

**METRO PLANNING COMMITTEE**  
**OF THE TOWN PLANNING BOARD**

**MPC Paper No. 2/15**

**For Consideration by**  
**the Metro Planning Committee on 17.4.2015**

**PROPOSED AMENDMENTS TO THE**  
**APPROVED MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/20**

**PROPOSED AMENDMENTS TO  
THE APPROVED MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/20**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/20 as shown on the draft Ma Tau Kok OZP No. S/K10/20A (**Attachment I**) and its Notes (**Attachment II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment III**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

**2. Status of the Current OZP**

On 4.11.2008, the Chief Executive in Council (CE in C) approved, under section 9(1)(a) of the Ordinance, the draft Ma Tau Kok OZP which was subsequently renumbered as S/K10/20. On 16.9.2014, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/20 (**Plan 1**) to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 26.9.2014 under section 12(2) of the Ordinance.

**3. Background**

- 3.1 During the review of sites designated for "Comprehensive Development Area" ("CDA") on statutory plans in 2014, the Board agreed to rezone the "CDA(3)" zone bounded by Sung Wong Toi Road, To Kwa Wan Road and Mok Cheong Street currently occupied by factory buildings, Government facilities and the Hong Kong Society for the Blind's (HKSB) factory cum sheltered workshop and care & attention home to facilitate early redevelopment. Given its size, number of private lots and the Government land involved, land assembly may be an issue that impedes redevelopment of the whole "CDA(3)" zone. To enhance the prospect of implementation by reducing the size of the "CDA" zone, it is proposed to rezone the Government land (about 4,150m<sup>2</sup>) at the north-eastern portion of the "CDA(3)" zone to "Residential (Group A)" ("R(A)") to facilitate public housing development (**Item A on Plan 2**). The proposed residential development would help meet the pressing needs for housing and the housing supply target for the next 10 years as announced in the 2014 Policy Address.
- 3.2 In December 2014, the HKSB submitted a redevelopment proposal for its existing premises (about 2,050m<sup>2</sup>) at Mok Cheong Street (south-eastern portion of "CDA(3)")

zone) to accommodate the existing and additional welfare facilities under the “Special Scheme on Privately Owned Sites for Welfare Uses” launched by the Labour and Welfare Bureau. To facilitate the redevelopment proposal for welfare uses, it is proposed to rezone the part currently occupied by the HKSB from “CDA(3)” to “Government, Institution or Community (G/IC)” (**Item B on Plan 2**).

3.3 Opportunity is also taken to rezone a “G/IC” site at the junction of Ma Tau Wai Road and Ma Hang Chung Road to “R(A)” to reflect the as-built condition of a completed residential development (**Item C on Plan 2**), and to incorporate on the OZP the alignment of the Mass Transit Railway (MTR) Shatin to Central Link (SCL) which was authorised by the CE in C on 27.3.2012 under the Railways Ordinance (Chapter 519) (**Plan 3**) for information.

3.4 Moreover, with a view to supporting art development, relevant bureau and departments have investigated the feasibility of allowing ‘Art Studio’ in the industrial and Industrial-Office (I-O) buildings. As the key concern is on fire safety, ‘Art Studio’ is considered acceptable in the industrial and I-O buildings if it does not involve direct provision of services or goods (e.g. hobby classes, seminars and sales of goods, art gallery and venue for rehearsal for art performance). The proposal was generally supported by the stakeholders with no objection from concerned Government departments. To take forward the above proposal, it is proposed to incorporate ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in the Schedule II of the “Residential (Group E)” (“R(E)”) zone. As ‘Art Studio’ is currently subsumed under the use ‘Place of Recreation, Sports or Culture’, corresponding amendment will also be made and ‘Art Studio (excluding those involving direct provision of services or goods)’ will be incorporated into the Definitions of Terms and the Master Schedule of Notes when opportunity arises.

#### **4. Rezoning of the Government Land Portion of the “CDA(3)” zone to “R(A)” – (Amendment Item A)**

##### **The Site and its Surroundings (Plans 4, 5 and 6)**

4.1 The site (about 4,150m<sup>2</sup>) at Sung Wong Toi Road (**Item A on Plan 5**) is currently occupied by two Government facilities, namely the Kowloon Animal Management Centre (AMC) of the Agriculture, Fisheries and Conservation Department (AFCD) and the ex-quarters and workshop of the Electrical and Mechanical Services Department (EMSD).

4.2 The site is located at the northern fringe of Ma Tau Kok area and close to the Kai Tak Development Area. The characteristics of the area are as follows:

- (a) to the east of the site across To Kwa Wan Road is the works area for a proposed sewage pumping station under construction;
- (b) to the north across Sung Wong Toi Road is the Kai Tak Development Area;
- (c) to the immediate west are six existing low-rise industrial buildings of 2 to 6 storeys in the remaining part of the “CDA(3)” zone; and

- (d) to the immediate south is the site of the HKSB (**Item B on Plan 2**). Further south across Mok Cheong Street is a site zoned “CDA” currently occupied by 12 residential blocks commonly known as the “Thirteen Street”.

#### Proposed Rezoning Amendment

- 4.3 Director of Housing (D of H) has initially proposed to develop one residential block with a proposed building height (BH) of 100mPD which can provide about 600 flats. The residential sites in the vicinity of the site are zoned “CDA” or “R(A)” which are subject to a maximum domestic plot ratio (PR) of 7.5, and a general BH restriction of 100mPD with individual developments built up to around 160mPD before BH restrictions were imposed on the OZP, e.g. Sky Tower (about 159mPD) to the north-west of the site.
- 4.4 The site is proposed to be rezoned from “CDA(3)” to “R(A)” to facilitate the proposed public housing development. As similar to other “R(A)” sites on the OZP, the site will be subject to a maximum PR of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic. The BH restriction of 100mPD as currently stipulated on the OZP for the “CDA(3)” zone (**Plan 4**) remains unchanged.

#### *Planning Intention and Land Use Compatibility*

- 4.5 The planning intention of the “R(A)” zone is 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. The site is located close to a residential neighbourhood. The proposed residential use for the site is considered compatible with the land use setting in the area.

#### *Traffic Aspect*

- 4.6 The site is located in a well-developed district with well connected road network served by public transport. The SCL To Kwa Wan Station and Ma Tau Wai Station under construction is about 490m and 710m in distance to its northwest and southwest respectively (**Plan 3**). The Commissioner for Transport (C for T) commented that the project proponent is required to provide a traffic review for the development at the detailed design stage. Internal parking and loading/unloading facilities within the development should be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) to meet its own demand.

#### *Urban Design and Landscape Aspects*

- 4.7 The proposed building with a BH of 100mPD is considered not visually incompatible with the existing and planned developments in the surrounding areas. D of H has conducted a visual appraisal (VA) (**Attachment IV**) to assess the possible visual impact of the proposed development on the surrounding areas. Four viewing points (**Plan 2 of Attachment IV**) from different directions and distances are selected, representing the views from key public open spaces and/or pedestrian nodes that are highly accessible by the public in the area. The VA concluded that since the proposed BH (100mPD) remains the same as that currently stipulated on the OZP, the proposed public housing development would not induce substantial visual impact on the surroundings. As demonstrated by the photomontages prepared by the Planning Department (PlanD) (**Plan 2 to 5 of Attachment VI**), the proposed development is not visually incompatible with the existing developments including the Sky Tower in the surrounding areas. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD, has no adverse comment on the proposed rezoning from visual impact perspective.

- 4.8 In terms of landscaping impact, the Director of Agriculture, Fisheries and Conservation (DAFC) advises that a mature tree (*Ficus microcarpa*) is located in the middle of the site (**Plan 6**). The tree should be identified for priority preservation, and its removal should only be permitted under very special circumstances with full justifications. CTP/UD&L, PlanD also advises that a tree survey should be conducted and good quality tree should be preserved and integrated in the proposed development. To enhance streetscape of the vicinity, the building should be set back to allow at grade tree planting along the main streets. According to the preliminary tree survey conducted by D of H, five existing trees are found on site. The trees will be preserved as far as practicable.

*Air Ventilation Aspect*

- 4.9 As the proposed BH conforms with that currently stipulated on the OZP for the site (100mPD for “CDA(3)” zone) and its surrounding developments, the proposal would not have adverse air ventilation impact on its surroundings. Since the area near Mok Cheong Street is a major wind corridor according to the air ventilation assessment study (AVA Study) by expert evaluation conducted in 2008 for the OZP, D of H would conduct an AVA Study for the proposed development at the detailed design stage to enhance the design of the proposed development for better air ventilation.

*Environmental Aspect*

- 4.10 The Director of Environmental Protection (DEP) has no in-principle objection to the rezoning amendment. D of H has undertaken to carry out an environmental assessment study (EAS) and sewerage impact assessment (SIA) for the proposed development at the detailed design stage. Regarding the potential land contamination issue, DAFC would seek funding for the demolition and decontamination of the existing AMC. As for the demolition of the existing EMSD’s structures, DEMS has been advised to carry out a preliminary environmental review to address the environmental impacts including the land contamination issue.

*Infrastructural Aspect*

- 4.11 The proposed public housing development would not result in any adverse impacts on infrastructural capacity in the area. Concerned Government departments including the Drainage Services Department, Water Supplies Department, Highways Department and Civil Engineering and Development Department have no comment on the proposed development.

*Risk Aspect*

- 4.12 The site falls within the 300m consultation zone (CZ) of Ma Tau Kok Gas Works (**Plan 5**), which is a Potentially Hazardous Installation (PHI) according to the HKPSG. Any proposals for development within the CZ should be submitted to the “Coordinating Committee on Land-use Planning and Control Relating to PHI” (CCPHI) for consideration against the Government Risk Guidelines. Since the potential risk associated with the proposed development has already been assessed in the Quantitative Risk Assessment (QRA) conducted by the Hong Kong and China Gas Company Limited for their upgrading project which was endorsed by the CCPHI in January 2015, a separate risk assessment for the proposed housing development is not required. DEMS has no in-principle objection to the proposed development.

## **5. Rezoning of HKSB's site from "CDA(3)" to "G/IC" - (Amendment Item B)**

### The Site and its Surroundings (Plans 4, 5 and 7)

- 5.1 The site (about 2,040m<sup>2</sup>) at Mok Cheong Street (**Item B** on **Plan 5**) is currently occupied by a factory cum sheltered workshop and care & attention home of HKSB (Plan 7).
- 5.2 The site is located at the northern fringe of Ma Tau Kok area and close to the Kai Tak Development Area. The characteristics of the area are as follows:
- (a) to the east of the site across To Kwa Wan Road is the works area for a proposed sewage pumping station under construction;
  - (b) to the immediate north are the two Government facilities (AMC of AFCD and the ex-quarters and workshop of EMSD (**Item A** on **Plan 2**)). To the further north across Sung Wong Toi Road is the Kai Tak Development Area;
  - (c) to the immediate west are six existing low-rise industrial buildings of 2 to 6 storeys in the remaining part of the "CDA(3)" zone; and
  - (d) to the immediate south across Mok Cheong Street is a site zoned "CDA" commonly known as the 'Thirteen Street'.

### Proposed Rezoning Amendment

- 5.3 The HKSB has initially proposed to develop one 19-storey welfare services block with a BH of about 68mPD (**Plan 8**). Proposed welfare services include vocational rehabilitation services for the visually impaired, care and attention home for the elderly blind, hostel for the moderately and severely mentally handicapped, day activity centre, integrated vocational rehabilitation services centre and sheltered workshop. HKSB would liaise with the Social Welfare Department and carry out local consultation so as to finalize the type and mix of services to be provided.
- 5.4 The site is proposed to be rezoned from "CDA(3)" to "G/IC" to facilitate the in-situ redevelopment of HKSB. The BH restriction of 100mPD as currently stipulated on the OZP for the site remains unchanged to provide flexibility and scope for changes before the type and mix of services are finalized.

### *Planning Intention and Land Use Compatibility*

- 5.5 This zone is intended primarily for the provision of G/IC 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. The site is close to a residential neighbourhood. The proposed GIC use for the site is considered not incompatible with the land use setting in the area.

### *Traffic Aspect*

- 5.6 The site is located in a well-developed district with well connected road network served by public transport. The SCL To Kwa Wan Station and Ma Tau Wai Station (under construction) is about 490m and 710m to its northwest and southwest respectively. C for T commented that the project proponent is required to provide a traffic review for the development at the detailed design stage. Internal parking and loading/unloading

facilities within the development should be provided in accordance with the HKPSG to meet its own demand.

*Urban Design and Landscape Aspects*

- 5.7 The proposed redevelopment with a BH of about 68mPD is considered not visually incompatible with the existing and planned developments in the surrounding areas.
- 5.8 HKSB has conducted a VA (**Attachment V**) to assess the possible visual impact of the proposed redevelopment on the surrounding areas. Four viewing points (**Plan 1 of Attachment V**) similar to those adopted in the VA for Amendment Item A are selected. The VA concluded that with mitigation measures including building setback, provision of greenery to the building, and at grade landscape and street-side planting, the proposed redevelopment is considered visually compatible with the surroundings.
- 5.9 As demonstrated by the photomontages prepared by PlanD (**Plan 2 to 5 of Attachment VI**), the proposed redevelopment will be lower than the proposed residential development to its north, and is not visually incompatible with the existing developments in the surrounding areas. CTP/UD&L, PlanD has no adverse comment on the proposed rezoning from visual impact perspective.
- 5.10 In terms of landscaping impact, CTP/UD&L, PlanD advises that the redevelopment should be set back to allow at grade tree planting along the main streets to enhance streetscape of the vicinity. In this regard, HKSB would provide at grade landscaped area and street-side planting to enhance the streetscape.

*Air Ventilation Aspect*

- 5.11 As the proposed BH of about 68mPD is lower than that currently stipulated on the OZP for the site (100mPD for “CDA(3)” zone) and its surrounding developments, the proposal would not have adverse air ventilation impact on its surroundings. Since the area near Mok Cheong Street is a major wind corridor according to the AVA Study by expert evaluation conducted in 2008 for the OZP, HKSB would conduct an AVA Study for the proposed development at the detailed design stage to enhance the design of the proposed development for better ventilation.

*Environmental Aspect*

- 5.12 DEP has no in-principle objection to the rezoning amendment. HKSB would carry out the required technical assessments including an EAS covering potential traffic noise/air quality issues and a SIA on sewerage assessment at the detailed design stage.

*Infrastructural Aspect*

- 5.13 The proposed redevelopment would not result in any adverse impacts on infrastructural capacity in the area. Concerned Government departments including the Drainage Services Department, Water Supplies Department, Highways Department and Civil Engineering and Development Department have no comment on the proposed redevelopment.

*Risk Aspect*

- 5.14 The site falls within the 300m CZ of Ma Tau Kok Gas Works (**Plan 5**), which is a PHI according to the HKPSG. As any proposals for development that will result in an increase in the number of persons living and working in the CZ should be submitted to the CCPHI for consideration against the Government Risk Guidelines, the HKSB is commissioning a QRA for the proposed redevelopment at Mok Cheong Street for

consideration/ endorsement by the CCPHI. Noting that the proposal will be subject to the vetting of CCPHI, EMSD has no adverse comment on the rezoning proposal.

*Open Space and GIC Facilities*

5.15 Taking into account the proposed public housing development under Amendment Item A with about 600 flats (estimated population of about 2,000), and the estimated population of 300 arising from the hostel and care & attention home of HKSB's redevelopment under Amendment Item B, the planned population of the OZP area would increase to about 144,470 persons. The increase of population would not create adverse impact on the open space and G/IC facilities provision in the planning area. The provision of open space and major community facilities in the planning area is detailed at **Attachment VII**. The district and local open space and a range of community/social welfare facilities have been sufficiently provided/planned for the area although there is a shortfall of the planned local open space (about -7 ha) and secondary school classrooms (-54 classrooms). For the open space provision, there is a surplus provision of about 4.2 ha of district open space in Ma Tau Kok area, and there is a surplus provision of about 7.6 ha of local open space in Kowloon City District. For secondary school classrooms, they are assessed on a wider district basis, and there is a surplus provision of 772 classrooms in Kowloon City District.

*Consultation with Kowloon City District Council (KCDC)*

5.16 On 2.4.2015, KCDC was consulted on the proposed amendments. Their main views and the responses of Government departments/HKSB are summarized below:

Amendment Item A

Views of KCDC Members

- (a) KCDC members were in general supportive of the increase in the supply of public housing in the area to meet the pressing housing needs of the community;
- (b) concerns were raised on the inadequate provision of parking facilities in the area. Apart from meeting the parking demand arising from the development itself, more car parking spaces should be provided for use by the public;
- (c) the site should be fully utilized to provide more housing units. As the site is small in area, consideration should be given to relaxing the BH restriction for the site. More public housing sites should also be identified in the adjoining areas including Kai Tak;
- (d) opportunity should be taken to provide more social welfare facilities within the development as there is inadequate provision of social welfare facilities in the area; and
- (e) the site could act as a catalyst and decanting site for redevelopment of old public estates in the area, such as the Ma Tau Wai Estate.

Government Departments' Responses

- (f) the aspiration for full utilization of the development potential of the site is noted. Regarding the proposal for relaxing the BH restriction, the current BH restriction was compatible with those for the surrounding areas and there is a need to consider the impacts from visual, infrastructural and air ventilation perspectives;
- (g) in view of the traffic condition in the area, C for T considers that a traffic review for the development is required at the detailed design stage and internal parking and loading/unloading facilities within the development should be provided to meet its own demand; and
- (h) D of H would further liaise with the Director of Social Welfare (D of SW) on the type and mix of social welfare facilities that can be provided within the development. More details on the flat mix and social welfare facilities would be provided by D of H at the detailed design stage.

Amendment Item B

Views of KCDC Members

- (i) KCDC members were in general supportive of the expanded provision of social welfare facilities in the area by way of redevelopment;
- (j) in view of the inadequate provision of social welfare facilities in the area, consideration should be given to providing more welfare facilities for the locals apart from that catered for the visually impaired; and
- (k) since the proposed BH of the redevelopment is only 68mPD, the site should be fully utilized to provide more floor area and facilities.

Government Departments' Responses

- (l) HKSB would liaise with the D of SW on the type and mix of social welfare facilities to be provided at the site. HKSB would also review the building design with a view to fully utilizing the site.

**6. Rezoning of a "G/IC" site at Ma Tau Wai Road to "R(A)"- (Amendment Item C)**

A site at the junction of Ma Tau Wai Road and Ma Hang Chung Road is proposed to be rezoned from "G/IC" to "R(A)" (**Item C on Plan 4**). The site was the former electricity substation site which was the subject of a planning application (No. A/K10/211) for 'Flat' and 'Shop and Services' uses approved with conditions by the Committee on 13.1.2006. The approved scheme was implemented with the completion of a 22-storey composite residential and retail development in 2009 (**Plans 9 and 10**). Opportunity is now taken to rezone the site to "R(A)" to reflect the as-built condition of the completed residential development. The site will be subject to the development parameters for "R(A)" zone with a maximum PR of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic. The BH restriction of 80mPD as currently stipulated on the OZP for the site remains unchanged.

## **7. Proposed Amendments to Matters shown on the Plan**

The proposed amendments as shown on the draft Ma Tau Kok OZP No. S/K10/20A at **Attachment I** are as follow:

### **7.1 Amendment Item A (about 0.41ha)**

Rezoning of the Government land portion of the “CDA(3)” zone at Sung Wong Toi Road to “R(A)” for public housing development in accordance with paragraph 4.4 above.

### **7.2 Amendment Item B (about 0.20ha)**

Rezoning of the site of HKSB at Mok Cheong Street from “CDA(3)” to “G/IC” for in-situ redevelopment in accordance with paragraph 5.4 above.

### **7.3 Amendment Item C (about 0.03ha)**

Rezoning of a site at the junction of Ma Tau Wai Road and Ma Hang Chung Road from “G/IC” to “R(A)” to reflect the as-built condition of a completed residential development in accordance with paragraph 6 above.

### **7.4 Incorporation of the Authorized Alignment of SCL**

Incorporation of the alignment of MTR SCL railway scheme, as authorised by CE in C on 27.3.2012 under the Railways Ordinance (Chapter 519), onto the Plan for information. The authorised scheme as shown on **Plan 3** is deemed to be approved under the Ordinance.

## **8. Proposed Amendments to the Notes of the Plan**

Corresponding amendments to the Notes of the OZP and technical amendments to reflect the latest Master Schedule of Notes are proposed (with additions highlighted in ***bold and italics*** and deletions in ‘~~crossed-out~~’) at **Attachment II** for Members’ consideration and summarized as follows:

8.1 Revision to the maximum domestic/non-domestic GFA for the “CDA(3)” zone as stipulated in the Notes for the “CDA” zone on a pro-rata basis after exclusion of the area covered by Amendment Items A and B.

8.2 Incorporation of provisions in the Remarks in the Notes for the “Commercial”, “R(A)”, “R(B)” and “R(E)” zones and “Other Specified Uses” zone annotated “Commercial Development with Public Vehicle Park” to allow for applications for minor relaxation PR/GFA restrictions.

8.3 Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in the Schedule II of the “R(E)” zone and corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.

## **9. Revision to the Explanatory Statement of the OZP**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in paragraphs 7 and 8 above. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in *bold and italics* and deletions in '~~crossed-out~~') are at **Attachment III** for Members' consideration.

## **10. Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/K10/21.

## **11. Consultation**

### Departmental Consultation

11.1 Relevant Government bureaux/departments were consulted on the proposed amendments. Comments of DEP, C for T, DEMS, D of SW, DAFC, D of H and CTP/UD&L of PlanD have been incorporated into the above paragraphs, where appropriate.

11.2 Apart from the above, the following bureaux/departments have no objection to/no adverse comments on the proposed amendments:

- (a) Secretary for Development;
- (b) Secretary for Labour and Welfare;
- (c) Secretary for Education;
- (d) District Lands Officer/Kowloon East, Lands Department;
- (e) District Lands Officer/Kowloon West, Lands Department;
- (f) Chief Highway Engineer/Kowloon, Highways Department;
- (g) Project Manager (Kowloon), Civil Engineering and Development Department;
- (h) Chief Engineer/Mainland South, Drainage Services Department;
- (i) Chief Engineer/Development(2), Water Supplies Department;
- (j) Chief Building Surveyor/Kowloon, Buildings Department;
- (k) Director of Fire Services;
- (l) Director of Food and Environmental Hygiene;
- (m) Antiquities and Monument Office, Leisure and Cultural Services Department;
- (n) Commissioner of Police; and
- (o) District Officer (Kowloon City), Home Affairs Department;

### Public Consultation

11.3 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/K10/21 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for two months for public inspection. Members of the public can submit representations on the OZP to the Board during the statutory public inspection period.

## 12. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Ma Tau Kok OZP No. S/K10/20 as mentioned in paragraphs 7 and 8 above;
- (b) agree that the amendment Plan No. S/K10/20A at **Attachment I** (to be renumbered to S/K10/21 upon gazetting) and its Notes at **Attachment II** are suitable for public exhibition under section 5 of the Ordinance;
- (c) adopt the revised ES at **Attachment III** as an expression of the planning intentions and objectives of the Board for various land use zones on the draft Ma Tau Kok OZP; and
- (d) agree that the revised ES at **Attachment III** is suitable for exhibition for public inspection together with the draft OZP No. S/K10/20A (to be renumbered to S/K10/21 upon gazetting).

## 13. Attachments

<b>Attachment I</b>	Draft Ma Tau Kok OZP No. S/K10/20A
<b>Attachment II</b>	Notes of the Draft Ma Tau Kok OZP No. S/K10/20A
<b>Attachment III</b>	Revised Explanatory Statement of the Draft Ma Tau Kok OZP No. S/K10/20A
<b>Attachment IV</b>	Visual Appraisal for Proposed Development at Sung Wong Toi Road
<b>Attachment V</b>	Visual Appraisal for Proposed Redevelopment at Mok Cheong Street
<b>Attachment VI</b>	Photomontages for Proposed Developments at Sung Wong Toi Road and Mok Cheong Street
<b>Attachment VII</b>	Provision of Open Space and Major Community Facilities in the Ma Tau Kok Area
<b>Plan 1</b>	Approved Ma Tau Kok OZP No. S/K10/20 (reduced size)
<b>Plan 2</b>	Locations of the Proposed Amendment Items A to C on the OZP
<b>Plan 3</b>	Revised Alignment of MTR SCL Railway Scheme
<b>Plan 4</b>	Comparison of Existing and Proposed Zonings on the OZP for Proposed Amendment Items A to C
<b>Plan 5</b>	Site Plan of Proposed Amendment Items A and B
<b>Plan 6</b>	Site Photo of Proposed Amendment Item A
<b>Plan 7</b>	Site Photo of Proposed Amendment Item B
<b>Plan 8</b>	Section Plan of Proposed Redevelopment at Mok Cheong Street
<b>Plan 9</b>	Site Plan of Proposed Amendment Item C
<b>Plan 10</b>	Site Photo of Proposed Amendment Item C

圖例 NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

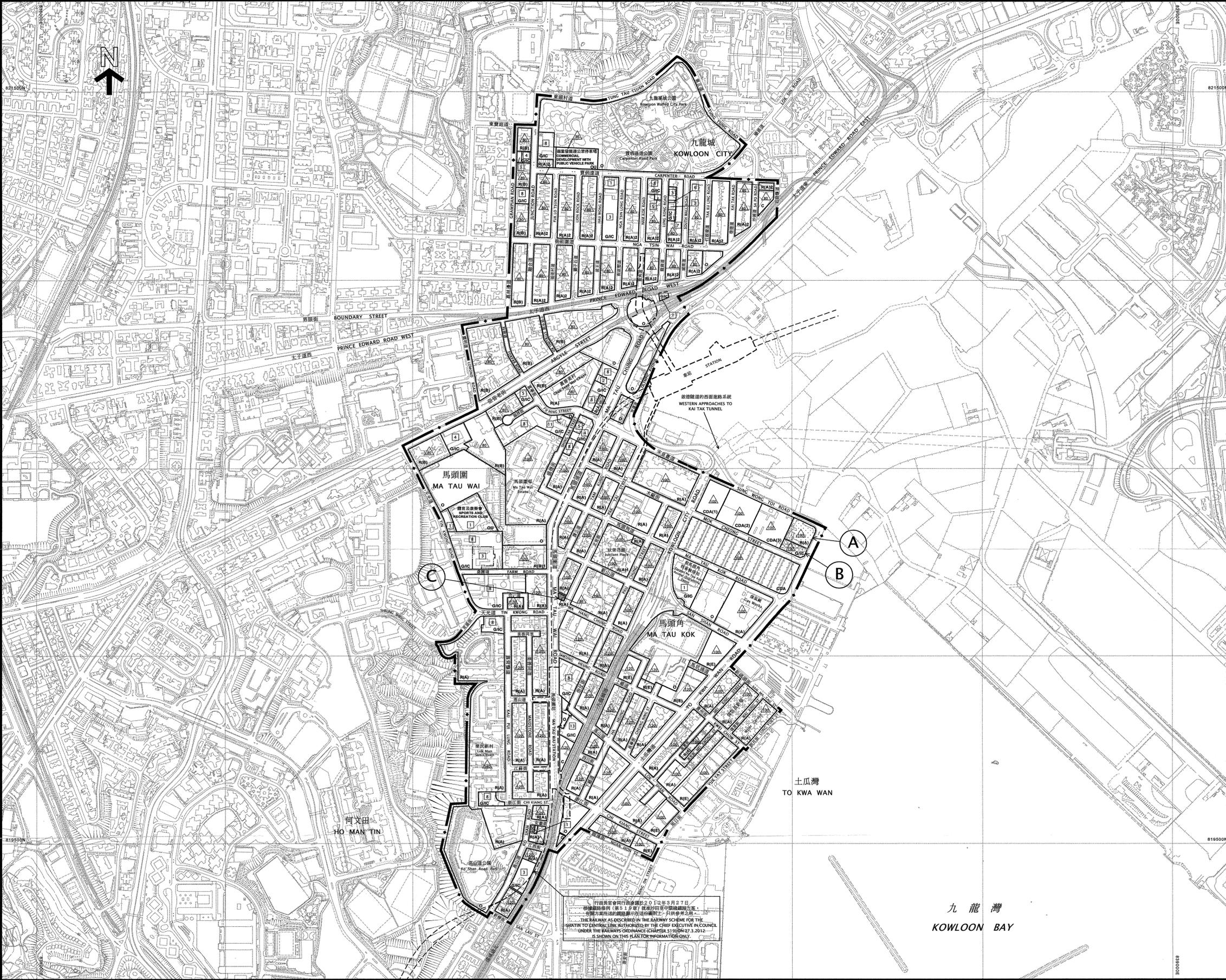
USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.40	0.29	商業
COMPREHENSIVE DEVELOPMENT AREA	5.05	3.65	綜合發展區
RESIDENTIAL (GROUP A)	44.61	32.20	住宅 (甲類)
RESIDENTIAL (GROUP B)	8.93	6.45	住宅 (乙類)
RESIDENTIAL (GROUP E)	3.20	2.31	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	9.17	6.62	政府、機構或社區
OPEN SPACE	21.84	15.76	休憩用地
OTHER SPECIFIED USES	1.46	1.05	其他指定用途
MAJOR ROAD ETC.	43.88	31.67	主要道路等
TOTAL PLANNING SCHEME AREA	138.54	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/K10/20 的修訂 AMENDMENTS TO APPROVED PLAN No. S/K10/20

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		按照城市規劃條例第5條展示的修訂
AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項
AMENDMENT ITEM C		修訂項目 C 項

(參看附表) (SEE ATTACHED SCHEDULE)



香港城市規劃委員會依據城市規劃條例擬備的馬頭角 (九龍規劃區第 10 區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 10 - MA TAU KOK - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/K10/20A

**KOWLOON PLANNING AREA NO. 10**

**APPROVED-DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/20A**

(Being an ~~Approved~~ *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:
- 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. 10**

**APPROVED-DRAFT MA TAU KOK OUTLINE ZONING PLAN NO.**

**S/K10/20A**

Schedule of Uses

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	3
RESIDENTIAL (GROUP A)	7
RESIDENTIAL (GROUP B)	10
RESIDENTIAL (GROUP E)	12
GOVERNMENT, INSTITUTION OR COMMUNITY	17
OPEN SPACE	19
OTHER SPECIFIED USES	20

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market 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 Flat Government Refuse Collection Point Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

Planning Intention

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

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

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

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
	Ambulance Depot
	Commercial Bathhouse/Massage Establishment
	Eating Place
	Educational Institution
	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	House
	Information Technology and Telecommunications Industries
	Institutional Use (not elsewhere specified)
	Library
	Market
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Residential Institution
	Research, Design and Development Centre
	School
	Shop and Services
	Social Welfare Facility
	Training Centre
	Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

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

Remarks

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

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

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

<u>Sub-area</u>	<u>Restriction</u>	
	Maximum GFA for Domestic Use <u>(m<sup>2</sup>)</u>	Maximum GFA for Non-domestic Use <u>(m<sup>2</sup>)</u>
CDA bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street, and Kowloon City Road:		
CDA(1)	40,500	8,100
CDA(2)	63,000	12,600
CDA(3)	<del>108,750</del> <b>62,600</b>	<del>21,750</del> <b>12,550</b>
CDA bounded by Mok Cheong Street, Ma Tau Kok Road, To Kwa Wan Road, and Kowloon City Road	213,000	42,600

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

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

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

---

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

---

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

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated “Residential (Group A)” and “Residential (Group A)2”, 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 (8) **and/or** (9) 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 (8) **and/or** (9) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 71,800m<sup>2</sup>, and a maximum non-domestic gross floor area of 7,870m<sup>2</sup> of which a gross floor area of not less than 770m<sup>2</sup> should be provided for Government, institution or community facilities. A public open space of not less than 1,800m<sup>2</sup> in size at ground level shall be provided.
- (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.
- (5) On land designated “Residential (Group A)2”, a maximum building height ~~restriction~~ of 100 metres above Principal Datum would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (6) 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.
- (7) In determining the relevant maximum plot ratio or gross floor area for the purposes of paragraphs (1), (2) and (3) above, any **floor** space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or any floor space constructed or intended to be occupied by 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.
- (8) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/gross floor area for the building on land to which paragraph (1), (2) or (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/gross floor area specified in paragraphs (1), (2) and (3) above may thereby be exceeded.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the **plot ratio/gross floor area**/building height restrictions stated in paragraphs (1) to (4) (5) 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	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose-designed building only)	Hospital
Social Welfare Facility (on land designated “R(B)1” only)	Hotel
Utility Installation for Private Project	Institutional Use (not elsewhere specified)
	Market
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility (not applicable to land designated “R(B)1”)
	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.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

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

RESIDENTIAL (GROUP E)

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

**Schedule I: for open-air development or  
for building other than industrial or industrial-office building<sup>@</sup>**

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

( Please see next page )

RESIDENTIAL (GROUP E) (Cont'd)

---

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

---

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

( Please see next page )

RESIDENTIAL (GROUP E) (Cont'd)

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

**Schedule II: for existing industrial or industrial-office building<sup>@</sup>**

<p>Ambulance Depot  <i>Art Studio (excluding those involving direct provision of services and goods)</i>          Cargo Handling and Forwarding Facility (not elsewhere specified)          Eating Place (Canteen only)          Government Refuse Collection Point          Government Use (not elsewhere specified)          Information Technology and Telecommunications Industries          Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)          Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)          Public Convenience          Public Transport Terminus or Station          Public Utility Installation          Public Vehicle Park (excluding container vehicle)          Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation          Recyclable Collection Centre          Research, Design and Development Centre          Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)          Utility Installation for Private Project          Warehouse (excluding Dangerous Goods Godown)</p>	<p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)          Industrial Use (not elsewhere specified)          Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances          Off-course Betting Centre          Office (not elsewhere specified)          Petrol Filling Station          Place of Recreation, Sports or Culture (<i>not elsewhere specified</i>)          Private Club          Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom<sup>#</sup> which may be permitted on any floor)          Vehicle Repair Workshop          Wholesale Trade</p>
---	--

( Please see next page )

RESIDENTIAL (GROUP E) (Cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

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

( Please see next page )

RESIDENTIAL (GROUP E) (Cont'd)

Remarks

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

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services 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.

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 Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building 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 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 Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

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

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
-----------------------------------	---

For “Commercial Development with Public Vehicle Park” only

Ambulance Depot Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market 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 Flat Government Refuse Collection Point Hospital Hotel 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 the existing commercial development with public vehicle park, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

( Please see next page )

OTHER SPECIFIED USES (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 47,858m<sup>2</sup>.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/gross floor area for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/gross floor area specified in paragraph (1) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the **gross floor area**/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.

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
-----------------------------------	---

For "Sports and Recreation Club" only

Place of Recreation, Sports or Culture Private Club	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services (not elsewhere specified) Social Welfare Facility Utility Installation not Ancillary to the Specified Use
--	---

Planning Intention

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

Remarks

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

**KOWLOON PLANNING AREA NO. 10**

**~~APPROVED-DRAFT~~ MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/20A**

**EXPLANATORY STATEMENT**

## KOWLOON PLANNING AREA NO. 10

### APPROVED DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/20A

<u>Contents</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	23
4. NOTES OF THE PLAN	3
5. THE PLANNING SCHEME AREA	3
6. POPULATION	4
7. BUILDING HEIGHT RESTRICTIONS IN THE AREA	4
8. LAND USE ZONINGS	56
8.1 Commercial	56
8.2 Comprehensive Development Area	67
8.3 Residential (Group A)	78
8.4 Residential (Group B)	910
8.5 Residential (Group E)	910
8.6 Government, Institution or Community	1012
8.7 Open Space	112
8.8 Other Specified Uses	113
9. COMMUNICATIONS	1213
10. UTILITY SERVICES	1214
11. CULTURAL HERITAGE	1214
12. IMPLEMENTATION	1315

## **KOWLOON PLANNING AREA NO. 10**

### **APPROVED DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/20A**

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

#### **EXPLANATORY STATEMENT**

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

#### **1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the ~~approved~~-*draft* Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/20A. 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 9 April 1957, the draft Ma Tau Kok Outline Development Plan No. LK 10/18/4, being the first statutory plan covering the Ma Tau Kok area, was gazetted under the Town Planning Ordinance (the Ordinance). On 27 April 1973, the draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. LK 8/21, being the first statutory plan covering the Kowloon City area, was gazetted under the Ordinance. On 18 December 1987, the draft Ma Tau Kok OZP No. S/K10/3, being the first statutory plan covering both Ma Tau Kok and Kowloon City areas, was gazetted under section 7 of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 6(7) and 7 of the Ordinance.
- 2.2 On 4 July 1989, the then Governor-in-Council (G in C), under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as OZP No. S/K10/6. On 6 July 1993, the then G in C referred the approved OZP No. S/K10/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended four times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 23 May 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/K10/11. On 10 October 2000, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/11 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once and exhibited for public inspection under section 5 of the Ordinance.

- 2.4 On 19 June 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/K10/13. On 25 September 2001, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 18 February 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/K10/16. On 17 June 2003, the CE in C, under section 12(1)(b)(ii) of the Ordinance, referred the approved OZP to the Board for amendment. Since then, the OZP had been amended once under section 5 of the Ordinance.
- 2.6 On 8 June 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft OZP, which was subsequently renumbered as S/K10/18. On 30 January 2007, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.7 On 18 January 2008, the draft Ma Tau Kok OZP No. S/K10/19 incorporating amendments to impose building height restrictions for “Commercial” (“C”), “Comprehensive Development Area” (“CDA”), “Residential (Group A)” (“R(A)”), “R(B)”, “R(E)”, “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones and technical amendments to the covering Notes of the Plan was exhibited under section 5 of the Ordinance. During the two-month exhibition period, a total of 23 valid representations were received. On 28 March 2008, the Board published the representations for 3 weeks for public comments. A total of 6 valid comments were received. After giving consideration to the representations under section 6B(1) of the Ordinance on 11 July 2008, the Board decided not to uphold the adverse representations under section 6B(8) of the Ordinance.
- 2.8 On 4 November 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Ma Tau Kok OZP, which was subsequently renumbered as S/K10/20 (the Plan). ~~On 14 November 2008, the approved Ma Tau Kok OZP No. S/K10/20 was exhibited under section 9(5) of the Ordinance.~~
- 2.9 ***On 16 September 2014, the CE in C referred the approved Ma Tau Kok OZP No. S/K10/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 26 September 2014 under section 12(2) of the Ordinance.***
- 2.10 ***On xxxx 2015, the draft Ma Tau Kok OZP No. S/K10/20A (the Plan), incorporating amendments including (i) the rezoning of two sites from "CDA(3)" to "R(A)" and "G/IC", and one site from "G/IC" to "R(A)"; and (ii) inclusion in the Notes of the OZP 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use in the Schedule II of the "R(E)" zone, and corresponding amendment to the use of 'Place of Recreation, Sports or Culture', was exhibited for public inspection under section 5 of the Ordinance. In addition, the alignment of the Mass Transit***

*Railway Shatin to Central Link authorised by the CE in C under the Railways Ordinance (Chapter 519) on 27 March 2012 is shown on the Plan for information.*

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be put under statutory planning 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 alterations as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, 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 calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Ma Tau Kok area and not to overload the road network in this area.

### **4. NOTES OF THE PLAN**

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

### **5. THE PLANNING SCHEME AREA**

- 5.1 The Planning Scheme Area (the Area) is located in Central Kowloon within the Kowloon City Administration District. It is bounded by Tung Tau Tsuen Road and Tung Tsing Road to the north; To Kwa Wan Road and Yuk Yat Street to the east; Ngan Hon Street and San Lau Street to the south; and Tin Kwong Road to the west. The boundary of the Area is shown in a heavy broken line on the Plan. It covers about 139 hectares of land.

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

## **6. POPULATION**

According to the ~~2006-2011~~ Population ~~By-census~~ *Census*, the population in the area was about ~~421,180~~ **131,500** persons. If the planned uses on the OZP are developed, the planned population for the area would be about ~~427,380~~ **144,470** persons.

## **7. BUILDING HEIGHT RESTRICTIONS IN THE AREA**

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

environment, and the need to maintain visually compatible building masses in the wider setting. There are four main building height bands – 80 metres above Principal Datum (mPD), 100mPD, 120mPD and 140mPD in the Area for the “C”, “CDA”, “R(A)”, “R(B)” and “R(E)” zones – increasing progressively from the waterfront to the inland and foothill areas. The proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile for visual permeability and wind penetration and circulation, and maintain a more intertwined relationship with the Victoria Harbour edge.

- 7.3 Moreover, specific building restrictions for the “G/IC” and “OU” zones in terms of mPD or number of storeys, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. The building height restrictions are specified in terms of mPD to provide certainty and clarity of planning intention. On the other hand, building height control for low-rise developments, normally with a height of not more than 13 storeys, will be subject to restrictions on the number of storeys so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually more prominent locations and major breathing spaces.
- 7.4 An air ventilation assessment (AVA) by expert evaluation has been undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height bands shown on the Plan have taken into account the findings of the AVA.
- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for development/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
  - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
  - (c) providing better streetscape/good quality street level public urban space;
  - (d) providing separation between buildings to enhance air and visual permeability;~~and~~
  - (e) ***accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and***

(e)(f) other factors such as site constraints, 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 already exceeded the maximum building height ~~restrictions~~ in terms of number of storeys or mPD as stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

## 8. LAND USE ZONINGS

### 8.1 Commercial (“C”) - Total Area 0.40 ha

8.1.1 This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centres serving the immediate neighborhood and hotel development. The sites under this zoning include an existing hotel at Sa Po Road and two existing industrial buildings at Ma Tau Wai Road.

8.1.2 Developments within this zone are subject to a maximum plot ratio of 12.0 in order to restrain traffic growth, which will otherwise overload the existing and planned transport network and sewerage system capacity.

8.1.3 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.1.4 Development and redevelopment within the “C” sites along Prince Edward Road West and Ma Tau Wai Road are subject to maximum building height ~~restrictions~~ of 80mPD and 120mPD as stipulated on the Plan. ~~For development with special design merits, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.~~

**8.1.5 *To provide design/architectural flexibility, minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.***

8.2 Comprehensive Development Area (“CDA”) – Total Area ~~5.675.05~~ ha

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

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

8.2.7 Development and redevelopment within the “CDA” sites are subject to a maximum building height ~~restriction~~ of 100mPD as stipulated on the Plan. ~~For development with special design merits, minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.~~

**8.2.8 *To provide design/architectural flexibility, minor relaxation of the gross floor area/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.***

8.3 Residential (Group A) (“R(A)”) - Total Area 44.17 ~~44.61~~ ha

8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

8.3.2 Most of the private and public residential developments in the Area, except those along Argyle Street, Prince Edward Road West and Grampian Road, are covered by this zoning. There are three existing public housing estates in the Area, namely, Ma Tau Wai Estate, Chun Seen Mei Chuen and Lok Man Sun Chuen. ***A piece of Government land at the junction of Sung Wong Toi Road and To Kwa Wan Road is planned for a public housing development.***

8.3.3 ***There are three major private residential developments in the Area, namely, the “Sky Tower” at Sung Wong Toi Road, “Jubilant Place” at Pau Chung Street and “Celestial Heights” at Kau Pui Lung Road. The Ma Tau Kok Gas Works (North Plant) site at To Kwa Wan Road and Ma Tau Kok Road is proposed for private residential use upon redevelopment., and the former Tin Kwong Road Police Married Quarters site at Tin Kwong Road and Sheung Shing Street are proposed for private residential use upon redevelopment.***

~~8.3.4 *The site at the junction of Ma Tau Kok Road, Pak Tai Street, San Shan Road and Pau Chung Street is zoned “R(A)1”. The site was redeveloped by Hong Kong Housing Society for residential and commercial uses with community facilities in 1998, and the development is known as “Jubilant Place”.*~~

- 8.3.54** In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Study Review, completed in early 2002, developments or redevelopments within this zone are subject to specific control on plot ratios except otherwise specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building or a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the gross floor areas for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.3.65** 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.
- 8.3.76** Development and redevelopment within the “R(A)” sites are subject to maximum building height restrictions of 100mPD, 120mPD and 140mPD as stipulated on the Plan and that within the “R(A)1” site is subject to a maximum building height of 100mPD. ~~For development within these sites with special design merits, minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.~~
- 8.3.87** For sites in Kowloon City which is zoned “R(A)2”, a maximum building height restriction of 80mPD is proposed to maintain a similar building height profile with the adjacent “R(B)” sites in Argyle Street and Prince Edward Road West area as well as to enable a smooth transition of height profile from the low-rise Kowloon Tong area to the similar height band imposed in the Kai Tak City Centre. ~~For development within the “R(A)2” sites with special design merits, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.~~
- 8.3.98** Nonetheless, for “R(A)2” sites, to avoid pencil-like buildings to be developed on small lots and to encourage amalgamation of sites for more comprehensive development, including the provision of parking and loading/unloading and other supporting facilities, a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- 8.3.109** *To provide design/architectural flexibility, minor relaxation of the plot ratio/gross floor area/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.*

8.4 Residential (Group B) (“R(B)”) - Total Area 8.93 ha

- 8.4.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
- 8.4.2 Existing private residential developments under this zoning are located along Argyle Street, Prince Edward Road West and Grampian Road. In addition, the sites of the ~~Civil Aid Service Kowloon Training Centre~~ **and of the** Kowloon City Baptist Church at Argyle Street ~~are~~ **is** zoned “R(B)” and proposed for medium-density residential use upon redevelopment.
- 8.4.3 Developments within this zone except otherwise specified are subject to specific control on plot ratio to restrain traffic growth which will otherwise overload the existing and planned transport network. A maximum plot ratio of 5.0 is imposed under the Notes for “R(B)” zone.
- 8.4.4 The site at Farm Road and Ma Tau Wai Road is zoned “R(B)1” and social welfare facilities are permitted as of right to enable early implementation of the proposed social welfare facilities. Residential development within this zone has been completed with the provision of a day nursery and a children and youth centre within the development. The development on the site is subject to the maximum gross floor area specified in the Notes.
- 8.4.5 Development and redevelopment within the “R(B)” sites are subject to a maximum building height ~~restrictions~~ of 80mPD as stipulated on the Plan. ~~For development with special design merits, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.~~
- 8.4.6 *To provide design/architectural flexibility, minor relaxation of the plot ratio/gross floor area/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.***

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

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

existing industrial buildings in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require the permission of the Board.

- 8.5.3 Upon redevelopment of the industrial sites with potential land contamination risk, the developer will be required to prepare contamination assessment report to examine any possible ground contamination and if land contamination is confirmed, to propose remedial measures to deal with it.
- 8.5.4 Industrial sites at Yuk Yat Street, Chi Kiang Street, Sheung Heung Road and To Kwa Wan Road are zoned “R(E)” with a view to gradually phasing out the existing industrial buildings in the area.
- 8.5.5 In drawing up the development scheme for “R(E)” zone, especially along Yuk Yat Street, due consideration should be given to provide adequate space between the proposed development and the surrounding developments to enhance the air and visual permeability.
- 8.5.6 Developments within this zone are subject to specific control on plot ratios similar to that for the “R(A)” zone as stipulated in the Notes. In calculating the gross floor areas for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.5.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the maximum plot ratio for a development mentioned above may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.5.8 Development and redevelopment within the “R(E)” sites are subject to maximum building height restrictions of 100mPD and 120mPD as stipulated on the Plan. ~~For development with special design merits, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.~~
- 8.5.9 ***To provide flexibility of building design, minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.***

8.6 Government, Institution or Community (“G/IC”) - Total Area ~~8.999.17~~ -ha

- 8.6.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents as well as the general public. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.6.2 Major existing GIC facilities include the divisional fire station and ambulance depot at Shing Tak Street, To Kwa Wan Government Complex at Ma Tau Wai Road ~~and~~, the Kowloon City Municipal Services Building at Hau Wong Road *and the Hong Kong Society for the Blind’s welfare services building at Mok Cheong Street*. Other existing GIC uses such as schools, electricity substations, telephone exchanges are conveniently located throughout the Area. Additional GIC facilities are also provided within the public housing estates and private residential development.
- 8.6.3 Development and redevelopment within the “G/IC” sites are mainly subject to maximum building height ~~restrictions~~ in terms of number of storeys as stipulated on the Plan. ~~The building height restriction for the “G/IC” site at the former electricity substation site at No. 1 Ma Hang Chung Road is subject to a maximum building height of 80mPD to accommodate a committed residential development approved by the Board on 13.1.2006. For development with special design merits, minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.~~
- 8.6.4 *To provide flexibility of building design, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.***

8.7 Open Space (“O”) - Total Area 21.84 ha

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

8.7.3 The eastern part of the former Ma Tau Kok Animal Quarantine Depot site bounded by Ma Tau Kok Road and San Shan Road is reserved for open space use.

8.7.4 Local open spaces would be provided within the “CDA”, “R(A)” and “R(E)” zones.

8.8 Other Specified Uses (“OU”) - Total Area 1.46 ha

8.8.1 This zoning covers land allocated for specific uses.

8.8.2 The Hong Kong Softball Association Recreation Ground at Tin Kwong Road is zoned “OU” annotated “Sports and Recreation Club”. Development and/or redevelopment of this site is subject to a maximum building height restriction of 1 storey as stipulated on the Plan.

8.8.3 The Kowloon City Plaza at Carpenter Road is zoned “OU” annotated “Commercial Development with Public Vehicle Park” to reflect the existing development. Development and/or redevelopment of this site is subject to a maximum *gross floor area of 47,858m<sup>2</sup> and a* building height restriction of 36mPD as stipulated on the Plan.

**8.8.4 *To provide flexibility of building design, minor relaxation of the gross floor area/building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits.***

~~8.8.45 For development with special design merits, minor relaxation of the building height restriction may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.~~

9. COMMUNICATIONS

9.1 Roads

9.1.1 The elevated road passing through the Area above Chatham Road North and Kowloon City Road connecting to the Airport Tunnel is part of the primary distributor road network linking up Central and East Kowloon.

9.1.2 The district distributor network consists of Ma Tau Kok Road, Ma Tau Wai Road, To Kwa Wan Road, Sung Wong Toi Road and Tin Kwong Road.

## 9.2 Railway

~~The alignment and location of station(s) of the proposed Shatin to Central Link as shown on the Plan would be updated to take into account the railway project when more detailed proposal is available.~~

*On 27 March 2012, the CE in C authorised the Mass Transit Railway Shatin to Central Link (SCL) under the Railways Ordinance. The authorised railway scheme shall be deemed to be approved under the Ordinance. The SCL with 10 stations including Ma Tau Wai Station, connects the Ma On Shan Line with the West Rail Line. Construction works commenced in 2012 and the Tai Wai to Hung Hom section is expected to be completed by 2019. The Ma Tau Wai Station will significantly improve the accessibility of the Area.*

## 10. UTILITY SERVICES

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

## 11. CULTURAL HERITAGE

~~There are graded historical buildings namely, Heep Yunn School, Holy Trinity Church, Ex Ma Tau Kok Animal Quarantine Depot, and Tin Hau Temple within the Area. The former Yamen Building and Remnants of the South Gate of Kowloon Walled City are declared monuments. Sung Wong Toi Inscription Rock is a historical item. Kowloon Walled City Archeological Site is also within the Area. The Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be consulted in advance of any development or rezoning proposals that might affect the above buildings, structures and archeological site. AMO can be approached for information of the sites.~~

**11.1** *The following site of archaeological interest, declared monuments, historic buildings/structures graded by the Antiquities Advisory Board (AAB), and Government historic site identified by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) are in the Area:*

- (a) Kowloon Walled City Site of Archaeological Interest;*
- (b) Remnants of the South Gate of Kowloon Walled City (Declared Monument);*
- (c) Former Yamen Building of Kowloon Walled City (Declared Monument);*
- (d) Former Ma Tau Kok Animal Quarantine Depot, No. 63 Ma Tau Kok Road (Grade 2);*
- (e) Sheng Kung Hui Holy Trinity Cathedral, No. 135 Ma Tau Chung Road (Grade 2);*

- (f) *Main Building, Heep Yunn School, No. 1 Farm Road (Grade 3);*
- (g) *St. Clare Chapel, Heep Yunn School, No. 1 Farm Road (Grade 3);*
- (h) *Tin Hau Temple, No. 49 Ha Heung Road (Grade 3);*
- (i) *Nos. 1 & 3 Hau Wong Road (Grade 3);*
- (j) *Eastern Cotton Mills Ltd., No. 7 Mok Cheong Street (Grade 3);*
- (k) *No. 65 Ha Heung Road (Grade 3); and*
- (l) *Sung Wong Toi Inscription Rock (Government Historic Site Identified by AMO).*

**11.2** *On 19 March 2009, the AAB released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been accorded gradings. The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.*

**11.3** *Prior consultation with the AMO of the LCSD should be made if any development, redevelopment or rezoning proposals that might affect the above site of archaeological interest, declared monuments, historic buildings/structures graded by the AAB, new items pending grading assessment by the AAB and their immediate environs.*

## **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 Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Kowloon City District Council would also be consulted as and when appropriate.

**12.3** Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include departmental outline development plan and guidelines published by the Board. The outline

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

**TOWN PLANNING BOARD**  
**~~NOVEMBER 2008~~ APRIL 2015**

## Visual Appraisal (VA) for the Proposed Public Housing Development at Sung Wong Toi Road, Kowloon City

### 1. Site Particulars and Proposed Development

- 1.1. The subject site is bounded by Sung Wong Toi Road to the north, To Kwa Wan Road to the east and the Hong Kong Society for the Blind Factory cum Sheltered Workshop and the Hong Kong Society for the Blind Bradbury Care and Attention Home for the Aged Blind to the south. The site is located on flat land and with an area of about 0.4 ha. It is at present partly vacant and partly occupied by the Kowloon Animal Management Centre under Agriculture, Fisheries and Conservation Department.
- 1.2. The site is currently part of the Comprehensive Development Area (3) (“CDA(3)”) zone on the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/20 (the OZP) (**Plan 1**) which also stipulates a building height restriction (BHR) of 100 mPD. To facilitate the proposed public housing development, it will be rezoned to “Residential (Group A)” (“R(A)”) and be subject to a domestic plot ratio (PR) of maximum 7.5 and a total PR of 9.0 for composite building. The BHR will remain the same as the current “CDA(3)” zone of 100mPD. According to Housing Department’s (HD’s) preliminary scheme, the proposed development could provide a block of proposed building height at 100mPD with about 600 flats accommodating about 2,000 persons. The VA has been conducted based on these parameters.

### 2. Viewing points

- 2.1. Four viewing points were selected from the northwest, southwest, south and southeast of the subject site with a distance ranging from about 330m to 2,400m (**Plan 2**). They represent the views from key public open spaces in the vicinity or from pedestrian nodes accessible by the public and are briefly described below.
- **Viewing point 1** is from the Sung Wong Toi Playground in the northwest. With two basketball courts and recreation area, it is an open space at Olympic Avenue and accessible by the public.
  - **Viewing point 2** is from the To Kwa Wan Recreation Ground in the southwest which is a large public open space near To Kwa Wan Sports Centre. With two 7-a-side soccer pitches, two basketball courts, a jogging track, as well as a large recreation area including children's playground and sitting out area, it is frequently accessed by the public.
  - **Viewing point 3** is from the junction of To Kwa Wan Road and San Ma Tau Street in the south. It encounters high pedestrian flow travelling to and from the Kowloon City Ferry

Pier as well as other public transport facilities in close proximity including the Kowloon City Ferry Public Transport Interchange and open car parks.

- **Viewing point 4** is from the Kai Tak Cruise Terminal Park in the southeast. This open space on the podium of the Cruise Terminal is the nearest and accessible by the public from Kowloon Bay that can serve the purpose of VA reference while the wider Kai Tak area in the eastern quadrant is currently restricted as construction works area and inaccessible.

### **3. Visual Appraisal**

- 3.1. The prevailing OZP stipulates a BHR of 100mPD which will remain unchanged upon rezoning from “CDA(3)” to “R(A)”. No additional visual impact hence is envisaged to induce to the surroundings. Moreover, while the proposed development will be higher than the existing buildings in the surrounding CDA zones, ranging from about 20 to 30 mPD, it is substantially lower than the building heights of private housing developments in the vicinity, such as Grand Waterfront of 175mPD, Sky Tower of 158mPD, and the future residential developments in Kai Tak Development Area ranging up to 130mPD (subject to approval of section 16 applications) at the backdrop to the north.
- 3.2. This VA intends to illustrate the visual impact should the site be alienated from the larger “CDA(3)” zone for public housing development. Four photomontages were prepared at the above mentioned viewing points as shown on **Plans 3 to 6**.
- 3.3. From **Viewing point 1 – Sung Wong Toi Playground** (looking SE towards the site from a distance of about 580m), the visual impact is insignificant as the proposed development would be largely screened off by the existing trees in Kai Tak Development Area opposite the Olympic Avenue (**Plan 3**).
- 3.4. From **Viewing point 2 – To Kwa Wan Recreation Ground** (looking NE towards the site from a distance of about 480m), the proposed development would block some of the sky view. However, as part of the building is screened off by the existing trees in the recreation ground and the production plant of Town Gas at Ma Tau Kok Road, the overall visual impact is acceptable (**Plan 4**).
- 3.5. From **Viewing point 3 – Junction of To Kwa Wan Road and San Ma Tau Street** (looking N towards the site from a distance of about 330m), the proposed development would block some of the sky view. The building will be partially screened off by the buildings of Town Gas in the front. The visual quality would be improved upon the building completion and the visual impact to the surrounding is considered acceptable (**Plan 5**).

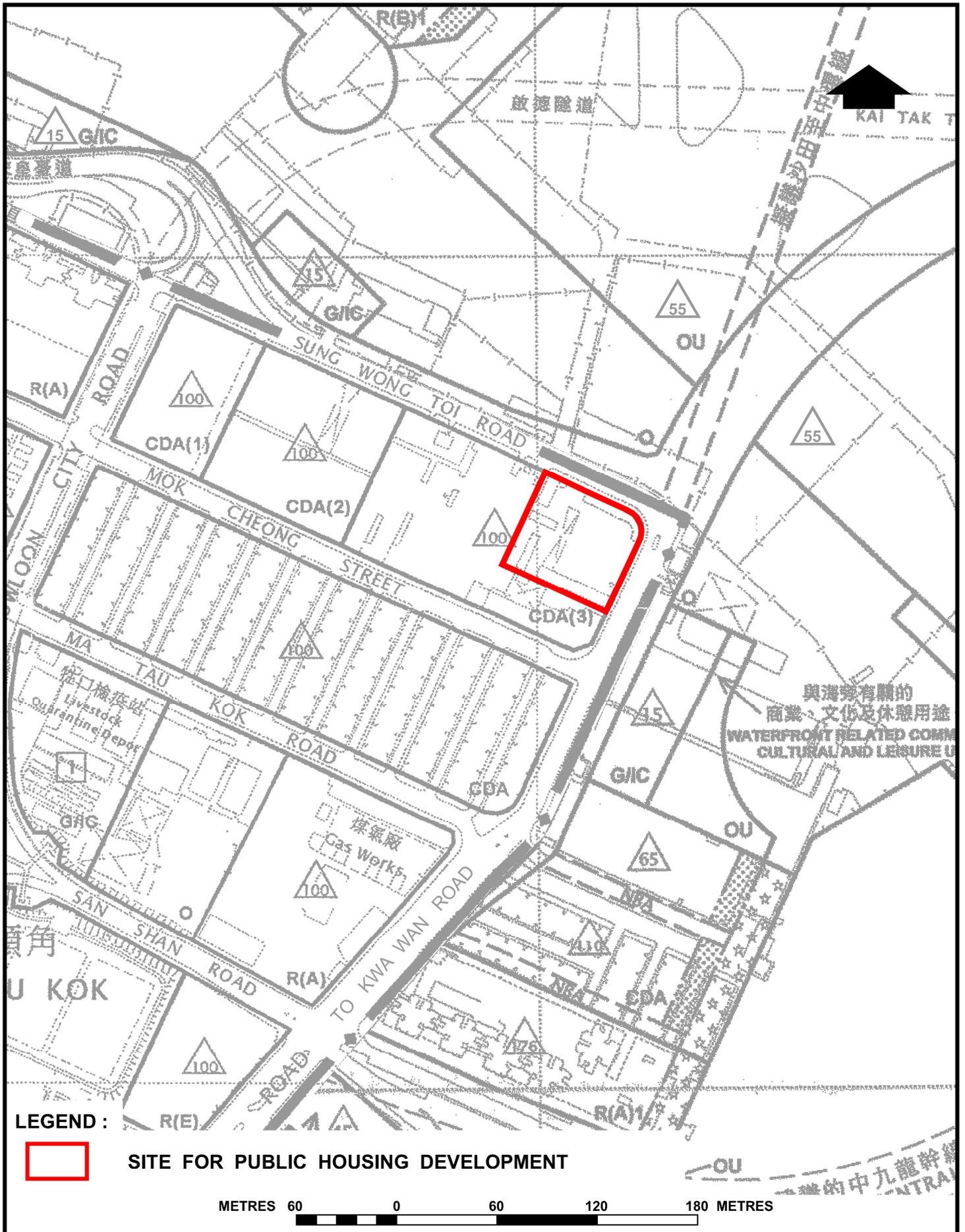
3.6. From **Viewing point 4 – Kai Tak Cruise Terminal Park** (looking NW towards the site from a distance of about 2,400m), the proposed development would not cause any significant visual impact since it is distant from the park and would be partially blocked by the future hotel developments in the ex-Kai Tak Runway (**Plan 6**).

#### **4. Further Measures to Improve the Visual Outlook**

4.1. With an area of only 0.4 ha for the site, there is very limited scope for varying block deposition. Nevertheless, to enhance the visual quality, the design of the proposed development will be refined with appropriate façade design and treatments to help add visual interest to the development. Detailed enhancement and design features will be considered in the detail design stage.

#### **5. Conclusion**

5.1. As there is no change in the BHR as stipulated on the current OZP, and the existing developments and trees nearby would block the whole or part of the proposed development, the proposed public housing development would not induce substantial visual impact to the surroundings.



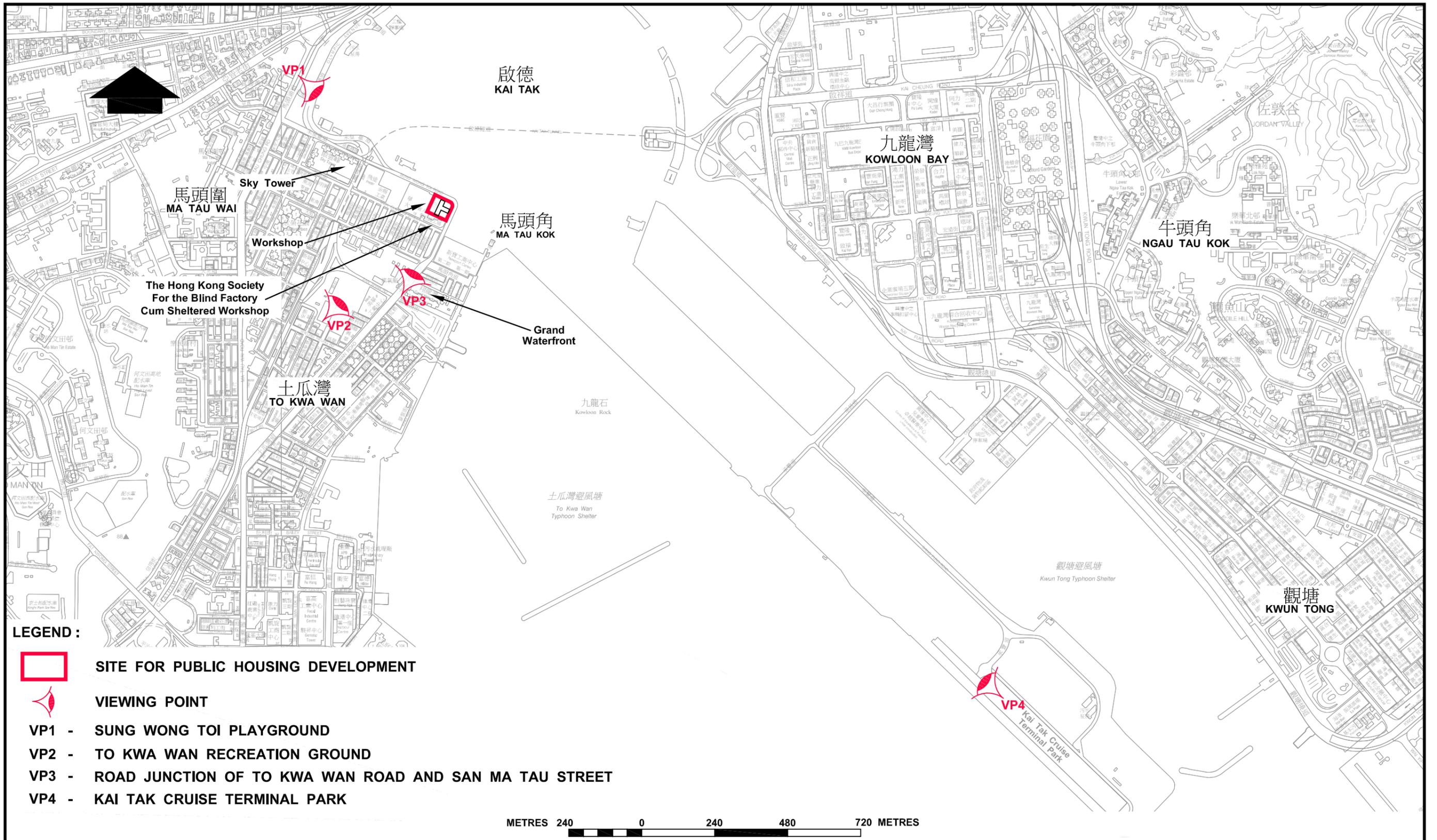
# SUNG WONG TOI ROAD



**HOUSING DEPARTMENT  
PLANNING SECTION**

**PLAN 1**

**DATE :**  
27. 3. 2015



# PUBLIC HOUSING SITE AT SUNG WONG TOI ROAD - PROPOSED VIEWING POINTS FOR VISUAL APPRAISAL

 **HOUSING DEPARTMENT  
PLANNING SECTION**

**PLAN 2**

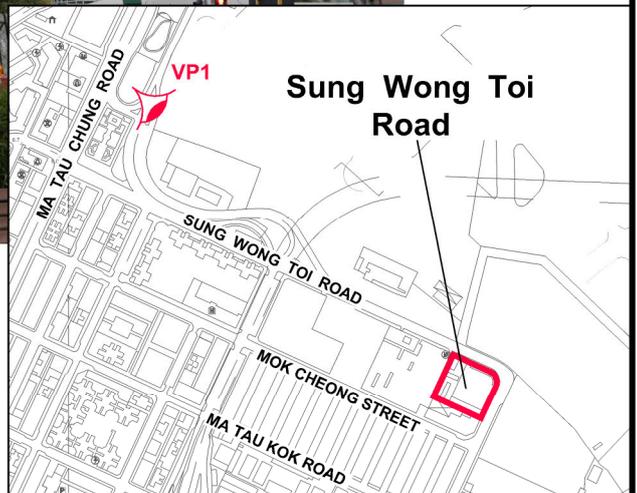
**DATE :  
27. 3. 2015**



Existing View



Photomontage



**PHOTOMONTAGE AT VIEWING POINT 1  
(SUNG WONG TOI PLAYGROUND)**



**HOUSING DEPARTMENT  
PLANNING SECTION**

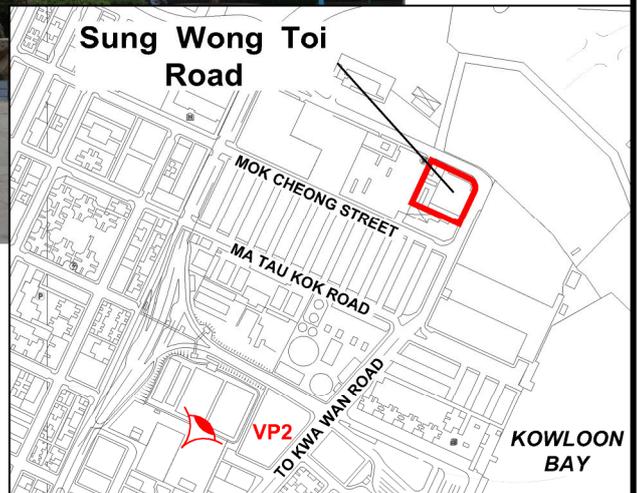
**PLAN 3**

**DATE :  
27. 3. 2015**

Existing View



Photomontage



**PHOTOMONTAGE AT VIEWING POINT 2  
(TO KWA WAN RECREATION GROUND)**



**HOUSING DEPARTMENT  
PLANNING SECTION**

**PLAN 4**

**DATE :  
27. 3. 2015**

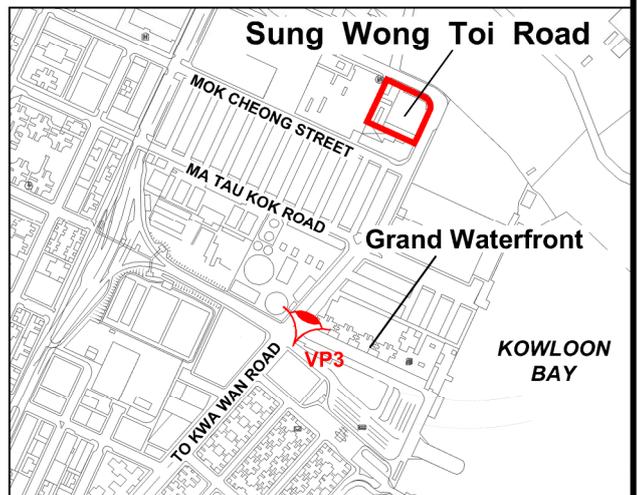


Existing View



Photomontage

Proposed Development



**PHOTOMONTAGE AT VIEWING POINT 3  
(ROAD JUNCTION OF TO KWA WAN ROAD  
AND SAN MA TAU STREET)**



**HOUSING DEPARTMENT  
PLANNING SECTION**

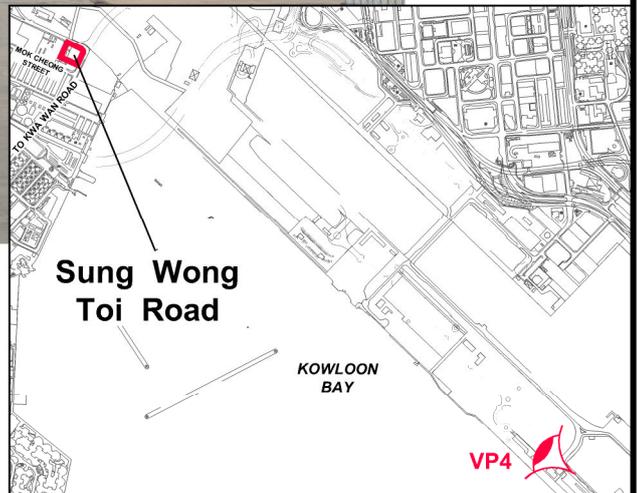
**PLAN 5**

**DATE :  
27. 3. 2015**

Existing View



Photomontage



**PHOTOMONTAGE AT VIEWING POINT 4  
(KAI TAK CRUISE TERMINAL PARK)**



**HOUSING DEPARTMENT  
PLANNING SECTION**

**PLAN 6**

**DATE :  
27. 3. 2015**

**Visual Appraisal for Proposed Redevelopment of  
19 Mok Cheong Street, To Kwa Wan  
KIL 8052**

**The Hong Kong Society for the Blind**

**Purpose**

1. The site at the corner of Mok Cheong Street and To Kwa Wan Road (**Plan 1**) has an area of about 2,044 m<sup>2</sup> and is now used for a non-profit-making Workshop and Hostel for the Blind.
2. The site is zoned “Comprehensive Development Area (3)” (“CDA(3)”) together with the adjoining lots to its North and West sides on the approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/20 to facilitate comprehensive redevelopment for residential uses with retail and Government, institution or community (GIC) facilities, and, subjected to a maximum building height (BH) of 100mPD.
3. To facilitate early redevelopment of the site for GIC facilities, it is proposed to rezone it into “GIC” and this Visual Appraisal (VA) is to examine the visual impact of the proposed redevelopment.

**The Proposed Re-development**

4. The site is bounded by To Kwa Wan Road to the East and Mok Cheong Street to the South.
5. The proposed Re-development is a building for GIC facilities of a PR of 8 and a BH of 67.75mPD, with its lower floors (G/F to 8/F) with Site Coverage of 57.98% to 62.97% up to the height of 34.25mPD, and upper floors (9/F to 18/F) with Site Coverage of 28.62%. The building would also be setback by 8m from the site boundary along To Kwa Wan Road, and 3m from the common site boundary of the adjoining lot on the North Side.

**Visual Character of the Site and its Surroundings**

6. The proposed re-development site is at the corner of Mok Cheong Street and To Kwa Wan Road. To the East, across To Kwa Wan Road is the Kai Tak development area. To the South, across Mok Cheong Street are mid-rise residential blocks. Adjacent North to the site will be future public housing on the existing EMSD Workshop. There are large scale private residential developments, Sky Tower at about 270m to the West, and, Grand Waterfront at about 200m to the South of the site (**Plan 1**).

7. Being located in the old Kai Tak Airport area, the topography of the site and its vicinity is relatively flat.

### **Viewpoints**

8. For the VA, the following four viewpoints from different directions and distances are selected (**Plan 1**), where there are major pedestrian flow and/or from key public open spaces:

#### View point 1: Sung Wong Toi Park

- Sung Wong Toi Park is about 130 metres northwest of the proposed re-development where it is one of the major open spaces in vicinity with potential impact to sensitive viewers;

#### View point 2: To Kwa Wan Recreation Ground

- To Kwa Wan Recreation Ground is about 380 metres southwest of the proposed re-development where it comprises of two football fields and two basketball courts and a large playground. It is expected to receive a high number of visitors and nearby residents throughout the day;

#### View point 3: Road junction of To Kwa Wan Road and San Ma Tau Street

- The road junction of To Kwa Wan Road and San Ma Tau Street is 280 metres south of the proposed re-development where it provides a major public viewing corridor where high volume of traffic and pedestrians are expected; &

#### View point 4: Kai Tak Cruise Terminal Park

- Kai Tak Cruise Terminal Park is an iconic spot sitting on the runway of former Kai Tak Airport and is approximately 2200m southeast of the proposed re-development. The park is located on the flat roof of the Kai Tak Cruise Terminal Building with passive amenities. The Park serves as a cityscape viewing platform to the significant amount of locals and tourists.

## Visual Appraisal

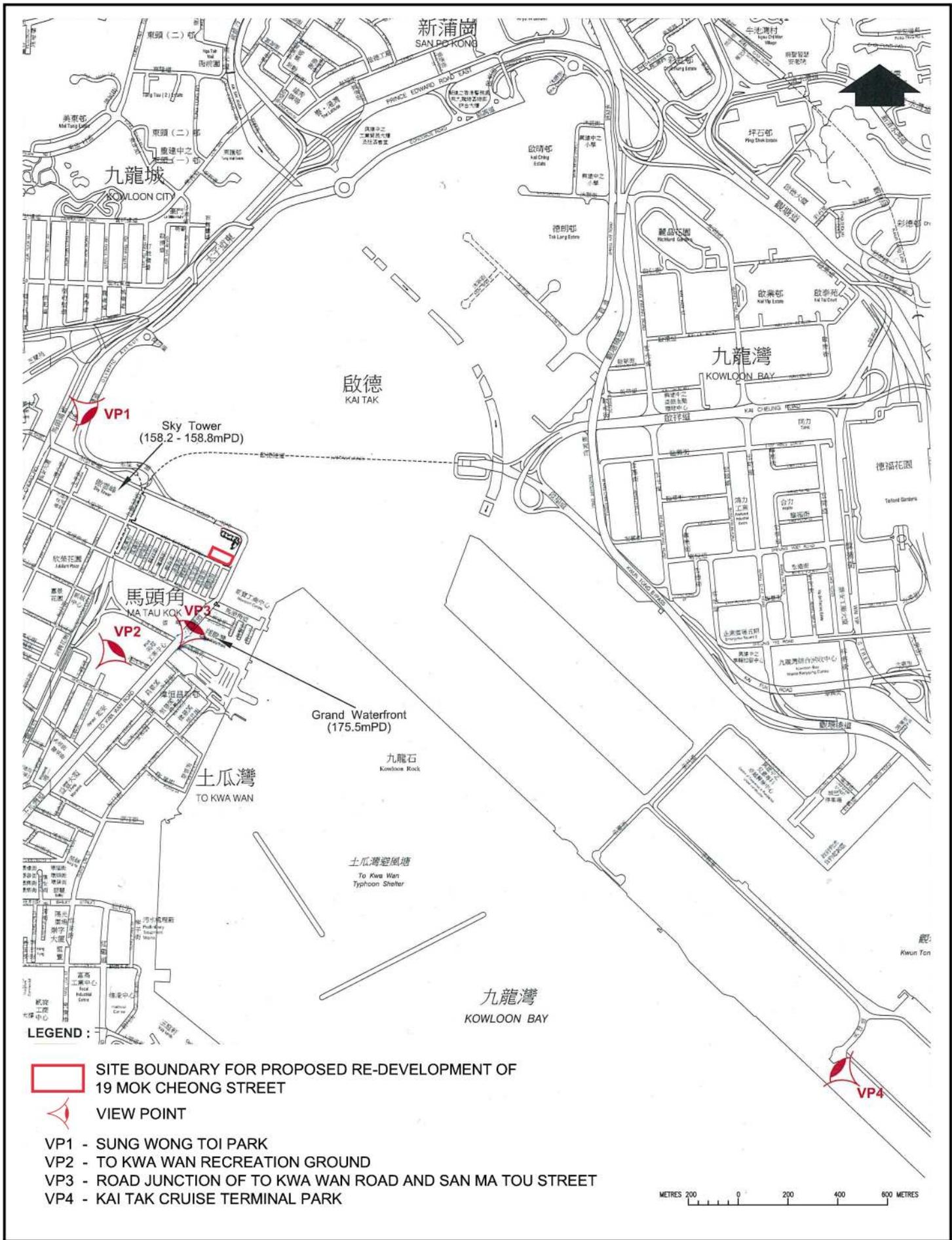
9. Four sets of photomontage (**Plan 2 to 5**) have been prepared to illustrate the possible impact of the proposed re-development at the site from the selected viewpoints.
10. View point 1: For the viewpoint from the North-west at Sung Wong Toi Park (**Plan 2**), the proposed re-development is not visually incompatible with the surrounding areas. As shown on the photomontage, the scale of the proposed development with a BH of 67.75mPD and a plot ratio (PR) of 8 is considered small comparing with the private residential developments Sky Tower (BH about 158.8mPD and PR of 7.89) and Grand Waterfront (BH about 175.5mPD and PR of 8.50). The presence of the proposed re-development with its massing and low building height will not significantly alter the viewshed from this VP.
11. View point 2: For the viewpoint from To Kwa Wan Recreation Ground (**Plan 3**), the proposed re-development is also not visually incompatible with the surrounding areas. The lower part of the proposed re-development has been screen off by the trees of the recreation ground and the existing buildings at Mok Cheong Street and Ma Tau Kok Road. The scale of the proposed re-development is keeping the scale with the developments in the immediate surroundings including the Ma Tau Kok Gas Work and Merit Industrial Centre. With its upper building mass of reduced site coverage, the proposed redevelopment would moderately increase the visual obstruction to the skyline. However, the visual permeability will not be significantly affected as the building structure is with open views on all sides.
12. View point 3: For the viewpoint from the road junction of To Kwa Wan Road and San Ma Tau Street (**Plan 4**), the proposed re-development is also not visually incompatible with the surrounding areas. Most of the proposed re-development has been screened off by the Ma Tau Kok Gas Work and the existing buildings between Hok Ling Street and To Kwa Wan Road. The re-development will cause a small magnitude of visual change when combined with the immediate surroundings. The visual obstruction to the open sky in a distance is nominal.
13. View point 4: For the viewpoint from the Kai Tak Cruise Terminal Park (**Plan 5**), the proposed re-development is also not visually incompatible with the surrounding areas. With the mountain backdrop, the proposed re-development sits in the middle ground of the VP with its surrounding high-rise residential developments. In view of the overall urban context in the area, the proposed development will not induce significant visual impact to its surroundings and the skyline would not be altered with its building height.

## **Proposed Mitigation Measures**

14. Mitigation measures seek to reduce the visual impact and to enhance the pedestrian environment. The following mitigation measures will be introduced as part of the re-development process:
- a. The building footprint has been adjusted to reduce visual obstruction to the public achieved by building setback along To Kwa Wan Road, and from the common site boundary of the adjoining lot;
  - b. The upper part (9/F to 18/F) further setback along Mok Cheong Street and with a site coverage of 28.62%. The non-excessive building height and building profile appears less visually intrusive;
  - c. Provision of greenery on the rooftop and intermediate flat roofs, vertical green on podium façade where feasible helps to mitigate visual impact of the building;
  - d. Provision of on grade landscaped area, street-side planting enhance pedestrian streetscape experiences;
  - e. Building finishes shall be in recessive or neutral colors to reduce visual impact to the surroundings.

## **Conclusion**

15. Based on the above, the proposed redevelopment as shown in the photomontage is considered visually compatible with the surrounding area. In addition, the above-mentioned mitigation measures of the proposed re-development could enhance of the surroundings.



**LEGEND :**



SITE BOUNDARY FOR PROPOSED RE-DEVELOPMENT OF 19 MOK CHEONG STREET



VIEW POINT

- VP1 - SUNG WONG TOI PARK
- VP2 - TO KWA WAN RECREATION GROUND
- VP3 - ROAD JUNCTION OF TO KWA WAN ROAD AND SAN MA TOU STREET
- VP4 - KAI TAK CRUISE TERMINAL PARK

METRES 200 0 200 400 800 METRES

# VISUAL APPRAISAL FOR PROPOSED RE-DEVELOPMENT OF 19 MOK CHEONG STREET, TO KWA WAN

DESIGN CONSULTANTS LTD. 11th FLOOR, UNION COMMERCIAL BUILDING 12-16 LYNDBURST TERRACE, HONG KONG TEL 2547 7554 2548 4040 FAX 2858 2480	
DWG. NO <b>PLAN 1</b>	DATE 03/2015 SCALE 1:15000



EXISTING VIEW 現有景觀



PHOTOMONTAGE 合成照片

PHOTOMONTAGE 合成照片 - VP1  
 VISUAL APPRAISAL FOR  
 PROPOSED RE-DEVELOPMENT OF  
 19 MOK CHEONG STREET, TO KWA WAN

DESIGN CONSULTANTS LTD.  
 11th FLOOR, UNION COMMERCIAL BUILDING  
 12-16 LYNDBURST TERRACE, HONG KONG  
 TEL 2547 7554 2548 4040 FAX 2858 2480

DWG. NO 圖

PLAN2

DATE 日期

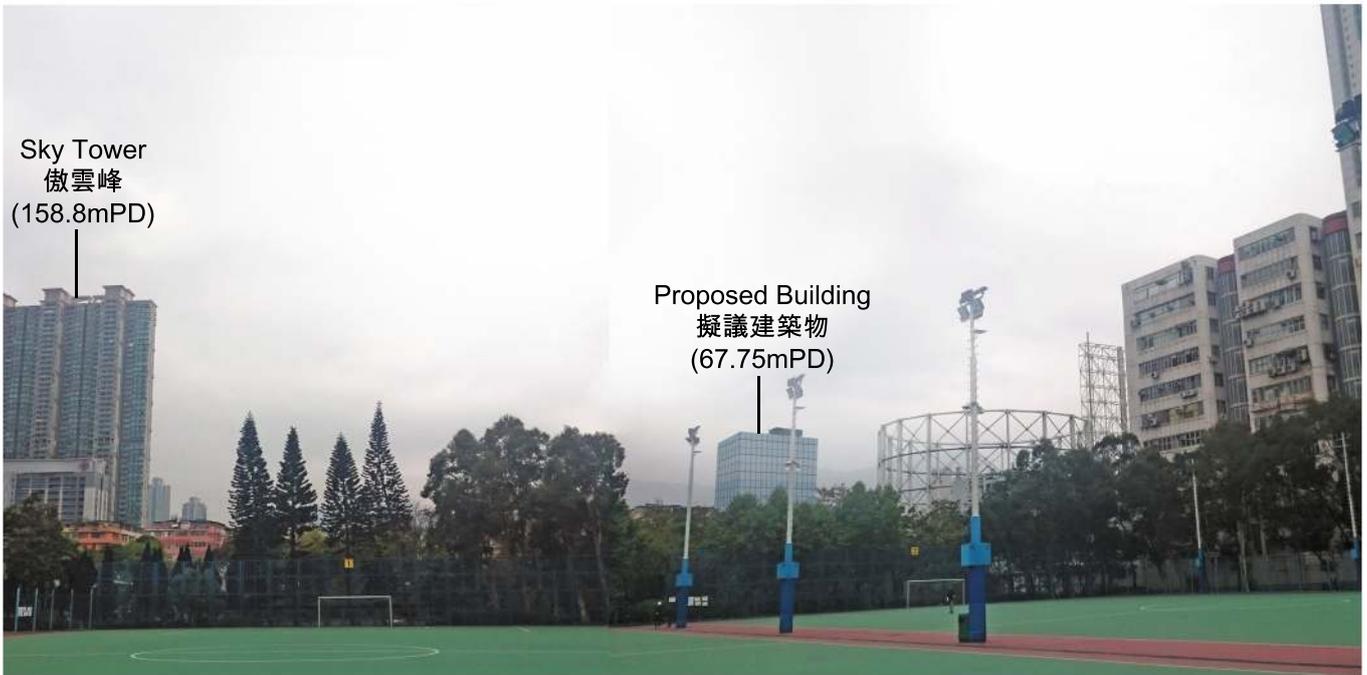
03/2015

SCALE 比例

---



EXISTING VIEW 現有景觀



PHOTOMONTAGE 合成照片

**PHOTOMONTAGE 合成照片 - VP2**  
**VISUAL APPRAISAL FOR**  
**PROPOSED RE-DEVELOPMENT OF**  
**19 MOK CHEONG STREET, TO KWA WAN**

DESIGN CONSULTANTS LTD.  
 11th FLOOR, UNION COMMERCIAL BUILDING  
 12-16 LYNDBURST TERRACE, HONG KONG  
 TEL 2547 7554 2548 4040 FAX 2858 2480

DWG. NO 圖

PLAN3

DATE 日期

03/2015

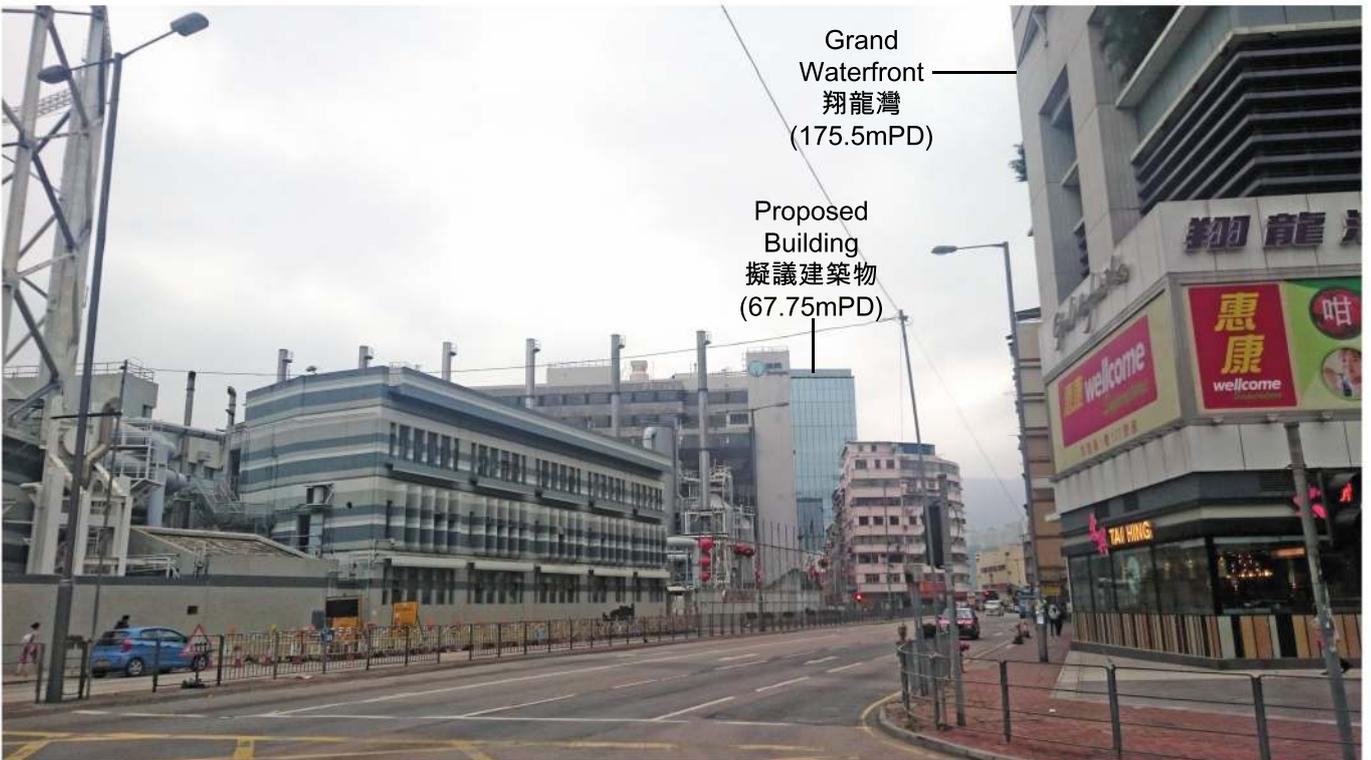
SCALE 比例

--



Grand Waterfront  
 翔龍灣  
 (175.5mPD)

EXISTING VIEW 現有景觀



Grand Waterfront  
 翔龍灣  
 (175.5mPD)

Proposed Building  
 擬議建築物  
 (67.75mPD)

PHOTOMONTAGE 合成照片

**PHOTOMONTAGE 合成照片 - VP3**  
 VISUAL APPRAISAL FOR  
 PROPOSED RE-DEVELOPMENT OF  
 19 MOK CHEONG STREET, TO KWA WAN

DESIGN CONSULTANTS LTD.  
 11th FLOOR, UNION COMMERCIAL BUILDING  
 12-16 LYNDBURST TERRACE, HONG KONG  
 TEL 2547 7554 2548 4040 FAX 2858 2480

DWG. NO 圖

PLAN4

DATE 日期

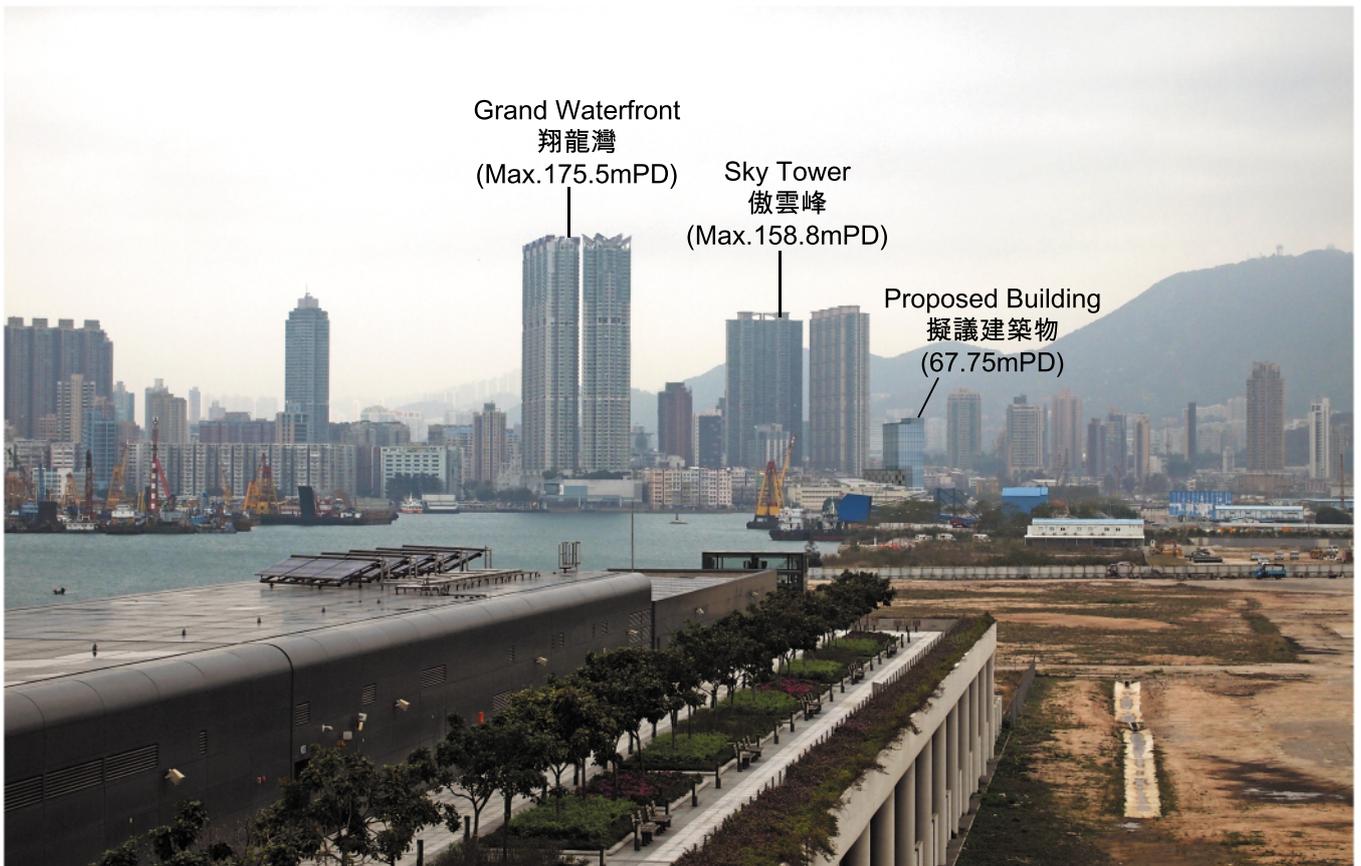
03/2015

SCALE 比例

---



EXISTING VIEW 現有景觀



PHOTOMONTAGE 合成照片

**PHOTOMONTAGE 合成照片 - VP4**  
**VISUAL APPRAISAL FOR**  
**PROPOSED RE-DEVELOPMENT OF**  
**19 MOK CHEONG STREET, TO KWA WAN**

DESIGN CONSULTANTS LTD.  
 11th FLOOR, UNION COMMERCIAL BUILDING  
 12-16 LYNDBURST TERRACE, HONG KONG  
 TEL 2547 7554 2548 4040 FAX 2858 2480

DWG. NO 圖

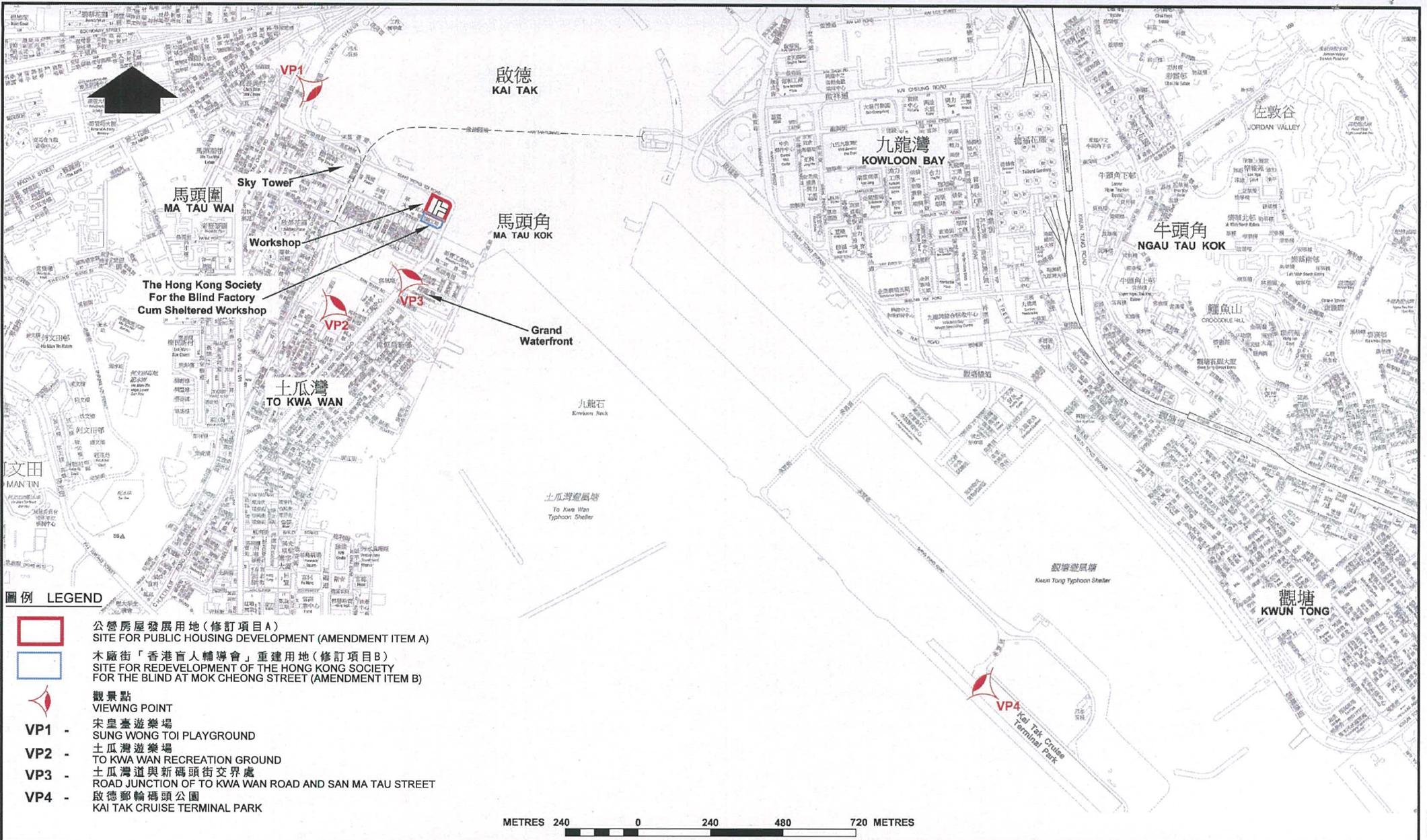
PLAN5

DATE 日期

03/2015

SCALE 比例

--



- 圖例 LEGEND**
-  公營房屋發展用地 (修訂項目 A)  
SITE FOR PUBLIC HOUSING DEVELOPMENT (AMENDMENT ITEM A)
  -  木廠街「香港盲人輔導會」重建用地 (修訂項目 B)  
SITE FOR REDEVELOPMENT OF THE HONG KONG SOCIETY FOR THE BLIND AT MOK CHEONG STREET (AMENDMENT ITEM B)
  -  觀景點  
VIEWING POINT
  - VP1** - 宋皇臺遊樂場  
SUNG WONG TOI PLAYGROUND
  - VP2** - 土瓜灣遊樂場  
TO KWA WAN RECREATION GROUND
  - VP3** - 土瓜灣道與新碼頭街交界處  
ROAD JUNCTION OF TO KWA WAN ROAD AND SAN MA TAU STREET
  - VP4** - 啟德郵輪碼頭公園  
KAI TAK CRUISE TERMINAL PARK

本圖於2015年4月8日擬備  
PLAN PREPARED ON 8.4.2015

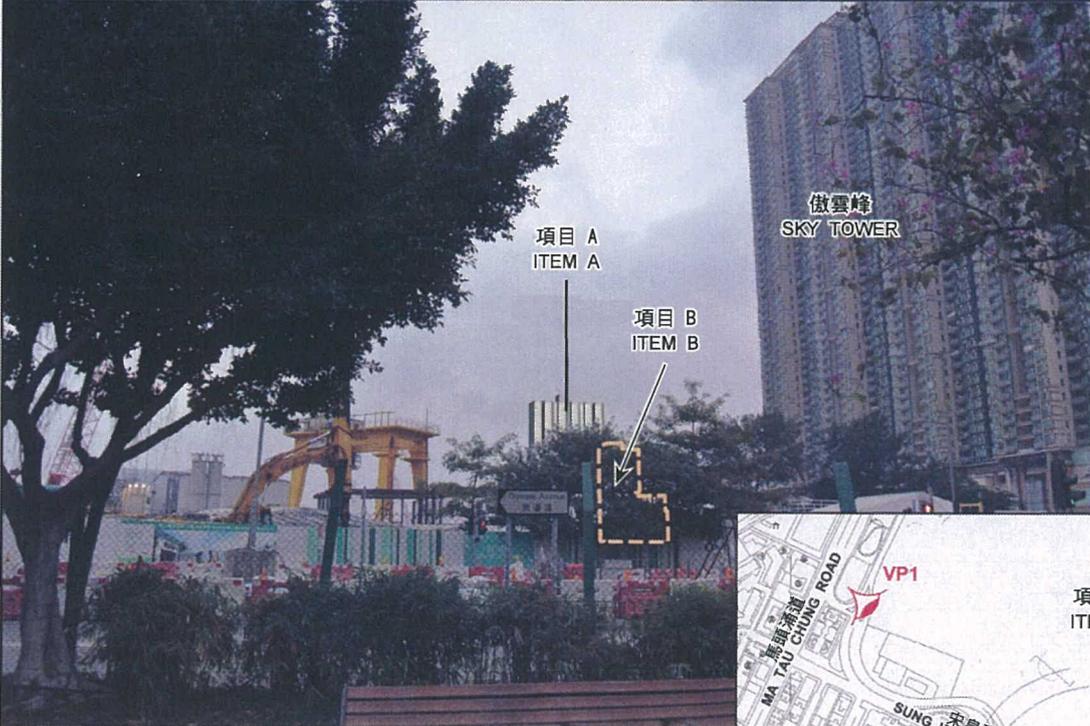
修訂項目 A 及 B - 視覺評估  
VISUAL APPRAISAL FOR AMENDMENT ITEMS A & B

規劃署 PLANNING DEPARTMENT	
參考編號 REFERENCE No. M/K10/15/20	圖 PLAN 1



現有景觀  
EXISTING VIEW

傲雲峰  
SKY TOWER



合成照片  
PHOTOMONTAGE

項目 A  
ITEM A

項目 B  
ITEM B

傲雲峰  
SKY TOWER



資料來源：繪圖由房屋署提交  
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

本圖於2015年4月8日擬備  
PLAN PREPARED ON 8.4.2015

合成照片 PHOTOMONTAGE

觀景點一(宋皇臺遊樂場)  
VIEWING POINT 1  
(SUNG WONG TOI PLAYGROUND)

規劃署  
PLANNING  
DEPARTMENT

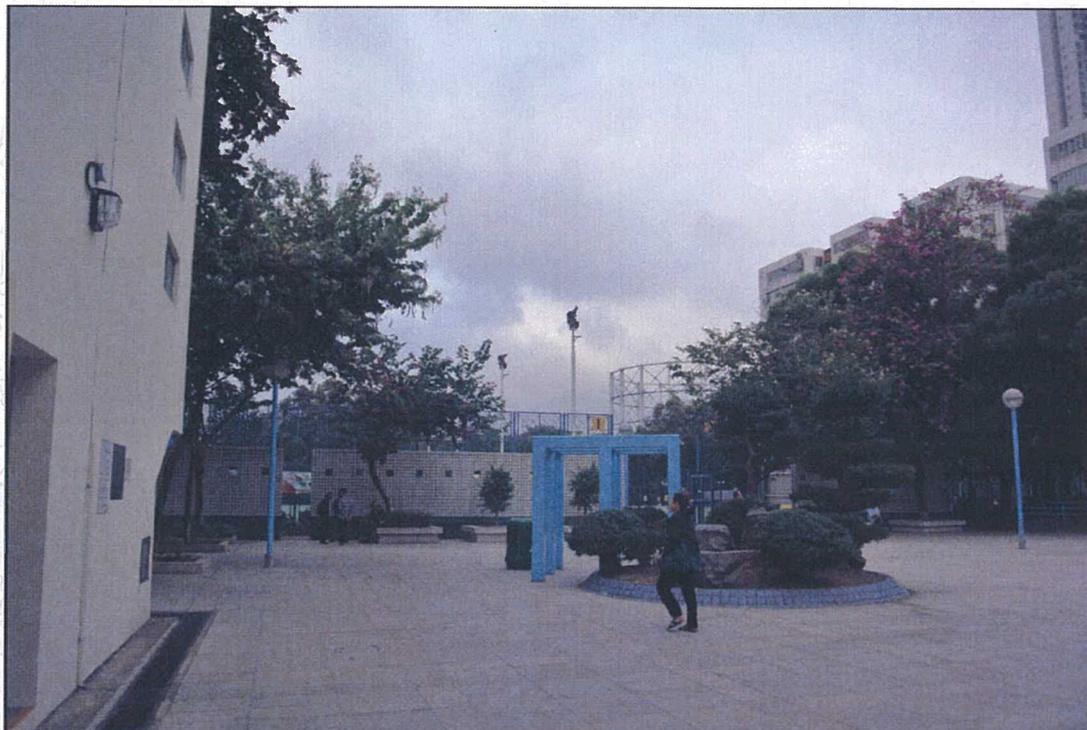


參考編號  
REFERENCE No.

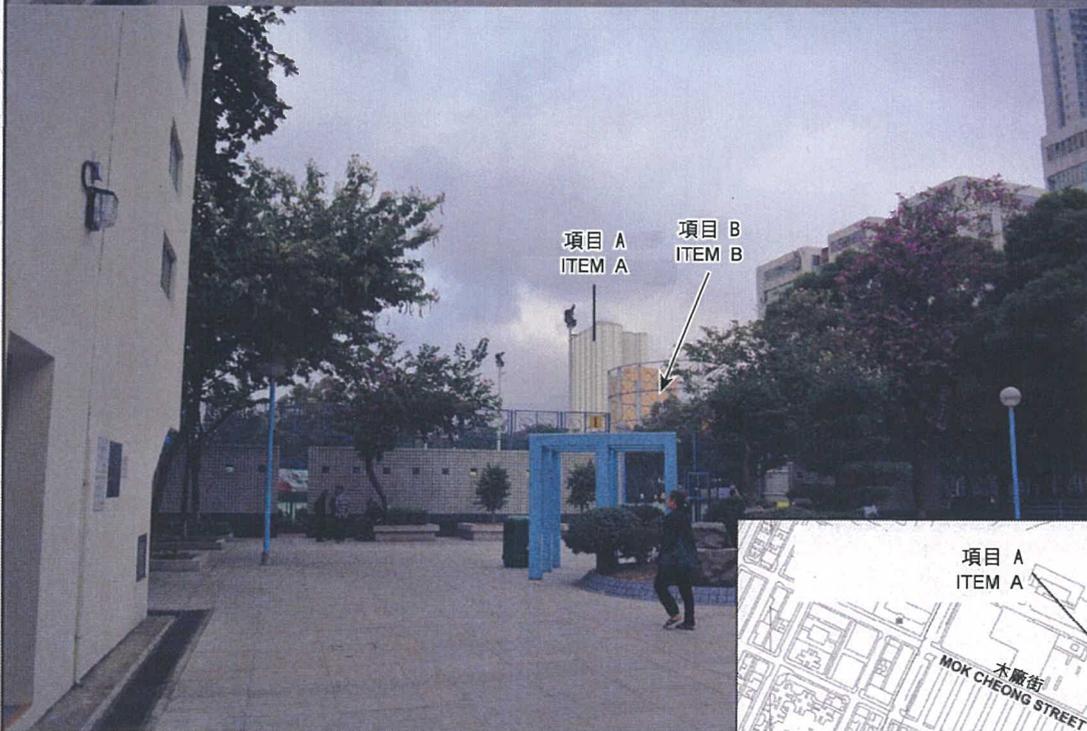
M/K10/15/20

圖 PLAN

2



現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE



資料來源：繪圖由房屋署提交  
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

合成照片 PHOTOMONTAGE

觀景點二(土瓜灣遊樂場)  
VIEWING POINT 2  
(TO KWA WAN RECREATION GROUND)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K10/15/20

圖 PLAN

3

本圖於2015年4月8日擬備  
PLAN PREPARED ON 8.4.2015



現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE



資料來源：繪圖由房屋署提交  
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

合成照片 PHOTOMONTAGE

觀景點三(土瓜灣道與新碼頭街交界處)  
VIEWING POINT 3  
(ROAD JUNCTION OF TO KWA WAN ROAD  
AND SAN MA TAU STREET)

本圖於2015年4月8日擬備  
PLAN PREPARED ON 8.4.2015

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K10/15/20

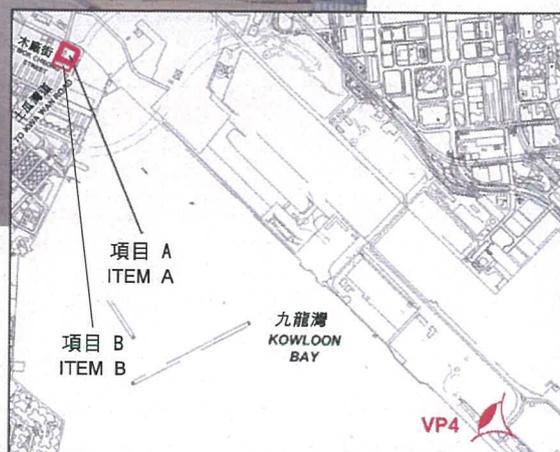
圖 PLAN

4

現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE



資料來源：繪圖由房屋署提交  
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

本圖於2015年4月8日擬備  
PLAN PREPARED ON 8.4.2015

合成照片 PHOTOMONTAGE  
觀景點四(啟德郵輪碼頭公園)  
VIEWING POINT 4  
(KAI TAK CRUISE TERMINAL PARK)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K10/15/20

圖 PLAN

5

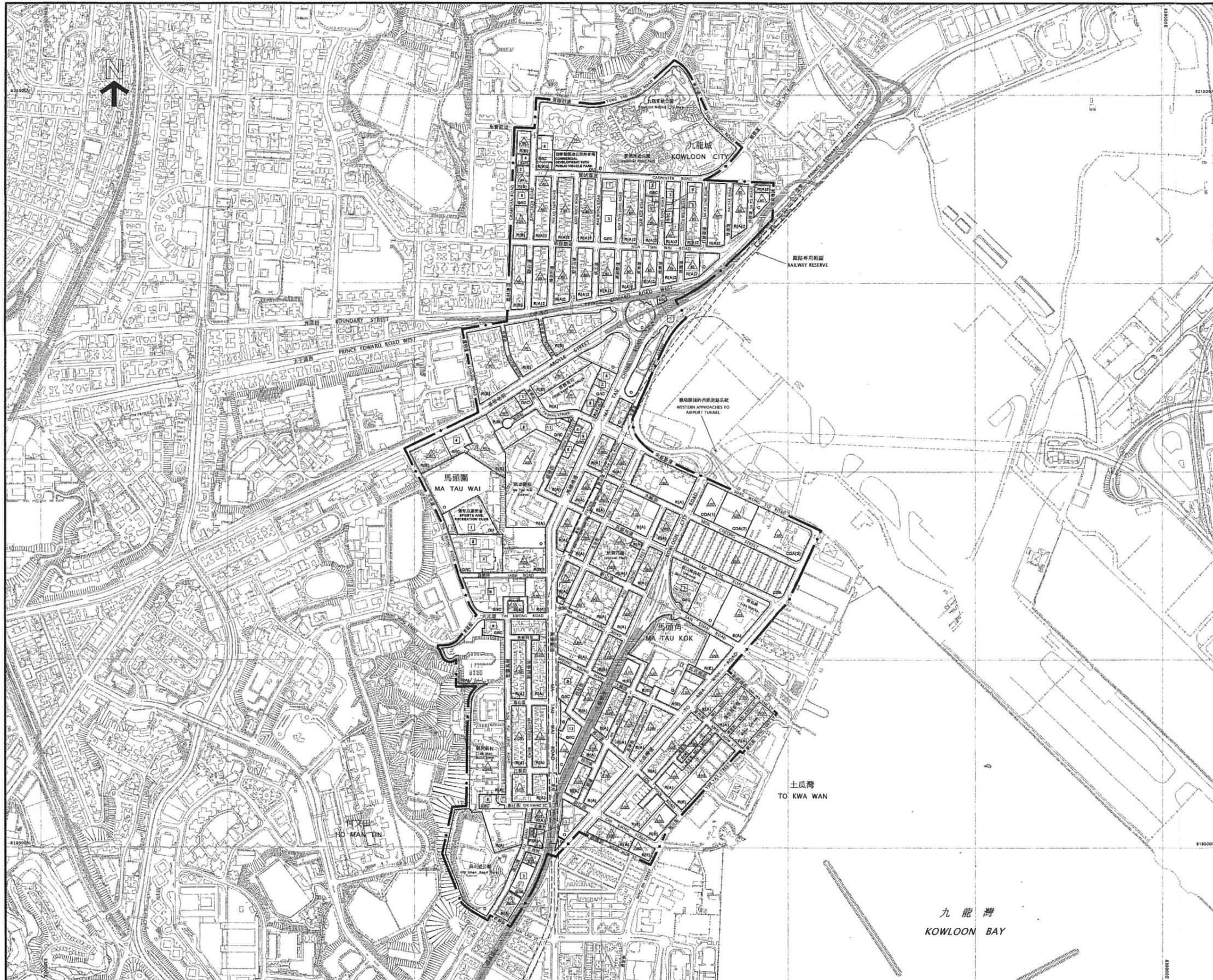
**Provision of Open Space and Major Community Facilities in  
Ma Tau Kok Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Local Open Space	10 ha per 100,000 persons	13.39ha	5.89	6.38	-7.01ha
District Open Space	10 ha per 100,000 persons	13.39ha	16.69	17.61	4.22ha
Sports Centre	1 per 50,000 to 65,000 persons	2	2	2	0
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	1	1	1	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	0	2	2	+2
Library	1 district library for every 200,000 persons	0	2	2	+2
Special Clinic/ Polyclinic	1 whenever a regional or district hospital is built	Not Applicable (NA)	1	1	NA
Clinic/Health Centre	1 per 100,000 persons	1	3	3	+3
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Divisional Police Station	1 per 100,000 to 200,000 persons	0	1	1	+1
Post Office	accessible within 1.2 Km in urban & within 3.2 Km in rural	Not Applicable (NA)	2	2	NA
Secondary School	1 whole-day classroom for 40 persons aged 12 -17	150 classrooms	96	96	-54 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6 - 11	216 classrooms	282	312	+96 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3 to 6	63 classrooms	73	73	+10 Classrooms

Note:

1. The population of the Area in 2011 was about 131,500.
2. The planned population of the Area (including the rezoning proposals) would be about 133,914 (usual residents and mobile residents). This is the basis for assessment of open space. If transient population (e.g. tourists) is included, the figure would be about 144,470.
3. Planned provision includes existing provision and planned but not yet developed facilities.
4. Open space assessment is based on planned population of 133,914 persons.
5. Some facilities do not have set requirement under HKPSG, e.g. elderly facilities, community hall, study room, etc. They are not included in this table.
6. Some facilities are assessed on a wider district basis by the relevant departments, e.g. district open space, secondary school, primary school, sports ground. The shortfall in the OZP area could be addressed by the provision in the adjoining area within the Kowloon City District, subject to the assessment of concerned departments.
7. Some facilities do not require reservation of a standalone site, e.g. post office, kindergarten / nursery, and their shortfall is to be handled by concerned departments.



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
RESIDENTIAL (GROUP E)	R(E)	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	[Symbol]	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	[Symbol]	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	[Symbol]	最高建築物高度 (樓層數目)

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	0.40	0.29	商業
COMPREHENSIVE DEVELOPMENT AREA	5.67	4.09	綜合發展區
RESIDENTIAL (GROUP A)	44.17	31.88	住宅(甲類)
RESIDENTIAL (GROUP B)	6.93	0.45	住宅(乙類)
RESIDENTIAL (GROUP E)	3.20	2.31	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	8.59	6.49	政府、機構或社區
OPEN SPACE	21.84	15.78	休憩用地
OTHER SPECIFIED USES	1.46	1.05	其他指定用途
MAJOR ROAD ETC.	43.88	31.68	主要道路等
TOTAL PLANNING SCHEME AREA	138.54	100.00	規劃範圍總面積

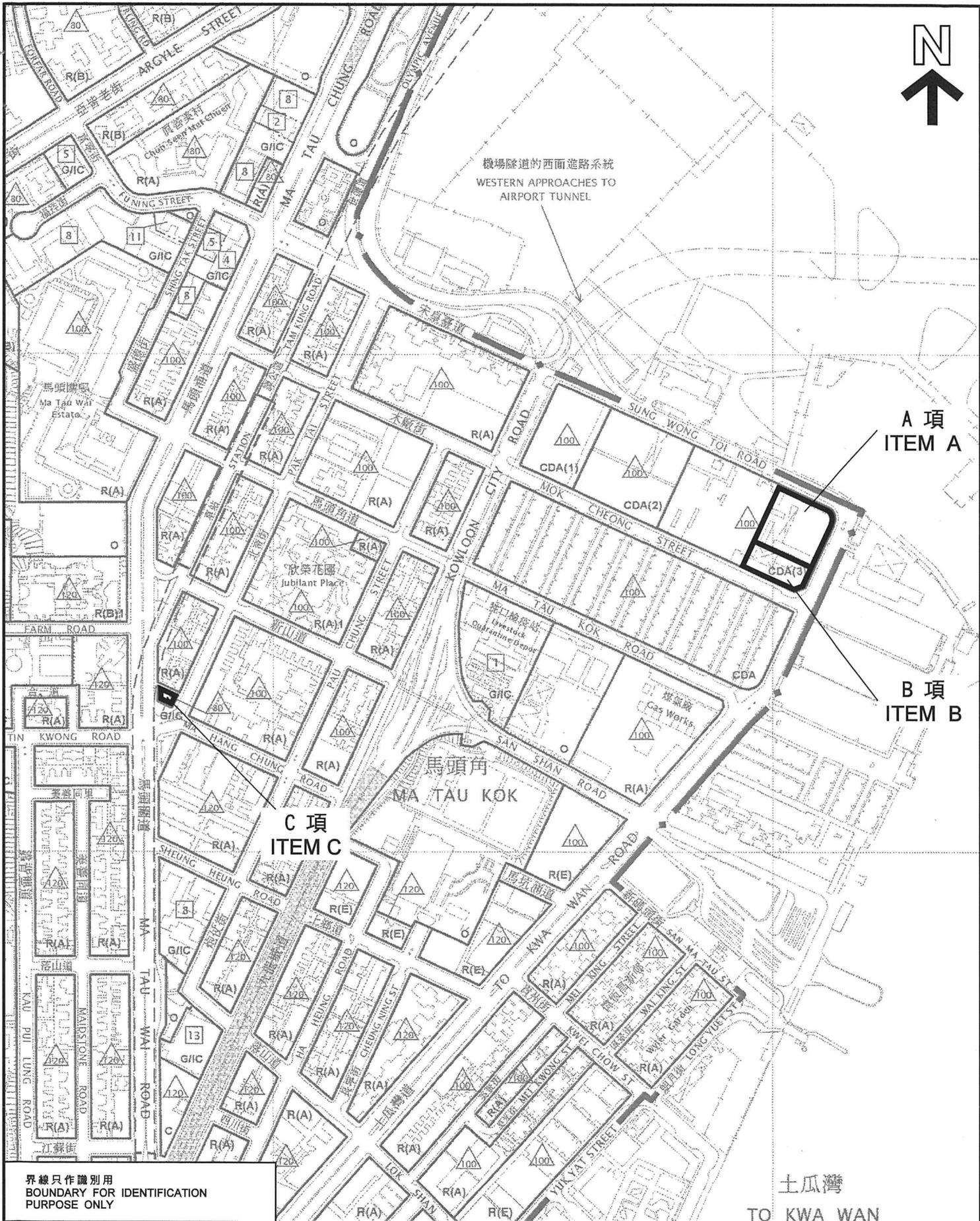
夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

香港城市規劃委員會依據城市規劃條例擬備的馬頭角(九龍規劃區第10區)分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 10 - MA TAU KOK - OUTLINE ZONING PLAN

行政長官會同行政會議於2008年11月4日根據城市規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 4 NOVEMBER 2008  
Ms Manda CHAN 陳詠雯女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/K10/20



界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本摘要圖於2015年3月26日擬備，  
所根據的資料為於2008年11月4日  
核准的分區計劃大綱圖編號 S/K10/20  
EXTRACT PLAN PREPARED ON 26.3.2015  
BASED ON OUTLINE ZONING PLAN No.  
S/K10/20 APPROVED ON 4.11.2008

**位置圖 LOCATION PLAN**

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂  
(A, B及C項)

PROPOSED AMENDMENTS TO THE APPROVED  
MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20  
(ITEMS A, B AND C)

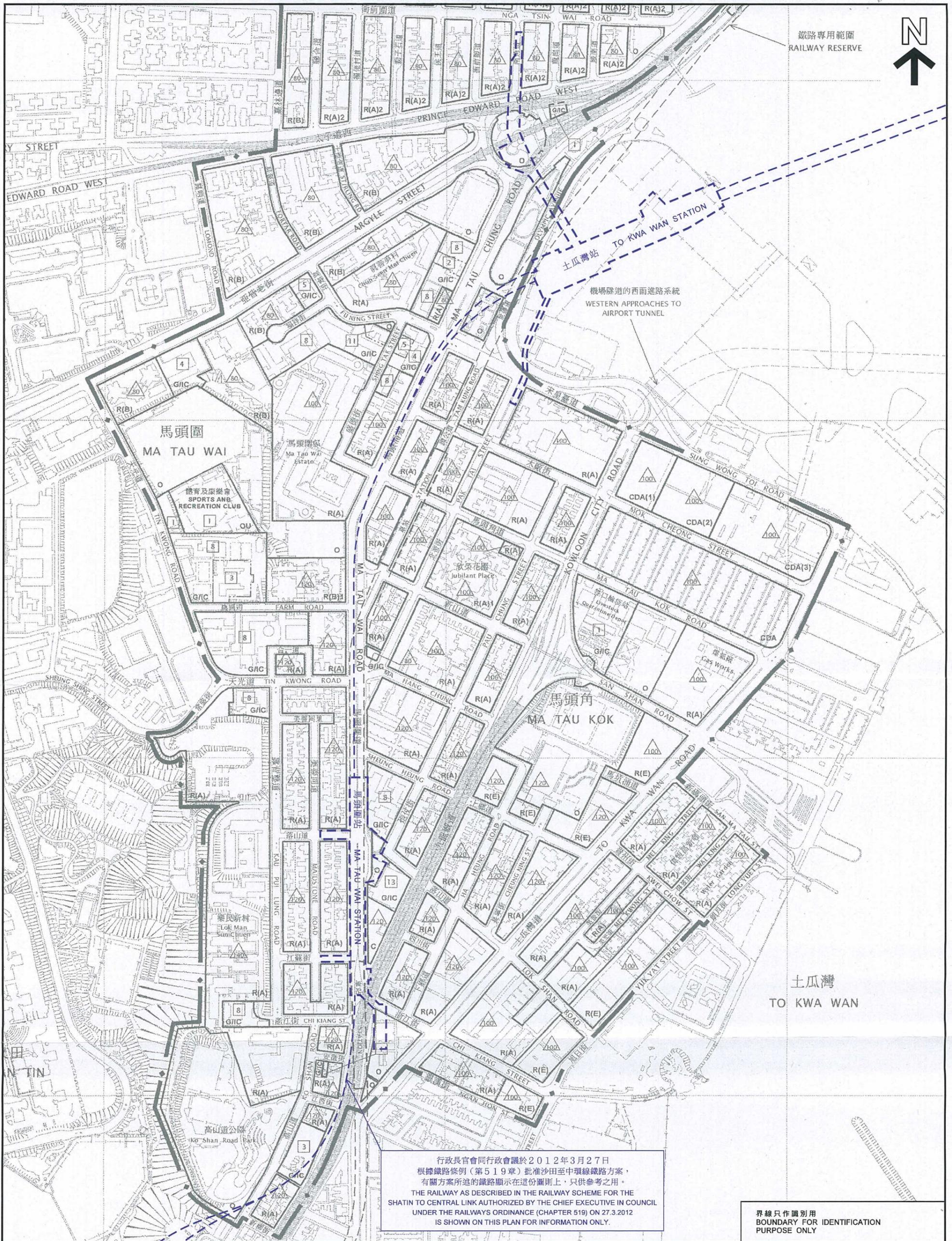
SCALE 1 : 5 000 比例尺  
METRES 100 0 100 200 METRES

規劃署  
**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**M/K10/15/20**

圖 PLAN  
**2**



鐵路專用範圍  
RAILWAY RESERVE



機場隧道的西面進路系統  
WESTERN APPROACHES TO AIRPORT TUNNEL

馬頭圍  
MA TAU WAI

馬頭角  
MA TAU KOK

土瓜灣  
TO KWA WAN

行政長官會同行政會議於2012年3月27日  
根據鐵路條例(第519章)批准沙田至中環線鐵路方案，  
有關方案所述的鐵路顯示在這份圖則上，只供參考之用。  
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE  
SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL  
UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 27.3.2012  
IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

本摘要圖於2015年4月10日擬備，  
所根據的資料為於2008年11月4日  
核准的分區計劃大綱圖編號 S/K10/20  
EXTRACT PLAN PREPARED ON 10.4.2015  
BASED ON OUTLINE ZONING PLAN No.  
S/K10/20 APPROVED ON 4.11.2008

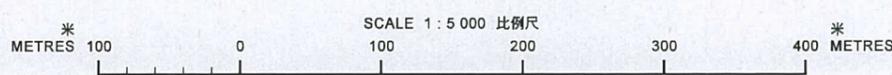
位置圖 LOCATION PLAN  
馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20

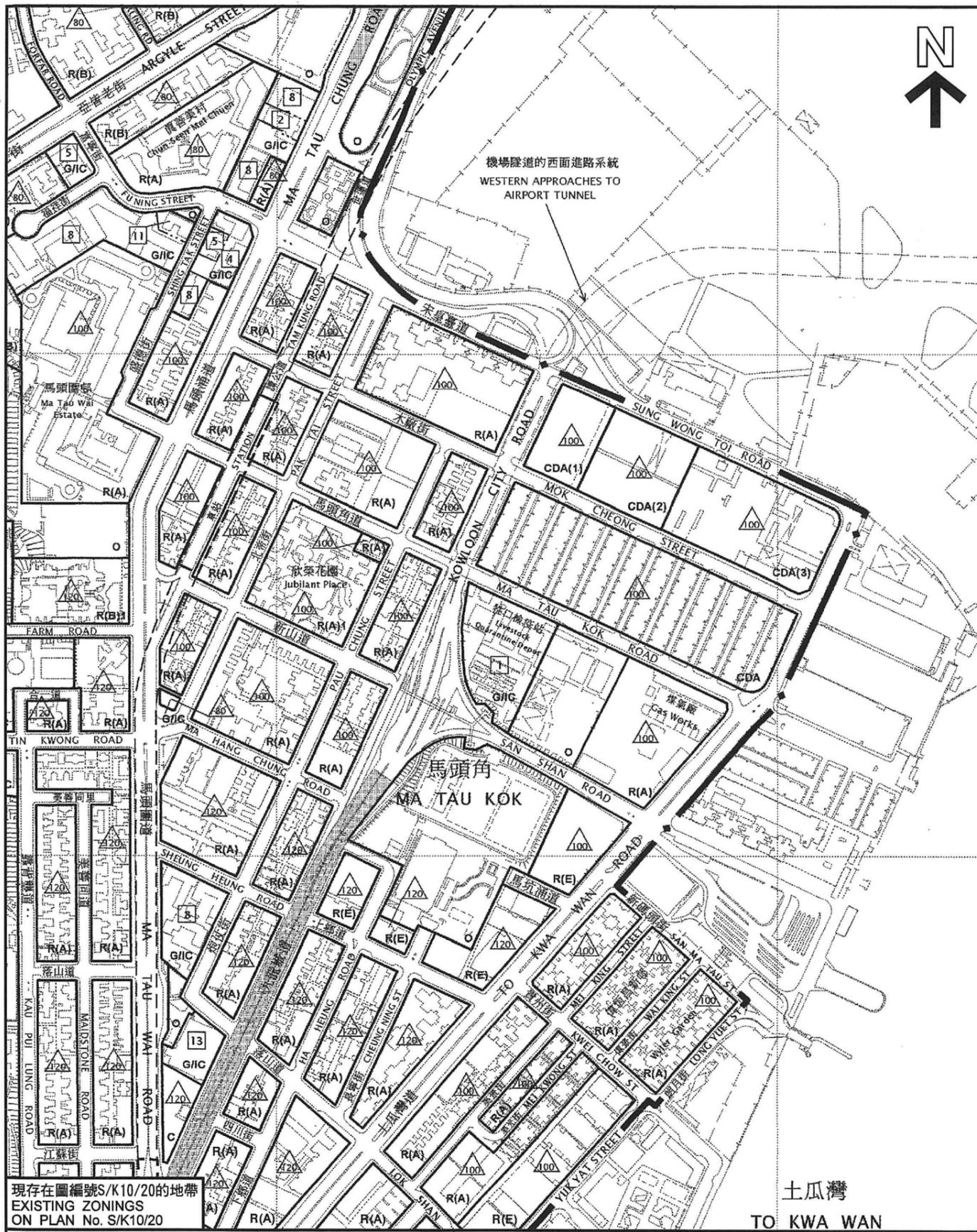
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K10/15/20

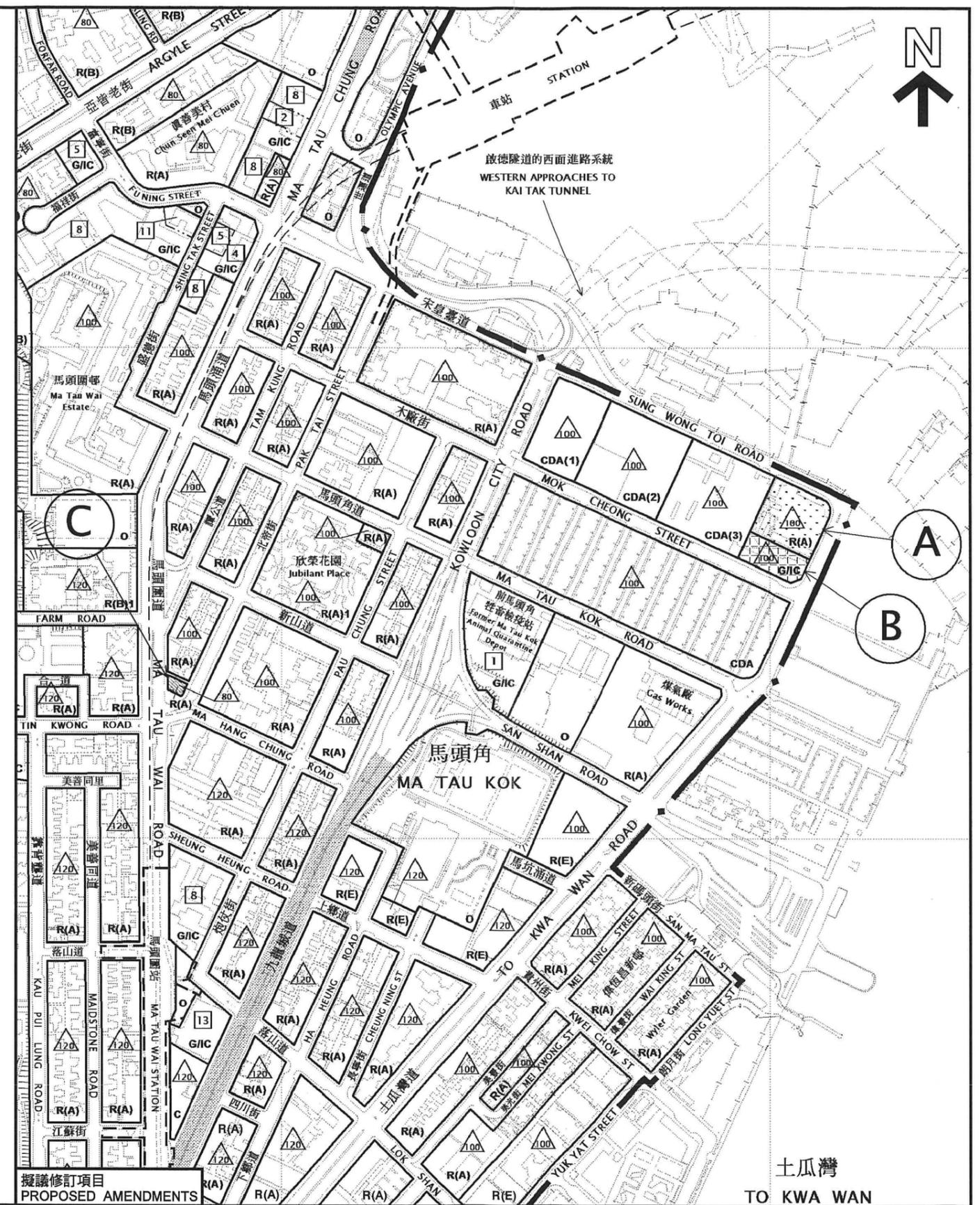
圖 PLAN  
3





現存圖編號S/K10/20的地帶  
EXISTING ZONINGS  
ON PLAN No. S/K10/20

土瓜灣  
TO KWA WAN



擬議修訂項目  
PROPOSED AMENDMENTS

土瓜灣  
TO KWA WAN

位置圖 LOCATION PLAN

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂  
(A, B及C項)

PROPOSED AMENDMENTS TO THE APPROVED MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20  
(ITEMS A, B AND C)

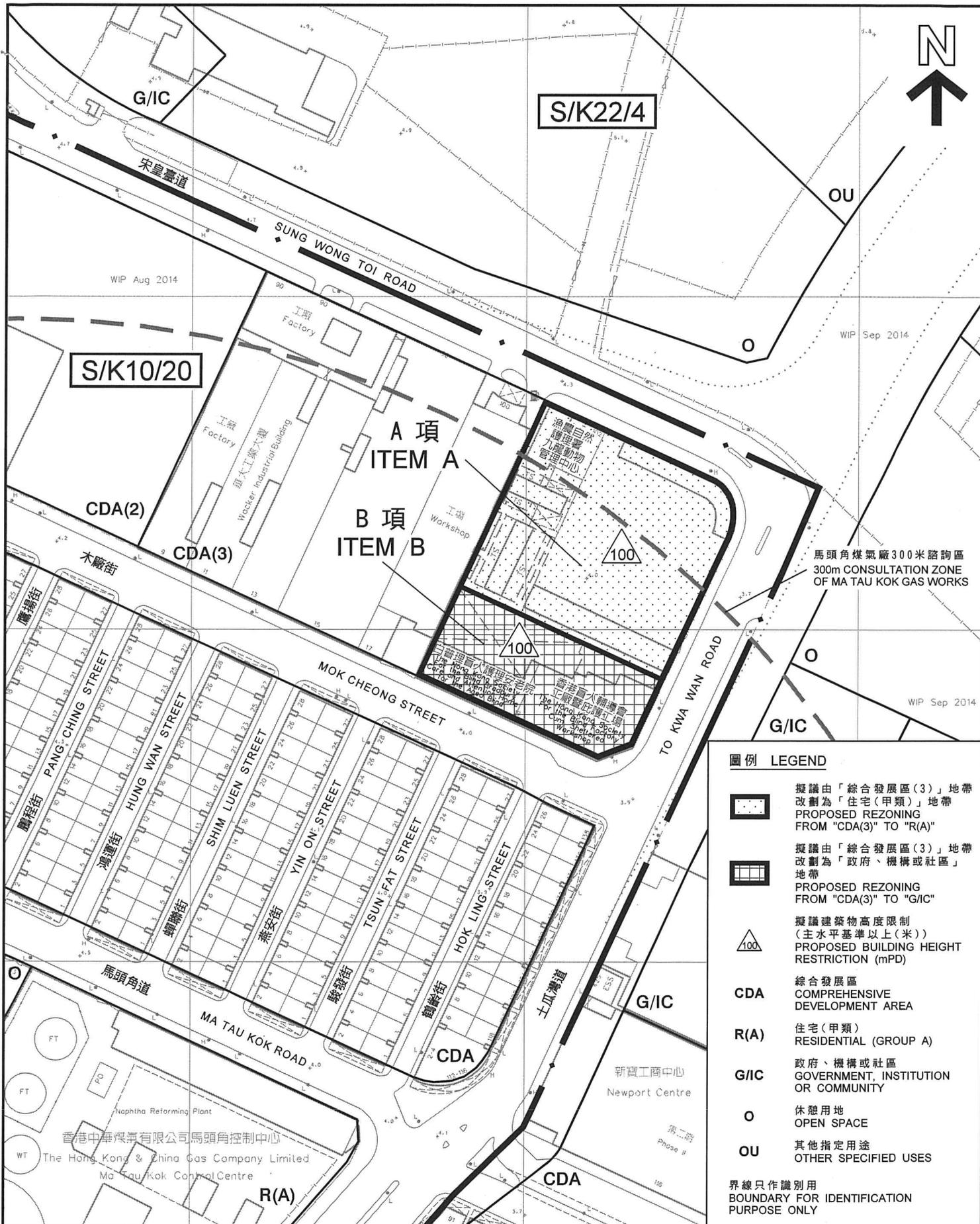
SCALE 1:5 000 比例尺  
METRES 100 0 100 200 300 400 METRES

本摘要圖於2015年4月8日擬備，  
所根據的資料為於2008年11月4日  
核准的分區計劃大綱圖編號 S/K10/20  
EXTRACT PLAN PREPARED ON 8.4.2015  
BASED ON OUTLINE ZONING PLAN No.  
S/K10/20 APPROVED ON 4.11.2008

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/K10/15/20

圖 PLAN  
4



圖例 LEGEND	
	擬議由「綜合發展區(3)」地帶改劃為「住宅(甲類)」地帶 PROPOSED REZONING FROM "CDA(3)" TO "R(A)"
	擬議由「綜合發展區(3)」地帶改劃為「政府、機構或社區」地帶 PROPOSED REZONING FROM "CDA(3)" TO "G/IC"
	擬議建築物高度限制(主水平基準以上(米)) RESTRICTION BUILDING HEIGHT RESTRICTION (mPD)
<b>CDA</b>	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
<b>R(A)</b>	住宅(甲類) RESIDENTIAL (GROUP A)
<b>G/IC</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<b>O</b>	休憩用地 OPEN SPACE
<b>OU</b>	其他指定用途 OTHER SPECIFIED USES
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

平面圖 SITE PLAN

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂 (A及B項)

PROPOSED AMENDMENTS TO THE APPROVED MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20 (ITEMS A AND B)

SCALE 1 : 1 500 比例尺  
METRES 25 0 25 50 METRES

本摘要圖於2015年4月10日擬備，  
所根據的資料為測量圖編號  
11-NE-11C 和 16A  
EXTRACT PLAN PREPARED ON 10.4.2015  
BASED ON SURVEY SHEETS No.  
11-NE-11C & 16A

規劃署  
PLANNING  
DEPARTMENT

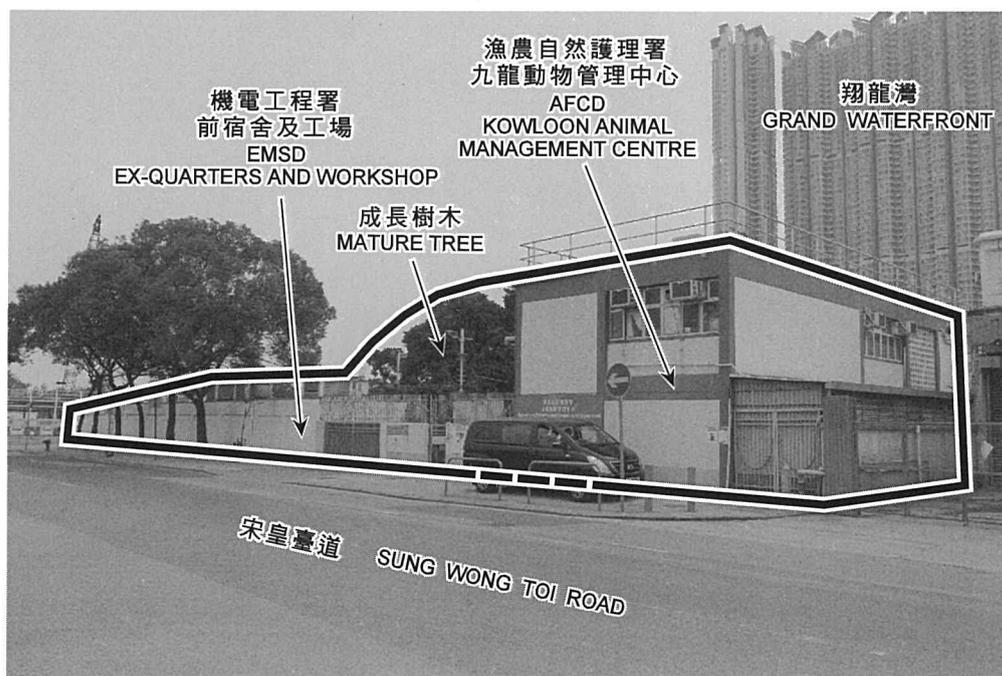
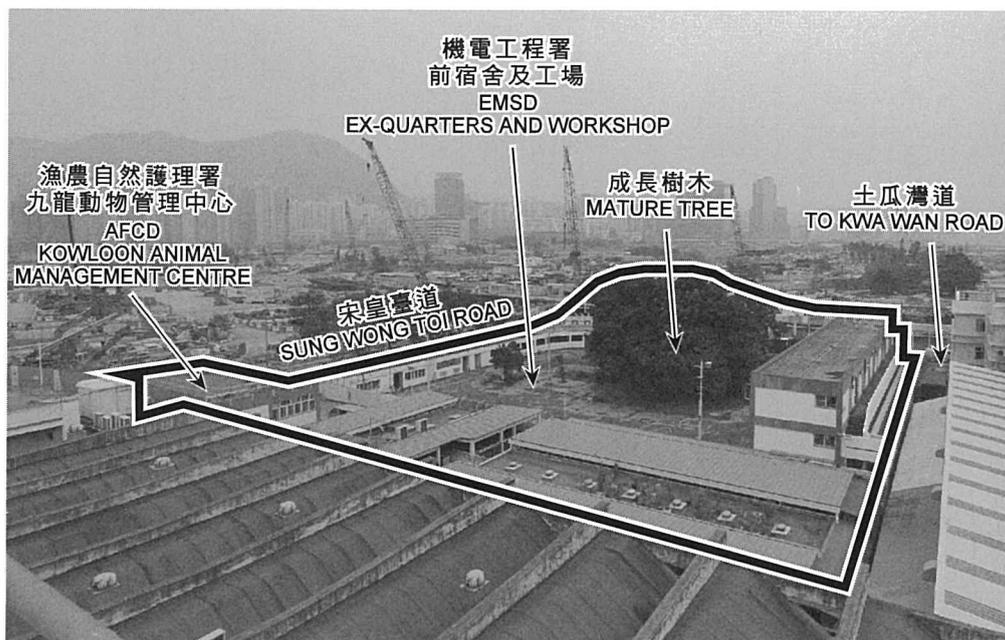


參考編號  
REFERENCE No.

M/K10/15/20

圖 PLAN

5



修訂項目A項  
AMENDMENT ITEM A

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSES ONLY

實地照片 SITE PHOTO

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂  
(A項)  
PROPOSED AMENDMENTS TO THE APPROVED  
MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20  
(ITEM A)

規劃署  
PLANNING  
DEPARTMENT



本圖於2015年4月10日擬備，  
所根據的資料為攝於  
2015年2月6日的實地照片  
PLAN PREPARED ON 10.4.2015  
BASED ON SITE PHOTOS  
TAKEN ON 6.2.2015

參考編號  
REFERENCE No.

M/K10/15/20

圖 PLAN

6



**修訂項目B項  
AMENDMENT ITEM B**

**實地照片 SITE PHOTO**

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂  
(B項)  
PROPOSED AMENDMENTS TO THE APPROVED  
MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20  
(ITEM B)

**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.

M/K10/15/20

圖 PLAN

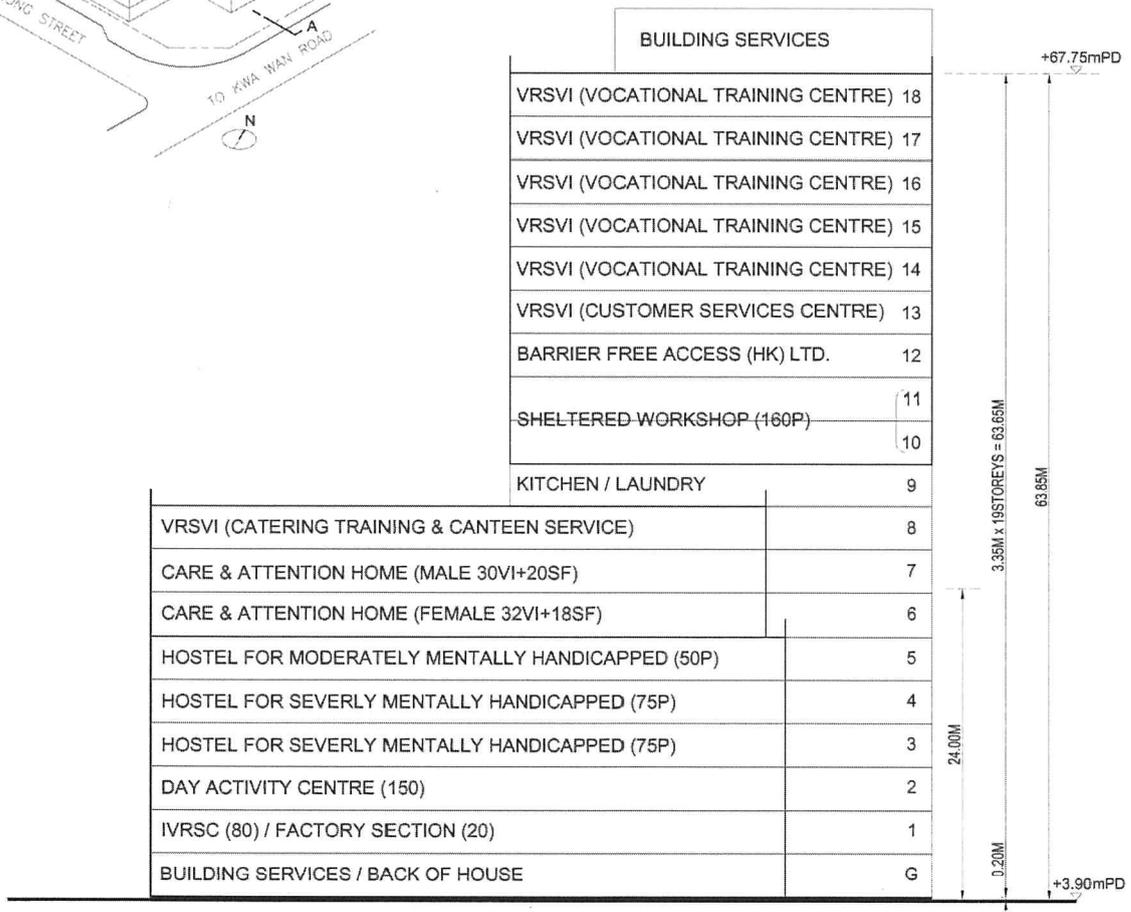
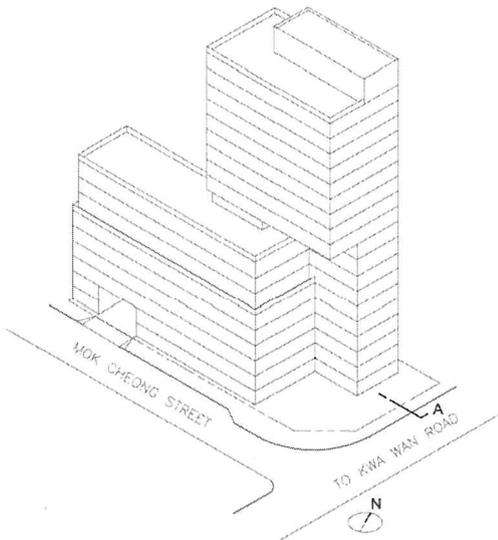
7

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSES ONLY

本圖於2015年3月26日擬備，  
所根據的資料為攝於  
2015年2月6日的實地照片  
PLAN PREPARED ON 26.3.2015  
BASED ON SITE PHOTOS  
TAKEN ON 6.2.2015

PROPOSAL FOR RE-DEVELOPMENT OF  
19 MOK CHEONG STREET, TO KWA WAN  
KIL 8052

THE HONG KONG SOCIETY FOR THE BLIND



SECTION A

Design Consultants Limited  
8 April 2015

本圖於2015年4月9日擬備  
PLAN PREPARED ON 9.4.2015

**切面圖 SECTION PLAN**  
馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂  
(B項)  
PROPOSED AMENDMENTS TO THE APPROVED  
MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20  
(ITEM B)

**規 劃 署**  
**PLANNING**  
**DEPARTMENT**

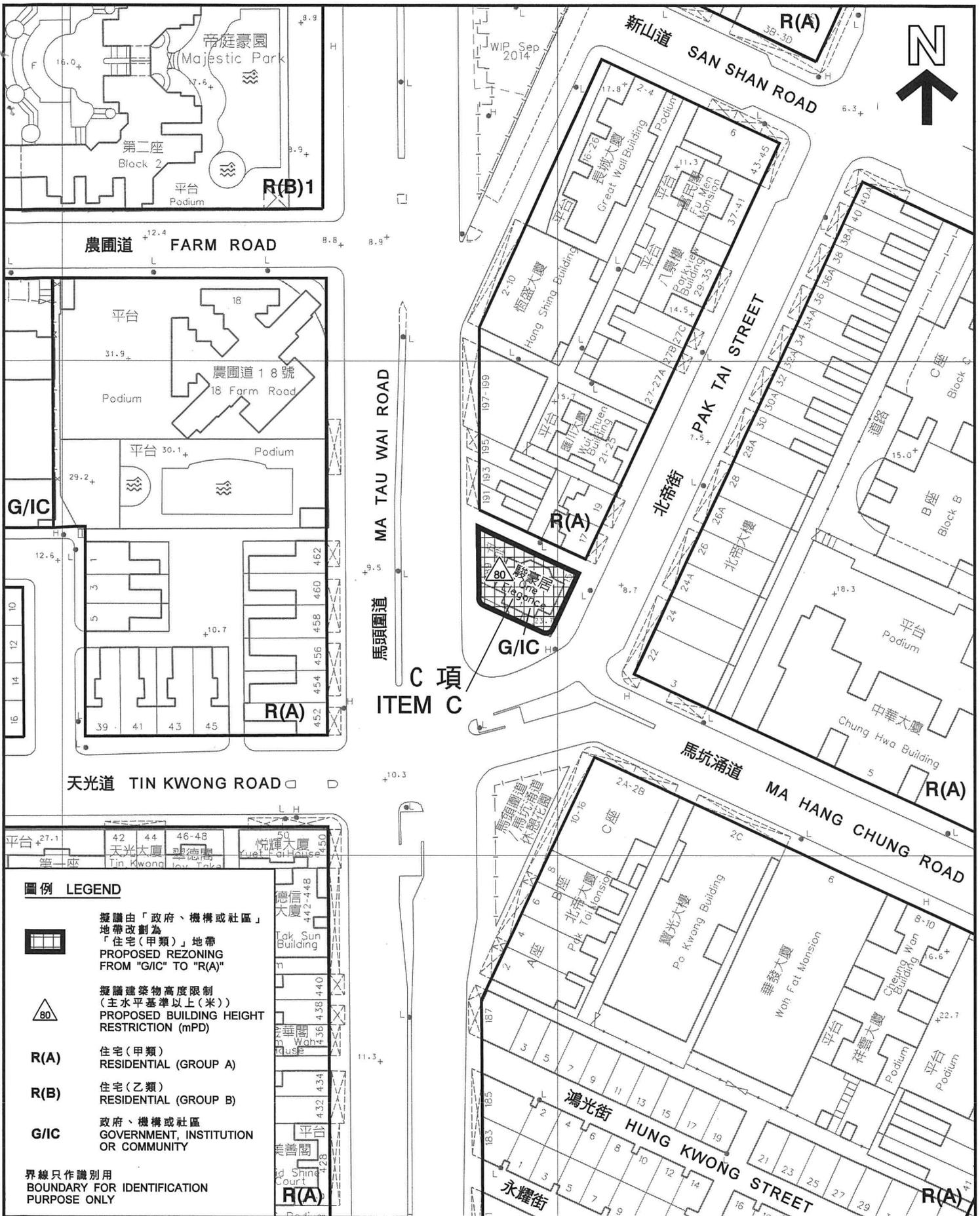


參考編號  
REFERENCE No.

M/K10/15/20

圖 PLAN

8



平面圖 SITE PLAN

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂 (C項)  
 PROPOSED AMENDMENTS TO THE APPROVED  
 MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20  
 (ITEM C)

本摘要圖於2015年3月26日擬備，  
 所根據的資料為測量圖編號  
 11-NW-20B  
 EXTRACT PLAN PREPARED ON 26.3.2015  
 BASED ON SURVEY SHEET No.  
 11-NW-20B

SCALE 1:1 000 比例尺  
 METRES 20 0 20 40 METRES

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.

M/K10/15/20

圖 PLAN

9



修訂項目C項  
AMENDMENT ITEM C

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSES ONLY

實地照片 SITE PHOTO

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂  
(C項)  
PROPOSED AMENDMENTS TO THE APPROVED  
MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20  
(ITEM C)

本圖於2015年3月26日擬備，  
所根據的資料為攝於  
2014年10月24日的實地照片  
PLAN PREPARED ON 26.3.2015  
BASED ON SITE PHOTO  
TAKEN ON 24.10.2014

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K10/15/20

圖 PLAN

10