

KOWLOON PLANNING AREA NO. 1

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

Amendments

Notes

Schedule of Uses

Explanatory Statement

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

I. Amendment to Matters shown on the Plan

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

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

II. Amendments to the Notes of the Plan

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

Town Planning Board

17 January 2025

KOWLOON PLANNING AREA NO. 1

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

(Being 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.
- (2) 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,
 - 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 lay-by, 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:
- toll plaza, 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 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.

KOWLOON PLANNING AREA NO. 1

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

Schedule of Uses

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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 Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point (on land designated "C(2)" and "C(3)" only) 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 Commercial Bathhouse/Massage Establishment Flat Government Refuse Collection Point (other than on land designated "C(2)" and "C(3)") 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 uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as a territorial business centre and regional or district commercial/shopping centres. The areas under this zoning are major employment nodes.

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COMMERCIAL (Cont'd)

Remarks

- (1) Except as otherwise provided therein, 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) On land designated “Commercial (7)” (“C(7)”), 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 (GFA) of 324,078m².
- (3) On land designated “C(10)”, 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 GFA of 99,588m². An at grade public open space of not less than 1,200m² shall be provided.
- (4) On land designated “C(1)”, a minimum GFA of 930m² shall be provided for a private club for the use of ‘The Sailors Home and Missions to Seamen’.
- (5) On land designated “C(2)”, a refuse collection point of not less than 200m² shall be provided.
- (6) On land designated “C(3)”, an electricity substation of not less than 1,012m², a refuse collection point of not less than 220m² and a total of not less than 980 public car parking spaces shall be provided.
- (7) On land designated “C(4)”, a public transport terminus of not less than 3,215m², a library of not less than 650m², a public toilet of not less than 142m² and a total of not less than 350 public car parking spaces shall be provided.
- (8) On land designated “C(5)”, an ambulance depot of not less than 2,383m² shall be provided.
- (9) On land designated “C(11)”, a total of not less than 345 public car parking spaces and not less than 39 public motor cycle parking spaces shall be provided. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as public car/motor cycle parking spaces shall be included for calculation.
- (10) Except as otherwise provided therein, 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 (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (11) On land designated “C(7)”, “C(8)”, “C(9)” and “C(10)”, no new development (except minor addition, alteration and/or modification not affecting the building height of an existing building) 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 mPD as stipulated on the Plan.
- (12) On land designated “C(1)”, “C(2)” and “C(6)”, a minimum of 1.5m wide non-building area from the lot boundary abutting areas shown as ‘Road’ on the Plan, except Chatham Road South and Nathan Road, shall be provided. Under exceptional circumstances, minor relaxation of the non-building area restriction for a development or redevelopment proposal may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (13) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1) to (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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (14) 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/GFA for the building on land to which paragraph (1), (2) or (3) 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/GFA specified in paragraphs (1) to (3) above may thereby be exceeded.
- (15) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions, the minimum GFA for private club and the minimum provision of public car/motor cycle parking spaces stated in paragraphs (1) to (4), (6), (7), (9) and (10), and any reduction in total GFA provided for Government, institution or community facilities as stated in paragraphs (5) to (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance, except the minor relaxation of building height restriction is not applicable on land designated “C(7)” and “C(10)” and on land stipulated with building height restrictions of 386.7mPD and 85mPD within the “C(8)” sub-zone.
- (16) Notwithstanding paragraph (15) above, relaxation of the building height restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance for sites with an area not less than 1,800m² on individual merits, except on land designated “C(7)” and “C(10)” and on land stipulated with building height restriction of 386.7mPD within the “C(8)” sub-zone.

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Eating Place Exhibition or Convention Hall Government Use Hotel Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Public Convenience Religious Institution School Shop and Services Social Welfare Facility

Planning Intention

The planning intention of this zone is to preserve, restore and convert the compound of the Former Marine Police Headquarters into a tourism-themed commercial development. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of the heritage significance of the existing historical buildings on the site, as well as 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 with breakdown of proposed total gross floor areas, the nature, position, dimensions, and heights of all buildings to be erected in the area;

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COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (ii) 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;
 - (iii) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area and the adjoining areas;
 - (iv) the urban design and landscape proposals including tree preservation within the area;
 - (v) programmes of development in detail;
 - (vi) a traffic impact assessment report including details of road/pedestrian access improvement schemes and parking arrangement; and
 - (vii) 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 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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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.

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 building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (7) and/or (8) 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 (7) and/or (8) hereof.
- (3) For the purposes of paragraph (1) above, 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) 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) 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.

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- (5) 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.
- (6) In determining the relevant maximum plot ratio 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.
- (7) 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.
- (8) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1), (2) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) 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 (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

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) Except as otherwise provided therein, 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 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 (GFA) of 8,788m².
- (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 and GFA 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/GFA/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.

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 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) Correctional Institution Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House Marine Fuelling Station 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 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.

(Please see next page)

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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GOVERNMENT, INSTITUTION OR COMMUNITY (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
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For “Government, Institution or Community (1)” only

Ambulance Depot Government Refuse Collection Point Government Use (Police Reporting Centre/ Police Post only) Public Convenience Public Vehicle Park (excluding container vehicle) Public Utility Installation Recyclable Collection Centre	Animal Quarantine Centre Broadcasting, Television and/or Film Studio Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Office Petrol Filling Station (excluding those involving liquefied petroleum gas) Place of Recreation, Sports or Culture Public Transport Terminus or Station Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Research, Design and Development Centre Sewage Treatment/Screening Plant Shop and Services Social Welfare Facility (excluding those involving residential care) Utility Installation for Private Project
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Planning Intention

This zone is intended primarily for the provision of Government, institution and 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. Since this zone covers land beneath elevated road, and in view of physical constraints and environmental conditions of such land, only selected Government, institution or community facilities are always permitted in this zone.

OPEN SPACE

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

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Cross Harbour Tunnel Toll Plaza” only

As Specified on the Plan

Government Use
Mass Transit Railway Vent Shaft and/or
Other Structure above Ground Level
other than Entrances

Planning Intention

This zone is primarily to provide land for the Cross Harbour Tunnel Toll Plaza.

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 metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) 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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OTHER SPECIFIED USES (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
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For “Cultural Square and Public Open Space with Underground Commercial Complex and Car Park” only

Exhibition or Convention Hall Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Public Convenience	Eating Place Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Private Club Utility Installation not Ancillary to the Specified Use
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In addition, the following uses are always permitted at the basement levels of the development only:

- Eating Place
- Educational Institution
- Place of Entertainment
- Public Vehicle Park (excluding container vehicle)
- School
- Shop and Services

Planning Intention

This zone is primarily to provide land intended for the development of a “Cultural Square” which shall be a low-rise structure with public open space on ground level and on the roof, as well as an underground commercial complex and underground car park.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, excluding the basement levels, shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 2,800m².
- (2) No building/structure including roof-top structures, projections and advertisement signs shall result in a height in excess of 13.2 metres above Principal Datum or the height of the existing building/structure, whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (cont'd)

Remarks (Cont'd)

- (3) In determining the maximum GFA 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) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and 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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OTHER SPECIFIED USES (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
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For "Ferry Terminal" Only

Eating Place Government Use Pier Shop and Services	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Private Club Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is primarily to provide land for a ferry terminal. Development in this zone is subject to a building height control to prevent excessive high-rise development in this strategic location protruding into the harbour.

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 building height of 4 storeys or the height of the existing building, whichever is the greater.
- (2) No building/structure including roof-top structures, projections and advertisement signs shall result in a height in excess of 33 metres above Principal Datum or the height of the existing building/structure, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.

(Please see next page)

OTHER SPECIFIED USES (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
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For “Kowloon Point Piers” Only

Eating Place Government Use Pier Shop and Services	Exhibition or Convention Hall Marine Fuelling Station Office Public Vehicle Park (excluding container vehicle)
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Planning Intention

This zone is primarily to provide land intended for a pier providing cross harbour ferry services. Development in this zone is subject to a building height control to prevent excessive high-rise development in this strategic location protruding into the harbour.

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 building height of 2 storeys or the height of the existing building, whichever is the greater.
- (2) No building/structure including roof-top structures, projections and advertisement signs shall result in a height in excess of 15 metres above Principal Datum or the height of the existing building/structure, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.

(Please see next page)

OTHER SPECIFIED USES (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
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For "Ocean Terminal to include Shops and Car Parks" Only

As Specified on the Plan

Government Use
 Mass Transit Railway Vent Shaft and/or
 Other Structure above Ground Level
 other than Entrances
 Place of Entertainment
 Private Club
 Utility Installation not Ancillary to the
 Specified Use

Planning Intention

This zone is primarily to provide/reserve land for a terminal for commercial passenger ships with supporting facilities such as shop and car park. Development in this zone is subject to a building height control to prevent excessive high-rise development in this strategic location protruding into the harbour. A Ferris wheel development may be permitted on application to the Town Planning Board.

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 building height of 4 storeys or the height of the existing building, whichever is the greater.
- (2) No building/structure including roof-top structures, projections and advertisement signs shall result in a height in excess of 38 metres above Principal Datum or the height of the existing building/structure, whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Ocean Terminal to include Shops and Car Parks" only (Cont'd)

Remarks (Cont'd)

- (3) For the area to the west of the pecked line :
- (i) a Ferris wheel up to a maximum height of 105 metres above Principal Datum may be permitted on application under section 16 of the Town Planning Ordinance with the support of a traffic impact assessment, a visual impact assessment and any other information as may be required by the Town Planning Board; and
 - (ii) notwithstanding paragraph (1) above, 2 additional storeys to accommodate facilities related and ancillary to the Ferris wheel may also be permitted on application under section 16 of the Town Planning Ordinance provided that the restriction as specified in paragraph (2) above is complied with.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1), (2) and 3(i) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (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
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For "Pier" Only

Government Use Pier	Eating Place Exhibition or Convention Hall Marine Fuelling Station Office Public Vehicle Park (excluding container vehicle) Shop and Services
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Planning Intention

This zone is primarily to provide/reserve land intended for a pier. Developments in this zone are subject to a building height control to prevent excessive high-rise development in this strategic location protruding into the harbour.

Remarks

- (1) Kiosks or premises not in excess of a maximum total non-domestic gross floor area of 100m² for uses as eating place and shop and services are considered as ancillary to pier use.
- (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 a maximum building height of 1 storey or the height of the existing building, whichever is the greater.
- (3) No building/structure including roof-top structures, projections and advertisement signs shall result in a height in excess of 7 metres above Principal Datum or the height of the existing building/structure, whichever is the greater.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (2) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (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
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For "Sports and Recreation Club on Pier" Only

Place of Recreation, Sports or Culture Private Club	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services Social Welfare Facility Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is primarily to provide land intended for a private club for sporting and recreational purposes. Development in this zone is subject to a building height control to prevent excessive high-rise development in this strategic location protruding into the harbour.

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 building height of 4 storeys or the height of the existing building, whichever is the greater.
- (2) No building/structure including roof-top structures, projections and advertisement signs shall result in a height in excess of 31 metres above Principal Datum or the height of the existing building/structure, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.

(Please see next page)

OTHER SPECIFIED USES (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
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For "Sports and Recreation Clubs" Only

Place of Recreation, Sports or Culture Private Club	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services Social Welfare Facility Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is primarily to provide land intended 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 a maximum site coverage of 15% and a maximum building height of 15 metres above Principal Datum, or the site coverage and height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the site coverage/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance

(Please see next page)

OTHER SPECIFIED USES (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
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For "Ventilation Building" Only

As Specified on the Plan

Government Use
 Mass Transit Railway Vent Shaft and/or
 Other Structure above Ground Level
 other than Entrances
 Private Club
 Utility Installation not Ancillary to the
 Specified Use

Planning Intention

This zone is primarily to provide land intended for ventilation building purpose.

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 building height of one storey or the height of the existing building, whichever is the greater.
- (2) On land specified "Ventilation Building" to the south of Salisbury Garden, no building/structure including roof-top structures, projections and advertisement signs shall result in a height in excess of 30 metres above Principal Datum (mPD) or the height of the existing building/structure, whichever is the greater.
- (3) On land specified "Ventilation Building" to the south of the Cross Harbour Tunnel Toll Plaza, no building/structure including roof-top structures, projections and advertisement signs shall result in a height in excess of 19mPD or the height of the existing building/structure, whichever is the greater.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.

(Please see next page)

OTHER SPECIFIED USES (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
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For "Salt Water Pumping Station" Only

As Specified on the Plan	Government Use Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Private Club Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is primarily to provide land for a salt water pumping station of the Harbour City development. Development in this zone is subject to a building height control to prevent excessive high-rise development in this strategic location protruding into the harbour.

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 building height of 2 storeys or the height of the existing building, whichever is the greater.
- (2) No building/structure including roof-top structures, projections and advertisement signs shall result in a height in excess of 13 metres above Principal Datum or the height of the existing building/structure, whichever is the greater.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.

(Please see next page)

OTHER SPECIFIED USES (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
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For All Other Specified Uses Not Listed Above

As Specified on the Plan

Government Use
 Mass Transit Railway Vent Shaft and/or
 Other Structure above Ground Level
 other than Entrances
 Private Club
 Utility Installation not Ancillary to the
 Specified Use

Planning Intention

This zone is primarily to provide/reserve land for specific purposes and uses.

Remarks

- (1) Except on land specified "Gun Club Hill Barracks", 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.
- (2) On land specified "Museums" at Science Museum Road, 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 site coverage of 60%, or the site coverage of the existing building, whichever is the greater. In addition, a minimum building setback of 7m from the site boundary abutting Chatham Road South shall be maintained.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and site coverage 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.

KOWLOON PLANNING AREA NO. 1

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

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 1**DRAFT TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/29**

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KOWLOON PLANNING AREA NO. 1

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

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Tsim Sha Tsui Outline Zoning Plan (OZP) No. S/K1/29. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 10 December 1965, the first statutory plan covering the Tsim Sha Tsui area was gazetted under the Town Planning Ordinance (the Ordinance).
- 2.2 On 7 November 1967, the then Governor in Council (G in C) approved the Tsim Sha Tsui OZP No. LK 1/44. On 26 February 1974, the then G in C referred the approved OZP to the Board for replacement by a new plan. On 2 July 1976, the draft Tsim Sha Tsui OZP No. LK 1/56 was exhibited for public inspection under section 5 of the Ordinance. The OZP was subsequently amended six times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 14 February 1989, the then G in C, under section 9(1)(c) of the Ordinance, referred the draft Tsim Sha Tsui OZP No. S/K1/4 back to the Board for further amendment. The OZP was subsequently amended six times and exhibited for public inspection under section 7 of the Ordinance.
- 2.4 On 17 June 1997, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Tsim Sha Tsui OZP, which was subsequently renumbered as S/K1/11. On 10 October 2000, the Chief Executive in Council (CE in C), under section 12(1)(b)(ii) of the Ordinance referred the approved OZP to the Board for amendment. The OZP was subsequently amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 22 October 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsim Sha Tsui OZP, which was subsequently re-numbered as S/K1/16. On 11 March 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 was amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.6 On 17 October 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsim Sha Tsui OZP, which was subsequently re-numbered as S/K1/22. On 8 April 2008, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved Tsim Sha Tsui OZP No. S/K1/22 to the Board for amendment. Since then, the OZP was amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.7 On 12 April 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsim Sha Tsui OZP, which was subsequently re-numbered as S/K1/26. The approved Tsim Sha Tsui OZP No. S/K1/26 was notified in the Gazette on 6 May 2011 under section 9(5) of the Ordinance.
- 2.8 On 26 June 2012, the CE in C referred the approved Tsim Sha Tsui OZP No. S/K1/26 to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. On 13 July 2012, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.9 On 3 December 2013, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsim Sha Tsui OZP, which was subsequently re-numbered as S/K1/28. On 1 November 2024, the Secretary for Development referred the approved Tsim Sha Tsui OZP No. S/K1/28 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 15 November 2024 under section 12(2) of the Ordinance.
- 2.10 On 17 January 2025, the draft Tsim Sha Tsui OZP No. S/K1/29 (the Plan) was exhibited for public inspection under section 5 of the Ordinance. The amendment on the Plan involved revising the building height restriction from 45 metres above Principal Datum (mPD) to 90mPD for the “Government, Institution or Community” zone, which is currently occupied by the main campus of the Hong Kong Polytechnic University at Yuk Choi Road.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major road networks within which the development and redevelopment of land can be put under statutory control.
- 3.2 The Plan is to illustrate the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be cases that 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 and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the

character and amenity of the Tsim Sha Tsui 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 Planning Scheme Area and in particular zones and which may be permitted by the Board, with or 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 Planning Scheme Area (the Area) is located at the southern tip of Kowloon Peninsula. It is bounded by the Victoria Harbour to the south, southwest and southeast; Jordan Road and Gascoigne Road to the north; and Hung Hom Bay Reclamation to the east. It covers about 192 hectares of land.
- 5.2 The Area has been developed as an important commercial and tourist centre in Kowloon. It has also gradually become an important educational, cultural and recreation centre of territorial significance. The area to the south of Austin Road is predominantly for office, commercial and hotel uses. Apart from these uses, to the west of Nathan Road near Austin Road is Kowloon Park; to the south of Salisbury Road is Hong Kong Cultural Complex and Hong Kong Space Museum; and to the east of Chatham Road South is Hong Kong Science Museum and Hong Kong Polytechnic University.
- 5.3 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 and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

6. POPULATION

Based on the 2021 Population Census, the population of the Area was estimated by the Planning Department as about 33,600. It is estimated that the planned population of the Area would be about 91,250.

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 recent years following the relocation of the airport in Kai Tak and the removal of the airport height restrictions are considered undesirable from the urban design perspective, and are also visually incompatible and out-of-context with the local built environment. In order to prevent further excessively tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, review was undertaken to ascertain the appropriate building height restrictions for the “C”, “Comprehensive Development Area” (“CDA”), “Residential (Group A)” (“R(A)”), “Residential (Group B)” (“R(B)”), “G/IC” and “Other Specified Uses” (“OU”) zones on the Plan.

- 7.2 The building height restrictions are to preserve the views to the ridgelines from public view points at the Star Ferry Pier in Central, the Sun Yat Sen Memorial Park in Sheung Wan and Hong Kong Convention and Exhibition Centre in Wan Chai and to maintain a stepped building height concept recommended in the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines with lower buildings and more open setting along the waterfront, taking account of the local area context, the local wind environment, and the need to maintain varying but compatible building height profile in the wider setting. Except for the existing/committed high-rise towers up to 386.7 metres above Principal Datum (mPD), 265mPD and 250mPD at Canton Road, Salisbury Road and Hanoi Road respectively, and some other high-rise buildings at or near the central commercial area of Tsim Sha Tsui, the various building height bands from 80mPD to 130mPD in the Area for the “C”, “R(A)” and “R(B)” zones increase progressively from the waterfront and the northern part of the Area to the central area. The building height bands help preserve views to the ridgelines, achieve a stepped height profile for visual and air permeability, and maintain a more intertwined relationship with the Victoria Harbour edge.
- 7.3 Moreover, specific building height restrictions for the “G/IC” and “OU” zones in terms of mPD and/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. In general, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention. However, building height control for low-rise developments, normally with a height of not more than 8 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/or 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 for various zones in order to provide incentive for developments/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 space;
- (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 OZP; and
- (f) other factors, such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, 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 have already exceeded the maximum building height restrictions in terms of mPD or number of storeys as shown on the Plan or stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. LAND USE ZONINGS

8.1 Commercial (“C”): Total Area 47.41 ha

8.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as a territorial business center and regional or district commercial/shopping centres. These areas are usually major employment nodes, particularly those sites located along Nathan Road, Canton Road, Salisbury Road and Chatham Road South which have been developed into offices, hotels, department stores and banks.

8.1.2 Most of the land in Tsim Sha Tsui East, i.e. the area bounded by Chatham Road South, Cheong Wan Road/Hong Chong Road and Salisbury Road, have been developed into hotels and purpose-designed commercial buildings for office and retail shop uses. To allow penetration of prevailing wind from the east to the inner area of Tsim Sha Tsui which is poor in air ventilation, the maximum building height restrictions for sites to the southeast and northwest of Mody Road in Tsim Sha Tsui East are in general capped at 80mPD and 95mPD

respectively to achieve a stepped height profile descending towards the waterfront.

- 8.1.3 Developments in this zone are subject to a maximum plot ratio of 12.0, except for the “C(7)” and “C(10)” sites which are subject to maximum gross floor areas (GFAs) of 324,078m² and 99,588m² respectively, to restrain traffic growth and excessive development intensity which will otherwise overload the existing and planned transport and infrastructural systems in the Area. In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio/GFA 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 The Mariners’ Club at Middle Road is zoned “C(1)” to facilitate its redevelopment. Upon redevelopment, a minimum GFA of 930m² has to be provided for a private club within this site for the use of ‘The Sailors Home and Missions to Seamen’. The site is subject to a maximum building height restriction of 175.5mPD to reflect the building height of an approved residential development on the site which is yet to be developed.
- 8.1.5 A site at Kimberley Road/Kimberley Street (i.e. Kimberley Hotel), which has a branch office of the Immigration Department and a refuse collection point on the basement and ground levels, is zoned “C(2)” with a requirement that a refuse collection point shall be provided within the site. The site is subject to a maximum building height restriction of 110mPD which is to provide a transition to the high-rise developments at or around Hanoi Road.
- 8.1.6 A site at Mody Road in Tsim Sha Tsui East, which is a predominantly commercial cum multi-storey car park development (i.e. Auto Plaza), is zoned “C(3)” with a requirement that an electricity substation, a refuse collection point and a public car park with not less than 980 public parking spaces shall be provided within the site. The existing development has also incorporated the Tsim Sha Tsui East Neighbourhood Police Office. The site is subject to a maximum building height restriction of 95mPD which is to maintain the area for air penetration.
- 8.1.7 A site at the junction of Science Museum Road and Hong Tat Path, which is a predominantly commercial development with some GIC facilities provided on its lower floors (i.e. Concordia Plaza), is zoned “C(4)” with a requirement that a public transport terminus, a library, a public toilet and a public car park with not less than 350 public parking spaces shall be provided within the site. The maximum building height restriction for this site is capped at its existing height, i.e. 98.3mPD.
- 8.1.8 Another site at Science Museum Road, which has been developed into a predominantly commercial development incorporating an ambulance depot (i.e. New East Ocean Centre), is zoned “C(5)”. The site is

subject to a maximum building height restriction of 95mPD, or that of the existing building, whichever is the greater.

- 8.1.9 The need for the GIC facilities specified in the “C(2)” to “C(5)” sub-zones may be reviewed upon redevelopment of these sites.
- 8.1.10 Various sites mainly bounded by Chatham Road South, Kimberley Road, Granville Road, Haiphong Road, Kowloon Park Drive and Middle Road, comprising One Peking, I-Square, The ONE and Mira Place, are zoned “C(6)” and subject to maximum building height restrictions ranging from 110mPD to 156mPD.
- 8.1.11 According to the findings of the AVA study, the air ventilation in areas mainly bounded by Chatham Road South, Kimberley Road, Haiphong Road, Kowloon Park Drive and Middle Road is relatively poor. In order to improve air penetration, streetscape and pedestrian circulation, the areas designated “C(1)”, “C(2)” and “C(6)” on the Plan are subject to a minimum of 1.5m wide non-building area (NBA) from the lot boundary abutting areas shown as ‘Road’ on the Plan, except Chatham Road South and Nathan Road which are wider for air ventilation, as stipulated in the Remarks of the Notes for these sub-zones.
- 8.1.12 The “C(7)” sub-zone to the south of Salisbury Road is Victoria Dockside which has been developed in a comprehensive manner comprising hotels, service apartments, shopping arcades, offices and car-parking facilities. For development and/or redevelopment of the “C(7)” site, maximum building heights ranging from 30mPD to 265mPD as stipulated on the Plan and a maximum GFA of 324,078m² are stipulated in the Notes of the Plan to tally with those specified under the lease. Since part of the proposed development and/or redevelopment up to a height of 265mPD is among the tallest in the Area, application for minor relaxation of building height restrictions in this sub-zone is not allowed. Besides, any redevelopment of the existing buildings at the site has to follow the stipulated building height restrictions and cannot claim existing heights. Given the strategic waterfront location of the site, a visual and/or view corridor aligning with Chatham Road South shall be maintained for any future development and/or redevelopment at the site.
- 8.1.13 The “C(8)” sub-zone to the west of Canton Road is occupied by the Ocean Centre development comprising shops and offices, and the Harbour City development comprising hotels, service apartments and office buildings with shops. To reflect a committed development at the southern part of the “C(8)” sub-zone, a maximum building height restriction of 386.7mPD for this part is stipulated on the Plan whereas the remaining part is subject to a maximum building height restriction of 85mPD. Moreover, two strips of land within this sub-zone at a width of 30m in an east-west direction with a maximum building height restriction of 15mPD are demarcated on the Plan with a view to enhancing air ventilation in the area. In order to provide for greater flexibility, application for minor relaxation of building height restrictions within these two strips of land is allowed. However, since the height of the proposed non-domestic tower (i.e. 386.7mPD) is the tallest in the

Area and there is an intention to control the building heights of the other parts within this sub-zone, application for minor relaxation of the building height restrictions for the areas stipulated with building height restrictions of 386.7mPD and 85mPD is not allowed. Besides, redevelopment of the existing buildings has to follow the stipulated building height restrictions and cannot claim existing heights.

- 8.1.14 China Hong Kong City, located to the north of Harbour City and incorporating a public transport terminus, shops, offices and a hotel, is zoned "C(9)". To achieve a stepped transition to the future West Kowloon Cultural District, a maximum building height restriction of 85mPD is proposed for this sub-zone with a strip of land at a width of 30m in an east-west direction with a maximum building height restriction of 15mPD are demarcated on the Plan with a view to enhancing air ventilation in the area. Redevelopment of the existing buildings has to follow the stipulated building height restrictions and cannot claim existing heights.
- 8.1.15 A hotel, service apartment and commercial development of the Urban Renewal Authority (known as the Masterpiece and K11 Art Mall) with the provision of public open space and other supporting facilities is situated at a site zoned "C(10)" which is bounded by Hanoi Road, Carnarvon Road, Bristol Avenue and Mody Road. The site is subject to a maximum GFA of 99,588m² and a maximum building height of 250mPD to reflect the as-built condition of this new development. Since the height of this building is among the tallest in the Area, application for minor relaxation of the building height restriction at this site is not allowed. A direct pedestrian entrance/exit for public access at street level to the Mass Transit Railway (MTR) East Tsim Sha Tsui Station and an at-grade public open space of not less than 1,200m² have been provided within the development.
- 8.1.16 The multi-storey car park site at Middle Road is zoned "C(11)" and has been redeveloped into a commercial development (known as H Zentre), which comprises shops and restaurants along with a public car park providing not less than 345 car parking spaces and not less than 39 motor cycle parking spaces. The site is subject to a maximum building height of 90mPD.
- 8.1.17 Except for the committed developments in the "C(7)" and "C(8)" sub-zones and some other high-rise buildings at or near the central commercial area of Tsim Sha Tsui including Peking One, Hotel Panorama, Hotel Peninsula Office Tower, the Pinnacle, the Masterpiece and K11 Art Mall, I-Square, the ONE as well as the redevelopment project of the Mariners' Club which are capped at 143.4mPD, 146mPD, 120mPD, 140.1mPD, 250mPD, 134.4mPD, 156mPD and 175.5mPD respectively, development and/or redevelopment within other "C" sites are mainly subject to maximum building height restrictions of 80mPD, 85mPD, 90mPD, 95mPD, 100mPD, 110mPD and 130mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

8.1.18 In order to provide incentive for amalgamation of small sites for development/redevelopment, allow flexibility for development/redevelopment of sites for quality and well-designed commercial/office buildings with larger floor plate at suitable locations and improve the pedestrian environment and streetscape, a relaxation clause in respect of building height restrictions is incorporated into the Notes for the “C” zone for sites with an area not less than 1,800m², except on land designated “C(7)” and “C(10)” and on land stipulated with building height restriction of 386.7mPD within the “C(8)” sub-zone. The development/redevelopment should strive to achieve suitable building layout, design, disposition and height to enhance visual access/permeability to important features of the townscape such as mountain backdrop, harbour, open space, waterfront, public promenade or heritage buildings. The above planning intention and the following criteria are relevant in the consideration of such relaxation:

- (a) site area not less than 1 800m² and maximum site coverage at ground level and above not more than 65%;
- (b) suitable building disposition and orientation to avoid obstruction to prevailing wind, particularly in the summer season, for improved air ventilation;
- (c) a minimum of 20% of the gross site area provided with uncovered greenery at street level or the lowest three floors above ground level for improved micro-climate and general amenity;
- (d) landscaped ground floor set back of at least 3m from the site boundary along the façades facing principal streets, open space, waterfront or public promenade;
- (e) if the site frontage exceeding 100m facing a principal street, open space, waterfront or public promenade, there should be provision of building gap(s), the total width(s) of which should not be less than half of the total building width(s) to promote air and visual permeability;
- (f) improved streetscape, footpath and public space for better pedestrian environment with suitable landscape design;
- (g) provision of carpark entirely underground to encourage the minimisation of building bulk above ground; and
- (h) other relevant factors or design merits to justify a relaxation of the building height restrictions as stipulated on the Plan.

8.1.19 The planning intention and criteria set out in paragraph 8.1.19 above are for general guidance. Each application for relaxation of building height restriction should be supported by relevant technical assessments, including visual impact assessment, landscape proposal and, if necessary, air ventilation assessment and will be considered on its own merits

taking into account townscape and characteristics of the surrounding areas.

8.2 Comprehensive Development Area (“CDA”): Total Area 1.17 ha

- 8.2.1 The former Marine Police Headquarters (FMPHQ) Compound together with the Main Block of the Old Kowloon Fire Station (hereafter “the historic site”) bounded by Kowloon Park Drive to the east, Salisbury Road to the south, and Canton Road to the west is within this zone. The historic site has been revitalised and redeveloped for hotel and tourism-related uses (known as the ‘1881 Heritage’). The planning intention for this “CDA” site is to preserve, restore and convert the historic site into a tourism-themed commercial development. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of the heritage significance of the existing historic buildings on the site, as well as various environmental, traffic, infrastructure and other constraints. In order to retain the character and physical setting of the site, a maximum building height restriction of 14.5mPD is stipulated for new buildings at the southern platform to tally with the requirements of the Planning Brief endorsed by the Board in 2002 and the latest planning permission, whereas a maximum height of 29.2mPD for the northern part of the site is stipulated on the Plan to reflect the existing height of the historic buildings.
- 8.2.2 To retain the heritage significance of the historic site, the buildings and compound of FMPHQ including the Main Building, the Stable Block, the Signal Tower (commonly known as Round House) and the Accommodation Block of the Old Kowloon Fire Station were declared monuments which were gazetted under the Antiquities and Monuments Ordinance on 23 December 1994. Upon declaration as monuments, demolition of the historic buildings (except those temporary buildings) and construction of incompatible development within the compound are prohibited. The Main Block of the Old Kowloon Fire Station was also graded for its historic significance.
- 8.2.3 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 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. The applicant should demonstrate with a comprehensive scheme for the whole site that, among other things, the nature and scale of the proposed use/development would be compatible with the general planning intention for the site, and that the proposed development would be sustainable in environmental, traffic and infrastructural terms. The proposed use/development should also be compatible with the historic setting of the built heritage in the historic site in terms of height and design. A copy of the approved MLP has been made available for public inspection pursuant to section 4A(3) of the Ordinance.

8.3 Residential (Group A) ("R(A)"): Total Area 6.98 ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop, services and eating place 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 This zone generally covers established residential areas north of Austin Road between the section of Cox's Road and Canton Road. Most of the sites have been developed for residential uses with commercial uses on lower floors.
- 8.3.3 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 GFA 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.
- 8.3.4 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.
- 8.3.5 Development and redevelopment within this zone are subject to maximum building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater, to reflect the existing medium-rise character of the area.

8.4 Residential (Group B) ("R(B)"): Total Area 0.59 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. The former Boy Scout Association Headquarters and Government Staff Quarters sites which have been redeveloped as Carmen's Garden and the former Norwegian Seamen's Mission site which has been redeveloped as Emperor Height at Cox's Road are zoned for this use.
- 8.4.2 Developments within this zone are subject to specific plot ratio control to restrain traffic growth which will otherwise overload the existing and planned road network. In addition, high-density residential development may also put the sewerage system on strain. Hence, Carmen's Garden is restricted to a maximum plot ratio of 5.0 whereas Emperor Height (zoned "R(B)1") is subject to a maximum GFA of 8,788m².

8.4.3 Development and redevelopment within the “R(B)” zones are subject to a maximum building height restriction as stipulated on the Plan, or the height of the existing building, whichever is the greater.

8.5 Government, Institution or Community (“G/IC”): Total Area 20.27 ha

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

8.5.2 Major existing developments include the Hong Kong Polytechnic University, the Hong Kong Observatory, the Swimming Pool and Indoor Games Hall Complex at Kowloon Park, a multi-purpose building adjoining the Kowloon Park at Austin Road accommodating a multi-storey car park, telephone exchange and cross-boundary bus terminus, and the Scout Association Headquarters with hostels. A Consumer Education and Information Centre has been developed at the junction of Ashley Road and Middle Road.

8.5.3 The site at the junction of Bowring Street and Kwun Chung Street has been developed as a municipal services building to re-provision the market at Min Street and provide an indoor sports centre and a cooked food centre. Other existing GIC developments include a fire station, a police station, schools and churches.

8.5.4 The Hong Kong Observatory and former Kowloon British School at 136 Nathan Road have been gazetted under the Antiquities and Monuments Ordinance for preservation.

8.5.5 The “G/IC(1)” site at Haiphong Road covers land beneath an elevated road. Due to the physical constraints and environmental conditions of the site, only selected GIC facilities are always permitted. Some other community and social welfare facilities may be permitted on application to the Board. It is also intended for possible joint development with its adjoining “G/IC” site for a market complex on application to the Board.

8.5.6 Except for the “G/IC(1)” site, developments and redevelopments in the “G/IC” zones are subject to building height restrictions in terms of number of storeys or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. The maximum building height restriction for the Hong Kong Polytechnic University’s main campus at 11 Yuk Choi Road is 90mPD. This is intended to allow an additional GFA of about 150,000m² to cater for its campus expansion which has obtained policy support and has been demonstrated to be feasible by relevant technical assessments. The University’s teaching hotel and staff quarters development at Science Museum Road is 111.5mPD to tally with its existing building height.

8.6 Open Space (“O”): Total Area 23.66 ha

- 8.6.1 This zone is intended primarily for the provision of outdoor public open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.6.2 Kowloon Park is a large public open space which has district significance. The Park provides a wide range of recreational facilities including a Chinese garden, children’s play areas, an aviary, a mini-soccer pitch and basketball courts. Because of the difference in levels between the eastern part of the Park and Nathan Road, opportunity has been taken to extend the park area over the roofs of three blocks of one to two-storey shops (with basements) which front onto Nathan Road.
- 8.6.3 A public promenade is provided along the south-eastern waterfront linking up Hung Hom Station of MTR East Rail Line and Hong Kong Coliseum with Hong Kong Cultural Centre at the tip of Kowloon Peninsula. The promenade extends eastwards to the Hung Hom Bay Reclamation Area. A public garden on top of a public transport terminus to the west of Wing On Plaza with associated footbridges allowing full public access at the junction of Salisbury Road and Chatham Road South is also within this zone.
- 8.6.4 Several stretches of open space are developed along Chatham Road South to the west of the Hong Kong Polytechnic University. They are linked up by a subway/footbridge system which provides a continuous pedestrian link from Oi Man Estate to Tsim Sha Tsui East where many sites have been developed as landscaped pedestrian precincts and plazas.
- 8.6.5 Blackhead Signal Hill located between Minden Row and Chatham Road South has been converted into a rest garden which provides an additional recreational outlet. The Signal Tower on the hill has been preserved and renovated to provide visitors with views of the harbour and the surrounding areas. King George the Fifth Memorial Park at Jordan Road is also an important district open space.

8.7 Other Specified Uses (“OU”): Total Area 47.15 ha

- 8.7.1 This zone covers land allocated for specific uses.
- 8.7.2 The sites within the “OU” annotated “Ferry Concourse, Public Pier and Cultural Complex including Space Museum, Auditoria, Museum of Arts, Open Space and Car Park” zone have been developed into a cultural complex including Hong Kong Space Museum, Hong Kong Museum of Art and Hong Kong Cultural Centre including an auditoria building, an administration building, a restaurant building and an open piazza; the bus terminus outside the Star Ferry Pier; a ferry concourse and the former Kowloon-Canton Railway (KCR) Clock Tower which has been gazetted as a monument under the Antiquities and Monuments Ordinance for preservation. To facilitate air ventilation to the hinterland along Hankow Road, a strip of land between Cultural Centre

and Space Museum is subject to a maximum building height restriction of 15mPD within this “OU” zone.

- 8.7.3 MTR Hung Hom Station and its surrounding developments, situated on an elevated platform above the railway, are zoned “OU” annotated “Railway Terminus, Bus Terminus, Multi-storey Car Park, Indoor Stadium, Commercial Facilities and Railway Pier” and offer an opportunity for a feature building to demarcate the boundary between Tsim Sha Tsui and Hung Hom. The southern part of this “OU” zone is a potential development site identified in the Hung Hom District Study (HHDS). On the basis of the recommendations of the HHDS, the area to the south of Hung Hom Bypass is restricted to a maximum building height restriction of 15mPD and the area to the north up to the podium of Hong Kong Coliseum is capped at a maximum building height of 75mPD with a lower building height restriction of 25mPD in the middle such that any future development within this zone should maintain the public visual access to and from the Coliseum and the Harbour, and air ventilation in this locality could be improved. The maximum building heights for areas further north are capped at 45mPD and 55mPD to reflect the existing heights of the Coliseum and buildings at Hung Hom Station.
- 8.7.4 A site bounded by Chatham Road South, Granville Road, Science Museum Road and Cheong Wan Road is zoned “OU” annotated “Museums”. The site includes Hong Kong Science Museum and Hong Kong Museum of History. The complex also includes a substantial area of open space with ancillary recreational development. The site is subject to a maximum building height restriction of 30mPD. A maximum site coverage of 60% and a minimum building setback of 7m from the site boundary abutting Chatham Road South are also stipulated in the Notes of the Plan to ensure the availability of land for open space provision and to facilitate air ventilation respectively. Moreover, the former Museum of History within Kowloon Park is zoned “OU” annotated “Museum” with a maximum building height restriction of 22mPD and 26mPD as stipulated on the Plan to reflect the existing heights of the historic buildings.
- 8.7.5 The area at Salisbury Road between the Victoria Dockside and Hong Kong Cultural Centre is zoned “OU” annotated “Cultural Square and Public Open Space with Underground Commercial Complex and Car Park” with a maximum GFA of 2,800m² and a building height restriction of 13.2mPD. It has been developed into an underground shopping complex and car park with public open space on the ground level (known as Salisbury Garden).
- 8.7.6 Building height restrictions in terms of both number of storeys and mPD are stipulated in the Notes of the Plan for seven “OU” zones to prevent excessive high-rise developments at these strategic locations protruding into the harbour. These sites are mainly located at the waterfront of Tsim Sha Tsui West. There is no planning intention to increase the development intensities of these sites. They include the “OU” zones annotated:

- (a) “Ocean Terminal to include Shops and Car Parks” mainly for the Ocean Terminal;
- (b) “Ferry Terminal” mainly for the China Ferry Terminal;
- (c) “Pier” for the Kowloon Permanent Pier No. 7;
- (d) “Kowloon Point Piers” for the Star Ferry Pier;
- (e) “Sports and Recreation Club on Pier” for the Pacific Club;
- (f) “Salt Water Pumping Station” for the salt water pumping station of Harbour City Development; and
- (g) two sites annotated “Ventilation Building” for the ventilation buildings for Cross Harbour Tunnel and MTR Cross Harbour Tunnel.

8.7.7 For the Ocean Terminal site, within the area to the west of the pecked line shown on the Plan, a Ferris wheel up to a maximum height of 105mPD to be developed on top of a building not exceeding 6 storeys and a maximum height of 38mPD may be permitted upon application to the Board. The uses on the top 2 storeys of the building are restricted to uses and facilities ancillary to the purposes of the Ferris wheel. To ensure that the Ferris wheel development would not be incompatible with the surrounding developments and sustainable in traffic terms, necessary assessments on its possible traffic and visual impacts would need to be submitted in support of the application.

8.7.8 Building height restrictions in terms of mPD are also stipulated on the Plan for other “OU” zones, i.e. Kowloon Cricket Club and Kowloon Bowling Green Club bounded by Gascoigne Road, Cox’s Road and Austin Road (annotated “Sports and Recreation Clubs”), and the Cross Harbour Tunnel Administration Building and the Cross Harbour Tunnel Toll Plaza area (annotated “Cross Harbour Tunnel Toll Plaza”), to maintain their existing low-rise character. The building height review of the military site at Gun Club Hill Barracks would be considered together with other military sites in the territory. In addition, a maximum site coverage of 15% is also stipulated in the Notes of the Plan for the Kowloon Cricket Club and Kowloon Bowling Green Club at Gascoigne Road to maintain their existing open air character.

8.8 Minor Relaxation Clause

8.8.1 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 plot ratio/GFA/building height/site coverage/provision of private club and public car/motor cycle parking spaces, and any reduction in the total GFA provided for GIC facilities as stated in the relevant paragraph(s) above 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.

- 8.8.2 However, for any existing building with plot ratio/GFA/building height/site coverage 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.
- 8.8.3 For “C(1)”, “C(2)” and “C(6)” zones, under exceptional circumstances, minor relaxation of NBA restriction as stated in the Notes of the Plan may be considered by the Board on application under section 16 of the Ordinance. The NBA restriction will not apply to underground development. Without compromising the intention of designating the NBAs for air penetration, streetscape improvement and pedestrian circulation purposes, landscaping, street furniture, as well as footbridge, covered walkway and minor structures with high air porosity/visual permeability, will be permitted within the NBAs stipulated in the Notes of the Plan.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 Kowloon Park Drive and Canton Road which pass through the western part of the Area are part of the primary distributor network serving West Kowloon. Other roads in distributor network consist of Salisbury Road, Nathan Road, Chatham Road South, Jordan Road and Austin Road.
- 9.1.2 Other major road schemes in the Area include Hung Hom By-pass, Princess Margaret Road Link and the proposed Chatham Road South/Austin Road Flyover.

9.2 Railways

- 9.2.1 The Area is served by the MTR Tsuen Wan Line, which runs beneath Nathan Road with the Tsim Sha Tsui Station and the Jordan Station at Haiphong Road and Jordan Road respectively. It is also served by the MTR Tuen Ma Line (East Tsim Sha Tsui Station and Hung Hom Station) and East Rail Line (Hung Hom Station). The underground pedestrian subway system between Tsim Sha Tsui Station and East Tsim Sha Tsui Station provides connection between the Tsuen Wan Line and Tuen Ma Line. Hung Hom Station serves as a major interchange for Tuen Ma Line and East Rail Line, providing a direct link for passengers from New Territories, Kowloon and Hong Kong Island.

9.3 Ferry Services

- 9.3.1 Ferry services are provided between Tsim Sha Tsui and Central as well as Wan Chai. Cross-boundary ferry services to China and Macau are provided at the China Ferry Terminal.

9.4 Pedestrian Circulation

9.4.1 In Tsim Sha Tsui East, a system of pedestrian ways, precincts, footbridges and subways is provided to segregate the pedestrian and vehicular traffic. Footbridges are also provided to facilitate unimpeded pedestrian movement between Tsim Sha Tsui East, the public promenade at the Salisbury Road waterfront, the Tsim Sha Tsui urban core as well as the East Rail Line Hung Hom Station.

9.4.2 A number of pedestrian subways have also been provided at the junctions of Austin Road/Canton Road, Salisbury Road/Kowloon Park Drive, Peking Road/Kowloon Park Drive, Salisbury Road/Nathan Road, Salisbury Road/Middle Road and Carnarvon Road/Bristol Ave.

10. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available and no difficulty is anticipated in meeting the future requirements for services for the planned population.

11. CULTURAL HERITAGE

11.1 Within the boundary of the Area, there are currently six declared monuments, i.e. the Hong Kong Observatory at Observatory Road, former KCR Clock Tower, former Kowloon British School at 136 Nathan Road, Kowloon Union Church at 4 Jordan Road, Signal Tower in the Signal Hill Garden at Blackhead Point and FMPHQ Compound at Canton Road. There are a number of graded historic buildings within the Area, namely the St. Mary's Canossian College at 162 Austin Road (Grade 1); Rosary Church at 125 Chatham Road South (Grade 1); St. Andrew's Church Compound at 138 Nathan Road (Grade 1); Peninsula Hotel at Salisbury Road (Grade 1); Blocks S4, 58, S61, S62 and Kowloon West II Battery of the Former Whitfield Barracks in the Kowloon Park (Grade 1); Ex-Portuguese Community School (Escola Camões) at 7 Cox's Road (Grade 2); Kowloon Cricket Club at 10 Cox's Road (Grade 2); 190 Nathan Road (Grade 2); Main Block of the Old Kowloon Fire Station at 33 Salisbury Road (Grade 2); the Manse of Kowloon Union Church at 2 Jordan Road (Grade 3); Kowloon Bowling Green Club at 123 Austin Road (Grade 3); and two Government historic sites identified by the Antiquities and Monuments Office of the Development Bureau (AMO), namely the Stone Pillars of the Former Eu Yan Sang Shop outside Block S4 of the Former Whitfield Barracks in the Kowloon Park and the Stone Pillars of the Former Kowloon Terminus of the Kowloon-Canton Railway in the Urban Council Centenary Garden at Chatham Road South.

11.2 The lists of declared monuments, historic buildings and sites graded by the Antiquities Advisory Board (AAB), new items pending grading assessment, Government historic sites identified by AMO and sites of archaeological interest (SAIs) 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.

- 11.3 Prior consultation with AMO should be made if any works, development, redevelopment or rezoning proposals may affect the declared monuments, proposed monuments, historic buildings and sites graded by the AAB, new items pending grading assessment, Government historic sites identified by AMO, SAIs or any other buildings/structures identified with heritage value, both at grade and underground, and the immediate environs of the aforementioned items.

12. IMPLEMENTATION

- 12.1 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.
- 12.2 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 the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are coordinated by the Civil Engineering and Development Department in conjunction with the relevant client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementing the Plan, the Yau Tsim Mong District Council would also be consulted as and when appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans, and guidelines published by the Board. The outline development plans and layout plans 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, 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 them.