

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

MPC Paper No. 5/24

For Consideration by the
Metro Planning Committee on 20.12.2024

PROPOSED AMENDMENTS TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsim Sha Tsui Outline Zoning Plan (OZP) No. S/K1/28 (**Attachment I**) as shown on the draft OZP No. S/K1/28A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 3.12.2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsim Sha Tsui OZP, which was subsequently renumbered as S/K1/28. On 13.12.2013, the approved OZP No. S/K1/28 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 1.11.2024, the Secretary for Development (SDEV) referred the approved Tsim Sha Tsui OZP No. S/K1/28 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 15.11.2024, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

The main campus of Hong Kong Polytechnic University (PolyU) of about 8.8ha (**Plan 1**) located at 11 Yuk Choi Road has been zoned "Government, Institution or Community"¹ ("G/IC") since the first Tsim Sha Tsui statutory plan No. LK 1/40 gazetted in 1965. Building height restrictions (BHRs) were imposed on the Tsim Sha Tsui OZP No. S/K1/23

¹ The main campus is situated within Kowloon Inland Lot No. 9853 RP&Ext, on which a strip of land abutting Chatham Road North and Chatham Road South along the western boundary of the campus is designated as amenity area for public enjoyment under lease which is zoned "Open Space" on the OZP (**Plan 2b**).

in 2008 to prevent excessively tall buildings while respecting the role of the Tsim Sha Tsui area as a major commercial node in general. As for the campus, a BHR of 45mPD was imposed to reflect the general BH of the existing PolyU buildings² at that time. In order to facilitate its future expansion of the campus, PolyU has proposed to relax the BHR to 90mPD supported by a set of planning statement and technical assessments (**Attachment V**).

4. **PolyU’s Proposal**

Commitment to Educational Development

4.1 The 2023 Policy Address set out the initiatives to develop Hong Kong into an international hub for post-secondary education, which has been reaffirmed in the 2024 Policy Address. According to the PolyU’s planning report (**Attachment V**), as one of the universities funded by the University Grants Committee (UGC), PolyU echoes with Government’s policy initiatives in positioning Hong Kong as an international hub for post-secondary education and promoting the industries of health and medical as well as innovation and technology through initiating education and research collaborations, launching new post-secondary programmes and increasing research funding and investment in the relevant fields. It has all along been planning for long term development of the educational facilities within the main campus including expansion of the constrained facilities and provision of new academic facilities through development/redevelopment projects to optimise the utilisation of scarce land resources. Since 2008, PolyU has already sought three planning permissions under section 16 of the Town Planning Ordinance for minor relaxation of BHR of 45mPD for permitted ‘Educational Institution’ use including the completed Jockey Club Innovation Tower (BH of 63.3mPD) under application No. A/K1/218 and the planned redevelopment of Blocks VA/VS (BH of 67.5mPD) and Blocks U/W (BH of 59.6mPD) under applications No. A/K1/266 and 268 respectively (**Plan 2c**). All these applications were approved with conditions by the Metro Planning Committee (MPC) of the Board.

Space Requirements for Education and Research

4.2 According to PolyU, even with the major completed and ongoing development and redevelopment projects, including those within the main campus as mentioned above and the others in the Ho Man Tin and Hung Hom areas near the main campus (**Drawing 2**), there remains a significant need for additional floor space within the main campus to meet current and future educational and research

² At that time, the majority of the buildings on the main campus were low-rise, with BHs ranging from 10.9mPD to 45.3mPD (**Plan 2c**). Two taller buildings were constructed before the imposition of BHR, including the Li Ka Shing Tower, which has a height of 82.8mPD completed in 2000, and the Lee Shau Kee Building, with a height of 70mPD completed in 2005.

demands. Based on the space requirement calculations provided by UGC³, PolyU currently faces a gross floor area (GFA) deficit of approximately 130,000m² to accommodate the existing students and staff of about 31,500 individuals. Furthermore, PolyU estimates that about an additional 15% of GFA, i.e. about 20,000 m², is required to accommodate the future demand resulting from the forecasted rise of around 10% in the number of students and staff by 2030⁴, bringing the total to about 34,650 individuals, as well as the need for additional floor space for education and research purposes as detailed in paragraph 4.3 below. As such, PolyU estimates that there will be a shortfall of about 150,000m² of GFA, i.e. about 54% increase in the existing total GFA of 277,250m² for buildings within the campus as shown on **Drawing 1**.

- 4.3 With the vision of facilitating Hong Kong’s development into an international innovation and technology centre, PolyU has been promoting the development of various research programmes, such as establishing the PolyU Academy for Interdisciplinary Research, contributing to Nation’s space missions to the Moon and Mars, and developing smart railway technology for Nation’s high speed rail network for which extra space would be required. Moreover, the specialised equipment utilised in researches such as life science technology and robotic science requires higher headroom of approximately 5m to 6m, which necessitate taller buildings to accommodate for the same GFA. For instance, some of the laboratories in the Jockey Club Innovation Tower approved under application No. A/K1/218 were accommodated in floors with a floor-to-floor height up to 5m.

Addressing Floor Space Demand

- 4.4 Being a university situated in the urban area, apart from those nearby campuses already in use as shown on **Drawing 2**, the scope for further off-site expansion of PolyU campus is limited⁵. As such, PolyU has been pursuing opportunities of enhancing the utilisation of its main campus through the redevelopment/upgrading the existing facilities. While the aforesaid redevelopments of Blocks VA/VS and Blocks U/W are being implemented progressively, PolyU is considering further in-situ development/redevelopment opportunities within the main campus in the coming years to achieve its long-term vision, yet no concrete expansion plan of the main campus is available at this juncture. PolyU considers that revising the BHR of the “G/IC” zone for the main campus from 45mPD to 90mPD would better facilitate its future campus development taking into account the aforesaid expansion need, the current planning context and circumstances of the area, as well as the necessary flexibility for future and advanced design while retaining the existing design features as detailed in paragraphs 4.5 and 4.6 below.

³ According to the information provided by PolyU, in assessing the space and accommodation demand for universities, UGC adopts the Room Use-based Approach, specifically the Kaiser Formulae. This method takes account a number of factors, such as number of student enrolment as well as utilisation/occupancy rates and spatial requirement based on disciplines and type of facilities/laboratories.

⁴ The 10% anticipated growth is a direct result of PolyU’s strategic initiatives to expand the intake of research postgraduate students and aligns with the Government’s policy to raise the enrolment ceiling for non-local students in UGC-funded taught programs.

⁵ For long term development, PolyU is actively considering in taking part in the Northern Metropolis University Town development as initiated in 2024 Policy Address subject to further liaison with relevant B/Ds.

Flexibility for Future Design

- 4.5 In the recent redevelopment projects under the approved applications, various design measures has been adopted. For instance, PolyU proposed to relax the BHR from 45mPD to 67.5mPD for the redevelopment of Block VA and VS under application No. A/K1/266, featuring a stepped and staggering BH profile, multi-levels building void, canopy and covered walkway as well as extensive landscape features at multiple levels (**Drawing 3 and Plan 2c**). For the redevelopment of Block U and W under application No. A/K1/268, the BHR was relaxed to 60mPD for adopting a two-step BH profile while retaining the atrium void at the centre (**Drawing 4 and Plan 2c**). This redevelopment also included additional greenery and landscaping, such as a communal green roof. PolyU considers that the proposed BHR of 90mPD would provide greater design flexibility for further implementation of green and sustainable building design with better architectural design merits, higher air and visual permeability, and more greenery and open space.
- 4.6 Moreover, PolyU undertakes to retain the long-established design principles and merits within the campus (**Drawings 5 to 7**). These measures include retaining the existing amenity area along western boundary of the campus, building separations, permeable communal podium deck, voids beneath buildings, open/breathing space and distinctive red brick architectural style. PolyU also proposes adopting the concept of stepped BH profile (**Drawing 5**) comprising high zone of about 70mPD to 90mPD, medium zone of about 45mPD to 70mPD and low zone with BH below 45mPD for future development and redevelopment projects within the main campus in order to respect the general BH profile of the area and achieve better urban design attributes as detailed in paragraph 5.6 below.

Technical Feasibility

- 4.7 In support of the proposal, PolyU has submitted a set of planning report and technical assessments (**Attachment V**) to demonstrate that there is no insurmountable technical problem resulted from the possible increase of the development scale of PolyU main campus associated with the proposed increase in BHR. The Visual Impact Assessment (VIA) was conducted by assuming the existing buildings to be expanded up to 90mPD, except those having redeveloped or extended recently (Appendix I of **Attachment V and Drawings 2, 9 to 15**). With reference to the Air Ventilation Assessment (Expert Evaluation) (AVA(EE)) conducted in 2008 for the imposition of BHR on the Tsim Sha Tsui OZP, the AVA(EE) conducted by PolyU (Appendix II of **Attachment V**) incorporates the proposed concept of stepped BH profile, as detailed in paragraph 4.6 above, while preserving the existing air paths identified in the 2008 AVA(EE). The Sewerage Impact Assessment (SIA) and Traffic Impact Assessment (TIA) found in Appendices III and IV of **Attachment V** are based on the assumption of a 10% increase in the total number of students and staff, i.e. 34,650 individuals, by 2030 as mentioned in paragraph 4.2 above. Findings of the technical assessments are summarised in paragraphs 5.5 to 5.11 below.

5. Proposed Amendments

Item A – Relaxation of BHR of PolyU main campus (Item A site) from 45mPD to 90mPD (Plans 1 to 4)

The Site and its Surroundings

- 5.1 Item A site of about 8.8ha falls within an area zoned “G/IC” (**Plan 1**). It is currently occupied by the main campus of PolyU with a total of 25 buildings with BH ranging from about 10.9mPD to 82.8mPD (**Drawing 1** and **Plan 2c**). The main campus was developed in phases with majority of the buildings in the eastern and southern portions constructed between 1976 and 1994 with lower BH ranging from about 10.9mPD to 45.3mPD, while new developments in the central, northern and eastern portions with higher BH ranging from 63.3mPD to 82.8mPD are constructed after 2000.
- 5.2 The surrounding areas of Item A site have the following characteristics:
- (a) bounded by Hong Chong Road and Cross Harbour Tunnel to the east, Cheong Wan Road to the south, Prince Margaret Road/Chatham Road South to the west and Hung Hom Bypass/Chatham Road South to the north (**Plan 2b**);
 - (b) to the southwest is the Tsim Sha Tsui commercial area with BHRs of 110mPD in the central commercial area, and to the south is the Tsim Sha Tsui East commercial area with BHR of 90mPD in the inland area and 80mPD along the waterfront, forming a BH profile stepping down towards the harbour (**Drawing 1, Plans 1 and 2a**);
 - (c) to the southeast across the Cross Harbour Tunnel toll plaza is the MTR Hung Hom Station⁶ and the Hong Kong Coliseum (**Plans 2b and 3**). To the further east are residential developments intermixed with hotels and GIC developments within the Hung Hom area with BHR ranges from 80mPD to 150mPD in “Residential (Group A)” (“R(A)”), “R(B)” and “Comprehensive Development Area” zones (**Plan 2a**); and
 - (d) major GIC facilities with existing BH ranging from 11mPD to 60mPD in the vicinity of the Item A site (**Plans 2a, 2b and 3**) include the Hong Kong Museum of History and Hong Kong Science Museum, St. Mary’s Canossian College, Gun Club Hill Barracks, Kowloon Cricket Club and PolyU Block Z (under the Phase 8 campus expansion project completed in 2013 within the “G/IC(1)” site⁷).

⁶ As initiated in the 2023 Policy Address, MTRCL is currently conducting a preliminary study on revitalising the Hung Hom Station and nearby sites.

⁷ The “G/IC(1)” zone is subject to maximum GFA restriction of 36,608m² and BHRs of 30mPD and 60mPD on the approved Yau Ma Tei OZP No. S/K2/26 (**Plan 2**). It is the subject of application No. A/K2/184 for minor relaxation of GFA restriction for permitted ‘Educational Institution’ use approved by MPC on 10.10.2008.

Proposed Amendment

- 5.3 The Secretary for Education (SED) has granted policy support for PolyU's proposal to increase the BHR from a higher education development perspective. As PolyU is a UGC-funded university, any future development/redevelopment projects of PolyU will be subject to scrutiny by relevant B/Ds, prior to its implementation in accordance to the established mechanism in the UGC Capital Programme⁸. The submission will be assessed based on the merits of the proposal from education policy perspective as well as technical feasibility, design, scope, cost and standard, etc.
- 5.4 Taking into account the aforesaid policy initiatives and support, the need of PolyU's expansion of the main campus in coping with the current and future demand and the technical feasibility as demonstrated in various assessments detailed in paragraphs 5.5 to 5.11 below, it is proposed to increase the BHR of Item A site zoned "G/IC" from 45mPD to 90mPD (**Plan 1**). With reference to the BH of nearby developments as detailed in paragraph 4.2 above, it is considered that the proposed BHR of 90mPD is not incompatible with the surrounding area and the overall BH profile in the area.

Technical Assessments

- 5.5 The technical assessments conducted by PolyU to ascertain the technical feasibility of the possible increase of the development scale in association with the proposed amendment of BHR include VIA, AVA(E), SIA and TIA, which are detailed in **Attachment V**. It is confirmed that the proposal will not result in insurmountable adverse impact on visual, air ventilation, sewerage and traffic aspects. Findings of the technical assessments are summarised in the following paragraphs.

Urban Design, Visual and Air Ventilation Aspects

- 5.6 The BHRs for the Tsim Sha Tsui area on the OZP has adopted a stepped height approach with BH generally decreasing progressively from the inland area to the waterfront (**Plan 2a**). Item A site is situated near the inland location of the commercial area at Tsim Sha Tsui East with BHR of 95mPD (**Plan 2b**). By assuming existing buildings to be extended to 90mPD except those redeveloped/expanded recently as shown on **Drawing 1** (VIA in **Attachment V** and **Drawings 8 to 14**), the visual impacts of majority of the selected viewing points (VPs) are negligible to moderate, except the VP at the bus terminal at MTR Hung Hom Station given its close proximity to the campus. To avoid a uniform building height profile, PolyU is committed to adopting an urban design concept characterised by a stepped building height profile (**Drawing 5**) for future

⁸ According to UGC's Notes on Procedures, UGC-funded universities are required to submit capital works proposal for all building developments to UGC. This ensures that the proposed developments align with the roles, missions and future development plan of the universities. UGC will evaluate the proposals from an educational policy perspective, while the Architectural Services Department will act as Technical Adviser, providing comments on feasibility, design, scope, cost, implementation, and other relevant aspects. With the support of UGC, the capital works proposals will then be submitted to EDB for policy consideration, the Financial Services and the Treasury Bureau for funding requests, and other relevant B/Ds to ascertain technical feasibility.

development and redevelopment projects within the campus, as detailed below:

- (a) high zone of about 70mPD to 90mPD for taller buildings at the north portion near Hong Chong Road, central portion where Li Ka Shing Tower is located, and southern portion near Cheong Wan Road to enhance the overall skyline of the main campus;
- (b) medium zone of about 45mPD to 70mPD at the eastern and western portions for retaining the newly developed buildings with distinctive architectural designs (such as Jockey Club Innovation Tower and redevelopment of Blocks VA/VS); and
- (c) low zone with BH below 45mPD comprising southern and south-eastern portions featuring the newly renovated main campus entrance and Pao Yue Kong Library.

5.7 Moreover, PolyU undertakes to retain the long-established design principles and merits within the campus (**Drawings 6 and 7**). The existing amenity area with a width of about 5m to 17m within the “Open Space” (“O”) zone along the western boundary of the main campus will be retained (**Drawing 5**). Several existing design characteristics and features will be preserved including:

- (a) permeable communal podium deck to separate vehicular and pedestrian movements;
- (b) voids and recessed areas beneath buildings to enhance permeability and create covered spaces for student activities;
- (c) major open/breathing space in the central and northern portions of the main campus for greenery and communal area for activities; and
- (d) distinctive red brick architectural style as historical and cultural identity of the campus.

5.8 An AVA(E) has been conducted to evaluate the air ventilation performance of the site with reference to the proposal as compared with the existing condition (**Attachment V**). The major air paths along Gascoigne Road, Chatham Road South and Austin Road/Cheong Wan Road will not be affected by the proposal. The proposed preservation of the existing permeable communal podium deck, voids/recessed areas and open/breathing spaces for the future campus development will help maintain the air ventilation permeability. Overall air ventilation performance within the campus and the surrounding areas will not be significantly affected by the proposal.

5.9 In view of the above, the proposal is considered compatible in terms of overall context and character within the eastern part of Tsim Sha Tsui area. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&PlanD) considers that the proposed BHR of 90mPD will generally maintain the stepped BH profile of the area and has no adverse comment on the proposal from urban design, visual and air ventilation perspectives.

Sewerage Aspect

- 5.10 Based on the assumption of an additional GFA of about 150,000m² to accommodate a total of 34,650 students and staff within the site in 2030, the SIA concluded that no adverse impact is anticipated for the existing sewer system along Chatham Road South, Hong Chong Road and Hong Tai Path (**Attachment V**). The sewage generated from the future developments/redevelopments will be channelled into the sewer system along Chatham Road South which is sufficient to cater for the anticipated volume of discharge and thus no upgrading works of public sewerage network is required. Moreover, further assessments will be conducted and submitted for relevant B/Ds' consideration during detailed design stage of future development/redevelopment projects. In this regard, the Director of Environmental Protection (DEP) and the Chief Engineer/Mainland South of Drainage Services Department (CE/MS of DSD) have no adverse comment on the proposal.

Traffic Aspect

- 5.11 According to the TIA (**Attachment V**), the site is well-served by existing public transportation system including MTR, bus and mini-bus (**Plan 2b**). Based on the forecast of a 10% increase in the total number of students and staff in 2030 (i.e. 34,650), the additional traffic generated by the future developments/redevelopments will not result in adverse traffic impact to the area as majority of the students and staff will commute using public transportation. The Commissioner for Transport (C for T) has no adverse comment on the proposal from traffic engineering perspective.

6. Provision of Open Space and GIC Facilities

The proposed amendments to the OZP are mainly for relaxation of BHR of the PolyU main campus, which do not have additional population implication. Therefore, there is no implication on the provision of GIC facilities and open space within the planning scheme area of Tsim Sha Tsui OZP.

7. Proposed Amendment to Matters Shown on the Plan

The proposed amendment as shown on the draft Tsim Sha Tsui OZP No. S/K1/28A (**Attachment II**) is as follows:

Amendment Item A (about 8.8 ha) (Plan 1)

Amending the BHR of the "G/IC" site at the PolyU main campus at 11 Yuk Choi Road from 45mPD to 90mPD.

8. Proposed Amendments to the Notes of the OZP

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

“OU(Ferry Terminal)” zone (Plans 5 to 7)

8.2 The “OU(Ferry Terminal)” zone is currently occupied by the Hong Kong China Ferry Terminal, which is a cross-border ferry terminal offering ferry services between Hong Kong and major cities in the Mainland. It is a Government property managed by the Marine Department and commercial uses are subject to approval by the Government. To provide flexibility for provision of supporting uses within the terminal, it is proposed to include ‘Shop and Services’ and ‘Eating Place’ as always permitted uses under Column 1; and move ‘Government Use’ from Column 2, which requires planning permission, to Column 1.

“OU(Kowloon Point Piers)” zone (Plans 5 to 7)

8.3 The “OU(Kowloon Point Piers)” zone is currently occupied by the Star Ferry Pier. It is a Government property governed by a Franchise Agreement granted under the Ferry Services Ordinance (Cap. 104) and approval by the Government is required for granting concession for commercial use in the pier.

8.4 Under the current Remark (1) of “OU(Kowloon Point Piers)” zone, kiosks not greater than 10m² each in area and not more than 10 in number for uses as retail shop and service trades are considered as ancillary to ‘Pier’ use. ‘Eating Place’ and ‘Shop and Services’ are Column 2 uses, which require planning permission from the Board. In view of the significance of the Star Ferry Pier and the aforesaid Government approval mechanism of the commercial use in the pier, it is proposed to delete the development restriction under Remark (1) and revise ‘Shop and Services’ and ‘Eating Place’ as Column 1 uses to provide flexibility for provision of supporting facilities.

“OU(Pier)” zone (Plans 5 to 7)

8.5 The “OU(Pier)” zone is occupied by the Kowloon Permanent Pier No. 7 owned by the Hong Kong and Kowloon Wharf and Godown Company Limited under the Government lease since 1964. The subject site extends from the existing shopping centre (i.e. Harbour City) and is currently used as a temporary public vehicle park under Short Term Tenancy. Under the current Remark (1) of the “OU(Pier)” zone, kiosks not greater than 10m² each in area and not more than 10 in number for uses as retail shop and service trades are considered as ancillary to ‘Pier’ use. To provide flexibility for provision of ancillary uses within the subject site upon potential redevelopment from temporary public vehicle park to pier use, it is proposed to revise the Remark so that kiosks or premises not in excess of a maximum total non-domestic GFA of 100m² for uses as ‘Shop and Services’ and ‘Eating Place’ are also considered as ancillary to pier use.

Technical Amendments

8.6 On 11.1.2019, the Board has promulgated a revised set of Master Schedule of Notes (MSN) to Statutory Plans. Under the revised MSN, 'Market' use is being subsumed under 'Shop and Services' use. To effectuate such changes, updates to the Notes of "Government, Institution or Community (1)" ("G/IC(1)") zone is proposed, and 'Shop and Services' use in "Residential (Group A)" and "G/IC" zones are also amended as 'Shop and Services (not elsewhere specified)' use to tally with the revised MSN.

9. Revision to the Explanatory Statement of the OZP

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

10. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K1/29.

11. Consultation

Consultation with the Yau Tsim Mong District Council (YTMDC)

11.1 PlanD consulted the YTMDC with the presence of PolyU's representatives on 5.11.2024 on the proposed Amendment Item A. YTMDC members generally supported the proposed amendments, expressing no objections, as the proposal aligns with the Government's policy initiatives to promote the development of the tertiary education. Their concerns on the potential traffic, visual and air ventilation impacts on the surrounding areas arising from the proposal were briefly addressed in the DC meeting. Paragraphs 5.5 to 5.11 above on the findings from relevant technical assessments conducted by PolyU are also relevant. YTMDC members also noted that PolyU will consult YTMDC on future development/redevelopment projects within the main campus.

Departmental Consultation

11.2 The proposed amendments have been circulated to the relevant B/Ds. All of them have no objection to/no adverse comments on the proposed amendments, and their comments have been incorporated in above paragraphs, where appropriate:

- (a) SDEV;
- (b) SED;

- (c) Head of Antiquities and Monuments Office, DEVB;
- (d) District Lands Officer/Kowloon West, LandsD;
- (e) C for T;
- (f) CTP/UD&L, PlanD;
- (g) Chief Architect/Advisory & Statutory Compliance, ArchSD;
- (h) Chief Building Surveyor/Kowloon, Buildings Department;
- (i) DEP;
- (j) Chief Engineer/Construction, Water Supplies Department;
- (k) CE/MS, DSD;
- (l) Chief Highway Engineer/Kowloon, Highways Department (HyD);
- (m) Chief Highway Engineer/Railway Development Office, HyD;
- (n) Director of Social Welfare;
- (o) Director of Electrical and Mechanical Services;
- (p) Director of Leisure and Cultural Services;
- (q) Commissioner of Police;
- (r) Director of Fire Services;
- (s) District Officer (Yau Tsim Mong), Home Affairs Department; and
- (t) Project Manager/West, Civil Engineering Development Department.

Public Consultation

- 11.3 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/K1/29 upon exhibition) and its Notes will be exhibited for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory exhibition period. YTMDC will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

12. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsim Sha Tsui OZP No. S/K1/28 and that the draft Tsim Sha Tsui OZP No. S/K1/28A at **Attachment II** (to be renumbered to S/K1/29 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tsim Sha Tsui OZP No. S/K1/28A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

13. Attachments

Attachment I	Approved Tsim Sha Tsui OZP No. S/K1/28
Attachment II	Draft Tsim Sha Tsui OZP No. S/K1/28A
Attachment III	Revised Notes of the draft Tsim Sha Tsui OZP No. S/K1/28A

Attachment IV	Revised Explanatory Statement of the draft Tsim Sha Tsui OZP No. S/K1/28A
Attachment V	Planning Report and Technical Assessments
Drawing 1	Existing and Planned Developments within the Site
Drawing 2	PolyU's campuses in Hung Hom and Ho Man Tin area
Drawings 3 and 4	Redevelopment Projects under Approved Applications No. A/K1/266 and 268
Drawing 5	Proposed Stepped BH Profile of the Site
Drawing 6	Major Open/Breathing Space of the Site
Drawing 7	Key Design Features to be Retained at the Site
Drawings 8 to 14	Photomontages
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2a	Building Height Profile of the Tsim Sha Tsui area
Plan 2b	Site Plan of the Site
Plan 2c	Building Completion Year and Height Plan of the Site
Plan 3	Aerial Photo of the Site
Plans 4a to 4g	Site Photos of the Site
Plan 5	Location Plan of Piers
Plan 6	Site Plan of Piers
Plan 7	Aerial Photo of Piers

**PLANNING DEPARTMENT
DECEMBER 2024**