

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道
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 RESTRICTION AS STIPULATED ON THE NOTES		《註釋》內訂明最高建築物 高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 （樓層數目）

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	47.41	24.76	商業
COMPREHENSIVE DEVELOPMENT AREA	1.17	0.61	綜合發展區
RESIDENTIAL (GROUP A)	6.98	3.64	住宅（甲類）
RESIDENTIAL (GROUP B)	0.59	0.31	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	20.27	10.58	政府、機構或社區
OPEN SPACE	23.66	12.35	休憩用地
OTHER SPECIFIED USES	47.15	24.62	其他指定用途
MAJOR ROAD ETC.	44.28	23.13	主要道路等
TOTAL PLANNING SCHEME AREA	191.51	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / K 1 / 2 8 的修訂
AMENDMENT TO APPROVED PLAN No. S/K1/28

AMENDMENT EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

（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尖沙咀（九龍規劃區第 1 區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 1 - TSIM SHA TSUI - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺

米 METRES 100 0 200 400 600 800 METRES 米

2025 年 1 月 17 日 按照城市規劃條例第 5 條展示的
核准圖編號 S/K1/28 的修訂
AMENDMENT TO APPROVED PLAN No. S/K1/28 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
17 JANUARY 2025

Ms Donna Tam 譚燕萍
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

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/K1/29

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Revision to the building height restriction from 45 metres above Principal Datum (mPD) to 90mPD for the “Government, Institution or Community” zone currently occupied by the main campus of the Hong Kong Polytechnic University at 11 Yuk Choi Road, Tsim Sha Tsui.

The completed Mass Transit Railway (East Rail Line) and Mass Transit Railway (Tuen Ma Line), authorized under the Railways Ordinance (Chapter 519), shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance and are shown on the Plan for information.

II. Amendments to the Notes of the Plan

- (a) Incorporation of ‘Eating Place’, ‘Pier’ and ‘Shop and Services’ in Column 1, and revision of ‘Government Use’ from Column 2 to Column 1 of the Notes for “Other Specified Uses” annotated “Ferry Terminal” zone.
- (b) Revision of ‘Eating Place’ and ‘Shop and Services’ from Column 2 to Column 1 of the Notes for “OU(Kowloon Point Piers)” zone.
- (c) Deletion of the Remark of the Notes for “Other Specified Uses” annotated “Kowloon Point Piers” (“OU(Kowloon Point Piers)”) zone in relation to ancillary uses.
- (d) Revision to the Remarks of the Notes for “Other Specified Uses” annotated “Pier” zone in relation to ancillary uses.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for “Residential (Group A)” and “Government, Institution or Community” (“G/IC”) zones.
- (f) Deletion of ‘Market’ from Column 2 of the Notes for “G/IC(1)” zone.

Town Planning Board

17 January 2025

《尖沙咀分區計劃大綱草圖編號 S/K1/29》
Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29

申述人名單
Index of Representations

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/K1/29-R001	TPB/R/S/K1/29-S002	Federation of Polytechnic University (PolyU) Alumni Associations
TPB/R/S/K1/29-R002	TPB/R/S/K1/29-S003	Student Affairs Office of PolyU
TPB/R/S/K1/29-R003	TPB/R/S/K1/29-S004	Office of the Deputy President and Provost of PolyU
TPB/R/S/K1/29-R004	TPB/R/S/K1/29-S005	Campus Development Office of PolyU
TPB/R/S/K1/29-R005	TPB/R/S/K1/29-S006	LAM Yui Yim
TPB/R/S/K1/29-R006	TPB/R/S/K1/29-S007	SETO Pui Kwan
TPB/R/S/K1/29-R007	TPB/R/S/K1/29-S001	Mary MULVIHILL

Tsuen Wan and West Kowloon District

Agenda Item 4

[Open Meeting]

Proposed Amendments to the Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28
(MPC Paper No. 5/24)

5. The Secretary reported that the proposed amendments to the Tsim Sha Tsui (TST) Outline Zoning Plan (OZP) involved relaxing the building height restriction (BHR) of the main campus of Hong Kong Polytechnic University (PolyU) (the Site) to facilitate its future development/redevelopment (Amendment Item A). The following Members had declared interests on the item:

Professor Roger C.K. Chan - being the Professor and Divisional Head, College of Professional and Continuing Education, PolyU;
and

Mr Stanley T.S. Choi - his spouse's company owning properties in TST.

6. The Committee noted that Professor Roger C.K. Chan had tendered an apology for being unable to attend the meeting. As the properties owned by the company of Mr Stanley T.S. Choi's spouse had no direct view of the amendment item, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

7. The following representatives from the Planning Department (PlanD) were invited to the meeting at this point:

Mr Derek P.K. Tse - District Planning Officer/Tsuen Wan and
West Kowloon (DPO/TWK)

Mr Kervis W.C. Chan - Senior Town Planner/Tsuen Wan and
West Kowloon (STP/TWK)

Ms Niki Y.C. Wong - Town Planner/Tsuen Wan and West
Kowloon (TP/TWK)

8. Mr Derek P.K. Tse, DPO/TWK, briefly introduced the background of Amendment Item A with the following main points:

- (a) the Site covering the PolyU Hung Hom campus had been zoned “Government, Institution or Community” (“G/IC”) since 1960s;
- (b) the BHRs were imposed on various zones on the TST OZP in 2008. A BHR of 45mPD was imposed on the “G/IC” zone covering the Site to reflect the general building heights (BH) of the existing buildings at that time;
- (c) since the imposition of BHR in 2008, there had been a substantial increase in the floor area demand for education and research purposes at PolyU. To partially meet such demand, three applications for planning permission had been submitted by PolyU for minor relaxation of BHR for redevelopment of individual buildings within the Site, which were all approved (three previously approved applications) by the Committee; and
- (d) to better utilise the scarce land resources within the Site, which was zoned “G/IC”, PolyU proposed to relax the BHR from 45 mPD to 90mPD. The proposal had obtained policy support from the Secretary for Education (SED) and was supported by various technical assessments. After consultation with relevant government bureaux/departments (B/Ds), Amendment Item A, together with other proposed amendments to the Notes of the OZP, was submitted for the Committee’s consideration.

[Professor Bernadette W.S. Tsui joined the meeting during PlanD's introduction.]

9. With the aid of a PowerPoint presentation, Ms Niki Y.C. Wong, TP/TWK, briefed Members on the details of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. Apart from Amendment Item A, other proposed amendments included revisions to the Notes of the OZP to provide flexibility for provision of supporting/ancillary uses within piers and/or ferry terminals.

[Ms Sandy H.Y. Wong, Messrs Paul Y.K. Au and Ricky W.Y. Yu joined the meeting during PlanD's presentation.]

10. As the presentation of PlanD's representatives was completed, the Chairperson invited questions from Members.

11. Noting that the Amendment Item A involved relaxation of BHR of the Site, Mr Ricky W.Y. Yu informed the Committee that he was an alumnus of PolyU and a consultant of a Faculty of PolyU. The Committee noted that Mr Ricky W.Y. Yu had not participated in the redevelopment project, and as the interests were considered indirect, he could stay in the meeting and participate in the discussion.

12. Mr Stanley T.S. Choi declared an interest on the item that his parent owned a property in TST which had direct view of the Site. The Committee noted Mr Choi's interest and agreed that he should refrain from participating in the discussion of the item.

Long-term Development Plan of PolyU

13. Noting that the proposed relaxation of BHR aimed at meeting the existing and future demand for floor area up to 2030, a Member enquired if PolyU had any long-term plan to cater for additional demand for floor area in the coming 20 to 30 years, and whether the proposed relaxation of BHR to 90mPD could cater for such long-term demand for floor area. In response, Mr Derek P.K. Tse, DPO/TWK, said that the proposed relaxation of BHR could allow an additional 150,000m² gross floor area (GFA), of which 130,000m² was needed to meet an existing GFA deficit for accommodation of the existing 31,500 students and staff. An additional 15% of GFA (i.e. 20,000m²) was required to accommodate the future demand arising from the forecasted rise of about 10% in the number of students and staff by 2030 as

well as the need for additional floor space for education and research purposes. The proposed BHR of 90mPD was considered adequate to meet the future demand for floor area up to 2030 according to PolyU. Should there be any further demand for floor space in the future resulting in development proposal with BH over 90mPD, PolyU could seek planning permission from the Committee for minor relaxation of BHR. Each application would be considered based on individual merits by the Committee. As for the long-term development/redevelopment plan and programme within the Site, no information had been provided by PolyU apart from the three previously approved applications and the potential redevelopment of the House of Innovation, which remained at a preliminary design stage.

14. Noting that over 80 hectares of land had been reserved in the Northern Metropolis for the “Northern Metropolis University Town” (NMUT), a Member asked if PolyU had applied for land allocation in NMUT and if there was any urgent need for the proposed relaxation of BHR for development/redevelopment within the Site. In response, Mr Derek P.K. Tse, DPO/TWK, said that while PolyU had expressed interest in campus expansion in NMUT for new curricula, development/redevelopment of suitable buildings within the Site with the proposed relaxation of BHR was still necessary to meet the existing and future demand for floor space. According to PlanD’s estimation, redevelopment of the existing buildings with the same site coverage in the high zone as shown on Drawing 5 of the Paper up to the existing BHR (i.e. 45mPD) could only provide a total GFA of about 40,000m², falling short in fulfilling the existing GFA deficit of 130,000m². The proposed relaxation of BHR from 45mPD to 90mPD could better utilise scarce land resources already available in the urban area while providing additional floor area for campus expansion. The Chairperson supplemented that the proposed BHR of 90mPD could also allow design flexibility for development/redevelopment of the campus.

15. The Vice-chairperson enquired whether capacity creation approach should be adopted to relax BHR of the Site beyond 90mPD to allow more space for PolyU’s future development, or if the consideration should be based on the current and future demand while taking into account the local character of the area. In response, Mr Derek P.K. Tse, DPO/TWK, with the aid of some PowerPoint slides, said that the proposed BHR of the Site had struck a balance between visual compatibility with surrounding developments and optimisation of land utilisation. TST was recognised as a high-rise node in the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines. While

development of relatively high-rise buildings at appropriate locations was allowed, the BH profile of the area was generally stepping down from the inland area towards the harbour, with BHRs of 130mPD to 110mPD for the TST central commercial area located to the southwest of the Site, 80mPD/100mPD for the adjoining Hung Hom area to the northeast, and 95mPD (inland area) to 80mPD (waterfront area) for the TST East commercial area to the south. As the BHR of 90mPD as proposed by PolyU could meet their development needs and was comparable with the BHR of 95mPD for the adjoining inland portion of TST East commercial area, it was considered that the proposed BHR could unleash the development potential of the Site while respecting the BH profile of the area. To avoid excessive/incompatible BH of future development, planning application for minor relaxation of BHR for development/redevelopment exceeding 90mPD should be submitted to the Town Planning Board (the Board) for consideration.

Plot Ratio (PR) Control

16. A Member raised the following questions:

- (a) if there was any PR restriction for the Site; and
- (b) if there was any mechanism to control the PR of the Site upon relaxation of BHR, as the proposed BHR of 90mPD could accommodate the floor area of a redevelopment up to PR 15 as permitted under the Building (Planning) Regulations.

17. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) in general, no PR restriction would be imposed on a “G/IC” zone so as to allow greater design flexibility to optimise the development potential of the site; and
- (b) the total PR of the existing main campus at the Site was about 3.4. With the addition of 150,000m² GFA under the proposed relaxation of BHR, the total PR would be increased to about 5. Although there was no PR or GFA restriction, the proposed BHR of 90mPD could keep the future

development/redevelopment to a more compatible scale in terms of BH. Furthermore, as PolyU was a funded university under the University Grants Committee (UGC), the additional GFA for any future development/redevelopment project would be subject to scrutiny by the UGC and relevant B/Ds under the established mechanism, including the need for technical assessments. There was also a dedicated committee in PolyU responsible for reviewing and approving matters related to campus development.

Traffic Impact

18. Noting that there would be an increase of 10% in the number of students and staff upon relaxation of BHR, a Member asked for the details of the traffic impact assessment (TIA) and whether the proposed relaxation of BHR would result in any adverse traffic impact. In response, Mr Derek P.K. Tse, DPO/TWK, said that according to the TIA, majority of the commuting trips of the additional students and staff would be made via public transport with reference to the existing pattern. Based on this assumption, it was assumed that there would be an increase of 5 to 15 passenger car units per hour during the morning and evening peak hours, which would have minimal impact on the existing road network. The existing provision of car parking spaces within the Site could adequately cope with the future increase in parking demand. In terms of public transport, the Site was situated next to the MTR Hung Hom Station. With the commission of new railways (i.e. Tuen Ma Line and East Rail Line Cross-Harbour Extension), the capacity of the railway network had been substantially expanded. Furthermore, as students had different class schedules, the commuting trips would be scattered at various periods of time rather than concentrating in peak hours, which would further minimise the impact on the existing public transport facilities.

Interface with Other Proposals

19. A Member enquired if there was any information on the redevelopment of the MTR Hung Hom Station and its surrounding area (HHS Redevelopment), noting that the BH(s) of the HHS Redevelopment could be considered when evaluating the proposed BHR at the Site. In response, Mr Derek P.K. Tse, DPO/TWK, said that as announced in the 2023 Policy Address (PA), MTR Corporation Limited had been invited to conduct a preliminary

study (the preliminary study) to re-plan the Hung Hom Station and its surrounding area, including the waterfront and pier sites to the south of the Hong Kong Coliseum. Findings of the preliminary study were not yet available.

20. A Member asked if the proposed green deck over the Cross Harbour Tunnel Toll Plaza, which would connect to PolyU with the Hung Hom Station, would be pursued. In response, Mr Derek P.K. Tse, DPO/TWK, said that the green deck proposal was initiated by PolyU and would be taken into account in the above-mentioned preliminary study.

Public Access to the Site

21. Noting that an audit report was released in 2024 which raised concerns about the public access to the Site and having considered that PolyU was situated next to various public transport facilities, a Member enquired whether the current arrangements for public access to the campus would be reviewed, allowing public access to the campus and upon its redevelopment, and whether the technical assessments were conducted on the premise that the existing arrangement of limited public access to the Site would be maintained. In response, Mr Derek P.K. Tse, DPO/TWK, said that there was no information on the future arrangement of public access to the Site in the planning report and technical assessments submitted by PolyU. Similar concerns were raised by members of the Yau Tsim Mong District Council during the consultation on the proposed OZP amendments, in which representatives of PolyU indicated that the current public access arrangement could accommodate the growing number of students and staff, allowing them to enjoy the space and facilities without overloading the capacity of the densely developed campus; and that members of the public could gain access to the Site through completing simple registration procedures.

Proposed Revisions to the Notes of OZP for Piers and Ferry Terminal

22. The Vice-chairperson and a Member raised the following questions:

- (a) the rationale for the proposed revisions of the Notes to include ‘Shop and Services’ and ‘Eating Place’ uses as Column 1 uses for various piers and/or ferry terminal, considering that the primary function of piers/ferry terminal

should be for transportation instead of for commercial uses; and

- (b) if such amendment would be applied to other piers and/or ferry terminal(s) to provide flexibility for the provision of ancillary/supporting facilities.

23. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) the proposed amendments involved three piers on the OZP, namely the Hong Kong China Ferry Terminal (the Terminal), the Star Ferry Pier and the Kowloon Permanent Pier No. 7, which were zoned “Other Specified Uses” (“OU”) annotated “Ferry Terminal”, “OU” annotated “Kowloon Point Piers” and “OU” annotated “Pier” (“OU(Pier)”) respectively. The former two were government properties. The proposed revisions to include ‘Shop and Services’ and ‘Eating Place’ uses under Column 1 uses of the Notes could provide flexibility for the provision of ancillary/supporting uses within the Terminal and the Star Ferry Pier, enhancing the convenience of the ferry passengers/visitors. Providing ferry services to the public would remain as the main uses of the concerned ferry terminal and pier. Since the Terminal and Star Ferry Pier were government properties, any commercial uses within these premises would require approval by the relevant B/Ds under the established mechanism. Regarding the Kowloon Permanent Pier No. 7, ‘Eating Place’ and ‘Shop and Services’ uses were Column 2 uses and the current Remarks of the Notes for the “OU(Pier)” zone stipulated that kiosks not greater than 10m² each in area and not more than 10 in number for uses as retail shop and services trades were considered as ancillary to pier use. To provide flexibility for provision of ancillary uses within the “OU(Pier)” zone, it was proposed to revise the concerned Remark so that provision of kiosks or premises for ‘Shop and Services’ and ‘Eating Place’ uses ancillary to pier use not in excess of a maximum total non-domestic GFA of 100m² could be allowed; and
- (b) similar amendments had been incorporated into other piers covered by the Discovery Bay and Tsuen Wan OZPs. Such amendments would be incorporated into piers on other OZPs where appropriate and when

opportunities arose.

24. The Chairperson recapitulated that should the Committee agree with the proposed amendments to the approved OZP, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

25. While Members generally had no objection to Amendment Item A as it could provide flexibility for the future development/redevelopment of PolyU with increased floor area to meet the educational and research needs, some Members expressed concerns that the Government should consider and address the development/redevelopment needs of universities, taking into account the overall development of Hong Kong. There was insufficient information from PolyU such as details on the long-term development/redevelopment plan, buildings/facilities within the campus to be redeveloped, implementation programme as well as the interface with the HHS Redevelopment. A Member opined that either the Notes or the Explanatory Statement of the OZP should state that the BHR of 90mPD was to allow the additional GFA of about 150,000m² to cater for PolyU's campus expansion.

26. A Member indicated support for the proposed revisions to the Notes to provide flexibility for provision of ancillary/supporting uses in the piers and ferry terminal, as the existing monitoring mechanism for commercial uses within piers and ferry terminal by B/Ds could strike a balance between allowing flexibility for supporting uses and maintaining the key function of piers and/or ferry terminal for public transport.

27. The Chairperson explained that the 2023 PA set out initiatives to develop Hong Kong into an international hub for post-secondary education, which had been reaffirmed in the 2024 PA. The SED had granted policy support for the current PolyU's proposal from the perspective of higher education development. The proposed BHR of 90mPD could create capacity for additional floor area for PolyU, addressing both the current and future development needs while respecting the local context and surrounding environment. Whilst there were other policy initiatives aimed at promoting the development of post-secondary education such as the NUMT, the Education Bureau was currently formulating the NUMT Development Conceptual Framework, which was tentatively scheduled for announcement in

the first half of 2026. Should there be any university development/redevelopment project requiring a higher BH exceeding the statutory restriction, an application for planning permission for minor relaxation of BHR could be submitted to the Board for consideration and each application assessed on its individual merits. As a general practice, the scale of development within “G/IC” zone was regulated by the imposition of BHR under the Notes of the OZP. In response to Members’ concerns, the Chairperson proposed and the Committee agreed to revise the Explanatory Statement to include that the BHR of 90mPD was intended to allow an additional GFA of 150,000m² to cater for PolyU’s campus expansion which had obtained policy support and had been demonstrated to be feasible by relevant technical assessments. PolyU should take into account Members’ views and suggestions, as appropriate, in its future work to take forward the redevelopment at the Site.

28. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Tsim Sha Tsui Outline Zoning Plan (OZP) No. S/K1/28 and that the draft Tsim Sha Tsui OZP No. S/K1/28A at Attachment II of the Paper (to be renumbered as S/K1/29 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Tsim Sha Tsui OZP No. S/K1/28A (to be renumbered as S/K1/29), after incorporating the proposed revision set out in paragraph 27 above, as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

29. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES (including incorporating that the BHR of 90mPD was to allow an additional GFA of about 150,000m² as mentioned in paragraph 27 above), if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

[Post-meeting note: The statement “The maximum building height restriction for the Hong Kong Polytechnic University’s main campus at Yuk Choi Road is 90mPD. This is intended to allow an additional GFA of about 150,000m² to cater for its campus expansion which has obtained policy support and has been demonstrated to be feasible by relevant technical assessments.” was added to paragraph 8.5.6 of the ES of the OZP.]

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

[Messrs Michael K.K. Cheung and Matthew H.H. Law, Senior Town Planners/Tsuen Wan and West Kowloon (STPs/TWK), and Mr H.Y. Wong, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), were invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/TWW/130	Submission of Layout Plan for Permitted ‘Flat’ and ‘Social Welfare Facility’ Uses in “Residential (Group B) 2” Zone, Tsuen Wan Inland Lot 5 and Lot 429 in D.D. 399, Ting Kau, Tsuen Wan (MPC Paper No. A/TWW/130A)
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30. The Secretary reported that the application was submitted by Levenson Limited which was a subsidiary of Sun Hung Kai Properties Limited (SHK) and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. Dr Tony C.M. Ip declared interests on this item for his firm currently working with SHK on ongoing projects and having current business dealings with AECOM.

31. As Dr Tony C.M. Ip’s interest in relation to SHK was considered direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Dr Tony C.M. Ip left the meeting temporary at this point.]

檢控門檻，以提升阻嚇作用及執法效率，以便更有效地打擊僭建行為和其他違反《建築物條例》的情況。就聯絡不到業主的情況，如市民有線索，歡迎提供資訊供署方跟進。

14. 余健強主席感謝屋宇署署長和部門代表列席，他期待屋宇署繼續與社區及區議會緊密合作，並宣布結束討論此議項。

議項二：通過第七屆油尖旺區議會第五次會議記錄

15. 上次會議記錄無需修訂，獲得通過。

**議項三：擬議修訂《尖沙咀分區計劃大綱核准圖編號 S/K1/28》
(油尖旺區議會文件第 79/2024 號)**

16. 余健強主席歡迎規劃署及香港理工大學(“理大”)代表。

17. 陳穎存先生以電腦投影片簡介文件。

18. 劉文彪先生補充，理大在現址已有數十年，當年校園的規模及設計已不足以應付現在的學生人數。現時理大的學生人數在香港八大院校裡排行第二，共 33 000 人，然而主校園的面積只有 8.8 公頃，就學生的密度來說是全港第一。理大獲升格為大學 30 年，亦躋身全球百大院校，為配合政府發展專上教育，理大正增加科研及培訓。就此，希望能放寬主校園內的高度限制，讓未來設計及推行重建項目時能更有彈性。

19. 黃建新議員提出以下意見和查詢：(i)理大擬議將建築物高度限制由主水平基準上 45 米提高至 90 米，就數字而言整整放寬一倍，希望能提供更詳細的解釋；以及(ii)希望理大能具體說明面對著什麼困難，以及建築物高度限制如何阻礙校園發展。

20. 李家軒議員提出以下意見和查詢：(i)政府銳意將香港發展成國際專上教育樞紐，香港的大學擴建校園用地

是必然的發展方向，因此他原則上支持放寬相關建築物高度限制；(ii)市民關注交通、景觀及通風的影響，紅磡海底隧道及漆咸道的交通流量已經非常多，建議部門及理大多加留意；以及(iii)他收到議題後曾向理大學生進行諮詢，學生表示主校園用地不足，比較擁擠，他們普遍傾向支持放寬相關建築物高度限制。

21. 鄧銘心議員提出以下意見：(i)作為土木工程師，她對理大的土木工程系表示欣賞，理大是全球百大院校之一，她認同其校園需要作出配合才能更上一層樓；以及(ii)她明白理大希望擴建的原因，但附近居民會擔心景觀及人流問題，因此希望理大就擴建校園多講解其理念。

22. 鍾港武議員提出以下意見和查詢：(i)理大對香港的發展貢獻良多，在科技和基層服務上都改善了市民的日常生活，因此他亦期望理大可以更進一步；以及(ii)現時理大已有部分建築物高於 45 米，但每次工程都要向部門申請，因此，放寬建築物高度限制有助校方對其長遠的發展進行部署。

23. 謝佩強先生回應，在 2008 年首次於大綱圖上訂立建築物高度限制時，是反映當時主校園內大部份建築物的高度。而現時理大校園附近的建築物高度限制為主水平基準上 95 米。為配合理大長遠的發展，署方因應理大的建議，以及考慮主校園內的建築物高度、其附近環境的情況，包括建築物高度輪廓和理大就交通、景觀及通風等方面進行的技術評估，建議將有關「政府、機構或社區」地帶的建築物高度限制提高至主水平基準以上 90 米。擬議修訂尖沙咀分區計劃大綱圖暫定於 2024 年 12 月提交給城市規劃委員會轄下的都會規劃小組委員會考慮。

24. 劉文彪先生回應如下：

- (i) 理大主校園現有空間約 200 000 平方米淨作業樓面面積，學生約 33 000 名。按大學教育資助委員會的標準計算，主校園內應提供 265 000 平方米淨作業樓面面積的空間，但現時理大校園的教學及科研空間遠遠未能滿足大學的空間需求。理大一直推動主校園內教育設施的長遠發展，包括最近幾個獲得政府支持的重建項

目。為滿足大學對教學及科研空間的空間需求，理大擬議放寬有關的建築物高度限制，以更有效善用主校園內寶貴的土地資源，配合理大的長遠發展。

- (ii) 理大位於油尖旺區內，毗鄰紅磡站，約 90% 的交通使用者會乘坐地鐵及巴士等公共交通工具，因此放寬高度限制對周邊的交通流量不會有太大的影響。
- (iii) 近十年校內有多個重建項目，這些項目具有獨特的建築設計特色，因此短期內不會拆卸重建。而理大重建的理念是希望讓師生可以在校園內有更好的活動空間，擬議放寬建築物高度限制能為將來理大的重建項目提供更大的設計彈性。

25. 陳少棠議員提出以下意見和查詢：(i)從前制定的建築物高度限制已變得不合時宜，他支持放寬高度限制至為主水平基準上 90 米；(ii)除了高度以外，他認為重建項目的體積亦應有所增加，希望了解重建項目的體積是否足以提供更好的設施給學生；(iii)他擔心現時的重建計劃不能滿足日後學生的需要，詢問理大有否打算於李嘉誠樓及李兆基樓上進行加建；以及(iv)理大校園環境優美，很多市民因而希望參觀校園，明白校方因為黑暴事件而暫停開放校園，但在實施國安法後，香港的治安已經很好，希望理大可以像其他大學一樣，讓市民共享優美的校園環境。

26. 關煒曦議員說，理大深受本地和海外學生青睞，放寬建築物高度限制讓理大發展是大勢所趨，希望理大可以與區議會保持聯繫，在日後就重建或加建項目諮詢區議會的意見，相信能釋除個別人士的憂慮。

27. 謝佩強先生回應，現時大綱圖上該「政府、機構或社區」地帶只有建築物高度的限制，並沒有樓面面積相關的限制。

28. 劉文彪先生回應如下：

- (i) 李嘉誠樓及李兆基樓相對較新，而且高度接近

90 米，重建的潛力較低，因此校方在可見未來沒有打算重建該兩座大樓。

- (ii) 理大主校園內部份較早落成的建築物樓層高度較低，其空間不能滿足現時教學及科研的需要，特別是新型科研機械對空間的淨高度有較高要求。因此，重建這些建築物可增加建築體積，以滿足科研方面的需求。
- (iii) 就開放校園方面，校方會定期檢討有關事宜，現時理大師生人數達 40 000 人，在放學的時間非常擠逼，校方需要權衡利弊，考慮開放校園對師生的影響。現時市民大眾只需要透過簡單登記便能進入校園。
- (iv) 理大會就未來需要政府資助的重建項目諮詢區議會。

29. 余健強主席感謝部門和機構代表列席及宣布結束討論此議項。

議項四：關注油麻地一帶的社區設施和園景平台的規劃安排 (油尖旺區議會文件第 80/2024 號)

30. 余健強主席表示，路政署、地政總署及運輸署的書面回應(附件二至四)已在會議前發送給議員備覽。他歡迎路政署、食環署、地政總署、規劃署、康樂及文化事務署(“康文署”)及運輸署代表。

31. 關煒曦議員補充文件內容，當年油麻地有不少社區設施因中九龍幹線工程而受到影響，因此市民很關注如何重新規劃該等社區設施，包括園景平台會否設有緩跑徑等。而且油尖旺區土地資源寶貴，希望部門借此機會進行規劃，彌補區內對社區設施的需求，如泊車位、社區服務場所及休憩設施等。

32. 黃兆輝先生以電腦投影片簡介文件。

33. 陳詠珊女士以電腦投影片簡介園景平台的設計。

**Provision of Major Community Facilities and Open Space in
approved Tsim Sha Tsui OZP No. S/K1/29**

**休憩用地及主要社區設施規劃標準及供應
《尖沙咀分區計劃大綱核准圖編號 S/K1/29》規劃區**

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》 的人口標準	HKPSG Requirement (based on planned population) 按照人口標準 而計算的設施 數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的 供應而計算)
			Existing Provision 現有的 供應	Planned Provision (including Existing Provision) 已規劃的供 應	
District Open Space 地區休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃	4.33ha 公頃	20.73	20.73	+16.40
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons [#] 每 100,000 人 10 公頃	4.33ha 公頃	3.22	3.56	-0.77
Sports Centre 體育中心	1 per 50,000 to 65,000 persons [#] 每 50,000 至 65,000 人 1 間 (assessed on a district basis)	0	2	2	+2
Sports Ground/ Sport Complex 運動場館／運動場	1 per 200,000 to 250,000 persons [#] 每 200,000 至 250,000 人 1 間 (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard 標準游泳池	1 complex per 287,000 persons [#] 每 287,000 人 1 間 (assessed on a district basis)	0	1	1	+1
District Police Station 警區警署	1 per 200,000 to 500,000 persons 每 200,000 至 500,000 人 1 間 (assessed on a regional basis)	0	1	1	+1
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每 100,000 至 200,000 人 1 間	0	1	1	+1

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》 的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
	(assessed on a regional basis)				
Magistracy (with 8 courtrooms) 裁判法院 (8 個法庭)	1 per 660,000 persons 每 660,000 人 1 間 (assessed on a regional basis)	0	0	0	0
Community Hall 社區會堂	No set standard	N.A.	1	1	N.A.
Library 圖書館	1 district library for every 200,000 persons [†] 每 200,000 人 1 間 (assessed on a district basis)	0	1	1	+1
Kindergarten/ Nursery 幼兒班與幼稚園	34 classrooms for 1,000 children aged 3 to under 6 每 1,000 人屬於 3-6 歲年齡組別 34 間全日制課室	12 classrooms 課室	14	14	+2
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 每 25.5 人屬於 6-11 歲年齡組別 1 間全日制課室 (assessed by EDB on a district/school network basis ^{&})	49 classrooms 課室	90	90	+41
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 每 40 人屬於 12-17 歲年齡組別 1 間全日制課室 (assessed by EDB on a territory-wide basis ^{&})	46 classrooms 課室	68	68	+22
Hospital 醫院病床	5.5 beds per 1,000 persons [^] 每 1,000 人 5.5 張病床 (assessed by Hospital Authority on a regional/cluster basis)	501 beds 病床	0	0	-501 [^] (Will be catered for in the 1 st and 2 nd Ten-year Hospital Development Plans based on

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》 的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
					Hospital Authority's assessment on a regional/cluster basis [^])
Clinic/Health Centre 普通科診療所/健康中心	1 per 100,000 persons 每 100,000 人 1 間 (assessed on a district basis)	0	0	0	0
Child Care Centre 幼兒中心	100 aided places per 25,000 persons ^{#@} 每 25,000 人設 100 個資助服務名額 (assessed by SWD on a local basis)	173 places 名額	0	0	-173 (A long-term target assessed on a wider spatial context by SWD [~])
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24 [#] 每 12,000 人屬於 6-24 歲年齡組別 1 間 (assessed by SWD on a local basis)	0	0	0	0
Integrated Family Services Centre 綜合家庭服務中心	1 for 100,000 to 150,000 persons [#] 每 100,000 至 150,000 人 1 間 (assessed by SWD on a service boundary basis)	0	1	1	+1
District Elderly Community Centres 長者地區中心	One in each new development area with a population of around 170,000 or above [#] 每個人口約為 170,000 人或以上的發展區設 1 間 (assessed by SWD)	N.A.	0	0	N.A.
Neighbourhood Elderly Centres 長者鄰舍中心	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons,	N.A.	1	1	N.A.

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》 的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
	including both public and private housing [#] 每個人口為 15,000 人至 20,000 人的新建和重新發展的住宅區(包括公營及私營房屋)設一間 (assessed by SWD)				
Community Care Services (CCS) Facilities 社區照顧服務設施	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*@} 每 1,000 名年滿 65 歲或以上的長者設 17.2 個資助服務名額 (assessed by SWD on a district basis)	255 places 名額	47	47	-208 (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#*@} 每 1,000 名 65 歲或以上的長者設 21.3 個資助床位 (assessed by SWD on a cluster basis)	316 beds 床位	0	0	-316 (A long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services 學前康復服務	23 subvented places per 1,000 children aged 0-6 [#] 每 1,000 名 0 至 6 歲兒童設 23 個資助服務名額 (assessed by SWD on a district basis)	17 places 名額	0	0	-17
Day Rehabilitation Services 日間康復服務	23 subvented places per 10,000 persons aged 15 or above [#] 每 10,000 名 15 歲或以上人士設 23 個資助服務名額 (assessed by SWD on a district basis)	84 places 名額	0	0	-84 (A long-term target assessed on a wider spatial context by SWD~)

Type of Facilities 設施	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》 的人口標準	HKPSG Requirement (based on planned population) 按照人口標準而計算的設施數量	Provision 供應情況		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (按照已計劃的供應而計算)
			Existing Provision 現有的供應	Planned Provision (including Existing Provision) 已規劃的供應	
Residential Care Services 院舍照顧服務	36 subvented places per 10,000 persons aged 15 or above [#] 每 10,000 名 15 歲或以上人士設有 36 個資助服務名額 (assessed by SWD on a cluster basis)	131 places 名額	0	0	-131 (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre 日間社區康復中心 名單	1 centre per 420,000 persons [#] 每 420,000 人設 1 間中心 (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities 殘疾人士地區支援中心	1 centre per 280,000 persons [#] 每 280,000 人設 1 間中心 (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness 精神健康綜合社區中心	1 standard scale centre per 310,000 persons [#] 每 310,000 人設 1 間標準規模中心 (assessed by SWD on a district basis)	0	0	0	0

Note:

The Planned Resident Population includes Usual Residents (UR) and Mobile Residents (MR) in Tsim Sha Tsui is about 43350. If including Transients, the overall planned population is about 91250. All population figures have been adjusted to the nearest hundred.

[#] The requirements exclude planned population of transients.

& The provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s).

- [^] The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon Central Cluster (KCC) provides services for residents in Yau Ma Tei, Tsim Sha Tsui, Mong Kok, Kowloon City and Wong Tai Sin districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in KCC. The projected service demand will be catered for in the First and Second Ten-year HDPs.
- ^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.
- [@] This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.
- ^π Small libraries are counted towards meeting the HKPSG requirement.
- [~] The provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

MAY 2025