

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

MPC Paper No. 7/14

**For Consideration by the
Metro Planning Committee on 25.4.2014**

**PROPOSED AMENDMENTS TO
THE DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21**

**PROPOSED AMENDMENTS TO
THE DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments incorporated in the draft Yau Ma Tei Outline Zoning Plan (OZP) No. S/K2/21B (**Attachment I**) and its Notes (**Attachment II**) are suitable for exhibition for public inspection under section 7 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment III**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 29.10.2010, the draft Yau Ma Tei OZP No. S/K2/21, incorporating amendments mainly to impose building height restrictions (BHRs) for various development zones and to rezone a number of sites to reflect their existing uses, was exhibited for public inspection under section 5 of the Ordinance. A total of nine representations were received. On 7.1.2011, the representations were published for three weeks for public comments. A total of 702 comments were received. Upon consideration of the representations and comments on 13.5.2011, the Board decided to partially meet one representation and not to uphold the remaining representations. On 3.6.2011, the proposed amendment to the OZP¹ was published under s.6C(2) of the Ordinance. As no further representation was received, the Board on 29.7.2011 agreed that the plan should be amended by the proposed amendment.
- 2.2 In July 2011, the Real Estate Developers Association of Hong Kong (REDA) and the Methodist Church, Hong Kong (Methodist Church) lodged a judicial review (JR) application each against the Board's decisions of not upholding their representations. The court granted leaves for the two JRs and an order of stay of submission (requested by REDA) of the Yau Ma Tei OZP to the Chief Executive in Council (CE in C) for approval pending the determination of the JR. REDA's JR was heard by the court in February 2013. The judgment has yet to be handed down. The hearing dates of Methodist Church's JR have not been fixed.

¹ The proposed amendment related to revising the BHR for the "G/IC" site occupied by Hamilton Street Electricity Substation from 1 storey to 2 storeys to reflect the height of the existing building.

3. Amendment Item A: Rezoning a site at No. 54 Waterloo Road from “Government, Institution or Community” to “Government, Institution or Community(2)” and Revision to the stipulated BHR on the plan from 5 storeys to 57mPD

Background

- 3.1 The proposed amendment to the OZP relates to a “Government, Institution or Community” (“G/IC”) site (the Site) with an area of about 1,270m² at No. 54 Waterloo Road (**Plan 3**). The Site is currently occupied by the Ward Memorial Methodist Church (WMMC) and Yang Memorial Methodist Social Service Centre (YMMSSC) (**Plans 4 to 6**). WMMC mainly accommodates a sanctuary and various church facilities, while YMMSSC includes a social service centre, a dental clinic and various social welfare facilities².
- 3.2 In formulating the BHRs for the “G/IC” sites on the OZP, due regard was given to the nature of the existing facilities/uses on the sites, the existing building heights (BHs), the development restrictions on the land allocation/lease (if any), and the need to maintain compatible building mass in the local setting, among other considerations. Unless there are committed proposals or known developments or to meet the specific height requirement, the existing “G/IC” sites are broadly kept to their existing heights to serve as breathing spaces and visual/spatial relief of the area. Taking into account these principles, a BHR of 5 storeys was imposed for the Site (**Plan 3**) on the draft Yau Ma Tei OZP No. S/K2/21 exhibited on 29.10.2010 to reflect the height of the existing buildings.
- 3.3 The Methodist Church submitted a representation against the BHRs imposed for the Site and their other sites³ in Yau Ma Tei. The church proposed either to delete the BHR for the Site or to revise it from 5 storeys to 100mPD or at least 92mPD (equivalent to the BHR for the Kwong Wah Hospital on the opposite side of Waterloo Road) (**Plan 3**). On 13.5.2011, the Board decided not to uphold the representation. During the hearing of the representation, it was indicated by the Methodist Church that the Site was to be redeveloped in order to expand the services to meet the needs of the church and the community. Noting such an intention, the Board requested the Planning Department (PlanD) to follow up with the Methodist Church on the redevelopment proposal. Subject to obtaining policy support from the concerned bureaux/departments and acceptance of the proposal by the relevant government departments, PlanD would take the initiative to revise the OZP to incorporate the redevelopment parameters into the OZP.
- 3.4 Since June 2011, PlanD has held meetings with the Methodist Church to discuss the redevelopment proposal of the Site. The Methodist Church has revised their proposal to address the comments received from concerned bureaux/departments including providing detailed justifications for and fine-tuning the proposed uses and proposed internal transport facilities, preparation of photomontages and improving the building design.

² Social welfare facilities include day activity centre for severe and moderately mentally handicapped, family health education centre and counseling centre, learning support and development centre, Yau Tsim Mong Family Education and support centre.

³ In the representation, Methodist Church also opposed to the BHRs on Chinese Methodist Kowloon Church, Chinese Methodist School and Methodist College on the Yau Ma Tei OZP.

Redevelopment Proposal

- 3.5 The redevelopment scheme for the Site and the supporting justifications submitted by the Methodist Church are at **Attachment IV**. In order to cope with the increasing needs of the community for the church and community facilities, the Methodist Church proposes to redevelop the two existing buildings at the Site into a single building for re-provisioning the existing church and social welfare facilities with expanded floor areas as well as a new hostel for severely and moderately mentally and physically handicapped with a GFA of 1,387m². Opportunity is also taken to expand the spaces for the pre-school and some church and social welfare facilities (including elderly support centre, day activity centre for severe and moderate mentally handicapped, family health education and counseling centre, and learning support and development centre). The major development parameters and floor uses of the proposed building are as follows:

Development parameters	
Site area	1,214.23m ²
GFA	9,966m ²
Plot ratio	8.208
Site coverage	
■ G/F to 2/F	84%
■ 3/F to 12/F	63%
Building height	57mPD
No. of storeys	14 (including one basement)
Floor	Proposed Uses
B/F	Car park
G/F	Offices, entrance lobby
1/F and 2/F	Main sanctuary
3/F to 4/F	Hostel for moderately/severely mentally handicapped
5/F	Church activity room/chapel
6/F to 12/F	Church activity room (including church uses, pre-school and social welfare facilities)

- 3.6 To allow for streetscape improvement and at-grade greening, a 3m building setback from the boundary abutting Waterloo Road (**Drawings 1 and 3**) is proposed in the redevelopment scheme. In view that the Site is well served by public transport and located in proximity to the Yau Ma Tei MTR Station, only a total of 20 car parking spaces and 2 loading/unloading bays would be provided at the basement (**Drawing 2**) to serve the proposed pre-school use, future church and social welfare facilities. The schematic drawings and photomontages of the proposed redevelopment are at **Drawings 1 to 11**.

Policy Support

- 3.7 The Home Affairs Bureau (HAB) advises that the new and expanded facilities of the WMMC are prima facie religious in majority, and he is satisfied that the Methodist Church is a religious organisation. As such, he has given policy support to the religious facilities for the redevelopment of the church as stipulated in the

proposed redevelopment scheme. Labour and Welfare Bureau (LWB) has no in-principle objection to the provision of welfare services, together with other non-welfare facilities, in the proposed redevelopment on the understanding that the subsequent welfare services and composition will be subject to further assessment by the Social Welfare Department and other relevant government departments in consultation with the non-governmental organisation as well as the outcome of a comprehensive technical feasibility study for the whole redevelopment.

Land Administration

3.8 The Site is governed by the lease of Kowloon Inland Lot No. 9093 for a term of 75 years commencing from 1.9.1965 for a six-storey building⁴ comprising a church for ecclesiastical purposes only and a welfare centre for such purposes as may be approved by the Director of Social Welfare (D of SW) together with pastor's quarters and such other domestic quarters and offices as the Director of Lands (D of Lands) and the D of SW may consider reasonable. The lot is also subject to the following lease conditions:

- (a) a maximum BH of 300 feet (91.4m) above HKPD;
- (b) a 10 feet non-building area on south-western boundary;
- (c) provision of 10 spaces for parking of motor vehicles; and
- (d) no vehicular access from or to Waterloo Road.

3.9 To effect the proposed redevelopment, the Methodist Church has to apply to the Lands Department for a lease modification.

Technical Aspects

Planning Intention/Land Use

3.10 The redevelopment proposal will provide religious facilities, social welfare facilities and ancillary facilities such as pastor's quarters and offices. All these facilities can be regarded as 'Social Welfare Facility' and/or 'Religious Institution' uses which are always permitted within the "G/IC" zone.

Visual Appraisal

3.11 The Site abuts Waterloo Road on the north-west, and is surrounded by a cluster of low-rise Government, Institution or Community (GIC) facilities on the other three sides (**Plan 3**), including the 7-storey Kowloon Wah Yan College (36mPD) to its east; the 6-storey True Light Girls' College (29mPD) to the south-east; the 3-storey ELCHK Truth Lutheran Church (19mPD), 8-storey ELCHK Lutheran Secondary School (51mPD) and 6-storey Truth Lutheran Buildings (32mPD) to the south. Behind this GIC cluster is the King's Park knoll at a level of above 67mPD and a low-density residential development named King's Park Hill (73mPD). Across Waterloo Road are other medium-rise GIC developments, including Kwong Wah Hospital to the north-west (BHR of 92mPD⁵, and existing BH of about 49mPD), and the buildings of the Chinese YMCA of Hong Kong to the south-west (BHR of

⁴ The building height restriction of five-storey was amended to six-storey on 9.11.1989.

⁵ The BHR reflects Hospital Authority's redevelopment scheme for Kwong Wah, which is supported by the Food and Health Bureau and concerned departments.

89mPD, and existing BH of 63 to 88mPD).

- 3.12 Given that the BHs of the adjacent GIC developments on the two sides of Waterloo Road range from 18.8 to 88.4mPD, the Chief Town Planner/Urban Design and Landscape, PlanD considers the proposed BH of 57mPD not incompatible with the surroundings. As demonstrated in the photomontages in **Drawings 10 and 11**, the proposed development would not have a significant visual impact on the viewpoints at Pitt Street and Waterloo Road. As the Site is at a lower level abutting Waterloo Road, the impact on the existing open view from the surrounding developments on the elevated platform on King's Park would be insignificant. The proposed 3m building setback from Waterloo Road (**Drawings 1 and 3**), which can be used for amenity planting, would help minimising the visual impact of the proposed development. The floor-to-floor heights for the proposed uses (e.g. 3.15m for hostel, 3.5m for typical floors of the church facilities and 4.55m for lobby and 10.85m for main sanctuary) are considered reasonable.

Air Ventilation Consideration

- 3.13 During the review of the Yau Ma Tei OZP in 2010, an Air Ventilation Assessment (AVA) by Expert Evaluation was undertaken by PlanD's consultant to provide a qualitative assessment of the wind environment in the area covered by the OZP, to identify problem areas and to propose mitigation measures. According to the AVA, the prevailing annual wind for the Yau Ma Tei area comes from the north-east, east and west, whereas the summer prevailing wind comes from the south-east and south-west. Waterloo Road is an important air path facilitating wind penetration, along which the site is located. However, the Site does not fall within the existing air path or areas of concern as identified in the AVA.
- 3.14 Since the Site does not fall within the major breezeway (**Plan 7**), given the low to medium-rise and relatively open setting in the area, significant impact of the proposed increase in building height (from 5 storeys to 57mPD equivalent to 14 storeys including basement as proposed by the Methodist Church) on the local air ventilation would be unlikely. Moreover, the proposed setback of 3m from the lot boundary abutting Waterloo Road may also benefit the air ventilation along the road.

Traffic, Environmental and Infrastructure Considerations

- 3.15 The Site is located in an area that is well served by public transport and in close proximity to the Yau Ma Tei MTR Station (within 200m walking distance). The Transport Department has no objection to the parking provision of the proposed development (i.e. 20 car parking spaces and 2 loading/unloading bays⁶) below the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG). Also, taking into consideration its limited site area (0.1 ha) and that additional traffic generated by the proposed redevelopment will be insignificant, and the nearby Nathan Road/Waterloo Road junction will have spare capacity to cope with such

⁶ According to HKPSG, a church should be provided with one to two loading/unloading bay, whereas one car parking space should be provided for every 16 seats. For pre-school development, 0 to 1 car parking space should be provided for every 4 to 6 classrooms. Based on Methodist Church's redevelopment scheme, a total of 2 loading/unloading bays for small coaches and 50 car parking spaces are required for the proposed development based on HKPSG.

additional traffic, TD considers that the submission of a Traffic Impact Assessment is considered not necessary.

- 3.16 The Environmental Protection Department advises that as compared with the existing uses at the Site, there is no change to the environmentally sensitive nature of the uses by the redevelopment proposal. Therefore, they have no objection to the proposed development. Other concerned government departments consulted including the Drainage Services Department and the Water Supplies Department have no adverse comments on the proposal.
- 3.17 In view of the policy support/no objection given by the relevant bureaux/departments, and the redevelopment proposal would have no significant adverse impacts on the surrounding areas, it is recommended to amend the BHR for the Site from 5 storeys to 57mPD (equivalent to 14 storeys including a basement according to the redevelopment scheme).

4. Proposed Amendments to Matters shown on the Plan

- 4.1 The proposed amendments are shown on the draft Yau Ma Tei Outline Zoning Plan No. S/K2/21B (**Attachment I**) and set out below:

Item A – Rezoning the site at No. 54 Waterloo Road from “G/IC” to “G/IC(2)” (about 1,270m²) and amending the stipulated BHR on the Plan for the site from 5 storeys to 57mPD (**Plan 2**).

- 4.2 The rationales for the proposed amendments are set out in paragraph 3 above.

5. Proposed Amendments to the Notes of the OZP (Attachment II)

- 5.1 In view of the proposed amendments in paragraph 4 above, a Remark is proposed to be included in the Notes for the “G/IC” zone to require the provision of a minimum setback of 3m from the lot boundary abutting Waterloo Road for the new “G/IC(2)” subzone to allow for streetscape improvement and amenity planting, and to enhance air ventilation.
- 5.2 The revised Notes (with the proposed additions highlighted in ***bold and italics*** and deletions in ~~crossed-out~~) is at **Attachment II** for Members’ consideration.

6. Revision of the Explanatory Statement of the OZP (Attachment III)

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in paragraphs 4 and 5 above. 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. A copy of the revised ES (with the proposed additions highlighted in ***bold and italics*** and deletions in ~~crossed-out~~) is at **Attachment III** for Members’ consideration.

7. Plan Number

Upon exhibition, the Plan will be re-numbered as S/K2/22.

8. Consultation

Departmental Consultation

- 8.1 The proposed amendments have been circulated to relevant Government bureaux/departments for comments. HAB has given policy support to the religious facilities in the redevelopment scheme, whereas LWB has no in-principle objection to the provision of welfare services in the redevelopment scheme. Other bureaux/departments either have no objection to or no adverse comments on the proposed amendments. Comments from the Secretary for Home Affairs, Commissioner for Transport, Director of Environmental Protection, D of Lands and CTP/UD&L, PlanD have been incorporated into the above paragraphs where appropriate.
- 8.2 The following Government departments have no comment on/no objection to the proposed amendments as detailed in paragraphs 4 and 5 above:
- (a) Chief Building Surveyor/Kowloon, Buildings Department;
 - (b) Chief Engineer/Development (2), Water Supplies Department;
 - (c) Chief Engineer/Mainland South, Drainage Services Department;
 - (d) Chief Highway Engineer 2/Major Works, Highways Department;
 - (e) Chief Highway Engineer/Kowloon, Highways Department;
 - (f) Director of Fire Services; and
 - (g) District Officer/Yau Tsim Mong, Home Affairs Department.

Public Consultation

- 8.3 If the proposed amendments are agreed by the Metro Planning Committee, the draft Yau Ma Tei OZP No. S/K2/21B (to be renumbered to S/K2/22 upon exhibition) and its Notes will be suitable for exhibition under section 7 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The Yau Tsim Mong District Council will also be consulted on the proposed amendments during the exhibition period of the draft OZP.

9. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the draft Yau Ma Tei OZP No. S/K2/21 mentioned in paragraphs 4 and 5 above and that the draft Yau Ma Tei OZP S/K2/21B at **Attachment I** (to be numbered to S/K2/22 upon exhibition) and its Notes at **Attachment II** are suitable for exhibition for public inspection under section 7 of the Ordinance; and

- (b) adopt the revised ES at **Attachment III** as an expression of the planning intentions and objectives of the Board for the various land use zones of the OZP, and is suitable for exhibition together with the OZP and its Notes.

10. Attachments

Attachment I	Draft Yau Ma Tei OZP No. S/K2/21B
Attachment II	Revised Notes of the Draft Yau Ma Tei OZP No. S/K2/21B
Attachment III	Revised ES of the Draft Yau Ma Tei No. S/K2/21B
Attachment IV	Redevelopment Scheme and Supporting Information from the Methodist Church
Drawings 1 to 9	Floor Plans and Section Plan of the Redevelopment Scheme
Drawings 10 and 11	Photomontages of the Redevelopment
Plan 1	Draft Yau Ma Tei No. S/K2/21 (reduced size)
Plan 2	Comparison of the Draft Yau Ma Tei No. S/K2/21 and No. S/K2/21B
Plan 3	Site Plan of Amendment Item A
Plans 4 to 6	Aerial and Site Photos of the Site (Amendment Item A)
Plan 7	Breezeway and Air Path identified in the Yau Ma Tei AVA

**PLANNING DEPARTMENT
APRIL 2014**

圖例
NOTATION

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

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分比	
COMMERCIAL	6.77	5.53		商業
RESIDENTIAL (GROUP A)	13.72	11.20		住宅 (甲類)
RESIDENTIAL (GROUP B)	7.41	6.05		住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	31.39	25.63		政府、機構或社區
OPEN SPACE	18.73	15.30		休憩用地
OTHER SPECIFIED USES	8.87	7.24		其他指定用途
GREEN BELT	2.16	1.76		綠化地帶
MAJOR ROAD ETC.	33.40	27.29		主要道路等
TOTAL PLANNING SCHEME AREA	122.45	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 7 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S / K 2 / 2 1 的修訂
AMENDMENT TO DRAFT PLAN No. S/K2/21

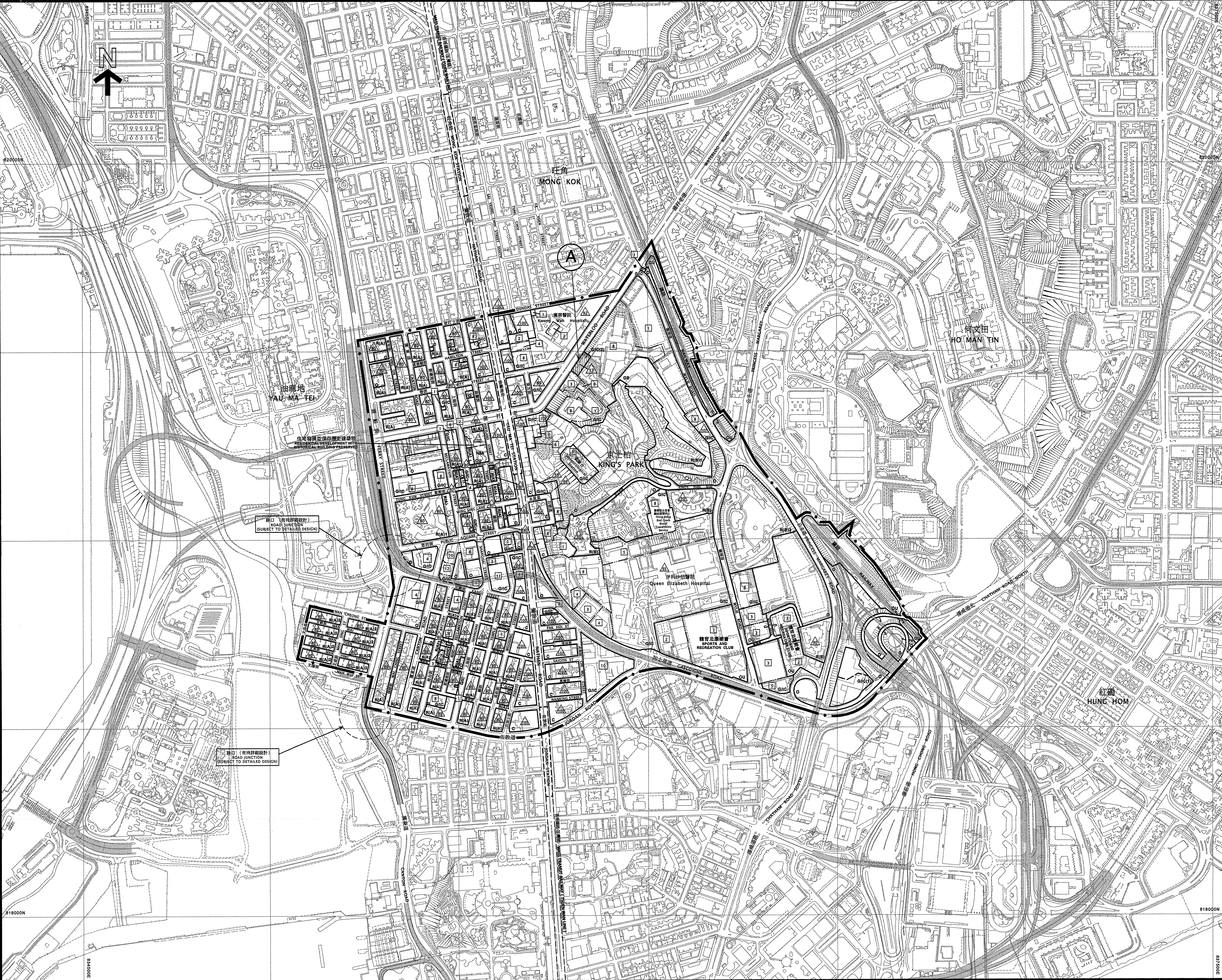
AMENDMENT EXHIBITED UNDER SECTION 7
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 7 條
展示的修訂

AMENDMENT ITEM A

修訂項目 A 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油麻地 (九龍規劃區第 2 區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 2 - YAU MA TEI - OUTLINE ZONING PLAN

草圖編號 S/K2/21 的修訂
AMENDMENT TO DRAFT PLAN No. S/K2/21
EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON

SECRETARY
TOWN PLANNING BOARD

城市規劃委員會秘書

SCALE 1:5 000 比例尺
米 METRES 100 0 200 400 600 800 METRES 米

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

圖則編號
PLAN No. S/K2/21B

KOWLOON PLANNING AREA NO. 2

DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21B

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

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

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

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

toll plaza, 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. 2

DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21B

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
RESIDENTIAL (GROUP A)	3
RESIDENTIAL (GROUP B)	7
GOVERNMENT, INSTITUTION OR COMMUNITY	9
GOVERNMENT, INSTITUTION OR COMMUNITY (1)	11
OPEN SPACE	12
OTHER SPECIFIED USES	13
GREEN BELT	18

COMMERCIAL

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

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) A minimum setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street and Parkes Street shall be provided.
- (4) A minimum setback of 6m from the lot boundary above 15m measured from the mean street level abutting the northern curb of Kansu Street shall be provided.
- (5) 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.
- (6) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) 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.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements 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.

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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

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

Planning Intention

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

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”) and “R(A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (10) and/or (11) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (10) and/or (11) hereof.
- (3) On land designated “R(A)” and “R(A)2”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable-
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (4) On land designated “R(A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 87 600m² and a maximum non-domestic GFA of 6 418m² of which not less than 2 088m² shall be provided for Government, institution or community (GIC) facilities. A public open space of not less than 5 850m² at ground level shall be provided.
- (5) On land designated “R(A)”, “R(A)1” and “R(A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (6) On land designated “R(A)”, a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m² or more.
- (7) On land designated “R(A)”, a minimum setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (8) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (9) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1) , (2) 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, 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.
- (10) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraph (1), (2) or (4) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (1), (2) and (4) above may thereby be exceeded.
- (11) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1), (2) and (4) to (6) above, and any reduction in the total GFA provided for GIC facilities stated in paragraph (4) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (12) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (7) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

Planning Intention

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

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) On land designated “Residential (Group B)” (“R(B)”), 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, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated “R(B)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 22 400m² and a maximum building height of 85 metres above Principal Datum (mPD).
- (3) On land designated “R(B)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 84 000m² and a maximum building height of 130mPD. A mini-bus lay-by shall be provided.
- (4) On land designated “R(B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1) to (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.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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

Planning Intention

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

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) A minimum setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street shall be provided.
- (4) ***On land designated “G/IC(2)”, a minimum setback of 3m from the lot boundary abutting Waterloo Road shall be provided.***
- (45) 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.
- (56) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraphs (3) ***and*** (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place (Canteen only) Educational Institution Research, Design and Development Centre Training Centre	Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for higher educational facilities and railway facilities.

Remarks

- (1) Any new development, except alteration and/or modification to an existing building, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 36 608m² and a maximum building height of 30 metres above Principal Datum (mPD) and 60mPD in the area to the north and south of the pecked line respectively as shown on the Plan. A public open space of not less than 6 080m² shall be provided.
- (3) In determining the relevant maximum GFA for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and railway facilities may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (2) 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 Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area	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 Utility Installation for Private Project

Planning Intention

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

OTHER SPECIFIED USES

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

For “Residential Development with Historical Building Preserved” Only

Schedule I : for residential development other than the historical building

Flat	Educational Institution
Government Use (Police Reporting Centre only)	Eating Place
House	Government Refuse Collection Point
Library	Government Use (not elsewhere specified)
Residential Institution	Hotel
Utility Installation for Private Project	Market
	Off-course Betting Centre
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

Schedule II : for the historical building

Eating Place	Religious Institution
Educational Institution	Social Welfare Facility
Field Study/Education/Visitor Centre	
Government Use	
Institutional Use (not elsewhere specified)	
Library	
Place of Recreation, Sports or Culture	
School	
Shop and Services	
Training Centre	

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Residential Development with Historical Building Preserved" Only (Cont'd)

Planning Intention

This zone is intended primarily for residential development with the provision of public open space and in-situ preservation of the historical building of the former Pumping Station of Water Supplies Department for community/cultural uses.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than the historical building, shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 29 017m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan. A public open space of not less than 1 650m² at ground level shall be provided.
- (2) Any addition, alteration and/or modification to the existing historical building requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (3) No addition, alteration and/or modification to the existing historical building shall result in a total development in excess of the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) A minimum setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street shall be provided.
- (5) In determining the relevant maximum GFA 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.
- (6) In determining the relevant maximum number of storeys for the purposes of paragraph (3) above, any basement floor(s) may be disregarded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/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.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Residential Development with Historical Building Preserved" Only (Cont'd)

Remarks (Cont'd)

- (8) Based on the individual merits of a development proposal, minor relaxation of the building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as shown on the Plan and the setback requirement stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

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

For "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 primarily to provide land intended for the sports and recreational facilities development at Gascoigne Road and Wylie Road.

Remarks

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

For "Railway" Only

As Specified on the Plan

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 Mass Transit Railway.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Government Use (not elsewhere specified) 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

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

KOWLOON PLANNING AREA NO. 2

DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21B

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 2

DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21B

<u>Contents</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	2 3
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	3 4
7. BUILDING HEIGHT RESTRICTIONS IN THE AREA	3 4
8. LAND USE ZONINGS	
8.1 Commercial	7
8.2 Residential (Group A)	8
8.3 Residential (Group B)	10
8.4 Government, Institution or Community	10 11
8.5 Government, Institution or Community (1)	11 12
8.6 Open Space	12 13
8.7 Other Specified Uses	13
8.8 Green Belt	14 15
9. COMMUNICATIONS	14 15
10. UTILITY SERVICES	15 16
11. CULTURAL HERITAGE	15 16
12. IMPLEMENTATION	16

KOWLOON PLANNING AREA NO. 2

DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21B

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Yau Ma Tei Outline Zoning Plan (OZP) No. S/K2/21B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

2.1 ~~The first statutory plan covering the Yau Ma Tei area was gazetted on 11 November 1955 under the Town Planning Ordinance (the Ordinance). Since then, the statutory plan had been amended several times to reflect the changing circumstances. On 27 April 1976, the Yau Ma Tei OZP No. LK2/46 was approved by the then Governor in Council (G in C). *The first statutory plans covering the Yau Ma Tei area, included Plan No. LK 2/18 (for Yau Ma Tei) and Plan No. S/K6/1 (for Mong Kok and Yau Ma Tei (East)), were gazetted on 11 November 1955 and 17 May 1985 respectively under the Town Planning Ordinance (the Ordinance). Subsequently, opportunity was taken to recast the planning area boundaries to conform with those of the relevant District Boards and one single OZP was prepared for the entire Yau Ma Tei district. Accordingly, the draft Yau Ma Tei OZP No. S/K2/1 was exhibited on 26 September 1986 for public inspection under section 5 of the Ordinance.*~~

2.2 ~~On 21 January 1986, the then G in C referred the approved Yau Ma Tei OZP No. LK2/46 to the Board for amendment. On 26 September 1986, the draft Yau Ma Tei OZP No. S/K2/1 was exhibited for public inspection under section 5 of the Ordinance. Since then, the OZP had been amended three *several* times and exhibited for public inspection under section 7 of the Ordinance.~~

2.32 On 26 October 1993, the then G in C referred the Yau Ma Tei OZP No. S/K2/5 to the Board for amendment under section 9(1)(c) of the Ordinance. Since then, the OZP had been amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.43 On 29 September 1998, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yau Ma Tei OZP, which was subsequently re-numbered as S/K2/9. On 10 October 2000, the CE in C referred the approved OZP No. S/K2/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.54 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yau Ma Tei OZP, which was subsequently re-numbered as S/K2/15. On 8 July 2003, the CE in C referred the approved OZP No. S/K2/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.65 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yau Ma Tei OZP, which was subsequently re-numbered as S/K2/17. On 9 May 2006, the CE in C referred the approved OZP No. S/K2/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.76 On 6 May 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yau Ma Tei OZP, which was subsequently re-numbered as S/K2/20. On 21 October 2008, the CE in C referred the approved OZP No. S/K2/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 31 October 2008 under section 12(2) of the Ordinance.
- 2.87 On 29 October 2010, the draft Yau Ma Tei OZP No. S/K2/21 (~~the Plan~~), incorporating amendments mainly to impose new building height restrictions for various zones as well as to rezone a completed residential development previously covered by Land Development Corporation Development Scheme Plan and a number of sites to appropriate zonings to reflect their existing uses, was exhibited for public inspection under section 5 of the Ordinance. *During the plan exhibition period, nine representations were received. In the first three weeks of the public inspection period of the representations, a total of 702 comments were received. Upon consideration of the representations and comments on 13 May 2011, the Board decided to partially meet one representation and not to uphold the remaining representations. The proposed amendment to the OZP was published under s.6C(2) of the Ordinance on 3 June 2011. As no further representation was received, the Board on 29 July 2011 agreed that the plan should be amended by the proposed amendment.*
- 2.8 *In July 2011, two Judicial Review (JR) applications were filed against the Board's decisions of not upholding their representations. Leaves for JR*

applications and an order of stay of the submission of the OZP to CE in C were granted by the Court.

- 2.9 *On xx.xx.2014, the draft Yau Ma Tei OZP No. S/K2/22 (the Plan), incorporating amendments to rezone a site at Waterloo Road from “G/IC” to “G/IC(2)” with the requirement of providing a minimum setback of 3m from the lot boundary abutting Waterloo Road and to revise the building height restriction for the site from 5 storeys to 57mPD, was exhibited for public inspection under section 7 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 developments and redevelopments within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Yau Ma Tei 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 better 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 West Kowloon and forms the central part of the Yau Tsim Mong Administration District. It is bounded by Jordan Road and Gascoigne Road to the south, the Mass Transit Railway (MTR) East Rail Line to the east, Dundas Street to the north, and West Kowloon Reclamation to the west. The boundary of the Area is delineated in a heavy broken line on the Plan. It covers about 122 hectares of land.
- 5.2 The Area comprises two distinct parts. The area to the west of Nathan Road is one of the older parts of the urban area with predominantly residential use. Whereas the sites along Nathan Road are dominated by commercial or commercial/residential buildings.
- 5.3 To the east of Nathan Road, flat land gives way to undulating ground. Developments are more dispersed and of more recent origin. Queen Elizabeth Hospital, a number of low-density residential developments, grass pitches and recreation clubs are found in this part of the Area.

6. POPULATION

According to the ~~2006~~ **2011** Population By-Census, the population of the Area was about ~~65,200~~ **65,300**. It is estimated that the planned population of the Area would be about ~~75,600~~ **80,600**.

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 recent years following the relocation of the airport in Kai Tak and the removal of the airport height restrictions are considered undesirable from the urban design perspective as they are visually incompatible and out-of-context with the local built environment. In order to prevent excessively tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, building height restrictions are imposed for various zones on the Plan.
- 7.2 The proposed building height restrictions have taken into account the existing topography and site levels, the foothill setting, the local character, existing townscape and building height profile, the local wind environment and measures suggested for ventilation improvements, areas of local attractions, the building height restriction under the lease and the Urban Design Guidelines. Except for the existing high-rise towers up to 132 metres above Principal Datum (mPD) bounded by Waterloo Road, Portland Street, Man Ming Lane and Shanghai Street, the proposed building height bands of 80mPD to 100mPD in the Area for the “Commercial” (“C”), “R(A)” and

“R(B)” zones decrease progressively from Nathan Road. The proposed building height bands help preserve views to the ridgelines and achieve a stepped height profile for visual permeability and wind penetration and circulation.

- 7.3 Moreover, specific building height restrictions for the “G/IC” and “OU” zones in terms of mPD and/or number of storeys, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. In general, low-rise developments, normally with a height of not more than 13 storeys, will be subject to building height restrictions in terms of number of storeys (excluding basement floor(s)) so as to allow more design flexibility, in particular for Government, institution or community (GIC) facilities with specific functional requirements, unless such developments fall within visually more prominent locations and/or major breathing spaces. For taller developments, usually more than 13 storeys, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention.
- 7.4 An air ventilation assessment (AVA) by expert evaluation has been undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions shown on the Plan have taken into account the findings of the AVA.
- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan for various zones in order to provide incentive for developments/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements,
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air ventilation and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
 - (f) other factors such as 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.

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

7.7 Building Setbacks

Setback of buildings from streets play a key role in creating/widening air paths to improve air ventilation of the local area.

- (a) To enhance the north-south air flow in the inner part of the Kowloon Peninsula, a building setback of 3m from the lot boundary above 15m measured from the mean street level for the sites on both sides of Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street is imposed.
- (b) The east-west air path at Kansu Street will be widened by imposing a 6m setback of building from the lot boundary above 15m measured from the mean street level for the “C” zone abutting the northern curb of Kansu Street to improve air penetration and visual permeability upon redevelopment.

7.8 Non-Building Area

The existing public open space to the south of the residential development of ‘8 Waterloo’ together with Yunnan Lane is situated at a location where the southerly wind changes its course from Temple Street to Portland Street. To preserve this air path, the public open space together with Yunnan Lane is designated as a non-building area (NBA). The intention for the designation of the NBA is for air ventilation above ground and such a restriction will not apply to underground developments.

- 7.9 The above building setbacks and non-building area should be taken into account upon future redevelopment of the sites. A minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated building setback requirements and NBA restrictions under exceptional circumstances.

7.10 Building Gaps

The AVA suggested designating a number of building gaps on the Plan to enhance the air flow at various locations. However, as these proposed building gaps would traverse individual small lots, consideration would be

given to implementing the proposed building gaps should there be amalgamation of small lots into a larger site upon redevelopment, which could accommodate the imposition of the building gaps. Each case will be considered on its own merits. The intention of imposing building gaps is specified in the Explanatory Statement of the Plan for long-term implementation.

- (a) To extend the Man Ming Lane air path eastwards, an east-west air path will be created by demarcating a strip of 15m-wide land above podium level across the buildings at 502-512 Nathan Road.
- (b) To extend the Hamilton Street air path westwards, an east-west air path will be created by demarcating 2 strips of 15m-wide land above podium level across the two “R(A)” zones bounded by Canton Road, Pitt Street, Ferry Street and Dundas Street.
- (c) To welcome the wind from the harbour to the inner area, an east-west air path to align with Wing Sing Lane is created by proposing a strip of 16m-wide land above podium level traversing the residential block to the east of Prosperous Garden.
- (d) To facilitate the summer easterlies and westerlies, two east-west air paths will be created by demarcating 4 strips of 10m-wide land above podium level across the two “R(A)” zones bounded by Canton Road, Jordan Road, Ferry Street and Saigon Street.

7.11 The streets in the Area generally follow a north-south and east-west grid pattern. The street orientation is in parallel with the annual prevailing wind coming from the northeast, east and west, and summer prevailing wind from the southeast and southwest directions. The grid street pattern of the Area serves as an important wind path system and should be preserved as far as possible.

8. LAND USE ZONINGS

8.1 Commercial (“C”) : Total Area 6.77 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 centres serving the immediate neighbourhood.
- 8.1.2 Sites zoned “C” are mainly found on both sides of Nathan Road, which is the main commercial spine within the Yau Ma Tei district. Many of these sites have been developed for commercial purposes including shops, department stores, cinemas, hotels, restaurants and offices. The commercial developments along Nathan Road have been fulfilling the need for commercial expansion in the main

urban area. Commercial uses such as retail shops, offices and restaurants are permitted as of right on any floor of a building within this zone.

- 8.1.3 Developments within this zone are subject to a maximum plot ratio of 12.0 to restrain traffic growth which will otherwise overload the existing and planned transport networks and sewerage system capacities.
- 8.1.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio of 12.0 may be increased by what is permitted to be exceeded under Regulation 22.
- 8.1.5 Developments within the “C” zone are subject to a maximum building height restriction of 100mPD.
- 8.1.6 Minor relaxation of plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.1.7 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.1.8 In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street (see paragraph 7.7(a) above), and a minimum building setback of 6m from the lot boundary above 15m measured from the mean street level abutting the northern curb of Kansu Street (see paragraph 7.7(b) above) shall be provided. Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.

8.2 Residential (Group A) (“R(A)”) : Total Area 13.72 ha

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

- 8.2.2 Existing buildings within this zone range from four-storey tenements completed immediately after the World War II to recently developed multi-storey buildings. The ground and first floors of these buildings are mostly occupied by shops and service trades. This land use zoning is designed to allow this pattern of land use to continue, but in a controlled manner.
- 8.2.3 In consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities as envisioned in the Kowloon Density Study Review completed in early 2002, developments or redevelopments within this zoning are subject to specific control on plot ratios except otherwise specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building and a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the gross floor area (GFA) for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.2.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.2.5 For new developments/redevelopments within the “R(A)” zone that are adjacent to major roads, measures to mitigate the traffic noise impacts should be taken into account. Effort should also be made to reduce the noise level at source, such as provision of noise reducing friction course on road surface.
- 8.2.6 A site at 855-865 Canton Road, which is occupied by an existing commercial/GIC/residential development (known as Winfield Building) with shops on G/F, residential care home for the elderly on 1/F and 2/F and other GIC facilities on 3/F to 5/F, has been rezoned from “G/IC” to “R(A)” to reflect the predominantly residential nature of the existing development at the site.
- 8.2.7 Developments and redevelopments within this zone are subject to a maximum building height of 80mPD. Nonetheless, to cater for amalgamation of sites and inclusion of on-site parking and loading/unloading and other supporting facilities for larger sites, a maximum building height of 100mPD will be permitted for sites with an area of 400m² or more, except on land designated “R(A)1” and “R(A)2”.

- 8.2.8 The site bounded by Public Square Street and Tung Kun Street was developed for residential and commercial uses with community facilities and public open space (known as Prosperous Garden) by the Hong Kong Housing Society in 1995. The site is zoned “R(A)1” subject to maximum domestic and non-domestic GFA of 87 600m² and 6 418m² respectively, of which not less than 2 088m² for GIC facilities shall be provided. A public open space of not less than 5 850m² at ground level shall be provided.
- 8.2.9 The sites to the west of Ferry Street were developed as a private residential development (known as Man Wah Sun Chuen) in the 1960’s. Since the sites are located in a windward direction near the seafront, they are zoned “R(A)2” subject to a building height restriction of 80mPD without the 20m allowance of building height as mentioned in paragraph 8.2.7 above.
- 8.2.10 Minor relaxation of plot ratio/GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.2.11 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.2.12 In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street (as detailed in paragraph 7.7(a) above) shall be provided. Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.

8.3 Residential (Group B) (“R(B)”) : Total Area 7.41 ha

- 8.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The zone covers residential development mainly in the King’s Park area. Very few uses other than residential use are permitted as of right in this zone, although provision is made for certain commercial uses to be considered upon application to the Board.

- 8.3.2 Developments within this zone are subject to a maximum plot ratio or GFA control in order to restrain traffic growth which will otherwise overload the existing and planned transport networks.
- 8.3.3 The ex-Government Quarters site at King's Park Rise has been redeveloped and is now known as King's Park Hill. The site is zoned "R(B)1" subject to a maximum GFA of 22 400m² and a maximum building height of 85mPD.
- 8.3.4 Part of the ex-British Military Hospital site at the junction of Princess Margaret Road and Wylie Road has been redeveloped and is now known as Parc Palais. The site is zoned "R(B)2" subject to a maximum GFA of 84 000m² and a maximum building height of 130mPD. A mini-bus layby is provided within this site.
- 8.3.5 Developments and redevelopments within the "R(B)" zone are subject to a maximum building height restriction of 90mPD, or the height of the existing building, whichever is the greater.
- 8.3.6 Minor relaxation of plot ratio/GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.3.7 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.4 Government, Institution or Community ("G/IC") : Total Area 30.43 ha

- 8.4.1 Land zoned for this purpose is intended to provide for major Government uses and other community facilities to serve the needs of the residents in the Area and, where appropriate, those in the adjoining districts. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.4.2 Major existing GIC uses include Queen Elizabeth Hospital, Kwong Wah Hospital, King's Park Hockey Ground, Yau Ma Tei Fruit Market, Kowloon Government Offices, Yau Ma Tei Police Station, Hong Kong Red Cross Blood Transfusion Centre and several schools. The ex-military staff quarters fronting Wylie Road is reserved for primary school use.
- 8.4.3 Developments and redevelopments within this zone are subject to

building height restrictions in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. Building height restrictions for most of the “G/IC” zones are stipulated in terms of number of storeys except the relatively high-rise GIC uses, such as Kwong Wah Hospital ~~Hospital~~ **Hospital** (excluding Tung Wah Group of Hospitals Museum) and Queen Elizabeth Hospital, so as to reflect their new development proposals and/or to provide a more clear control over the building height profile.

8.4.4 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.4.5 However, for any existing building with building height already exceeding the relevant restriction as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.4.6 In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street (as detailed in ~~paragraph~~ **paragraph** 7.7(a) above) shall be provided. Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.

8.4.7 *For the site at 54 Waterloo Road, any future redevelopment for the provision of religious and social welfare facilities shall provide a minimum setback of 3m from the lot boundary abutting Waterloo Road to facilitate streetscape improvement and at-grade greening/tree planting and enhance air ventilation.*

8.5 Government, Institution or Community (1) (“G/IC(1)”) : Total Area 0.96 ha

8.5.1 A site at the junction of Chatham Road South and Princess Margaret Road is zoned “G/IC(1)” which is intended primarily to provide land for higher educational facilities and railway facilities together with the provision of a public open space. In order to address the concerns of the Board on the proposed development for higher educational facilities, any new development, except alteration and/or modification to an existing building, requires permission from the Board under section 16 of the Ordinance. In submitting the section 16 planning application, the following information should also be provided:

- (i) the accessibility of the public open space within the development to the public;
- (ii) the pedestrian circulation arrangement of the development;
- (iii) landscape and urban design proposals within the development, including a tree preservation proposal;
- (iv) the details and proposed area to be reserved for the incorporation of railway-related facilities;
- (v) the access arrangement to the MTR Ho Man Tin Substation; and
- (vi) such other information as may be required by the Board.

8.5.2 Minor relaxation of GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.5.3 However, for any existing building with GFA/building height already exceeding the relevant restrictions as stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.6 Open Space (“O”) : Total Area 18.73 ha

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

8.6.2 The existing open spaces in the western part of the Area comprise mainly the open ground on top of the Yau Ma Tei Service Reservoir, children’s playgrounds and small rest gardens. In the east, the open space at King’s Park includes a children’s playground, basketball and tennis courts, a rest garden, walking trails and sitting-out areas. The existing grass pitches within the ex-British Military Hospital site, i.e. King’s Park Sports Ground, are retained for open space purposes.

8.7 Other Specified Uses (“OU”) : Total Area 8.87 ha

8.7.1 This zone is intended primarily to provide/reserve land for specified purposes/uses.

- 8.7.2 The site previously covered by the approved Land Development Corporation Waterloo Road/Yunnan Lane Development Scheme Plan No. S/K2/LDC1/4 has been developed as a residential development (known as 8 Waterloo) with the in-situ preservation of the former pumping station of the Water Supplies Department (also known as Red Brick Building) and the provision of a public open space. The site is zoned “OU (Residential Development with Historical Building Preserved)”, intended primarily for residential development, and subject to a maximum GFA of 29 017m² and a maximum building height of 132mPD for the residential portion and a maximum building height of 2 storeys ((excluding basement floors(s)) for the historical building. A public open space of area not less than 1 650m² shall be provided at ground level. The Red Brick Building is under renovation by the Leisure and Cultural Services Department as a training venue for the proposed Xiqu Activity Centre which will be housed at the former Yaumatei Theatre (Grade 2 historical building). In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street shall be provided. The public open space together with Yunnan Lane is at a location where the southerly wind changes its course from Temple Street to Portland Street and is designated as an NBA. This NBA is required for air ventilation purpose and such a restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the setback requirement and the NBA restriction may be considered by the Board under section 16 of the Ordinance.
- 8.7.3 The sports and recreation clubs, which are located mainly at Gascoigne Road and Wylie Road in the eastern part of the Area, are zoned “OU (Sports and Recreation Club)”. In order to ensure that the building height will be in keeping with the character of the surrounding areas, developments/redevelopments within this “OU” zone are restricted to a maximum building height of 1 storey for Club de Recreio; 2 storeys for India Club, YMCA King’s Park Centenary Centre, Hong Kong Chinese Civil Servants’ Association, Municipal Services Staff Recreation Club and Pakistan Club; and 3 storeys for The Filipino Club and South China Athletic Association Tennis Centre. For all these sites, basement floor(s) may be disregarded in determining the number of storeys.
- 8.7.4 Minor relaxation of GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.7.5 However, for any existing building with GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.7.6 In submitting a planning application to the Board for Red Brick Building, the applicant should make reference to the conservation principles as stated in the Conservation Guidelines drawn up by the Antiquities and Monuments Office (AMO).

8.8 Green Belt (“GB”) : Total Area 2.16 ha

8.8.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

8.8.2 This zoning mainly covers steep hill slopes which are unsuitable for urban development. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

8.8.3 The vegetated hill slopes near the residential development of King’s Park Hill is within this zone.

9. COMMUNICATIONS

9.1 Roads

9.1.1 Nathan Road, Jordan Road, Waterloo Road, Gascoigne Road and Princess Margaret Road are part of the primary distributor road network in the north-south and east-west directions.

9.1.2 Other major roads in the Area include Hung Hom By-pass, Princess Margaret Road Link and the proposed Central Kowloon Route.

9.2 Mass Transit Railway

The Area is served by the MTR Tsuen Wan Line running beneath Nathan Road. There are two stations, namely Yau Ma Tei Station and Jordan Station with entrances distributed at convenient locations. The proposed MTR extension from Yau Ma Tei to Hung Hom is under active planning.

9.3 Pedestrian Circulation

- 9.3.1 A number of pedestrian subways are provided/proposed along Nathan Road to enhance pedestrian and vehicular traffic. To link up West Kowloon Reclamation area and the hinterland in Yau Ma Tei, a number of footbridges/subways are provided at the junctions of Waterloo Road/Ferry Street, Jordan Road/Ferry Street, and across Ferry Street near Prosperous Garden.
- 9.3.2 To improve the pedestrian environment, pedestrian schemes have been implemented in the crowded parts of Jordan area. These include a full-time pedestrian scheme at Nanking Street (between Parkes Street and Shanghai Street) and a part-time pedestrian scheme at Temple Street (between Jordan Road and Kansu Street). Other traffic improvement schemes along sections of Nanking Street, Pilkem Street, Shanghai Street, Bowring Street, Saigon Street, Parkes Street, Woosung Street, Ning Po Street and Pak Hoi Street are implemented or under detailed planning.

10. UTILITY SERVICES

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

11. CULTURAL HERITAGE

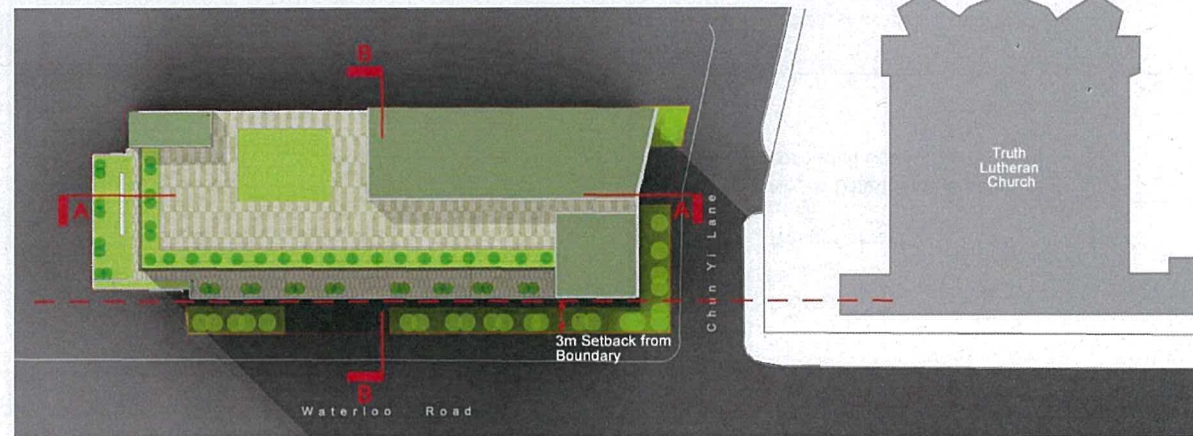
The Old South Kowloon District Court, Club de Recreio and India Club at Gascoigne Road; Tin Hau Temple at Temple Street; Tung Wah Group of Hospitals Museum within the compound of Kwong Wah Hospital; Yau Ma Tei Police Station at Canton Road; Yau Ma Tei Theatre and Yau Ma Tei Wholesale Fruit Market at Waterloo Road; The Former Pumping Station of Water Supplies Department at Shanghai Street; and Municipal Services Staff Club at Wylie Path are graded historical buildings located within the Area. Prior consultation with the AMO of Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historical buildings and their immediate environs.

12. IMPLEMENTATION

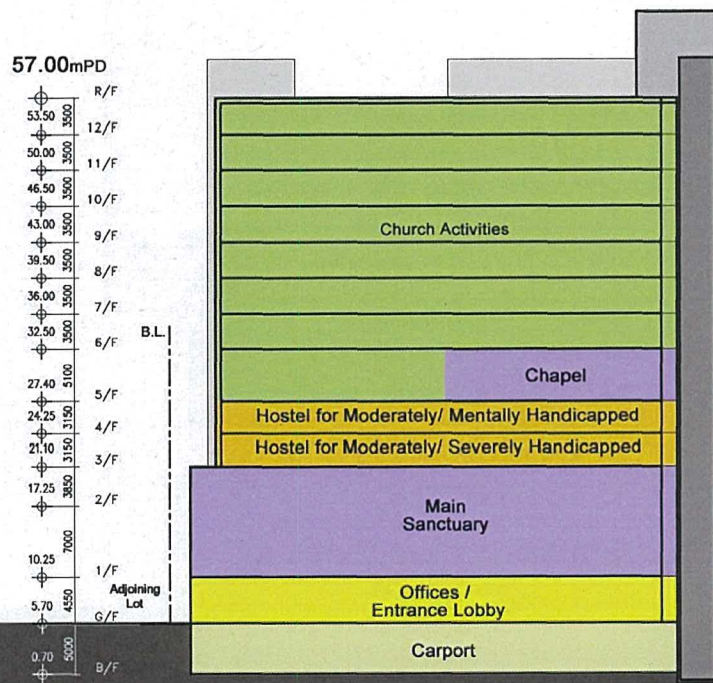
- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published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

support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

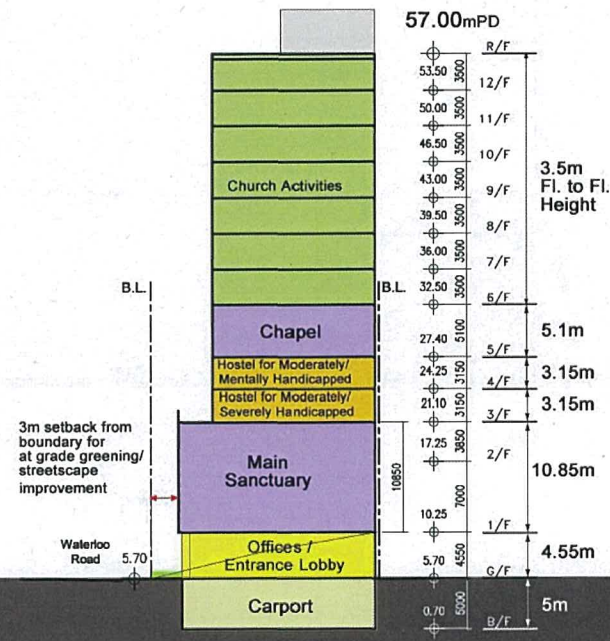
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with relevant 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 Yau Tsim Mong 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.



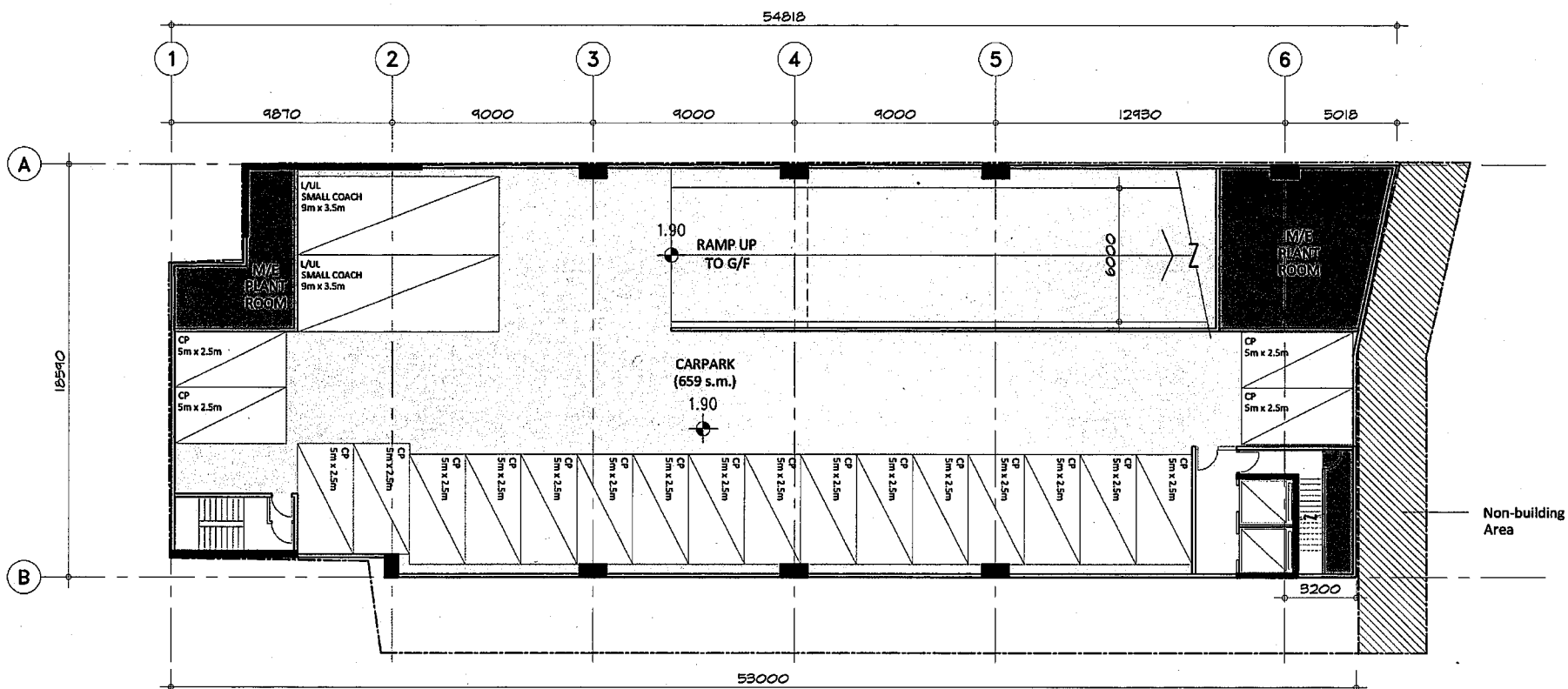
Location Plan Scale 1 : 500



Schematic Section A-A
Scale 1 : 500



Schematic Section B-B
Scale 1 : 500



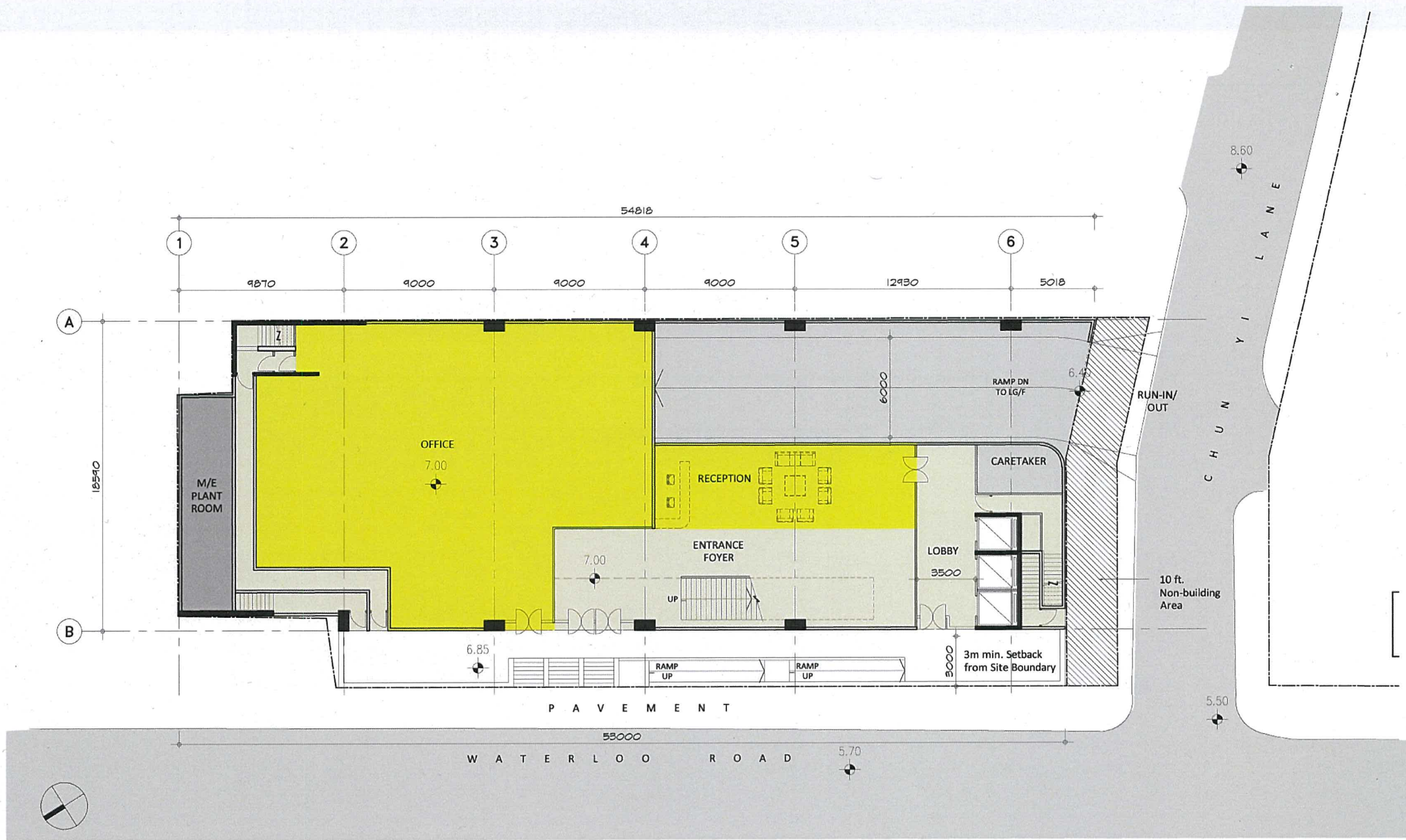
B1/F Scale 1:200

No. of Carpark = 20 nos.

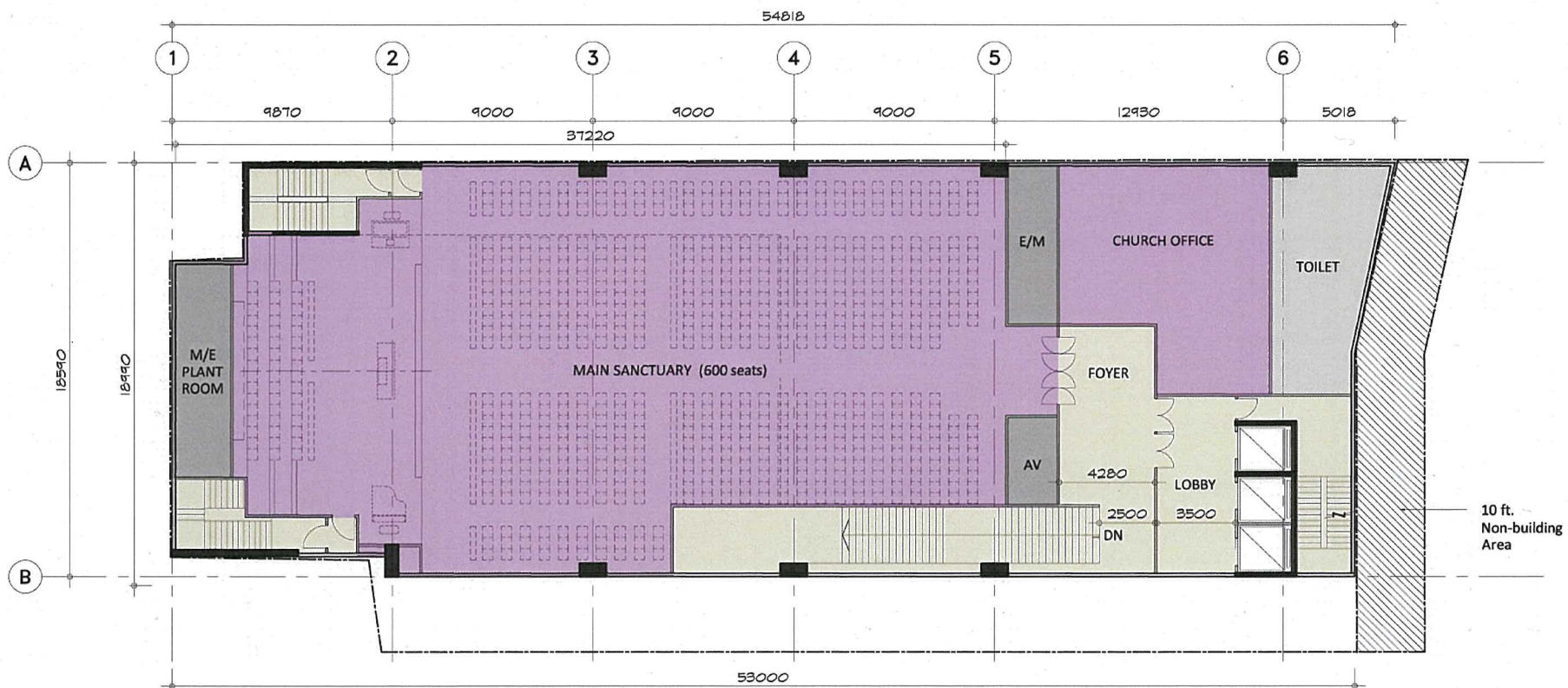
No. of Loading/ Unloading = 2 nos.
for Small Coach (3.5m x 9m)

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

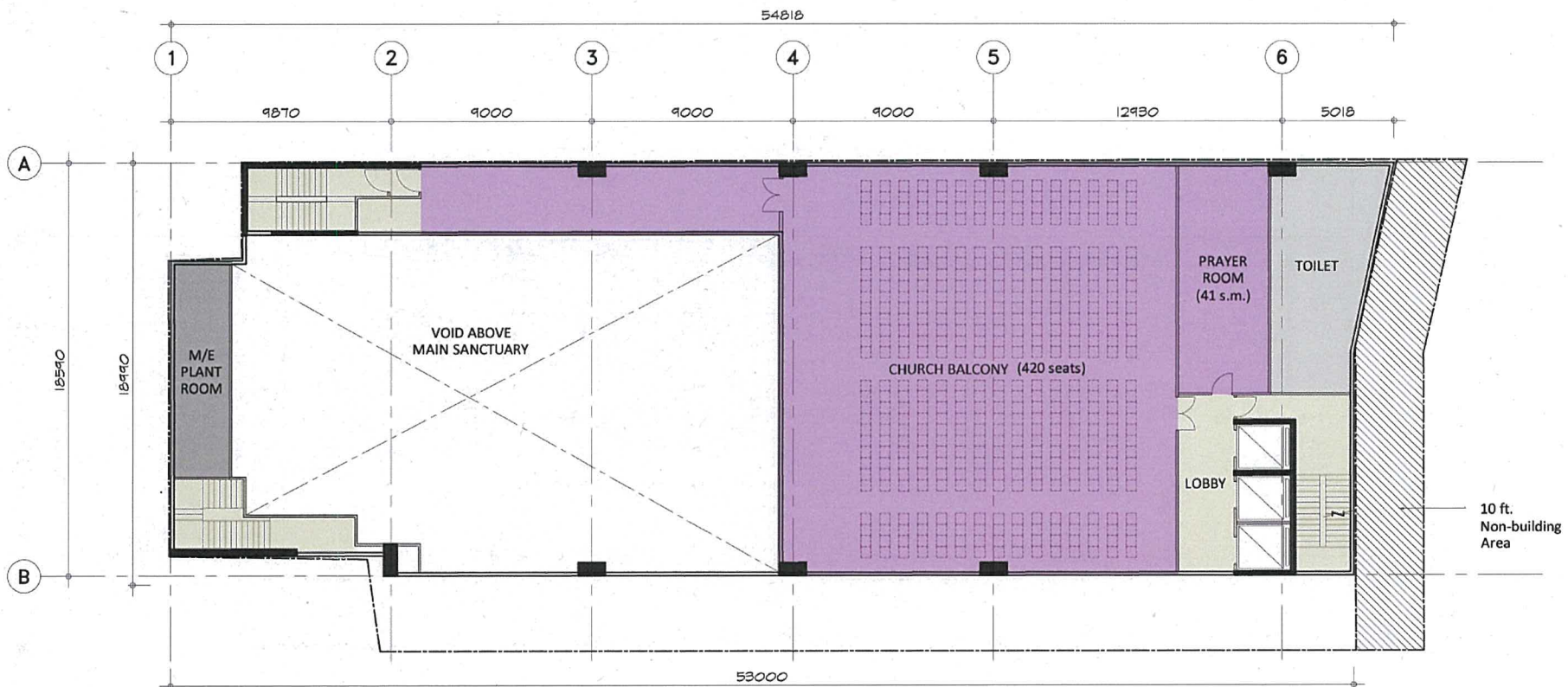
54 Waterloo Road, KIL 9093



G/F Scale 1 : 200



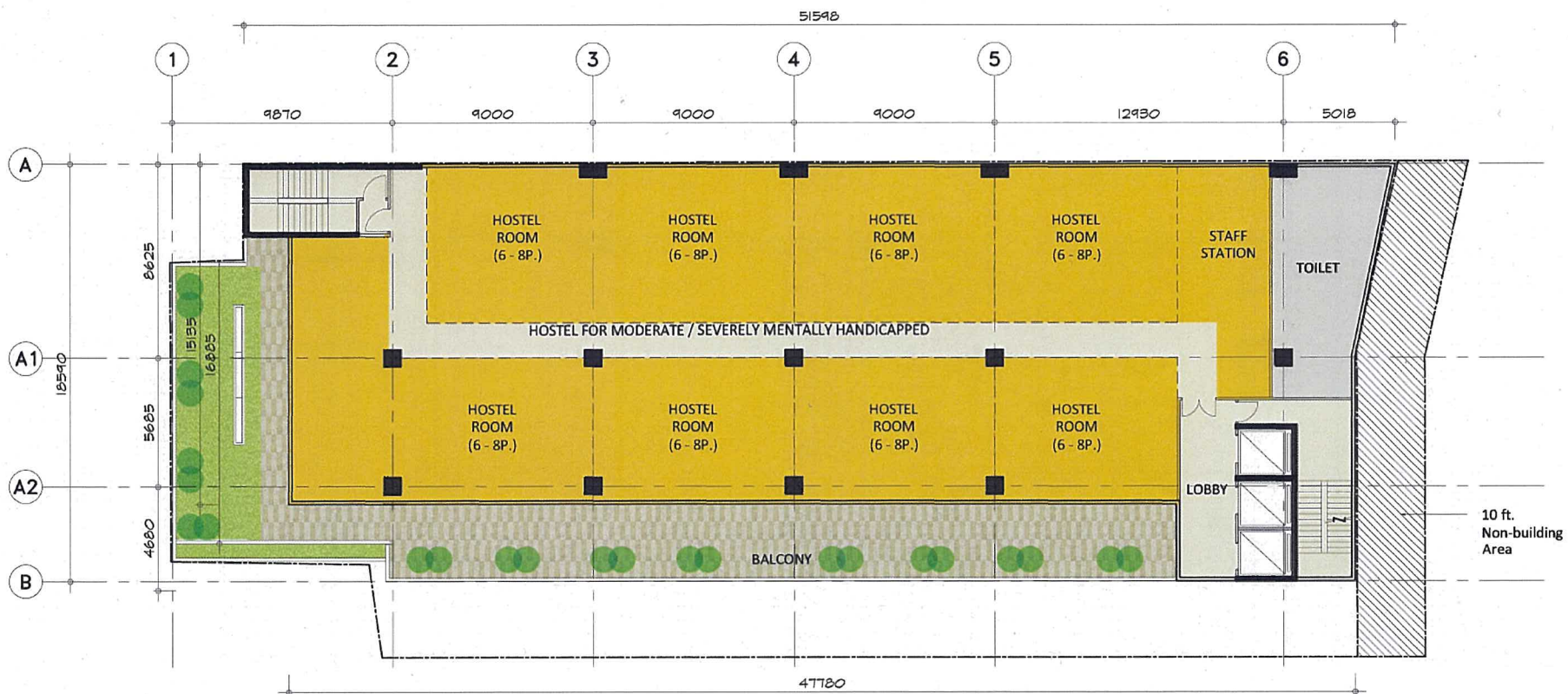
1/F Scale 1 : 200



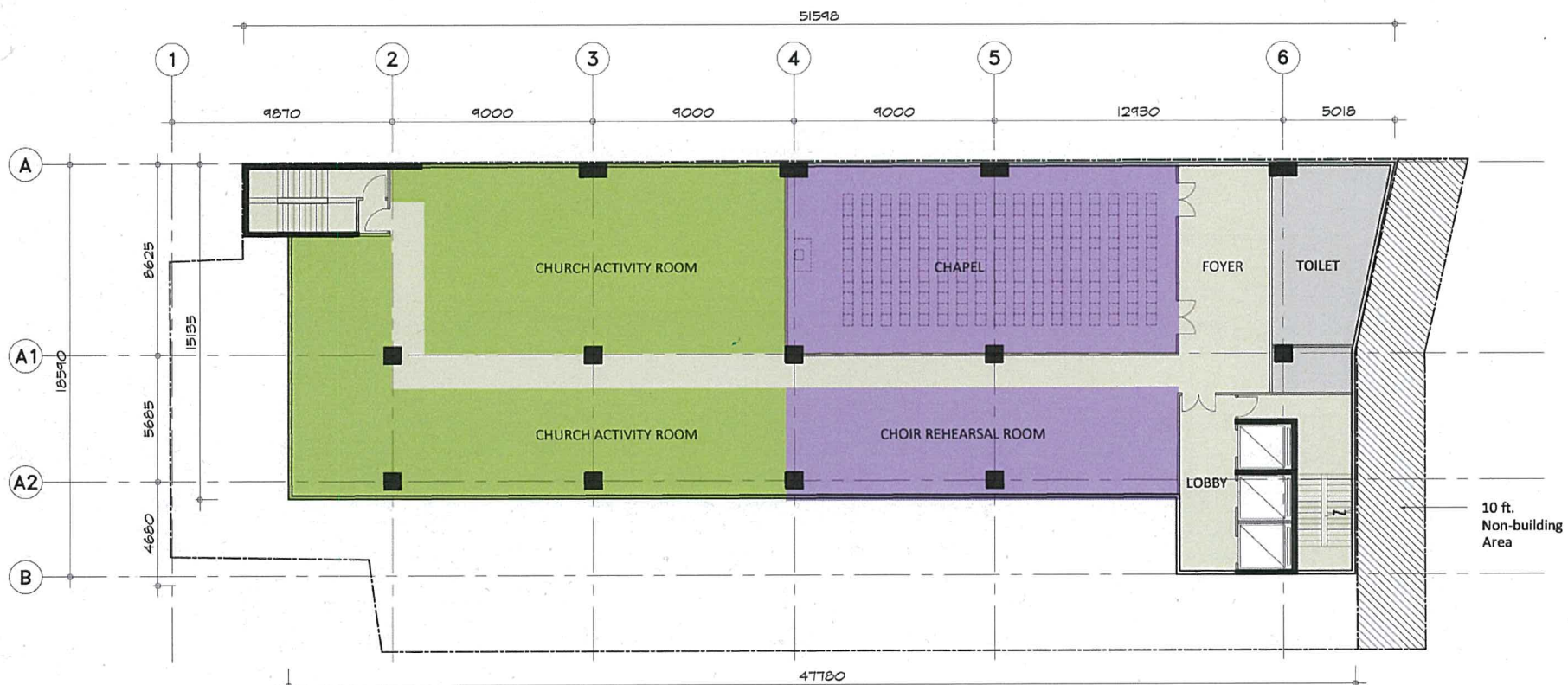
2/F Scale 1:200

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

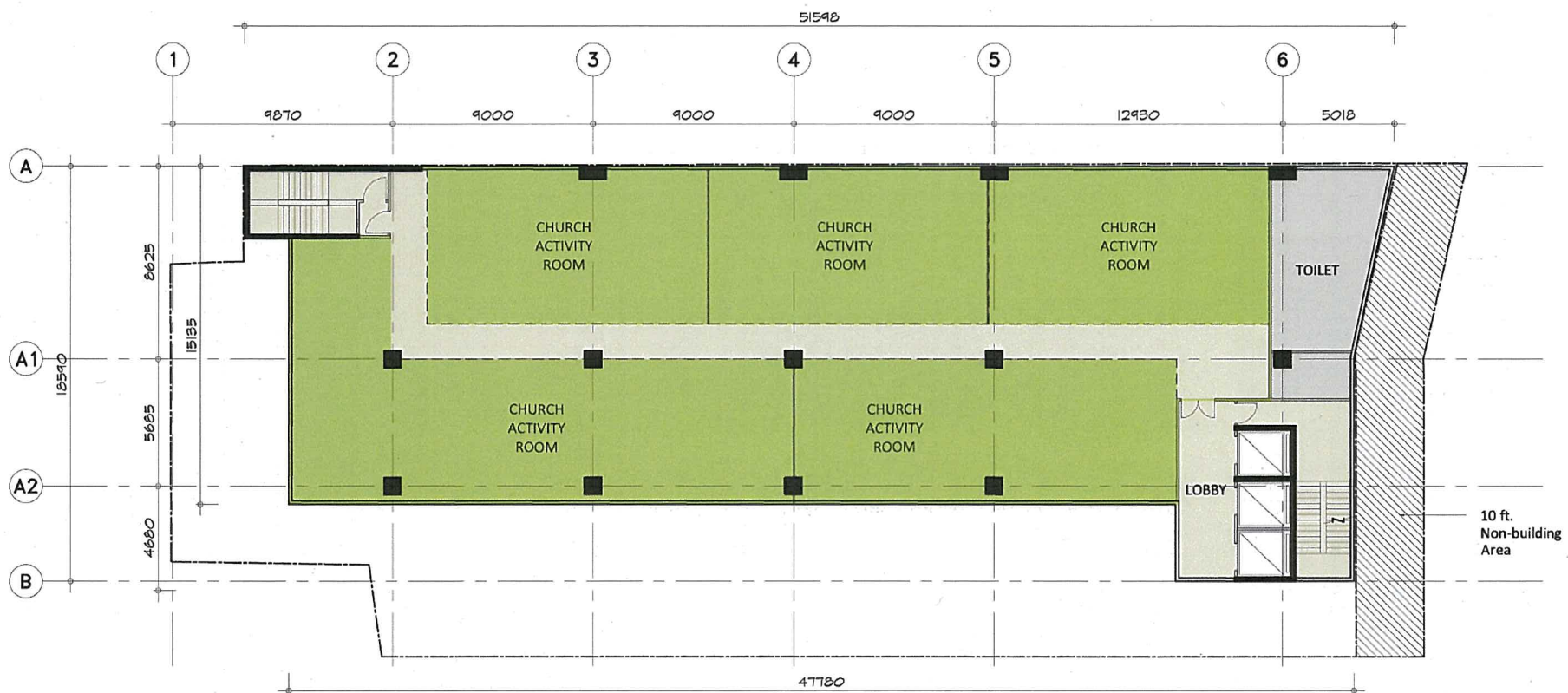
54 Waterloo Road, KIL 9093



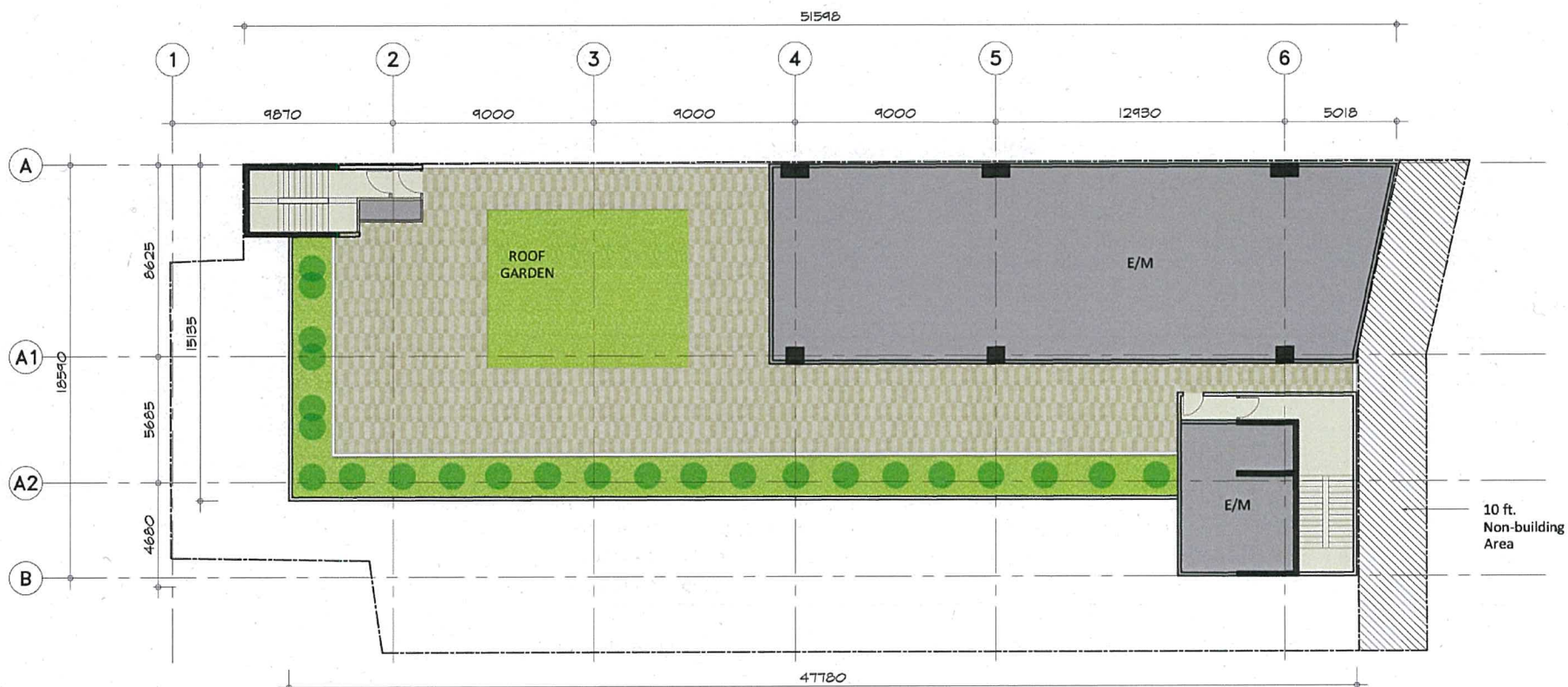
3/F - 4/F Scale 1 : 200



5/F Scale 1 : 200



6/F - 12/F Scale 1 : 200



ROOF PLAN Scale 1 : 200

Development Schedule

Site Area	=	1214.23 m2 (approx.)	=	13070 ft2
Class of Site	=	B		
Zoning	=	GIC		
Building Height Restriction	=	5 storeys (under OZP)		
	=	5 storeys ; 300ft PD (approx. 91.44mPD)	(under Lease)	
		6 storeys (under Modified Lease)		
Mean Street Level	=	5.7 mPD		
Permitted Non-domestic Site Coverage	=	100%	(under 15m of Building)	
	=	71.0% (862.10s.m.)	(not exceeding 54m of Building Height)	PNAP APP-132
Permitted Domestic Site Coverage	=	63.0% (764.96s.m.)	(not exceeding 24m of Building Height)	PNAP APP-132
Permitted Plot Ratio	=	9 for Domestic & 15 for Non-domestic		

Plot Ratio = 8.21

Proposed total GFA	=	9966
Actual Domestic Plot Ratio	=	1500 /1214.23
	=	1.24
Actual Non-domestic Plot Ratio	=	8466 /1214.23
	=	6.97
Proposed Building Height	=	57.00 mPD

Actual GFA		Site Coverage
G/F	736.00	84.0%
1/F	1000.00	84.0%
2/F	730.00	84.0%
3/F	750.00	63.0%
4/F	750.00	63.0%
5/F	750.00	63.0%
6/F	750.00	63.0%
7/F	750.00	63.0%
8/F	750.00	63.0%
9/F	750.00	63.0%
10/F	750.00	63.0%
11/F	750.00	63.0%
12/F	750.00	63.0%

Total GFA	=	9966.00 m2
-----------	---	------------

Schedule of Accommodations

Legend:

WMMC - Ward Memorial Methodist Church
YYMMP - Yaumatei Yang Memorial Methodist Pre-school
YMMC - Yang Memorial Social Service Centre

WMMC	Reprovided Facilities	Existing Area (m2)		Reprovided Area (m2)		Justification for Expansion / Policy Support				
		GFA	NOFA	GFA	NOFA					
	Church Facilities					See Appendix (I)				
	Main Sanctuary	450	270	600	360					
	Chapel	-	-	350	210					
	Multi-purpose Hall	230	138	300	180					
	Large Activities Room	48	29	200	120					
	Middle Activities Room	90	54 (2 nos.)	180	108 (2 nos.)					
	Small Activities Room	40	24 (2 nos.)	170	102 (4 nos.)					
	Prayer Room	-	-	60	36					
	Ancillary Facilities to Church									
	Teenager Pastoral Caring and Activity Zone	-	-	200	120					
	Adult & Family Pastoral Caring and Activity Zone	-	-	100	60					
	Retired Person & Elderly Care Pastoral Caring and Activity Zone	-	-	100	60					
	Children Pastoral Caring and Activity ZoneZone	-	-	100	60					
	Counselling Room	-	-	27	16 (3 nos.)					
	Large Conference Room	-	-	90	54					
	Small Conference Room	20	12	40	24					
	Pastor Quarter	200	120	200	120					
	Archive & Resource Centre	-	-	50	30					
	Audio Visual Resource Centre	-	-	50	30					
	Library	-	-	50	30					
	Office	100	60	150	90					
	Reception	-	-	50	30					
	Kitchen	-	-	55	33 (2 nos.)					
	Band Room	-	-	40	24 (2 nos.)					
	Audio Mixing Room	-	-	37	22					
	Store Room	15	9 (2 nos.)	60	36 (3 nos.)					
		Total	1193	716	3259		1955			
	YYMMP	Reprovided Facilities	Existing Area (m2)		Reprovided Area (m2)		Justification for Expansion / Policy Support			
		Yaumatei Yang Memorial Methodist Pre-school (YYMMP)	Total	343	206		530	318	See Appendix (II)	
	YMMC	Reprovided Facilities	Existing Area (m2)		Reprovided Area (m2)		Justification for Expansion / Policy Support			
		Ancillary Facilities to YMMC						To cope with expansion of direct service. To cope with expansion of direct service. Existing area is under provision. To further improve the quality and effectiveness of our services. To cope with expansion of direct service. To further improve the quality and effectiveness of our services. To be omitted To further improve the quality and effectiveness of our services. To cope with expansion of direct service. Expansion of service capacity from 50 to 100, supported by SWD. To be reprovided To be reprovided To be reprovided		
Administration Office		150	90	230	138					
Accounting Office		50	30	80	48					
General Office, Staff Meeting Rm., Computer Rm., ERB & Classroom		94	56	800	480					
Conference Room		100	60	200	120					
Service Planning & Development Division		40	24	50	30					
Store Room		30	18	100	60					
Social Welfare Facilities										
Dental Clinic		200	120	0	0					
Elders Ministry, Support Centre & Offices		80	48	225	139					
Home Care Service, Office & Kitchen		130	78	350	214					
Day Activity Centre for Severe & Moderate Mentally Handicapped		250	150	855	517					
Family Health Education and Counselling Centre		500	300	500	300					
Learning Support & Development Centre		500	300	500	300					
Yau Tsim Mong Family Education & Support Centre (South Asian Minority Centre)		900	540	900	540					
		Total	3024	1814	4790	2886				
		New Facilities			Area (m2)		Justification for Expansion / Policy Support			
		Hostel for Severe & Moderate Handicapped & Physically Handicapped	Total		1387	832	To cater the needs of people with disabilities in the district. Supported by SWD.			

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

5 4 W a t e r l o o R o a d , K I L 9 0 9 3

安素堂重建需要及增加樓面面積的理由《Appendix I》

(一) 前言：

安素堂創堂於1955年，聖堂建於1967年，經過45年發展，建築物不單日漸陳舊，早年的設計和可用面積已遠遠不能配合今天禮拜堂事工發展和活動需要。面對未來三數十年的社會轉變和禮拜堂發展需要，安素堂實在需要重建以改善現況的不足和增加服務及活動空間。

(二) 現況：

安素堂現在可用空間約1193平方米，包括：禮堂1個、副堂（多元活動室）1個、牧師宿舍、辦公室1個、大活動室1個、中活動室2個、小活動室2個、小會議室1個、小士多房2個。也就是除禮堂和副堂外，只有五個面積細小的房間。

本堂經過57年發展，現有崇拜四堂（當中一堂為菲律賓人士），恆常性小組，包括：各類團契性小組（青少年、職青、夫婦、長者）20個，學習性小組（各年齡）16個，事奉性小組（詩班、敬拜隊、祈禱團）4個（詳參附件），尚未包括各種全教會性大小型活動。故此本堂需大量向外借用活動地方，以配合需要。如經常性的，甚至長期地向楊震社會服務處借用101-2室（100m²）401-402室（80 m²）501室（80m²），油麻地幼兒學校301-302室（90m²），真光女書院禮堂及藍球場，信義樓總部信義樓五樓（150m²）。

(三) 未來發展

本堂配合社會轉變和教會發展，需要的空間及設施如下：

1. 大小聖堂/禮堂各一個：為配合崇拜人數及崇拜堂數增加，只有一所聖堂不敷應用，而大聖堂可舉行聯合崇拜，聯合活動，也供楊震社會服務處舉辦大型社區活動，本會九龍聯區各堂所舉辦聯合聚會及外借作社區大型活動之用。小禮堂則可配合較小團體，約200人左右的崇拜及聚會，婚禮及較小型社區活動之用。
2. 多元活動禮堂一個：主要用作聯誼性、康樂性和活動性較大的聚會，聯合聚餐，供社區舉行研討會，工作坊之用。
3. 大、中、小活動室合共八個：配合日漸增加的小組數量和小組人數增長。

4. 青少年事工專區：本堂專責青少年工作同工四位，與三所中學（華英中學、真光女書院及滙基中學）成為福音伙伴學校多年，服務學生二千多位，故需要專屬青少年活動設計的空間，提供中學生閱讀室、補習班、多元化活動、發展青少年音樂、美術、影音、話劇、舞蹈事工和福音茶座等等。
5. 成人及家庭事工專區：本堂與區內兩所本會幼兒學校（油麻地循道衛理楊震幼兒學校及何文田循道衛理楊震幼兒學校），過往數年均合作無間，為該校家長舉辦信仰性和教育性活動，也為兩所學校家長成立婦女小組。兩所學校家長不少為新來港低收入人士，對投入香港社會，夫婦關係建立和子女管教有很大需要。本堂計劃與學校合作，聘請同工部份時間駐校設立專服侍她們家庭資深中心，並進一步發展家庭生活教育，提供新來港家庭輔導，家長學堂、就業輔導支援等等。
6. 退休人士及長者事工專區：本堂與區內兩所長者中心（愛民長者鄰舍中心及油尖旺長者鄰舍中心）過往五年均合作發展長者活動，除設立多個長者信仰小組和長者主日學外，更聘請兩位同工發展堂本長者支援網絡，免費醫療諮詢服務，家居支援服務，長者健康課程等，接觸長者約160人。展望未來長者年輕化人數增多，本堂需有配合長者設計的專屬空間，除增加現有教育和服務外，也考慮設立長者生命教育學校，社區義工服務隊，長者合唱團、舞蹈團等等。
7. 兒童活動專區：兒童工作是本堂計劃未來發展的一重點事工，除兩所幼兒學校外，本堂也聯絡區內東華三院羅裕積小學及本會九龍循道小學，配合學校兒童發展需要，為學生提供課餘託管，生命教育，功課輔導，課餘伴讀服務，也為兒童設立各種團契小組、制服小組（基督少年軍、基督女少年軍）及課餘音樂、戲劇、藝術活動。
8. 祈禱室、輔導室、會議室、圖書館、視聽（錄音）資源室、Band房、廚房等等，均是現時未有而在未來發展上需要的。一些既有但面積較少的房間（辦公室/會議室/士多房）需作出改善、部份需增加房間數量以配合未來發展需要。
9. 歷史文物資料中心—循道衛理宗教會已有近三百年歷史，而循道衛理會在中國和香港也有一百多年歷史，與中國及香港社會發展關係密切，實在有需要設立一公開性的歷史文物資料、書籍及檔案中心，以便讓教友及社區人士，藉此機會保存，認識和研究教會的發展，宗教團體對中國和香港社會，無論是教育，社會服務，醫療、社區發展的參與和貢獻。
10. 牧師宿舍為本堂重要設施繼續保留。

團契/ 小組	時間	地點	面積				
盟約-感恩組	禮拜一 晚上	G06 室	20m ²	兒童主日學 (四班)	禮拜日早上(聯合+分班)	副堂	230 m ²
盟約-信實組	禮拜二 中午	G06 室	20m ²	和聲敬拜隊(A)	禮拜四晚上	聖堂	450m ²
盟約-公義和平組	禮拜二 晚上	團契室	35 m ²	和聲敬拜隊(B)	禮拜五晚上	聖堂	450m ²
盟約-芥菜種組	禮拜日早上	會議室	20m ²	午堂詩班	禮拜日早上	102 室	50m ²
門徒課程(紅色)	禮拜三 晚上	副堂(G02)	60 m ²	少年主日學	禮拜日早上	5 樓中心	80m ²
門徒課程(紫色)	禮拜五 晚上	101-102 室	100 m ²	週六晚堂崇拜	禮拜六晚上	聖堂	450m ²
門徒課程(金色)	禮拜三 晚上	101-102 室	100 m ²	主日早堂崇拜	禮拜日早上	聖堂	450m ²
婦女服務會(長者)	第三禮拜六 下午	副堂	230 m ²	主日午堂崇拜	禮拜日早上	聖堂	450m ²
喜樂組 (長者組)	禮拜四 早上	圖書館	48 m ²	菲律賓崇拜	禮拜日下午-晚上	副堂	230 m ²
黃金歲月 (長者組)	禮拜五 早上	400 室	45 m ²	菲律賓主日學	禮拜日早上	G05-06 室	40m ²
喜洋洋之家 (長者組)	第一及第三週二	長者中心	30m ²	菲律賓團契	禮拜日下午	副堂及圖書館	45 m ² 230 m ²
頤康班主日學(長者)	第二至四禮拜日早上	圖書館	48 m ²	青成年主日學 (甲)	禮拜五 晚上	圖書館	48 m ²
豐盛的生命主日學(長者)	第二至五禮拜日早上	G06 室	20m ²	青成年主日學 (乙)	禮拜日下午	400/101-2 室	145 m ²
少年牧區 (9 組)	禮拜六 下午	副堂(G01-04)	230 m ²	青成年主日學 (丙)	禮拜日早午	101-2 室	100 m ²
	禮拜六 下午	G05 室	20m ²	青成年主日學 (丁)	禮拜日下午	5 樓中心	80 m ²
	禮拜六 下午	G06 室	20m ²	婚禮	禮拜六/日下午	聖堂+101 室	500 m ²
	禮拜六 下午	圖書館	48 m ²	未計算各種團契、小組、委員會定期舉辦各種會議及各類教育性、佈道性 (佈道會/啟發事工) 活動及本會各堂所借用本堂舉辦活動及外界團體借用本堂舉辦各類大小活動婚禮等。			
	禮拜六 下午	400 室	45 m ²				
	禮拜六 下午	幼稚園課室	100 m ²				
	禮拜六 下午	會議室	20m ²				
但以理團契 (職青)	禮拜六 下午	102 室	50m ²				
提摩太團契 (職青)	禮拜日下午	102 室	50m ²				
以馬內利團契 (職青)	每月最後禮拜二 晚上	圖書館	48 m ²				
查理士團契 (職青)	禮拜六 晚上	團契室	45 m ²				
馬利亞團契 (婦女)	第三禮拜六 下午	G05 室	20m ²				
信是有晴 (姊妹組)	每月第二及四週五 晚上	圖書館	48 m ²				
伉儷團契 (夫婦)	第二禮拜六 晚上	101 室	50m ²				
祈禱事奉團契	每月第三週六 晚上	副堂	230 m ²				

**油麻地循道衛理楊震幼兒學校
校舍改善需要**

學校基本資料：

學校學生：112 人

教學人員：12 人

非教學人員：7 人

學校總面積：343 平方米

(包括三樓校舍 301.5 平方米及地下廚房 41.5 平方米)

校長室面積：9 平方米

訓練室面積：15 平方米

教員室面積：12 平方米

課室總面積：183 平方米

地下廚房面積：41.5 平方米

廁所面積：29 平方米

走廊面積：37 平方米

貯物室面積：3 平方米

小廚房面積：13.5 平方米

	規例要求	學校現況	改善需要	額外空間需要
選址	《學前機構辦學手冊》 1.1.2 為方便兒童，學前機構的位置原則上應設在地下或毗連平台的一樓。	學校校舍位於三樓。	考慮搬遷至地下位置	
樓宇設計	《學前機構辦學手冊》 1.3.3 除了活動室/課室之外，幼兒中心/幼稚園應設有其他一般用途的房間，如中心主管/校長室、教員室、辦事處、貯物室、護理/休息室、茶水間/廚房和洗手間等。 2.7.1 學前機構必須設有適合的房間作醫療檢查、急救及暫時隔離之用。(參閱《幼兒服務規例》第43(4)、(5)條及《教育規例》第55(5)條)	學校沒有辦事處和獨立校長室設置，現時校長與文員、會計共3人，同於面積只有9平方米的校長室工作。	加設辦事處供文員、會計工作。	10 平方米
		學校也沒有足夠空間的教員室，教員室面積只有12平方米，供16位教職員使用。	增加教員室空間。	20 平方米
		學校貯物室面積只有3平方米，欠缺空間存放教材教具。	增加貯物室空間。	21 平方米
		學校沒有護理/休息室設置。	增加護理/休息室設置。	6 平方米
	1.3.5 幼兒中心必須設有戶內遊戲場給兒童進行體力遊戲。幼稚園應盡量提供便於由室內通達的戶外遊戲場。……幼稚園若缺乏戶外遊戲場，則須設有戶內遊戲場，而戶內遊戲場的面積應不少於課室總面積的百分之五十，以每兩個課室計算，便應有相等於一個課室面積的遊戲場。	學校缺乏戶外遊戲場，也沒有戶內遊戲場的設置。	加建戶內遊戲場，面積須達101平方米。(面積不少於課室總面積的百分之五十)	101 平方米
	1.3.6 為兩至六歲兒童提供服務的學前機構，須符合每名兒童的最低人均樓面面積1.8平方米的規定，包括所有戶內的活動地方，但不包括輔助設施(即任何通道、貯物室、廚房、辦事處、洗手間設施及教員室)。	學校學生戶內的活動地方面積183平方米，學生人數112，人均樓面面積只有1.6平方米，低於現有規例要求每名兒童的最低人均樓面面積1.8平方米的規定。(2005/06年度協調學前服務政策下學校獲豁免條例要求)	增加學生戶內活動地方的課室面積至202平方米。(1.8平方米 x 112)	19 平方米
廁所	《教育規例279A》條：43 廁所等 (2) 用作廁所的每間房間均—(a) 須設有一個或多個透氣窗口，其總面積最少須為該房間樓面面積的十分之一； (5) 在所有男女生同校的房產內，必須為男女生提供獨立的男廁及女廁，而廁所入口處須有足夠的屏障。	學校缺乏為男女生提供獨立的男廁及女廁，現時廁所入口處也沒有足夠的屏障。	將廁所改建成獨立的男廁及女廁，而廁所入口處須有足夠的屏障。	10 平方米

學校空間有限，多方面未能符合標準要求，極需改善。現保守估計改善工程需要額外空間：187 平方米。



View from Pitt Street

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

54 Waterloo Road, KIL 9093



View from Pitt Street

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

54 Waterloo Road, KIL 9093



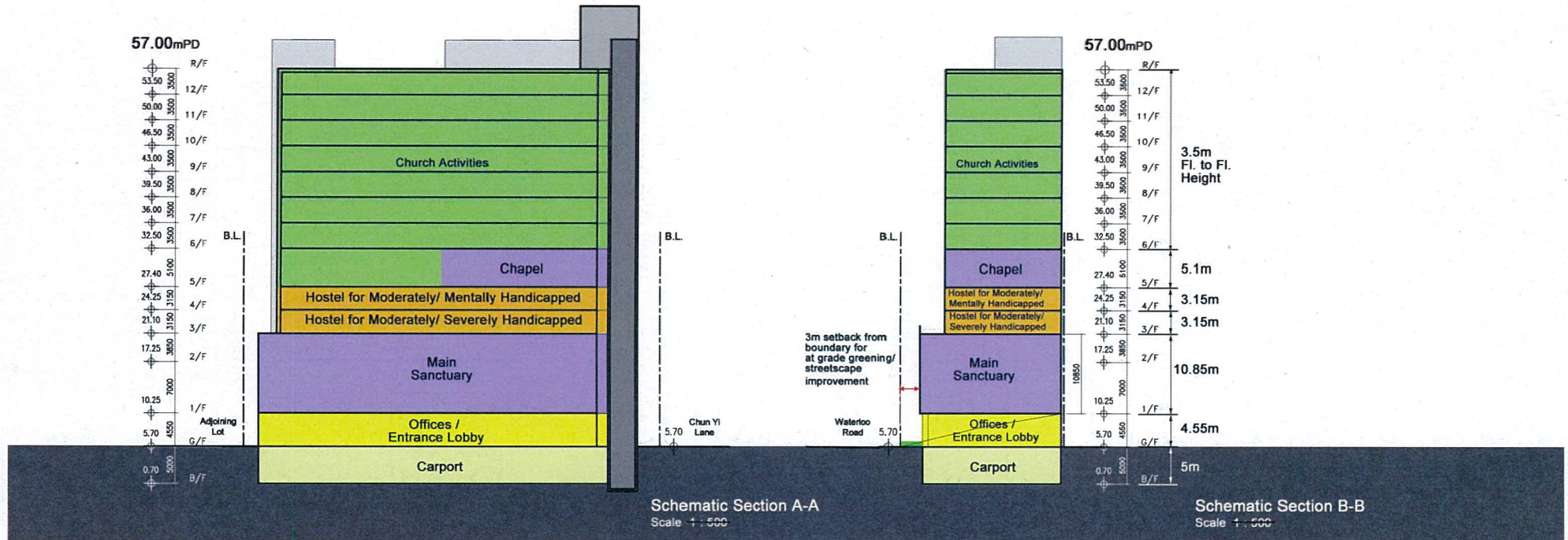
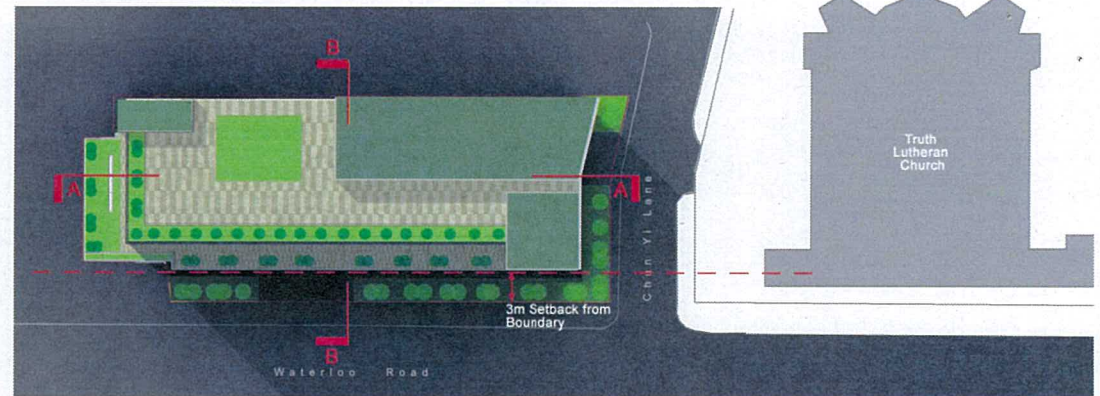
View from Waterloo Road

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

54 Waterloo Road, KIL9093



View from Waterloo Road



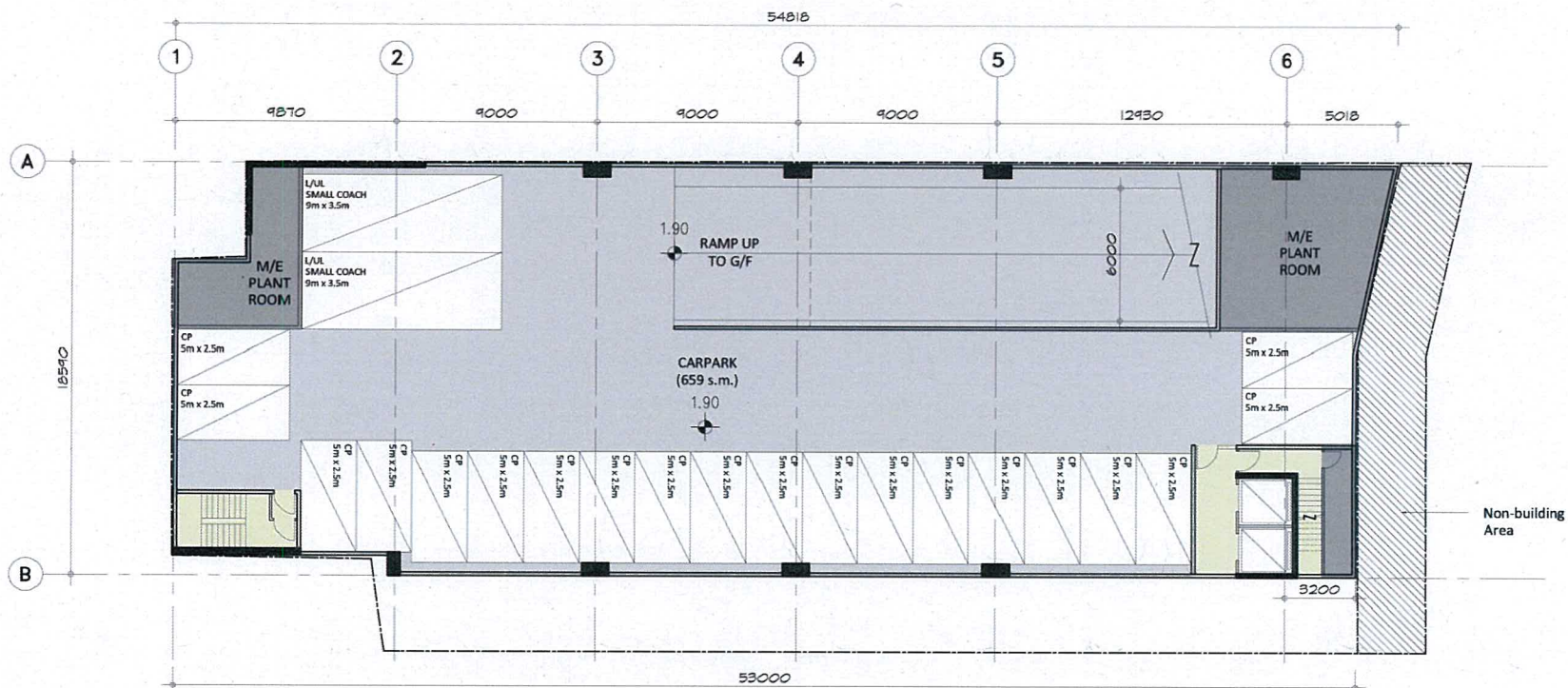
Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

54 Waterloo Road, KIL9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
1



B1/F Scale 1:200

No. of Carpark = 20 nos.

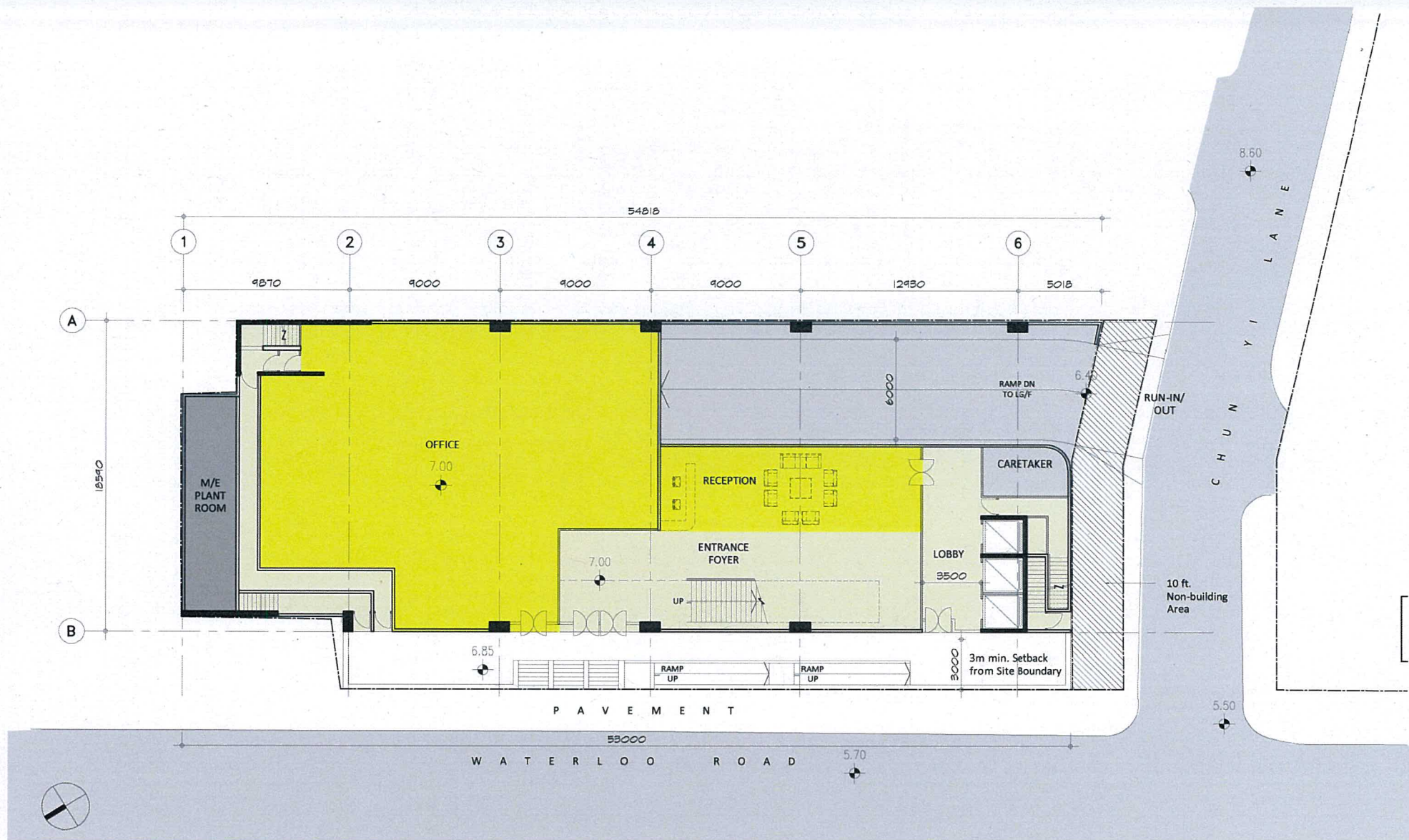
No. of Loading/ Unloading = 2 nos.
for Small Coach (3.5m x 9m)

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)
54 Waterloo Road, KIL9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
2



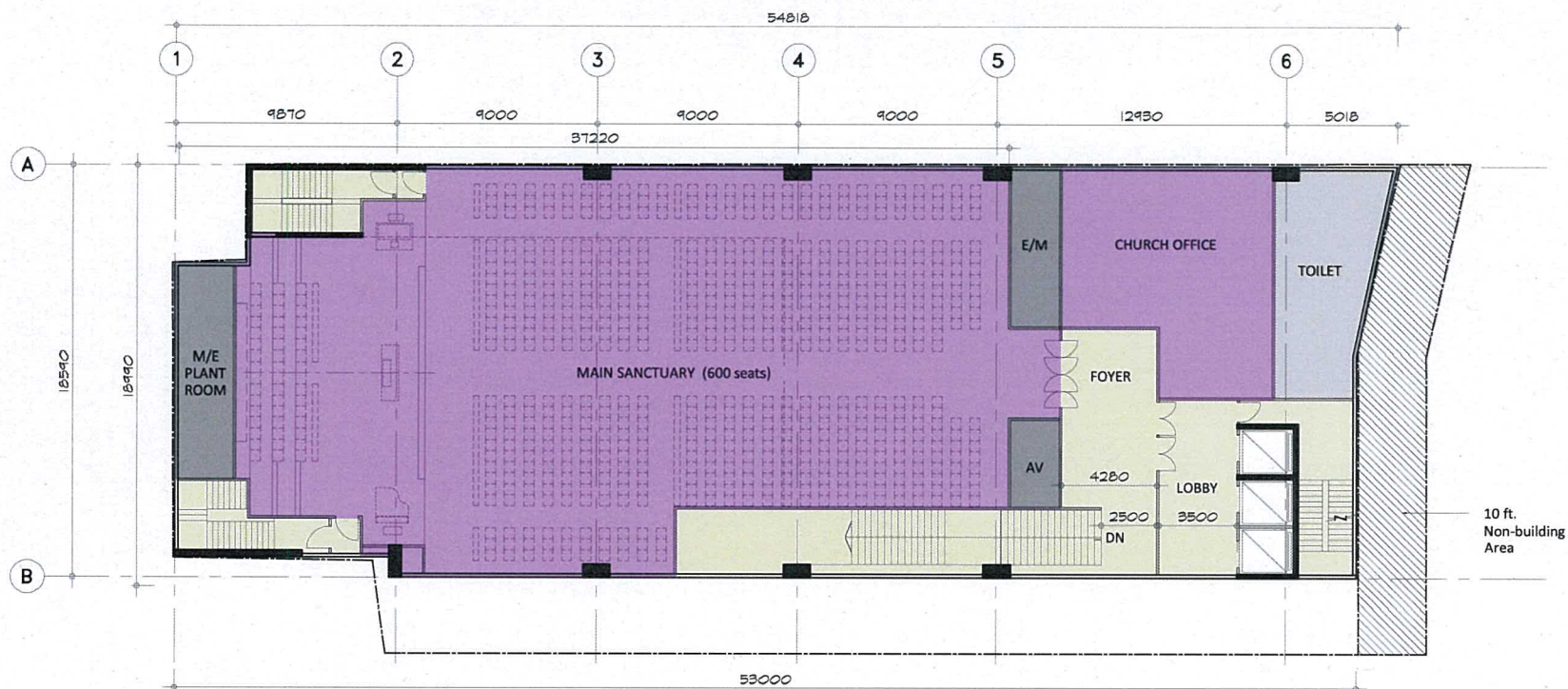
G/F Scale 1:200

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)
54 Waterloo Road, KIL 9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
3



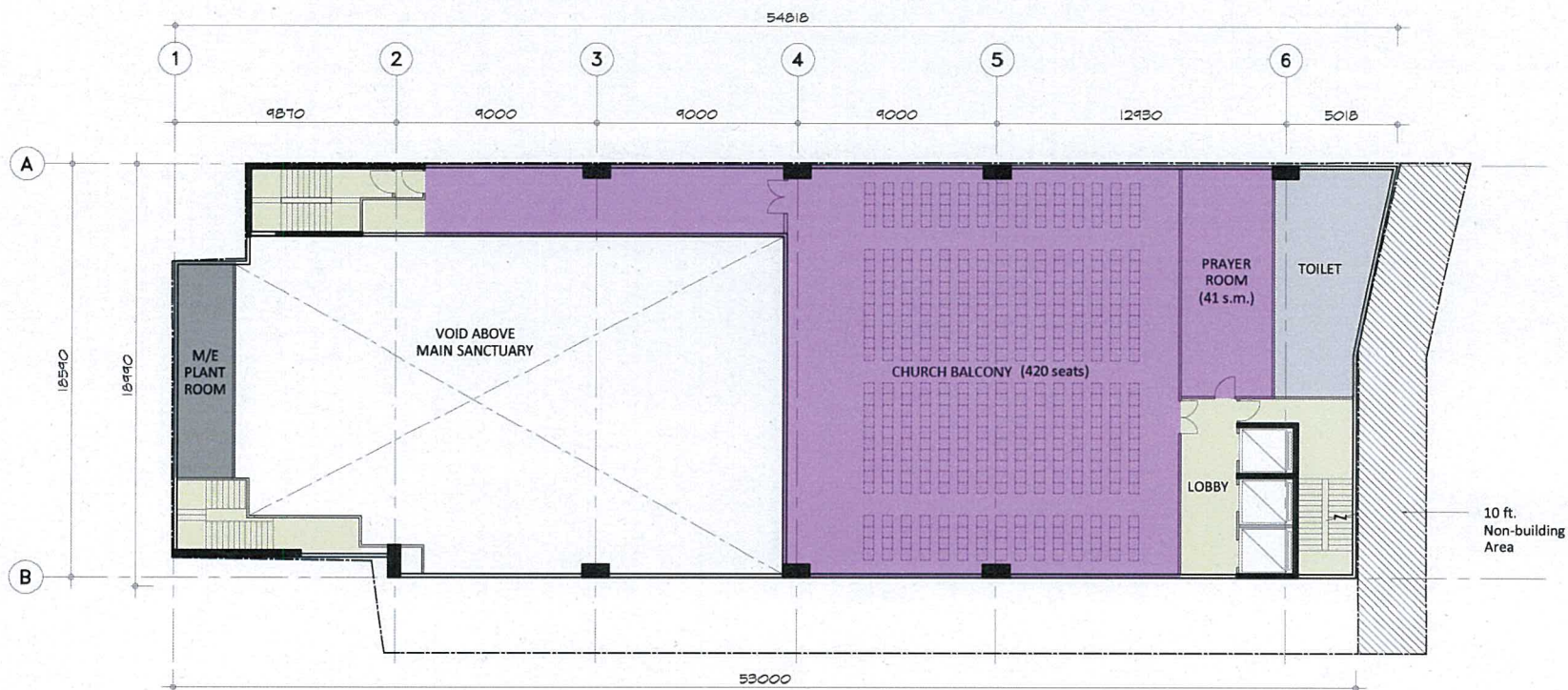
1/F Scale 1:200

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)
54 Waterloo Road, KIL9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
4



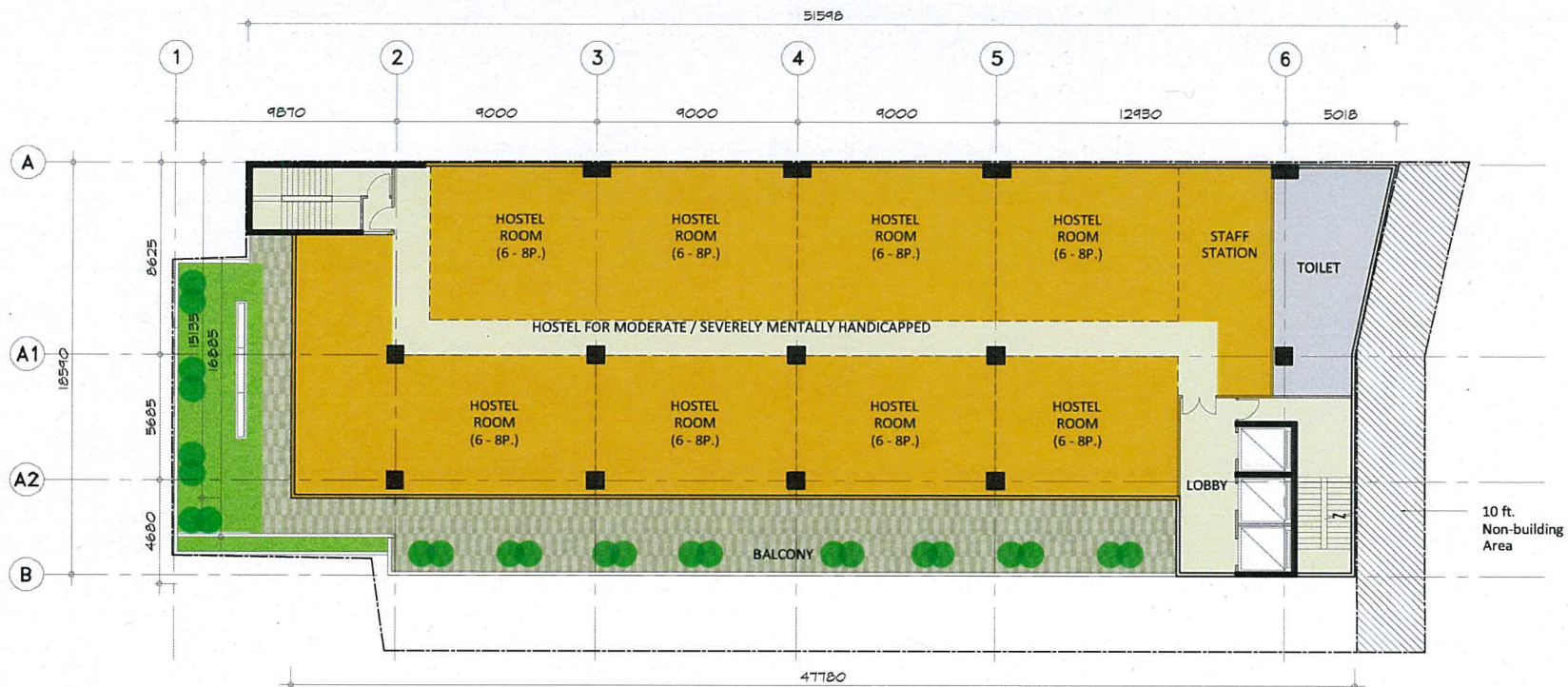
2/F Scale 1:200

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)
54 Waterloo Road, KIL 9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
5



3/F - 4/F Scale 1:200

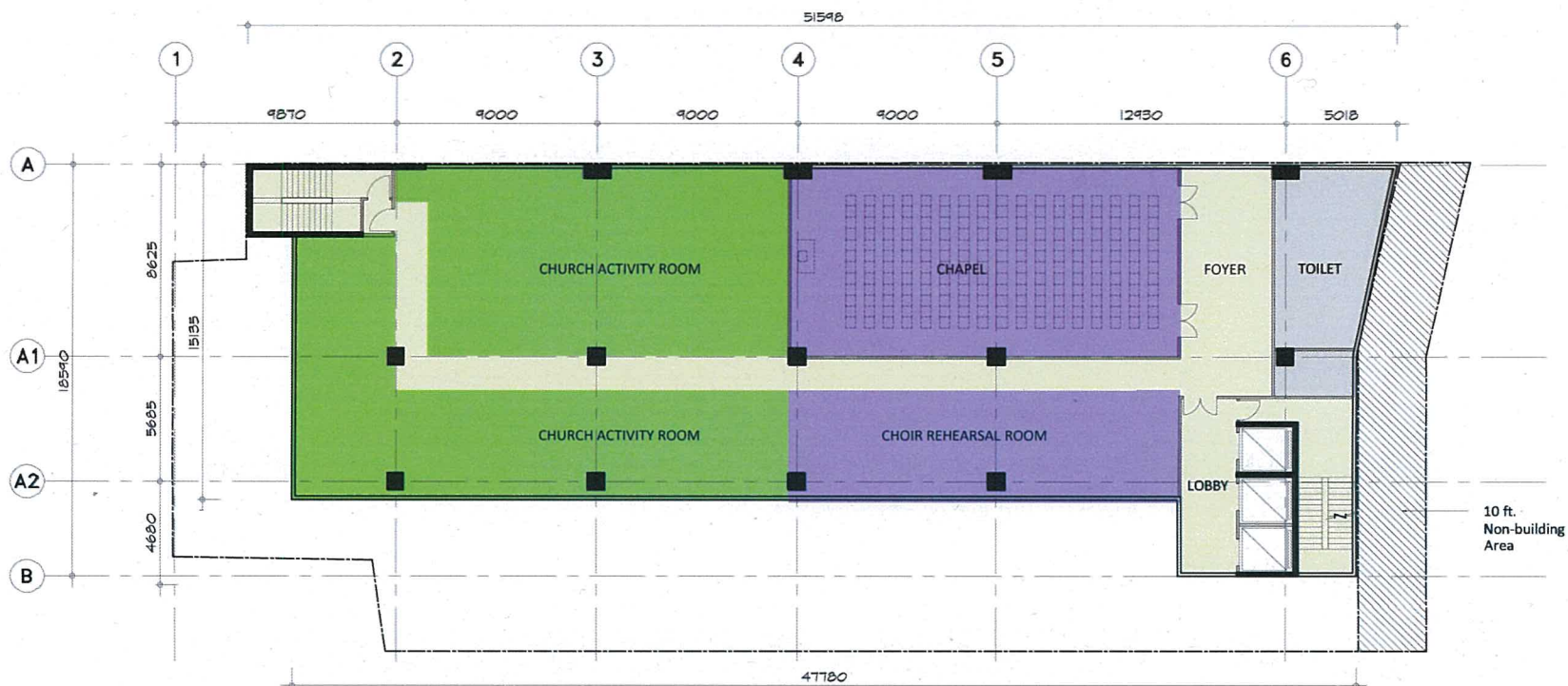
Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

54 Waterloo Road, KIL9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
6



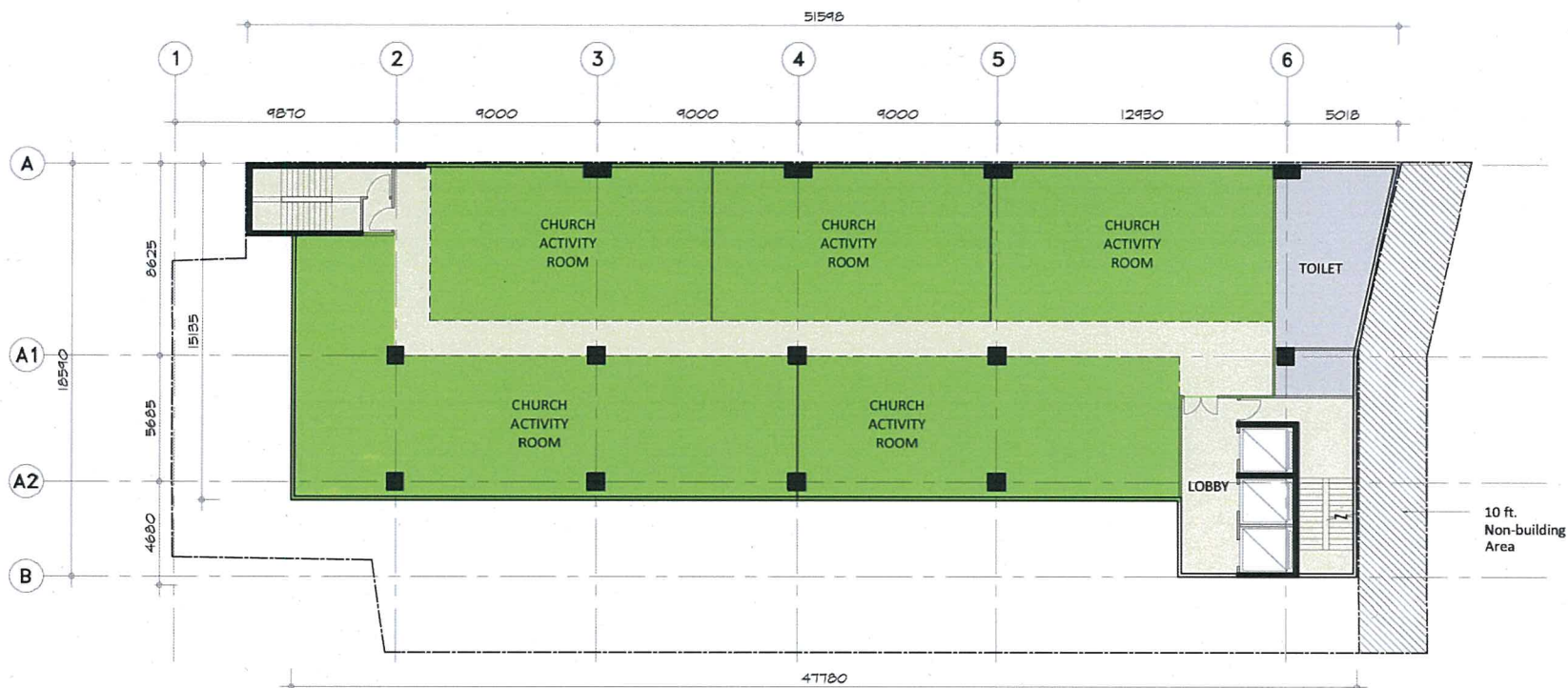
5/F Scale 1:200

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)
54 Waterloo Road, KIL9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
7



6/F - 12/F Scale 1:200

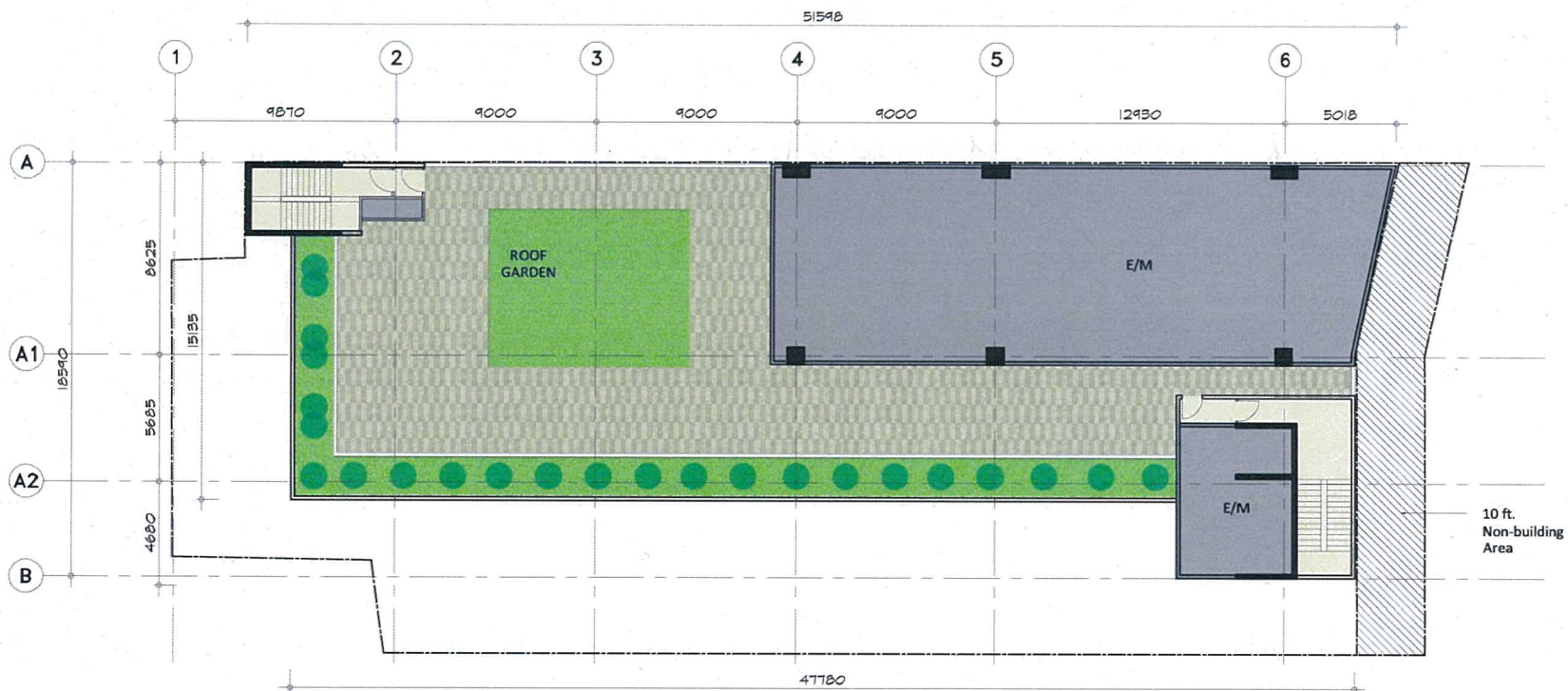
Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

54 Waterloo Road, KIL9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
8



ROOF PLAN Scale 1:200

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)
54 Waterloo Road, KIL 9093

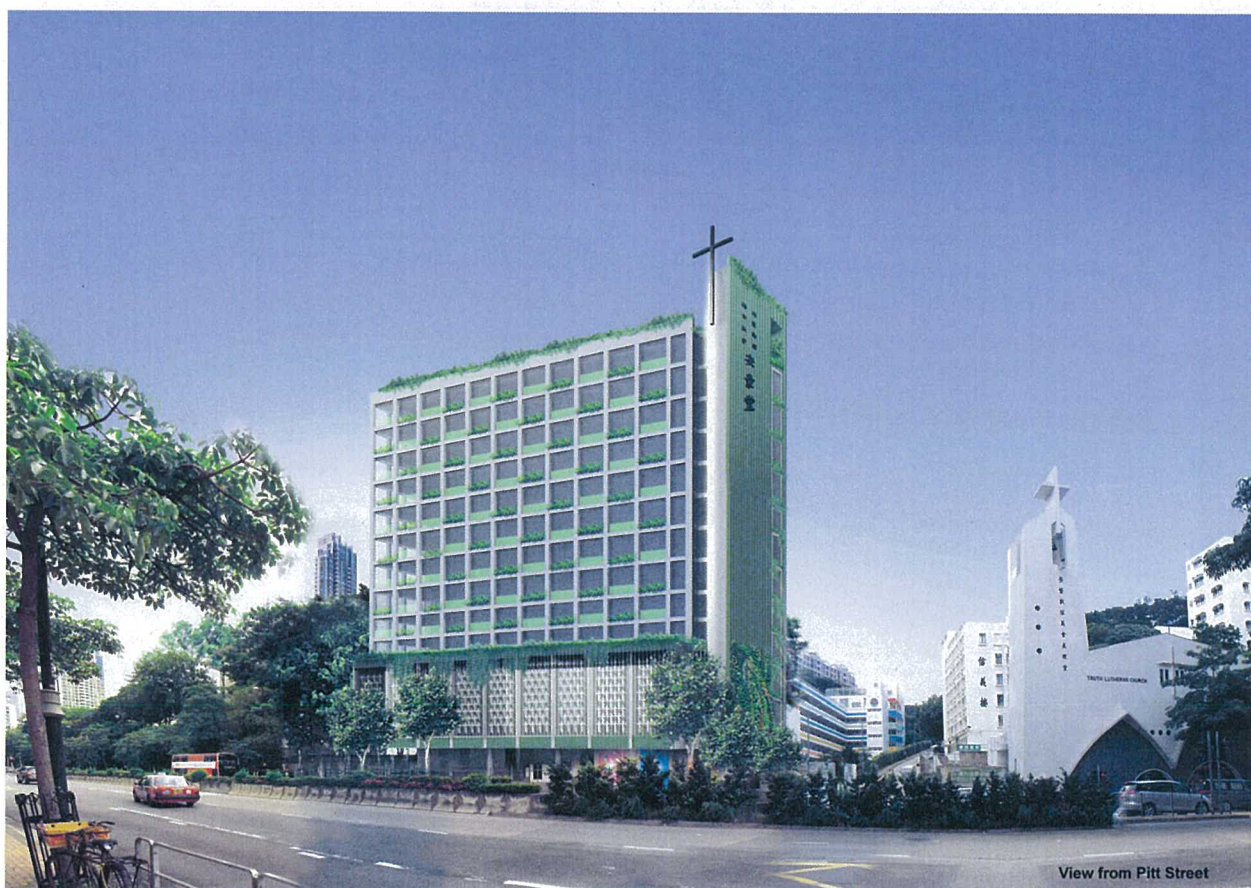
(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
9



Before Redevelopment



After Redevelopment

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)
54 Waterloo Road, KIL9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
10



View from Waterloo Road

Before Redevelopment



View from Waterloo Road

After Redevelopment

Redevelopment of Ward Memorial Methodist Church (WMMC) & Yang Memorial Social Service Centre (YMSSC)

54 Waterloo Road, KIL 9093

(資料來源：由申請人提供)
(Source : submitted by the Applicant)

參考編號
REFERENCE No.
M/K2/13/2

繪圖
DRAWING
11



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	—+—	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	—+—	主要道路及路口
ELEVATED ROAD	—+—	高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	—+—	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	—+—	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	%	
COMMERCIAL	6.77	5.53	商業
RESIDENTIAL (GROUP A)	13.72	11.20	住宅 (甲類)
RESIDENTIAL (GROUP B)	7.41	6.05	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	31.39	25.53	政府、機構或社區
OPEN SPACE	18.73	15.30	休憩用地
OTHER SPECIFIED USES	8.87	7.24	其他指定用途
GREEN BELT	2.16	1.76	綠化地帶
MAJOR ROAD ETC.	33.40	27.29	主要道路等
TOTAL PLANNING SCHEME AREA	122.46	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 2/20 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K2/20

按照城市規劃條例第5條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 項 AMENDMENT ITEM A	修訂項目 E 1 項 AMENDMENT ITEM E1	修訂項目 F 1 項 AMENDMENT ITEM F1
修訂項目 B 1, B 2 項 AMENDMENT ITEMS B1, B2	修訂項目 E 2 項 AMENDMENT ITEM E2	修訂項目 F 2, F 3 項 AMENDMENT ITEMS F2, F3
修訂項目 C 1, C 2, C 3 項 AMENDMENT ITEMS C1, C2, C3	修訂項目 F 1, F 2, F 3 項 AMENDMENT ITEMS F1, F2, F3	修訂項目 G 項 AMENDMENT ITEM G
修訂項目 D 項 AMENDMENT ITEM D		

(參看附表)
(SEE ATTACHED SCHEDULE)

2010年10月29日 按照城市規劃條例第5條展示的
核准圖編號 S/K2/20 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K2/20 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
29 OCTOBER 2010

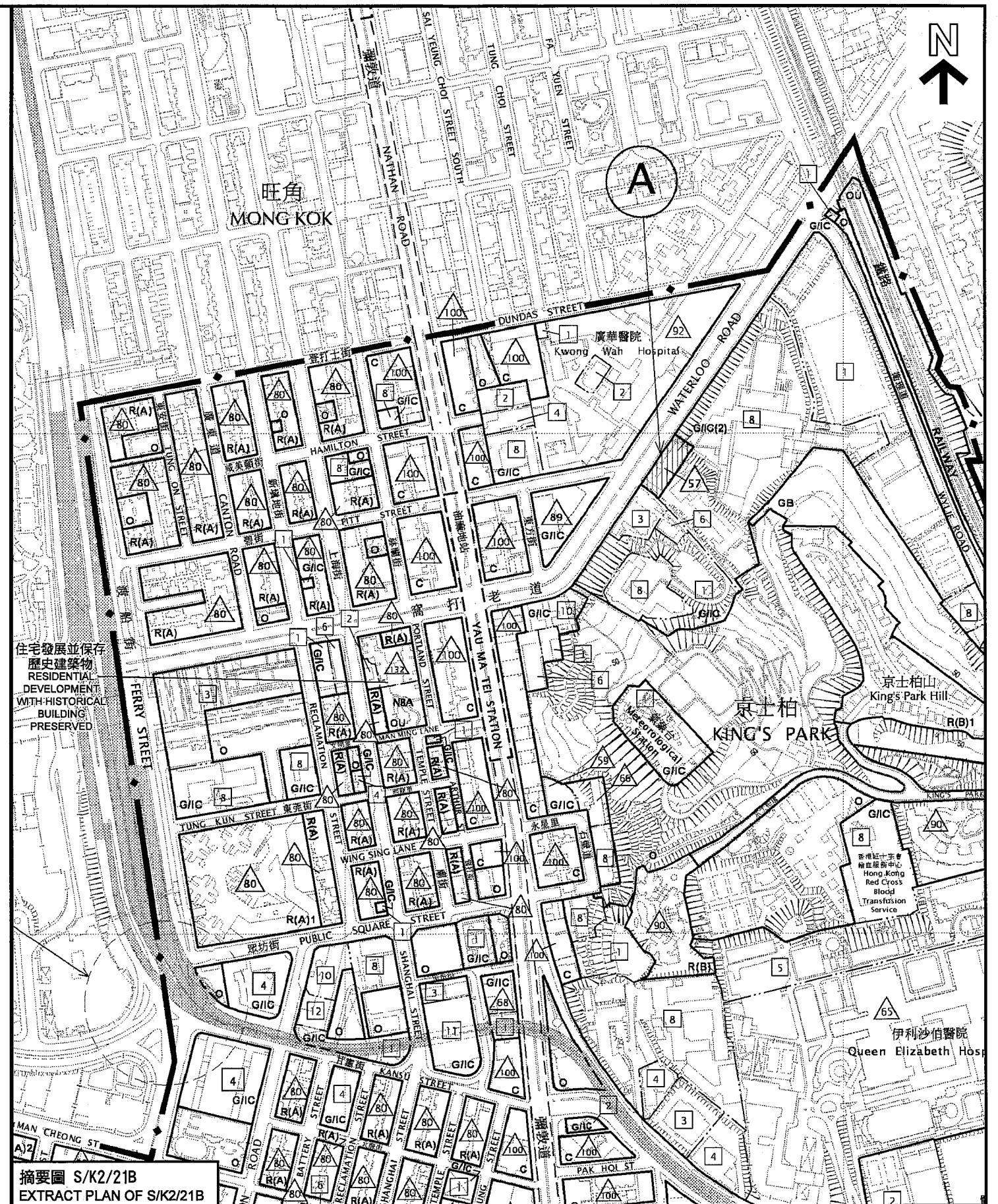
Ophelia Y. S. WONG 黃婉嫻
SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的油麻地 (九龍規劃區第2區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 2 - YAU MA TEI - OUTLINE ZONING PLAN

1:10000
0 200 400 600 800 METRES

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/K2/21



本摘要圖於2014年4月22日擬備，所根據的資料為：
於2010年10月29日展示的分區計劃大綱圖編號 S/K2/21
EXTRACT PLAN PREPARED ON 22.4.2014
BASED ON OUTLINE ZONING PLAN No.
S/K2/21 EXHIBITED ON 29.10.2010

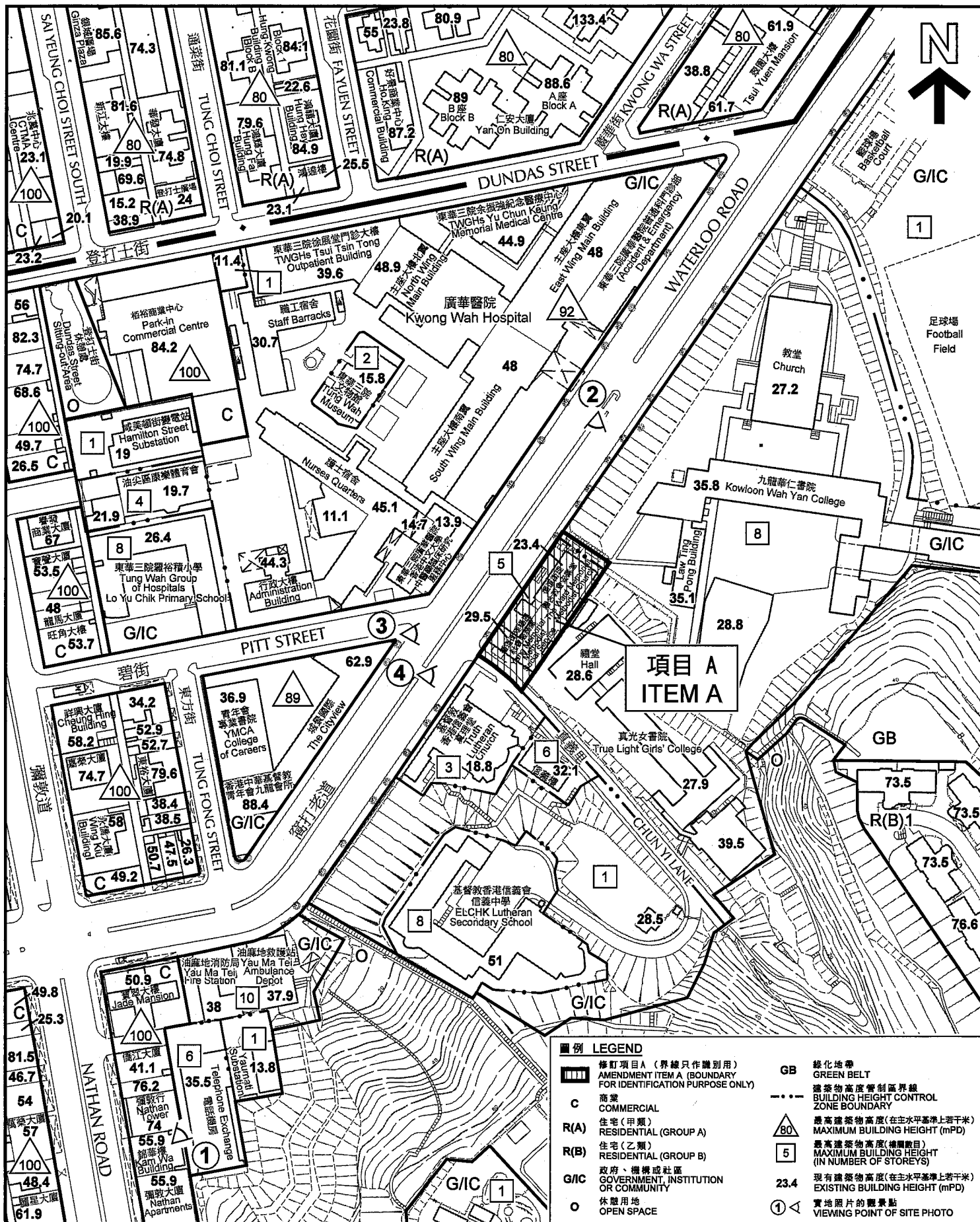
油麻地分區計劃大綱草圖編號 S/K2/21 及油麻地分區計劃大綱草圖編號 S/K2/21B 之比較
COMPARISON OF THE DRAFT YAU MA TEI OUTLINE ZONING PLAN No. S/K2/21 AND
THE DRAFT YAU MA TEI OUTLINE ZONING PLAN No. S/K2/21B

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

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/K2/13/2

圖 PLAN
2



平面圖 SITE PLAN

本摘要圖於2014年4月22日擬備，
所根據的資料為測量圖編號
11-NW-19D
EXTRACT PLAN PREPARED ON 22.4.2014
BASED ON SURVEY SHEET No.
11-NW-19D

擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「政府、機構或社區(2)」地帶
及擬議修改建築物高度限制由五層至在主水平基準上57米
PROPOSED REZONING FROM "G/C" TO "G/C (2)"
AND PROPOSED AMENDMENT OF BUILDING HEIGHT
RESTRICTION FROM 5 STOREYS TO 57mPD

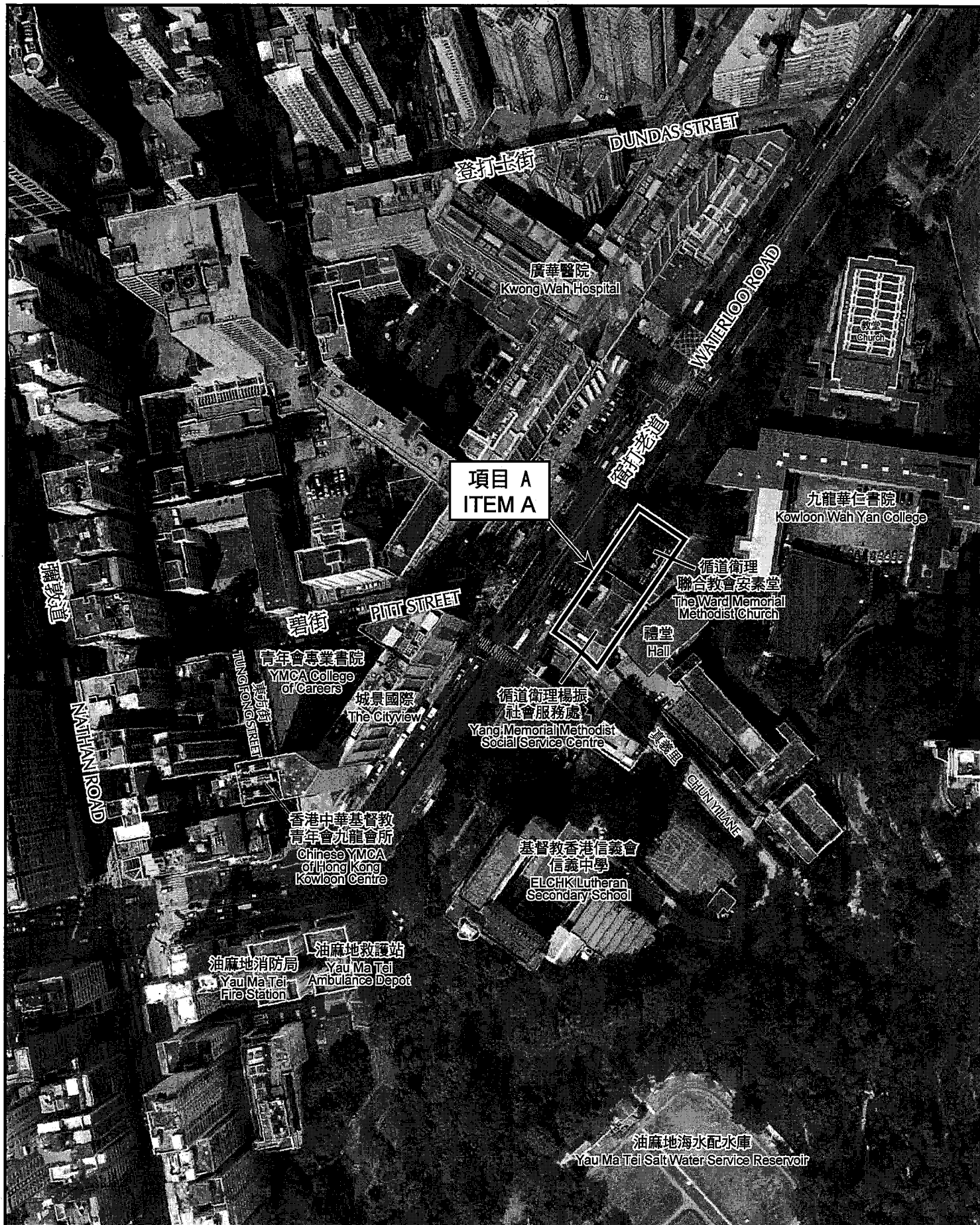
SCALE 1:2 000 比例尺
米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K2/13/2

圖 PLAN
3



航攝照片 AERIAL PLAN

本摘要圖於2014年4月17日擬備，
所根據的資料為：於2013年2月22日
拍攝的航攝照片編號CW103015
EXTRACT PLAN PREPARED ON 17.4.2014
BASED ON AERIAL PHOTO No. CW103015
TAKEN ON 22.2.2013

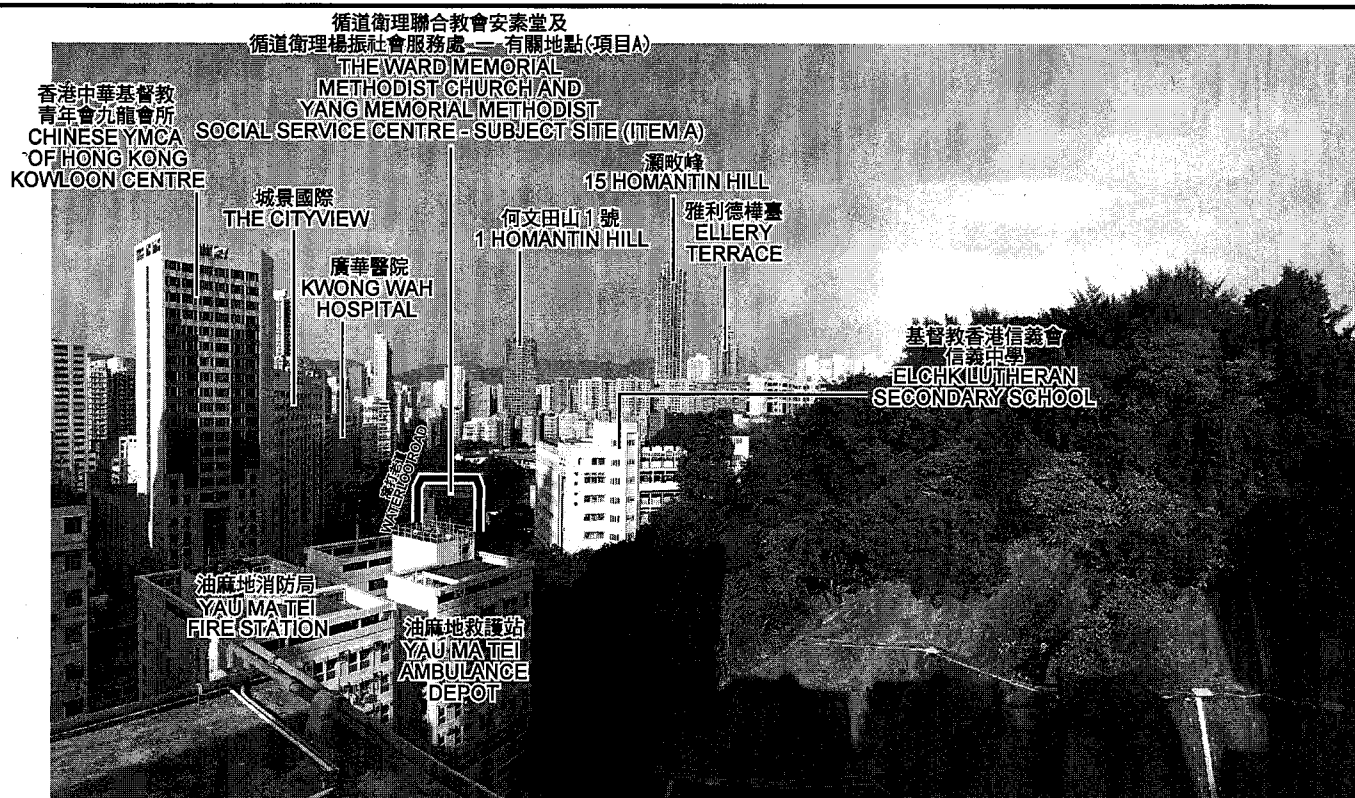
擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「政府、機構或社區(2)」地帶
及擬議修改建築物高度限制由五層至在主水平基準上57米
PROPOSED REZONING FROM "G/C" TO "G/C (2)"
AND PROPOSED AMENDMENT OF BUILDING HEIGHT
RESTRICTION FROM 5 STOREYS TO 57mPD

規劃署
PLANNING
DEPARTMENT

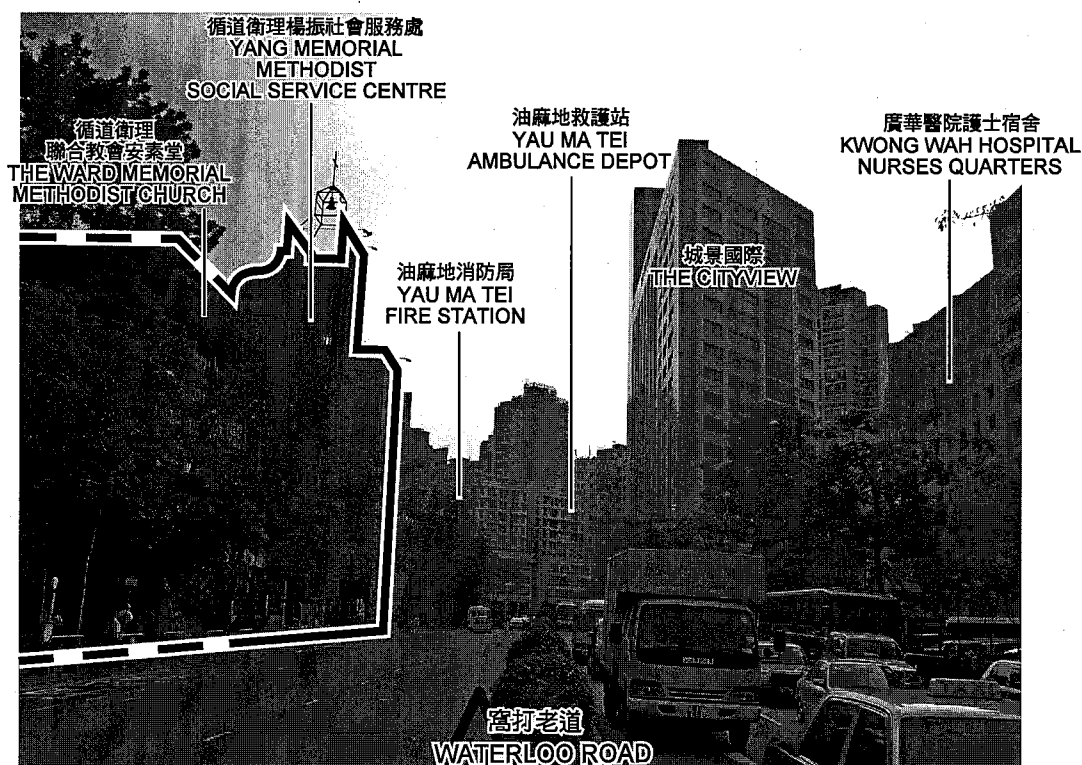


參考編號
REFERENCE No.
M/K2/13/2

圖 PLAN
4



照片 1 — 有關地點(項目A)
PHOTO 1 - SUBJECT SITE (ITEM A)



照片 2 — 有關地點(項目A)
PHOTO 2 - SUBJECT SITE (ITEM A)

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2014年4月17日擬備，
所根據的資料為攝於
2013年10月22日及
2013年11月1日的實地照片
PLAN PREPARED ON 17.4.2014
BASED ON SITE PHOTOS
TAKEN ON 22.10.2013
AND 1.11.2013

實地照片 SITE PHOTOS

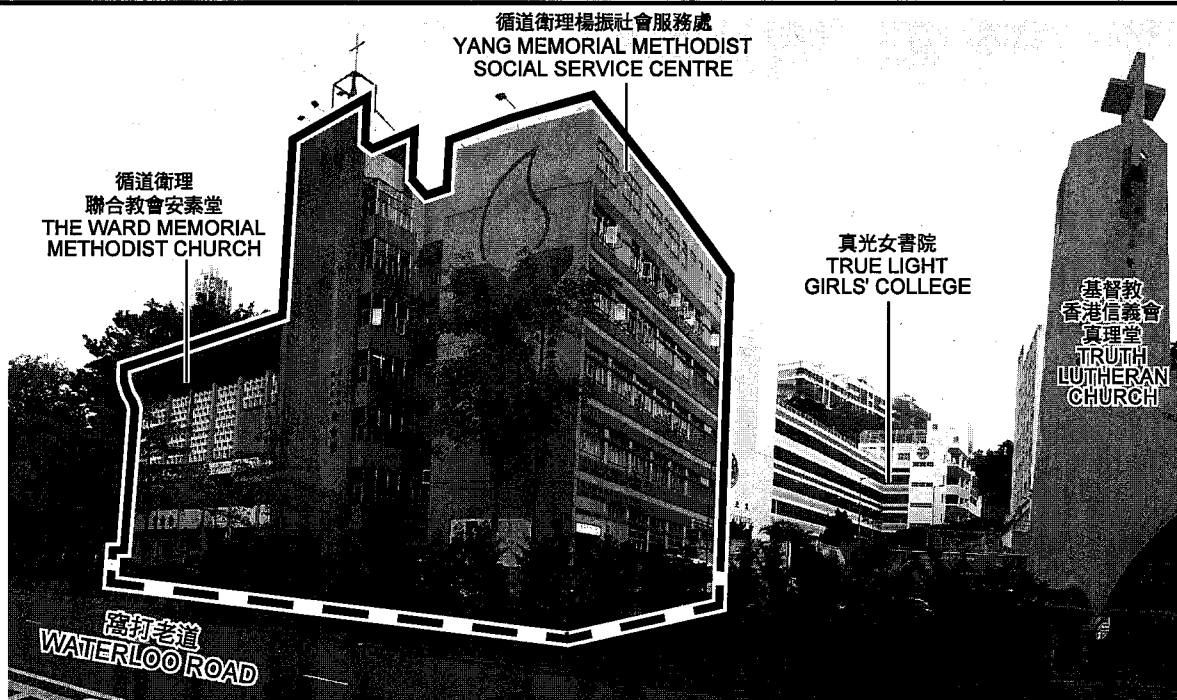
擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「政府、機構或社區(2)」地帶
及擬議修改建築物高度限制由五層至在主水平基準上57米
PROPOSED REZONING FROM "G/I/C" TO "G/I/C (2)"
AND PROPOSED AMENDMENT OF BUILDING HEIGHT
RESTRICTION FROM 5 STOREYS TO 57mPD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K2/13/2

圖 PLAN
5



照片 3 — 有關地點(項目A)
PHOTO 3 - SUBJECT SITE (ITEM A)



照片 4 — 有關地點(項目A)
PHOTO 4 - SUBJECT SITE (ITEM A)

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2014年4月17日擬備，
所根據的資料為攝於
2013年10月18日的實地照片
PLAN PREPARED ON 17.4.2014
BASED ON SITE PHOTOS
TAKEN ON 18.10.2013

實地照片 SITE PHOTOS

擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「政府、機構或社區(2)」地帶
及擬議修改建築物高度限制由五層至在主水平基準上57米
PROPOSED REZONING FROM "G/C" TO "G/C (2)"
AND PROPOSED AMENDMENT OF BUILDING HEIGHT
RESTRICTION FROM 5 STOREYS TO 57mPD

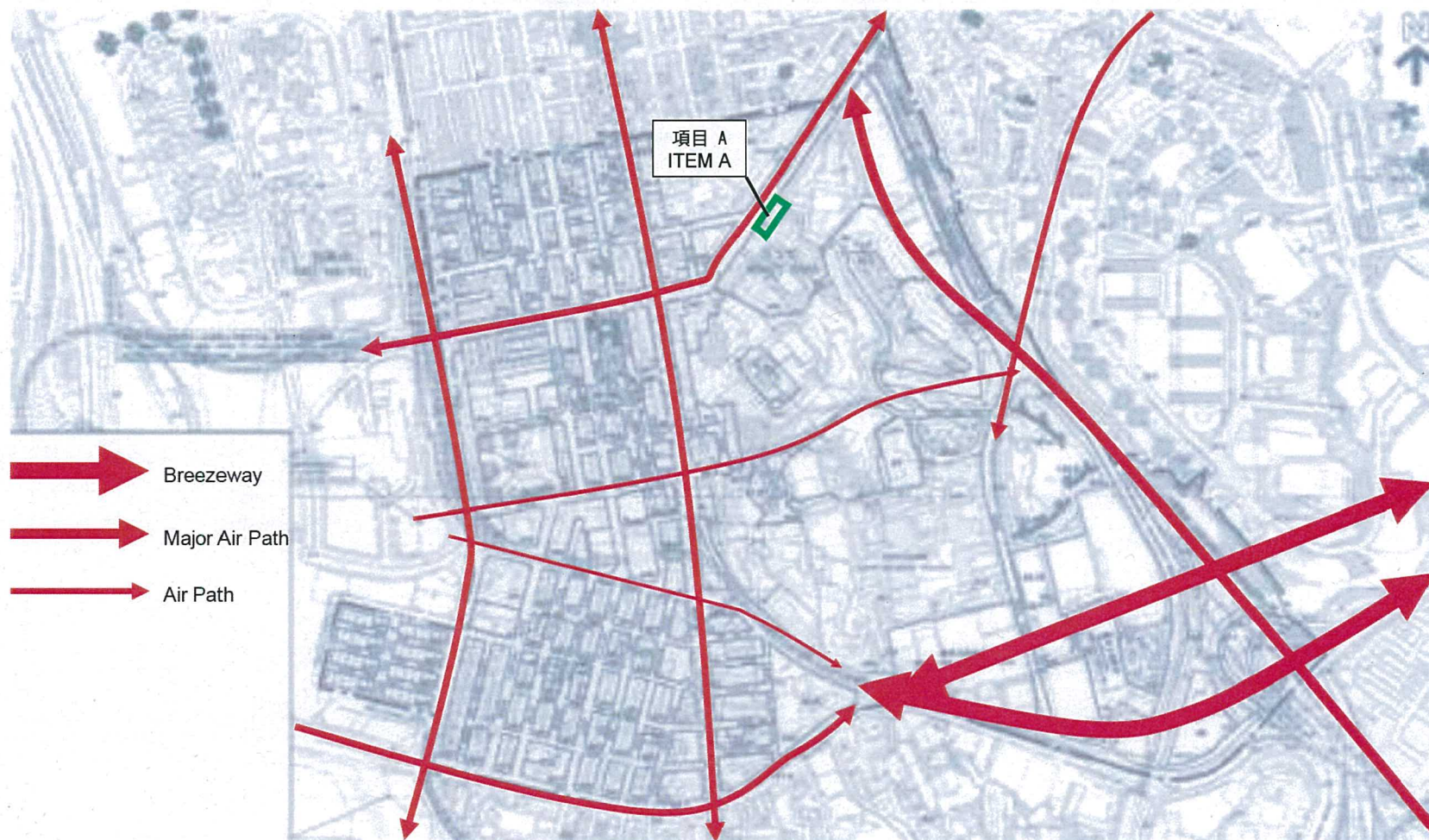
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K2/13/2

圖 PLAN
6



Identified Breezeway and Air Path

(Extract from Figure 9 of the Air Ventilation Assessment Study for Yau Ma Tei Area, 2010)

本摘要圖於2014年4月17日擬備
PLAN PREPARED ON 17.4.2014

擬議修改用途地帶由「政府、機構或社區」地帶
改劃為「政府、機構或社區(2)」地帶
及擬議修改建築物高度限制由五層至在主水平基準上57米
PROPOSED REZONING FROM "G/I/C" TO "G/I/C (2)"
AND PROPOSED AMENDMENT OF BUILDING HEIGHT
RESTRICTION FROM 5 STOREYS TO 57mPD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K2/13/2

圖 PLAN
7