would have some localized effect. The cruciform building gap under Optional Scenario with the NW-SE gap aligns more with Sheung Foo Street and more straight building line would enhance the wind permeability of the Project Site and its adjacent area. Therefore, Optional Scenario would generally lead to better wind performance than that under Scenario B. While assessing the effectiveness of the cruciform building gap, the NW-SE oriented building gap was found to more effective than the NE-SW oriented one for air ventilation purpose.
- 6.7.2 Under the both scenarios, the building gap along Sheung Foo Street through project site's NW-SE running building gap are desirable to preserve flow paths for wind blow through the Project Site. Therefore, it is recommended not to allow building on the NW-SE building gap area.
- 6.7.3 In case boundary wall is essential, its height is recommended to keep as minimum as possible and should not exceed 2.2m in height and permeable design shall be adopted.



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	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)	STATION	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)
PETROL FILLING STATION	P F S	加油站
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 & % 公頃 HECTARES	% 百分比	用途
COMMERCIAL	0.21	0.10	商業
RESIDENTIAL (GROUP A)	35.08	16.75	住宅 (甲類)
RESIDENTIAL (GROUP B)	33.07	15.78	住宅 (乙類)
RESIDENTIAL (GROUP C)	11.97	5.71	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.43	0.21	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	70.29	33.64	政府、機構或社區
OPEN SPACE	13.08	6.24	休憩用地
OTHER SPECIFIED USES	0.39	0.18	其他指定用途
GREEN BELT	7.64	3.63	綠化地帶
MAJOR ROAD ETC.	37.48	17.88	主要道路等
TOTAL PLANNING SCHEME AREA	209.55	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2012年6月26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  
26 JUNE 2012

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何文田 (九龍規劃區第6及7區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREAS No. 6 & 7 - HO MAN TIN - OUTLINE ZONING PLAN

1:10,000  
METRES 100 0 200 400 600 METRES

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

圖則編號  
PLAN No. S/K7/22

本摘要圖於2014年9月25日擬備  
EXTRACT PLAN PREPARED ON 25.9.2014

參考編號  
REFERENCE No. M/K7/14/64

圖 PLAN 1





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2014年10月15日擬備，所根據的資料為於2012年6月26日核准的分區計劃大綱圖編號S/K7/22  
EXTRACT PLAN PREPARED ON 15.10.2014  
BASED ON OUTLINE ZONING PLAN No. S/K7/22 APPROVED ON 26.6.2012

位置圖 LOCATION PLAN  
何文田分區計劃大綱核准圖編號S/K7/22的擬議修訂  
PROPOSED AMENDMENTS TO  
THE APPROVED HO MAN TIN OUTLINE ZONING PLAN No. S/K7/22

SCALE 1:6 000 比例尺  
100 0 100 200 300 400 500 600 米 METRES

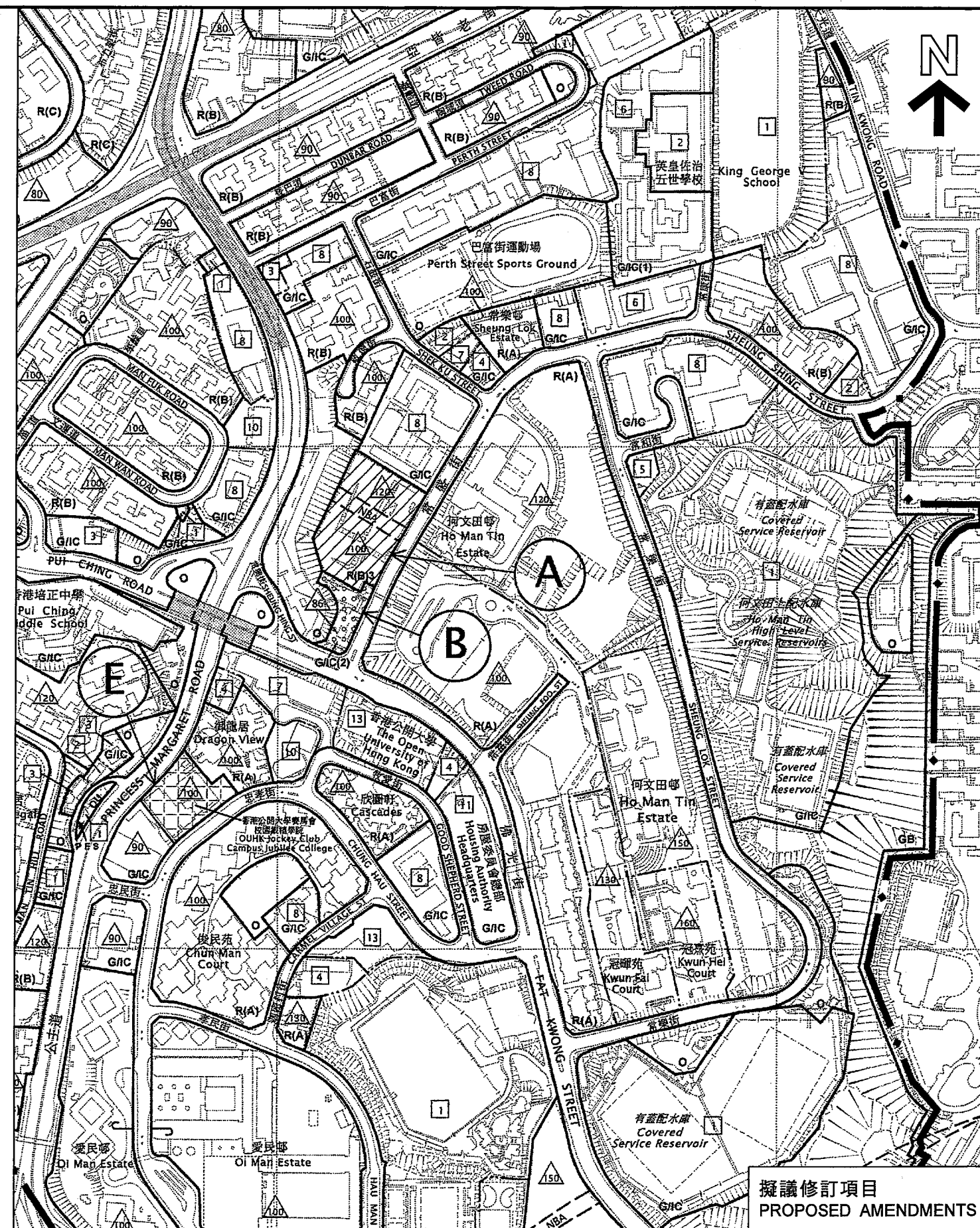
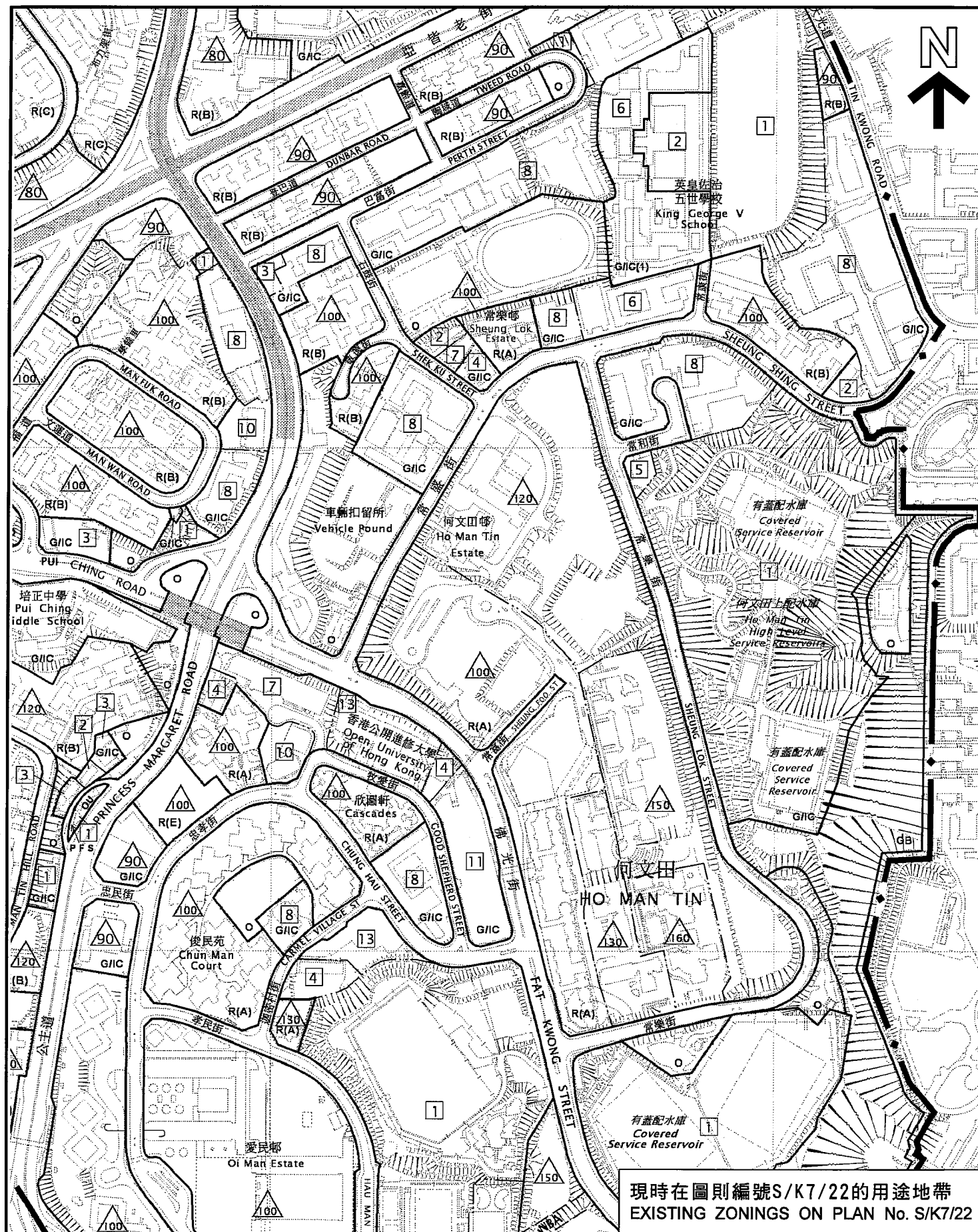
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K7/14/64

圖 PLAN  
2





本摘要圖於2014年10月23日擬備，所根據的資料  
為於2012年6月26日核准的分區計劃大綱圖  
編號S/K7/22  
EXTRACT PLAN PREPARED ON 23.10.2014 BASED ON  
OUTLINE ZONING PLAN No. S/K7/22 APPROVED  
ON 26.6.2012

位置圖 LOCATION PLAN  
何文田分區計劃大綱核准圖編號S/K7/22的擬議修訂  
(A項、B項及E項)  
PROPOSED AMENDMENTS TO THE APPROVED HO MAN TIN  
OUTLINE ZONING PLAN No. S/K7/22  
(ITEMS A, B AND E)

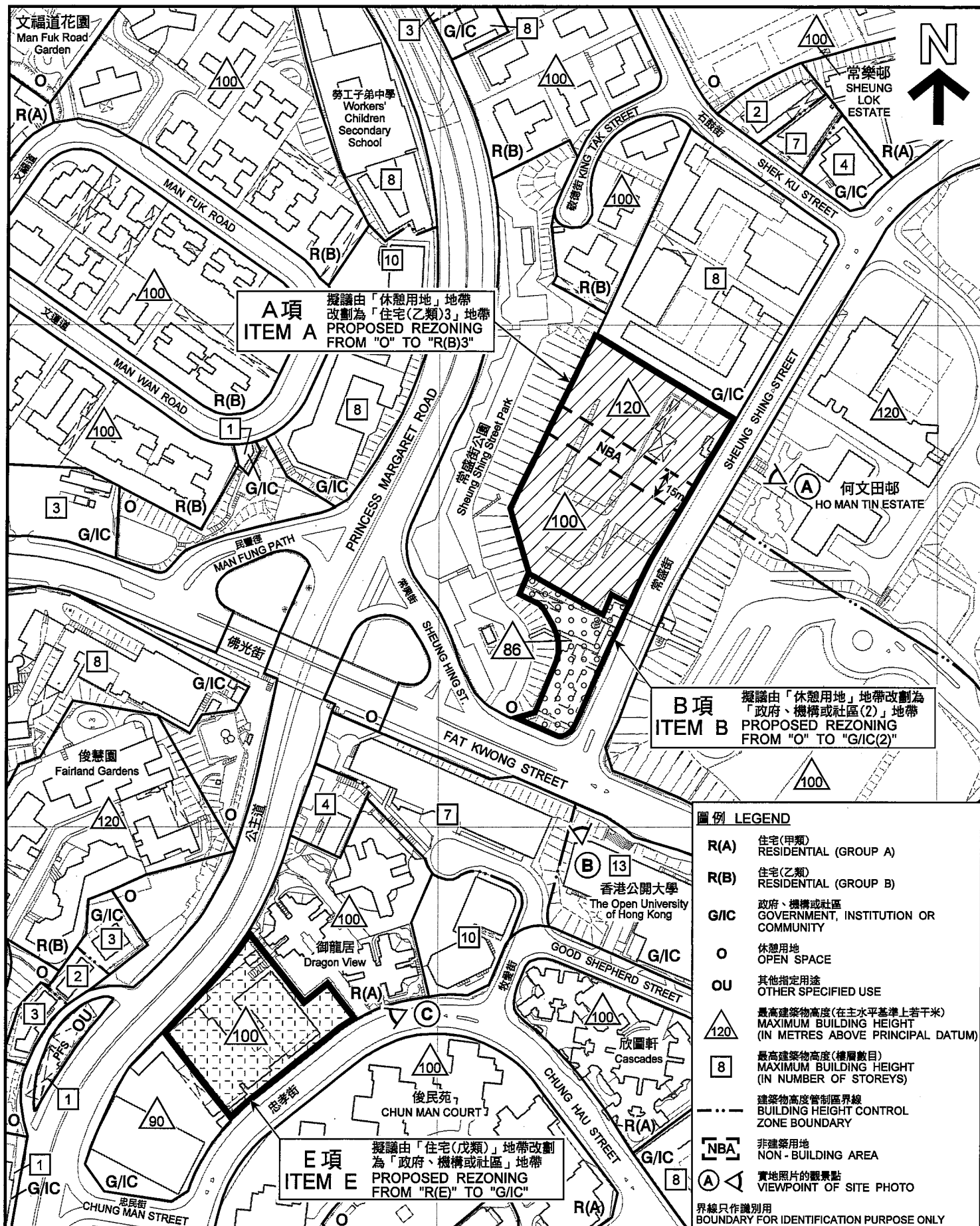
SCALE 1:5 000 比例尺  
METRES 100 0 100 200 300 400 METRES

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K7/14/64

圖 PLAN  
3



### 平面圖 SITE PLAN

何文田分區計劃大綱核准圖編號 S/K 7/2 2 的擬議修訂  
(A、B 及 E 項)

PROPOSED AMENDMENTS TO THE APPROVED  
HO MAN TIN OUTLINE ZONING PLAN No. S/K7/22  
(ITEMS A, B & E)

本摘要圖於2014年10月23日擬備，所根據  
的資料為測量圖編號11-NW-20A、20B、  
20C及20D

EXTRACT PLAN PREPARED ON 23.10.2014  
BASED ON SURVEY SHEET Nos.  
11-NW-20A, 20B, 20C & 20D

SCALE 1:2 500 比例尺  
METRES 50 0 50 100 METRES

### 規劃署

PLANNING  
DEPARTMENT



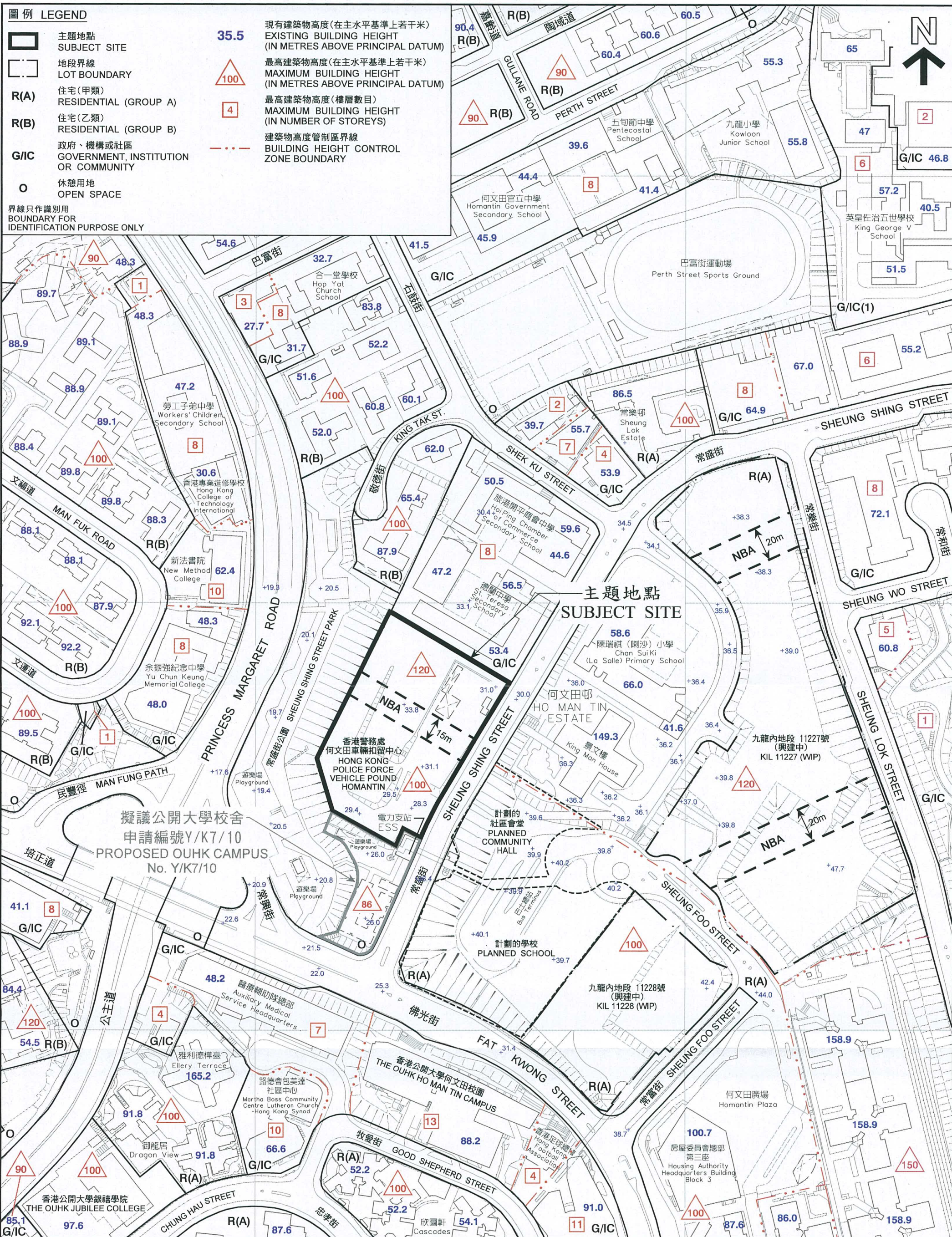
參考編號  
REFERENCE No.

M/K7/14/64

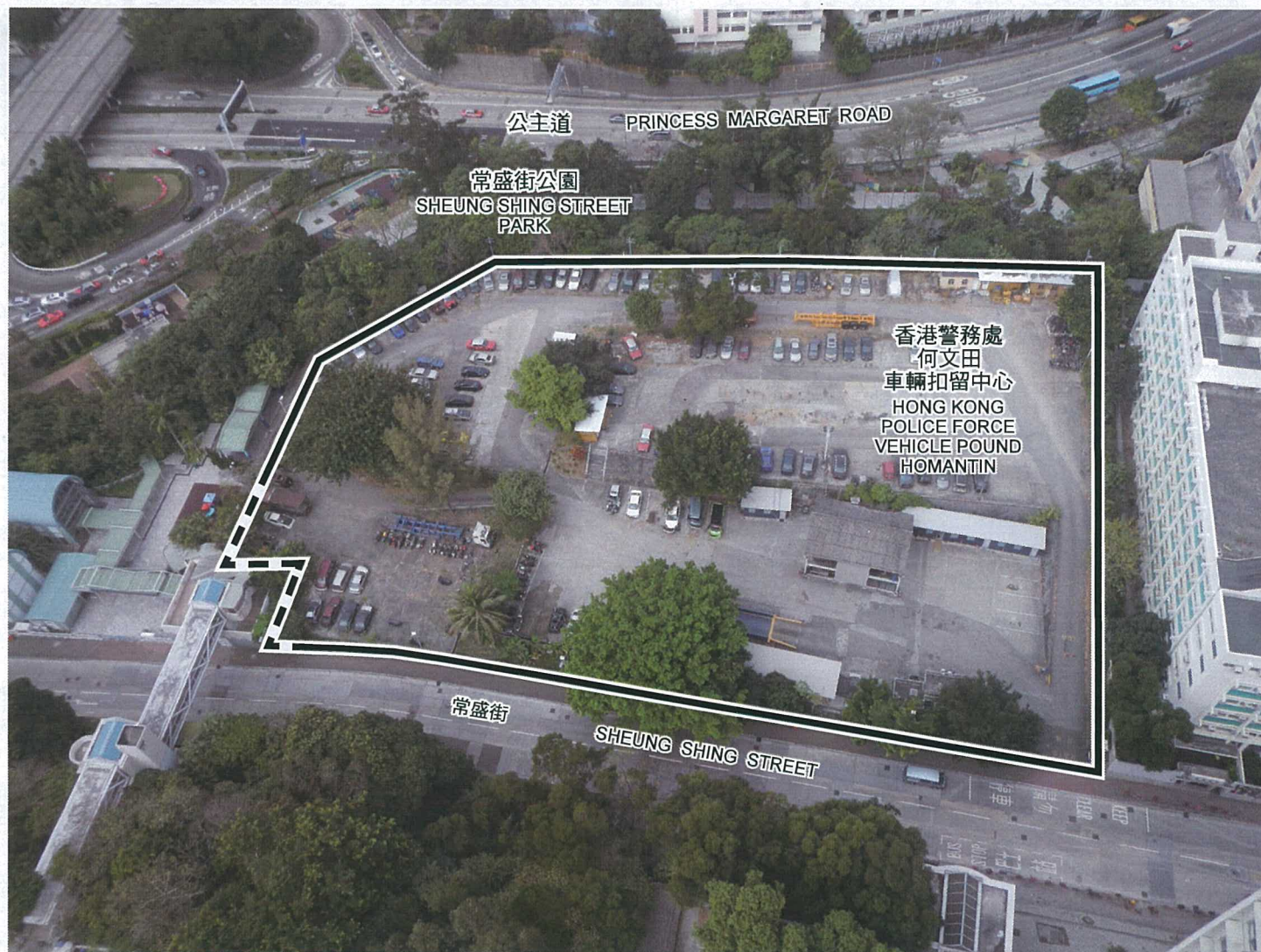
圖 PLAN

4









界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

修訂項目A項 (觀景點A)  
AMENDMENT ITEM A (VIEWPOINT A)

實地照片 SITE PHOTO

本圖於2014年10月23日擬備，所根據的  
資料為攝於2014年2月7日的實地照片  
PLAN PREPARED ON 23.10.2014 BASED ON  
SITE PHOTO TAKEN ON 7.2.2014

何文田分區計劃大綱核准圖編號 S / K 7 / 2 2 的擬議修訂  
(A 項)  
PROPOSED AMENDMENT TO THE APPROVED HO MAN TIN  
OUTLINE ZONING PLAN No. S/K7/22  
(ITEM A)

規劃署  
PLANNING  
DEPARTMENT

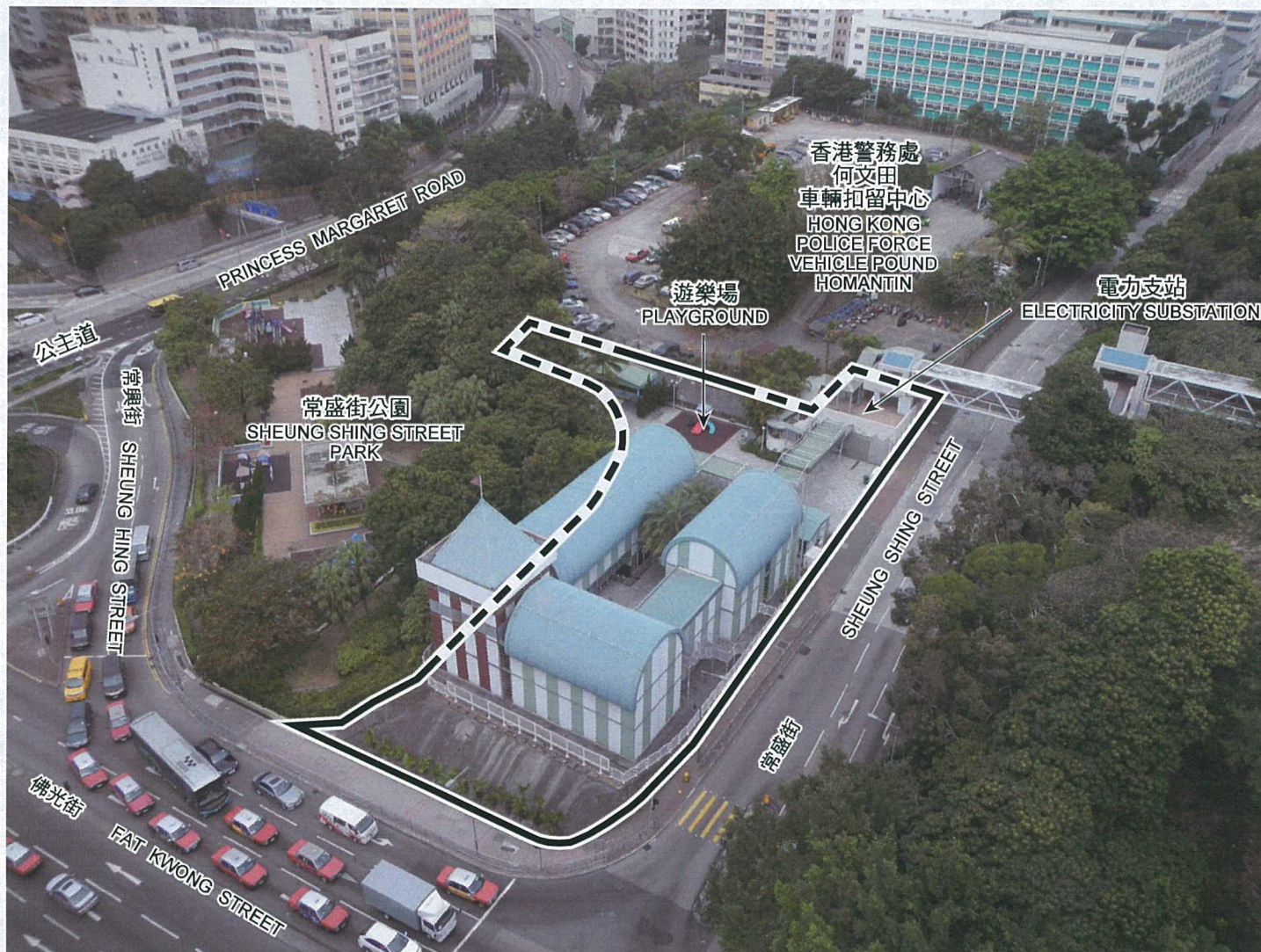


參考編號  
REFERENCE No.

M/K7/14/64

圖 PLAN  
6





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

修訂項目B項 (觀景點B)  
AMENDMENT ITEM B (VIEWPOINT B)

實地照片 SITE PHOTO

本圖於2014年10月23日擬備，所根據的資料為攝於2014年2月7日的實地照片  
PLAN PREPARED ON 23.10.2014 BASED ON SITE PHOTO TAKEN ON 7.2.2014

何文田分區計劃大綱核准圖編號S/K 7/2 2的擬議修訂  
(B項)  
PROPOSED AMENDMENT TO THE APPROVED HO MAN TIN  
OUTLINE ZONING PLAN No. S/K7/22  
(ITEM B)

規劃署  
PLANNING  
DEPARTMENT

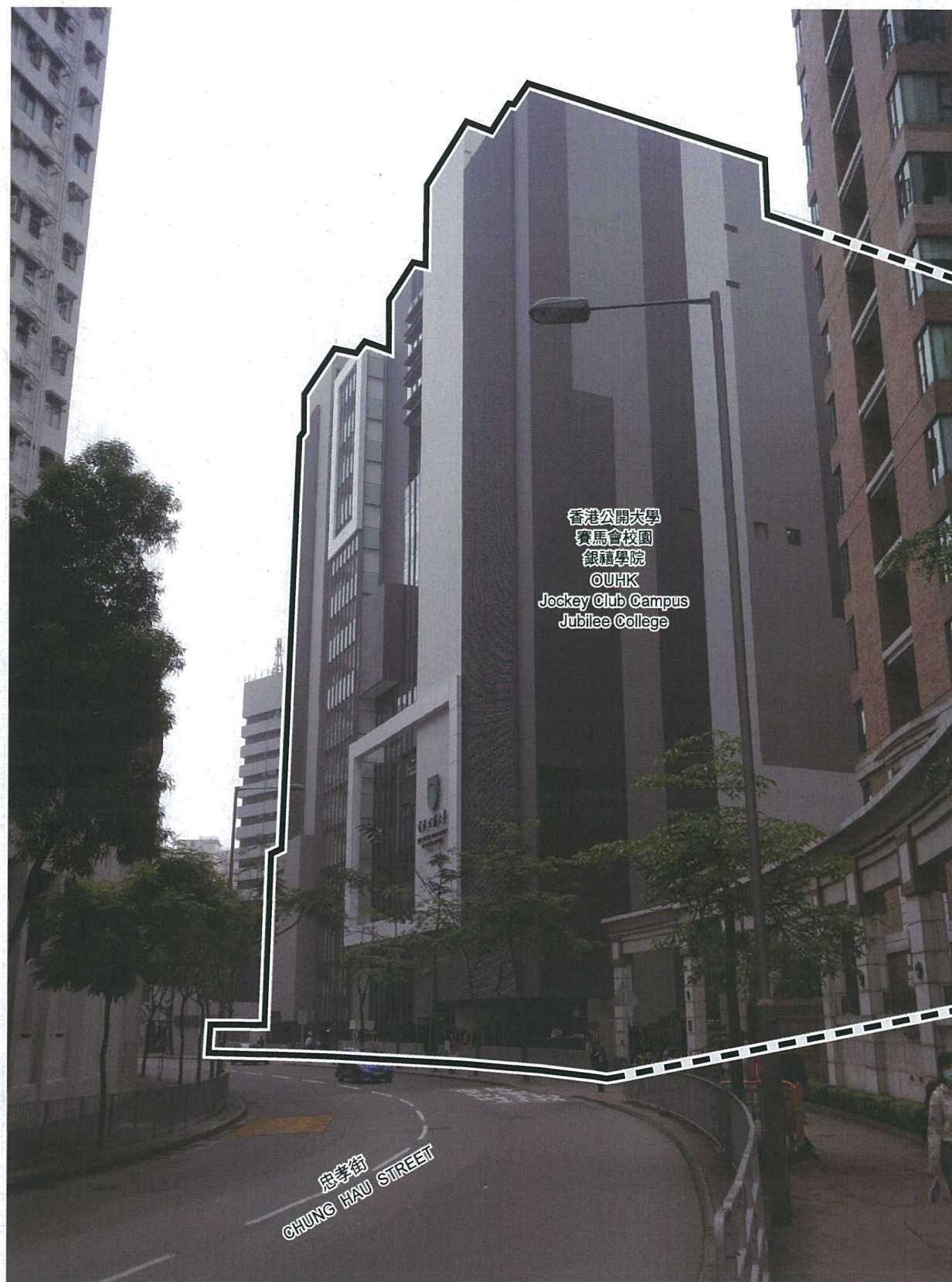


參考編號  
REFERENCE No.

M/K7/14/64

圖 PLAN  
7





修訂項目 E 項 (觀景點 C)  
AMENDMENT ITEM E (VIEWPOINT C)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

實地照片 SITE PHOTO

何文田分區計劃大核准綱圖編號 S/K 7/2 2 的擬議修訂  
(E 項)  
PROPOSED AMENDMENT TO THE APPROVED  
HO MAN TIN OUTLINE ZONING PLAN No. S/K7/22  
(ITEM E)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

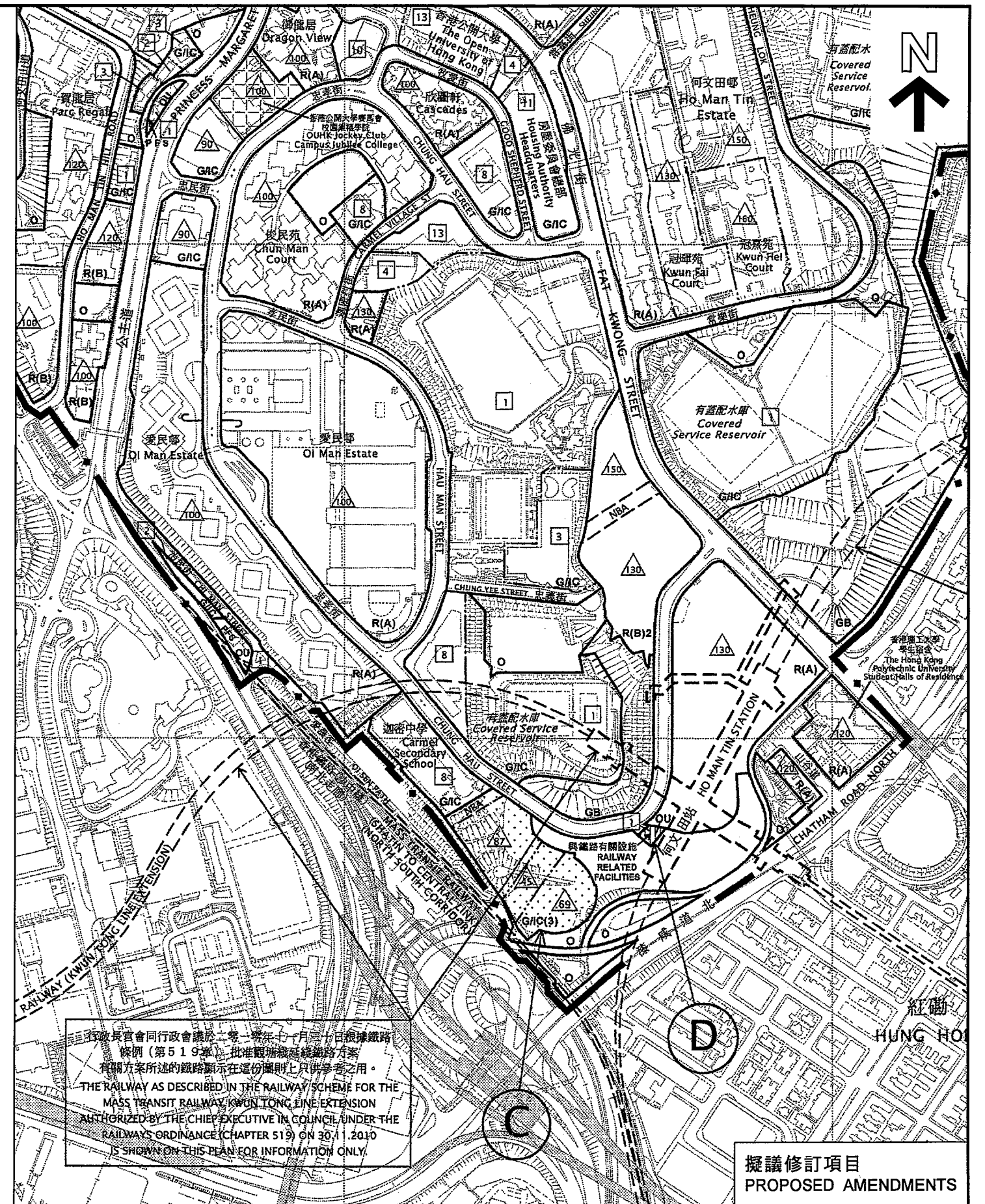
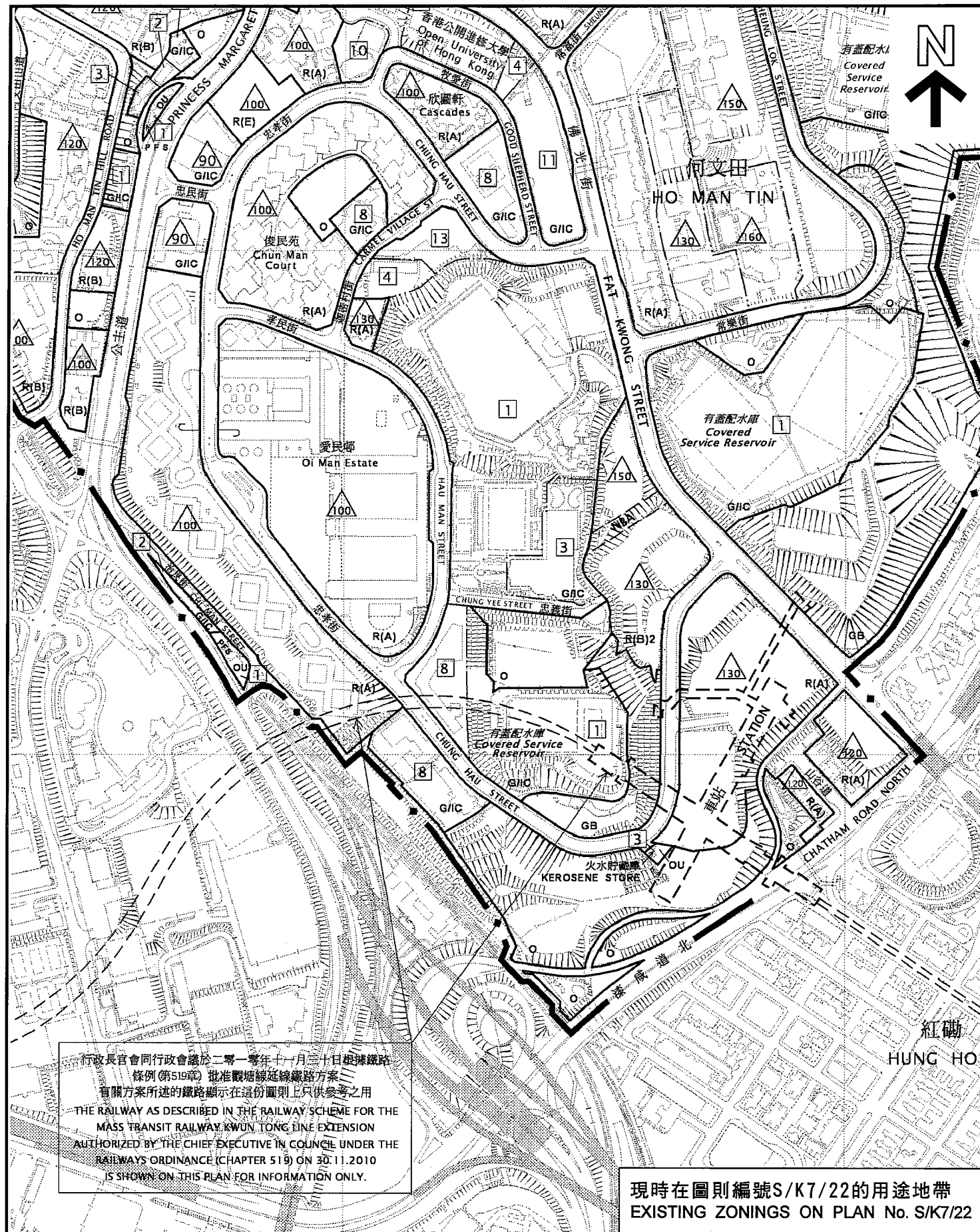
M/K7/14/64

圖 PLAN

8

本圖於2014年10月23日擬備，所根據的資料為攝於2014年4月25日的實地照片  
PLAN PREPARED ON 23.10.2014 BASED ON  
SITE PHOTO TAKEN ON 25.4.2014





位置圖 LOCATION PLAN  
何文田分區計劃大綱核准圖編號S/K7/22的擬議修訂  
(C項及D項)  
PROPOSED AMENDMENTS TO THE APPROVED HO MAN TIN  
OUTLINE ZONING PLAN No. S/K7/22  
(ITEMS C AND D)

SCALE 1:5 000 比例尺  
METRES 100 0 100 200 300 400 METRES

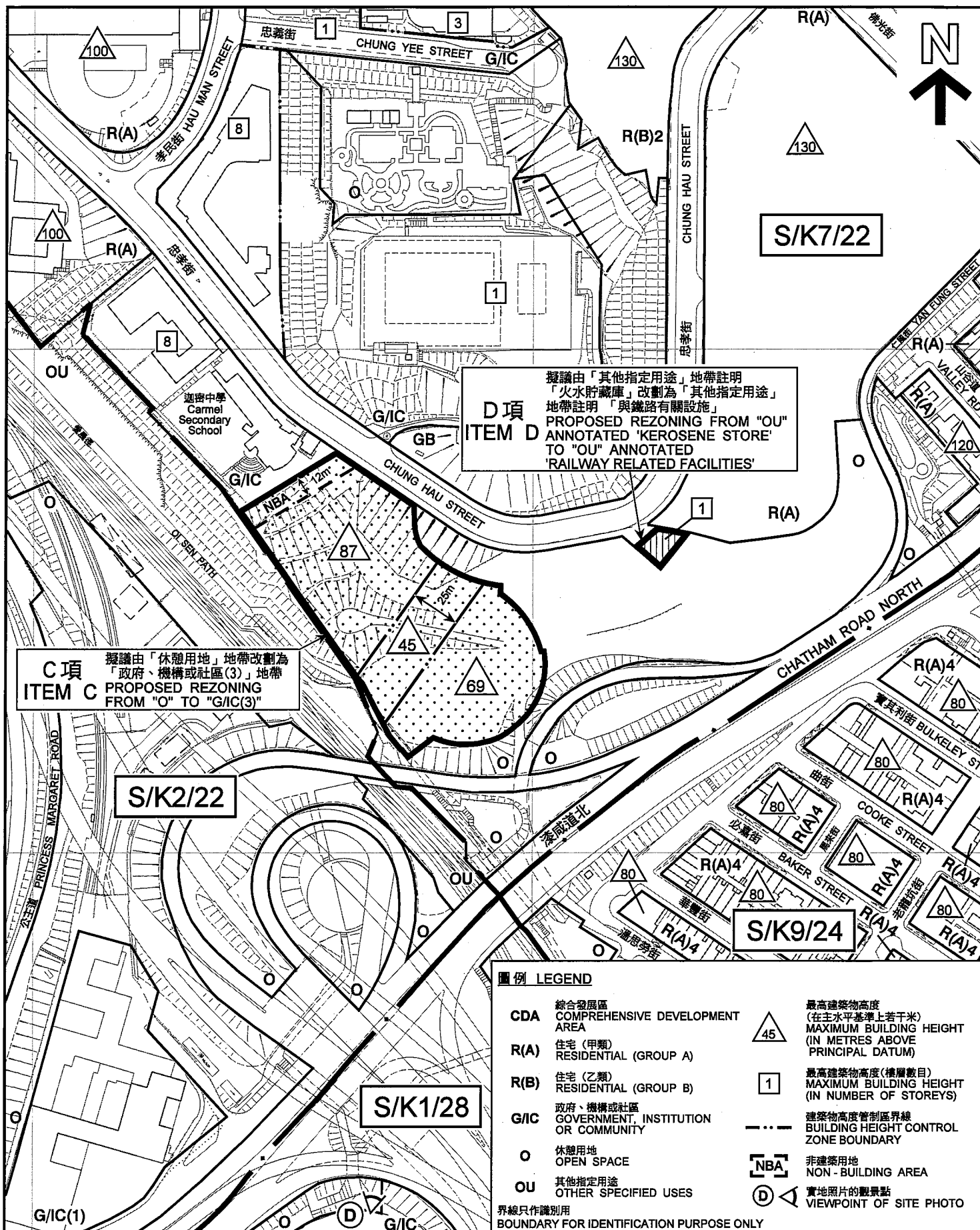
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K7/14/64

圖 PLAN  
9

本摘要圖於2014年10月23日擬備，所根據的資料  
為於2012年6月26日核准的分區計劃大綱圖  
編號S/K7/22  
EXTRACT PLAN PREPARED ON 23.10.2014 BASED ON  
OUTLINE ZONING PLAN No. S/K7/22 APPROVED  
ON 26.6.2012



### 平面圖 SITE PLAN

何文田分區計劃大綱核准圖編號 S/K 7/2/2 的擬議修訂  
(C 及 D 項)

PROPOSED AMENDMENTS TO THE APPROVED  
HO MAN TIN OUTLINE ZONING PLAN No. S/K7/22  
(ITEMS C & D)

SCALE 1:2 500 比例尺

50 0 50 100  
METRES METRES

規劃署

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K7/14/64

圖 PLAN

10

本摘要圖於2014年10月23日擬備，所根據  
的資料為測量圖編號11-NW-25A、B、C及D  
EXTRACT PLAN PREPARED ON 23.10.2014  
BASED ON SURVEY SHEET Nos.  
11-NW-25A, B, C & D





修訂項目C項及D項 (觀景點D)  
AMENDMENT ITEMS C AND D (VIEWPOINT D)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2014年10月23日擬備，所根據的資料為攝於2014年1月22日的實地照片  
PLAN PREPARED ON 23.10.2014 BASED ON SITE PHOTO TAKEN ON 22.1.2014

何文田分區計劃大綱核准圖編號 S / K 7 / 2 2 的擬議修訂  
(C 項及 D 項)  
PROPOSED AMENDMENTS TO THE APPROVED HO MAN TIN OUTLINE ZONING PLAN No. S/K7/22 (ITEMS C AND D)

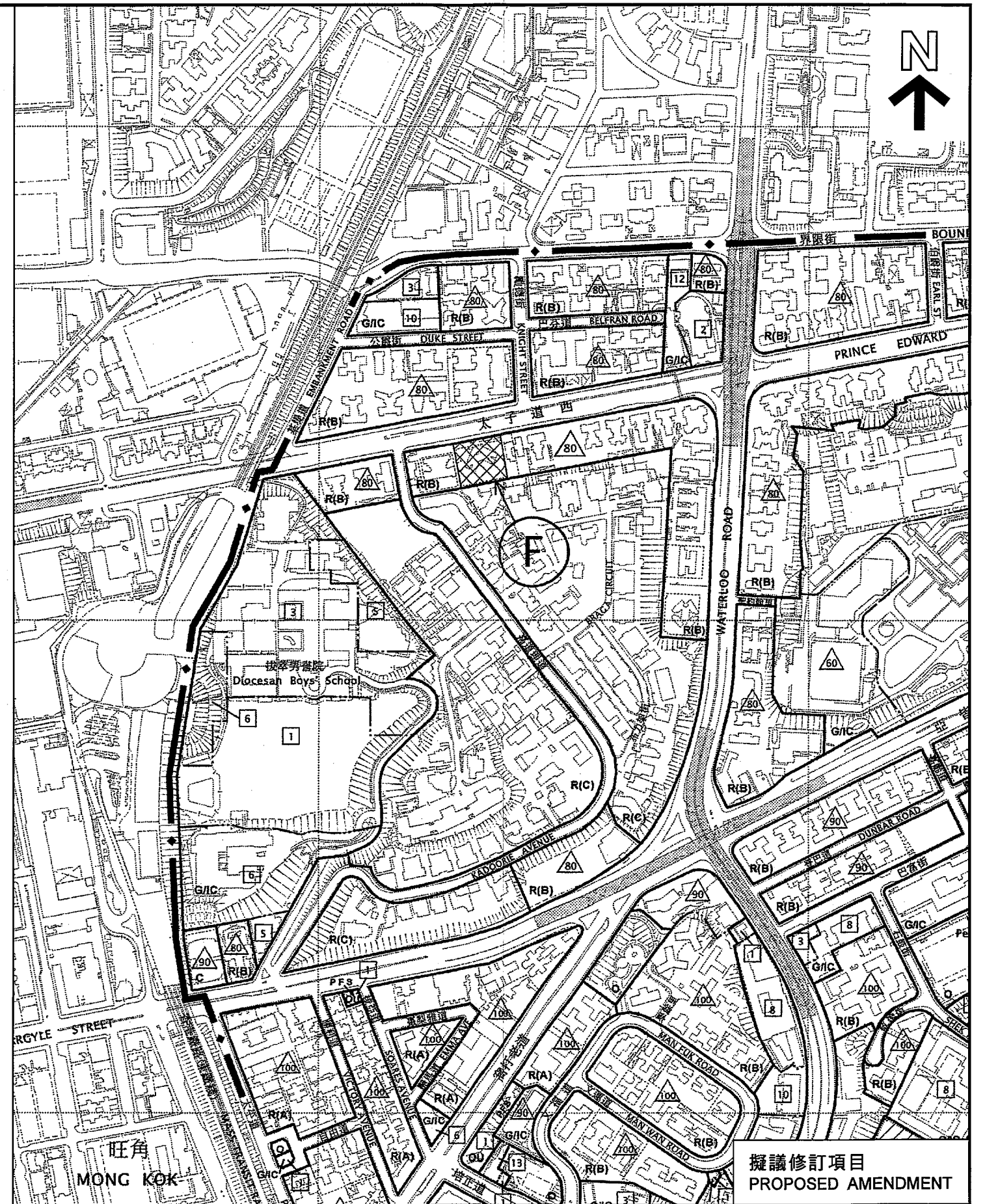
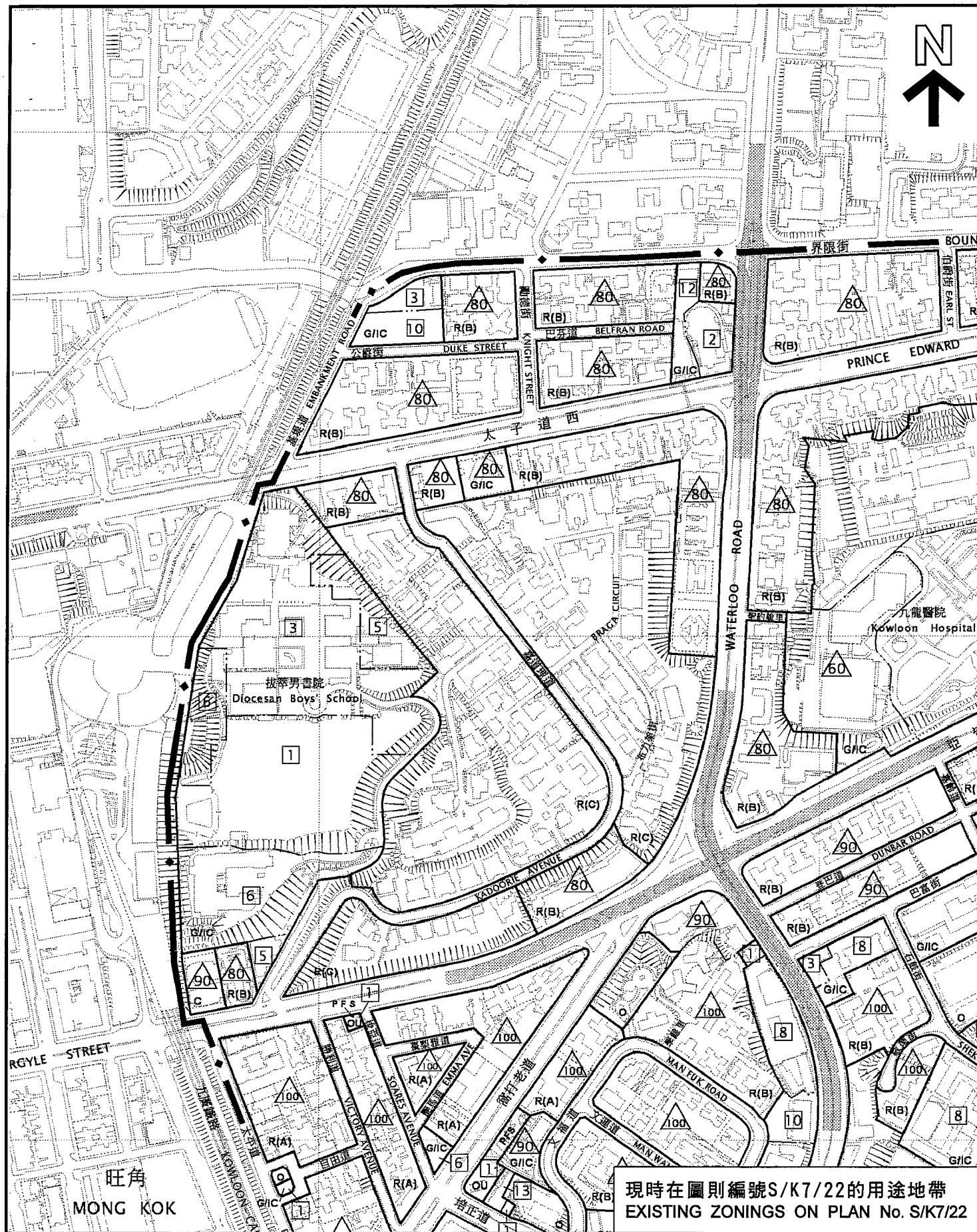
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K7/14/64

圖 PLAN  
11





本摘要圖於2014年10月20日擬備，所根據的資料  
為於2012年6月26日核准的分區計劃大綱圖  
編號S/K7/22  
EXTRACT PLAN PREPARED ON 20.10.2014 BASED ON  
OUTLINE ZONING PLAN No. S/K7/22 APPROVED  
ON 26.6.2012

位置圖 LOCATION PLAN  
何文田分區計劃大綱核准圖編號 S/K 7/2 2 的擬議修訂  
(F 項)  
PROPOSED AMENDMENT TO THE APPROVED HO MAN TIN  
OUTLINE ZONING PLAN No. S/K7/22  
(ITEM F)

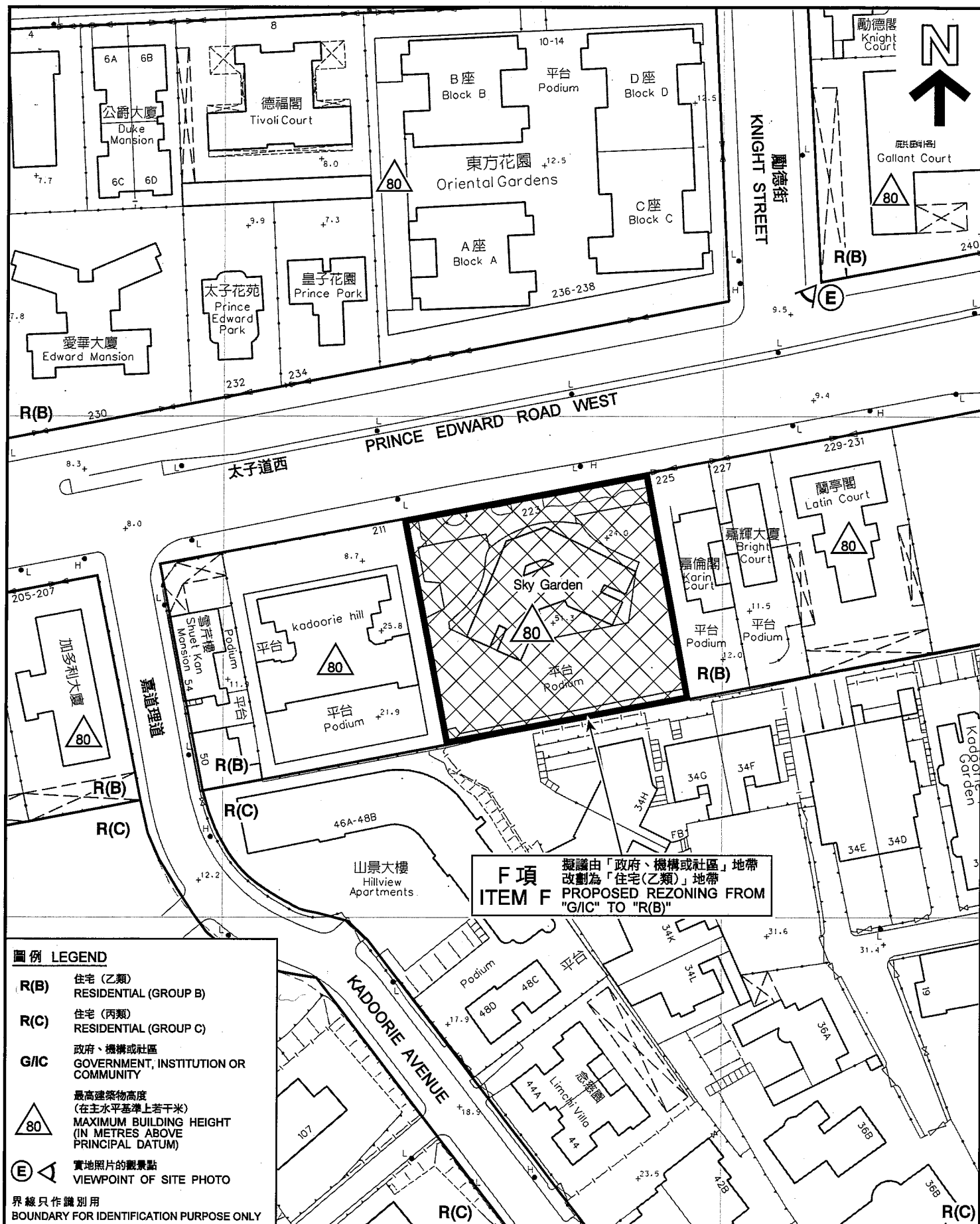
SCALE 1:5 000 比例尺  
METRES 100 0 100 200 300 400 METRES

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K7/14/64

圖 PLAN  
12



### 平面圖 SITE PLAN

何文田分區計劃大綱核准圖編號 S/K 7/22 的擬議修訂  
(F 項)

PROPOSED AMENDMENT TO THE APPROVED  
HO MAN TIN OUTLINE ZONING PLAN No. S/K7/22  
(ITEM F)

本摘要圖於2014年10月23日擬備，所根據  
的資料為測量圖編號11-NW-15C  
EXTRACT PLAN PREPARED ON 23.10.2014  
BASED ON SURVEY SHEET No. 11-NW-15C

米 METRES 20 SCALE 1:1 000 比例尺 20 40 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K7/14/64

圖 PLAN

13





修訂項目 F 項 (觀景點 E)  
AMENDMENT ITEM F (VIEWPOINT E)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

實地照片 SITE PHOTO

何文田分區計劃大核准綱圖編號 S/K 7/2 2 的擬議修訂  
(F 項)

PROPOSED AMENDMENT TO THE APPROVED  
HO MAN TIN OUTLINE ZONING PLAN No. S/K7/22  
(ITEM F)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

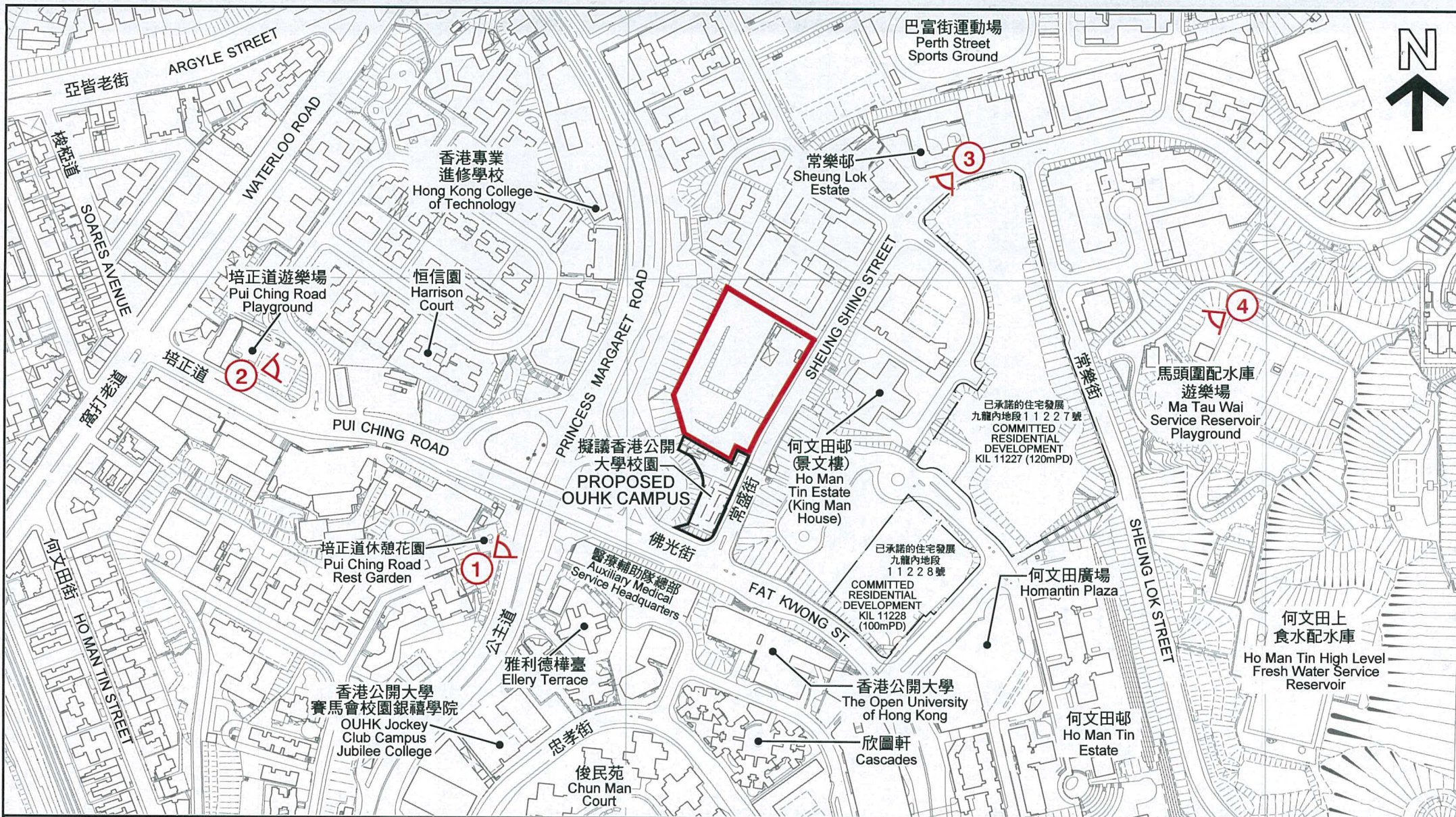
M/K7/14/64

圖 PLAN

14

本圖於2014年10月23日擬備，所根據的  
資料為攝於2014年10月7日的實地照片  
PLAN PREPARED ON 23.10.2014 BASED ON  
SITE PHOTO TAKEN ON 7.10.2014





本摘要圖於2014年10月24日擬備，  
所根據的資料為測量圖編號

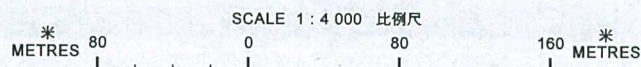
11-NW-20A, 11-NW-20B  
11-NW-20C & 11-NW-20D

EXTRACT PLAN PREPARED ON 24.10.2014  
BASED ON SURVEY SHEETS No.  
11-NW-20A, 11-NW-20B,  
11-NW-20C AND 11-NW-20D

## 平面圖 SITE PLAN

### 觀景點的位置

### LOCATION OF THE VIEWPOINTS



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K7/14/64

圖 PLAN

15





現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE

觀景點 1  
VIEWPOINT 1



何文田常盛街擬議住宅發展的合成照片  
PHOTOMONTAGE FOR  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT SHEUNG SHING STREET, HO MAN TIN

從培正道休憩花園眺望  
VIEW FROM PUI CHING ROAD REST GARDEN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K7/14/64

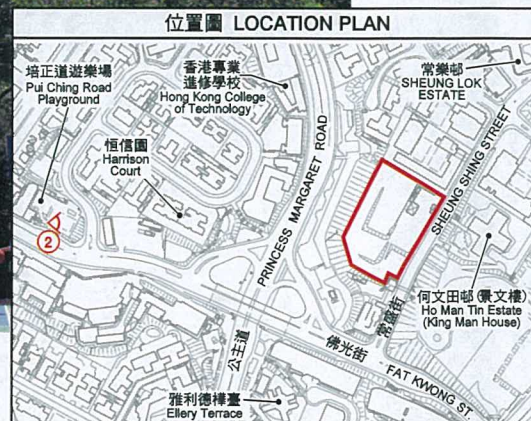
圖 PLAN  
16

本摘要圖於2014年10月24日擬備，所根據的資料為攝於2014年8月26日的實地照片  
EXTRACT PLAN PREPARED ON 24.10.2014  
BASED ON SITE PHOTO TAKEN ON 26.8.2014





觀景點 2  
VIEWPOINT 2



何文田常盛街擬議住宅發展的合成照片  
PHOTOMONTAGE FOR  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT SHEUNG SHING STREET, HO MAN TIN

從培正道遊樂場眺望  
VIEW FROM PUI CHING ROAD PLAYGROUND

規劃署  
PLANNING  
DEPARTMENT



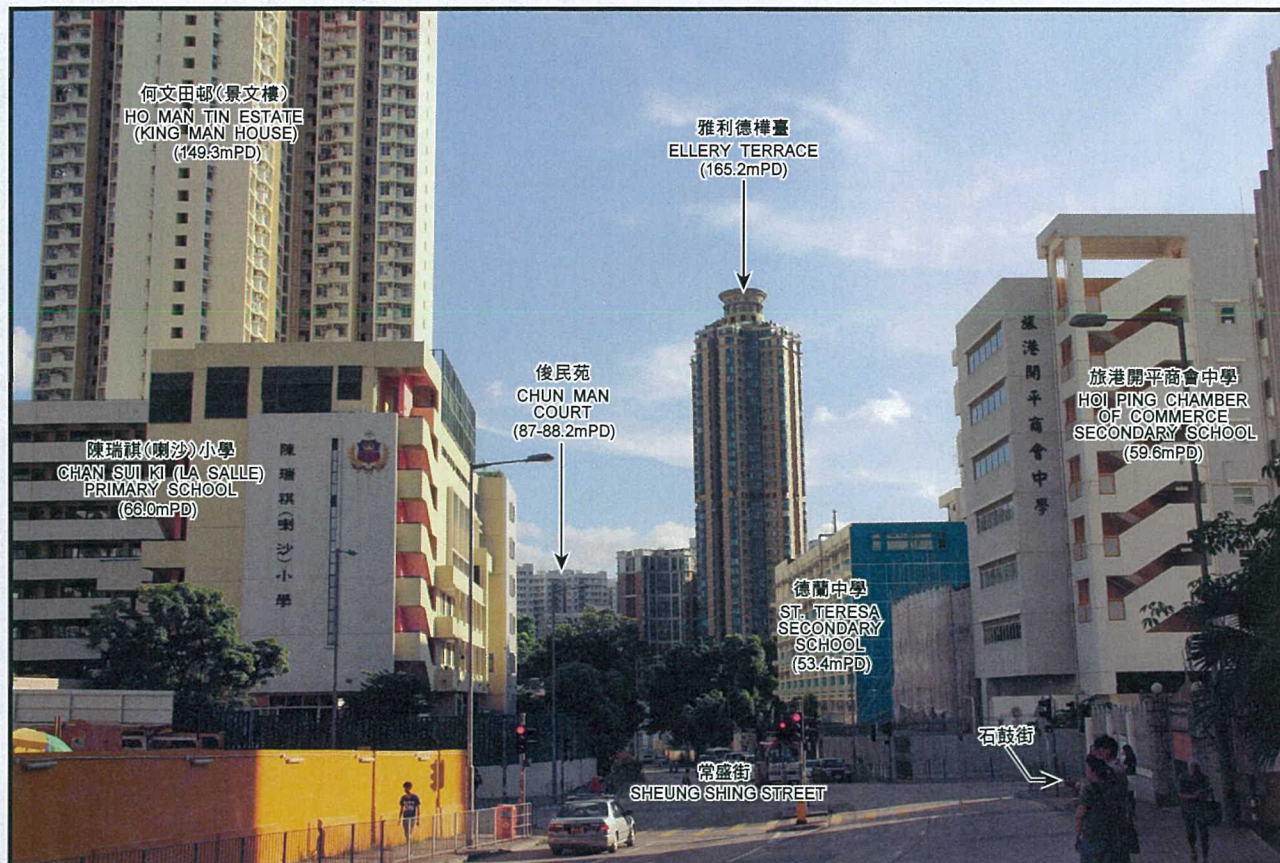
參考編號  
REFERENCE No.  
M/K7/14/64

圖 PLAN  
17

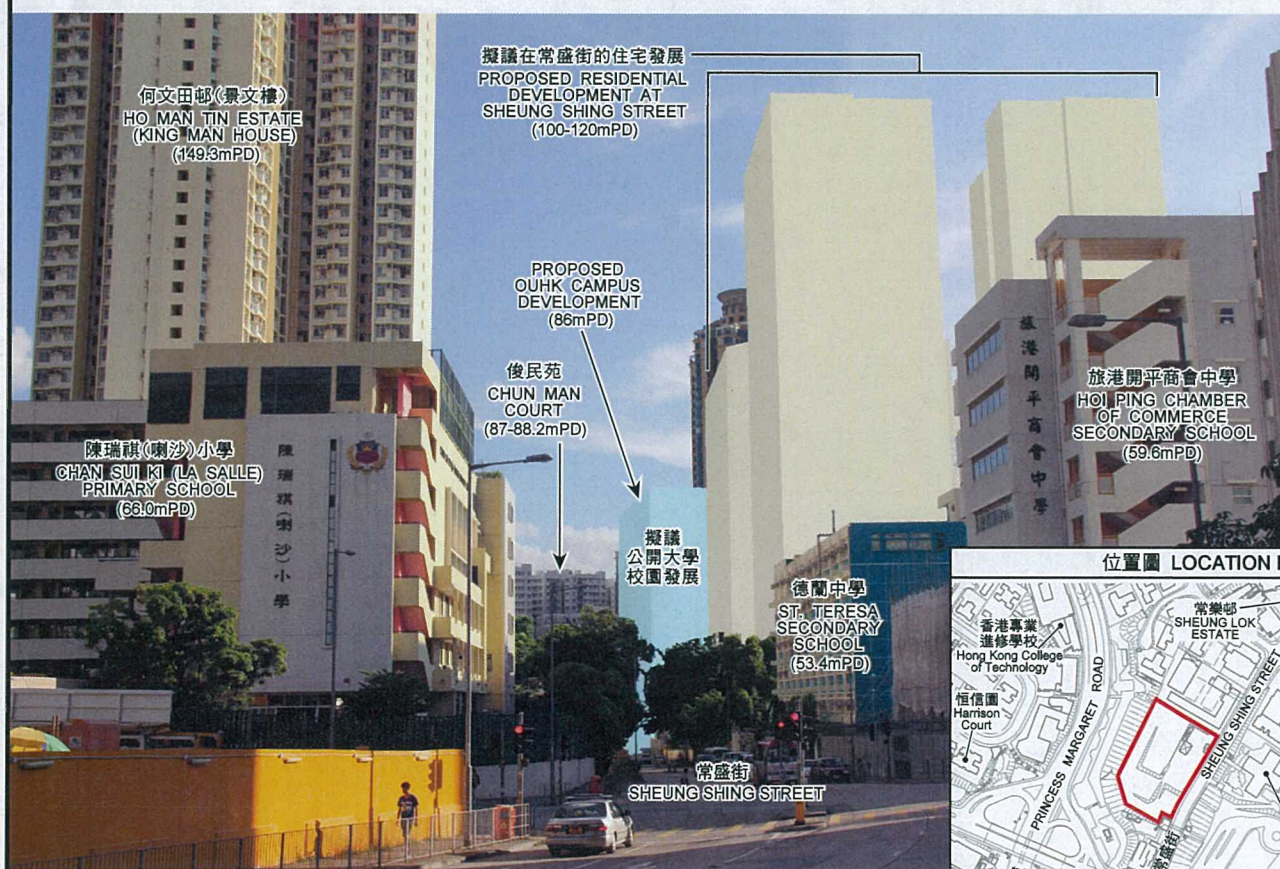
本摘要圖於2014年10月24日擬備，所根據的  
資料為攝於2014年8月26日的實地照片  
EXTRACT PLAN PREPARED ON 24.10.2014  
BASED ON SITE PHOTO TAKEN ON 26.8.2014



現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE



位置圖 LOCATION PLAN



觀景點 3  
VIEWPOINT 3

何文田常盛街擬議住宅發展的合成照片  
PHOTOMONTAGE FOR  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT SHEUNG SHING STREET, HO MAN TIN

規劃署  
PLANNING  
DEPARTMENT



從常盛街常樂邨眺望  
VIEW FROM SHEUNG LOK ESTATE  
AT SHEUNG SHING STREET

參考編號  
REFERENCE No.  
M/K7/14/64

圖 PLAN  
18

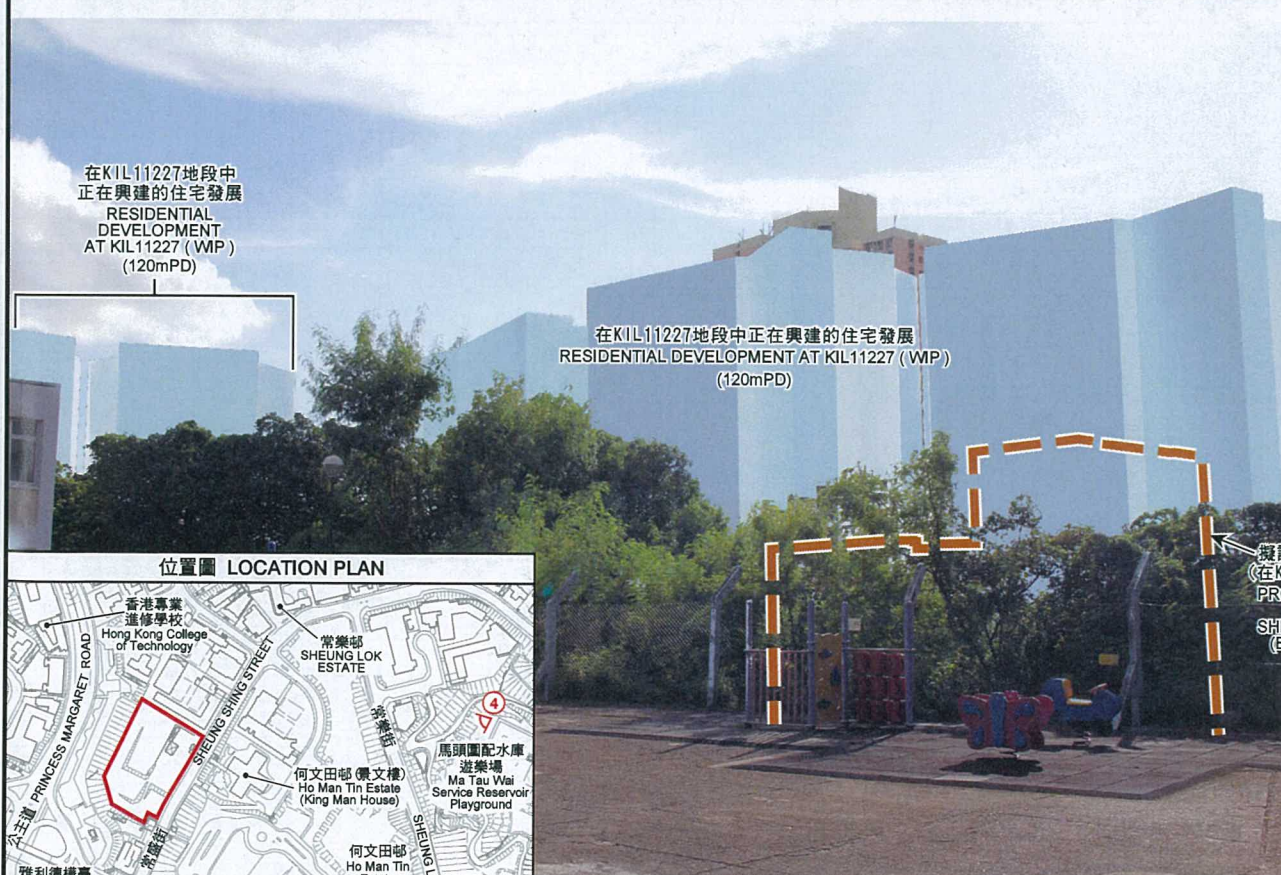
本摘要圖於2014年10月24日擬備，所根據的資料為攝於2014年8月26日的實地照片  
EXTRACT PLAN PREPARED ON 24.10.2014  
BASED ON SITE PHOTO TAKEN ON 26.8.2014



現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE



觀景點 4  
VIEWPOINT 4

何文田常盛街擬議住宅發展的合成照片  
PHOTOMONTAGE FOR  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT SHEUNG SHING STREET, HO MAN TIN

從馬頭圍配水庫遊樂場眺望  
VIEW FROM MA TAU WAI  
SERVICE RESERVOIR PLAYGROUND

規劃署  
PLANNING  
DEPARTMENT



本摘要圖於2014年10月24日擬備，所根據的資料為攝於2014年8月26日的實地照片  
EXTRACT PLAN PREPARED ON 24.10.2014  
BASED ON SITE PHOTO TAKEN ON 26.8.2014

參考編號  
REFERENCE No.  
M/K7/14/64

圖 PLAN  
19