

METRO PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

MPC Paper No. 4/25

**For Consideration by the
Metro Planning Committee on 23.5.2025**

**PROPOSED AMENDMENTS TO THE
APPROVED CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/39**

**PROPOSED AMENDMENTS TO THE
APPROVED CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/39**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39 (**Attachment I**) as shown on the draft OZP No. S/K5/39A (**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 on the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 7.2.2023, the Chief Executive in Council, under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Cheung Sha Wan OZP which was subsequently renumbered as S/K5/39. On 17.2.2023, the approved OZP No. S/K5/39 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 16.4.2025, the Secretary for Development referred the approved Cheung Sha Wan OZP No. S/K5/39 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 25.4.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 To take forward the decision of the Metro Planning Committee (the Committee) of the Board on 16.2.2024 to agree to the Application No. Y/K5/3² under section 12A of the Ordinance (section 12A application), it is proposed to rezone a site at 412 - 420 Castle Peak Road (the Site) from "Other Specified Uses" annotated "Hotel" ("OU(Hotel)") to "Commercial(5)" ("C(5)") to facilitate the

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force before 1.9.2023.

² MPC Paper No. Y/K5/3, including its attachments, is available at the Board's website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/736_mpc_agenda.html.

redevelopment of the existing commercial/office (C/O) building on the Site for more diversified commercial uses. An extract of the minutes of the Committee's meeting is at **Attachment V**.

- 3.2 Opportunity is also taken to update the ES to reflect the latest planning circumstances.

4. Proposed Amendments

Amendment Item A – Rezoning of the Site at 412 - 420 Castle Peak Road from “OU(Hotel)” to “C(5)” (about 0.05ha) (Plans 2a to 2d)

The Site and its Surroundings

- 4.1 The Site falls within private lots under virtually unrestricted lease. It is currently occupied by an existing C/O building completed in 1983 with a plot ratio (PR) of 14.999 and building height (BH) of 83.49mPD. It was rezoned from “R(A)” to “OU(Hotel)” for hotel use in 2010 to take forward the Committee's decision of the previous application (No. Y/K5/1) submitted by the same applicant of section 12A application No. Y/K5/3. Under the “OU(Hotel)” zone, there are no provisions for general commercial uses such as ‘Eating Place’ and ‘Shop and Services’ and the claim of existing PR. No action has been taken by the applicant to pursue the originally proposed hotel scheme since then.
- 4.2 The Site is located amid a residential neighbourhood mixed with commercial developments (including a commercial building to its immediate west and those in the “C(3)” and “C(5)” zones to the southwest) and GIC facilities. The existing residential developments in the area are mainly mid to high-rise buildings (**Plan 3**) with commercial/retail uses on the lower floors.

Proposed Amendments

- 4.3 On 16.2.2024, the Committee agreed to the section 12A application No. Y/K5/3 to rezone the Site from “OU(Hotel)” to “C(5)” as stated in paragraph 3.1 above. According to the application, the maximum PR restriction will remain as 12 and provision for development/redevelopment within the Site up to the PR of the existing C/O building, i.e. 14.999, will be included. The BH restriction will be revised from 84mPD to 100mPD. As such, the proposed development restrictions of the Site will be the same as the current “C(5)” zone of a nearby C/O development to the southwest (**Plan 1**), i.e. maximum PR of 12, BH of 100mPD, or PR and/or BH of the existing building, whichever is the greater. According to the applicant's indicative scheme (**Drawings 1a to 1c**), the proposed development comprises a 25-storey commercial development (including 3 basement levels for carpark) with a PR of 12 and BH of not more than 100mPD for office, eating place and shop and services uses.
- 4.4 Under the application, the Committee considered that it was not unreasonable to rezone the Site to “C” to provide more flexibility by allowing a wider variety of commercial uses to add vibrancy to the area and meet the market demand and/or local needs. In view of the site context as stated in paragraph 4.2 above, the

continual use of the Site for commercial purpose was considered not incompatible with the surrounding areas. Relevant technical assessments including Visual Impact Assessment, Traffic Impact Assessment and Sewerage Impact Assessment had been submitted to demonstrate the technical feasibility of the proposal based on the assumption of the BH of 100mPD and the PR up to that of the existing building of 14.999, and concerned Government bureaux/departments (B/Ds) had no objection to or no adverse comment on the application.

- 4.5 To take forward the agreed section 12A application, it is proposed to rezone the Site from “OU(Hotel)” to “C(5)” with a maximum PR of 12 and BH of 100mPD or PR and/or BH of the existing building, whichever is the greater.

5. **Provision of Open Space and GIC Facilities**

The proposed amendments to the OZP are for rezoning the Site from “OU(Hotel)” to “C(5)”, 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 Cheung Sha Wan OZP.

6. **Proposed Amendment to Matters Shown on the OZP**

The proposed amendment as shown on the draft Cheung Sha Wan OZP No. S/K5/39A (**Attachment II**) is as follows:

Amendment Item A (about 0.05 ha)

Rezoning of the Site at 412 - 420 Castle Peak Road from “OU(Hotel)” to “C(5)” with revision of the maximum BH of 84mPD to 100mPD as stipulated on the OZP.

7. **Proposed Amendments to the Notes of the OZP**

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

“OU(Hotel)” zone

In relation to Amendment Item A in paragraph 6 above, the “OU(Hotel)” zone will be deleted.

8. **Revisions 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.

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/K5/40.

10. **Consultation**

Departmental Consultation

10.1 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 (if any) have been incorporated into the above paragraphs, where appropriate. The B/Ds include:

- (a) Head of Antiquities and Monuments Office, Development Bureau;
- (b) C for Tourism, Culture, Sports and Tourism Bureau;
- (c) Chief Architect/Central Management Division 2, Architectural Services Department;
- (d) Chief Building Surveyor/Kowloon, Buildings Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Chief Engineer/Mainland South, Drainage Services Department;
- (g) Chief Highway Engineer/Kowloon, Highways Department;
- (h) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (i) Commissioner for Transport;
- (j) Commissioner of Police;
- (k) Director of Electrical and Mechanical Services;
- (l) Director of Environmental Protection;
- (m) Director of Fire Services;
- (n) Director of Food and Environmental Hygiene;
- (o) Director of Housing;
- (p) Director of Leisure and Cultural Services;
- (q) Director of Social Welfare;
- (r) District Lands Officer/Kowloon West, Lands Department;
- (s) District Officer (Sham Shui Po), Home Affairs Department; and
- (t) Project Manager (South), Civil Engineering and Development Department.

Public Consultation

10.2 During the processing of the section 12A application (No. Y/K5/3) relating to Amendment Item A, public consultations were conducted in accordance with the provisions under the pre-amended Ordinance.

10.3 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered as S/K5/40 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The Sham Shui Po District

Council will be informed of the proposed amendments during the statutory exhibition of the draft OZP.

11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Cheung Sha Wan OZP No. S/K5/39 as shown on the draft Cheung Sha Wan OZP No. S/K5/39A at **Attachment II** (to be renumbered as S/K5/40 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 Cheung Sha Wan OZP No. S/K5/39A (to be renumbered as S/K5/40 upon exhibition) 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.

12. **Attachments**

Attachment I	Approved Cheung Sha Wan OZP No. S/K5/39
Attachment II	Draft Cheung Sha Wan OZP No. S/K5/39A
Attachment III	Revised Notes of the draft Cheung Sha Wan OZP No. S/K5/39A
Attachment IV	Revised Explanatory Statement of the draft Cheung Sha Wan OZP No. S/K5/39A
Attachment V	Extract of minutes of the Committee's meeting on 16.2.2024 for the section 12A application No. Y/K5/3
Drawings 1a to 1c	Indicative scheme of the section 12A application No. Y/K5/3
Plan 1	Location plan
Plan 2a	Site plan
Plan 2b	Aerial photo
Plans 2c to 2d	Site photos
Plan 3	Existing building heights

PLANNING DEPARTMENT
MAY 2025