

# TOWN PLANNING BOARD

TPB Paper No. 11022

For Consideration by  
the Town Planning Board on 17.10.2025

DRAFT CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/40  
CONSIDERATION OF REPRESENTATION NO. TPB/R/S/K5/40-R1

**DRAFT CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/40**  
**CONSIDERATION OF REPRESENTATION NO. TPB/R/S/K5/40-R1**

Subject of Representation	Representer (No. TPB/R/S/K5/40-R1)
<p><b><u>Amendment Item A (Plan H-1)</u></b> Rezoning of a site at Castle Peak Road from “Other Specified Uses” annotated “Hotel” (“OU(Hotel)”) to “Commercial(5)” (“C(5)”) with stipulation of building height restriction (BHR).</p> <p><b><u>Amendment to the Notes of the Outline Zoning Plan (OZP)</u></b> Deletion of the set of Notes for the “OU(Hotel)” zone.</p>	<p><b><u>Total: 1</u></b></p> <p><b><u>Opposes Item A</u></b> <b>R1: Individual</b></p>

Note: The name of the representer is attached at **Annex III**. A soft copy of the submission 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\\_K5\\_40.html](https://www.tpb.gov.hk/en/plan_making/S_K5_40.html) and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. Hard copy is deposited at the Board’s Secretariat for Members’ inspection.

## **1. Introduction**

- 1.1 On 13.6.2025, the draft Cheung Sha Wan OZP No. S/K5/40 at **Annex I** and its Notes (the draft OZP), together with its Explanatory Statement (ES)<sup>1</sup>, were 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, one valid representation was received. On 12.9.2025, the Board agreed to consider the representation by itself.
- 1.3 This Paper is to provide the Board with information for consideration of the representation. The index of representer is at **Annex III**. The representer has been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

<sup>1</sup> The Notes and ES are available at the Board’s website at:  
[https://www.tpb.gov.hk/en/plan\\_making/S\\_K5\\_40/s\\_k5\\_40\\_e.pdf](https://www.tpb.gov.hk/en/plan_making/S_K5_40/s_k5_40_e.pdf)

## 2. **Background**

*Item A – Rezoning of a site at Castle Peak Road from “OU(Hotel)” to “C(5)” with stipulation of BHR*

- 2.1 To take forward the Metro Planning Committee (MPC) of the Board’s decision on 16.2.2024 to agree to the Application No. Y/K5/3 under section 12A of the Ordinance (section 12A application), the site at 412 - 420 Castle Peak Road (the Site) has been rezoned from “OU(Hotel)” to “C(5)” to facilitate the redevelopment of the existing commercial/office (C/O) building on the Site for more diversified commercial uses. Based on the application, the maximum plot ratio (PR) restriction remains as 12 and provision for development/redevelopment within the Site up to the PR of the existing C/O building, i.e. 14.999, has been included. The BHR has been revised from 84mPD to 100mPD. As such, the development restrictions of the Site are the same as the other “C(5)” zone of a nearby C/O development to the southwest (**Plan H-1**), i.e. a maximum PR of 12 and a maximum BH of 100mPD, or PR and/or BH of the existing building, whichever is the greater. According to the applicant’s indicative scheme (**Drawings H-1a to H-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. Relevant technical assessments 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.

*Amendments to the Notes and ES of the OZP*

- 2.2 In relation to Item A, the set of Notes for the “OU(Hotel)” zone has been deleted. The ES of the OZP has been suitably revised in view of the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Cheung Sha Wan Planning Scheme Area and to incorporate certain technical revisions.

*The Draft OZP*

- 2.3 On 23.5.2025, MPC agreed that the above amendments to the approved Cheung Sha Wan OZP No. S/K5/39 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant MPC Paper No. 4/25 is available at the Board’s website<sup>2</sup> and the extract of the minutes of the MPC meeting is at **Annex IV**. The draft Cheung Sha Wan OZP No. S/K5/40 was then gazetted on 13.6.2025.

## 3. **Local Consultation**

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

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<sup>2</sup> The MPC Paper No. 4/25 is available at the Board’s website at:  
[https://www.tpb.gov.hk/en/meetings/MPC/Agenda/765\\_mpc\\_agenda.html](https://www.tpb.gov.hk/en/meetings/MPC/Agenda/765_mpc_agenda.html)

under the pre-amended Ordinance<sup>3</sup>.

- 3.2 During the statutory exhibition period of the draft OZP, the Sham Shui Po District Council (SSPDC) 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 SSPDC members was received.

#### **4. The Representation Site and the Surrounding Areas**

- 4.1 The representation site under Item A and its surrounding areas have the following characteristics (**Plans H-1, H-2a to H-2d**):

- (a) the Site (about 0.05ha) is currently zoned “C(5)” subject to a maximum PR of 12 and a maximum BH of 100mPD, or PR and/or BH of the existing building, whichever is the greater. The Site falls within private lots under virtually unrestricted lease at the junction of Castle Peak Road and Cheung Wah Street. It is occupied by an existing C/O building completed in 1983 with a PR of 14.999 and a BH of 83.49mPD. It was rezoned from “Residential (Group A)” (“R(A)”) to “OU(Hotel)” for hotel use in 2010 to take forward MPC’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 previous “OU(Hotel)” zone, there was no provision for general commercial uses, such as ‘Eating Place’ and ‘Shop and Services’, and the claim of existing PR. The previously proposed hotel scheme has not been implemented; and
- (b) the Site is located amid a residential neighbourhood mixed with commercial developments (including a commercial building to its immediate west in the “R(A)8” zone and those in the “C(3)” and “C(5)” zones to the southwest) and various Government, Institution and Community (GIC) facilities. The existing residential developments in the area are mainly mid to high-rise buildings (**Plan H-3**) with commercial/retail uses on the lower floors.

#### **4.2 Planning Intention**

The planning intention of the “C” zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as a district commercial/shopping centre. The areas under this zoning are major employment nodes.

#### **5. The Representation**

##### **5.1 Subject of Representation**

- (a) The representation received was submitted by an individual (**R1**) opposing Item A.

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<sup>3</sup> The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force before 1.9.2023.

- (b) The major grounds/views of the representation and PlanD's responses, in consultation with relevant Government bureaux/departments (B/Ds), are summarised as follows:

<b>Major Grounds/Views</b>
(1) The Site should be retained as "OU(Hotel)" zone to fulfil the current demand for student hostels and service flats, or rezoned to "R(A)" in view of the current economic climate.
(2) While the Site is small and the impact of the increase in BH will not be significant, unlike the planning approval under section 16 of the Ordinance, there is no implementation timeline nor deadline for development after rezoning of the Site. The provision of services to the community can be delayed for many years.
(3) Despite the increase in BH and allowing multiple uses in the "C(5)" zone, it is noted that there are no GIC facilities proposed in the development. There is no data on the provision of GIC facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).
<b>Responses</b>
<p>(a) In response to (1):</p> <p>Item A is to take forward MPC's approval of the section 12A application (No. Y/K5/3) to rezone the Site from "OU(Hotel)" to "C" to facilitate the redevelopment of the existing C/O building on the Site for more diversified commercial uses as proposed by the applicant. MPC considered that the rezoning can 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. According to the Definition of Terms promulgated by the Board, student hostels supported by Government's policy and hotel-like service apartment are under 'Hotel' use which is a Column 1 use (i.e. always permitted) in the "C" zone. Besides, 'Flat' use is a Column 2 use, for which the applicant may apply under section 16 of the Ordinance if necessary.</p>
<p>(b) In response to (2):</p> <p>The Site is currently occupied by a C/O building previously zoned "OU(Hotel)" with only 'Hotel' use under Column 1, and there was no provision for general commercial uses such as 'Eating Place' and 'Shop and Services'. Through rezoning the Site to "C(5)", which is considered not incompatible with the surrounding areas, a wider variety of commercial uses is allowed to provide more flexibility for future redevelopment or the use of the existing building. The implementation timeframe for any redevelopment would be subject to the applicant's initiative.</p>

(c) In response to (3):

Item A is for rezoning the Site from “OU(Hotel)” to “C(5)”, which does not have additional population implication, and hence, there is no implication on the provision of GIC facilities in the Sham Shui Po (SSP) District. ‘Social Welfare Facility’ is always permitted in “C” zone. For the Board’s information, the provision of GIC facilities is generally adequate to meet the demand of the planned population in the SSP District in accordance with the HKPSG, except for hospital, community care service facilities, child care centres, residential care homes for the elderly and residential care services. The standards set for these facilities under HKPSG are long-term goals and are assessed on a wider spatial context or on a regional/cluster basis<sup>4</sup> (**Annex V**). The provision of GIC facilities would be carefully planned/reviewed by relevant B/Ds.

## 6. **Departmental Consultation**

### 6.1 The following B/Ds have no comment on the representation:

- (a) Head of Antiquities and Monuments Office, Development Bureau;
- (b) Commissioner for Tourism, Culture, Sports and Tourism Bureau;
- (c) Chief Architect/3, 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, PlanD;
- (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 and Sustainable Lantau), Civil Engineering and Development.

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<sup>4</sup> The population-based planning standards for child care, elderly and rehabilitation facilities/services were reinstated in HKPSG between 2018 and 2022, and they reflect the long-term targets towards which these facilities would be adjusted progressively.

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

- 7.1 Based on the assessments in paragraph 5.1 above, PlanD does not support R1 and considers that the draft OZP should not be amended to meet the representation for the following reason:

Item A is to take forward an agreed section 12A application (No. Y/K5/3). Rezoning of the Site to “C(5)” could provide more flexibility for future redevelopment or the use of the existing commercial building. The zoning and development restrictions for the “C(5)” zone on the draft OZP is considered appropriate.

## **8. Decision Sought**

- 8.1 The Board is invited to give consideration to the representation taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the draft OZP to meet/partially meet the representation.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representation, 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 Cheung Sha Wan OZP No. S/K5/40 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Cheung Sha Wan OZP No. S/K5/39
<b>Annex III</b>	Index of Representer
<b>Annex IV</b>	Extract of Minutes of the MPC Meeting held on 23.5.2025
<b>Annex V</b>	Provision of Major Community Facilities and Open Space in the Sham Shui Po District Council Area
<b>Drawings H-1a to H-1c</b>	Indicative Scheme for the Proposed Development of the Representation Site
<b>Plan H-1</b>	Location Plan
<b>Plan H-2a</b>	Site Plan
<b>Plan H-2b</b>	Aerial Photo
<b>Plans H-2c to H-2d</b>	Site Photos
<b>Plan H-3</b>	Existing Building Heights