

**PROPOSED AMENDMENTS TO
THE APPROVED HO MAN TIN OUTLINE ZONING PLAN NO. S/K7/20**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/20 (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the Explanatory Statement (ES) of the OZP (**Appendix III**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zonings of the OZP.

2. Status of the Current OZP

On 31.5.2011, the Chief Executive in Council (CE in C) referred the approved OZP No. S/K7/20 (**Plan 1**) to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 10.6.2011 under section 12(2) of the Ordinance.

3. Background

- 3.1 The Kwun Tong Line Extension (KTE) is an extension of the existing Mass Transit Railway Kwun Tong Line from Yau Ma Tei Station to Whampoa, with two new stations at Ho Man Tin and Whampoa. The KTE railway scheme was first gazetted on 27.11.2009 and amendments to the scheme were gazetted on 25.6.2010. On 30.11.2010, the KTE was authorised by the CE in C under the Railways Ordinance. In accordance with section 13A of the Ordinance, the authorised scheme is deemed to be approved under the Ordinance. Thus, the authorised KTE alignment should be incorporated into the Ho Man Tin OZP.
- 3.2 To provide design/architectural flexibility, the provision for application for minor relaxation of gross floor area (GFA)/plot ratio (PR) restrictions has been incorporated into the Remarks of the Notes for "Commercial" ("C"), "Residential (Group A)" ("R(A)"), "Residential (Group B)" ("R(B)"),

“Residential (Group C)” (“R(C)”) and “Residential (Group E)” (“R(E)”) zones on most of the OZPs in the Metro Area. Such provision will be included in the remaining OZPs when opportunity arises. In this regard, a technical amendment to the Ho Man Tin OZP for incorporating the provision for minor relaxation of GFA/PR restrictions into the Notes for the “C”, “R(A)”, “R(B)”, “R(C)” and “R(E)” zones is required.

4. Proposed Amendments to the OZP

4.1 Amendments to the Matters Shown on the OZP

The proposed amendments are shown on the draft Amendment Plan No. S/K7/20A which has incorporated the alignment of the KTE authorised by the CE in C (**Appendix I**).

4.2 Amendments to the Notes of the OZP

4.2.1 The proposed amendments to the Notes of the OZP are shown on the revised Notes of the OZP in **Appendix II** (with additions in ***bold and italics*** and deletions ~~crossed-out~~).

4.2.2 Amendment to the Notes for the “C” zone

Incorporation of a minor relaxation clause for GFA restriction in “C” zone.

4.2.3 Amendment to the Notes for the “R(A)” zone

Incorporation of a minor relaxation clause for PR restriction in “R(A)” zone.

4.2.4 Amendment to the Notes for the “R(B)” zone

Incorporation of a minor relaxation clause for PR restriction in “R(B)” zone.

4.2.5 Amendment to the Notes for the “R(C)” zone

Incorporation of a minor relaxation clause for PR restriction in “R(C)” zone.

4.2.6 Amendment to the Notes for the “R(E)” zone

Incorporation of a minor relaxation clause for PR restriction in “R(E)” zone.

5. Revision to the Explanatory Statement (ES) of the OZP

- 5.1 The ES of the Ho Man Tin OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP.
- 5.2 Copy of the revised ES (with additions in *bold and italics* and deletions ~~crossed-out~~) is at **Appendix III** for Members' consideration.

6. Plan Number

Upon exhibition for public inspection, the draft Ho Man Tin OZP will be renumbered as S/K7/21.

7. Consultation

7.1 Departmental Consultation

The proposed amendments to the OZP have been circulated to relevant Government departments including Transport Department, Drainage Services Department, Housing Department, Leisure and Cultural Services Department, Lands Department, Government Property Agency, Development Bureau, Civil Engineering Development Department, Education Bureau, Department of Health, Architectural Services Department, Buildings Department, Water Supplies Department, Highways Department, Hong Kong Police Force, Environmental Protection Department, Fire Services Department, Food and Environmental Hygiene Department, Home Affairs Department, Social Welfare Department, Electrical and Mechanical Services Department and Office of the Telecommunications Authority. The departmental comments have been incorporated into the proposed amendments as appropriate.

7.2 Public Consultation

- 7.2.1 Publication of the proposed amendments to the OZP will be made under section 5 of the Ordinance for public representation, which is a statutory channel to solicit public views.
- 7.2.2 The Kowloon City District Council (KCDC) will be consulted on the amendments during the exhibition period of the draft Ho Man Tin OZP No. S/K7/20A (to be renumbered to S/K7/21 upon exhibition) for public inspection under section 5 of the Ordinance.

8. Decision Sought

Members are invited to:

- (a) agree the proposed amendments to the approved Ho Man Tin OZP No. S/K7/20 and the Notes and that the draft Ho Man Tin OZP No. S/K7/20A at **Appendix I** (to be renumbered to S/K7/21 upon exhibition) and its Notes at **Appendix II** are suitable for exhibition under section 5 of the Ordinance;
- (b) adopt the revised ES at **Appendix III** for the draft Ho Man Tin OZP No. S/K7/20A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the Plan and will be issued under the name of the Town Planning Board; and
- (c) agree that the revised ES is suitable for exhibition together with the draft Ho Man Tin OZP No. S/K7/20A (to be renumbered as S/K7/21 upon exhibition).

Attachments

Appendix I	Draft Ho Man Tin Outline Zoning Plan No. S/K7/20A
Appendix II	Revised Notes of the Draft Ho Man Tin Outline Zoning Plan No. S/K7/20A
Appendix III	Revised Explanatory Statement of the Draft Ho Man Tin Outline Zoning Plan No. S/K7/20A
Plan 1	Approved Ho Man Tin Outline Zoning Plan No. S/K7/20 (reduced)

PLANNING DEPARTMENT
JULY 2011

KOWLOON PLANNING AREAS NO. 6 AND 7DRAFT APPROVED HO MAN TIN OUTLINE ZONING PLAN NO.
S/K7/20A

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

NOTES

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

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

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

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

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

KOWLOON PLANNING AREAS NO. 6 AND 7
~~DRAFT~~APPROVED HO MAN TIN OUTLINE ZONING PLAN NO.
S/K7/20A

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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	Broadcasting, Television and/or Film Studio
Eating Place	Commercial Bathhouse/ Massage Establishment
Educational Institution	Flat
Exhibition or Convention Hall	Government Refuse Collection Point
Government Use (not elsewhere specified)	Hospital
Hotel	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	Residential Institution
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	

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 30,102m².
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/gross floor area for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the maximum plot ratio/gross floor area specified in paragraph (1) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the **gross floor area and** building height restrictions stated in paragraphs **(1) and (2)** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A). (Cont'd)

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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraph (6) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraph (6) hereof.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (5) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, ~~and~~ caretaker's office ~~and~~, **or** caretaker's quarters, ~~or~~ **and** recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (2) above may thereby be exceeded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the **plot ratio and** building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

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

Planning Intention

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

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RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) On land designated "Residential (Group B)" *and* "**Residential (Group B)2**", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (2) On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.3 and a maximum building height of 12 storeys over car parks, or the plot ratio and height of the existing building, whichever is the greater.
- ~~(3) On land designated "Residential (Group B)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.~~
- (4)(3) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) to ~~(3)~~ *and* (2), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, *and* caretaker's office ~~and~~ *or* caretaker's quarters, ~~or~~ *and* recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5)(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the *plot ratio and* building height restrictions stated in paragraphs (1) to ~~(3)~~ *and* (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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

Planning Intention

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

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RESIDENTIAL (GROUP C) (Cont'd)

Remarks

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

RESIDENTIAL (GROUP E)

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 Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Market Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

(Please see next page)

Planning Intention

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

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and the ~~a~~ maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, ~~and~~ caretaker's office, ~~or~~ and caretaker's quarters, ~~or~~ ~~and~~ recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the **plot ratio and** building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade</p>	<p>Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo</p>

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GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

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

Remarks

- (1) On land designated "Government, Institution or Community" ("G/IC") and "G/IC(1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "G/IC(1)", an applicant shall submit an air ventilation assessment under section 16 of the Town Planning Ordinance for the approval of the Town Planning Board for new development (except minor addition, alteration and/or modification not affecting the building height of an existing building) or redevelopment of an existing building resulting in a total development and/or redevelopment in excess of a maximum building height of 4 storeys.
- (3) In determining the relevant maximum number of storeys for the purposes of paragraph (1) and (2) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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

Planning Intention

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

OTHER SPECIFIED USES

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

Kerosene Store

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

Remarks

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

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OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" only

Petrol Filling Station

Government Use
Utility Installation not Ancillary to the
Specified Use

Planning Intention

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

Remarks

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

GREEN BELT

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

Planning Intention

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

KOWLOON PLANNING AREAS NO. 6 AND 7

~~DRAFT APPROVED~~ HO MAN TIN OUTLINE ZONING PLAN NO.
S/K7/204

EXPLANATORY STATEMENT

KOWLOON PLANNING AREAS NO. 6 AND 7

DRAFT APPROVED HO MAN TIN OUTLINE ZONING PLAN NO.
S/K7/20A

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KOWLOON PLANNING AREAS NO. 6 AND 7

~~DRAFT~~ APPROVED HO MAN TIN OUTLINE ZONING PLAN NO.
S/K7/20A

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the approved *draft* Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/20A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zones of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

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

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

- 2.5 On 19 June 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/13. On 25 September 2001, the CE in C referred the approved Ho Man Tin OZP No. S/K7/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.6 On 4 May 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/18. On 14 May 2004, the approved Ho Man Tin OZP No. S/K7/18 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.7 On 30 May 2006, the CE in C referred the approved Ho Man Tin OZP No. S/K7/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 9 June 2006 under section 12(2) of the Ordinance.
- 2.8 On 18 January 2008, the draft Ho Man Tin OZP No. S/K7/19, incorporating amendments to impose building height restrictions for "Commercial" ("C"), "Residential (Group A)" ("R(A)"), "Residential (Group B)" ("R(B)"), "Government, Institution or Community" ("G/IC") and "Other Specified Uses" zones and to rezone 2 pieces of land from "R(A)" and "G/IC" to "R(B)2" and "Residential (Group E)" ("R(E)") respectively, as well as technical amendments to the covering Notes of the Plan, was exhibited for public inspection under section 5 of the Ordinance. Upon the expiry of the two-month exhibition period, a total of 17 valid representations were received. On 28 March 2008, the Board published the representations for three weeks for public comments. A total of 189 valid comments were received. On 11 July 2008, after giving consideration to the representations and comments under section 6B(1) of the Ordinance, the Board decided to partially uphold *uphold* the representations related to Diocesan Boys' School and King George V School, and to propose amendments to the Plan under section 6B(8) of the Ordinance. On 22 August 2008, the proposed amendments were published for three weeks for further representations. No further representation was received. On 26 September 2008, the Board agreed that the OZP should be amended by the proposed amendments under section 6G of the Ordinance.
- 2.9 On 5 May 2009, the CE in C, under section 9(1) (a) of the Ordinance, approved the draft Ho Man Tin OZP, which was subsequently renumbered as S/K7/20. On 15 May 2009, the approved Ho Man Tin OZP No. S/K7/20 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.10 *On 31 May 2011, the CE in C referred the approved Ho Man Tin OZP No. S/K7/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 10 June 2011 under section 12(2) of the Ordinance.*
- 2.11 *On ** August 2011, the draft Ho Man Tin OZP No. S/K7/21,*

incorporating amendments to add the provision for minor relaxation of gross floor area/plot ratio restrictions in the Notes of "C", "R(A)", "R(B)", "Residential (Group C)" ("R(C)") and "R(E)" zones and to incorporate the alignment of the Mass Transit Railway (MTR) Kwun Tong Line Extension (KTE) authorised by the CE in C under the Railways Ordinance (Chapter 519) on 30 November 2010, was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Ho Man Tin area and not to overload the road network in this area.

4. NOTES OF THE PLAN

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

5. THE PLANNING SCHEME AREA

- 5.1 The Area is located in central Kowloon within the Kowloon City Administration District. It is bounded by Boundary Street to the north, the Mass Transit Railway (MTR) East Rail Line and Princess Margaret Road to the west, Chatham Road North to the south, and Lomond Road, Tin Kwong Road, the eastern slopes of Ho Man Tin Hill and Shun Yung Street to the

east. The boundary of the Area is shown in a heavy broken line on the Plan. It covers an area of about 210 hectares.

- 5.2 The Area has been substantially developed and forms part of the existing urban areas of Kowloon. The predominant land uses include low and medium density private and public housing. The major private residential areas are located along Argyle Street, Princess Margaret Road and Waterloo Road. The major public housing developments include Oi Man Estate, Chun Man Court, Ho Man Tin Estate redevelopment and Ho Man Tin South development.
- 5.3 Topographically, the Area is an outlier of the Kowloon foothills system, thus relatively higher than the surrounding areas and suitable for location of service reservoirs to supply potable water through gravity.

6. POPULATION

According to the 2006 Population By-census, the population in the area was about 95,500 persons. If the planned uses on the OZP are developed, the planned population for the area would be about 121,850 *111,200* persons.

7. BUILDING HEIGHT RESTRICTONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/ redevelopment. Some of the high-rise redevelopments erected in the Area in the recent years following the relocation of the airport in Kai Tak and the removal of the airport height restrictions are considered undesirable from the visual point of view, and are also incompatible and out-of-context with the local built environment. In order to prevent excessive tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, a review has been undertaken to ascertain the appropriate building height restrictions for the "C", "R(A)", "R(B)", "R(E)", "G/IC" and "OU" zones on the Plan.
- 7.2 The building height restrictions are to maintain a stepped building height concept recommended in the Urban Design Guidelines Study taking into account the overall natural topography, local area context, local wind environment, characteristics of existing building height profile and need to maintain visually compatible building masses in the wider setting. There are seven main building height bands – 80 metres above Principal Datum (mPD), 90mPD, 100mPD, 120mPD, 130mPD, 150mPD and 160mPD in the Area for the "C", "R(A)", "R(B)" and "R(E)" zones – stepping down from Ho Man Tin South Estate at the highland of the Area. The proposed building height bands help achieve a stepped height profile for visual permeability and wind penetration and circulation.

- 7.3 Moreover, specific building restrictions for the “G/IC” and “OU” zones in terms of mPD or number of storeys, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. The building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention. On the other hand, building height control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions on the number of storeys so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually more prominent locations and major breathing spaces.
- 7.4 An air ventilation assessment (AVA) by expert evaluation has been undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height bands shown on the Plan have taken into account the findings of the AVA.
- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability; and
 - (e) *accommodating building height to address specific site constraints in achieving the permissible plot ratio under the Plan; and*
 - ~~(e)~~(f) ~~other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality; and provided that no~~ *would not cause* adverse landscape and visual impacts ~~would be resulted from the innovative building design.~~
- 7.6 However, for existing buildings where the building height already exceeded the maximum building height restrictions in terms of mPD or

number of storeys as stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. LAND USE ZONINGS

8.1 “Commercial” (“C”) – Total Area 0.21 ha

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

8.1.2 In general, developments in the “C” zone in the Kowloon area are subject to a maximum plot ratio of 12.0 to restrain traffic growth which will otherwise overload the existing and planned road network.

8.1.3 The site located to the north of Argyle Street near the MTR Mong Kok East Station has been developed into a commercial/office building in accordance with the planning permission granted by the Board. Development within this zone will be subject to a maximum GFA of 30,102m², which reflects the existing development intensity of the building, and a maximum building height of 90mPD taking into account the existing building height and the building height of adjacent developments. For development with special design merits, minor relaxation on the building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.

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

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

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

8.2.2 Existing public housing developments including Oi Man Estate, Ho Man Tin Estate, Sheung Lok Estate and Chun Man Court are mainly located in the southern part of the Area. Ho Man Tin Estate is under redevelopment.

8.2.3 Some of the community facilities are free-standing within the housing estates. They are counted as follows:

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

These schools, existing or planned, are zoned "R(A)" on the OZP so as to allow for flexibility in the comprehensive planning and development of the large residential site.

- 8.2.4 Existing private residential developments under this zoning include mainly the area bounded by Argyle Street, Waterloo Road and Peace Avenue, a site abutting Chung Hau Street and Princess Margaret Road, a site at the junction of Carmel Village Street and Hau Man Street and the small residential area located near the junction between Chatham Road North and Fat Kwong Street. The sites along the south side of Waterloo Road are also under this zoning.
- 8.2.5 In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Study Review (the KDS Review), completed in early 2002, developments or redevelopments within this zone are subject to specific control on plot ratios except otherwise specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building or a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the gross floor areas for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other Government, institution and community (GIC) facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.2.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.2.7 Sites zoned "R(A)" are subject to the maximum building height restrictions of 100mPD, 120mPD, 130mPD, 150mPD and 160mPD. For development with special design merits, minor relaxation on the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.
- 8.2.8 *To provide design/architectural flexibility, minor relaxation of the plot ratio restrictions mentioned in paragraph 8.2.5 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.*

8.3 “Residential (Group B)” (“R(B)”) – Total Area 33.07 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.
- 8.3.2 Areas zoned for this purpose lie mainly in the northern part of the Area and have been developed. These include the private residential developments along Boundary Street, Prince Edward Road West, Argyle Street, Perth Street, Ho Man Tin Hill Road, Sheung Shing Street, Shek Ku Street, Man Fuk Road and Man Wan Road.
- 8.3.3 Developments within the “R(B)” zone are subject to a maximum plot ratio of 5.0 in order to restrain traffic growth which will otherwise overload the existing road network.
- 8.3.4 In view of the narrowness of Ho Man Tin Street and the limited capacity of its junction with Waterloo Road, the area on both sides of part of Ho Man Tin Street has been designated as a sub-area in the “R(B)” zone and is zoned as “Residential (Group B)1” (“R(B)1”). Within this “R(B)1” zoning, developments are subject to a maximum plot ratio of 3.3 and a maximum building height of 12 storeys over car parks as stipulated in the Notes attached to the Plan.
- 8.3.5 A site at the north junction of Fat Kwong Street and Chung Hau Street is zoned “Residential (Group B)2” (“R(B)2”). Taking into account the 2 main different platform levels of the site, the maximum building heights for the site are 130mPD and 150mPD. A non-building area (NBA) of 15m in width mainly along the slope between the two height bands is imposed to create a breezeway and visual corridor. Within the NBA, structure is not allowed except for the provision of ancillary facilities, such as carpark and plant room, in the form of basement.
- 8.3.6 Sites zoned “R(B)” are subject to the maximum building height restrictions of 80mPD, 90mPD, 100mPD and 120mPD, those zoned “R(B)1” are subject to a maximum building height of 12 storeys over car parks and those zoned “R(B)2” are subject to the maximum building height restriction of 130mPD and 150mPD. For development with special design merits, minor relaxation on the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.
- 8.3.7 *To provide design/architectural flexibility, minor relaxation of the plot ratio restrictions mentioned in paragraphs 8.3.3 and 8.3.4 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.*

8.4 "Residential (Group C)" ("R(C))" – Total Area 11.97 ha

- 8.4.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. It covers the low-density private residential area at Kadoorie Avenue and Braga Circuit which, because of the need to preserve the character and amenity of the area and to restrict development intensity due to the limited road capacity, is subject to more specific controls on building height and building density. These development restrictions, i.e. a maximum plot ratio of 0.6 and a maximum building height of 2 storeys, are stipulated in the Notes. Within this zone, commercial uses are also not permitted unless otherwise approved by the Board.
- 8.4.2 For development with special design merits, minor relaxation on the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.
- 8.4.3 *To provide design/architectural flexibility, minor relaxation of the plot ratio restriction mentioned in paragraph 8.4.1 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.*

8.5 "Residential (Group E)" ("R(E))" – Total Area 0.43 ha

- 8.5.1 This zone is intended for residential development with the provision of environmental mitigation measures. The zoning is to facilitate appropriate planning control over the scale, design and layout of development, taking account of various environmental constraints.
- 8.5.2 The ex-Ho Man Tin Police Quarter site to the north of the Kowloon City District Police Headquarter is zoned "Residential (Group E)" under which residential development would require planning permission from the Board. This is to ensure that the proposed residential development will not be subject to adverse environmental impacts from the adjacent Princess Margaret Road and all possible environmental mitigation measures can be submitted for the consideration of the Town Planning Board at planning application stage.
- 8.5.3 Development within this zone is subject to a maximum plot ratio of 5.0 and a maximum building height of 100mPD. For development with special design merits, minor relaxation on the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.
- 8.5.4 *To provide design/architectural flexibility, minor relaxation of the plot ratio restriction mentioned in paragraph 8.5.3 above may be considered by the Board on application under section 16 of the*

Ordinance taking into account its own merits.

8.6 "Government, Institution or Community" ("G/IC") – Total Area 70.29 ha

- 8.6.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents as well as the general public. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.6.2 This zoning covers the existing St. Teresa's Hospital at Prince Edward Road West, the Kowloon Hospital, the Kowloon Rehabilitation Centre, the Hospital Authority's Headquarters, the Argyle Street Jockey Club School Dental Clinic and the Hong Kong Eye Hospital. The proposed expansion of the Kowloon Hospital will include the Central Kowloon Primary Health Care Centre, the Red Cross Blood Transfusion Centre, a psychiatric/infirmiry complex and special rehabilitation units.
- 8.6.3 Other major existing facilities include the Kowloon West Regional Police Headquarters at Tin Kwong Road and Argyle Street; the Hung Hom Police Station & Kowloon City District Police Headquarters, and the Civil Engineering and Development Building at Princess Margaret Road; Kowloon City Magistracy Building at Argyle Street and Lomond Road, St. John Ambulance Headquarters to the west of Kowloon Hospital; Kowloon Central Library near the junction between Waterloo Road and Pui Ching Road; a joint-user building for Government offices and ambulance depot at Chung Hau Street and Carmel Village Street; Housing Authority Headquarters cum indoor games hall and the Auxiliary Medical Services Training Centre at the southern part of the site abutting Fat Kwong Street and Good Shepherd Street; Open University of Hong Kong to the southwest of Ho Man Tin Estate; Tung Wah Group Hospitals Wong Cho Tong Social Service Building, Martha Boss Community Centre to the north of Chun Man Court fronting Good Shepherd Street; ~~Ma Tau Wai Girls' Home at Sheung Shing Street~~; YWCA Anne Black Centre at Man Fuk Road; Hong Kong Football Association to the south of the Open University of Hong Kong; service reservoirs at the south-eastern part of the Area; and primary and secondary schools distributed at various locations.
- 8.6.4 Sites zoned "G/IC" are subject to the maximum building height restrictions ranging from 1 to 13 storeys, and 50mPD, 60mPD, 80mPD and 90mPD to reflect the existing and planned building heights of development and to maintain visual and spatial relief to the Area. Different height bands are imposed in the large school sites of Diocesan Boys' School and King George V School to cater for the need of future school development and the planning intention to maintain the existing open and green setting and to preserve the historic buildings therein. As King George V School is located at a localized wind corridor, the area subject to the 6-storey building height restriction is designated as "G/IC(1)" sub-zone and any new

development (except minor addition, alteration and/or modification not affecting the building height of an existing building) or redevelopment of an existing building in excess of a building height of 4 storeys within this sub-zone would be required to submit an AVA for the approval of the Board under section 16 of the Ordinance.

- 8.6.5 For development with special design merits, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.

8.7 “Open Space” (“O”) – Total Area 13.08 ha

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

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

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

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

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

- 8.8.2 The PFS sites zoned “OU(PFS)” are subject to a maximum building height restriction of 1 storey to allow ancillary structures for the PFS. The kerosene store zoned “OU(Kerosene Store)” is subject to a maximum building height of 3 storeys to reflect the height of the existing building. For development with special design merits, minor relaxation on the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.

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

- 8.9.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the

urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on their individual merits taking into account relevant Town Planning Board Guidelines.

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

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

9. COMMUNICATIONS

9.1 Roads

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

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

9.2 Railway

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

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

10. UTILITY SERVICES

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

11. CULTURAL HERITAGE

The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be consulted in advance of any development or rezoning proposals that might affect *the graded and proposed graded historic buildings within the area, which include St. Teresa's Church, China Light and Power Administrative Building, Kowloon Hospital, Diocesan Boys' School, King George V School, Stone Doorframe of the Old Sheung Tai Temple, Tang King Po School and Gateway of Pui Ching Primary School*, ~~the remnants of Sheung Tai Temple and the graded historical buildings within King George V School, St. Teresa's Church, Kowloon Hospital and Diocesan Boys' School,~~ and their immediate environs. *Relevant information of the above-mentioned buildings could be found in the website of AMO at <http://www.amo.gov.hk/>.*

12. IMPLEMENTATION

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

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

12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plan and guidelines published by the Board. The outline development plan is available for public inspection at the Planning Department. Guidelines published by the Board are available

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

TOWN PLANNING BOARD

MAY 2009

AUGUST 2011



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	RB(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	RC(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	RE(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
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 (在主水平基準上零千米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (層樓)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.21	0.10	商業
RESIDENTIAL (GROUP A)	35.09	16.75	住宅 (甲類)
RESIDENTIAL (GROUP B)	33.07	15.78	住宅 (乙類)
RESIDENTIAL (GROUP C)	11.97	5.71	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.43	0.21	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	70.29	33.54	政府、機構或社區
OPEN SPACE	13.02	6.24	休憩用地
OTHER SPECIFIED USES	0.30	0.10	其他指定用途
GREEN BELT	7.54	3.00	綠化地帶
MAJOR ROAD ETC.	37.43	17.83	主要道路等
TOTAL PLANNING SCHEME AREA	209.55	100.00	規劃範圍總面積

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

行政長官會同行政會議於2009年5月5日 根據城市規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 5 MAY 2009

Ms Manda CHAN 陳詠曼女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的何文田 (九龍規劃區第6及7區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREAS No. 6 & 7 - HO MAN TIN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
METRES 100 0 200 400 600 METRES

規劃署運籌城市規劃委員會指示製備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K7/20

本摘要圖於2011年7月6日擬備
EXTRACT PLAN PREPARED ON 6.7.2011

M/K7/11/51 圖 PLAN 1

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	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
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
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RESIDENTIAL (GROUP A)	35.09	16.75	住宅 (甲類)
RESIDENTIAL (GROUP B)	33.07	15.78	住宅 (乙類)
RESIDENTIAL (GROUP C)	11.87	5.71	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.43	0.21	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	70.29	33.54	政府、機構或社區
OPEN SPACE	13.08	6.24	休憩用地
OTHER SPECIFIED USES	0.39	0.19	其他指定用途
GREEN BELT	7.54	3.60	綠化地帶
MAJOR ROAD ETC.	37.48	17.88	主要道路等
TOTAL PLANNING SCHEME AREA	209.55	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
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

(參看附表)
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的何文田 (九龍規劃區第 6 及 7 區) 分區計劃大綱圖
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規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K7/20A

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