

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K4/80

- Applicant** : N K Future Company Limited represented by KTA Planning Limited
- Premises** : Portions of G/F to 5/F of the Former North Kowloon Magistracy, 292 Tai Po Road, Sham Shui Po
- Floor Area** : About 2,566.72m²
- Land Status** : Government Land (GL)
[Permanent land allocation No. GLA-NK 757 allocated to Development Bureau (DEVB) for the purpose in connection with the Revitalising Historic Buildings Through Partnership Scheme (R-Scheme) and for amenity planting]
- Plan** : Approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/31
- Zoning** : “Government, Institution or Community” (“G/IC”)
[maximum building height of 7 storeys, or the height of the existing building, whichever is the greater]
- Application** : Proposed Place of Entertainment, Eating Place and Shop and Services

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed ‘Place of Entertainment’, ‘Eating Place’ and ‘Shop and Services’ uses at portions of G/F to 5/F of the Former North Kowloon Magistracy (the Premises), which falls within an area zoned “G/IC” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “G/IC” zone, ‘Place of Entertainment’, ‘Eating Place (not elsewhere specified)’ and ‘Shop and Services (not elsewhere specified)’ are Column 2 uses which require planning permission from the Town Planning Board (the Board).
- 1.2 The proposed uses form part of a revitalisation proposal for the Former North Kowloon Magistracy (the subject building), which is a Grade 2 historic building. The applicant’s revitalisation proposal, the “NK Future” Project, was selected by the Secretary for Development (SDEV) under Batch VI of the R-Scheme in 2022. The revitalisation proposal involves adaptive re-use of the subject building as a Universal

Judicial Education Centre (UJEC)¹ to be operated by SideBySide (formerly known as The Society of Rehabilitation and Crime Prevention, Hong Kong). The proposed UJEC has a total gross floor area (GFA) of about 7,909.79m², of which about 2,566.72m² (or about 32.5%) will be for the proposed uses under application. While the UJEC is an ‘Institutional Use’ which is always permitted within the “G/IC” zone, planning permission for the proposed uses under application, which form part of the revitalisation proposal but may be operated separately, is required. The major development parameters of the revitalisation proposal are as follows:

Major Development Parameters	
Total GFA of UJEC	7,909.79m ² (about)
<ul style="list-style-type: none"> • Place of Entertainment (portions of 1/F to 5/F) • Eating Place/Shop and Services (portions of G/F) • Other Always Permitted Uses/Ancillary Uses 	<p>2,224.68m² (about)</p> <p>342.04m² (about)</p> <p>5,343.07m² (about)</p>
Car Parking and Loading/Unloading (L/UL) Provision	
<ul style="list-style-type: none"> • Private Car Parking Space • Motorcycle Parking Space • Accessible Parking Space • L/UL Bay 	<p>14</p> <p>8</p> <p>1</p> <p>1</p>

Remarks: Proposed uses under application are in **bold**.

- 1.3 According to the indicative scheme, the proposed development under application comprises conserved courtrooms, multi-function halls and rooms on 1/F to 5/F for public events or activities such as public performances, community forums and educational seminars, for which the applicant will apply for a Places of Public Entertainment (PPE) or temporary PPE licence under the Places of Public Entertainment Ordinance (**Drawings A-4 to A-8**). It also comprises a judicial-themed restaurant, café and souvenir shop on the G/F (**Drawing A-3**). The UJEC, café and shop will be open to the public from 9:00 to 18:00 on weekdays and from 9:00 to 21:00 on weekends, whereas the restaurant will be open until 22:00 daily tentatively. The majority of the UJEC, including the majority of the Premises, will be accessible to visitors free of charge. The PPE will be an integral part of the UJEC and support its function, while the multi-function halls and rooms will be available for community use through rental arrangement. The proposed development is tentatively scheduled for completion by Q2 2028.
- 1.4 The proposed works will primarily be confined within the subject building without altering the overall building bulk. Some addition and alteration works will be made to enhance building performance and to ensure compliance with current regulations (**Drawings A-10 and A-11**). The applicant will give due regard to the Conservation Guidelines drawn up by the Antiquities and Monuments Office (AMO) and keep modification of the existing building features to a minimum. A Heritage Impact Assessment (HIA) will be submitted to AMO for endorsement under the R-Scheme.

¹ According to the applicant, the proposed UJEC will become the first dedicated facility for judicial education in Hong Kong. The proposal will provide a platform for visitors to engage with the judicial process, with emphasis on hands-on interactive and experiential learning experience through simulations, role-playing activities and guided tours to engage participants. Significant court facilities such as detention cells and courtrooms will be restored to allow visitors to understand the roles of defendants, judicial officers and the public within the legal system. The primary audience will be schools, educational institutions and the general public.

Block plan, floor plans, section and elevations submitted by the applicant are at **Drawings A-1 to A-11**.

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 15.1.2026 (Appendix I)
- (b) Supporting Planning Statement (SPS) received on 16.1.2026 (Appendix Ia)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out at **Appendix Ia** and summarised as follows:

- (a) the proposed uses form an integral part of the revitalisation proposal, namely the “NK Future” Project, which aims to promote judicial education in Hong Kong while fostering strong connections with the local community through arts and culture;
- (b) the proposed development meets the planning intention of the “G/IC” zone and the requirements under Town Planning Board Guidelines No. 16 for Application for Development/ Redevelopment within “G/IC” zone for Uses other than government, institution or community (GIC) uses under Section 16 of the Town Planning Ordinance (TPB-PG No. 16)²;
- (c) the proposed development will provide an income source to support the sustainable operation and long-term financial viability of the revitalisation proposal;
- (d) the proposed works will not alter the overall building bulk of the subject building. Only limited interventions will be made having due regard to the Conservation Guidelines drawn up by AMO; and
- (e) no adverse traffic, environmental or sewerage impacts on the surrounding area are anticipated. The subject building is conveniently accessible by public transport.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Premises involves GL only, the ‘owner’s consent/notification’ requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable.

4. Background

4.1 The Government launched the R-Scheme in 2008 to invite proposals from non-profit-making organisations for revitalising selected government-owned historic

² The applicant made reference to the previous TPB PG-No. 16 in force at the time of submission. The revised Guidelines (TPB PG-No.16A) was promulgated on 6.3.2026.

buildings. To date, seven batches of the R-Scheme have been launched. The objectives of the R-scheme are:

- to preserve and put historic buildings into good and innovative use;
- to transform historic buildings into unique cultural landmarks;
- to promote active public participation in the conservation of historic building; and
- to create job opportunities, in particular at the district level.

4.2 In 2010, the Former North Kowloon Magistracy (a Grade 2 historic building) was revitalised into the Savannah College of Art and Design (Hong Kong) under Batch I of the R-Scheme. After SCAD's tenancy expired in 2020, the Government took over the building and included it under Batch VI of the R-Scheme. In December 2022, the SDEV selected the applicant's "NK Future" Project as the chosen revitalisation proposal for the subject building.

5. Town Planning Board Guidelines

On 6.3.2026, the Board promulgated the revised Town Planning Board Guidelines for Application for Development/Redevelopment within "G/IC" zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 16A), which are relevant to this application. Relevant extracts are at **Appendix II**.

6. Previous Application

There is no previous application at the Premises.

7. Similar Application

There is no similar application for 'Place of Entertainment', 'Eating Place' and 'Shop and Services' uses within "G/IC" zone on the OZP.

8. The Premises and Its Surrounding Areas (Plans A-1 to A-3c)

7.1 The Premises occupies portions of G/F to 5/F of the subject building.

7.2 The subject building (the Former North Kowloon Magistracy) is:

- (a) a 7-storey Grade 2 historic building constructed in 1960. Between 1960 and 2005, the building served as one of the main magistracies for handling offences within the Kowloon District;
- (b) accessible from Tai Po Road to its west; and
- (c) currently vacant.

7.3 The surrounding areas have the following characteristics:

- (a) to the north and east is a knoll, commonly known as Garden Hill, which is a popular public vantage point in Sham Shui Po;
- (b) to the immediate south and southeast are a number of historic buildings, including Saviour Lutheran Church (pending grading assessment), Mei Ho House (Grade 2) and The Garden Company Limited Building (Grade 2);
- (c) to the south and southwest across Tai Po Road is an area predominantly occupied by composite developments with a mixture of residential uses atop commercial uses on the lower floors; and
- (d) the area is well served by various modes of public transport, including buses and public light buses. MTR Sham Shui Po Station is located about 400m to the south.

9. Planning Intention

The planning intention of the “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

10. Comments from Relevant Government Bureau/Departments (B/Ds)

10.1 The following Government B/Ds have been consulted and their views on the application are summarised as follows:

Heritage Conservation

10.1.1 Comments of the Commissioner for Heritage, DEVB (C for Heritage, DEVB):

he supports the application as the revitalisation proposal is generally in line with the objectives of the R-Scheme.

10.1.2 Comments of the Executive Secretary (Antiquities and Monuments), AMO (ES(AM), AMO):

- (a) no in-principle objection to the application on the condition that the renovation works to be carried out at the subject building shall comply with the Conservation Guidelines drawn up by her office and to her satisfaction. Endorsement of the HIA report under DEVB Technical Circular (Works) No. 1/2022 is also required; and

- (b) her detailed comments to be addressed in the HIA are at **Appendix III**.

Land Administration

10.1.3 Comments of the District Lands Officer/Kowloon West, Lands Department:

- (a) no comment on the application from land administrative point of view subject to no adverse comments from C for Heritage, DEVB and ES(AM), AMO; and
- (b) the Premises falls within the permanent land allocation No. GLA-NK 757 allocated to DEVB on 4.3.2009 for the purpose in connection with the R-Scheme and for amenity planting.

Traffic

10.1.4 Comments of the Commissioner for Transport (C for T):

no comment on the application from traffic engineering point of view, subject to compliance with the requirements on vehicular access and parking provision as stipulated in the land allocation.

Environment

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) no adverse comment on the application; and
- (b) should the application be approved by the Board, an approval condition for the submission of a Sewerage Impact Assessment (SIA) and the implementation of associated sewerage upgrading works should be stipulated.

10.1.6 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) no adverse comment on the application; and
- (b) a SIA should be conducted for the revitalisation proposal. Subject to the findings of the SIA, upgrading of the existing sewer within or outside the site area may be required to cater for the flow.

Fire Safety

10.1.7 Comments of the Director of Fire Services (D of FS):

- (a) no comment on the application subject to water supplies for firefighting and fire service installations being provided to his

satisfaction. Detailed fire services requirements will be formulated upon receipt of a formal submission of general building plans or referral of application via the relevant licensing authority; and

- (b) other detailed comment is at **Appendix III**.

Building Matters

10.1.8 Comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (CBS/HKE&H, BD):

- (a) no in-principle objection to the application; and
- (b) detailed comments are at **Appendix III**.

Community Aspect

10.1.9 Comments of the District Officer (Sham Shui Po), Home Affairs Department (DO(SSP), HAD):

he supports the proposed PPE from a community point of view on the understanding that the proposed PPE will be available for community use through rental arrangement for a range of public activities, which will help foster a stronger connection with the local community.

10.2 The following Government departments have no objection to/no comment on the application:

- (a) Director of Food and Environmental Hygiene;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Highway Engineer/Kowloon, Highways Department;
- (d) Commissioner of Police; and
- (e) Project Manager (South and Sustainable Lantau), Civil Engineering and Development Department.

11. Public Comments Received During the Statutory Publication Period

11.1 During the statutory public inspection period, 40 public comments were received, including one comment expressing concerns made by an individual and 39 supporting comments received via the applicant (including one comment from a Sham Shui Po District Council member and 38 comments from various schools and organisations, such as The Hong Kong Federation of Youth Groups and Hong Kong Repertory Theatre, etc.). Among the supporting comments, 34 are made on standardised forms.

11.2 The supporting comments (**Appendix IVa**) opine that the proposed development will support the objectives of the “NK Future” Project to promote judicial education and foster stronger ties with the local community through arts and culture. Most of

the supporting comments expressed an interest in organising events/activities at the subject building once it is revitalised.

- 11.3 One comment expressing concerns (**Appendix IVb**) considers that the proposal will undermine the conservation efforts of the subject building, as well as raising concerns on the long-term financial viability of the proposal and the limited parking spaces in the scheme.

12. Planning Considerations and Assessments

- 12.1 The application is to seek planning permission for proposed 'Place of Entertainment', 'Eating Place' and 'Shop and Services' uses at the Premises, which falls within an area zoned "G/IC" on the OZP.

Planning Intention and Policy Aspect

- 12.2 The planning intention of the "G/IC" zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. The proposed uses are intended to complement and form part of the applicant's revitalisation proposal (the "NK Future" Project) for the subject Grade 2 historic building as a UJEC, which is an 'Institutional Use' always permitted within the "G/IC" zone. The revitalisation proposal was selected by SDEV under Batch VI of the R-Scheme in 2022. C for Heritage of DEVB supports the application as the revitalisation proposal is generally in line with the objectives of the R-Scheme.

Land Use Compatibility

- 12.3 According to the applicant, the proposed development (i.e. the judicial-themed restaurant, café, souvenir shop and the PPE in the conserved courtrooms, multi-function halls and rooms) will support and complement the function of the UJEC to promote judicial education and foster connections with the local community. The proposed uses will provide necessary income source to enhance the long-term financial viability of the revitalisation proposal. Furthermore, the majority of the Premises will be accessible to visitors free of charge. The proposed uses are not considered incompatible with the main institutional use intended for the subject building.

Heritage Conservation

- 12.4 The proposed development will primarily be confined within the existing building without altering the overall building bulk. The applicant will give due regard to the Conservation Guidelines drawn up by AMO and keep modification of the existing building features to a minimum. Moreover, a HIA will be submitted to AMO for endorsement under the R-Scheme. ES(AM) of AMO has no in-principle objection to the application and no adverse heritage impact on the subject historic building is anticipated.

Technical Aspects

12.5 The Premises is well-served by various modes of public transport. C for T has no adverse comment on the application from traffic engineering point of view subject to compliance with the requirements on vehicular access and parking provision as stipulated in the land allocation. Operation of the proposed PPE and eating place will be subject to licensing control by the Food and Environmental Hygiene Department. Other Government departments consulted, including DEP, CE/MS of DSD and D of FS, have no adverse comment on/no objection to the application. Adverse traffic, environmental, sewerage and fire safety impacts arising from the proposal are not anticipated. Furthermore, relevant approval conditions and advisory clauses are recommended in paragraph 13.2 below to address the comments of concerned departments.

Town Planning Board Guidelines

12.6 The subject building has been permanently allocated to DEVB for the purpose in connection with the R-Scheme. The proposed development generally complies with the requirements of TPB PG-No. 16A in that it will not affect the provision of GIC facilities and open space in the district; it is compatible with the remaining proposed GIC use at the site; it will not cause adverse impacts to the subject historic building nor to the surrounding area; and the proposed PPE, which will be available for rent by the community, can be considered as a planning gain to the community. On the latter aspect, DO(SSP) of HAD supports the proposed PPE from a community point of view.

Public Comments

12.7 Regarding the concerns on heritage conservation and financial viability, the project will be closely monitored by the C for Heritage's Office and AMO of DEVB and the assessments in paragraphs 12.3 and 12.4 above are relevant. On traffic aspect, C for T has no objection to the application and her comments under paragraph 10.1.4 above are relevant.

13. Planning Department's Views

13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department has no objection to the application.

13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 13.3.2030, and after the said date, the permission shall cease to have effect unless prior to the said date either the development hereby permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the submission of a sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and

- (b) the implementation of the local sewerage upgrading/sewerage connection works identified in the sewerage impact assessment in approval condition (a) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

- 13.3 There is no strong planning reason to recommend rejection of the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 15.1.2026
Appendix Ia	SPS received on 16.1.2026
Appendix II	Relevant Extract of TPB PG-No. 16A
Appendix III	Recommended Advisory Clauses
Appendices IVa and IVb	Public Comments
Drawing A-1	Block Plan
Drawings A-2 to A-8	Floor Plans
Drawing A-9	Section
Drawings A-10 to A-11	Elevations
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a to A-3c	Site Photos

**PLANNING DEPARTMENT
MARCH 2026**