

# TOWN PLANNING BOARD

TPB Paper No. 11004

For Consideration by the  
Town Planning Board on 30.5.2025

DRAFT TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/29

CONSIDERATION OF  
REPRESENTATIONS NO. TPB/R/S/K1/29 – R1 TO R7

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**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K1/29 - R1 TO R7**

<b>Subject of Representations</b>	<b>Representers (No. TPB/R/S/K1/29-)</b>
<p><b><u>Amendment Item A (Plan H-1)</u></b> Revision to the building height restriction (BHR) from 45 metres above Principal Datum (mPD) to 90mPD for the “Government, Institution or Community” (“G/IC”) zone currently occupied by the main campus of the Hong Kong Polytechnic University (PolyU) at 11 Yuk Choi Road, Tsim Sha Tsui</p> <p><b><u>Amendments to the Notes of the Outline Zoning Plan (OZP)</u></b></p> <p>(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” (“OU”) annotated “Ferry Terminal” (“OU(Ferry Terminal)”) zone</p> <p>(b) Revision of ‘Eating Place’ and ‘Shop and Services’ from Column 2 to Column 1 of the Notes for “OU” annotated “Kowloon Point Piers” (“OU(Kowloon Point Piers)”) zone</p> <p>(c) Deletion of the Remark of the Notes for “OU(Kowloon Point Piers)” zone in relation to ancillary uses</p> <p>(d) Revision to the Remarks of the Notes for “OU” annotated “Pier” (“OU(Pier)”) zone in relation to ancillary uses</p>	<p><b><u>Total: 7</u></b></p> <p><b><u>Supportive (6)</u></b></p> <p><b><u>Item A</u></b>  <b>R1:</b> Federation of PolyU Alumni Associations  <b>R2:</b> Student Affairs Office of PolyU  <b>R3:</b> Office of the Deputy President and Provost of PolyU  <b>R4:</b> Campus Development Office of PolyU  <b>R5 and R6:</b> Individuals</p> <p><b><u>Opposing (1)</u></b></p> <p><b><u>Item A and the Amendments to the Notes of the Plan</u></b>  <b>R7:</b> Individual</p>

Note: The names of the representers are attached at **Annex III**. Soft copy of the submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at [https://www.tpb.gov.hk/en/plan\\_making/S\\_K1\\_29.html](https://www.tpb.gov.hk/en/plan_making/S_K1_29.html) and the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

## 1. **Introduction**

- 1.1 On 17.1.2025, the draft Tsim Sha Tsui OZP No. S/K1/29 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments to the OZP and its Notes is at **Annex II** and the location of the amendment item is shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, a total of seven valid representations were received. On 3.4.2025, the Town Planning Board (the Board) agreed to consider all the representations collectively in one group.
- 1.3 This Paper is to provide the Board with information for consideration of the representations. The list of representers is at **Annex III**. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. **Background**

*Item A – Relaxation of BHR from 45mPD to 90mPD for the “G/IC” zone of the PolyU main campus*

- 2.1 As one of the universities funded by the University Grants Committee (UGC), PolyU echoes with Government’s policy initiatives set out in the 2023 and 2024 Policy Addresses 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. It has all along been planning for long term development of the educational facilities within its 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 (**Drawing H-1**). According to PolyU, even with the major completed and ongoing development and redevelopment projects, there remains a significant need for additional floor space within the main campus on top of the total gross floor area (GFA) of 277,250m<sup>2</sup> of the existing buildings to meet the current and future educational and research demand. PolyU estimates that there will be a shortfall of about 150,000m<sup>2</sup> of GFA, including the existing GFA deficit of approximately 130,000m<sup>2</sup> to meet the needs of the existing students and staff of about 31,500 individuals and an additional GFA of about 20,000m<sup>2</sup> to meet the requirement arising from the forecasted rise of around 10% in the number of students and staff by 2030, bringing the total to about 34,650 individuals, and the aforesaid education and research activities.
- 2.2 To facilitate PolyU’s future campus development/redevelopment taking into account the current planning context of the area, the aforesaid expansion requirements and the necessary flexibility for future and advanced design while retaining the existing design features, the BHR of the subject “G/IC” zone has been relaxed from 45mPD to 90mPD as proposed by PolyU (**Plan H-1**). Relevant technical assessments conducted by PolyU have demonstrated that there is no insurmountable technical problem resulted from the possible increase of the development scale of PolyU main campus associated with the increase in BHR.

*Amendments to the Notes and Explanatory Statement (ES) of the OZP*

- 2.3 Opportunity has also been taken to revise the Notes of the OZP based on the latest Master Schedule of Notes (MSN) and the amendments to the Schedule of Uses for “OU(Ferry Terminal)”, “OU(Kowloon Point Piers)” and “OU(Pier)” zones and their respective Remarks, as appropriate, and to update the general information for various land use zones under the ES to reflect the latest status and planning circumstances of the OZP.

*The Draft OZP*

- 2.4 On 20.12.2024, the Metro Planning Committee (the Committee) of the Board agreed that the above amendments to the approved Tsim Sha Tsui OZP No. S/K1/28 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant MPC Paper No. 5/24 is available at the Board’s website<sup>1</sup> and the extract of the minutes of the Committee’s meeting is at **Annex IV**. The Plan was then gazetted on 17.1.2025.

**3. Local Consultation**

- 3.1 On 5.11.2024, PlanD consulted the Yau Tsim Mong District Council (YTMDC) with the presence of PolyU’s representatives. YTMDC members generally supported the amendments as the proposal aligned 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 generally responded in the DC meeting. YTMDC members also noted that PolyU would consult YTMDC on future development/redevelopment projects within the main campus. Their views and comments were incorporated into MPC Paper No. 5/24 mentioned in paragraph 2.4 above. An extract of the minutes of the YTMDC meeting is enclosed at **Annex V**.
- 3.2 During the statutory exhibition period of the Plan, YTMDC members were notified that members of the public could submit representations on the amendments in writing to the Secretary of the Board. No representation from YTMDC members was received.

**4. The Representation Site, Sites related to the Amendments to the Notes and their Surrounding Areas**

- 4.1 The representation site (Item A Site) has the following characteristics (**Plans H-1 to H-3**):
- 4.1.1 The Item A Site of about 8.8ha falls within an area zoned “G/IC” (**Plans H-1 and H-2**). 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. The main campus was developed in phases with majority of

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<sup>1</sup> The MPC Paper No. 5/24 is available at the Board’s website at:  
[https://www.tpb.gov.hk/en/meetings/MPC/Agenda/756\\_mpc\\_agenda.html](https://www.tpb.gov.hk/en/meetings/MPC/Agenda/756_mpc_agenda.html)

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 ~~western~~ **eastern** portions with higher BH ranging from 63.3mPD to 82.8mPD were constructed after 2000 (**Plan H-3**).

4.1.2 The site is 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. It forms part of the BH profile stepping down from the adjoining Tsim Sha Tsui commercial area with BHRs ranging from mainly 110mPD to 90mPD towards the Tsim Sha Tsui East commercial area and harbour with BHR of mainly 95mPD in the inland area and 80mPD along the waterfront. There are also various Government, institution and community (GIC) facilities with existing BH ranging from 11mPD to 60mPD in the vicinity of the site (**Plans H-1 and H-2**).

4.2 The sites related to the amendments to the Notes of OZP, i.e. “OU(Ferry Terminal)” (about 0.99ha), “OU(Kowloon Point Piers)” (about 0.35ha) and “OU(Pier)” (about 0.28ha) zones, are all Government land and currently occupied by the Hong Kong China Ferry Terminal, Star Ferry Pier and Kowloon Permanent Pier No. 7 respectively. The former two pier facilities are Government properties which are managed by the Marine Department (MD) and the Transport Department (TD) respectively. Any changes to the uses of the facilities including their commercial components are subject to approval by the Government. The remaining pier is currently used as a temporary public vehicle park under Short Term Tenancy. Locations of the piers and ferry terminal are shown on **Plans H-6 to H-8**.

#### 4.3 **Planning Intentions**

4.3.1 The planning intention of the “G/IC” zone in relation to the above representation site is primarily for the provision of GIC 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, organisations providing social services to meet community needs, and other institutional establishments.

4.3.2 The planning intentions of the “OU(Ferry Terminal)”, “OU(Kowloon Point Piers)” and “OU(Pier)” zones are primarily to provide/reserve land intended for the pier/ferry terminal use as stipulated on the Plan. Development in the concerned zones is subject to BH controls to prevent excessive high-rise development in the strategic locations protruding into the harbour.

### 5. **The Representations**

#### 5.1 **Subject of Representations**

5.1.1 Among the seven representations received during the two-month exhibition period, six are supportive representations (**R1 to R6**) and one is

providing opposing views (**R7**). The 6 supportive representations include one each from the Federation of the PolyU Alumni Associations (**R1**), PolyU's Student Affairs Office (**R2**), PolyU's Office of the Deputy President and Provost (**R3**) and PolyU's Campus Development Office (**R4**), and two from individuals (**R5 and R6**). The opposing representation (**R7**) is submitted by another individual.

5.1.2 The major grounds/views of the representations and PlanD's responses, in consultation with relevant Government bureaux/departments (B/Ds), are summarised in paragraphs 5.2 and 5.3 below.

## 5.2 **Supportive Representations**

### *Item A*

Major Views	Representation No.
<p>(1) The revision of BHR aligns with the Government's policy initiatives for enhancing post-secondary education and innovation, supporting PolyU's long-term academic and research development.</p> <p>(2) The amendment addresses PolyU's growing demand for additional floor space to accommodate new facilities.</p> <p>(3) The relaxation of BHR enables specialised floor space with higher headroom, such as design studios, laboratories and incubation hubs, to accommodate PolyU's new education and research programmes.</p> <p>(4) Building vertically will optimise land utilisation while preserving campus open spaces by maintaining its key characteristics such as permeable podium decks, quality communal areas, and the iconic red brick architectural style.</p>	<b>R1 to R6</b>
Response	
(a) The supportive views are noted.	

## 5.3 **Opposing Representation**

### *Item A*

Major Grounds / Views	Representation No.
(1) The increase in BHR from 45mPD to 90mPD to accommodate only a 10% growth in PolyU's students and staff population by 2030 lacks sufficient justifications.	<b>R7</b>

<p>(2) Relaxing BHR to 90mPD will result in wall effect which may affect the air quality of the area.</p> <p>(3) The relaxation of BHR allows redevelopment of all low-rise buildings to 90mPD within the Item A site, which is not in line with the stepped BH profile in the Tsim Sha Tsui area.</p> <p>(4) The increase in PolyU student population will raise demand for open space and GIC facilities within the area and the tables showing the provision of the major GIC facilities and open space in the Tsim Sha Tsui area should be provided for consideration.</p>	
<p><b>Responses</b></p>	
<p>In response to (1) to (3):</p> <p>(a) According to PolyU, there will be a shortfall of about 150,000m<sup>2</sup> of GFA, i.e. about 54% of the total GFA of 277,250m<sup>2</sup> of the existing buildings within the campus. This shortfall arises from the current GFA deficit of approximately 130,000m<sup>2</sup> to meet the need of the existing students and staff of about 31,500 individuals based on the space requirement calculations provided by UGC<sup>2</sup>, as well as the future demand resulting from the forecasted rise of around 10% in the number of students and staff by 2030<sup>3</sup> and the need for additional floor space for education and research purposes.</p> <p>(b) To avoid a uniform building height profile, PolyU is committed to adopting an urban design concept characterised by a stepped building height profile (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/redevelopment projects (<b>Drawing H-2</b>). PolyU also undertakes to retain the long-established design principles and merits within the campus, including 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 (<b>Drawings H-3 and H-4</b>).</p> <p>(c) In support of the proposal, PolyU has conducted relevant technical assessments including Air Ventilation Assessment (Expert Evaluation) (AVA(E)) and Visual Impact Assessment to demonstrate that there is no insurmountable technical problem resulted from the possible increase of the development scale of PolyU main campus after the relaxation of BHR to 90mPD. Among other things, an AVA(E) has been conducted to evaluate</p>	

<sup>2</sup> According to the information provided by PolyU, the space and accommodation demand for universities is assessed by the Room Use-based Approach adopted by UGC, under which a number of factors would be taken into account, such as number of student enrolment as well as utilisation/occupancy rates and spatial requirement based on disciplines and type of facilities/laboratories.

<sup>3</sup> 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.

the air ventilation performance of the proposal as compared with the existing condition. Overall air ventilation performance within the campus and the surrounding areas will not be significantly affected by the increase in BHR in view that the major air paths abutting the site and design features with high air ventilation permeability within the campus are preserved. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considers that the BHR will generally maintain the stepped BH profile and has no adverse comments on the proposal from urban design, visual and air ventilation perspectives. Given that PolyU is an UGC-funded university, any future development/redevelopment projects will be subject to scrutiny by relevant B/Ds prior to its implementation in accordance to the established mechanism in the UGC Capital Programme<sup>4</sup>. Taking into account the current planning context, PolyU's expansion need, and the necessary flexibility for future and advanced design while retaining the existing design features, it is considered that the BHR of 90mPD for Item A Site is suitable, which is compatible with the surrounding area and would generally maintain the overall BH profile in the Tsim Sha Tsui East area stepping down towards the harbour (**Plan H-2**).

In response to (4):

- (d) The 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 the Tsim Sha Tsui OZP. For the Board's information, the provision of open space and GIC facilities is generally adequate to meet the demand of the planned population in the Tsim Sha Tsui area in accordance with HKPSG, except for hospital, community care service facilities, child care centres and residential care services which are assessed on a wider district basis and can be addressed by the provisions in the adjoining areas (**Annex VI**). The provision of GIC facilities will be closely monitored by relevant B/Ds.

### *Amendments to Notes of the Plan*

Major Ground(s) / View(s)	Representation No.
(1) The type of proposed 'Government Use' within the "OU(Ferry Terminal)" zone should be specified.	<b>R7</b>
(2) The original design and structure of the Star Ferry Pier within the "OU(Kowloon Point Piers)" zone should be preserved due to its	

<sup>4</sup> 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 the Education Bureau for policy consideration, the Financial Services and the Treasury Bureau for funding requests, and other relevant B/Ds to ascertain technical feasibility.



historical and cultural significance as well as tourism value.	
(3) The amendment to the Notes of the “OU(Pier)” zone will lead to redevelopment of the pier, but the existing pier is narrow and could not support large-scale commercial facilities.	
<b>Responses</b>	
In response to (1):	
(a) The “OU(Ferry Terminal)” zone is currently occupied by the Hong Kong China Ferry Terminal, which is a Government property managed by MD. The inclusion of ‘Government Use’ under Column 1 of the Schedule of Use for “OU(Ferry Terminal)” zone is to allow flexibility in providing Government services and facilities for use by and for the benefit of the public. The provision of Government use will be monitored by relevant B/Ds.	
In response to (2):	
(b) The “OU(Kowloon Point Piers)” zone is currently occupied by the Star Ferry Pier, which is a Government property managed by TD. The amendment to the Notes of OZP for the subject zone is to allow flexibility in providing supporting uses to the Star Ferry Pier and will not affect the design and structure of the pier as a whole.	
In response to (3):	
(c) The “OU(Pier)” zone covers the Kowloon Permanent Pier No. 7, which is currently occupied by a temporary public vehicle park. The purpose of the revision to Remark (1) is to allow design flexibility for the provision of eating place, shop and services uses in kiosks or premises of total non-domestic GFA not more than 100m <sup>2</sup> which are considered as ancillary to pier use. Such provision is not intended to facilitate the development of large-scale commercial facility. Any proposed development on the site is subject to approval by relevant B/Ds and compliance with relevant legislation and Government requirements.	

## 6. **Departmental Consultation**

6.1 CTP/UD&L, PlanD has been consulted and her comments have been incorporated in the above paragraphs.

6.2 The following B/Ds have no comment on the representations:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Commissioner for Harbourfront, Development Bureau (DEVB);
- (d) Head of Antiquities and Monuments Office, DEVB

- (e) District Lands Officer/Kowloon West, Lands Department;
- (f) Commissioner for Transport;
- (g) Chief Architect/Advisory & Statutory Compliance, Architectural Services Department;
- (h) Chief Building Surveyor/Kowloon, Buildings Department;
- (i) Director of Environmental Protection;
- (j) Chief Engineer/Construction, Water Supplies Department;
- (k) Chief Engineer/Mainland South, Drainage Services Department;
- (l) Chief Highway Engineer/Kowloon, Highways Department (HyD);
- (m) Chief Highway Engineer/Railway Development Office, HyD;
- (n) Director of Electrical and Mechanical Services;
- (o) Director of Leisure and Cultural Services;
- (p) Commissioner of Police;
- (q) Director of Fire Services;
- (r) District Officer (Yau Tsim Mong), Home Affairs Department; and
- (s) Project Manager/West, Civil Engineering Development Department.

## **7. Planning Department's Views**

- 7.1 The supportive views of **R1 to R6** on Item A are noted.
- 7.2 Based on the assessments in paragraph 5.3 above, PlanD does not support the representation of **R7** and considers that the draft OZP should not be amended to meet the representation for the following reasons:

### **Item A**

- (a) The current BHR of 90mPD has provided design flexibility to facilitate the future expansion of the PolyU's main campus which is supported by relevant technical assessments conducted by PolyU. It would also generally maintain the overall BH profile stepping down towards the harbour in the area.

### **Amendments to the Notes for "OU(Ferry Terminal)", "OU(Kowloon Point Piers)" and "OU(Pier)"**

- (b) The amendments to the Notes for "OU(Ferry Terminal)", "OU(Kowloon Point Piers)" and "OU(Pier)" zones are intended to allow flexibility for provision of supporting/ancillary uses within the ferry terminal/piers. The concerned sites are Government land. Any proposed development is subject to approval from relevant B/Ds and compliance with relevant legislation and other Government requirements.

## **8. Decision Sought**

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the Plan to meet/partially meet the representations.

- 8.2 Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

**9. Attachments**

<b>Annex I</b>	Draft Tsim Sha Tsui OZP No. S/K1/29 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Tsim Sha Tsui OZP No. S/K1/28
<b>Annex III</b>	List of Representers
<b>Annex IV</b>	Extract of Minutes of the MPC Meeting held on 20.12.2024
<b>Annex V</b>	Extract of Minutes of the YTMDC Meeting held on 5.11.2024
<b>Annex VI</b>	Provision of Major Open Space and GIC Facilities in Tsim Sha Tsui area
<b>Drawing H-1</b>	Existing and Planned Developments within the Site
<b>Drawing H2</b>	Proposed Stepped BH Profile of the Site
<b>Drawing H3</b>	Major Open/Breathing Space of the Site
<b>Drawing H4</b>	Key Design Features to be Retained at the Site
<b>Plan H-1</b>	Location Plan of the Site
<b>Plan H-2</b>	Site Plan of the Site
<b>Plan H-3</b>	Building Completion Year and Height Plan of the Site
<b>Plan H-4</b>	Aerial Photo of the Site
<b>Plans H-5a to H-5g</b>	Site Photos of the Site
<b>Plan H-6</b>	Location Plan of Piers
<b>Plan H-7</b>	Site Plan of Piers
<b>Plan H-8</b>	Aerial Photo of Piers

**PLANNING DEPARTMENT  
MAY 2025**