

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC PAPER NO. 2/13
FOR CONSIDERATION BY
THE METRO PLANNING COMMITTEE ON 25.1.2013

FURTHER CONSIDERATION OF THE PROPOSED AMENDMENTS TO
THE APPROVED KOWLOON TONG OUTLINE ZONING PLAN
NO. S/K18/16

**FURTHER CONSIDERATION OF THE PROPOSED AMENDMENTS TO
THE APPROVED KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/16**

1. Introduction

- 1.1 On 21.12.2012, the Metro Planning Committee (the Committee) considered the proposed amendments to the approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/16 (MPC Paper No. 14/12 at **Annex I**). The Committee agreed to the proposed Amendment Items B and C to rezone a site at Dumbarton Road/Grampian Road from “Government, Institution or Community (3)” (“G/IC(3)”) to “Residential (Group C)9” (“R(C)9”) (western portion) (Amendment Item B) and from “G/IC(3)” to “G/IC(12)” (eastern portion) (Amendment Item C) (**Plan 9 in Annex I**).
- 1.2 The remaining proposed amendment, i.e. Amendment Item A, is to rezone the southern portion of the former campus site of the Hong Kong Institute of Vocational Education (Lee Wai Lee), Kowloon Tong at Renfrew Road from “G/IC(9)” to “Residential (Group B)” (“R(B)”) (**Plan 1-A**) with a maximum plot ratio of 4.5 and maximum building height of 50m (about 15 storeys). The Committee decided to defer the consideration of the proposed amendment and requested Planning Department (PlanD) to invite representative(s) from the Education Bureau (EDB) to attend the meeting of the Committee with a view to providing more information on the proposed Amendment item A. An extract of the minutes of the MPC meeting on 21.12.2012 is at **Annex II**.
- 1.3 This paper provides further information from EDB as requested by the Committee and the subsequent development. It also covers the HKBU’s request for using the ex-Lee Wai Lee site for development of a Chinese medicine teaching hospital and the views of the Food and Health Bureau (FHB).

2. Background

- 2.1 The subject site is one of the 36 “G/IC” sites identified by the Government for rezoning to residential use to expedite the housing land supply. The whole ex-Lee Wai Lee site (about 1.52ha), zoned “G/IC(9)” (**Plan 2-A**), is a piece of Government land. The EDB has confirmed that the northern part of the campus site (about 0.64ha) would be retained for higher educational use whereas the southern part of the site (about 0.88ha), i.e. the subject site, could be returned to Government. Relevant Government departments have been consulted and they advised that the subject site is not required for development of GIC facilities, while Social Welfare Department (SWD) has proposed to incorporate some social welfare facilities in the future development. As the site is intended for a pure residential development, the scope for incorporating some social welfare facilities as requested by the SWD would be limited. Having examined the

development potential of the subject site, it is considered that the site is suitable for residential development and rezoning to “R(B)” to help meet the acute housing demand.

- 2.2 At the MPC meeting held on 21.12.2012, some members considered that Hong Kong Baptist University (HKBU), which was abutting the subject site, was currently crowded and there was a need for expansion of the HKBU campus; the subject site next to HKBU was a perfect location for its expansion; and it was more appropriate to retain the site in the same street block of the HKBU campus for higher education use. Besides, a member pointed out that some universities needed to develop joint-university hostels away from their campus such as Tseung Kwan O. Members in general had reservation on the proposed amendment and would like to have more information from EDB on justifications for releasing the site for other uses.

3. Comments received after MPC meeting on 21.12.2012

Subsequent to the Committee’s consideration of the proposed zoning amendment on 21.12.2012, three letters from the Acting President & Vice-Chancellor, HKBU (**Annex IIIa**), Staff Representative, Court of HKBU (**Annex IIIb**), and HKBU Century Club Limited (**Annex IIIc**) to the Chairman of the Town Planning Board were received expressing their views on the proposed rezoning of the site for residential use. The HKBU requested using the whole ex-Lee Wai Lee site for long-term development of HKBU and proposed to make use of the whole site to build a student hostel and a Chinese medicine teaching hospital. Similar requests were also made to the Chief Executive, Secretary for Development, Secretary for Education and Secretary for Food and Health.

4. Higher Educational Use

The site not required for higher education use

- 4.1 EDB advises that the Administration and the University Grants Committee (UGC) have all along been supporting UGC-funded institutions including HKBU in the development of publicly-funded academic facilities and student hostels in accordance with well-established policies and calculation criteria. To cater for the outstanding demand, EDB has been working closely with individual institutions to identify suitable land within and outside the campus for development of hostels. EDB will continue to discuss with other institutions on different means to deal with their remaining demands for student hostel places.
- 4.2 As regards HKBU, EDB advises that apart from the Communication and Visual Arts Building completed earlier with tailor-made architectural design and provision of additional floor loading and high ceiling for running specific cultural and design courses, HKBU has also been given approval to use public funding of \$945.1 million and campus land for a campus development project to redevelop and construct new academic buildings to meet the needs arising from the implementation of new academic structure. The construction of two new buildings has largely been completed and they have already been put to

use, providing HKBU with nearly 20,000m² of academic space. Furthermore, the Administration has implemented various measures, including the provision of additional facilities to the university, to meet its requirements for academic space.

- 4.3 Having considered the outstanding requirements for publicly-funded academic space and student hostels of HKBU under prevailing policies, EDB has decided to reserve the northern portion of the ex-Lee Wai Lee site for higher education and ancillary use. In fact, HKBU has submitted a new hostel proposal to UGC, suggesting that new hostel blocks be constructed using part of the ex-Lee Wai Lee site. UGC will submit its recommendations to the Administration in due course. EDB is of the view that if HKBU can make the best use of the northern portion of the site, it will be able to meet all its outstanding requirements for academic facilities and publicly-funded student hostels under prevailing policies, including those arising from the implementation of the new 4-year undergraduate curriculum.
- 4.4 For the subject site, as it is beyond the requirements of HKBU under prevailing policies, EDB considers that there is no need to retain this portion for higher education use and has accordingly surrendered it for redeployment to ensure optimal use of valuable land resources to meet the development needs of Hong Kong.

5. Chinese Medicine Teaching Hospital proposed by HKBU

- 5.1 HKBU first put forward to the FHB in 2009 a proposal to develop a Chinese medicine teaching hospital at the ex-Lee Wai Lee site as a preferred site. HKBU subsequently informed FHB in 2011 that the HKBU had found common ground with Tsim Sha Tsui Kai Fong Welfare Association and suggested redeveloping part of the Association's building in Tsim Sha Tsui for a Chinese medicine hospital. HKBU sent in detailed proposals to FHB for developing the site in Tsim Sha Tsui in November 2011 and September 2012 respectively. FHB, together with departments concerned including the Department of Health, the Lands Department and the PlanD, is working closely together with HKBU to take forward the project.
- 5.2 With regard to the recent request from HKBU for the ex-Lee Wai Lee site for a Chinese medicine teaching hospital (see **Annex IIIa**), FHB advises that it supports the development of Chinese medicine hospitals in Hong Kong to provide treatment for patients and training opportunities for Chinese medicine students. However, it is not a must to have the teaching hospitals within or close to the university campus.

6. Decision Sought

On 21.12.2012, the Committee has already agreed to the proposed Amendment Items B and C to the OZP and its Notes in connection with the two amendment items, and adopted the revised Explanatory Statement of the OZP in connection with the two amendment items. At this meeting, Members are invited to consider the further information provided by EDB and FHB as well as the proposed Amendment Item A as

detailed in paragraphs 4 and 6 to 8 of **Annex I**, and to :

- (a) agree to the proposed Amendment Item A to the approved Kowloon Tong OZP and that the draft Kowloon Tong OZP No. S/K18/16A at **Attachment II of Annex I** (to be renumbered to S/K18/17 upon exhibition) and its Notes at **Attachment III of Annex I** in connection with Amendment Item A, i.e. the Notes for the proposed “R(B)” zone, are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV of Annex I** for the draft Kowloon Tong OZP No. S/K18/16A in connection with Amendment Item A as an expression of the planning intentions and objectives of the Board for the various land use zones on the OZP and the revised ES will be published together with the OZP.

7. Attachments

Annex I	MPC Paper No. 14/12
Annex II	Extract of minutes of MPC meeting on 21.12.2012
Annex IIIa	Letter dated 31.12.2012 from the Acting President and Vice Chancellor of HKBU to the Chairman of the TPB
Annex IIIb	Letter dated 2.1.2013 from the Staff Representative, Court of HKBU to the Chairman of the TPB
Annex IIIc	Letter dated 8.1.2013 from HKBU Century Club Limited
Plan 1-A	Location Plan
Plan 2-A	Site Plan

**PLANNING DEPARTMENT
JANUARY 2013**

MPC Paper No. 14/12
For Consideration by the
Metro Planning Committee
on 21.12.2012

**PROPOSED AMENDMENTS TO
THE APPROVED KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/16**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/16 as shown on the draft OZP No. S/K18/16A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zonings of the OZP, and should be published together with the OZP.

2. Status of the Current OZP

- 2.1 On 8.12.2009, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft Kowloon Tong OZP. On 18.12.2009, the approved Kowloon Tong OZP No. S/K18/16 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 30.10.2012, the CE in C agreed to refer the approved Kowloon Tong OZP 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 9.11.2012 under section 12(2) of the Ordinance.

3. Proposed Amendments to the OZP

The proposed amendments relate to the rezoning of part of the ex-Lee Wai Lee (LWL) Campus site at Renfrew Road from "Government, Institution or Community (9)" "G/IC(9)" to "Residential (Group B)" ("R(B)") and rezoning of a site at Dumbarton Road/Grampian Road from "G/IC(3)" to "G/IC(12)" (eastern portion) and "R(C)9" (western portion).

4. **Rezoning a Site at Renfrew Road from “G/IC(9)” to “R(B)” (Amendment Item A)**

Background

- 4.1 The Government is committed to expanding land resources for Hong Kong through multipronged approach to build up land reserve with a view to meeting housing, social and economic development needs. In order to tackle the pressing housing problems in Hong Kong, the Chief Executive announced on 30.8.2012 a package of short and medium terms measures to expedite the supply of subsidised and private housing units. One of the measures is to convert the use of 36 “G/IC” sites and other Government sites, which are considered suitable for residential uses after review by the Planning Department (PlanD), to meet the demand for housing land. Among these sites, one is in Kowloon Tong Area, i.e. part of the ex-LWL Campus site at Renfrew Road (Plan 1).
- 4.2 The site (about 0.88 hectares), zoned “G/IC(9)”, is a piece of Government land located at Renfrew Road (Plans 1 and 2) and is part of the ex-LWL Campus of the Hong Kong Institute of Vocational Education (IVE). In 2010, the LWL IVE was relocated to Tseung Kwan O. The Education Bureau has confirmed that the northern part of the campus site (about 0.64ha) would be retained for higher educational use whereas the southern part of the site (about 0.88ha), i.e. the subject site, could be returned to Government. Having examined the development potential of the returned site, it is considered that the site is suitable for residential development and zoned as “R(B)” to help meet the acute housing demand.

Provision of GIC Facilities

- 4.3 Given the generally low-density residential developments and small number of population residing in the Kowloon Tong area, the demand for GIC facilities to serve the area is relatively low. A table on the demand for and planned provision of major GIC facilities in Kowloon Tong area is enclosed at Attachment V. Based on the planned population for the area upon development of the planned uses on the OZP (including the subject rezoning proposal), there is no deficit of planned GIC provision in the area except for a post office and an integrated children and youth service centre. Post office would usually be incorporated in a non-domestic building or the non-domestic portion of a commercial/residential development. As the subject site is intended for pure residential development, it is considered not appropriate to provide a post office in the future development. For the integrated children and youth service centre, the Director of Social Welfare (DSW) does not require the site for the development of the facility. DSW, however, suggested to incorporate some social welfare facilities in the future development. Considering that the planned development on the site is a pure residential development without a non-domestic podium, the scope for incorporating social welfare facilities would be limited. Other relevant Government departments consulted confirmed that the site is not required for other GIC use.

The Site and the Surrounding Areas (Plans 1 and 2, aerial photo on Plan 3 and site photo on Plan 4)

- 4.4 The buildings of the ex-LWL IVE are currently being used for post-secondary education on a temporary basis until end of 2013 to meet the contingency need during the initial stage of implementation of the new academic structure. The site abuts the buildings of the Hong Kong Baptist University (HKBU) on two sides. The 11-storey (50m) HKBU Communication and Visual Arts Building and the 19-storey (62m) HKBU Student Residence Halls are located to its immediate south and west respectively (Plans 1 and 2).
- 4.5 To the northeast and further north of the site are the HKBU Baptist University Road campus and Renfrew Road campus with most buildings ranging from 10 (41m) to 13 storeys (69m) (Plan 2). The Kowloon Tong military camp, two elderly homes and a school are located to the west of the site across Renfrew Road (Plans 1 and 2). To the further west and south of the site lies the low-rise (with building height of about 4 storeys) and low-density residential area of the Kowloon Tsai area which is zoned "R(C)4" on the OZP. The Kowloon Tsai Park is located to the further southeast across Hereford Road.

The Rezoning Proposal (Plans 1 and 2)

Planning Intention/Land Use Compatibility

- 4.6 The planning intention of the proposed "R(B)" zoning is for medium-rise, medium-density residential developments. Majority of the existing residential developments in Kowloon Tong area belong to low to medium-rise and low-density. Located within a neighbourhood mainly comprising residential and educational uses, the proposed residential use on the subject site is compatible with the surrounding uses.

Proposed Development Parameters

- 4.7 The site (about 0.88ha) is located at the street block occupied by the medium-rise and medium-density buildings of the HKBU, including hostels and academic buildings. The two buildings behind the site and the building to its south are 62m (19 storeys) and 50m (11 storeys) tall respectively (Plan 2), whereas the buildings across Renfrew Road are mainly low-rise of 12m to 22m (4 to 6 storeys). The buildings in the military camp close to the site are about 27m in height. To create a stepped height profile for this locality, it is proposed that a building height of 50m (about 15 storeys) should be imposed for the subject site. The proposed stepped height profile in this locality will echo the planned stepped height profile in Broadcast Drive to the further north of the subject site. The building height restriction stipulated in metre instead of number of storey is to ensure that the future development will not be taller than 50m so as to create a stepped height profile, with the backdrop building of 62m (HKBU student hostel) and buildings in front of about 27m (military block) (Plan 2). With regard to plot ratio (PR), the surrounding HKBU buildings are having PR ranging from 3.1 to 5.8 (Plan 2). With a proposed building height restriction of 50m, a maximum PR of 4.5 for this "R(B)" site would be appropriate which is suitable for the local setting and broadly compatible with

the PRs of the buildings in this street block. The proposed residential development would have a maximum gross floor area (GFA) of 39,600m². Assuming an average flat size of 80m², about 495 flats may be provided.

Visual Impact (Plan 2 and photomontages at Plans 5 to 8)

- 4.8 The subject site is located within a GIC cluster mainly for educational facilities and the area is medium-rise and medium-density in character. Buildings within the street block range from 10m to 69m in height. Low-rise military buildings, low-rise and low-density residential developments ("R(C)4" zones with building height restriction of 11.85m and PR of 1.8) and GIC developments ("G/IC(5)" with building height restriction of 6 storeys) are located to the west and south of the site across Renfrew Road and Hereford Road. Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) considers that the proposed maximum plot ratio of 4.5 and building height of 50m (i.e. about 75mPD) for the residential development on the subject site is relatively higher than the prevailing density and building height of the residential developments. However, given the site's unique location of being in the midst of a medium-rise GIC cluster and separated from other residential developments in Kowloon Tong, the future development would blend in well with the height profile in vicinity and would not be incompatible with its surrounding visual context.
- 4.9 Photomontages (Plans 5 to 8) are prepared to illustrate the possible visual impact of the proposed development on the subject site. Four view points (Plan 1) surrounding the site are selected including (1) Junction Road Park (Plan 5), (2) Kam Shing Road Recreation Ground (Plan 6), (3) a footbridge on Waterloo Road near Suffolk Road (Plan 7) and (4) the Kowloon Tsai Park (Plan 8). They represent the views from key public open spaces and/or pedestrian nodes that are highly accessible by the public in the area. As shown in Plans 5 and 6, when viewed from the Junction Road Park and Kam Shing Road Recreation Ground to the north-east and north of the site, the proposed development is entirely or largely screened off by the neighbouring developments and hence, would result in negligible visual impacts on the public viewers. Viewing from a footbridge on Waterloo Road near Suffolk Road (Plan 7) to the west of the site, the proposed development is visible but the visual impact is not significant, as the proposed building height is comparable with nearby developments including the HKBU student hostels and Block 50 of the Barracks, allowing it to blend in with the existing visual mass of the GIC cluster. The proposed development would also be visible from the Kowloon Tsai Park to the south-east of the site. As shown in Plan 8, the proposed development would fill up part of the existing visual gap between the HKBU buildings. However, as it would not be visually intrusive with its building height being well below the ridgeline of Beacon Hill behind and the adjacent buildings, the visual impacts of the proposed development would not be significant. In sum, CTP/UD&L, PlanD considers that the proposed development is compatible with the height profile of the GIC clusters in its immediate surrounding and would not impose significant visual impacts on the public viewers and the local character of the area in general.

Air Ventilation (Plan 2 and 4)

- 4.10 Based on the data from the Hong Kong Observatory, the prevailing annual winds are from the east and north-east and the prevailing summer winds from the east, south and west. Given that the site is shielded by higher terrain on its east and is surrounded by open areas (including the Joint Sport Centre, Junction Road Park, Lok Fu Park and Kowloon Tsai Park) and major air paths (including Renfrew Road and Hereford Road), air ventilation impact arising from the proposed development, which is not bulky with a maximum building height of 50m, is not expected to be significant.

Traffic Aspect

- 4.11 The site is accessible via Renfrew Road. In view of the proposed medium-density development and the current local traffic condition, the Commissioner for Transport (C for T) anticipates that the proposed residential use will not generate any significant adverse traffic impact and considers a Traffic Impact Assessment not necessary.

Environmental Aspect

- 4.12 The Director of Environmental Protection (DEP) advises that while the site would be affected by the vehicle emissions of Renfrew Road and Hereford Road, with sufficient separation distance (i.e. 5m) between the said road(s) and the future flats, adverse vehicular emission impact can be avoided. For traffic noise impact, with implementation of effective noise mitigation measures, such as building layout and orientation, building setback and boundary walls etc., it is likely that the Hong Kong Planning Standards and Guidelines (HKPSG) road traffic noise criteria could be achieved. DEP therefore has no in-principle objection to the proposed rezoning, as long as there is a mechanism to ensure that the traffic noise impact of the proposed development could be duly addressed. Furthermore, a sewerage impact assessment (SIA) would be required to assess any potential impacts on the local/nearby system.
- 4.13 DLO/KE considers it feasible to impose the requirements for submission of Traffic Noise Impact Assessment and SIA, to the satisfaction of DEP, in the draft lease conditions for consideration and approval of the District Lands Conference.

Infrastructural, GIC and Open Space Aspects

- 4.14 The proposed rezoning, with an increase of about 495 flats, would not have significant adverse impact on other infrastructure in the area. Relevant departments consulted including Drainage Services Department (DSD) and Water Supplies Department (WSD) have no adverse comment on the proposed rezoning.
- 4.15 As elaborated in paragraph 4.3 above, the proposed rezoning will not have adverse impact on the overall planned GIC provision in the area. With a number of major parks in Kowloon Tong, the open space provision in the Kowloon Tong area is also sufficient to meet the demand generated by the

planned increase in population due to the subject rezoning. As shown in Attachment V, there is a surplus of 16.35ha district open space and 5.77ha local open space upon full development of the planned uses in the OZP.

5. **Rezoning a Site at Dumbarton Road/Grampian Road from “G/IC(3)” to “R(C)9” (western portion) (Amendment Item B) and “G/IC(12)” (eastern portion) (Amendment Item C) (Plans 9 and 10, aerial photo on Plan 11 and site photos on Plans 12 and 13)**

Background

- 5.1 On 7.9.2012, the Metro Planning Committee (the Committee) partially agreed a s.12A application No. Y/K18/6 relating to a site at 45 and 47 Grampian Road to facilitate redevelopment of the site into a seminary at the eastern portion (with preservation of the Grade 2 historic building, namely Sun Hok Building (Plan 10) within the Bethel Bible Seminary) and a residential building at the western portion. The site is currently zoned “G/IC(3)” and occupied by a seminary, a kindergarten and an international school.
- 5.2 For the western portion of the site (about 2,070m²), the Committee agreed to rezone it from “G/IC(3)” to “R(C)9” (Amendment Item B) with a maximum plot ratio of 3 and a maximum building height of 8 storeys (excluding basements) for residential development which are the same as the existing “R(C)9” zone in the same street block. The proposed residential development would have a maximum GFA of 6,210m². According to the indicative scheme submitted by the applicant under application Y/K18/6, the number of flats to be provided is about 44.
- 5.3 In considering the s.12A application, DEP advised that the proposed residential development on the proposed “R(C)9” zone would be subject to road traffic noise impact from Dumbarton Road and Inverness Road and incorporation of noise mitigation measures including building setback and provision of a 3m high solid boundary wall would be required. Members noted that such requirements could be incorporated in the lease conditions at the request of DEP during lease modification stage.¹
- 5.4 For the eastern portion of the site (about 2,070m²), i.e. the proposed seminary with preservation of the Grade 2 historic building, in considering the application, the Committee was concerned about the design compatibility of the new seminary building and the preserved Grade 2 historic building. The Committee agreed to rezone the eastern portion from “G/IC(3)” to an appropriate zoning (Amendment Item C) with the requirement set out in the Notes that the Grade 2 historic building should be preserved and that the future development on the site would require a s.16 approval from the Committee such that the Committee could scrutinise the design of the new seminary block to ensure its compatibility with Sun Hok Building and the residential development

¹ It is included in the Explanatory Statement of the OZP that environmental mitigation measures would be required for this “R(C)9” site.

in the surrounding. According to the indicative scheme submitted by the applicant, the total PR of the proposed seminary (including the historic building part) is 4.14. The GFA and building height of the proposed new development is about 7,203m² and 8 storeys (excluding basement floor(s)) and 47.55mPD. According to the applicant, the GFA and building height of the historic building is about 1,446m² and 3 storeys.

Proposed Zoning and Notes for the Proposed Seminary Site

- 5.5 It is proposed to zone the seminary site as “G/IC(12)” so as to clearly state the planning intention, the requirement for planning application and the specific development parameters as agreed by the Committee. To reflect the applicant’s proposal of preserving the Grade 2 historic building, it is proposed to state in the Planning Intention and Remarks of the “G/IC(12)” Notes that the Grade 2 building should be preserved in-situ and addition/alteration/modification works (except minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) to the graded historic building requires planning permission from the Board. Besides, to address the Committee’s concern on design compatibility between the historic building and the new building(s), suitable clauses are proposed in the Remarks of the Notes and the Explanatory Statement (**Attachments III and IV**) to stipulate that planning permission is required for new development on other part of the site or redevelopment of the existing buildings. For the historic building, it is restricted to its existing GFA and building height. For development within the remaining part of the “G/IC(12)” zone, it is restricted to a maximum GFA of 7,203m² and height of 8 storeys (excluding basement floor(s)) and 47.55mPD.

6. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Kowloon Tong OZP No. S/K18/16A (**Attachment II**) are as follows:

Amendment Item A (about 8,810m²) (Plans 1 to 8)

Rezoning a site at Renfrew Road from “G/IC(9)” to “R(B)” in accordance with paragraph 4.7 above.

Amendment Item B (about 2,070m²) (Plans 9 to 13)

Rezoning a site at the junction of Inverness Road and Dumbarton Road from “G/IC(3)” to “R(C)9” in accordance with paragraph 5.2 above.

Amendment Item C (about 2,070m²) (Plans 9 to 13)

Rezoning a site at the junction of Grampian Road and Dumbarton Road from “G/IC(3)” to “G/IC(12)” in accordance with paragraphs 5.3 and 5.4 above.

7. Proposed Amendments to the Notes of the OZP (Attachment III)

- 7.1 Amendments to the Notes of the OZP are proposed as follows:

- (a) incorporation of a new set of Notes for “R(B)” zone with user schedule, planning intention and Remarks. The Remarks stipulate the development restrictions of a maximum plot ratio of 4.5 and building height of 50m, and a minor relaxation clause;
- (b) incorporation in the Notes for the “G/IC” zone a new set of Notes for the “G/IC(12)” sub-area with user schedule, planning intention and Remarks. The Remarks stipulate the requirements of in-situ preservation of the historic building, development restrictions, the requirement for planning permission from the Board, as specified in paragraph 5.4 above, and a minor relaxation clause.

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

8. **Revision to the Explanatory Statement (ES) of the OZP (Attachment IV)**

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

9. **Plan Number**

Upon exhibition for public inspection, the Plan will be renumbered as S/K18/17.

10. **Consultation**

Departmental Consultation

- 10.1 Relevant bureau and departments are consulted on the proposed amendments. All of them have no objection to or no adverse comment on the proposed amendments. Comments of DSW, C for T, DEP and CTP/UD&L, PlanD have been incorporated into the above paragraphs, where appropriate.
- 10.2 The District Officer (Kowloon City) ((DO(KC))) considers it likely that the relevant stakeholders would prefer to retain the existing “G/IC” zoning of the site for use by the HKBU to cope with the increase in the number of students as a result of the New Senior Secondary academic structure. In fact, since 2005, the HKBU and its students have requested that the site of the ex-LWL campus be reserved for the extension of HKBU campus. On this, SED has considered the overall development of HKBU and confirmed that the southern part of the ex-LWL site could be released for other use.

- 10.3 A LegCo case conference hosted by the Hon LEE Cheuk-yan, the Hon WONG Yuk-man and the Hon CHAN Ka-lok, Kenneth and attended by representatives of the Education Bureau (EDB) and University Grants Committee (UGC) was conducted on 11.12.2012 to discuss a complaint on hostel shortfall in the HKBU. During the discussion, EDB and UGC explained that, taking into account the outstanding requirements for publicly-funded academic space and student hostel places of HKBU under prevailing policies, they had decided to reserve the northern portion for higher education and ancillary use. As regards the southern portion, as it is beyond the requirements of the university under prevailing policies, EDB took the view it could be returned to the Government for other use in order to meet the community's development needs in other aspects.
- 10.4 At the case conference, the three LegCo members unanimously raised objection to rezone the southern portion for residential use. They urged the Government to proactively and fully consult stakeholders (including the neighbouring UGC-funded institution) on the rezoning proposal, with a view to balancing the interests and needs of relevant parties.
- 10.5 EDB has on various occasions emphasized that the alternative use identified for the southern portion should not be incongruent with the ambience of a university nearby, and that the subsequent user and the Board should be fully aware of and raise no objection to any subsequent development of student hostel-cum-academic facilities on the north side.
- 10.6 The District Lands Officer/Kowloon East (DLO/KE) supports the proposed rezoning from land revenue point of view.
- 10.7 Apart from the above, the following departments have no objection to/no comment on the proposed amendments:
- Secretary for Food and Health;
 - Director of Food and Environmental Hygiene;
 - Director of Leisure and Cultural Services;
 - Government Property Agency;
 - Executive Secretary, Antiquities and Monuments Office, Leisure and Cultural Services Department;
 - Chief Highway Engineer/Kowloon, Highways Department;
 - Chief Engineer/Mainland South, DSD; and
 - Chief Engineer/Development (2), WSD.

Public Consultation

- 10.8 Depending on the schedule of the meetings of Kowloon City District Council (KCDC), the KCDC will be consulted on the amendments before or during the statutory exhibition period of the draft Kowloon Tong OZP No. S/K18/16A (to be renumbered to S/K18/17 upon exhibition) for public inspection under section 5 of the Ordinance, which is a statutory consultation procedure to solicit public views. Other stakeholder(s) may be consulted as appropriate.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Kowloon Tong OZP and that the draft Kowloon Tong OZP No. S/K18/16A at **Attachment II** (to be renumbered to S/K18/17 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Kowloon Tong OZP No. S/K18/16A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the OZP.

12. Attachments

Attachment I	Approved Kowloon Tong OZP No. S/K18/16 (reduced to A3 size)
Attachment II	Draft Kowloon Tong OZP No. S/K18/16A
Attachment III	Draft Notes of draft Kowloon Tong OZP No. S/K18/16A
Attachment IV	Revised Explanatory Statement of draft Kowloon Tong OZP No. S/K18/16A
Attachment V	Demand and Planned Provision of Major GIC Facilities and Open Space in Kowloon Tong area
Plans 1 to 13	Location Plans, Site Plans, Aerial Photos, Site Photos and Photomontages

**PLANNING DEPARTMENT
DECEMBER 2012**

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
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

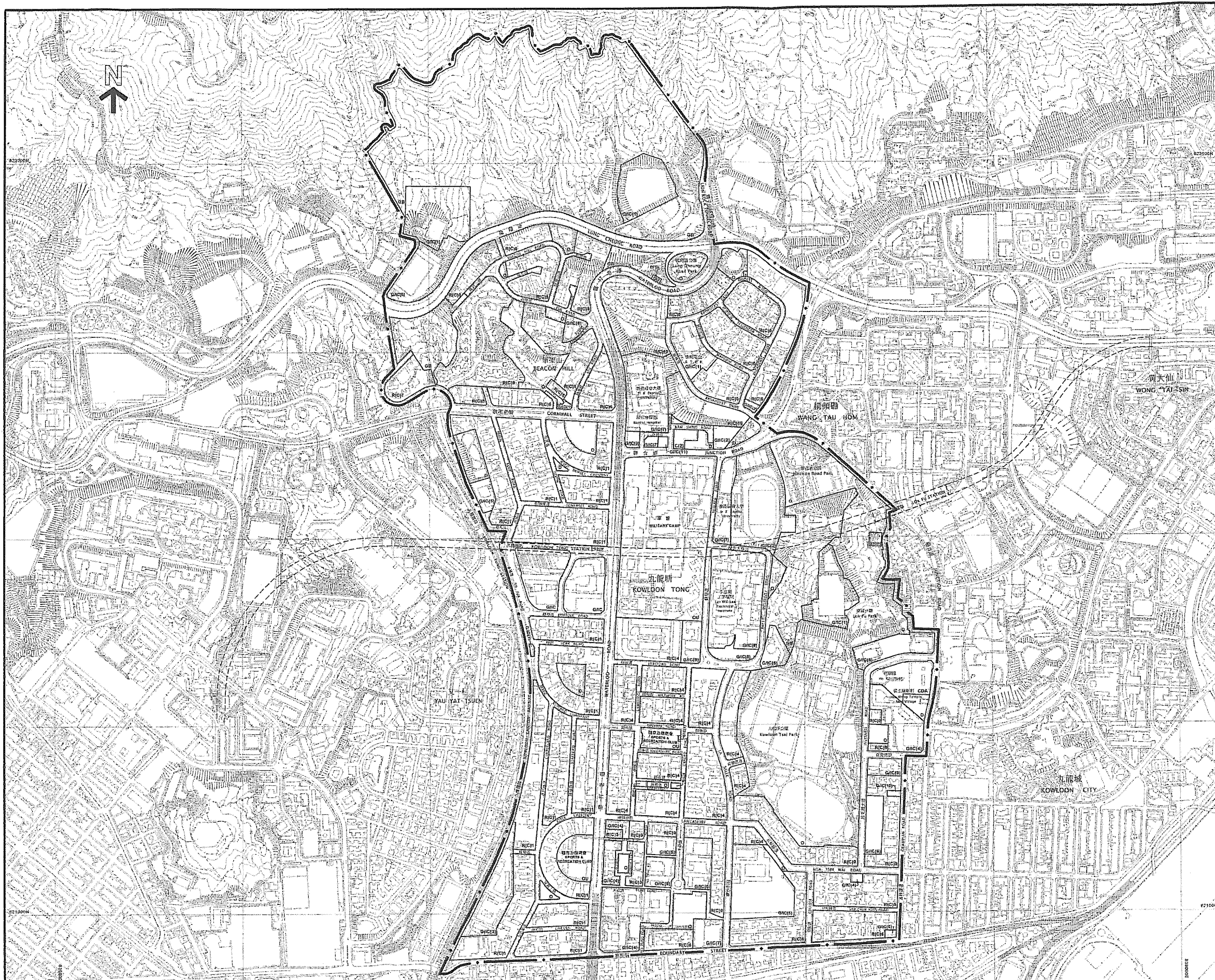
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.25	0.11	商業
COMPREHENSIVE DEVELOPMENT AREA	1.22	0.51	綜合發展區
RESIDENTIAL (GROUP C)	74.99	31.51	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	40.67	17.69	政府、機構或社區
OPEN SPACE	31.12	13.08	休憩用地
OTHER SPECIFIED USES	11.76	4.94	其他指定用途
GREEN BELT	40.51	17.67	綠化地帶
MAJOR ROAD ETC.	37.34	15.69	主要道路等
TOTAL PLANNING SCHEME AREA	237.89	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2009年12月8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
8 DECEMBER 2009

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九龍塘 (九龍規劃區第18區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 18 - KOWLOON TONG - OUTLINE ZONING PLAN

SCALE 1:6000 1:6000

1:6000 1:6000

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/K18/16

參考編號
REFERENCE No. M/K18/12/110

本摘要圖於2012年11月13日擬備
EXTRACT PLAN PREPARED ON 13.11.2012

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
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
PETROL FILLING STATION	P F S	加油站

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	0.25	0.11	商業
COMPREHENSIVE DEVELOPMENT AREA	1.22	0.51	綜合發展區
RESIDENTIAL (GROUP B)	0.88	0.37	住宅 (乙類)
RESIDENTIAL (GROUP C)	75.19	31.60	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	39.59	16.64	政府、機構或社區
OPEN SPACE	31.12	13.08	休憩用地
OTHER SPECIFIED USES	11.76	4.94	其他指定用途
GREEN BELT	40.51	17.07	綠化地帶
MAJOR ROAD ETC.	37.34	15.68	主要道路等
TOTAL PLANNING SCHEME AREA	237.96	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 1 8 / 1 6 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K18/16

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

(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九龍塘 (九龍規劃區第 1 8 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 18 - KOWLOON TONG - OUTLINE ZONING PLAN

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

圖則編號
PLAN No. S/K18/16A

SCALE 1:5000 比例尺

0 200 400 600 800 METRES 米

KOWLOON PLANNING AREA NO. 18APPROVED DRAFT KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/164

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

NOTES

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

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

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

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

KOWLOON PLANNING AREA NO. 18

APPROVED DRAFT KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/164

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
<i>RESIDENTIAL (GROUP B)</i>	6
RESIDENTIAL (GROUP C)	68
GOVERNMENT, INSTITUTION OR COMMUNITY	911
OPEN SPACE	1317
OTHER SPECIFIED USES	1418
GREEN BELT	1721

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public 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 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 shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) On land designated "C(2)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.8 and a maximum building height of 8 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) 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.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) 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.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.

COMPREHENSIVE DEVELOPMENT AREA

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and educational uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
 - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals including tree preservation and transplanting within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 6.0 and a maximum non-domestic plot ratio of 1.5.
- (4) In determining the relevant maximum plot ratios for the purposes of paragraph (3) *above*, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

<i>Column 1 Uses always permitted</i>	<i>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
<i>Flat</i> <i>House</i> <i>Residential Institution</i> <i>Utility Installation for Private Project</i>	<i>Eating Place</i> <i>Educational Institution</i> <i>Government Use</i> <i>Hotel</i> <i>Institutional Use</i> <i>Library</i> <i>Office</i> <i>Place of Entertainment</i> <i>Place of Recreation, Sports or Culture</i> <i>Public Utility Installation</i> <i>Public Vehicle Park</i> <i>(excluding container vehicle)</i> <i>Recyclable Collection Centre</i> <i>Religious Institution</i> <i>School</i> <i>Shop and Services</i> <i>Social Welfare Facility</i> <i>Training Centre</i>

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) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 4.5 and building height of 50m, to be measured from the mean level of Renfrew Road.*
- (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/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.*

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 Broadcasting, Television and/or Film Studio Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hotel 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 to medium-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 the maximum plot ratio/gross floor area and building height specified below, or the plot ratio/gross floor area and height of the existing building, whichever is the greater:

Sub-area	Maximum Plot Ratio/ Gross Floor Area	Maximum Number of Storeys/Building Height
R(C)1	0.6	3 storeys
R(C)3	1.65	10.67m
R(C)4	1.8	11.58m
R(C)5	2.1	8 storeys
R(C)6	3.0	13 storeys
R(C)7	1.65	5 storeys
R(C)8	72,480m ²	12 storeys or 120 metres above Principal Datum (including roof structures) with a "stepped height" building profile
R(C)9	3.0	8 storeys
R(C)10	3.0	10 storeys

- (2) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) On land designated "R(C)1", based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above to allow for 1 storey of basement which is constructed or intended for use as car park and/or ancillary plant room, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

- (4) On land designated "R(C)6", "R(C)9" and "R(C)10", in determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (5) On land designated "R(C)5", "R(C)6", "R(C)7", "R(C)9" and "R(C)10", based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area restriction 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

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height specified below, or the height of the existing building, whichever is the greater:

Sub-area	Maximum Number of Storeys/ Building Height
G/IC(1)	1 storey
G/IC(2)	3 storeys
G/IC(3)	4 storeys
G/IC(4)	5 storeys
G/IC(5)	6 storeys
G/IC(6)	8 storeys
G/IC(7)	10 storeys
G/IC(8)	11 storeys
G/IC(9)	13 storeys
G/IC(10)	8 storeys and 50.05 metres above Principal Datum (mPD)

- (2) On land designated "G/IC" at the two sites bounded by Waterloo Road, Norfolk Road, To Fuk Road, Tim Fuk Road and Suffolk Road, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 51mPD or the height of the existing building, whichever is the greater.
- (3) On land designated "G/IC(8)", 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 16,030m². Open space of not less than 1,800m², including a covered area of not more than 602m², for public enjoyment shall be provided on the ground level.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks (Cont'd)

- (4) In determining the maximum gross floor area for the purposes of paragraph (3) above, a covered area of not more than 602m² on the ground level that is purpose-designed and constructed for use solely as open space for public enjoyment may be disregarded.
- (5) On land designated "G/IC(10)", 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.
- (6) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (7) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraphs (3), and (5) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area restrictions stated in paragraphs (3) and (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (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
<p style="text-align: center;"><u>For "Government, Institution or Community (11)" only</u></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Ambulance Depot</p> <p>Hospital</p> <p>Public Clinic</p> <p>Public Utility Installation</p> <p>Social Welfare Facility</p> </div> <div style="width: 45%;"> <p>Government Use (not elsewhere specified)</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Utility Installation for Private Project</p> </div> </div>	

Planning Intention

This zone is intended for the provision of hospital facilities, including training centre for medical professionals, serving the needs of the 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 a maximum plot ratio of 7.5 and a maximum building height of 10 storeys and 70mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction and/or 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)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Government, Institution or Community (12)" only</u>	
<i>Eating Place (Canteen only)</i> <i>Educational Institution</i> <i>Field Study/Education/Visitor Centre</i> <i>Institutional Use</i> <i>Library</i> <i>Religious Institution</i> <i>Research, Design and Development Centre</i> <i>School</i> <i>Social Welfare Facility</i> <i>Training Centre</i>	<i>Eating Place (not elsewhere specified)</i> <i>Government Use (not elsewhere specified)</i> <i>Office</i> <i>Place of Recreation, Sports or Culture</i> <i>Private Club</i> <i>Public Vehicle Park</i> <i>(excluding container vehicle)</i> <i>Public Utility Installation</i> <i>Residential Institution</i> <i>Shop and Services</i> <i>Utility Installation for Private Project</i>

Planning Intention

This zone is intended primarily for the provision of institution or community facilities serving the needs of the local residents as well as the general public, with the graded historic building, Sun Hok Building of the Bethel Bible Seminary, preserved in-situ.

Remarks

- (1) *The Sun Hok Building, which is a grade 2 historic building, shall be preserved in-situ. Any addition, alteration and/or modification to the existing historic building (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*
- (2) *Notwithstanding paragraph (1) above, any new development or redevelopment of the buildings in the remaining part of the zone 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)

For "Government, Institution or Community (12)" only (Cont'd)

Remarks (Cont'd)

- (3) *For the purpose of paragraph (1) above, no addition, alteration and/or modification to the preserved historic building shall result in a total development in excess of the gross floor area (GFA) and height of the existing building.*
- (4) *For the purpose of paragraph (2) above, no new development, or addition, alteration and/or modification to or redevelopment of the existing building(s) shall result in a total development and/or redevelopment in excess of a maximum GFA of 7,203m² and building height of 8 storeys (excluding basement floor(s)) and 47.55mPD.*
- (5) *In determining the maximum GFA for the purposes of paragraphs (3) and (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.*
- (6) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restriction stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

OPEN SPACE

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

Planning Intention

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

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Sports and Recreation Club" only

Place of Recreation, Sports or Culture
Private Club

Eating Place
Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Vehicle Park
(excluding container vehicle)
Religious Institution
Shop and Services
Social Welfare Facility
Utility Installation not Ancillary to
the Specified Use

Planning Intention

This zone is intended primarily to provide land for private club use for sporting and recreational purposes.

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 building height of 2 storeys, 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 a maximum building height of 1 storey, 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 "Military Camp" only

Military Camp

Government Use

Mass Transit Railway Vent Shaft and/or

Other Structure above Ground Level
other than Entrances

Utility Installation not Ancillary to
the Specified Use

Planning Intention

This zone is intended primarily to provide land for the military camp and its ancillary uses.

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 Site 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 AREA NO. 18

APPROVED *DRAFT* KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/164

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 18

APPROVED DRAFT KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/164

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KOWLOON PLANNING AREA NO. 18

APPROVED DRAFT KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/164

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the approved *draft* Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/164 (the Plan). It reflects the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 9 February 1979, the draft Kowloon Tong OZP No. LK18/10, being the first statutory plan covering the Kowloon Tong area was gazetted under section 5 of the Town Planning Ordinance (the Ordinance). Since then, the OZP was amended once and exhibited for public inspection under section 7 of the Ordinance.
- 2.2 On 4 May 1982, the then Governor in Council (G in C), under section 9(1)(a) of the Ordinance, approved the draft Kowloon Tong OZP, which was subsequently renumbered as LK18/10A. On 6 July 1993, the then G in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 30 June 1998, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kowloon Tong OZP, which was subsequently renumbered as S/K18/3. On 2 May 2000, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 10 April 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kowloon Tong OZP, which was subsequently renumbered as S/K18/6. On 25 September 2001, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 5 October 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kowloon Tong OZP, which was subsequently renumbered as S/K18/11. On 21 June 2005, the CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.6 On 19 December 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kowloon Tong OZP, which was subsequently renumbered as S/K18/13. On 19 January 2007, the approved Kowloon Tong OZP No. S/K18/13 was exhibited under section 9(5) of the Ordinance.
- 2.7 On 3 June 2008, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Kowloon Tong OZP No. S/K18/13 to the Board for amendment. The reference back of the OZP was notified in the Gazette on 13 June 2008 under section 12(2) of the Ordinance. *Since then, the OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.*
- ~~2.8 On 27 June 2008, the draft Kowloon Tong OZP No. S/K18/14, incorporating mainly amendments to rezone an area at Grampian Road from "Government, Institution or Community (4)" ("G/IC(4)") to "G/IC(10)", incorporate building height restriction for the "Other Specified Uses" ("OU") annotated "Petrol Filling Station" zone and incorporate minor relaxation clause on plot ratio/gross floor area restriction to various zones, as well as technical amendments, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, no representation was received.~~
- ~~2.9 On 22 May 2009, the draft Kowloon Tong OZP No. S/K18/15, incorporating mainly amendments to rezone a site at 322 Junction Road from "Commercial (1)" ("C(1)") to "G/IC(11)", and to rezone a strip of land at 322 and 330 Junction Road from "C(1)" and "G/IC(7)" to an area shown as 'Road' to reflect the existing alignments of Junction Road and Kam Shing Road as well as to tally with the lease boundary of the adjoining lots, was exhibited for public inspection under section 7 of the Ordinance. During the two-month exhibition period, no representation was received.~~
- 2.108 On 8 December 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Kowloon Tong OZP, which was subsequently renumbered as S/K18/16. On 18 December 2009, the approved OZP No. S/K18/16 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.9 *On 30 October 2012, the CE in C referred the approved Kowloon Tong OZP No. S/K18/16 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 November 2012 under section 12(2) of the Ordinance.*
- 2.10 *On xx.xx.2013, the draft Kowloon Tong OZP No. S/K18/17 (the Plan) incorporating amendments to rezone the southern portion of the ex-Lee Wai Lee Campus site at Renfrew Road from "Government, Institution or*

Community(9)” (“G/IC(9)”) to “Residential (Group B)” (“R(B)”) and rezone a site at Dumbarton Road from “G/IC(3)” to “G/IC(12)” (eastern portion) and “Residential (Group C)9” (“R(C)9”) (western portion) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment of land within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate only 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 zones. The general principle is that such areas should not be taken into account in plot ratio calculation. Development within zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Kowloon Tong 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 District. It is bounded by Boundary Street to the south, Lion Rock Country Park to the north, and the Mass Transit Railway (MTR) East Rail Line to the west. To the east, the boundary generally follows the alignments of Junction Road and Grampian Road. The Area covers about 238 hectares of land.
- 5.2 The terrain of the Area is relatively flat in the central and southern parts, with areas to the east of Renfrew Road and north of Cornwall Street and Junction

Road sloping gently. To the north of Lung Cheung Road, the terrain changes with the gradient increasing significantly towards Lion Rock Country Park.

- 5.3 The Area is characterized by low to medium-rise, low-density residential developments and a number of institutional and community uses such as hospitals, schools and tertiary educational institutions. Kowloon Tsai Park in the east separates the Area from the adjoining Wong Tai Sin District.

6. POPULATION

According to the ~~2011~~ 2006 Population By-census, the population of the Area was about ~~27,550~~ 27,200 persons. If the planned uses on the OZP are developed, the planned population of the Area would be about ~~31,440~~ 32,530 persons.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/redevelopment. Some of the high-rise redevelopments erected in the Area in the recent years following the relocation of the airport in Kai Tak and the removal of the relevant 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, appropriate building height restrictions have been incorporated into the Kowloon Tong OZP for the "Commercial" ("C"), "**R(B)**", "R(C)", "G/IC" and "OU" annotated "Sports and Recreation Club" and "Petrol Filling Station" zones on the Plan.
- 7.2 The building height restrictions are to maintain the low to medium-rise townscape of the Area and a stepped building height concept recommended in the Urban Design Guidelines Study taking into account the overall natural topography, local area context, characteristics of existing building height profile and need to maintain visually compatible building masses in the wider setting. The building height control is subject to restrictions on mainly the number of storeys so as to allow more design flexibility for low and medium-rise developments and help achieve a stepped height profile. In general, the building height restrictions for the Area should not be more than 13 storeys to preserve the existing townscape.
- 7.3 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/redevelopment 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; and
- (e) *accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and*
- (f) other factors, such as ~~site constraints~~, *the* need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

7.4 However, for existing buildings where the building height already exceeded the maximum building height restrictions in terms of *metres*, metres above Principal Datum (mPD) or number of storeys, 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 0.25 ha

8.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

8.1.2 A site located at 320 Junction Road is zoned "C(2)" for commercial uses. It has been developed with eating places, shop and services facilities, and offices to meet local needs. In order to ensure that the development intensity of the site is compatible with the surrounding low-density residential developments, developments within this zone are restricted to a maximum plot ratio of 5.8, or the plot ratio of the existing buildings, whichever is the greater. To provide design/architectural flexibility, minor relaxation on the plot ratio restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.

8.1.3 In order to maintain the existing character of Kowloon Tong and allow variety in the overall building height profile of Kowloon Tong, the

development within the "C(2)" zone is subject to 8-storey restriction to reflect primarily its existing building height. To allow design flexibility for developments in the "C(2)" zone, basement floor(s) are not counted for the purpose of storey determinations in relation to the building height restriction stipulated under the Notes. 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 7.3 and 7.4 above.

8.2 "Comprehensive Development Area" ("CDA"): Total Area 1.22 ha

8.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential and educational uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

8.2.2 The site at Inverness Road zoned "CDA" is intended to be redeveloped comprehensively for residential use with a non-standard school. Development restrictions at a maximum domestic plot ratio of 6.0 and a maximum non-domestic plot ratio of 1.5 are stipulated in the Notes of the Plan. To provide design/architectural flexibility, minor relaxation on the plot ratio restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.

8.2.3 Details of the proposed uses, development intensity, building height and planning/design requirements for the "CDA" site are set out in the Planning Brief endorsed by the Board on 24 July 2009 which needs to be complied with by the developer of the site. Pursuant to section 4A(1) of the Ordinance, any development in this zone would require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance, except as otherwise expressly provided that it is not required by the Board. A copy of the approved MLP would be made available for public inspection pursuant to section 4A(3) of the Ordinance. *A MLP has been approved by the Board and deposited at the Land Registry.*

8.3 "Residential (Group B)" ("R(B)"): Total Area 0.88 ha

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

8.3.2 *A site abutting the Hong Kong Baptist University (HKBU) Baptist*

University Road campus at Renfrew Road is zoned "R(B)" and subject to a maximum plot ratio of 4.5 and a maximum building height restriction of 50m to be measured from the mean level of Renfrew Road. The building height restriction of 50m is broadly comparable with the adjacent existing buildings of the HKBU within the same street block.

8.3.3 To provide design/architectural flexibility, minor relaxation of the plot ratio restriction for the zone may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restriction for the zone 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 7.3 and 7.4 above.

8.43 "Residential (Group C)" ("R(C))" : Total Area 74.99 75.19 ha

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

8.43.2 Residential use is the predominant land use within the Area. Most lots in the Area have been developed into low-rise and low-density private dwellings which are unique in scale and design. Residential zones within the Area are divided into nine sub-areas, each subject to specific controls on plot ratio/gross floor area (*GFA*) and building height, originally effected through stringent lease conditions. Such restrictions are imposed to maintain and preserve the special character and amenity of the neighbourhood and to prevent excessive development and redevelopment in areas with limited road access.

8.43.3 The capacity of the strategic road network and those of MTR Kwun Tong Line and East Rail Line stations at Kowloon Tong have been the two major factors limiting any immediate prospects for intensification of development in the Area. It would be necessary to maintain the existing level of development intensity in the Area until future traffic and infrastructural improvements, such as the Central Kowloon Route, are in place. Moreover, the preservation of such extensive low-rise and low-density areas makes an important contribution to Kowloon, by providing variety in urban forms, environment and housing types.

8.43.4 The Kowloon Tong Garden Estate is zoned "R(C)1", with a maximum plot ratio of 0.6 and a maximum building height of 3 storeys. To allow design flexibility for development with special design merits, minor relaxation of the building height restriction for the provision of 1 storey of basement car park and/or ancillary plant room 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 7.3 and 7.4 above. Furthermore, the construction of the basement should not cause any adverse impacts to the existing trees

or deteriorate the distinctiveness of the area as a garden estate.

- 8.43.5 Abutting very narrow roads and a playground heavily used by surrounding schools, the residential blocks between Flint Road and Derby Road and along Derby Road are zoned "R(C)3". It is restricted to a maximum building height of 10.67m and a maximum plot ratio of 1.65. In keeping with the character and amenity of the Kowloon Tong Garden Estate, the Kowloon Tsai area to the east of Waterloo Road is zoned "R(C)4" and a maximum building height of 11.58m with a maximum plot ratio of 1.8 stipulated in the Notes. The **building** height restrictions of the "R(C)3" and "R(C)4" zones are intended to maintain the existing low-rise characteristics of the area, taking into account the character and amenity of the Kowloon Tong Garden Estate, with a view to enhancing the Waterloo Road as the main view corridor and the legibility of townscape of Kowloon Tong. The height of the building is to be measured from the mean level of the street or streets on which the building fronts or abuts to the main roof level.
- 8.43.6 Residential developments to the southeast of the "R(C)3" and "R(C)4" zones are zoned "R(C)6" and "R(C)9", both of which are subject to a maximum plot ratio of 3.0. The "R(C)9" zone adjoining the "R(C)3" and "R(C)4" zones and Kowloon Tsai Park is subject to an 8-storey restriction whilst the "R(C)6" zone abutting Boundary Street along the southern edge of the Area is subject to a 13-storey restriction. The two-tier height limits of the "R(C)6" and "R(C)9" zones in this area are to allow a smooth height transition from Kowloon Tsai Park and low-rise developments in the "R(C)3" and "R(C)4" zones to medium to high-rise developments in the adjoining areas. ***For the "R(C)9" site at the junction of Dumbarton Road and Inverness Road, environmental mitigation measures would be required.***
- 8.43.7 The "stepped height" concept has been adopted as a key urban design principle for the area north of Cornwall Street to provide for a gradual change in building heights from 3 storeys in the Kowloon Tong Garden Estate in the south to low/medium-rise on the lower slopes of Beacon Hill in the north. Therefore the development restrictions of 8 storeys and a maximum plot ratio of 2.1 are stipulated for the "R(C)5" zone for sites north of Cornwall Street, while a maximum building height of 13 storeys and a maximum plot ratio of 3.0 are stipulated for the "R(C)6" zone for the residential lots along Ede Road and Beacon Hill Road.
- 8.43.8 Developments at the lower portion of Beacon Hill Road are zoned "R(C)7". They are restricted to a maximum building height of 5 storeys and a maximum plot ratio of 1.65. These development restrictions are required due to the limitation of vehicular ingress to and egress from Cornwall Street.
- 8.43.9 The comprehensive residential development at Beacon Hill Road is zoned "R(C)8". As stipulated in the Notes of the Plan, the site is subject to a maximum domestic ~~gross floor area~~ **GFA** of 72,480m² and a maximum building height of 12 storeys or 120mPD together with the

requirement for a “stepped height” building profile.

8.43.10 Residential developments abutting Broadcast Drive are zoned “R(C)6” and “R(C)10”, both of which are subject to a maximum plot ratio of 3.0. “Stepped height” building profile with two tiers of building height restrictions, i.e. 13 storeys for the “R(C)6” zone and 10 storeys for the “R(C)10” zone, are also adopted to allow smooth transition of building height from the high-rise public housing estates in Wang Tau Hom to the low-rise developments in the inner Kowloon Tong and to echo the stepped height concept for the area to the north of Cornwall Street. The lower building height for the “R(C)10” zone is also required to preserve the view corridor along Waterloo Road.

8.43.11 To allow design flexibility for developments in the “R(C)6”, “R(C)9” and “R(C)10” zones, which are all subject to a maximum plot ratio of 3.0, basement floor(s) are not counted for the purpose of storey determinations in relation to their respective building height restriction stipulated under the Notes.

8.43.12 To provide design/architectural flexibility, minor relaxation on the plot ratio restriction for the sub-zones may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restrictions for the “R(C)5”, “R(C)6”, “R(C)7”, “R(9)”, and “R(C)10” zones 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 7.3 and 7.4 above.

8.43.13 In order to maintain the tranquillity of the neighbourhood, commercial uses are prohibited under this zoning unless otherwise permitted by the Board under the planning permission system. The need for any of these uses and the suitability of the proposed development in terms of its design and effect on the environment will be assessed individually.

8.54 “Government, Institution or Community” (“G/IC”) : Total Area 40.67
39.59 ha

8.54.1 This zone is intended primarily for the provision of Government, institution or community (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. The zone has a high concentration of schools and tertiary educational institutions including HKBU, ~~Lee Wai Lee Technical Institute~~ and a number of primary and secondary schools. Some of these educational facilities serve not only local but also district and territorial needs.

8.54.2 Other major existing developments include Hong Kong Baptist Hospital (HKBH) at Waterloo Road, Radio Television Hong Kong at

Broadcast Drive, a fire station at Baptist University Road and various service reservoirs such as Lok Fu Fresh Water and Salt Water Service Reservoirs adjoining Lok Fu Park.

- 8.54.3 Major proposed GIC developments include a primary school to the north of the "CDA" site at Inverness Road, an academic building of the HKBU at the junction of Hereford Road and Renfrew Road and an extension of HKBH at 322 Junction Road.
- 8.54.4 "G/IC" zones within the Area consisted of 124 sub-areas, i.e. "G/IC(1)" to "G/IC(124)", each subject to specific control on building heights ranging from 1 to 13 storeys (excluding basement floor(s)). Such restrictions are primarily to reflect the building heights of the existing and planned GIC developments so as to maintain the existing character of Kowloon Tong and allow variety in the overall building height profile of Kowloon Tong. It is also the building height concept to preserve the view corridor along Waterloo Road for the "G/IC" zones.
- 8.54.5 The "G/IC" site bounded by Waterloo Road, Norfolk Road, Tim Fuk Road and Suffolk Road has been developed into 2 primary schools and 1 international school. The other "G/IC" site bounded by Tim Fuk Road, Norfolk Road, To Fuk Road and Suffolk Road has been developed to accommodate a public transport interchange with two new MTR station entrances, a new MTR pedestrian subway link underneath the interchange and a centralized Education Resource Centre, whilst its southern portion has been developed into an international school. Building height restriction of 51mPD on these two sites is stipulated in the Notes of the Plan. Such restriction is to ensure that the building height will be in keeping with the building heights and character of the surrounding areas.
- 8.54.6 The "G/IC(8)" site at the junction of Hereford Road and Renfrew Road which is reserved for the HKBU is subject to a maximum gross floor area *GFA* of 16,030m² and a maximum building height of 11 storeys. Open space of not less than 1,800m², including a covered area of not more than 602m², for public enjoyment is required to be provided on the ground level of the site. ~~To provide design/architectural flexibility, minor relaxation on the plot ratio restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.~~
- 8.54.7 The "G/IC(10)" site at Grampian Road is subject to a maximum plot ratio of 5.0 and a maximum building height of 8 storeys (excluding basement floor(s)) and 50.05mPD for redevelopment of a church. ~~To provide design/architectural flexibility, minor relaxation on the plot ratio restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.~~
- 8.54.8 The "G/IC(11)" site at 322 Junction Road is subject to a maximum plot ratio of 7.5 and a maximum building height of 10 storeys (excluding basement floor(s)) and 70mPD for redevelopment of an existing

commercial building into an extension of the HKBH, including hospital services/specialty centres, wards and medical professional training centre. Furthermore, building setbacks should be provided at southern and northern site boundaries respectively for landscaping/tree planting; and a landscaped garden should be provided on the podium level of the hospital extension. The fresh air intake of the central air conditioning system and any sensitive uses of the hospital development should be located suitably to avoid potential adverse air pollution impact. ~~To provide design/architectural flexibility, minor relaxation of the plot ratio restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.~~

8.54.9 *The “G/IC(12)” site at Grampian Road is currently occupied by the Bethel Bible Seminary. One of its buildings, namely Sun Hok Building, is a Grade 2 historic building according to the grading agreed by the Antiquities Advisory Board. To reflect the applicant’s proposal to preserve the Grade 2 historic building under a section 12A application No. Y/K18/6, the Sun Hok Building should be preserved in-situ. Any addition, alteration and/or modification to the Sun Hok Building (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) requires planning permission from the Board under section 16 of the Ordinance and should not result in a development exceeding the GFA and building height of the existing building. For the remaining part of the zone, any new development or redevelopment of the buildings requires planning permission from the Board under section 16 of the Ordinance. This is to ensure that the design of the new building(s) would be compatible with the setting of the Grade 2 historic building. For development within the remaining part of the “G/IC(12)” zone, it is restricted to a maximum GFA of 7,203m² and building height of 8 storeys (excluding basement floor(s)) and 47.55mPD.*

8.54.109 To allow design flexibility for developments in the “G/IC” sub-zones, basement floor(s) are not counted for the purpose of storey determinations in relation to their respective building height restrictions stipulated under the Notes.

8.54.110 *To provide design/architectural flexibility, for the relevant “G/IC” sub-zones, minor relaxation of the plot ratio/GFA restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.* Moreover, for development with special design merits, minor relaxation of the building height restrictions for the relevant “G/IC” sub-zones 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 7.3 and 7.4 above.

8.65 “Open Space” (“O”): Total Area 31.12 ha

8.65.1 This zone is intended primarily for the provision of outdoor open-air

public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Major existing open spaces include Kowloon Tsai Park, Junction Road Park, Lung Cheung Road Park and Lok Fu Park, which contain a wide range of recreational facilities. Being located near the eastern edge of the Area, they also serve residents in the adjoining Wong Tai Sin District. Local open spaces are also provided within the Area.

8.65.2 Proposed open space sites include a site to the south of the “CDA” site at Inverness Road and a site to the east of the “R(C)8” site at Beacon Hill.

8.76 “Other Specified Uses” (“OU”): Total Area 11.76 ha

8.76.1 This zone includes an existing petrol filling station at the northern end of Waterloo Road, the Military Camp at Waterloo Road and two private clubs (the Kowloon Tong Club at Waterloo Road and the Kowloon Tsai Home Owners Association at Cambridge Road). It is intended primarily for the provision of the respective facilities serving the needs of the local residents as well as the general public.

8.76.2 In order to maintain the existing character of Kowloon Tong and allow variety in the overall building height profile of Kowloon Tong, the “OU” annotated “Petrol Filling Station” and “Sports and Recreation Club” zones are subject to 1-storey and 2-storey restrictions respectively to reflect primarily their existing building heights. To allow design flexibility, basement floor(s) is not counted for the purpose of storey determinations. For development with special design merits, minor relaxation of the building height restrictions may also 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 7.3 and 7.4 above.

8.87 “Green Belt” (“GB”): Total Area 40.61 ha

8.87.1 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 in the “GB” zone. Development within this zone will be carefully controlled and development proposals will be assessed on its individual merits taking into account the Town Planning Board Guidelines.

8.87.2 This zone consists of the steep hillsides to the south of Lion Rock Country Park and south of Lung Cheung Road, steep hillslopes to the north-west of the “R(C)8” site at the end of Beacon Hill Road and the steep hillside to the north-west of Kowloon Tsai Park. Because of the steep topography, land within the zone is not suitable for urban development. However, passive open space and related uses may be possible at certain locations.

9. COMMUNICATIONS

9.1 Roads

Waterloo Road, Lung Cheung Road and Cornwall Street are the primary distributors within the Area. Boundary Street and Junction Road are the district distributors. Waterloo Road leading to the Lion Rock Tunnels in the north is one of the major links between Kowloon and Sha Tin.

9.2 Mass Transit Railway (MTR) Kwun Tong Line

The Area is served by the MTR Kwun Tong Line. The Kwun Tong Line passes through the Area in an east-west direction. The Kowloon Tong Station, which provides interchange with the East Rail Line, is located at Suffolk Road. Another station, the Lok Fu Station, is located near the eastern edge of the Area.

9.3 MTR East Rail Line

The MTR East Rail Line runs along the western edge of the Area with the Kowloon Tong Station entrance located at Kent Road. This station provides interchange with the Kwun Tong Line.

9.4 Other Public Transport Facilities

A public transport interchange for franchised buses, green minibuses and cross boundary coaches is located in the "G/IC" site at Suffolk Road.

10. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available. No difficulties are envisaged in meeting the future requirements.

11. CULTURAL HERITAGE

Maryknoll Convent School at Waterloo Road and Sun Hok Building of the Bethel Mission of China *Bible Seminary* at Grampian Road are a declared monument and a Grade II 2 historic building respectively. *The Sheng Kung Hui Christ Church at Waterloo Road, the Old House at Nos. 31-35 Hau Wong Temple New Village at Junction Road and the residential developments at 7 Norfolk Road and 2 and 13 York Road are Grade 3 historic buildings. All the above sites of declared monument and graded historic buildings/structures are worthy of preservation.* 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 these *declared monument, 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 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 reservations 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 the departmental outline development plans, layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

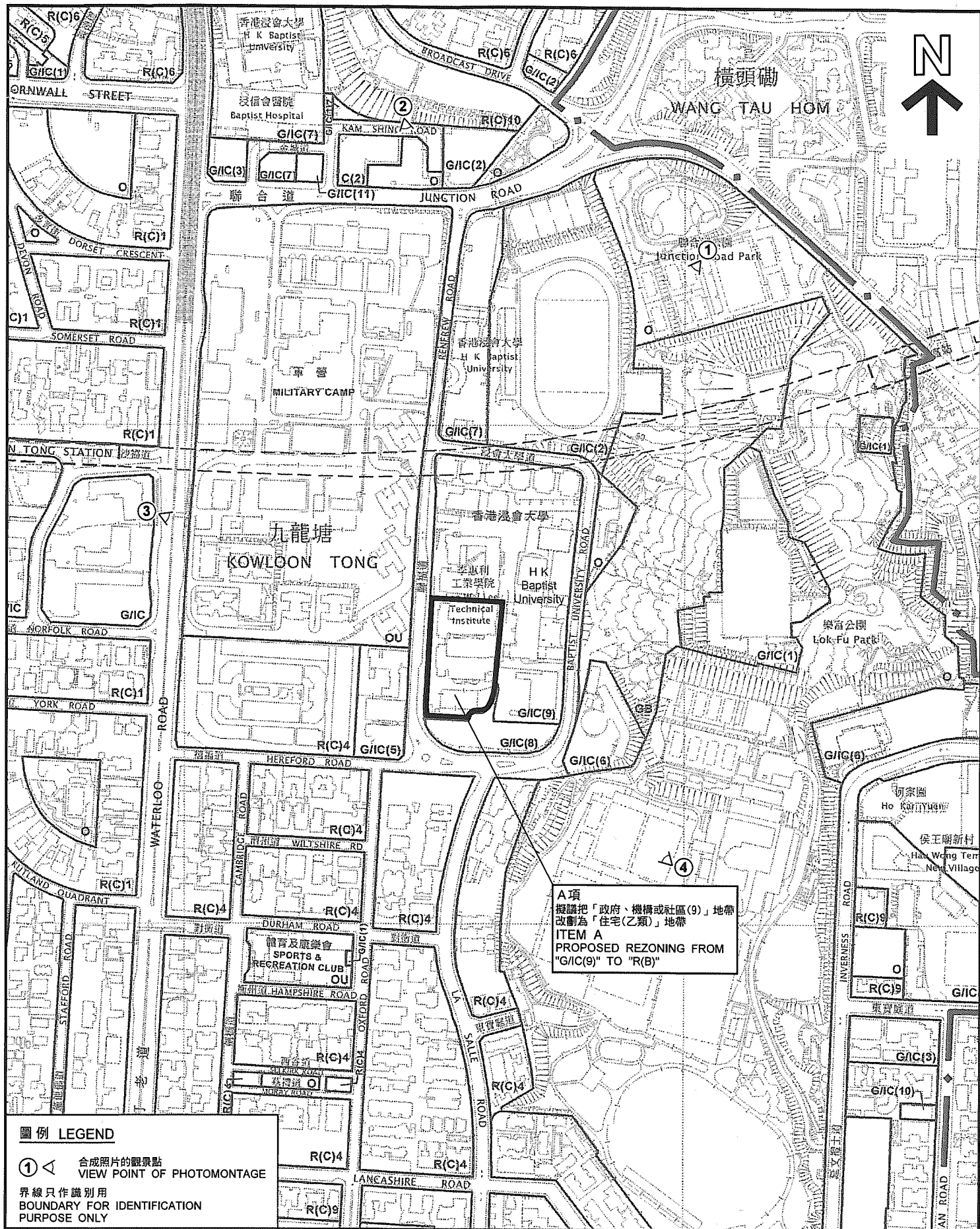
Demand for and Planned Provision of Major GIC Facilities and Open Space in Kowloon Tong

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	
Secondary School	1 whole-day classroom for 40 persons aged 12-17	46 classrooms	439	445	+399 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	82 classrooms	469	469	+387 classrooms
Kindergarten/ Nursery	24 classrooms for 1,000 children ages 3 to 6	19 classrooms	353	353	+334 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Clinic/ Health Centre	1 per 100,000 persons	0	1	1	+1
Post Office	1 per 30,000 persons	1	0	0	-1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	1	0	0	-1
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	0	0	0

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	
Sport Centre	1 per 50,000 to 65,000 persons	1	2	2	+1
Leisure Centre (Urban and New Town Area, alternative to Sports Centre)	1 per 50,000 persons	1	0	0	-1 (an alternative to Sports Centre only, no deficit with provision of Sport Centre)
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	1	1	+1
District Open Space	10 ha per 100,000 persons	3.22ha	19.57	19.57	+16.35ha
Local Open Space	10 ha per 100,000 persons	3.22ha	6.62	8.99	+5.77ha

Note:

- (1) If the planned uses on the OZP including the subject rezoning proposal are developed, the planned population for the area is 32,230 (usual residents and mobile residents). If transient population (e.g. tourists) is included, the figure is 32,530.
- (2) Some facilities are assessed on a wider district basis by the relevant departments, e.g. secondary school, primary school, sports ground. The requirement of primary school classrooms are assessed by the Education Bureau separately.



圖例 LEGEND

- ① ◁ 合成照片的觀景點
VIEW POINT OF PHOTOMONTAGE
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

位置圖 LOCATION PLAN

擬議把位於九龍塘聯福道涵蓋
前香港專業教育學院李惠利分校
的部份土地由「政府、機構或社區(9)」地帶
改劃為「住宅(乙類)」地帶
PROPOSED REZONING OF A SITE COVERING PART
OF EX-LEE WAI LEE CAMPUS OF IVE AT
RENFREW ROAD, KOWLOON TONG
FROM "G/C(9)" TO "R(B)"

米
METRES 100

SCALE 1:5 000 比例尺

米
200 METRES

規劃署
PLANNING
DEPARTMENT



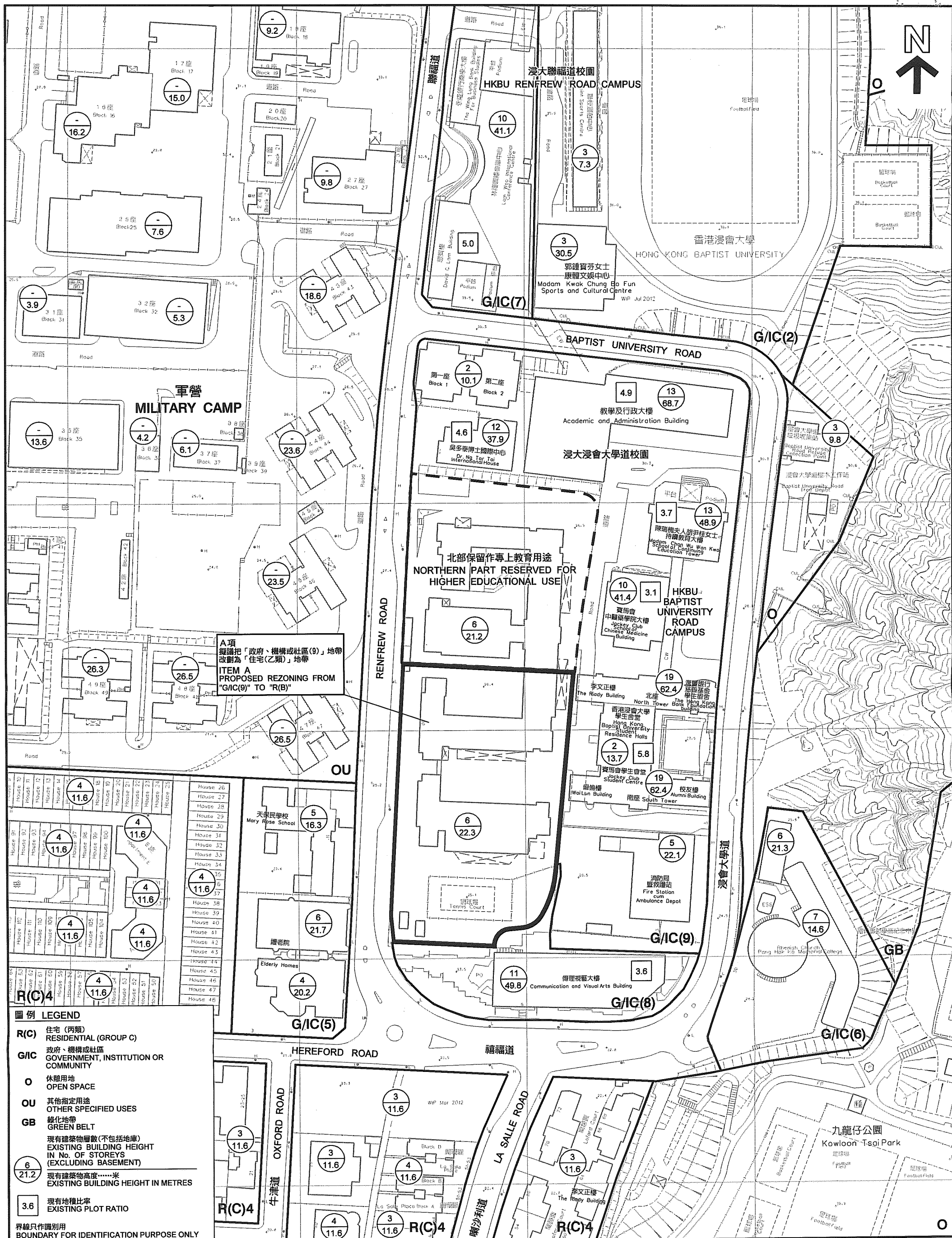
參考編號
REFERENCE No.

M/K18/12/110

圖 PLAN

1

本摘要圖於2012年12月10日擬備，所根據
的資料為：於2009年12月8日核准的分區
計劃大綱圖編號S/K18/16
EXTRACT PLAN PREPARED ON 10.12.2012
BASED ON OUTLINE ZONING PLAN No.
S/K18/16 APPROVED ON 8.12.2009



本摘要圖於2012年12月10日擬備，所根據的資料為測量圖編號11-NW-10C、10D、15A及15B
EXTRACT PLAN PREPARED ON 10.12.2012
BASED ON SURVEY SHEETS No. 11-NW-10C, 10D, 15A & 15B

米 METRES 20 0 20 40 60 80 100 120 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K18/12/110

圖 PLAN
2



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

航攝照片 AERIAL PHOTO

擬議把位於九龍塘聯福道涵蓋
前香港專業教育學院李惠利分校
的部份土地由「政府、機構或社區(9)」地帶
改劃為「住宅(乙類)」地帶

PROPOSED REZONING OF A SITE COVERING PART
OF EX-LEE WAI LEE CAMPUS OF IVE AT
RENFREW ROAD, KOWLOON TONG
FROM "G/1C(9)" TO "R(B)"

規劃署
PLANNING
DEPARTMENT



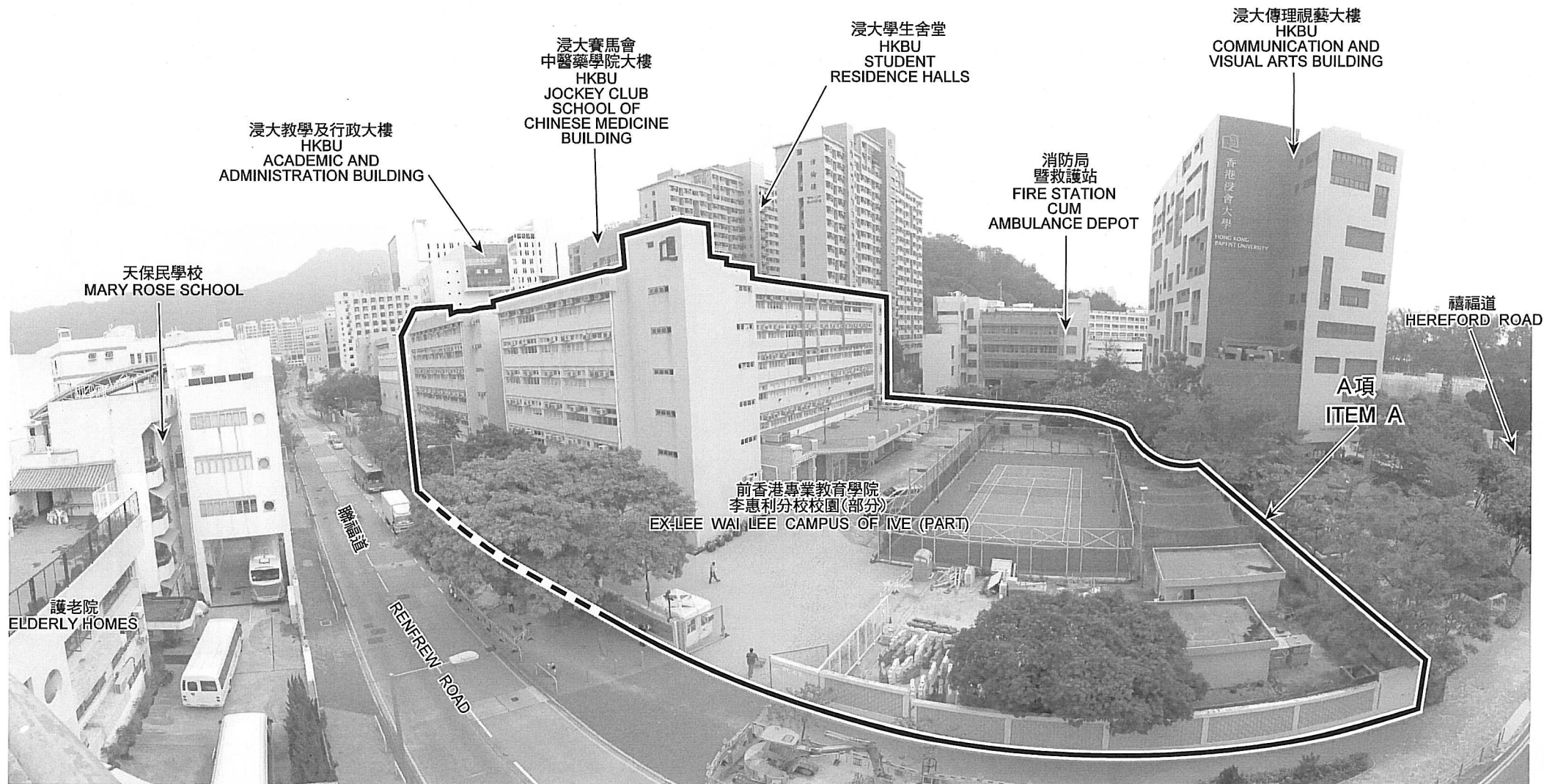
參考編號
REFERENCE No.

M/K18/12/110

圖 PLAN

3

本摘要圖於2012年12月6日擬備，所根據的資料
為地政總署於2011年11月16日拍得的航攝照片
編號CS34700
EXTRACT PLAN PREPARED ON 6.12.2012
BASED ON AERIAL PHOTO No. CS34700
TAKEN ON 16.11.2011 BY LANDS DEPARTMENT



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

有關地點 THE SUBJECT SITE

實地照片 SITE PHOTO

擬議把位於九龍塘聯福道涵蓋
前香港專業教育學院李惠利分校
的部份土地由「政府、機構或社區(9)」地帶
改劃為「住宅(乙類)」地帶
PROPOSED REZONING OF A SITE COVERING PART
OF EX-LEE WAI LEE CAMPUS OF IVE AT
RENFREW ROAD, KOWLOON TONG
FROM "G/I/C(9)" TO "R(B)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K18/12/110

圖 PLAN

4

本圖於2012年12月10日擬備，所根據的資料為攝於
2012年11月19日的實地照片
PLAN PREPARED ON 10.12.2012 BASED ON SITE
PHOTO TAKEN ON 19.11.2012



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

觀景點(1): 從聯合道公園向西南眺望
VIEW POINT (1): VIEW FROM JUNCTION ROAD PARK
LOOKING SOUTHWEST

合成照片 PHOTOMONTAGE

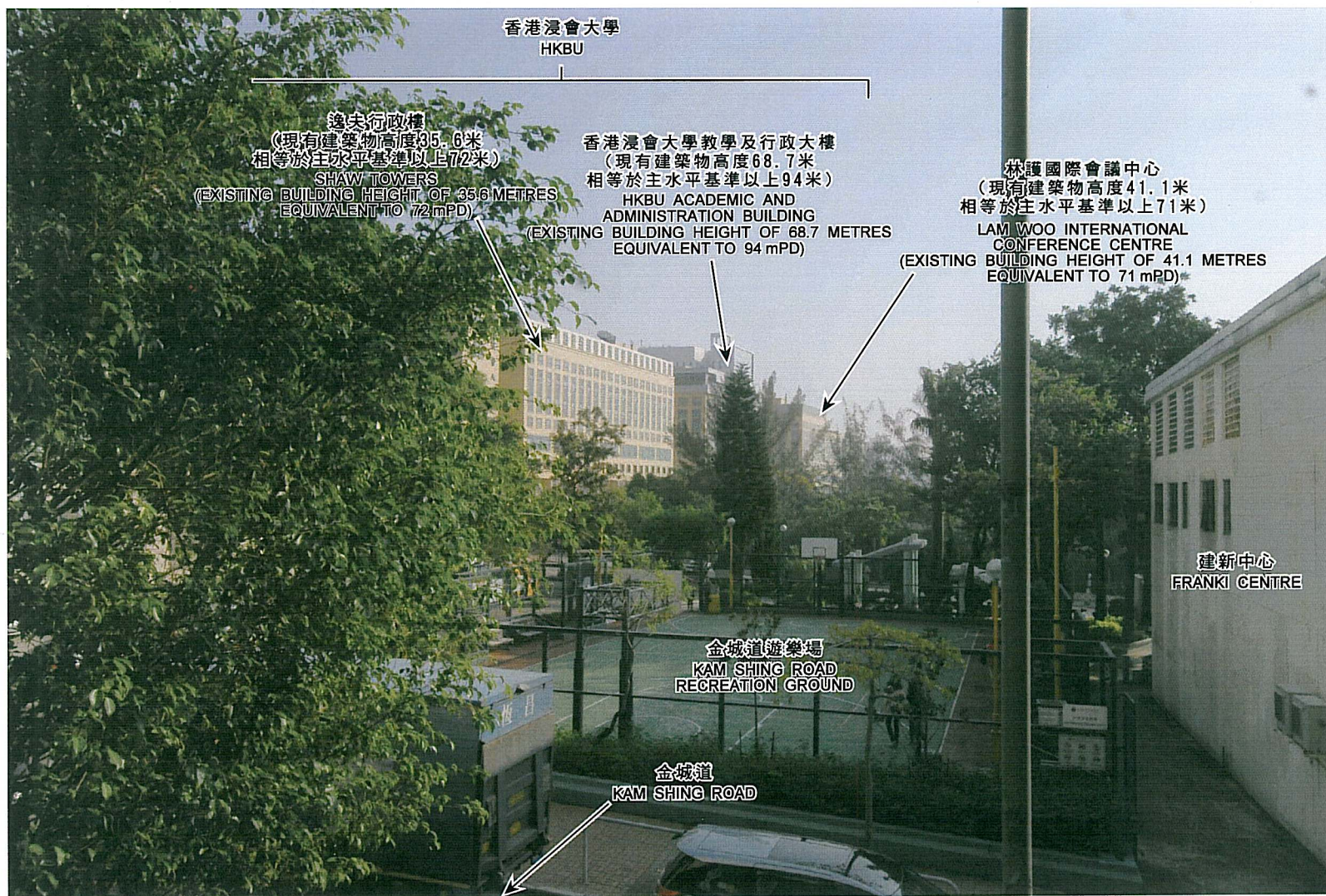
擬議把位於九龍塘聯福道涵蓋
前香港專業教育學院李惠利分校
的部份土地由「政府、機構或社區(9)」地帶
改劃為「住宅(乙類)」地帶
PROPOSED REZONING OF A SITE COVERING PART
OF EX-LEE WAI LEE CAMPUS OF IVE AT
RENFREW ROAD, KOWLOON TONG
FROM "G/C(9)" TO "R(B)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K18/12/110

圖 PLAN
5



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

觀景點(2): 從金城道向南眺望
VIEW POINT (2): VIEW FROM KAM SHING ROAD
LOOKING SOUTH

合成照片 PHOTOMONTAGE

擬議把位於九龍塘聯福道涵蓋
前香港專業教育學院李惠利分校
的部份土地由「政府、機構或社區(9)」地帶
改劃為「住宅(乙類)」地帶
PROPOSED REZONING OF A SITE COVERING PART
OF EX-LEE WAI LEE CAMPUS OF IVE AT
RENFREW ROAD, KOWLOON TONG
FROM "G/C(9)" TO "R(B)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K18/12/110

圖 PLAN
6

香港浸會大學
教學及行政大樓
(現有建築物高度68.7米
相等於主水平基準以上94米)
HKBU
ACADEMIC AND
ADMINISTRATION
BUILDING
(EXISTING BUILDING HEIGHT
IN 68.7 METRES
EQUIVALENT TO 94mPD)

香港浸會大學
陳瑞槐夫人胡尹桂女士
持續教育大樓
(現有建築物高度48.9米
相等於主水平基準以上79米)
HKBU MADAM CHAN WU KWAI
SCHOOL OF CONTINUING EDUCATION CENTRE
(EXISTING BUILDING HEIGHT IN 48.9 METRES
EQUIVALENT TO 79mPD)

香港浸會大學
學生舍堂
(現有建築物高度62.4米
相等於主水平基準以上89米)
HKBU STUDENT
RESIDENCE HALLS
(EXISTING BUILDING HEIGHT
IN 62.4 METRES
EQUIVALENT TO 89mPD)

九龍東軍營第50座
(現有建築物高度30米
相等於主水平基準以上48米)
KOWLOON EAST BARRACKS,
BLOCK 50
(EXISTING BUILDING HEIGHT
IN 30 METRES
EQUIVALENT TO 48mPD)



行人天橋
FOOTBRIDGE

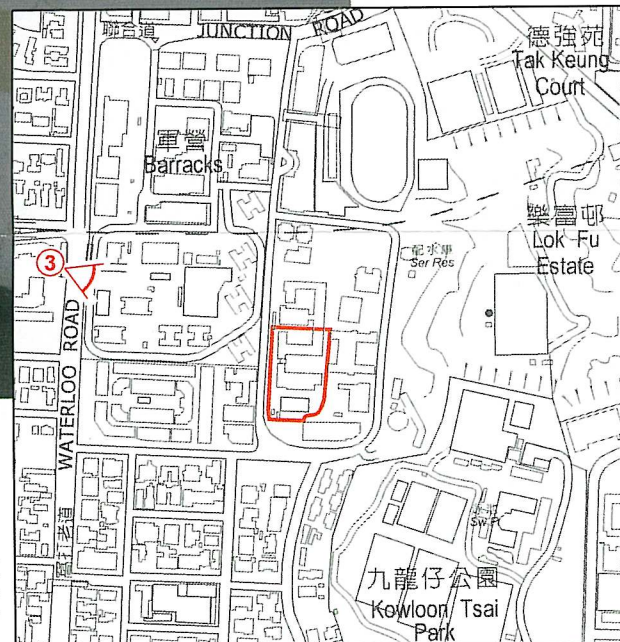
現有景觀
EXISTING VIEW



擬議建築物
(擬議建築物高度50米
相等於主水平基準以上75米)
PROPOSED BUILDINGS
(PROPOSED BUILDING HEIGHT IN 50 METRES
EQUIVALENT TO 75mPD)

合成照片
PHOTOMONTAGE

觀景點(3): 從窩打老道行人天橋向東南眺望
VIEW POINT (3): VIEW FROM FOOTBRIDGE AT WATERLOO ROAD
LOOKING SOUTHEAST



合成照片 PHOTOMONTAGE

擬議把位於九龍塘聯福道涵蓋
前香港專業教育學院李惠利分校
的部份土地由「政府、機構或社區(9)」地帶
改劃為「住宅(乙類)」地帶
PROPOSED REZONING OF A SITE COVERING PART
OF EX-LEE WAI LEE CAMPUS OF IVE AT
RENFREW ROAD, KOWLOON TONG
FROM "G/C(9)" TO "R(B)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K18/12/110

圖 PLAN
7

本摘要圖於2012年12月20日擬備，所根據的
資料為攝於2012年11月19日的實地照片
EXTRACT PLAN PREPARED ON 20.12.2012
BASED ON SITE PHOTO TAKEN ON 19.11.2012

香港浸會大學
HKBU



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE

觀景點(4): 從九龍仔公園向西北眺望
VIEW POINT (4): VIEW FROM KOWLOON TSAI PARK
LOOKING NORTHWEST

合成照片 PHOTOMONTAGE

擬議把位於九龍塘聯福道涵蓋
前香港專業教育學院李惠利分校
的部份土地由「政府、機構或社區(9)」地帶
改劃為「住宅(乙類)」地帶
PROPOSED REZONING OF A SITE COVERING PART
OF EX-LEE WAI LEE CAMPUS OF IVE AT
RENFREW ROAD, KOWLOON TONG
FROM "G/IC(9)" TO "R(B)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K18/12/110

圖 PLAN
8



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年12月18日擬備，所根據的資料為：於2011年10月4日核准的分區計劃大綱圖編號S/K8/21、於2008年11月4日核准的分區計劃大綱圖編號S/K10/20、以及於2009年12月8日核准的分區計劃大綱圖編號S/K18/16
EXTRACT PLAN PREPARED ON 18.12.2012 BASED ON OUTLINE ZONING PLANS No. S/K8/21 APPROVED ON 4.10.2011, S/K10/20 APPROVED ON 4.11.2008 AND S/K18/16 APPROVED ON 8.12.2009

位置圖 LOCATION PLAN

擬議把位於九龍城東實庭道一幅土地由「政府、機構或社區(3)」地帶改劃為「住宅(丙類)9」地帶以及「政府、機構或社區(12)」地帶

PROPOSED REZONING OF A SITE AT DUMBARTON ROAD, KOWLOON CITY, FROM "G/C(3)" TO "R(C) 9" AND "G/C(12)"

SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 METRES

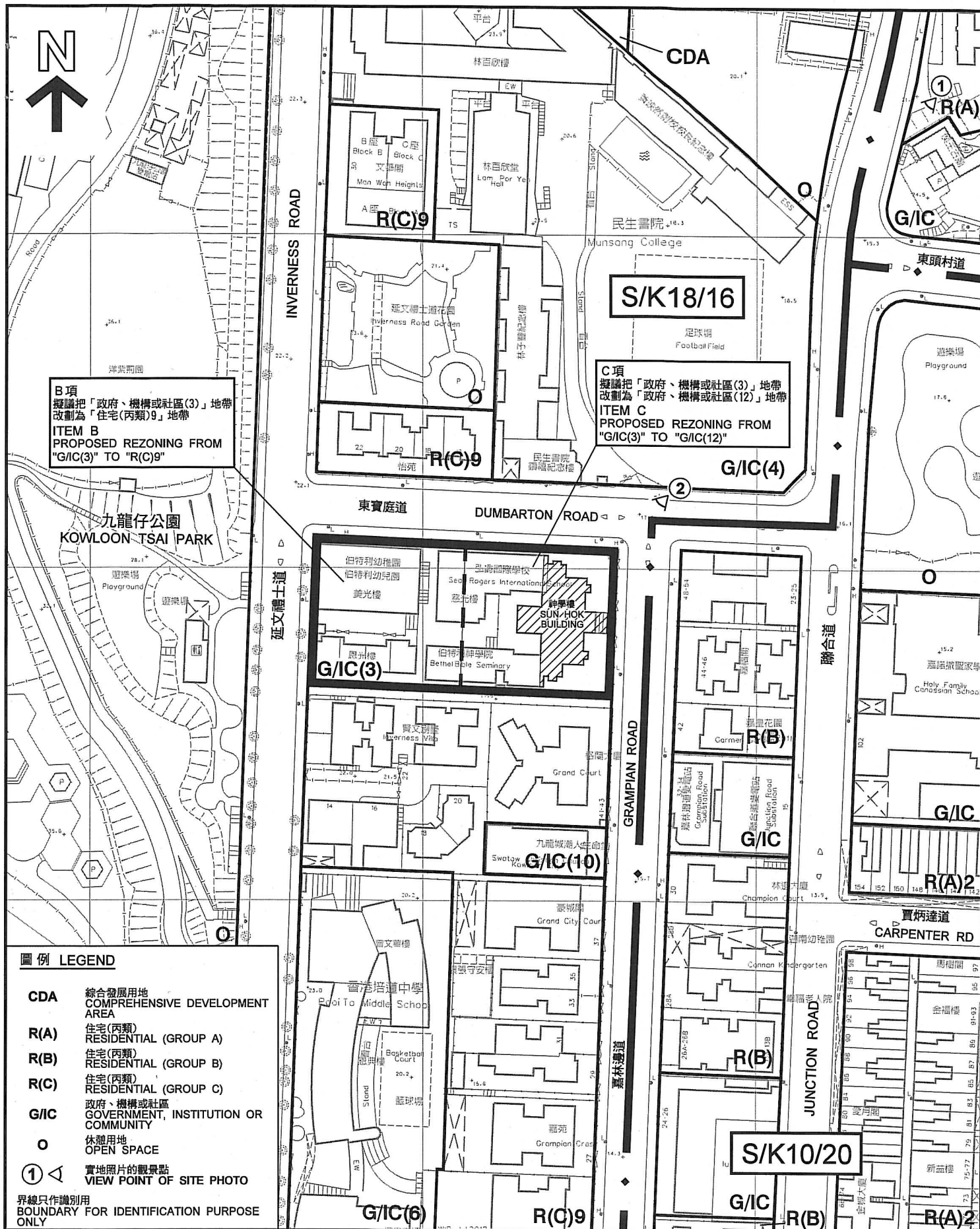
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K18/12/110

圖 PLAN
9



平面圖 SITE PLAN

擬議把位於九龍城東實庭道一幅土地
由「政府、機構或社區(3)」地帶改劃為
「住宅(丙類)9」地帶以及「政府、機構或社區(12)」地帶

PROPOSED REZONING OF A SITE AT
DUMBARTON ROAD, KOWLOON CITY,
FROM "G/IC(3)" TO "R(C)9" AND "G/IC(12)"

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

規劃署
PLANNING
DEPARTMENT

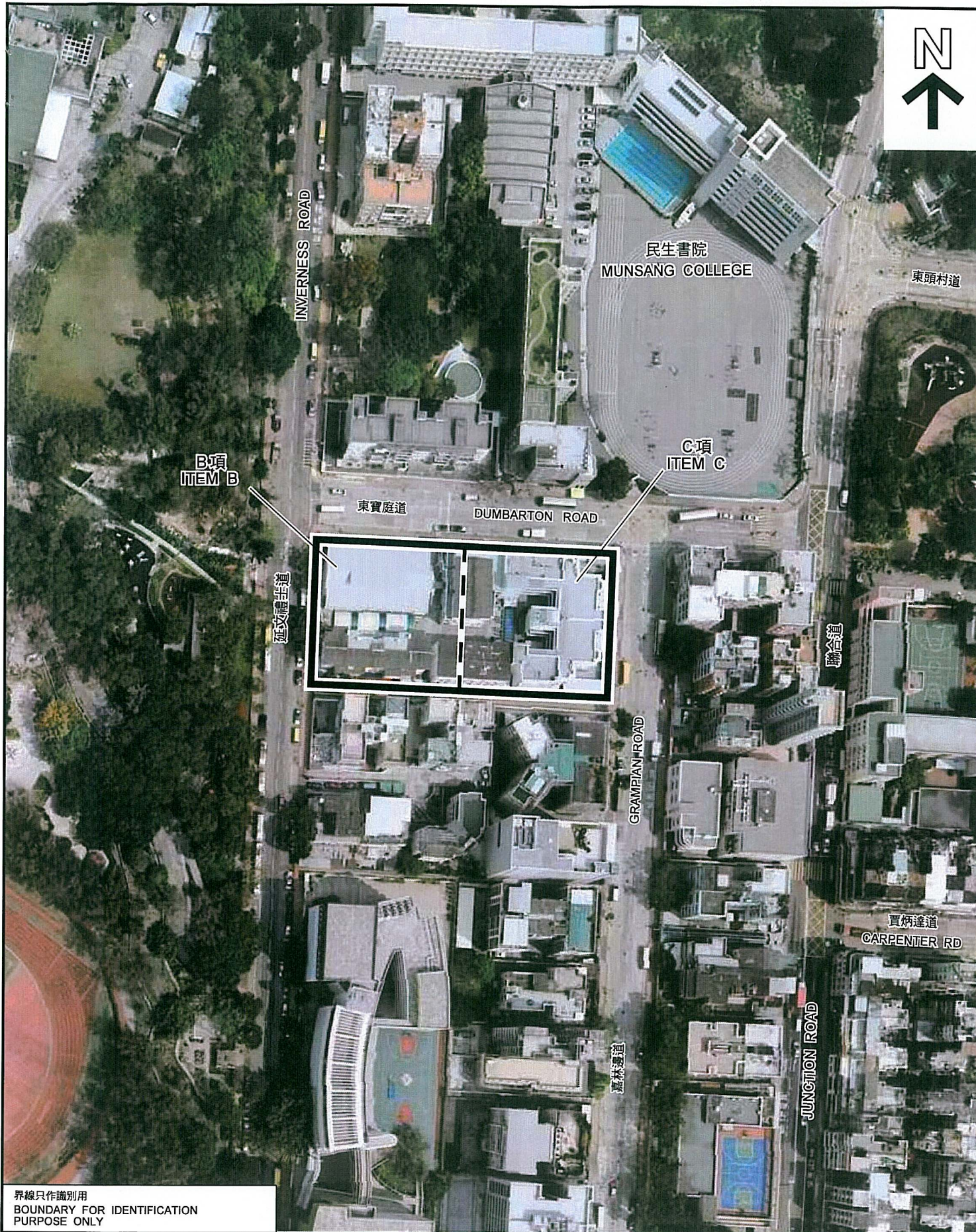


參考編號
REFERENCE No.

M/K18/12/110

圖 PLAN
10

本摘要圖於2012年12月19日擬備，所根據的資料為測量圖編號11-NW-15B
EXTRACT PLAN PREPARED ON 19.12.2012
BASED ON SURVEY SHEET No. 11-NW-15B



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

航攝照片 AERIAL PHOTO

擬議把位於九龍城東寶庭道一幅土地
由「政府、機構或社區(3)」地帶改劃為
「住宅(丙類)9」地帶以及「政府、機構或社區(12)」地帶

PROPOSED REZONING OF A SITE AT
DUMBARTON ROAD, KOWLOON CITY,
FROM "G/C(3)" TO "R(C) 9" AND "G/C(12)"

規劃署
PLANNING
DEPARTMENT



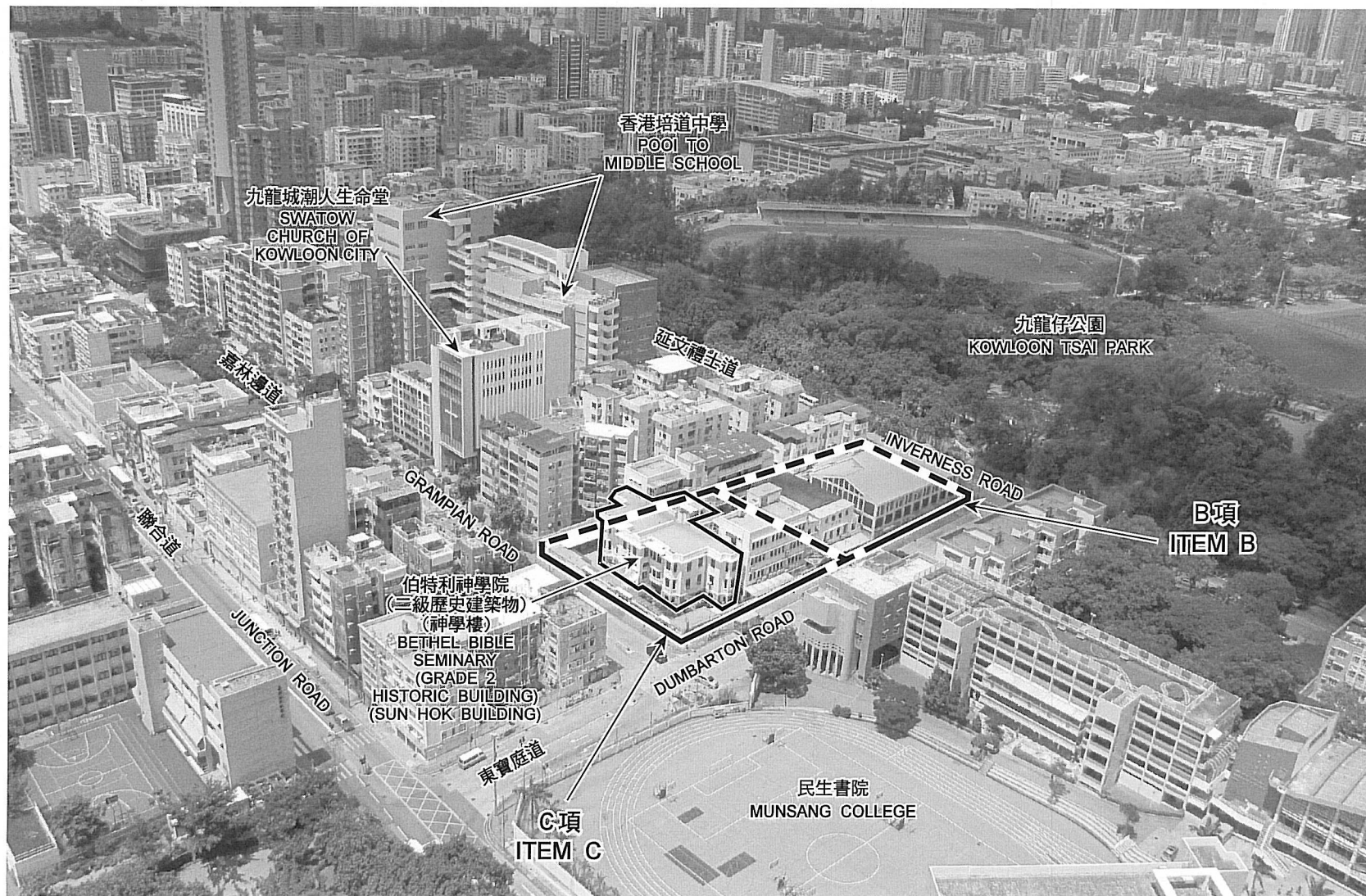
參考編號
REFERENCE No.

M/K18/12/110

圖 PLAN

11

本摘要圖於2012年12月10日擬備，所根據的資料
為地政總署於2012年3月27日拍得的航攝照片
編號CW94406
EXTRACT PLAN PREPARED ON 10.12.2012
BASED ON AERIAL PHOTO No. CW94406
TAKEN ON 27.3.2012 BY LANDS DEPARTMENT



觀景點 1

VIEW POINT 1

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

擬議把位於九龍城東寶庭道一幅土地
由「政府、機構或社區(3)」地帶改劃為
「住宅(丙類)9」地帶以及「政府、機構或社區(12)」地帶

PROPOSED REZONING OF A SITE AT
DUMBARTON ROAD, KOWLOON CITY,
FROM "G/IC(3)" TO "R(C) 9" AND "G/IC(12)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K18/12/110

圖 PLAN
12

本圖於2012年12月10日擬備，所根據的資料為
攝於2012年7月6日的實地照片
PLAN PREPARED ON 10.12.2012 BASED ON SITE
PHOTO TAKEN ON 6.7.2012



觀景點 2
VIEW POINT 2

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

擬議把位於九龍城東寶庭道一幅土地
由「政府、機構或社區(3)」地帶改劃為
「住宅(丙類)9」地帶以及「政府、機構或社區(12)」地帶

PROPOSED REZONING OF A SITE AT
DUMBARTON ROAD, KOWLOON CITY,
FROM "G/IC(3)" TO "R(C) 9" AND "G/IC(12)"

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K18/12/110

圖 PLAN

13

本圖於2012年12月10日擬備，所根據的資料為
攝於2012年7月6日的實地照片
PLAN PREPARED ON 10.12.2012 BASED ON SITE
PHOTO TAKEN ON 6.7.2012

Extract of Confirmed Minutes of MPC Meeting on 21.12.2012

Agenda Item 15

[Open Meeting]

Proposed Amendments to the Approved Kowloon Tong Outline Zoning Plan No. S/K18/16
(MPC Paper No. 14/12)

79. The Secretary reported that the site under the proposed amendment item A (i.e. ex-Lee Wai Lee (LWL) Campus) was located next to the Hong Kong Baptist University (HKBU). According to District Officer (Kowloon City), HKBU and its students had

requested the concerned site for the extension of HKBU campus. Mr. Laurence Li declared an interest in this item as he was an ex-member of the court of HKBU and was once involved in the discussion in the court regarding the use of the concerned site. Mr. Stephen Yau, who was the Chairman of a committee of HKBU, had declared an interest in this item. Mr. Dominic Lam, who had current business dealings with the HKBU, had declared an interest in this item. As the interests of Mr. Li, Mr. Yau and Mr. Lam were direct, the Committee agreed that they should leave the meeting temporarily. Ms. Julia Lau also declared an interest in this item as her family members lived in Kowloon Tong. As her family members' home was not in proximity to the sites under the proposed amendment items, the Committee agreed that Ms. Lau could stay in the meeting.

[Mr. Laurence Li left the meeting at this point. Mr. Stephen Yau and Mr. Dominic Lam left the meeting temporarily at this point.]

[Mr. Maurice Lee arrived to join the meeting at this point.]

80. With the aid of a powerpoint, Ms. S. H. Lam, STP/K briefed Members on the proposed amendments to the approved Kowloon Tong Outline Zoning Plan (OZP) as detailed in the Paper and covered the following main points :

Proposed Amendments to the OZP

- (a) the proposed amendments related to the rezoning of part of the ex-LWL Campus site at Renfrew Road from "Government, Institution or Community (9)" ("G/IC(9)") to "Residential (Group B)" ("R(B)") (Amendment Item A) and rezoning of a site at Dumbarton Road/Grampian Road from "G/IC(3)" to "Residential (Group C)9" ("R(C)9") (western portion) (Amendment Item B) and from "G/IC(3)" to "G/IC(12)" (eastern portion) (Amendment Item C);

Amendment Item A: Rezoning of the Site at Renfrew Road from "G/IC(9)" to "R(B)"

Background

- (b) in order to tackle the pressing housing problems in Hong Kong, the Chief

Executive announced on 30.8.2012 a package of short and medium terms measures to expedite the supply of subsidised and private housing units. One of the measures was to rezone 36 “G/IC” sites for residential uses after review by the Planning Department (PlanD). Among these sites, one was the part of the ex-LWL Campus site at Renfrew Road in Kowloon Tong;

- (c) the site zoned “G/IC(9)” was part of the ex-LWL Campus of the Hong Kong Institute of Vocational Education (IVE) which was relocated to Tseung Kwan O in 2010. The Education Bureau (EDB) had confirmed that the northern part of the campus site (about 0.64ha) would be retained for higher educational use whereas the southern part of the site (about 0.88ha), i.e. the subject site, could be returned to Government. After examination, it was considered that the site was suitable for residential development and zoned as “R(B)” to help meet the acute housing demand;

Provision of GIC Facilities

- (d) there was no deficit of planned GIC provision in the area except for a post office and an integrated children and youth service centre. Post office would usually be incorporated in a non-domestic building or the non-domestic portion of a commercial/residential development. As the subject site was intended for pure residential development, it was not appropriate to provide a post office in the future development. Besides, the Director of Social Welfare (DSW) did not require the site for children and youth service centre. Considering that the site was planned for a pure residential development without a non-domestic podium, the scope for incorporating social welfare facilities would be limited;

The Site and its Surroundings

- (e) the buildings of the ex-LWL IVE were currently being used for post-secondary education on a temporary basis until end of 2013 to meet the contingency need during the initial stage of implementation of the new academic structure. The site abutted the buildings of the HKBU, including the 11-storey (50m) HKBU Communication and Visual Arts Building to its immediate south, the 19-storey (62m) HKBU Student Residence Halls to

its immediate west, and the HKBU Baptist University Road campus and Renfrew Road campus to the northeast and further north of the site with most buildings ranging from 10 to 13 storeys (41m to 69m);

The Rezoning Proposal

Planning Intention/Land Use Compatibility

- (f) the planning intention of the proposed “R(B)” zoning was for medium-rise, medium-density residential developments where commercial uses serving the residential neighbourhood might be permitted on application to the Town Planning Board. The proposed residential use on the subject site was compatible with the surrounding uses;

Proposed Development Parameters

- (g) the site was located at the street block occupied by the medium-rise and medium-density buildings of the HKBU. The buildings behind the site and to its south were 62m (19 storeys) and 50m (11 storeys) respectively, whereas the buildings across Renfrew Road were mainly low-rise of 12m to 22m (4 to 6 storeys). The buildings in the military camp close to the site were about 27m in height. To create a stepped height profile, it was proposed that a building height (BH) of 50m (about 15 storeys) should be imposed for the subject site. The proposed stepped height profile would echo the planned stepped height profile in Broadcast Drive area. The BH restriction stipulated in metre instead of number of storey was to ensure that the future development would not be taller than 50m;
- (h) the surrounding HKBU buildings were having plot ratio (PR) ranging from 3.1 to 5.8. With a proposed BH restriction of 50m, a maximum PR of 4.5 for this “R(B)” site would be appropriate which was suitable for the local setting and broadly compatible with the PRs of the buildings in this street block. The proposed residential development would have a maximum gross floor area (GFA) of 39,600m². Assuming an average flat size of 80m², about 495 flats might be provided;

Visual Impact

- (i) photomontages (Plans 5 to 8 of the Paper) were prepared to illustrate the visual impact of the proposed development. Four view points (Plan 1 of the Paper) surrounding the site were selected. When viewed from the first and second view points i.e. Junction Road Park and Kam Shing Road Recreation Ground, the proposed development was entirely or largely screened off by the neighbouring developments. When viewed from the third view point i.e. a footbridge on Waterloo Road near Suffolk Road, the proposed development was visible but the visual impact was not significant, as the proposed BH was comparable with nearby developments. When viewed from the fourth view point i.e. the Kowloon Tsai Park, the proposed development would fill up part of the existing visual gap between the HKBU buildings. However, it would not be visually intrusive with its BH being well below the ridgeline of Beacon Hill behind and the adjacent buildings;

Air Ventilation

- (j) air ventilation impact arising from the proposed development, which was not bulky with a maximum BH of 50m, was not expected to be significant;

Traffic Aspect

- (k) the Commissioner for Transport anticipated that the proposed residential use would not generate any significant adverse traffic impact;

Environmental Aspect

- (l) the Director of Environmental Protection advised that with implementation of appropriate mitigation measures, such as building layout and orientation, building setback and boundary walls etc., the traffic noise and air impact on the proposed development could be duly addressed. Furthermore, a sewerage impact assessment (SIA) would be required to assess any potential impacts on the local/nearby system. It was considered feasible to impose the requirements for submission of Traffic Noise Impact Assessment and SIA in the future lease conditions;

Infrastructural, GIC and Open Space Aspects

- (m) the proposed rezoning would not have significant adverse impact on other infrastructure in the area. GIC and open space provision in the area was also sufficient to meet the demand generated by the subject rezoning;

Rezoning a Site at Dumbarton Road/Grampian Road from "G/IC(3)" to "R(C)9" (western portion) (Amendment Item B) and "G/IC(12)" (eastern portion) (Amendment Item C)

Background

- (n) on 7.9.2012, the Committee partially agreed a s.12A application No. Y/K18/6 relating to a site at 45 and 47 Grampian Road to facilitate redevelopment of the site into a seminary at the eastern portion (with preservation of the Grade 2 historic building, namely Sun Hok Building within the Bethel Bible Seminary) and a residential building at the western portion;
- (o) for the western portion of the site (about 2,070m²), the Committee agreed to rezone it from "G/IC(3)" to "R(C)9" with a maximum PR of 3 and a maximum BH of 8 storeys (excluding basements) for residential development which were the same as the existing "R(C)9" zone in the same street block. The proposed residential development would have a maximum GFA of 6,210m² and 44 flats;
- (p) for the eastern portion of the site (about 2,070m²), it was proposed to zone the seminary site as "G/IC(12)" so as to clearly state the planning intention, the requirement for planning application and the specific development parameters as agreed by the Committee. To reflect the applicant's proposal of preserving the Grade 2 historic building, it was proposed to state in the Planning Intention and Remarks of the "G/IC(12)" Notes that the Grade 2 building should be preserved in-situ and addition/alteration/modification works (except minor alteration and/or modification works which were ancillary and directly related to the always permitted uses) to the graded historic building required planning

permission from the Board. Besides, to address the Committee's concern on design compatibility between the historic building and the new building(s), suitable clauses were proposed in the Remarks of the Notes and the Explanatory Statement to stipulate that planning permission was required for new development on other part of the site or redevelopment of the existing buildings. For the historic building, it was restricted to its existing GFA and BH. For development within the remaining part of the "G/IC(12)" zone, it was restricted to a maximum GFA of 7,203m² and height of 8 storeys (excluding basement floor(s)) and 47.55mPD;

Proposed Amendment to Matters shown on the Plan

- (q) Amendment Item A (about 8,810m²): Rezoning the site at Renfrew Road from "G/IC(9)" to "R(B)";
- (r) Amendment Item B (about 2,070m²): Rezoning a site at the junction of Inverness Road and Dumbarton Road from "G/IC(3)" to "R(C)9";
- (s) Amendment Item C (about 2,070m²): Rezoning a site at the junction of Grampian Road and Dumbarton Road from "G/IC(3)" to "G/IC(12)";

Proposed Amendment to the Notes of the OZP

- (t) incorporation of a new set of Notes for "R(B)" zone with user schedule, planning intention and Remarks. The Remarks stipulated the development restrictions of a maximum PR of 4.5 and BH of 50m, and a minor relaxation clause;
- (u) incorporation in the Notes for the "G/IC" zone a new set of Notes for the "G/IC(12)" sub-area with user schedule, planning intention and Remarks. The Remarks stipulated the requirements of in-situ preservation of the historic building, development restrictions, the requirement for planning permission from the Board, as specified in paragraph 67(p) above, and a minor relaxation clause;

Proposed Amendment to the Explanatory Statement (ES) of the OZP

- (v) the ES of the OZP was revised taking into account the proposed amendments as mentioned in the above paragraphs. Opportunity had also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP;

Consultation

- (w) the District Officer (Kowloon City) considered it likely that the relevant stakeholders would prefer to retain the "G/IC" zoning of the site at Renfrew Road for use by the HKBU to cope with the increase in the number of students as a result of the New Senior Secondary academic structure. In fact, since 2005, the HKBU and its students had requested that the site of the ex-LWL campus be reserved for the extension of HKBU campus. EDB had considered the overall development of HKBU and confirmed that the southern part of the ex-LWL site could be released for other use. EDB emphasized that the alternative use identified for the southern portion should not be incongruent with the ambience of HKBU. The District Lands Officer/Kowloon East supported the proposed rezoning from land revenue point of view. No objection from relevant departments was received;
- (x) a LegCo case conference hosted by the Hon LEE Cheuk-yan, the Hon WONG Yuk-man and the Hon CHAN Ka-lok, Kenneth and attended by representatives of EDB and University Grants Committee (UGC) was conducted on 11.12.2012 to discuss a complaint on hostel shortfall in the HKBU. During the discussion, EDB and UGC explained that, taking into account the outstanding requirements for publicly-funded academic space and student hostel places of HKBU under prevailing policies, they had decided to reserve the northern portion of the ex-LWL campus for higher education and ancillary use. As regards the southern portion, as it was beyond the requirements of the university under prevailing policies, EDB took the view it could be returned to the Government for other use. At the case conference, the three LegCo members unanimously raised objection to rezone the southern portion for residential use. They urged the

Government to proactively and fully consult stakeholders on the rezoning proposal; and

- (y) the Kowloon City District Council would be consulted on the amendments before or during the statutory exhibition period of the draft Kowloon Tong OZP for public inspection under section 5 of the Ordinance, which was a statutory consultation procedure to solicit public views. Other stakeholder(s) may be consulted as appropriate.

81. In response to a Member's question on the public consultation of the proposed amendments to the OZP, Miss Fiona Lung said that the Kowloon City District Council (KCDC) had not been consulted yet. If the proposed amendments were agreed by the Committee at the meeting, the KCDC would be consulted either before or during the statutory exhibition period of the OZP for public inspection. To her understanding, the opposition to the proposed residential use at the southern part of the ex-LWL site was mainly from the HKBU students who had lodged a complaint to the Legislative Council (LegCo) on hostel shortfall of the HKBU. During the LegCo case conference, three LegCo members raised objection to rezone the southern portion for residential use.

82. The Secretary further explained the general procedure of public consultation on proposed amendments to the OZP. After the proposed amendments to the OZP were agreed by the Committee, the OZP would be exhibited for two months for public inspection. Any person could make representations to the Board. The KCDC would be consulted during the exhibition period and could submit representation to the Board. The representations would be heard by the Board, and if the Board considered it necessary to propose amendments to the OZP to meet the representations, the further amendments would have to be exhibited for public inspection. The exhibition of proposed amendments to an OZP was a statutory channel for public consultation.

83. A Member said that the HKBU campus was currently crowded and there were not enough spaces for the students. The various art and cultural courses of HKBU required teaching venues with high floor-to-floor height. There was no such venue in the current HKBU campus. There was a need for expansion of the HKBU campus. The expansion of the HKBU campus was however constrained by the existing developments and natural hills

around the campus. The ex-LWL site next to the HKBU campus was a perfect location for its expansion. If the southern part of the ex-LWL site was rezoned for residential use, strong opposition from the HKBU was anticipated. It was difficult to balance between the immediate need for more housing land for the public and the longer-term demand for the expansion of HKBU.

84. A Member asked whether there would be compatibility problem between the future residential development at the amendment site with the adjacent HKBU campus and student hostels within the same street block. There were complaints that student hostel generated noise nuisance to the nearby residential developments. The Member further said that in view of the increase in number of students due to the new academic structure of 4-year university education, there should be a need for expansion of the HKBU campus. It was also noted that HKBU and the other two universities had to share a sportsground near HKBU, showing that the universities were suffering from a lack of sports facilities. The Member said that it was more appropriate to retain the site in the same street block of the HKBU campus for higher educational use by the HKBU or other universities in Hong Kong in future.

85. In response to a Members' concern on the need of using the site for the expansion of HKBU campus, Miss Fiona Lung said that EDB had established policy in assessing the need of and identifying suitable sites for meeting the expansion needs of universities including the change in academic structure of university education, the policy of student hostel residence allocation and campus requirement of different universities. EDB had confirmed that the northern part of the site (0.66ha) would be retained for higher educational uses whereas the southern part of the site (0.88ha) was not required for higher educational use and could be released for residential development. Based on the above advice from EDB, Planning Department then studied the possible uses of the southern part of the ex-LWL site in consultation with relevant bureaux/departments. The site was not required for any government, institution or community uses and found to be suitable for residential development which could help address the current housing shortage problem.

86. In response to a Member's concern on compatibility between the proposed residential development and the student hostel, Miss Fiona Lung said that there were examples of residential developments next to student hostels such as the student hostel of the

University of Hong Kong (HKU). As the southern part of the ex-LWL site would be a land sale site, the future developer should be aware of the adjacent university campus and student hostels, and would propose measures to mitigate the possible interface problem at the detailed design stage, if it was necessary to do so. EDB had also emphasized that the residential use at the southern portion of the site should not be incongruent with the ambience of the HKBU nearby. In response to the Member's question, Miss Fiona Lung said that there was no information on the management issue of the joint-university sportsground nearby.

87. A Member said that more information would be required for the Committee to make a decision in the instant case. The situation of the HKU student hostel quoted was different from the current situation as it was not at the same street block with the residential development. The proposed residential development at the southern part of ex-LWL site would likely have compatibility problem with the HKBU campus and student hostel at the same street block sharing the same access road. Although EDB advised that the southern part of the ex-LWL site was not required for higher educational use based on their assessment, there was not enough information on EDB's justifications behind this decision. Noting that some universities needed to develop joint-university hostels away from their campus such as Tseung Kwan O, the Member said that there should be a need for HKBU to use the entire ex-LWL site for student hostels. Strong response from the public on using the site for residential development was anticipated since the site would be an ideal site for the expansion of the HKBU.

88. A Member said that since nearly the entire street block had been currently occupied by educational uses including HKBU and the ex-LWL campus, it was a reasonable expectation for the HKBU to retain the entire ex-LWL site for expansion of the university. The Member was of the view that the land use of this site was a sensitive and political issue and there should be thorough discussions in the community on the future use of the site before proposing an amendment to the OZP. As there was insufficient information to address the Members' concerns at the meeting, the consideration of the proposed amendments to the ex-LWL campus site should be deferred and EDB should be invited to provide justifications for releasing the site for other uses.

89. The Chairman said that Members in general had reservation on the Amendment Item A of rezoning the southern part of ex-LWL site for residential use and Members would

like to have more information from EDB on the justification for releasing the site for other uses. The Chairman suggested deferring the consideration of the proposed amendment item A and requesting EDB to provide more information on its policy in assessing the expansion needs of HKBU and the decision to release the sites for other uses before the Committee could decide on the proposed amendment item A. The Committee agreed.

90. The Chairman asked whether Members agreed to the rezoning of the "G/IC" site at Dumbarton Road under Amendment Items B and C. A Member showed support to the rezoning since the concerned site was located within a residential neighbourhood and the proposed residential development would help address the housing need. The Committee in general agreed to the Amendment Items B and C.

91. After further deliberation, the Committee decided to:

- (a) defer the consideration of the proposed Amendment Item A to the approved Kowloon Tong OZP No. S/K18/16. Planning Department was requested to invite representative(s) from EDB to attend the meeting of the Committee with a view to providing more information on the proposed Amendment Item A;
- (b) agree to the proposed Amendment Items B and C to the approved Kowloon Tong OZP No. S/K18/16 and that the draft Kowloon Tong OZP No. S/K18/16A at Attachment I of the Paper (to be renumbered to S/K18/17 upon exhibition) and its Notes at Attachment II of the Paper in connection with Amendment Items B and C were suitable for exhibition under section 5 of the Ordinance; and
- (c) adopt the revised Explanatory Statement (ES) at Attachment III of the Paper for the draft Kowloon Tong OZP No. S/K18/16A in connection with Amendment Items B and C as an expression of the planning intentions and objectives of the Board for the various land use zones on the Plan and the revised ES would be published together with the Plan.



香港浸會大學
HONG KONG BAPTIST UNIVERSITY

副校長(學術)
VICE-PRESIDENT (ACADEMIC)

陸大章教授
Professor Franklin T. Luk
B.S. (Caltech), M.S. Ph.D. (Stanford)

Ref. PDO/1212/368

31 December 2012

Mr. Thomas Chow, JP
Permanent Secretary for Development (Planning and Lands)
Chairman, Town Planning Board
Development Bureau
18/F, West Wing
Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

Dear Mr. Chow,

**HKBU's Proposed Development of the Decommissioned Premises of
Hong Kong Institute of Vocational Education (Lee Wai Lee) (LWL Site)**

I am writing with regard to the proposal submitted to the Town Planning Board and deliberated by the Metro Planning Committee at its meeting on 21 December 2012 (MPC Paper No 14/12) on changing the land use of part of the LWL Site for residential purposes.

2. Since 2005, Hong Kong Baptist University (HKBU) has been requesting that the entire LWL Site be provided to the University for its long-term development. The site, which is surrounded by HKBU on three sides, is geographically an integral part of the University's campus and is extremely important to the University's future development. HKBU's footprint is very much limited and we do need the space to realise our vision as well as to satisfy the needs of our students.

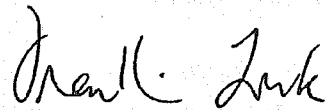
3. Over the years, we have submitted a number of proposals outlining the proposed development of the site to the Government for consideration. Our plan is to make use of the land to build the much needed student hostels and a Chinese medicine teaching hospital. If approved, these facilities will occupy the entire LWL Site and will serve to integrate the HKBU campus along Renfrew Road.

Received on 2/1/2012

4. The HKBU community (including our students, staff and alumni) has been earnestly supporting the University in its efforts to obtain approval for the permanent use of the site. Their care for the University and their recognition of our mission in nurturing the young generation and serving the community will continue to be our encouragement.

5. I should be most grateful if you could take the above factors into account when considering the proposal for re-zoning part of LWL Site for residential purposes.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Franklin T. Luk', written in a cursive style.

Franklin T. Luk
Acting President & Vice-Chancellor

c.c. Secretary for Education
Secretary for Food and Health
Chairman, University Grants Committee
Chairman, HKBU Council



香港浸會大學
HONG KONG BAPTIST UNIVERSITY

January 2, 2013

Mr. Thomas Chow,
Chairman, Town Planning Board
Hong Kong SAR Government
c/o Permanent Secretary for Development (Planning and Lands)
Development Bureau, The Government of the HKSAR
18/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

Dear Mr. Thomas Chow,

This is writing to seek your support in voting against the proposal on changing the land use of over half of the former Lee Wai Lee Institute site for residential purposes and to consider granting the entire site to the Hong Kong Baptist University for its future development.

Since its establishment in 1956, the Hong Kong Baptist University has embraced the unique vision of "Whole Person Education." As a higher education institute of Christian heritage, the University has provided high-quality education for youngsters who have later become leaders of society. The University is united as well as dynamic, with its staff and students dedicated to their work and striving to be "creative, innovative and excellent in their endeavors." The University has grown in academic stature, and achieved international recognition as an institute showcasing "broad-based and creativity-inspiring education, research and scholarship."

In order to continue its mission for excellent education, the University has worked to the best of its ability to successfully meet the challenges ahead. One of the indispensable conditions in supporting the University to better serve the community in the future is space.

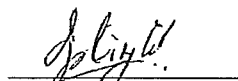
The former Lee Wai Lee Institute site, which is adjacent to the University, is geographically an integral part of the University's campus and is crucial to the University's future development.

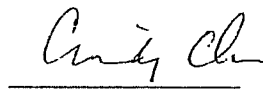
The University hopes to make use of the land to build 1,700 student hostel places and a Chinese medicine teaching hospital.


As members of the University community, we are most shocked in learning that the Town Planning Board has received a proposal on changing the land use of over half of the former Lee Wai Lee Institute site for residential purposes.

In view of the tremendous contribution of the University to education and its enormous potential in advancing the studies of Chinese medicine, we would urge you to give serious consideration to vote against the proposal and to consider granting the entire site to the Hong Kong Baptist University.

Yours sincerely,



King-tak Ip

Cindy Yik-yi Chu

Alfred Tan

Staff Representative, Court, Hong Kong Baptist University

c.c. Professor Albert Chan, President & Vice- Chancellor, Hong Kong Baptist University



Hong Kong Baptist University Century Club Limited 香港浸會大學尚志會有限公司

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Prof. C. F. Ng Prof. Albert S. C. Chan

Advisor
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理事
陳玉成 (生物) 劉國明 (經濟)
蕭雪霞 (英文) 王麗珍 (工管)
吳德龍 (會計)

名譽核數師
中瑞岳華(香港)會計師事務所

January 8, 2013

Mr. Thomas Chow
Chairman of the Town Planning Board/
Permanent Secretary for Development (Planning and Lands)
Development Bureau
18/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

Dear Mr. Thomas Chow,

Hong Kong Baptist University's Proposed Development of the Decommissioned Premises of Hong Kong Institute of Vocational Education (Lee Wai Lee Site)

On behalf of the Hong Kong Baptist University (hereinafter "HKBU" or "the University") Century Club, we are writing with utmost concern with regard to the recent proposal from the Planning Department to the Town Planning Board on changing the land use of a part of the Lee Wai Lee (LWL) Site for residential purpose.

HKBU Century Club is a distinctive alumni organization committed to the mission of supporting the University's long-term sustainable development. Our members are senior alumni and elite group occupying higher positions in various sectors in Hong Kong. As to the recent proposal of the change of the land use of Lee Wai Lee site, we are very concerned and passionate about its impact on the sustainable development of HKBU.

We believe that HKBU has been carrying out diligently throughout the years its unique mission of "Whole Person Education" with Christian values to serve HK society by nurturing the younger generation to be future leaders of HK.

We also believe that with its staff and students dedicated to their work, HKBU has grown in academic stature, and achieved international recognition as an institution showcasing "broad-based and creativity-inspiring education, research and scholarship".

Over the years, our alumni have been supporting the University's effort to obtain approval for the permanent use of the LWL site. Since 2005, proposals and plans have been put forward from the University to the Government on how HKBU would make best use of the site, which in effect is geographically an integral part of the University. We fully agree and support the University's plan to use the land partly to build student hostels and partly to build a Chinese Medicine Teaching Hospital, which indeed would not only benefit the students of HKBU but also the Chinese medicine profession, and the community at large.

Received on 10/1/13

c/o Alumni Affairs Office, Hong Kong Baptist University, Kowloon Tong, HK
Tel: 3411 7877 Fax: 2337 4204 Email: alumni@hkbu.edu.hk



Hong Kong Baptist University Century Club Limited

香港浸會大學尚志會有限公司

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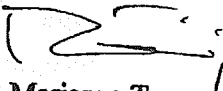
In addition, we would like to express our views as follows:

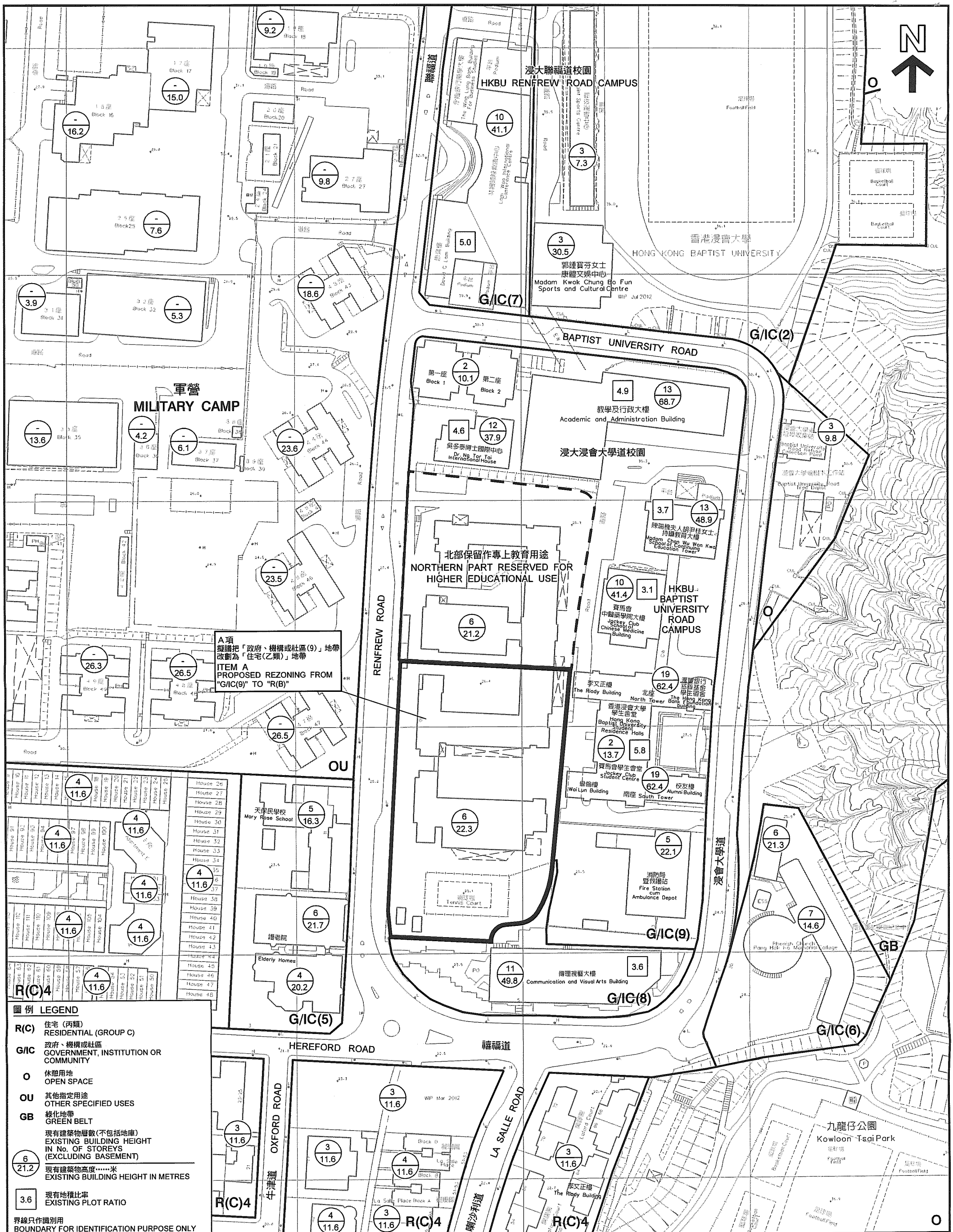
1. We note and fully agree with the Chief Executive of the HKSAR's vision and goal in education as stated in his manifesto during the Chief Executive Election. However, changing the land use from "Government, Institution or Community" to "Residential" is indeed in conflict with the pursuance of the Government vision in education.
2. It is noted that among the eight universities in HK, HKBU's total square footage for student hostels and also in terms of square footage per student are the lowest. The demand for more student accommodation is imminent and there should not be inequality to HKBU.
3. HKBU's planned development of a Chinese medical teaching hospital, first of its kind in HK, is to respond to the Government's call for such Chinese Medicine Teaching hospital to cater for the needs of training for Chinese medicine profession as well as to provide research and serve the HK community at large.
4. The site, surrounded by HKBU on three sides, is highly important to HKBU's future development. Cutting it in part for residential purpose would be awkward from a town planning point of view.
5. The Government have been emphasizing the importance of social harmony and balanced development. Changing the land use from education to residential purpose will give the public the impression that the Government is building piecemeal apartments at the expense of overall planning for education.

We strongly urge that - this proposed change of land use be withdrawn and we would be grateful that you as well as the Town Planning Board would reconsider the proposals submitted by the University.

Many thanks.

Sincerely Yours,


Marianna Tsang
President



圖例 LEGEND

- R(C)** 住宅 (丙類)
RESIDENTIAL (GROUP C)
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- 現有建築物層數 (不包括地庫)
EXISTING BUILDING HEIGHT
IN NO. OF STOREYS
(EXCLUDING BASEMENT)
- 現有建築物高度.....米
EXISTING BUILDING HEIGHT IN METRES
- 3.6 現有地積比率
EXISTING PLOT RATIO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2013年1月18日擬備，所根據的資料為測量圖編號11-NW-10C、10D、15A及15B
EXTRACT PLAN PREPARED ON 18.1.2013
BASED ON SURVEY SHEETS No. 11-NW-10C, 10D, 15A & 15B

平面圖 SITE PLAN

擬議把位於九龍塘聯福道涵蓋
前香港專業教育學院李惠利分校
的部份土地由「政府、機構或社區(9)」地帶
改劃為「住宅(乙類)」地帶
PROPOSED REZONING OF A SITE COVERING PART
OF EX-LEE WAI LEE CAMPUS OF IVE AT
RENFREW ROAD, KOWLOON TONG
FROM "G/IC(9)" TO "R(B)"

SCALE 1:1 500 比例尺

米 METRES 20 0 20 40 60 80 100 120 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K18/12/110

圖 PLAN
2 - A