

**Amendments to the Approved
Yau Ma Tei Outline Zoning Plan No. S/K2/20**

Introduction

1. This paper is to brief Members on the amendments made to the approved Yau Ma Tei Outline Zoning Plan No. S/K2/20, in particular the imposition of building height (BH) restrictions to guide future development/redevelopment in the Yau Ma Tei area (the Area).

Background

2. The draft Yau Ma Tei Outline Zoning Plan No. S/K2/21, incorporating building height restrictions for various development zones and other amendments, is being exhibited for public inspection in the two-month period between 29 October 2010 and 29 December 2010 under section 5 of the Town Planning Ordinance (the Ordinance). The draft OZP No. S/K2/21 (the OZP) and its Notes and Explanatory Statement are at **Annexes A to C** respectively for Members' reference.

3. On the then approved Yau Ma Tei OZP No. S/K2/20, there was no building height restriction except for the site zoned "Residential (Group B)1" ("R(B)1") for King's Park Hill⁽¹⁾, "R(B)2" for Parc Palais⁽²⁾ and "Government, Institution or Community(1)" ("G/IC(1)") for the proposed Hong Kong Polytechnics Phase 8⁽³⁾. Given its location and the fact that there are many old buildings in the Area, Yau Ma Tei area is under immense redevelopment pressure. In the absence of building height controls, excessively tall buildings with scale out of context in the locality proliferate at random locations, resulting in negative impacts on the visual quality of the Area and causing great concern to the local communities.

Imposition of Building Height Restrictions

4. With the growing community concern on the overall built environment, the stipulation of the building height restrictions on the OZP is considered a more effective measure to regulate the development height profile of the built-environment. Apart from providing a statutory planning mechanism to control the height and development intensity of the development/redevelopment, these restrictions on the OZP would set out the planning intention more clearly, making it more transparent and open to public scrutiny. It also allows representations/comments on the amendment items which are to be heard and considered in accordance with the procedures under the Ordinance.

(1) A BH restriction of 85mPD was imposed in 2002

(2) A BH restriction of 130mPD was imposed in 2007

(3) A BH restriction of 30/60mPD was imposed in 2007

Overall Building Height Concept (Amendment Item A and Amendment Item (b) to the Notes of the Plan)

5. A review was undertaken to examine the building height restrictions appropriate for all the development zones in the OZP with a view to preventing additional excessively tall or out-of-context buildings and instigating control on the overall building height profile of the Area. The review has taken account of the area context, existing topography, local character, existing townscape and building height profile, the local wind environment and measures suggested for ventilation improvements, areas of local attractions, the building height restriction under the lease and the Urban Design Guidelines. An air ventilation assessment (AVA) by expert evaluation of the Area was also undertaken to assess the likely impacts of the building height restrictions of development sites on the pedestrian wind environment.

Buildings Height Restrictions for the “C”, “R(A)” and “R(B)” zones

6. The overall building height profile concept in Yau Ma Tei allows both sides of Nathan Road to have higher maximum building heights with the height profile decreasing gradually from Nathan Road towards the east and west of the Area:

- (a) **Maximum building height of 100mPD** – Higher maximum building height would be allowed for “Commercial” (“C”) zones along both sides of Nathan Road in the Area. This has taken into account the planned land uses, relatively convenient transportation along Nathan Road, higher degree of land amalgamation and the width of Nathan Road. The heights are also in line with the commercial areas along Nathan Road in Mong Kok and Jordan.
- (b) **Maximum building height of 90mPD** – There are 5 medium-density “R(B)” zones to the east of Nathan Road in the King’s Park area. Building height restrictions under the OZP are already in place for 2 of the 5 sites, including King’s Park Hill and Parc Palais (see paragraph 3 above), are still valid. In this OZP review, a maximum building height of 90mPD is proposed for the remaining 3 sites which are The Regalia, King’s Park Villa and Wylie Court so as to reflect heights of existing buildings.
- (c) **Maximum building height of 80mPD** – They are mainly the “Residential (Group A)” (“R(A)”) zones west of Nathan Road. These areas have been identified by the AVA Study as an important entrance of the prevailing wind from the west into the Area. To cater for amalgamation of sites and to avoid ‘pencil-like’ buildings erected on small lots, a two-tier building height concept will be adopted. For larger sites, i.e. 400m² or larger in area, which have scope for better design and ancillary facilities, an additional building height of 20m would be allowed, up to the height of 100mPD, except on land designated “R(A)1” (known as Prosperous Garden) and “R(A)2” (known as Man Wah Sun Chuen). There is a relatively large-scale residential development west of Nathan Road, known as the “8 Waterloo” which is a subject of another amendment item. Please refer to Amendment Item B in paragraph 11 below.

7. The proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile for visual permeability, and wind penetration and circulation. In general, existing buildings/committed developments that have already exceeded the relevant BH restrictions are allowed to be redeveloped to the height of the existing buildings upon redevelopment.

Building Heights for the “G/IC” and “OU” Zones

8. Apart from providing facilities to serve the community or specific purposes, the existing “G/IC” and “Other Specified Uses” (“OU”) developments also serve as breathing space and visual relief to the Area. In formulating the building height restrictions for these zones, due regard has been given to the nature of the existing facilities/uses, the existing building heights, the minimum height requirement for some designated GIC/OU facilities and the need to maintain compatible building mass in the local setting. In general, the building height restrictions reflect either the existing building heights of various GIC/OU developments, or that of the planned/committed development proposals.

Recommendations of the Air Ventilation Assessment

9. Taking account of the results and recommendations of the AVA, the following improvement measures are suggested to be incorporated into the OZP:

Building Setbacks (Amendment Item (d) to the Notes of the Plan)

- (a) Setback of buildings from streets plays a key role in creating/widening air paths to improve air ventilation of the local area:
 - (i) To enhance the north-south air flow in the inner part of the Kowloon Peninsula, a building setback of 3m from the lot boundary above 15m measured from the mean street level for the sites on both sides of Portland street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street is imposed.
 - (ii) The east-west air path at Kansu Street will be widened by imposing a 6m setback of building from the lot boundary above 15m measured from the mean street level for the “C” zone abutting the northern curb of Kansu Street to improve air penetration and visual permeability upon redevelopment.

Non-Building Area (NBA) (Amendment Item B2)

- (b) The existing public open space together with Yunnan Lane, located to the south of “8 Waterloo”, is situated at a location where the southerly wind changes its course from Temple Street to Portland Street. To preserve this air path, the public open space together with Yunnan Lane is designated as an NBA. The intention for the designation of the NBA is for air ventilation above ground and such a restriction will not apply to underground developments.

Building Gaps (Explanatory Statement para. 7.10)

10. Taking account of the recommendations of the AVA, a number of building gaps are proposed in the Explanatory Statement to indicate the intention for long-term implementation:

- (a) To extend the Man Ming Lane air path eastwards, an east-west air path will be created by demarcating a strip of 15m-wide land above podium level across the buildings at 502-512 Nathan Road.
- (b) To extend the Hamilton street air path westwards, an east-west air path will be created by demarcating 2 strips of 15m-wide land above podium level across the two "R(A)" zones bounded by Canton Road, Pitt street, Ferry Street and Dundas Street.
- (c) To welcome the wind from the harbour to the inner area, an east-west air path to align with Wing Sing Lane is created by proposing a strip of 16m-wide land above podium level traversing the residential block to the east of Prosperous Garden.
- (d) To facilitate the summer easterlies and westerlies, two east-west air paths will be created by demarcating 4 strips of 10m-wide land above podium level across the two "R(A)" zones bounded by Canton Road, Jordan Road, Ferry Street and Saigon Street.

Other Zoning Amendments (Annex C)

11. A number of sites are also rezoned to reflect the existing status of the sites and the stipulation of different building height restrictions at various locations. The Notes of the OZP have also been updated where appropriate. These include:

- Item B1 - Rezoning of a site bounded by Waterloo Road, Shanghai Street, Man Ming Lane and Portland Street from "Comprehensive Development Area" ("CDA") as shown on the approved Land Development Corporation Waterloo Road/ Yunnan Lane Development Scheme Plan No. S/K2/LDC1/4 to "OU" annotated "Residential Development with Historical Building Preserved" and stipulating with building height restrictions, so as to reflect the existing uses on-site. The planning intention of this zone is primarily for residential development with the in-situ preservation of the former pumping station of Water Supplies Department (also known as Red Brick Building) and the provision of a 1,650m² public open space. The residential portion of the site is subject to a maximum building height of 132mPD while the former pumping station of Water Supplies Department a maximum building height of 2 storeys (excluding basement floor(s)).

- Item B2 - Designation of a piece of land at the southern portion of the "OU" annotated "Residential Development with Historical Building Preserved" zone as 'non-building area' (please refer to para. 9 (b) above).
- Item C1 - Rezoning of a site at Reclamation Street near its junction with Hamilton Street from "G/IC" to "Open Space" ("O"), to reflect the existing use as a public open space.
- Item C2 - Rezoning of a site at the junction of Hamilton Street and Portland Street from "G/IC" to "O", to reflect the existing use as a public open space.
- Item C3 - Rezoning of a site at the junction of Arthur Street and Public Square Street from "G/IC" to "O", to reflect the existing use as a public open space.
- Item D - Rezoning of various sites bounded by Man Cheong Street, Ferry street and Man Wui Street from "R(A)" to "R(A)2" and stipulating with building height restrictions (please refer to para. 6(c) about Man Wah Sun Chuen).
- Item E1 - Rezoning of a strip of land to the west of Hong Kong Red Cross Blood Transfusion Service from "O" to "G/IC" and stipulating with building height restrictions.
- Item E2 - Rezoning of a strip of land to the east of Hong Kong Red Cross Blood Transfusion Service from "R(B)" to "G/IC" and stipulating with building height restrictions.
- Item F1- Rezoning of a site at 234-236 Reclamation Street from "R(A)" to "G/IC" and stipulating with building height restrictions, to reflect the existing use as an electricity substation.
- Item F2 - Rezoning of a site at 265-267 Shanghai Street from "R(A)" to "G/IC" and stipulating with building height restrictions, to reflect the existing use as an electricity substation.
- Item F3 - Rezoning of a site at 129 Shanghai Street "R(A)" to "G/IC" and stipulating with building height restrictions, to reflect the existing use as an electricity substation.
- Item G - Revision to the annotation of the "OU" zone for Mass Transit Railway from "Kowloon – Canton Railway" to "Railway".

Consultation

12. Under the existing mechanism, building plans approved by the Building Authority prior to the exhibition of the outline zoning plan would not be affected. Since the exhibited outline zoning plan involves building height control, it is considered not appropriate to carry out prior public consultation. Any pre-mature release of the development control information may lead to people rushing in to submit building plans before the control is incorporated into the OZP and would defeat the whole purpose of development control. This mechanism is in line with amendments to other outline zoning plans with development intensity and building height control. The exhibition of the outline zoning plan for two months is a statutory channel to solicit public view.

Comments

13. Pursuant to section 5 of Town Planning Ordinance, the draft Yau Ma Tei Outline Zoning Plan No. S/K2/21 showing the amendments is exhibited for public inspection for a period of two months from 29 October 2010 to 29 December 2010 is available for inspection at the Secretariat of the Town Planning Board, Planning Enquiry Counter at North Point Government Offices and at Sha Tin Government Offices, Tsuen Wan and West Kowloon District Planning Office and Yau Tsim Mong District Office. Members of the public can also access to the outline zoning plan at www.ozp.tpb.gov.hk. During the exhibition period, Members may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

14. Members are invited to express their views on the amendments to the draft Yau Ma Tei OZP, in particular the imposition of building height restrictions.

Attachments

Annex A Draft Yau Ma Tei OZP No. S/K2/21

Annex B Notes and Explanatory Statement of the Draft Yau Ma Tei OZP No. S/K2/21

Annex C Schedule of Amendments to the Draft Yau Ma Tei OZP No. S/K2/21

**Tsuen Wan and West Kowloon District Planning Office
Planning Department
December 2010**

KOWLOON PLANNING AREA NO. 2**DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21**

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

NOTES

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

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

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

toll plaza, on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

KOWLOON PLANNING AREA NO. 2

DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Eating Place Educational Institution Exhibition or Convention Hall Government 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 Wholesale Trade	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment 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.

(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 height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) A minimum setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street and Parkes Street shall be provided.
- (4) A minimum setback of 6m from the lot boundary above 15m measured from the mean street level abutting the northern curb of Kansu Street shall be provided.
- (5) In determining the relevant 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.
- (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) 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.
- (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) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraphs (3) and (4) 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)" ("R(A)") and "R(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 (10) and/or (11) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (10) and/or (11) hereof.
- (3) On land designated "R(A)" and "R(A)2", no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable-
 - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (4) On land designated "R(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 (GFA) of 87 600m² and a maximum non-domestic GFA of 6 418m² of which not less than 2 088m² shall be provided for Government, institution or community (GIC) facilities. A public open space of not less than 5 850m² at ground level shall be provided.
- (5) On land designated "R(A)", "R(A)1" and "R(A)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 height in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (6) On land designated "R(A)", a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m² or more.
- (7) On land designated "R(A)", a minimum setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (8) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (9) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1) , (2) and (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (10) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraph (1), (2) or (4) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (1), (2) and (4) above may thereby be exceeded.
- (11) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1), (2) and (4) to (6) above, and any reduction in the total GFA provided for GIC facilities stated in paragraph (4) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (12) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (7) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) 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 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)" ("R(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 "R(B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 22 400m² and a maximum building height of 85 metres above Principal Datum (mPD).
- (3) On land designated "R(B)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 84 000m² and a maximum building height of 130mPD. A mini-bus lay-by shall be provided.
- (4) On land designated "R(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 the maximum building height in terms of mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (5) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1) to (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1) to (4) 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 Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Driving School
Educational Institution	Eating Place (not elsewhere specified)
Exhibition or Convention Hall	Flat
Field Study/Education/Visitor Centre	Funeral Facility
Government Refuse Collection Point	Holiday Camp
Government Use (not elsewhere specified)	Hotel
Hospital	House
Institutional Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Library	Off-course Betting Centre
Market	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	Refuse Disposal Installation (Refuse Transfer Station only)
Public Vehicle Park (excluding container vehicle)	Residential Institution
Recyclable Collection Centre	Sewage Treatment/Screening Plant
Religious Institution	Shop and Services
Research, Design and Development Centre	Utility Installation for Private Project
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(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 height 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) A minimum setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street shall be provided.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place (Canteen only) Educational Institution Research, Design and Development Centre Training Centre	Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for higher educational facilities and railway facilities.

Remarks

- (1) Any new development, except alteration and/or modification to an existing building, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 36 608m² and a maximum building height of 30 metres above Principal Datum (mPD) and 60mPD in the area to the north and south of the pecked line respectively as shown on the Plan. A public open space of not less than 6 080m² shall be provided.
- (3) In determining the relevant maximum GFA for the purposes of paragraph (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 railway facilities may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (2) 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 Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area	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 Utility Installation for Private Project

Planning Intention

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

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Residential Development with Historical Building Preserved" Only

Schedule I : for residential development other than the historical building

Flat Government Use (Police Reporting Centre only) House Library Residential Institution Utility Installation for Private Project	Educational Institution Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Hotel 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) Religious Institution School Shop and Services Social Welfare Facility Training Centre
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Schedule II : for the historical building

Eating Place Educational Institution Field Study/Education/Visitor Centre Government Use Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture School Shop and Services Training Centre	Religious Institution Social Welfare Facility
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(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Residential Development with Historical Building Preserved" Only (Cont'd)

Planning Intention

This zone is intended primarily for residential development with the provision of public open space and in-situ preservation of the historical building of the former Pumping Station of Water Supplies Department for community/cultural uses.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building, other than the historical building, shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 29 017m² and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan. A public open space of not less than 1 650m² at ground level shall be provided.
- (2) Any addition, alteration and/or modification to the existing historical building requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (3) No addition, alteration and/or modification to the existing historical building shall result in a total development in excess of the maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) A minimum setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street shall be provided.
- (5) In determining the relevant maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) In determining the relevant maximum number of storeys for the purposes of paragraph (3) above, any basement floor(s) may be disregarded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Residential Development with Historical Building Preserved" Only (Cont'd)

Remarks (Cont'd)

- (8) Based on the individual merits of a development proposal, minor relaxation of the building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (9) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as shown on the Plan and the setback requirement stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Sports and Recreation Club" Only

Place of Recreation, Sports or Culture
Private Club

Eating Place
Government Refuse Collection Point
Government Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)
Religious Institution
Shop and Services
Social Welfare Facility
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is primarily to provide land intended for the sports and recreational facilities development at Gascoigne Road and Wylie Road.

Remarks

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

(please see next page)

OTHER SPECIFIED USES (Cont'd)

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

As Specified on the Plan

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

Planning Intention

This zone is intended primarily to provide land for the Mass Transit Railway.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture 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 Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

KOWLOON PLANNING AREA NO. 2

DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 2

DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21

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KOWLOON PLANNING AREA NO. 2

DRAFT YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/21

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

EXPLANATORY STATEMENT

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

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft Yau Ma Tei Outline Zoning Plan (OZP) No. S/K2/21. 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 The first statutory plan covering the Yau Ma Tei area was gazetted on 11 November 1955 under the Town Planning Ordinance (the Ordinance). Since then, the statutory plan had been amended several times to reflect the changing circumstances. On 27 April 1976, the Yau Ma Tei OZP No. LK2/46 was approved by the then Governor in Council (G in C).
- 2.2 On 21 January 1986, the then G in C referred the approved Yau Ma Tei OZP No. LK2/46 to the Board for amendment. On 26 September 1986, the draft Yau Ma Tei OZP No. S/K2/1 was exhibited for public inspection under section 5 of the Ordinance. Since then, the OZP had been amended three times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 26 October 1993, the then G in C referred the Yau Ma Tei OZP No. S/K2/5 to the Board for amendment under section 9(1)(c) of the Ordinance. Since then, the OZP had been amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 29 September 1998, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yau Ma Tei OZP, which was subsequently re-numbered as S/K2/9. On 10 October 2000, the CE in C referred the approved OZP No. S/K2/9 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yau Ma Tei OZP, which was subsequently re-numbered as S/K2/15. On 8 July 2003, the CE in C referred the approved OZP No. S/K2/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.6 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yau Ma Tei OZP, which was subsequently re-numbered as S/K2/17. On 9 May 2006, the CE in C referred the approved OZP No. S/K2/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.7 On 6 May 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Yau Ma Tei OZP, which was subsequently re-numbered as S/K2/20. On 21 October 2008, the CE in C referred the approved OZP No. S/K2/20 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 31 October 2008 under section 12(2) of the Ordinance.
- 2.8 On 29 October 2010, the draft Yau Ma Tei OZP No. S/K2/21 (the Plan), incorporating amendments mainly to impose new building height restrictions for various zones as well as to rezone a completed residential development previously covered by Land Development Corporation Development Scheme Plan and a number of sites to appropriate zonings to reflect their existing uses, was exhibited for public inspection under section 5 of the Ordinance.

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 developments and redevelopments within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3. Since the Plan is to show broad land use zonings, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Yau Ma Tei 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 or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and better 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 Area is located in West Kowloon and forms the central part of the Yau Tsim Mong Administration District. It is bounded by Jordan Road and Gascoigne Road to the south, the Mass Transit Railway (MTR) East Rail Line to the east, Dundas Street to the north, and West Kowloon Reclamation to the west. The boundary of the Area is delineated in a heavy broken line on the Plan. It covers about 122 hectares of land.
- 5.2 The Area comprises two distinct parts. The area to the west of Nathan Road is one of the older parts of the urban area with predominantly residential use. Whereas the sites along Nathan Road are dominated by commercial or commercial/residential buildings.
- 5.3 To the east of Nathan Road, flat land gives way to undulating ground. Developments are more dispersed and of more recent origin. Queen Elizabeth Hospital, a number of low-density residential developments, grass pitches and recreation clubs are found in this part of the Area.

6. **POPULATION**

According to the 2006 Population By-Census, the population of the Area was about 65 200. It is estimated that the planned population of the Area would be about 75 600.

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

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building

height restrictions to guide future development/redevelopment. Some of the high-rise redevelopments erected in the Area in recent years following the relocation of the airport in Kai Tak and the removal of the airport height restrictions are considered undesirable from the urban design perspective as they are visually incompatible and out-of-context with the local built environment. In order to prevent excessively tall or out-of-context buildings, and to instigate control on the overall building height profile of the Area, building height restrictions are imposed for various zones on the Plan.

- 7.2 The proposed building height restrictions have taken into account the existing topography and site levels, the foothill setting, the local character, existing townscape and building height profile, the local wind environment and measures suggested for ventilation improvements, areas of local attractions, the building height restriction under the lease and the Urban Design Guidelines. Except for the existing high-rise towers up to 132 metres above Principal Datum (mPD) bounded by Waterloo Road, Portland Street, Man Ming Lane and Shanghai Street, the proposed building height bands of 80mPD to 100mPD in the Area for the “Commercial” (“C”), “R(A)” and “R(B)” zones decrease progressively from Nathan Road. The proposed building height bands help preserve views to the ridgelines and achieve a stepped height profile for visual permeability and wind penetration and circulation.
- 7.3 Moreover, specific building height restrictions for the “G/IC” and “OU” zones in terms of mPD and/or number of storeys, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. In general, low-rise developments, normally with a height of not more than 13 storeys, will be subject to building height restrictions in terms of number of storeys (excluding basement floor(s)) so as to allow more design flexibility, in particular for Government, institution or community (GIC) facilities with specific functional requirements, unless such developments fall within visually more prominent locations and/or major breathing spaces. For taller developments, usually more than 13 storeys, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention.
- 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 restrictions shown on the Plan have taken into account the findings of the AVA.
- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan for various zones in order to provide incentive for developments/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such application 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 ventilation and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors such as site constraints, the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, 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 heights have already exceeded the maximum building height restrictions in terms of mPD or number of storeys as shown on the Plan or stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

7.7 Building Setbacks

Setback of buildings from streets play a key role in creating/widening air paths to improve air ventilation of the local area.

- (a) To enhance the north-south air flow in the inner part of the Kowloon Peninsula, a building setback of 3m from the lot boundary above 15m measured from the mean street level for the sites on both sides of Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street is imposed.
- (b) The east-west air path at Kansu Street will be widened by imposing a 6m setback of building from the lot boundary above 15m measured from the mean street level for the "C" zone abutting the northern curb of Kansu Street to improve air penetration and visual permeability upon redevelopment.

7.8 Non-Building Area

The existing public open space to the south of the residential development of

'8 Waterloo' together with Yunnan Lane is situated at a location where the southerly wind changes its course from Temple Street to Portland Street. To preserve this air path, the public open space together with Yunnan Lane is designated as a non-building area (NBA). The intention for the designation of the NBA is for air ventilation above ground and such a restriction will not apply to underground developments.

- 7.9 The above building setbacks and non-building area should be taken into account upon future redevelopment of the sites. A minor relaxation clause has been incorporated in the Notes of the relevant zones to allow minor relaxation of the stated building setback requirements and NBA restrictions under exceptional circumstances.

7.10 Building Gaps

The AVA suggested designating a number of building gaps on the Plan to enhance the air flow at various locations. However, as these proposed building gaps would traverse individual small lots, consideration would be given to implementing the proposed building gaps should there be amalgamation of small lots into a larger site upon redevelopment, which could accommodate the imposition of the building gaps. Each case will be considered on its own merits. The intention of imposing building gaps is specified in the Explanatory Statement of the Plan for long-term implementation.

- (a) To extend the Man Ming Lane air path eastwards, an east-west air path will be created by demarcating a strip of 15m-wide land above podium level across the buildings at 502-512 Nathan Road.
 - (b) To extend the Hamilton Street air path westwards, an east-west air path will be created by demarcating 2 strips of 15m-wide land above podium level across the two "R(A)" zones bounded by Canton Road, Pitt Street, Ferry Street and Dundas Street.
 - (c) To welcome the wind from the harbour to the inner area, an east-west air path to align with Wing Sing Lane is created by proposing a strip of 16m-wide land above podium level traversing the residential block to the east of Prosperous Garden.
 - (d) To facilitate the summer easterlies and westerlies, two east-west air paths will be created by demarcating 4 strips of 10m-wide land above podium level across the two "R(A)" zones bounded by Canton Road, Jordan Road, Ferry Street and Saigon Street.
- 7.11 The streets in the Area generally follow a north-south and east-west grid pattern. The street orientation is in parallel with the annual prevailing wind coming from the northeast, east and west, and summer prevailing wind from the southeast and southwest directions. The grid street pattern of the Area serves as an important wind path system and should be preserved as far as

possible.

8. **LAND USE ZONINGS**

8.1 **Commercial ("C")** : Total Area 6.77 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 neighbourhood.
- 8.1.2 Sites zoned "C" are mainly found on both sides of Nathan Road, which is the main commercial spine within the Yau Ma Tei district. Many of these sites have been developed for commercial purposes including shops, department stores, cinemas, hotels, restaurants and offices. The commercial developments along Nathan Road have been fulfilling the need for commercial expansion in the main urban area. Commercial uses such as retail shops, offices and restaurants are permitted as of right on any floor of a building within this zone.
- 8.1.3 Developments within this zone are subject to a maximum plot ratio of 12.0 to restrain traffic growth which will otherwise overload the existing and planned transport networks and sewerage system capacities.
- 8.1.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio of 12.0 may be increased by what is permitted to be exceeded under Regulation 22.
- 8.1.5 Developments within the "C" zone are subject to a maximum building height restriction of 100mPD.
- 8.1.6 Minor relaxation of plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.1.7 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.1.8 In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon

Street) and Parkes Street (see paragraph 7.7(a) above), and a minimum building setback of 6m from the lot boundary above 15m measured from the mean street level abutting the northern curb of Kansu Street (see paragraph 7.7(b) above) shall be provided. Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.

8.2 Residential (Group A) ("R(A)") : Total Area 13.72 ha

- 8.2.1 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.
- 8.2.2 Existing buildings within this zone range from four-storey tenements completed immediately after the World War II to recently developed multi-storey buildings. The ground and first floors of these buildings are mostly occupied by shops and service trades. This land use zoning is designed to allow this pattern of land use to continue, but in a controlled manner.
- 8.2.3 In consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities as envisioned in the Kowloon Density Study Review completed in early 2002, developments or redevelopments within this zoning 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 and a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the gross floor area (GFA) for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.2.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.2.5 For new developments/redevelopments within the "R(A)" zone that are adjacent to major roads, measures to mitigate the traffic noise impacts should be taken into account. Effort should also be made to reduce the noise level at source, such as provision of noise reducing friction course on road surface.

- 8.2.6 A site at 855-865 Canton Road, which is occupied by an existing commercial/GIC/residential development (known as Winfield Building) with shops on G/F, residential care home for the elderly on 1/F and 2/F and other GIC facilities on 3/F to 5/F, has been rezoned from "G/IC" to "R(A)" to reflect the predominantly residential nature of the existing development at the site.
- 8.2.7 Developments and redevelopments within this zone are subject to a maximum building height of 80mPD. Nonetheless, to cater for amalgamation of sites and inclusion of on-site parking and loading/unloading and other supporting facilities for larger sites, a maximum building height of 100mPD will be permitted for sites with an area of 400m² or more, except on land designated "R(A)1" and "R(A)2".
- 8.2.8 The site bounded by Public Square Street and Tung Kun Street was developed for residential and commercial uses with community facilities and public open space (known as Prosperous Garden) by the Hong Kong Housing Society in 1995. The site is zoned "R(A)1" subject to maximum domestic and non-domestic GFA of 87 600m² and 6 418m² respectively, of which not less than 2 088m² for GIC facilities shall be provided. A public open space of not less than 5 850m² at ground level shall be provided.
- 8.2.9 The sites to the west of Ferry Street were developed as a private residential development (known as Man Wah Sun Chuen) in the 1960's. Since the sites are located in a windward direction near the seafront, they are zoned "R(A)2" subject to a building height restriction of 80mPD without the 20m allowance of building height as mentioned in paragraph 8.2.7 above.
- 8.2.10 Minor relaxation of plot ratio/GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.2.11 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.2.12 In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street (as detailed in paragraph 7.7(a) above) shall be provided. Under exceptional circumstances, minor

relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.

8.3 Residential (Group B) ("R(B)") : Total Area 7.41 ha

- 8.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The zone covers residential development mainly in the King's Park area. Very few uses other than residential use are permitted as of right in this zone, although provision is made for certain commercial uses to be considered upon application to the Board.
- 8.3.2 Developments within this zone are subject to a maximum plot ratio or GFA control in order to restrain traffic growth which will otherwise overload the existing and planned transport networks.
- 8.3.3 The ex-Government Quarters site at King's Park Rise has been redeveloped and is now known as King's Park Hill. The site is zoned "R(B)1" subject to a maximum GFA of 22 400m² and a maximum building height of 85mPD.
- 8.3.4 Part of the ex-British Military Hospital site at the junction of Princess Margaret Road and Wylie Road has been redeveloped and is now known as Parc Palais. The site is zoned "R(B)2" subject to a maximum GFA of 84 000m² and a maximum building height of 130mPD. A mini-bus layby is provided within this site.
- 8.3.5 Developments and redevelopments within the "R(B)" zone are subject to a maximum building height restriction of 90mPD, or the height of the existing building, whichever is the greater.
- 8.3.6 Minor relaxation of plot ratio/GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.3.7 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.4 Government, Institution or Community ("G/IC") : Total Area 30.43 ha

- 8.4.1 Land zoned for this purpose is intended to provide for major Government uses and other community facilities to serve the needs of the residents in the Area and, where appropriate, those in the

adjoining districts. 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.

- 8.4.2 Major existing GIC uses include Queen Elizabeth Hospital, Kwong Wah Hospital, King's Park Hockey Ground, Yau Ma Tei Fruit Market, Kowloon Government Offices, Yau Ma Tei Police Station, Hong Kong Red Cross Blood Transfusion Centre and several schools. The ex-military staff quarters fronting Wylie Road is reserved for primary school use.
- 8.4.3 Developments and redevelopments within this zone are subject to building height restrictions in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. Building height restrictions for most of the "G/IC" zones are stipulated in terms of number of storeys except the relatively high-rise GIC uses, such as Kwong Wah Hospital (excluding Tung Wah Group of Hospitals Museum) and Queen Elizabeth Hospital, so as to reflect their new development proposals and/or to provide a more clear control over the building height profile.
- 8.4.4 Minor relaxation of the building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.4.5 However, for any existing building with building height already exceeding the relevant restriction as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.4.6 In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street, Arthur Street, Woosung Street (between Kansu Street and Saigon Street) and Parkes Street (as detailed in paragraph 7.7(a) above) shall be provided. Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.
- 8.5 Government, Institution or Community (1) ("G/IC(1)"): Total Area 0.96 ha
- 8.5.1 A site at the junction of Chatham Road South and Princess Margaret Road is zoned "G/IC(1)" which is intended primarily to provide land for higher educational facilities and railway facilities

together with the provision of a public open space. In order to address the concerns of the Board on the proposed development for higher educational facilities, any new development, except alteration and/or modification to an existing building, requires permission from the Board under section 16 of the Ordinance. In submitting the section 16 planning application, the following information should also be provided:

- (i) the accessibility of the public open space within the development to the public;
- (ii) the pedestrian circulation arrangement of the development;
- (iii) landscape and urban design proposals within the development, including a tree preservation proposal;
- (iv) the details and proposed area to be reserved for the incorporation of railway-related facilities;
- (v) the access arrangement to the MTR Ho Man Tin Substation; and
- (vi) such other information as may be required by the Board.

8.5.2 Minor relaxation of GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.5.3 However, for any existing building with GFA/building height already exceeding the relevant restrictions as stipulated in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.6 Open Space ("O") : Total Area 18.73 ha

8.6.1 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.

8.6.2 The existing open spaces in the western part of the Area comprise mainly the open ground on top of the Yau Ma Tei Service Reservoir, children's playgrounds and small rest gardens. In the east, the open space at King's Park includes a children's playground, basketball and tennis courts, a rest garden, walking trails and sitting-out areas. The existing grass pitches within the

ex-British Military Hospital site, i.e. King's Park Sports Ground, are retained for open space purposes.

8.7 Other Specified Uses ("OU") : Total Area 8.87 ha

8.7.1 This zone is intended primarily to provide/reserve land for specified purposes/uses.

8.7.2 The site previously covered by the approved Land Development Corporation Waterloo Road/Yunnan Lane Development Scheme Plan No. S/K2/LDC1/4 has been developed as a residential development (known as 8 Waterloo) with the in-situ preservation of the former pumping station of the Water Supplies Department (also known as Red Brick Building) and the provision of a public open space. The site is zoned "OU (Residential Development with Historical Building Preserved)", intended primarily for residential development, and subject to a maximum GFA of 29 017m² and a maximum building height of 132mPD for the residential portion and a maximum building height of 2 storeys ((excluding basement floors(s)) for the historical building. A public open space of area not less than 1 650m² shall be provided at ground level. The Red Brick Building is under renovation by the Leisure and Cultural Services Department as a training venue for the proposed Xiqu Activity Centre which will be housed at the former Yaumatei Theatre (Grade 2 historical building). In order to enhance the local air ventilation performance, a minimum building setback of 3m from the lot boundary above 15m measured from the mean street level abutting Portland Street shall be provided. The public open space together with Yunnan Lane is at a location where the southerly wind changes its course from Temple Street to Portland Street and is designated as an NBA. This NBA is required for air ventilation purpose and such a restriction will not apply to underground developments. Under exceptional circumstances, minor relaxation of the setback requirement and the NBA restriction may be considered by the Board under section 16 of the Ordinance.

8.7.3 The sports and recreation clubs, which are located mainly at Gascoigne Road and Wylie Road in the eastern part of the Area, are zoned "OU (Sports and Recreation Club)". In order to ensure that the building height will be in keeping with the character of the surrounding areas, developments/redevelopments within this "OU" zone are restricted to a maximum building height of 1 storey for Club de Recreio; 2 storeys for India Club, YMCA King's Park Centenary Centre, Hong Kong Chinese Civil Servants' Association, Municipal Services Staff Recreation Club and Pakistan Club; and 3 storeys for The Filipino Club and South China Athletic Association Tennis Centre. For all these sites,

basement floor(s) may be disregarded in determining the number of storeys.

8.7.4 Minor relaxation of GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraph 7.5 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

8.7.5 However, for any existing building with GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.7.6 In submitting a planning application to the Board for Red Brick Building, the applicant should make reference to the conservation principles as stated in the Conservation Guidelines drawn up by the Antiquities and Monuments Office (AMO).

8.8 Green Belt ("GB") : Total Area 2.16 ha

8.8.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

8.8.2 This zoning mainly covers steep hill slopes which are unsuitable for urban development. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

8.8.3 The vegetated hill slopes near the residential development of King's Park Hill is within this zone.

9. COMMUNICATIONS

9.1 Roads

9.1.1 Nathan Road, Jordan Road, Waterloo Road, Gascoigne Road and Princess Margaret Road are part of the primary distributor road network in the north-south and east-west directions.

9.1.2 Other major roads in the Area include Hung Hom By-pass, Princess Margaret Road Link and the proposed Central Kowloon Route.

9.2 Mass Transit Railway

The Area is served by the MTR Tsuen Wan Line running beneath Nathan Road. There are two stations, namely Yau Ma Tei Station and Jordan Station with entrances distributed at convenient locations. The proposed MTR extension from Yau Ma Tei to Hung Hom is under active planning.

9.3 Pedestrian Circulation

9.3.1 A number of pedestrian subways are provided/proposed along Nathan Road to enhance pedestrian and vehicular traffic. To link up West Kowloon Reclamation area and the hinterland in Yau Ma Tei, a number of footbridges/subways are provided at the junctions of Waterloo Road/Ferry Street, Jordan Road/Ferry Street, and across Ferry Street near Prosperous Garden.

9.3.2 To improve the pedestrian environment, pedestrian schemes have been implemented in the crowded parts of Jordan area. These include a full-time pedestrian scheme at Nanking Street (between Parkes Street and Shanghai Street) and a part-time pedestrian scheme at Temple Street (between Jordan Road and Kansu Street). Other traffic improvement schemes along sections of Nanking Street, Pilkem Street, Shanghai Street, Bowring Street, Saigon Street, Parkes Street, Woosung Street, Ning Po Street and Pak Hoi Street are implemented or under detailed planning.

10. UTILITY SERVICES

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

11. CULTURAL HERITAGE

The Old South Kowloon District Court, Club de Recreio and India Club at Gascoigne Road; Tin Hau Temple at Temple Street; Tung Wah Group of Hospitals Museum within the compound of Kwong Wah Hospital; Yau Ma Tei Police Station at Canton Road; Yau Ma Tei Theatre and Yau Ma Tei Wholesale Fruit Market at Waterloo Road; The Former Pumping Station of Water Supplies Department at Shanghai Street; and Municipal Services Staff Club at Wylie Path are graded historical buildings located within the Area. Prior consultation with the AMO of Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above historical buildings 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 the Government. 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 relevant 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 Yau Tsim Mong District Council would also be consulted as 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 the departmental outline development plans, layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board 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.

**SCHEDULE OF AMENDMENTS TO THE
APPROVED YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

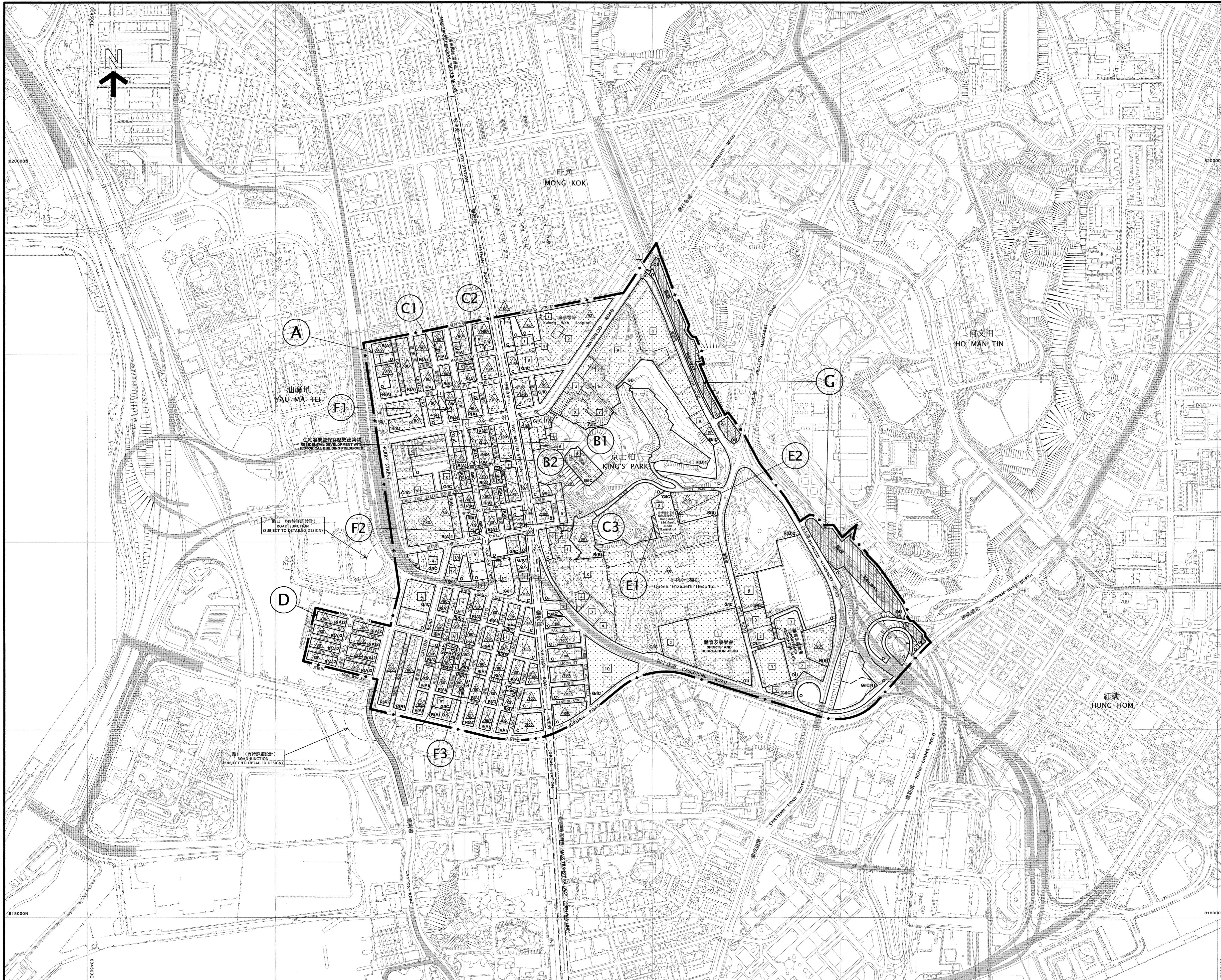
- Item A – Stipulation of building height restrictions for areas zoned “Commercial” (“C”), “Residential (Group A)” (“R(A)”), “R(A)1”, “Residential (Group B)” (“R(B)”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) annotated “Sports and Recreation Club”.
- Item B1 – Rezoning of a site generally bounded by Waterloo Road, Shanghai Street, Man Ming Lane and Portland Street from “Comprehensive Development Area” (“CDA”) as shown on the approved Land Development Corporation Waterloo Road/Yunnan Lane Development Scheme Plan No. S/K2/LDC1/4 to “OU” annotated “Residential Development with Historical Building Preserved” and stipulating with building height restrictions.
- Item B2 – Designation of a piece of land at the southern portion of the “OU” annotated “Residential Development with Historical Building Preserved” zone as ‘non-building area’.
- Item C1 – Rezoning of a site at Reclamation Street near its junction with Hamilton Street from “G/IC” to “Open Space” (“O”).
- Item C2 – Rezoning of a site at the junction of Hamilton Street and Portland Street from “G/IC” to “O”.
- Item C3 – Rezoning of a site at the junction of Arthur Street and Public Square Street from “G/IC” to “O”.
- Item D – Rezoning of various sites bounded by Man Cheong Street, Ferry Street and Man Wui Street from “R(A)” to “R(A)2” and stipulating with building height restrictions.
- Item E1 – Rezoning of a strip of land to the west of Hong Kong Red Cross Blood Transfusion Service from “O” to “G/IC” and stipulating with building height restrictions.
- Item E2 – Rezoning of a strip of land to the east of Hong Kong Red Cross Blood Transfusion Service from “R(B)” to “G/IC” and stipulating with building height restrictions.
- Item F1 – Rezoning of a site at 234-236 Reclamation Street from “R(A)” to “G/IC” and stipulating with building height restrictions.
- Item F2 – Rezoning of a site at 265-267 Shanghai Street from “R(A)” to “G/IC” and stipulating with building height restrictions.
- Item F3 – Rezoning of a site at 129 Shanghai Street from “R(A)” to “G/IC” and

stipulating with building height restrictions.

- Item G – Revision to the annotation of the “OU” zone for Mass Transit Railway from “Kowloon-Canton Railway” to “Railway”.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “OU” annotated “Residential Development with Historical Building Preserved” zone.
- (b) Incorporation of building height restrictions for the “C”, “R(A)”, “R(A)1”, “R(A)2”, “R(B)”, “G/IC” and “OU” annotated “Sports and Recreation Club” zones, and a minor relaxation clause for such restrictions in the Remarks of the Notes for the “C”, “R(A)”, “R(B)”, “G/IC” and “OU” zones.
- (c) Incorporation of a minor relaxation clause for plot ratio and/or gross floor area restrictions in the Remarks of the Notes for the “C”, “R(A)” and “R(B)” zones.
- (d) Incorporation of building setback requirements and a minor relaxation clause for such requirements in the Remarks of the Notes for the “C”, “R(A)” and “G/IC” zones.
- (e) Incorporation of a clause in the Remarks of the Notes for the “R(A)” zone to clarify the application of plot ratio(s) of the existing building.
- (f) Revision to the plot ratio/gross floor area exemption clause to clarify the provision related to caretaker’s quarters and recreational facilities in the Remarks of the Notes for the “R(A)” and “R(B)” zones.
- (g) Incorporation of a clause in the Remarks of the Notes for the “G/IC” and “OU (Sports and Recreation Club)” zones to allow exemption of basement floor(s) in determining the maximum building height in terms of number of storeys.
- (h) Revision to the annotation of the “OU” zone for Mass Transit Railway from “For All Other Specified Uses Not Listed Above” to “Railway” and refining the planning intention for this zone.



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
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)
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	6.77	5.53	商業
RESIDENTIAL (GROUP A)	13.72	11.20	住宅(甲類)
RESIDENTIAL (GROUP B)	7.41	6.05	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	31.39	25.63	政府、機構或社區
OPEN SPACE	18.73	15.30	休憩用地
OTHER SPECIFIED USES	8.87	7.24	其他指定用途
GREEN BELT	2.16	1.76	綠化地帶
MAJOR ROAD ETC.	33.40	27.29	主要道路等
TOTAL PLANNING SCHEME AREA	122.45	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/K2/20 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K2/20

按照城市規劃條例第5條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

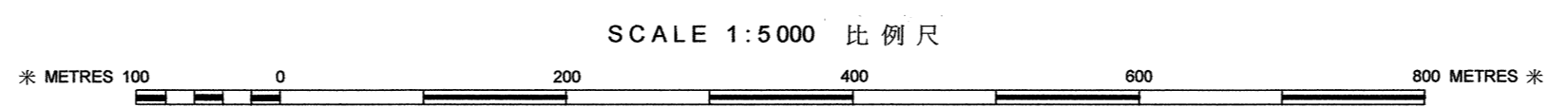
修訂項目A項 AMENDMENT ITEM A	修訂項目E1項 AMENDMENT ITEM E1	[Symbol]
修訂項目B1、B2項 AMENDMENT ITEMS B1,B2	修訂項目E2項 AMENDMENT ITEM E2	[Symbol]
修訂項目C1、C2、C3項 AMENDMENT ITEMS C1,C2,C3	修訂項目F1、F2、F3項 AMENDMENT ITEMS F1,F2,F3	[Symbol]
修訂項目D項 AMENDMENT ITEM D	修訂項目G項 AMENDMENT ITEM G	[Symbol]

(參看附表)
(SEE ATTACHED SCHEDULE)

2010年10月29日 按照城市規劃條例第5條展示的
核准圖編號 S/K2/20 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K2/20 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
29 OCTOBER 2010

Ophelia Y. S. WONG *Ophelia Wong* 黃婉靈
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的油麻地(九龍規劃區第2區)分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 2 - YAU MA TEI - OUTLINE ZONING PLAN



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/K2/21