



APPROVED DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/30A

(Being an Approved a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,

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- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
 - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or layby, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
 - on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and

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developments within the same zone are always permitted and no separate permission is required.

(10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

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COMMERCIAL

Column 1 Uses always permitted

Column 2
Uses that may be permitted with or without conditions on application to the Town Planning Board

Ambulance Depot

Commercial Bathhouse/Massage

Establishment

Eating Place

Educational Institution

Exhibition or Convention Hall

Government Use (not elsewhere specified)

Hotel

Information Technology and

Telecommunications Industries

Institutional Use (not elsewhere specified)

Library

Off-course Betting Centre

Office

Place of Entertainment

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Public Convenience

Public Transport Terminus or Station

Public Utility Installation

Public Vehicle Park

(excluding container vehicle)

Recyclable Collection Centre

Religious Institution

School

Shop and Services

Social Welfare Facility

Training Centre

Utility Installation for Private Project

Broadcasting, Television and/or Film Studio

Fla

Government Refuse Collection Point

Hospital

Mass Transit Railway Vent Shaft and/or

Other Structure above Ground Level

other than Entrances

Petrol Filling Station

Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centres serving the immediate neighbourhood and hotel development.

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COMMERCIAL (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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COMPREHENSIVE DEVELOPMENT AREA

	Column 2
Column 1	Uses that may be permitted with or
Uses always permitted	without conditions on application
	to the Town Planning Board

Ambulance Depot

Commercial Bathhouse/Massage Establishment

Eating Place

Educational Institution

Exhibition or Convention Hall

Flat

Government Refuse Collection Point

Government Use (not elsewhere specified)

Hospital

Hotel

House

Information Technology and

Telecommunications Industries

Institutional Use (not elsewhere specified)

Library

Mass Transit Railway Vent Shaft and/or

Other Structure above Ground

Level other than Entrances

Off-course Betting Centre

Office

Petrol Filling Station

Place of Entertainment

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Public Convenience

Public Transport Terminus or Station

Public Utility Installation

Public Vehicle Park (excluding container

vehicle)

Recyclable Collection Centre

Religious Institution

Residential Institution

Research, Design and Development Centre

School

Shop and Services

Social Welfare Facility

Training Centre

Utility Installation for Private Project

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COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
 - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscaping and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental impact assessment report, including but not limiting to a visual impact assessment, to examine any possible environmental and visual problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them:

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (x) a quantitative air ventilation assessment study to examine the local wind environment and identify any possible opportunity/problem areas for design improvement, in particular measures to extend the wind path from Kai Tak to Ma Tau Kok area; and
- (xi) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) specified below:

Restriction

Sub-area	Maximum GFA for Domestic Use (m ²)	Maximum GFA for Non-domestic Use (m²)
CDA bounded by Sung Wong Toi Road, Mok Cheong Street and Kowloon City Road:		
CDA(1)	40,500	8,100
CDA(2)	63,000	12,600
CDA(3)	62,600	12,550
CDA bounded by Mok Cheong Street, Ma Tau Kok Road, To Kwa Wan Road and Kowloon City Road	213,000	42,600

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COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (4) In determining the maximum GFA for the sub-areas specified in paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, railway station development, or GIC or social welfare facilities, as required by the Government, may also be disregarded.
- (5) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraphs (3) and (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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RESIDENTIAL (GROUP A)

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board Ambulance Depot Commercial Bathhouse/Massage Establishment Government Use (not elsewhere specified) House Library Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall

Place of Recreation, Sports or Culture Public Clinic

Public Transport Terminus or Station (excluding open-air terminus or station)

Public Vehicle Park (excluding container vehicle) (on land designated "R(A)3"

and "R(A)4" only) Residential Institution

Market

School (in free-standing purpose-designed

building only) Social Welfare Facility

Utility Installation for Private Project

Institutional Use (not elsewhere specified)
Mass Transit Railway Vent Shaft and/or
Other Structure above Ground Level

Government Refuse Collection Point

other than Entrances

Office

Hospital

Hotel

Petrol Filling Station
Place of Entertainment

Private Club

Public Convenience

Public Transport Terminus or Station

(not elsewhere specified) Public Utility Installation

Public Vehicle Park (excluding container vehicle) (not elsewhere specified)

Religious Institution

School (not elsewhere specified)

Shop and Services (not elsewhere specified)

Training Centre

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RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. For the "Residential (Group A)4" zone, the planning intention includes the provision of a public vehicle park.

Remarks

- (1) On land designated "Residential (Group A)", "Residential (Group A)2", "Residential (Group A)3" and "Residential (Group A)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (10) and/or (11) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (10) and/or (11) hereof.

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) For the purposes of paragraph (1) above, on land designated "Residential (Group A)", "Residential (Group A)2", "Residential (Group A)3" and "Residential (Group A)4", no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable:
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (4) On land designated "Residential (Group A)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 71,800m², and a maximum non-domestic gross floor area of 7,870m² of which a gross floor area of not less than 770m² should be provided for Government, institution or community facilities. A public open space of not less than 1,800m² in size at ground level shall be provided.
- (5) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (6) On land designated "Residential (Group A)2", a maximum building height of 100 metres above Principal Datum would be permitted for sites with an area of 400m² or more.
- (7) On land designated "Residential (Group A)4", a public vehicle park with a total of not less than 449 public car parking spaces, of which not less than 49 parking spaces are to be used for goods vehicles, shall be provided.

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RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (8) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (9) In determining the relevant maximum plot ratio or gross floor area for the purposes of paragraphs (1), (2) and (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (10) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/gross floor area for the building on land to which paragraph (1), (2) or (4) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/gross floor area specified in paragraphs (1), (2) and (4) above may thereby be exceeded.
- (11) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions and minimum provision of public car/goods vehicle parking spaces stated in paragraphs (1), (2) and (4) to (7) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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RESIDENTIAL (GROUP B)

	Column 2	
Column 1	Uses that may be permitted with or	
Uses always permitted	without conditions on application	
	to the Town Planning Board	
	•	
Flat	Ambulance Depot	
Government Use (Police Reporting Centre,	Eating Place	
Post Office only)	Educational Institution	
House	Government Refuse Collection Point	
Library	Government Use (not elsewhere specified)	
Residential Institution	Hospital	
School (in free-standing purpose-designed	Hotel	
building only)	Institutional Use (not elsewhere specified)	
Social Welfare Facility (on land designated	Mass Transit Railway Vent Shaft and/or	
"R(B)1" only)	Other Structure above Ground Level	
Utility Installation for Private Project	other than Entrances	
	Off-course Betting Centre	
	Office	
	Petrol Filling Station	
	Place of Entertainment	
	Place of Recreation, Sports or Culture	
	Private Club	
	Public Clinic	
	Public Convenience	
	Public Transport Terminus or Station	
	Public Utility Installation	
	Public Vehicle Park (excluding container vehicle)	
	Recyclable Collection Centre	
	Religious Institution	
	School (not elsewhere specified)	
	Shop and Services	
	Social Welfare Facility (not applicable to	
	land designated "R(B)1")	

Planning Intention

Training Centre

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

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RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) On land designated "Residential (Group B)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "Residential (Group B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 37,500m². In determining the maximum gross floor area for the purposes of this paragraph, in addition to the floor spaces mentioned in paragraph (4) below, any floor space that is constructed or intended to be occupied by social welfare facilities may also be disregarded.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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RESIDENTIAL (GROUP E)

Column 1 Uses always permitted

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

Schedule I: for open-air development or for building other than industrial or industrial-office building[®]

Ambulance Depot

Government Use (not elsewhere specified)

Public Transport Terminus or Station (excluding open-air terminus or station)

Utility Installation for Private Project

Commercial Bathhouse/Massage

Establishment

Eating Place

Educational Institution

Exhibition or Convention Hall

Flat

Government Refuse Collection Point

Hospital

Hotel House

Institutional Use (not elsewhere specified)

Library

Mass Transit Railway Vent Shaft and/or

Other Structure above Ground Level

other than Entrances

Office

Petrol Filling Station

Place of Entertainment

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Public Convenience

Public Transport Terminus or Station

(not elsewhere specified)

Public Utility Installation

(not elsewhere specified)

Public Vehicle Park

(excluding container vehicle)

Religious Institution

Residential Institution

School

Shop and Services

Social Welfare Facility

Training Centre

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RESIDENTIAL (GROUP E) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility

Training Centre

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RESIDENTIAL (GROUP E) (Cont'd)

Column 1 Uses always permitted

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

Schedule II: for existing industrial or industrial-office building®

Ambulance Depot

Art Studio (excluding those involving direct provision of services or goods)

Cargo Handling and Forwarding Facility (not elsewhere specified)

Eating Place (Canteen only)

Government Refuse Collection Point

Government Use (not elsewhere specified)

Information Technology and

Telecommunications Industries

Non-polluting Industrial Use

(excluding industrial undertakings

involving the use/storage of

Dangerous Goods[△])

Office (Audio-visual Recording Studio, Design and Media Production,

Office Related to Industrial Use only)

Public Convenience

Public Transport Terminus or Station

Public Utility Installation

Public Vehicle Park

(excluding container vehicle)

Radar, Telecommunications Electronic

Microwave Repeater, Television and/or

Radio Transmitter Installation

Recyclable Collection Centre

Research, Design and Development Centre

Shop and Services (Motor-vehicle Showroom

on ground floor, Service Trades only)

Utility Installation for Private Project

Warehouse (excluding Dangerous Goods

Godown)

Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)

Industrial Use (not elsewhere specified)

Mass Transit Railway Vent Shaft and/or

Other Structure above Ground

Level other than Entrances

Off-course Betting Centre

Office (not elsewhere specified)

Petrol Filling Station

Place of Recreation, Sports or Culture (not

elsewhere specified)

Private Club

Shop and Services (not elsewhere specified)

(ground floor only except Ancillary

Showroom[#] which may be permitted on any

floor)

Vehicle Repair Workshop

Wholesale Trade

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RESIDENTIAL (GROUP E) (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/
Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)

Shop and Services Training Centre Social Welfare Facility (excluding those involving residential care)

- [®] An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

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RESIDENTIAL (GROUP E) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing non-industrial building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (6) and/or (7) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (6) and/or (7) hereof.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (5) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (2) above may thereby be exceeded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

Ambulance Depot

Animal Quarantine Centre

(in Government building only)

Broadcasting, Television and/or Film Studio

Cable Car Route and Terminal Building

Eating Place (Canteen,

Cooked Food Centre only)

Educational Institution

Exhibition or Convention Hall

Field Study/Education/Visitor Centre

Government Refuse Collection Point Government Use (not elsewhere specified)

Hospital

Institutional Use (not elsewhere specified)

Library Market

Place of Recreation, Sports or Culture

Public Clinic

Public Convenience

Public Transport Terminus or Station

Public Utility Installation Public Vehicle Park

(excluding container vehicle) Recyclable Collection Centre

Religious Institution

Research, Design and Development Centre

School

Service Reservoir Social Welfare Facility

Training Centre

Wholesale Trade

Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified)

Columbarium

Correctional Institution

Crematorium Driving School

Eating Place (not elsewhere specified)

Flat

Funeral Facility

Helicopter Landing Pad Helicopter Fuelling Station

Holiday Camp

Hotel House

Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level

other than Entrances Off-course Betting Centre

Office

Petrol Filling Station Place of Entertainment

Private Club

Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

Refuse Disposal Installation (Refuse Transfer

Station only) Residential Institution

Sewage Treatment/Screening Plant

Shop and Services (not elsewhere specified)

Utility Installation for Private Project

Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution—and or community 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, organizations providing social services to meet community needs, and other institutional establishments.

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GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storeys or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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OPEN SPACE

	Column 2
Column 1	Uses that may be permitted with or
Uses always permitted	without conditions on application
	to the Town Planning Board
Aviary	Cable Car Route and Terminal Building
Barbecue Spot	Eating Place
Field Study/Education/Visitor Centre	Government Refuse Collection Point
Park and Garden	Government Use (not elsewhere specified)
Pavilion	Holiday Camp
Pedestrian Area	Mass Transit Railway Vent Shaft and/or
Picnic Area	Other Structure above Ground Level
Playground/Playing Field	other than Entrances
Promenade	Place of Entertainment
Public Convenience	Place of Recreation, Sports or Culture
Sitting Out Area	Private Club
Zoo	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park
	(excluding container vehicle)
	Religious Institution
	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

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OTHER SPECIFIED USES

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Sports and Recreation Club" only

Place of Recreation, Sports or Culture Private Club **Eating Place**

Government Refuse Collection Point Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level

other than Entrances

Public Vehicle Park (excluding container

vehicle)

Religious Institution

Shop and Services (not elsewhere specified)

Social Welfare Facility

Utility Installation not Ancillary

to the Specified Use

Planning Intention

This zone is intended primarily to provide land for private club use for sporting and recreational purposes.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

APPROVED DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/30A

EXPLANATORY STATEMENT

APPROVED DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/30A

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APPROVED DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/30A

(Being an Approved a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. <u>INTRODUCTION</u>

This Explanatory Statement is intended to assist an understanding of the approved *draft* Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. <u>AUTHORITY FOR THE PLAN AND PROCEDURES</u>

- 2.1 On 9 April 1957, the draft Ma Tau Kok Outline Development Plan No. LK 10/18/4, being the first statutory plan covering the Ma Tau Kok area, was gazetted under the Town Planning Ordinance (the Ordinance). On 27 April 1973, the draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. LK 8/21, being the first statutory plan covering the Kowloon City area, was gazetted under the Ordinance. On 18 December 1987, the draft Ma Tau Kok OZP No. S/K10/3, being the first statutory plan covering both Ma Tau Kok and Kowloon City areas, was gazetted under section 7 of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 6(7) and 7 of the Ordinance.
- On 4 July 1989, the then Governor-in-Council (G in C), under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as OZP No. S/K10/6. On 6 July 1993, the then G in C referred the approved OZP No. S/K10/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 23 May 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/K10/11. On 10 October 2000, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once and exhibited for public inspection under section 5 of the Ordinance.

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- 2.4 On 19 June 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/K10/13. On 25 September 2001, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 18 February 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/K10/16. On 17 June 2003, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. Since then, the OZP had been amended once under section 5 of the Ordinance.
- On 8 June 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/K10/18. On 30 January 2007, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.7 On 18 January 2008, the draft Ma Tau Kok OZP No. S/K10/19 incorporating amendments to impose building height restrictions for "Commercial" ("C"), "Comprehensive Development Area" ("CDA"), "Residential (Group A)" ("R(A)"), "Residential (Group B)" ("R(B)"), "Residential (Group E)" ("R(E)"), "Government, Institution or Community" ("G/IC") and "Other Specified Uses" ("OU") zones and technical amendments to the covering Notes of the Plan was exhibited under section 5 of the Ordinance.
- 2.8 On 4 November 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma Tau Kok OZP, which was subsequently renumbered as S/K10/20. On 16 September 2014, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once under section 5 of the Ordinance.
- 2.9 On 5 April 2016, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently re-numbered as S/K10/22. On 7 February 2017, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once under section 5 of the Ordinance.
- 2.10 On 8 January 2019, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma Tau Kok OZP, which was subsequently renumbered as S/K10/24. On 14 May 2019, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once under section 5 of the Ordinance.
- 2.11 On 5 January 2021, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma Tau Kok OZP, which was subsequently renumbered as

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- S/K10/26. On 16 March 2021, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once under section 5 of the Ordinance.
- 2.12 On 15 March 2022, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma Tau Kok OZP, which was subsequently renumbered as S/K10/28. On 3 May 2022, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/28 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 13 May 2022 under section 12(2) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.13 On 28 October 2022, the draft Ma Tau Kok OZP No. S/K10/29 was exhibited for public inspection under section 5 of the Ordinance. The amendment on the Plan involved revision to the stipulated building height restriction of a site zoned "G/IC" at 40 Lung Kong Road from 3 storeys to 45 metres above Principal Datum (mPD). Area of the OZP replaced by the draft Urban Renewal Authority (URA) Nga Tsin Wai Road/Carpenter Road Development Scheme Plan (DSP) No. S/K10/URA3/1 was also indicated on the Plan. During the two-month exhibition period, one valid representation was received. On 20 January 2023, the representation was published for three weeks for public comments and one valid comment was received. After giving consideration to the representation and comment on 14 April 2023, the Board decided not to uphold the representation and that no amendment should be made to the draft OZP to meet the representation.
- 2.1413 On 5 September 2023, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma Tau Kok OZP, which was subsequently renumbered as S/K10/30. On 8 September 2023, the approved Ma Tau Kok OZP No. S/K10/30 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance¹-. On 11 June 2024, the Secretary for Development referred the approved Ma Tau Kok OZP No. S/K10/30 to the Board for amendment under 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 21 June 2024 under section 12(2) of the Ordinance.
- 2.14 On XX XXX 2025, the draft Ma Tau Kok OZP No. S/K10/31 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendments on the Plan mainly involved revising the stipulated building height restriction of a site zoned "G/IC" at Argyle Street currently occupied by Evangel Hospital from 5 storeys to 114mPD. Area of the OZP replaced by the approved Urban Renewal Authority (URA) Kau Pui Lung Road/Chi

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⁴ While the Ordinance was amended by the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 with effect on 1 September 2023, the references to section 9(1)(a) and section 9(5) in this paragraph 2.14 are references to those provisions in section 9 of the Ordinance as in force immediately before 1 September 2023, which applied pursuant to the transitional and saving provisions in sections 29(1) and 29(6) of the Ordinance.

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Kiang Street Development Scheme Plan (DSP) No. S/K10/URA2/2 was also indicated on the Plan.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development *and to provide guidance for more detailed planning within the Area*. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be eases that situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Ma Tau Kok area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with and without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at http://www.tpb.gov.hk/.

5. THE PLANNING SCHEME AREA

5.1 The Area is located in Central Kowloon within the Kowloon City District. It is bounded by Tung Tau Tsuen Road and Tung Tsing Road to the north; To Kwa Wan Road and Yuk Yat Street to the east; Ngan Hon Street and San Lau Street to the south; and Tin Kwong Road to the west. The boundary of the Area is shown in a heavy broken line on the Plan and includes three areas covered by "URA Kai Tak Road/Sa Po Road DSP Area", "URA Kau Pui Lung Road/Chi

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Kiang Street DSP Area" and "URA Nga Tsin Wai Road/Carpenter Road DSP Area". It covers about 139 hectares of land.

- 5.2 The Area is one of the earliest developed urban areas in Kowloon, which has been substantially developed for private residential, public housing and industrial uses. The medium density residential areas are mainly located along Argyle Street and Grampian Road. The major public housing estates in the Area include Chun Seen Mei Chuen, Ma Tau Wai Estate and Lok Man Sun Chuen.
- 5.3 Industrial developments, mainly in the form of factory buildings for light manufacturing industries and godowns, are concentrated in the east. The environmental problems of the Area include the concentration of dilapidated housing stock along Mok Cheong Street and the close juxtaposition of the residential and industrial uses in the east. The Plan is intended to alleviate some of the aforementioned environmental problems by putting land uses and related activities under statutory planning control, as well as to take the opportunities for urban restructuring with the closure of Kai Tak Airport Kai Tak Development.
- 5.4 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board, the requirements under the Protection of the Harbour Ordinance (Cap. 531) and the Harbour Planning Principles published by the *former* Harbour-front Enhancement Committee.

6. POPULATION

Based on *the* 2016 2021 Population By-census Census, the population of the Area was estimated by the Planning Department as about 133,100 124,500 persons. It is estimated that the planned population of the Area would be about 154,000 136,660 persons.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/redevelopment. Some of the high-rise redevelopments erected in the Area in the recent years following the relocation of the airport in Kai Tak and the removal of the airport height restrictions, are considered undesirable from the visual point of view, and are also incompatible and out-of-context with the local built environment. In order to prevent excessive tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, a review has been undertaken to ascertain the appropriate building height restrictions for the "C", "CDA", "R(A)", "R(B)", "R(E)", "G/IC", and "OU" zones on the Plan.

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- 7.2 The building height restrictions are to preserve the views to the ridgelines from public view points and to maintain a stepped building height concept recommended in the Urban Design Guidelines Study with lower buildings along the waterfront, taking account of the local area context, the local wind environment, and the need to maintain visually compatible building masses in the wider setting. There are four main building height bands 80mPD, 100mPD, 120mPD and 140mPD in the Area for the "C", "CDA", "R(A)", "R(B)" and "R(E)" zones increasing progressively from the waterfront to the inland and foothill areas. The proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile for visual permeability and wind penetration and circulation, and maintain a more intertwined relationship with the Victoria Harbour edge.
- 7.3 Moreover, specific building restrictions for the "G/IC" and "OU" zones in terms of mPD or number of storeys, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. The building height restrictions are specified in terms of mPD to provide certainty and clarity of planning intention. On the other hand, building height control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions on the number of storeys so as to allow more design flexibility, in particular for Government, institution or community (GIC) facilities with specific functional requirements, unless such developments fall within visually more prominent locations and major breathing spaces.
- 7.4 An air ventilation assessment (AVA) by expert evaluation has been undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height bands shown on the Plan have taken into account the findings of the AVA.
- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
 - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;

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- (d) providing separation between buildings to enhance air *ventilation* and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors, such as site constraints, the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause, provided that no adverse landscape and visual impacts—would be resulted from the innovative building design.
- 7.6 However, for existing buildings where the building height already exceeded the maximum building height in terms of number of storeys or mPD as stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. <u>LAND USE ZONINGS</u>

- 8.1 "Commercial" ("C") Total Area 0.40 ha
 - 8.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centres serving the immediate neighborhood and hotel development. The sites under this zoning include an existing hotel at Sa Po Road and two existing industrial buildings at Ma Tau Wai Road.
 - 8.1.2 Developments within this zone are subject to a maximum plot ratio of 12.0 in order to restrain traffic growth, which will otherwise overload the existing and planned transport network and sewerage system capacity.
 - 8.1.3 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
 - 8.1.4 Development and redevelopment within the "C" sites along Prince Edward Road West and Ma Tau Wai Road are subject to maximum building heights of 80mPD and 120mPD as stipulated on the Plan.
 - 8.1.5 To provide design/architectural flexibility, minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.

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8.2 "Comprehensive Development Area" ("CDA") - Total Area 5.05 ha

- 8.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 8.2.2 Sites bounded by Sung Wong Toi Road, Kowloon City Road, Ma Tau Kok Road and To Kwa Wan Road are zoned "CDA" to facilitate comprehensive redevelopment for residential uses with retail and GIC facilities, as well as to phase out the existing industrial activities. Development restrictions in terms of maximum domestic and non-domestic gross floor areas for the "CDA" zones are stipulated in the Remarks of the Notes. Details of the proposed uses and development parameters for the "CDA" are to be stipulated in the planning briefs.
- 8.2.3 The "CDA" zone bounded by Sung Wong Toi Road, Kowloon City Road and Mok Cheong Street is sub-divided into "CDA(1)", "CDA(2)" and "CDA(3)" to facilitate early development of the sites and to allow the Board to exercise planning control on the design and layout of redevelopment, to require provision of mitigation measures to address industrial/residential (I/R) interface problems and to ensure coordinated and comprehensive redevelopment. In addition, open space and GIC facilities could also be provided within the sites.
- 8.2.4 According to the AVA by expert evaluation, the area near Mok Cheong Street is a major wind corridor. Future developments at Mok Cheong Street are therefore critical to the local ventilation environment of the Area. Upon redevelopment, a quantitative AVA Study for the "CDA" sites near Mok Cheong Street should be conducted so as to examine the local wind environment and identify any possible opportunity/problem areas for design improvement, in particular measures to extend the wind path from Kai Tak to Ma Tau Kok area.
- 8.2.5 In drawing up the layout of the proposed "CDA" developments, due consideration should be given to the findings of the AVA. In particular, there should be adequate space between buildings to enhance the air and visual permeability to the surrounding developments. Any adverse impact on the surrounding areas, particularly in terms of air ventilation, should be carefully assessed and mitigated. Moreover, diversity in building mass/form is encouraged within each "CDA" site to achieve a more interesting building height profile in the area.
- 8.2.6 Pursuant to section 4A(1) of the Ordinance, any development within the "CDA" zone would require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master

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Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes *of the Plan* for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP would be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

- 8.2.7 Development and redevelopment within the "CDA" sites are subject to a maximum building height of 100mPD as stipulated on the Plan.
- 8.2.8 To provide design/architectural flexibility, minor relaxation of the gross floor area/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.
- 8.3 <u>"Residential (Group A)" ("R(A)")</u> Total Area 43.73 42.61 ha
 - 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
 - 8.3.2 Most of the private and public residential developments in the Area, except those along Argyle Street, Prince Edward Road West and Grampian Road, are covered by this zoning. There are three existing public housing estates in the Area, namely, Ma Tau Wai Estate, Chun Seen Mei Chuen and Lok Man Sun Chuen. The Government land at the junction of Sung Wong Toi Road and To Kwa Wan Road, and a site at Ko Shan Road are planned for public housing developments.
 - 8.3.3 There are three major private residential developments in the Area, namely, the "Sky Tower" at Sung Wong Toi Road, "Jubilant Place" at Pau Chung Street and "Celestial Heights" at Kau Pui Lung Road. The Ma Tau Kok Gas Works (North Plant) site at To Kwa Wan Road and Ma Tau Kok Road is proposed for private residential use upon redevelopment.
 - 8.3.4 In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Study Review, completed in early 2002, developments or redevelopments within this zone are subject to specific control on plot ratios except otherwise specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building or a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the gross floor areas for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.

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- 8.3.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.3.6 Development and redevelopment within the "R(A)" sites are mainly subject to maximum building heights of 100mPD, 120mPD and 140mPD as stipulated on the Plan. The "R(A)1" and "R(A)4" sites are subject to a maximum building height of 100mPD. The "R(A)3" site is subject to a maximum building height of 130mPD. Public vehicle park is always permitted under "R(A)3" and "R(A)4" zones.
- 8.3.7 For sites in Kowloon City which is zoned "R(A)2", a maximum building height of 80mPD is proposed to maintain a similar building height profile with the adjacent "R(B)" sites in Argyle Street and Prince Edward Road West area as well as to enable a smooth transition of height profile from the low-rise Kowloon Tong area to the similar height band imposed in the Kai Tak City Centre.
- 8.3.8 Nonetheless, for "R(A)2" sites, to avoid pencil-like buildings to be developed on small lots and to encourage amalgamation of sites for more comprehensive development, including the provision of parking and loading/unloading and other supporting facilities, a maximum building height of 100mPD would be permitted for sites with an area of 400m² or more.
- For the "R(A)4" site, a public vehicle park with a total of not less than 8.3.9 449 public car parking spaces, of which not less than 49 parking spaces are to be used for goods vehicles, shall be provided. The site shall provide a setback of not less than 4.45m wide along the western boundary up to 15m above street level to enhance the walking environment. An internal pedestrian passage of not less than 6m wide at-grade to be opened to public 24 hours daily providing connection between the Carpenter Road Park and Carpenter Road shall be provided. Such requirements would be incorporated in the lease conditions upon lease modification of the site, subject to agreement with relevant Government departments. Sensitive design measures along the northern boundary of the site including but not limited to greening and building setback of the podium portion to enhance the interface with the Carpenter Road Park shall be adopted. Areas for public use as a gathering place/performance venue and premises for community use shall be provided as appropriate.
- 8.3.10 As the "R(A)4" site was originally planned and implemented as a public vehicle park with commercial uses serving the area, interim car parking arrangement of not less than 60 public car parking spaces should be provided during demolition and construction stages of redevelopment at the site to ensure a continuous provision of public car parking spaces. Such requirement would be incorporated in the lease conditions upon

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- lease modification of the site, subject to agreement with relevant Government departments.
- 8.3.11 An AVA Initial Study (2020) has been carried out for redevelopment at the "R(A)4" site and several mitigation measures have been proposed in the assessment, including building separations and building setbacks, which would alleviate the potential air ventilation impacts on the surrounding wind environment. These proposed mitigation measures in the AVA should be taken into account in formulating the future development scheme at the detailed design stage to alleviate the potential adverse air ventilation impact of the development.
- 8.3.12 To provide design/architectural flexibility, minor relaxation of the plot ratio/gross floor area/building height restrictions and minimum provision of public car/goods vehicle parking spaces may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.
- 8.4 <u>"Residential (Group B)" ("R(B)")</u> Total Area 8.93 ha
 - 8.4.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
 - 8.4.2 Existing private residential developments under this zoning are located along Argyle Street, Prince Edward Road West and Grampian Road. In addition, the site of the Kowloon City Baptist Church at Argyle Street is zoned "R(B)" and proposed for medium-density residential use upon redevelopment.
 - 8.4.3 Developments within this zone except otherwise specified are subject to specific control on plot ratio to restrain traffic growth which will otherwise overload the existing and planned transport network. A maximum plot ratio of 5.0 is imposed under the Notes for "R(B)" zone.
 - 8.4.4 The site at Farm Road and Ma Tau Wai Road is zoned "R(B)1" and social welfare facilities are permitted as of right to enable early implementation of the proposed social welfare facilities. Residential development within this zone has been completed with the provision of a day nursery and a children and youth centre within the development. The development on the site is subject to the maximum gross floor area specified in the Notes.
 - 8.4.5 Development and redevelopment within the "R(B)" sites are subject to a maximum building height of 80mPD as stipulated on the Plan.
 - 8.4.6 To provide design/architectural flexibility, minor relaxation of the plot ratio/gross floor area/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.

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8.5 "Residential (Group E)" ("R(E)") - Total Area 3.20 ha

- 8.5.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of I/R interface problem.
- 8.5.2 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of existing industrial buildings in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require the permission of the Board.
- 8.5.3 Upon redevelopment of the industrial sites with potential land contamination risk, the developer will be required to prepare contamination assessment report to examine any possible ground contamination and if land contamination is confirmed, to propose remedial measures to deal with it.
- 8.5.4 Industrial sites at Yuk Yat Street, Chi Kiang Street, Sheung Heung Road and To Kwa Wan Road are zoned "R(E)" with a view to gradually phasing out the existing industrial buildings in the area.
- 8.5.5 In drawing up the development scheme for "R(E)" zone, especially along Yuk Yat Street, due consideration should be given to provide adequate space between the proposed development and the surrounding developments to enhance the air and visual permeability.
- 8.5.6 Developments within this zone are subject to specific control on plot ratios similar to that for the "R(A)" zone as stipulated in the Notes. In calculating the gross floor areas for these developments/ redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.5.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio for a development mentioned above may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

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- 8.5.8 Development and redevelopment within the "R(E)" sites are subject to maximum building heights of 100mPD and 120mPD as stipulated on the Plan.
- 8.5.9 To provide design/architectural flexibility, minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.
- 8.6 "Government, Institution or Community" ("G/IC") Total Area 8.16 ha
 - 8.6.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents as well as the general public. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
 - 8.6.2 Major existing GIC facilities include the divisional fire station and ambulance depot at Shing Tak Street, To Kwa Wan Market and Government Offices at Ma Tau Wai Road, the Kowloon City Municipal Services Building at Nga Tsin Wai Road (which is planned to be redeveloped at a site within the URA Nga Tsin Wai Road/Carpenter Road DSP area), the Cattle Depot Artist Village at Ma Tau Kok Road and the Hong Kong Society for the Blind's factory cum sheltered workshop and care and attention home at Mok Cheong Street. Other existing GIC uses such as schools, churches and electricity substations are conveniently located throughout the Area. Additional GIC facilities are also provided within the public housing estates and private residential developments. A site at Lung Kong Road will be redeveloped as a welfare complex.
 - 8.6.3 Development and redevelopment within the "G/IC" sites are mainly subject to maximum building height in terms of number of storeys or mPD as stipulated on the Plan.
 - 8.6.4 The "G/IC" site at 222 Argyle Street is currently occupied by the Evangel Hospital subject to a building height restriction of 114mPD. Upon redevelopment of the site, a 6m-wide non-building area (NBA) abutting Argyle Street from the lot boundary and a 6m-wide tower setback above podium level (at 39mPD) from Fu Ning Street should be provided to alleviate the potential visual impact. To address the potential interface impact on the development at 218-220 Argyle Street, a minimum building setback of 0.65m from the south-western site boundary should be provided to maintain a building gap between the developments on the two sites.
 - 8.6.4 To provide design/architectural flexibility, minor relaxation of the building height restriction may be considered by the Board on

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application under section 16 of the Ordinance taking into account its own merits.

8.7 "Open Space" ("O") - Total Area 21.17 ha

- 8.7.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.7.2 Existing open spaces include the Kowloon Walled City Park, Carpenter Road Park, To Kwa Wan Recreation Ground, Sung Wong Toi Garden, Ma Tau Wai Road Playground, Ko Shan Road Park, the Cattle Depot Art Park and the Tin Kwong Road Recreation Ground. A special feature of Ko Shan Road Park is Ko Shan Theatre which is used for holding cultural events and performances.
- 8.7.3 Local open spaces would be provided within the "CDA", "R(A)" and "R(E)" zones.

8.8 "Other Specified Uses" ("OU") - Total Area 0.86 ha

- 8.8.1 This zoning covers land allocated for specific uses.
- 8.8.2 The Hong Kong Softball Association Recreation Ground at Tin Kwong Road is zoned "OU" annotated "Sports and Recreation Club". Development and/or redevelopment of this site is subject to a maximum building height of 1 storey as stipulated on the Plan.
- 8.8.3 To provide design/architectural flexibility, minor relaxation of the gross floor area/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.

8.9 Minor Relaxation Clause

- 8.9.1 For the zone(s) where minor relaxation of relevant restriction(s) is applicable, based on individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stipulated in the Notes of the Plan or as shown on the Plan may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.9.2 However, for any existing building with building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

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9. <u>COMMUNICATIONS</u>

9.1 Roads

- 9.1.1 The elevated road passing through the Area above Chatham Road North and Kowloon City Road connecting to the Airport Tunnel is part of the primary distributor road network linking up Central and East Kowloon.
- 9.1.2 The district distributor network consists of Ma Tau Kok Road, Ma Tau Wai Road, To Kwa Wan Road, Sung Wong Toi Road and Tin Kwong Road.

9.2 Railway

The Mass Transit Railway (MTR) Tuen Ma Line runs through the Area beneath Ma Tau Chung Road and Ma Tau Wai Road. MTR To Kwa Wan Station is located at the centre of the Area at Ma Tau Wai Road while Sung Wong Toi Station is at the northeastern periphery of the Area near Olympic Avenue.

10. URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREAS

- 10.1 Two *Three* areas have been designated as 'URA DSP Areas'. The land use zonings of the areas are depicted on the relevant URA DSPs and they will be implemented by the URA.
- 10.2 The DSP for Kai Tak Road/Sa Po Road covers an area of about 0.61 ha. The site is intended for high-density residential developments with the provision of a sunken plaza and underground public vehicle park. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-domestic portion of a building connecting to the sunken plaza.
- 10.3 The DSP for Nga Tsin Wai Road/Carpenter Road covers an area of about 3.7 ha. The DSP intends to achieve a holistic re-planning of land uses in the Nga Tsin Wai Road/Carpenter Road area through non-in-situ redevelopment of various existing GIC facilities, restructuring of existing "G/IC" sites with the adjoining urban fabric for comprehensive residential development, and development of low-density retail blocks with the provision of a gateway square through a link-site approach. Additional GIC facilities and at-grade landscaped diversified space will be provided within the DSP area to meet community needs.
- 10.4 The DSP for Kau Pui Lung Road/Chi Kiang Street covers an area of about 1.6 ha. The site is intended for high-density residential developments with the provision of underground public vehicle park, GIC facilities, at-grade pedestrianised avenue/event plaza and public open space.

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11. <u>UTILITY SERVICES</u>

The Area is served by piped water supply, drainage and sewerage systems, as well as gas, electricity and telephone services. There is no difficulty envisaged in meeting the future requirements for services and public utilities for the estimated population in the Area. However, upgrading of the existing fresh water and salt water supply systems will be carried out to cope with the increase in water demand for the additional population.

12. <u>CULTURAL HERITAGE</u>

- 12.1 Within the boundary of the Area, there are The the site of archaeological interest (SAI), declared monuments, historic buildings/structures graded by the Antiquities Advisory Board (AAB), and Government historic site identified by the Antiquities and Monuments Office of the Development Bureau (AMO) in the Area include: as listed below:
 - (a) Kowloon Walled City Site (Site of Archaeological Interest (SAI));
 - (b) The Remnants of the South Gate of Kowloon Walled City (Declared Monument);
 - (c) Former Yamen Building of Kowloon Walled City (Declared Monument);
 - (d) *Ex-*Ma Tau Kok Animal Quarantine Depot, No. 63 Ma Tau Kok Road (Grade 2);
 - (e) Sheng Kung Hui S.K.H. Holy Trinity Cathedral, No. 135 Ma Tau Chung Road (Grade 2);
 - (f) Main Building, Heep Yunn School, Main Building, No. 1 Farm Road (Grade 3);
 - (g) St. Clare Chapel, Heep Yunn School, Chapel of St. Clare of Assisi, No. 1 Farm Road (Grade 3);
 - (h) Tin Hau Temple, No. 49 Ha Heung Road (Grade 3);
 - (i) Nos. 1 & 3 Hau Wong Road (Grade 3);
 - (j) Eastern Cotton Mills Ltd., No. 7 Mok Cheong Street (Grade 3);
 - (k) No. 65 Ha Heung Road (Grade 3);
 - (1) No. 24 Nga Tsin Long Road (Grade 3); and
 - (m) To Kwa Wan Substation, No. 82 To Kwa Wan Road (Grade 3);
 - (n) No. 3 Nam Kok Road (Grade 3); and
 - (mo) Sung Wong Toi Inscription Rock (Government historic site identified by AMO).
- On 19 March 2009, the AAB released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been accorded gradings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at https://www.aab.gov.hk/en/historic buildings/results of the assessment/index.html.The lists of declared monuments and proposed monuments, historic buildings and sites graded by AAB, new items for grading assessment, Government historic sites identified by AMO and SAIs

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are published on AMO's website https://www.amo.gov.hk/en/historic-buildings/heritage-sites-lists/index.html. The lists will be updated from time to time.

12.3 Prior consultation with—the AMO should be made if for any works, development, redevelopment or rezoning proposals that might may affect the site of archaeological interest SAI, declared monuments, proposed monuments, historic buildings/structures and sites graded by-the AAB, new items pending for grading assessment by the AAB, Government historic sites identified by AMO, or any other-historic buildings/structures identified with heritage value, both at grade and underground, and their the immediate environs, both at grade and underground, all of which are collectively known as Heritage Sites. If disturbance to Kowloon Walled City Site (SAI) is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAI. For example, whether detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, an archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to AMO for agreement prior to applying for the licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO. of the aforementioned items.

13. IMPLEMENTATION

- 13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Kowloon City District Council would also be consulted as and when appropriate.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering consideration of the planning applications, will take into account all relevant planning considerations which may include

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departmental outline development plans/layout plans and guidelines published by the Board. The outline development plans/layout plans is are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD SEPTEMBER 2023 DECEMBER 2025

Kowloon District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/K10/6 Application for Amendment to the Approved Ma Tau Kok Outline

Zoning Plan No. S/K10/30, To amend the building height restriction on a "Government, Institution or Community" site, Evangel Hospital,

from 5 storeys to 114 metres above Principal Datum, 222 Argyle

Street, Kowloon City, Kowloon

(MPC Paper No. Y/K10/6)

Presentation and Question Sessions

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

PlanD

Ms Vivian M.F. Lai

- District Planning Officer/Kowloon (DPO/K)

Ms Vicki Y.Y. Au - Senior Town Planner/Kowloon (STP/K)

Ms Jenny W.C. Lai - Town Planner/Kowloon

Applicant's Representatives

Evangel Hospital - Applicant

Mr W.I. Ho

Dr Vincent Lin

Dr Billy Chui

Townland Consultant Limited

Ms Delius Wong

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Architecture Design and Research Group Limited

Mr Bernard Lim

Mr Eugene Chung

8. The Chairperson extended a welcome and explained the procedures of the meeting. To ensure smooth and efficient conduct of the meeting, a time limit of 15 minutes was set for presentation of the applicant. He then invited PlanD's representatives to brief Members on the background of the application.

9. With the aid of a PowerPoint presentation, Ms Vicki Y.Y. Au, STP/K, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) to amend the building height (BH) restriction (BHR) of the "Government, Institution or Community" ("G/IC") zone of the Site from 5 storeys to 114mPD to facilitate the redevelopment of the Evangel Hospital (the Hospital), departmental comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no objection to the application.

[Ms Sandy H.Y. Wong and Mr Stanley T.S. Choi joined the meeting during PlanD's presentation.]

10. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr W.I. Ho, Dr Vincent Lin, Dr Billy Chui and Mr Bernard Lim, the applicant's representatives, made the following main points:

Background

(a) the Hospital was built at the Site in 1965, and was established by the Evangelical Free Church of China. It had served the local community of Kowloon City District for about 60 years with a mission to preach gospel through holistic, high quality and affordable healthcare services;

(b) the Hospital was a self-financing, non-profit making private hospital, dedicated to providing professional family medicine services. Its revenue was primarily used for the operation and development of the Hospital and for enhancing the quality of medical and clinical services;

Justifications for the Proposed Redevelopment

- (c) the proposed redevelopment would enhance the Hospital's service provision by increasing the number of operating theatres (OTs) and hospital beds, as well as the capacity of out-patient services, which was in line with the Government's policy addressing the challenges posed by an ageing population and the rising prevalence of chronic diseases. The proposed redevelopment had gained policy support from the Health Bureau (HHB);
- the existing hospital building was subject to various constraints, including (d) limited floor space, scattered service in various locations, crowded service and waiting areas, and insufficient infrastructural support (e.g. electricity supply and headroom for installation of the latest medical equipment). The proposed redevelopment could overcome these constraints for enhancement of hospital services to meet the increasing demand for high-quality healthcare services, provide more services on prevention and primary health care and promote sustainable healthcare system (e.g. on the aspects of oncology, chronic disease, degenerative disease and mental health) under the Hospital's mission. The redeveloped hospital would improve patients' environment with enhanced infection control, facilitate the application of smart hospital initiative (e.g. adoption of artificial intelligence), provide better patient services including in terms of price transparency and package pricing, and expand collaboration with non-governmental organisations (NGOs) to provide services underprivileged groups;

The Indicative Scheme

- (e) the indicative scheme for the proposed amendment of BHR for the Site from 5 storeys to 114mPD comprising 22 storeys over 2 levels of basement would accommodate more medical equipment, facilities for clinical services and professional medical training, and essential electrical and mechanical (E&M) facilities for electricity supply;
- (f) a number of planning and design merits were proposed in the indicative scheme, including a 6m wide full-height setback from Argyle Street, a 6m wide tower setback above podium level from Fu Ning Street, a minimum building setback of 0.65m from the southwestern site boundary, sensitive building facade treatment including a green-patterned wall mural facing Hoover Court located to southwest of the Site, edge plantings at the balcony on 6/F and vertical greening, a mix of glass/wall-like facades on lower podium levels and circulation splay at Fu Ning Street/Fuk Cheung Street with a view to improving pedestrian circulation, street amenity, air ventilation and visual permeability;

Community Engagement

(g) the Hospital had consulted relevant stakeholders on the rezoning application, including the adjoining residential development (Hoover Court), Hong Kong Housing Society (HKHS), Kowloon City District Council and certain universities, and they had no objection to or adverse comment on the current application; and

Way Forward

(h) after the redevelopment, the Hospital would continue its mission and family doctor approach by providing comprehensive and holistic preventive care, i.e. 'One-stop Care', within the redeveloped building. This approach primarily aimed to address the needs of patients suffering from chronic diseases, such as cancer and mental illness, as well as their caregivers, which were exacerbated by an ageing population.

11. As the presentations of PlanD's representative and the applicant's representatives had been completed, the Chairperson invited questions from Members.

The Indicative Scheme

- 12. Some Members raised the following questions:
 - (a) the rationale for proposing a building setback of 0.65m from the southwest site boundary and whether the podium setback of 6m at 8/F of the Hospital facing Fu Ning Street could be placed towards Hoover Court to increase the distance between the two buildings;
 - (b) whether there were any design measures of the redevelopment that would benefit the local community; and
 - (c) whether there was any provision of staff accommodation if the Hospital operated 24 hours a day.
- 13. In response, Mr Bernard Lim and Dr Billy Chui, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:
 - (a) compared with the previous application No. Y/K10/5 (the previous application), the applicant, after taking into account the site constraint, proposed a building setback of 0.65m from the southwestern site boundary adjacent to Hoover Court in the indicative scheme under the current application in order to maintain a wider distance between Hoover Court and the Hospital. As the building of Hoover Court was set back from its site boundary ranging from 4m to 7m from the Hospital and there were just some windows of Hoover Court on its side facing the Hospital, together with the proposed green-patterned wall mural, the proposed measures would minimise the potential interface issues. The setback from Fu Ning Street was intended to enhance street amenity and had taken into account

the planned redevelopment of Chun Seen Mei Chuen in the vicinity;

- (b) the facades of the lower floors of the Hospital would adopt a transparent design which would be the waiting and seating areas for patients, caregivers and visitors. Besides, the applicant had liaised with HKHS on the arrangement of the run-in/out and construction works of the Hospital to minimise impact on the community including Chun Seen Mei Chuen and its redevelopment; and
- (c) owing to the reform on the fees for public healthcare services being reviewed by the Government, it was expected that more patients would choose private hospital services. To enhance the services to the community, the Hospital would operate 24 hours a day and on-call rooms for medical staff would be provided.
- 14. The Chairperson supplemented that the BH of Hoover Court was 46mPD as shown on Plan Z-5 of the Paper, whereas the approved BH under the previous application was 80mPD, which was already higher than the BH of Hoover Court. It appeared that most of the windows of Hoover Court faced Argyle Street and Fuk Cheung Street. The additional increase in BH and the disposition of the Hospital tower at a higher level might not have significant impact on Hoover Court, as compared with the previous application.

Proposed BHR

15. Two Members raised the following questions:

- (a) whether the roof could be accessed by users of the Hospital and the proposed BHR had taken this into account; and
- (b) the rationale for the current application for further relaxation of the BHR compared with the previous application, and whether there would be future application for additional relaxation on the BHR.

- 16. In response, Messrs W.I. Ho and Bernard Lim, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:
 - (a) the design of the Hospital and the proposed BHR had taken into account the accommodation of E&M facilities and other rooftop structures, as well as the potential for supporting low-altitude economy in the future. As the roof would house the E&M facilities, it would be accessible to the Hospital's staff only; and
 - the proposed BHR of 80mPD under the previous application was a (b) conservative decision, which primarily had taken into account the BHRs of the residential developments in the vicinity, which were mainly 80mPD. As a result, the design of the Hospital could only accommodate essential services/facilities, and some services had to be located outside the Hospital. Having considered a Member's enquiry on whether the Hospital would consider pursuing a higher BH for the proposed redevelopment at the Committee's meeting on the previous application in 2023, the project proponent had conducted a comprehensive review to critically assess the technical feasibility and further optimise the site efficiency. With the provision of enhanced hospital facilities and services such as increase in the number of beds and OTs and increase in the room size (e.g. larger OTs) to meet the latest requirements, there would be a corresponding increase in ancillary facilities, such as E&M facilities, lifts and parking spaces. An analysis on lift requirement to meet the operational needs of the Hospital had been conducted and the findings indicated that further increase in BH (i.e. exceeding the currently proposed BH of 114mPD) would necessitate the provision of more lifts to manage the flow and serve different zones of the Hospital and this would take up the space available for medical facilities/services on each floor. Besides, additional car parking spaces for users would also be required. The current scheme with the proposed BH was an optimal design to improve the Hospital's services while meeting relevant requirements such as the design and space requirements of OTs and wards particularly after the pandemic. Applying for further relaxation

of the BHR (i.e. exceeding 114mPD) was considered not necessary.

Community Engagement

- 17. A Member asked whether the residents of Hoover Court had been consulted regarding the proposed green-patterned wall mural facing Hoover Court. In response, Messrs W.I. Ho and Bernard Lim, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:
 - (a) residents of Hoover Court were consulted on the indicative scheme under the current application including the proposed green-patterned wall mural facing their building, and they had no objection to the application. The Hospital had taken into account their feedbacks in formulating the design, including the provision of the planting at the side of the Hospital facing Hoover Court; and
 - (b) other stakeholders including nearby schools, HKHS, relevant schools of Hong Kong Baptist University, Hong Kong Metropolitan University and Hong Kong Polytechnic University had been engaged and consulted on the Hospital's redevelopment.

Others

- 18. Two Members raised the following questions:
 - (a) the charges for medical services at the Hospital;
 - (b) the financial situation of the Hospital in the past 5 years, and how the profit would be used; and
 - (c) the sources of funding for the redevelopment.
- 19. In response, Dr Billy Chui and Mr W.I. Ho, the applicant's representatives, made

the following main points:

- (a) the consultation fee for family doctor services at the Hospital was \$285, excluding medication, while the consultation fee for specialists was approximately \$600. Eligible patients, such as seniors aged 65 or above and those affiliated with NGOs associated with the Hospital, would receive discounts;
- (b) over the past decade, the Hospital experienced losses in several years, particularly during the pandemic. All revenues generated by the Hospital, including donations, were reinvested to support the Hospital's operation and services; and
- (c) the preliminary estimated cost for the redevelopment was approximately HK\$3 billion. The main sources of funding included donations and fundraising, while loans from banks would also be considered, pending banks' assessment of the sustainability of the business model. The Hospital would start working on the financial arrangement if the current rezoning application was agreed by the Town Planning Board.
- 20. In response to a Member's enquiry on whether land premium would be required for the proposed redevelopment, Ms Vivian M.F. Lai, DPO/K, said that, according to the Lands Department's comments, lease modification was required for the proposed redevelopment subject to payment of premium. Nevertheless, noting that the applicant was a non-profit-making private hospital and with HHB's policy support, the payment of premium might be waived or at a nominal amount subject to the consideration at the lease modification stage. Mr W.I. Ho, the applicant's representative, supplemented that as a non-profit making private hospital, the payment of land premium would impose a burden on the Hospital. The proposed redevelopment would need to rely on donations and fundraising.
- 21. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives

that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked PlanD's representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

- 22. The Chairperson recapitulated that the previous application, with a proposed BHR of 80mPD, was agreed by the Committee in 2023. The current application sought to further amend the BHR to 114mPD. Members could focus on considering the justifications for further amending the BHR, any resultant adverse impact on the surroundings, and the planning and design merits of the proposed redevelopment.
- 23. Members generally supported the application as the proposal was well justified and would not generate insurmountable adverse impact, along with the design merits of the redevelopment scheme and the benefits that could be brought to the community. Members were impressed by the community engagement conducted by the applicant especially with residents of Hoover Court on the redevelopment scheme and design measures, including the setback from the southwestern site boundary adjacent to Hoover Court and incorporation of a green-patterned wall mural to minimise interface with Hoover Court. Some Members expressed that the redevelopment had incorporated the element to develop the Hospital as a 'smart hospital' and could supplement the services of public sector to meet the demand by offering relatively affordable medical services provided by the applicant, thereby bringing benefits to the community, while recognising the potential challenges in the financial arrangements for the redevelopment project.
- 24. After deliberation, the Committee <u>decided</u> to <u>agree</u> to the application. The relevant proposed amendments to the Ma Tau Kok Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for agreement prior to its gazetting under the Town Planning Ordinance.