

# **Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing**

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For discussion  
on 12 February 2014

TFK/04/2014

## **Amendments to the Approved South West Kowloon Outline Zoning Plan No. S/K20/28**

### **PURPOSE**

The purpose of this Paper is to invite Members' views on the amendments to the approved South West Kowloon Outline Zoning Plan (OZP) No. S/K20/28 (**Plan 1 and Annex**), which were published in the Gazette and exhibited for public inspection for a period of two months from 13 December 2013 to 13 February 2014. The amendments mainly involve the rezoning of a site at Fat Tseung Street West and a waterfront site at Lin Cheung Road, Cheung Sha Wan.

### **AMENDMENTS TO THE OZP**

2. The amendments to the OZP (**Plan 2**) are set out below:

Rezoning a site at Fat Tseung Street West from "Government, Institution or Community" ("G/IC"), "Open Space ("O") and an area shown as 'Road' to "Residential (Group A) 11" ("R(A)11") and stipulation of building height restriction (BHR) (Item A) (Plan 3)

2.1 The "G/IC" portion was originally reserved for a proposed Government complex, comprising a wet market, a district library and an indoor sports centre. The "O" portion is currently occupied by a 5-a-side soccer pitch. Given the site (about 0.62 ha) in an area of public/private housing development and GIC facilities with good accessibility to public transport and the pressing need for public housing, it is proposed to rezone the site to "R(A)11" for Home Ownership Scheme (HOS) development with a maximum domestic plot ratio (PR) of 6.5, a maximum non-domestic PR of 1.5 and a maximum BH of 120mPD. The affected 5-a-side soccer pitch and the planned district library and indoor sports centre will be reprovisioned within the North West Kowloon Reclamation (NWKR) Site 6 across Sham Mong

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Road to its south (**Plan 3**). The Food and Environmental Hygiene Department indicates that there is no plan to build a new market within the planned Government complex at Fat Tseung Street West. Hence, no reprovisioning of the planned wet market is required at NWKR Site 6.

Rezoning a waterfront site at Lin Cheung Road from “Other Specified Uses” (“OU”) annotated “Cargo Working Area, Wholesale Market and Industrial-Office” to “Comprehensive Development Area” (“CDA”), “CDA(2)”, “R(A)12”, “G/IC”, “O” and stipulation of BHR and areas shown as ‘Road’ (**Items B to J**) (**Plans 4 and 5**)

- 2.2 The site (about 9.65 ha) is originally reserved for the Cheung Sha Wan Wholesale Food Market (CSWWFM) Phase 2 development and related industrial and cargo handling uses. It is situated on the South West Kowloon waterfront. The areas in the north are mainly public and private housing developments and GIC uses. It enjoys good accessibility with Mass Transit Railways (MTR) Nam Cheong Station nearby in the east and is suitable for residential development. Moreover, in view of the pressing public demand for housing land, rezoning of the site for residential and other developments including hotel and open space uses can meet the community needs.
- 2.3 The site is proposed to be divided into two portions. A new two-way public road (**Item H**) running in east-west direction is proposed at the centre of the site. To the south of the new road at the waterfront portion are “CDA” zone (1.9 ha) (**Item B**) for private residential development and “CDA(2)” (0.5 ha) (**Item C**) for hotel/residential development subject to a maximum gross floor area (GFA) of 91,770m<sup>2</sup> for residential use and 34,770m<sup>2</sup> respectively and a BHR of 100 mPD.
- 2.4 To the north of the road the “R(A)12” zone (3.6 ha) (**Item D**) for public housing development including HOS and public rental housing (PRH), subject to a maximum domestic and non-domestic GFA of 205,000m<sup>2</sup> and 16,000m<sup>2</sup> respectively and a BHR of 120mPD.

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- 2.5 A strip of land of about 350m long and 20m wide along the waterfront is rezoned to “O” (**Item G**) for a waterfront promenade in front of the private residential/hotel development. The “O” zone for waterfront promenade is linked up with the pedestrian walkway shown as ‘Road’ (**Item H**) along the eastern boundary of the site leading to the MTR Nam Cheong Station in the east. It will also connect to the public open spaces of not less than 3,600m<sup>2</sup> and 3,800m<sup>2</sup> in the middle part of the “CDA” and “R(A)12” zones respectively.
- 2.6 A site (0.4 ha) at the western end of the waterfront portion and a site (0.6 ha) in the eastern end of the inland portion are rezoned to “G/IC” (**Items E and F**) for a social welfare facilities block and a standard primary school respectively. They are subject to BHR of 5 storeys and 8 storeys respectively.
- 2.7 Three breezeways (about 45m, 22m and 30m in width), extend from the hinterland of Sham Shui Po to the waterfront and generally align with Hing Wah Street West, Fat Tseung Street West and Tonkin Street West respectively are proposed and designated as Non-building Areas (NBA) (**Item J**) to ensure that the proposed developments would not cause adverse air ventilation impact to the hinterland area of Sham Shui Po area.

### **AMENDMENTS TO THE NOTES**

3. In view of the above amendments to the OZP, the Notes of the OZP has been amended as follows to reflect the above amendments:

#### “R(A)” zone

- (a) In connection with Item A, a remark is added to stipulate a maximum domestic and non-domestic PR of 6.5 and 1.5 respectively, and a BHR of 120mPD on Plan for the new “R(A)11” zone.

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- (b) In connection with Item D, a remark is added to stipulate a maximum domestic and non-domestic GFA of 205,000m<sup>2</sup> and 16,000m<sup>2</sup> respectively, and a BH restriction of 120mPD on Plan for the new “R(A)12” zone. A public open space of not less than 3,800m<sup>2</sup> shall be provided in this zone.
- (c) Provision has been made for minor relaxation of the PR/GFA/BHRs.
- (d) A remark is added to clarify the PR/GFA restrictions stipulated on land designated as “R(A)1” to “R(A)4”, “R(A)11” and “R(A)12”.
- (e) A remark is added to clarify that free-standing purpose-designed buildings solely for accommodating GIC facilities should be deducted in calculating site area for the purpose of determining the PR of a site in “R(A)” sub-zones.

### “CDA” zone

- (f) Remarks are added to stipulate a maximum GFA of 91,770m<sup>2</sup> for residential use, a BHR of 100mPD on Plan and to incorporate a minor relaxation clause for the aforesaid GFA and BHR. A public open space of not less than 3,600m<sup>2</sup> shall be provided in this zone. A remark is also added to require the submission of assessments on air ventilation, visual impact, environment, traffic impact and landscape and urban design proposals etc. as part of the Master Layout Plan (MLP) submission for approval of the Town Planning Board (TPB).

### “CDA(2)” zone

- (g) Remarks are added to stipulate a maximum GFA of 34,770m<sup>2</sup>, a BHR of 100mPD on Plan and to incorporate a minor relaxation clause for the aforesaid GFA and BHRs.

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### “G/IC” zone

- (h) Remarks are added to stipulate BHRs of 5 storeys and 8 storeys on Plan for the two “G/IC” zones respectively. Minor relaxation of the aforesaid BHRs is also added.

### NBA requirements

- (i) Remarks are added to incorporate the NBA requirement and a minor relaxation clause for such requirements in the Notes of the “CDA”, “R(A)12” and “G/IC” zones.

### Other technical amendments

- (j) Other technical amendments are also incorporated to the Notes to reflect the latest status of the OZP.

## **HARBOUR PLANNING PRINCIPLES**

- 4. Reference has been made to Harbour Planning Principles (HPPs) and Harbour Planning Guidelines when the above amendments to the OZP are proposed. The above amendments are considered to be in line with the following HPPs:

### Principle 1: Preserving Victoria Harbour

- (a) The amendments do not involve any reclamation within the Victoria harbour, the objective to preserve the harbour is fulfilled.

### Principle 2: Stakeholder Engagement

- (b) The local community has been engaged at an early stage and an on-going basis. Sham Shui Po District Council (SSPDC) was consulted on the proposed amendments of the Fat Tseung Street West site and the Ling Cheung Road site on 5 March 2013 and 18 June 2013 respectively.

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Community engagement workshops organised by the Housing Department (HD) to collect local and stakeholders' views on the proposed HOS development at the Fat Tseung Street West site and on the rezoning proposal of the Lin Cheung Road site were conducted on 9 July 2013 and 16 July 2013 respectively.

- (c) Taking into account the public views collected, further amendments were made including extending the proposed waterfront promenade by incorporating a disused pier of CSWWFM and providing public open space within the "CDA" and "R(A)12" zones. HD has also adjusted the HOS/PRH mix on the R(A)12 site by increasing the proportion of HOS flats. The proposed amendments together with the public views collected were considered by the Metro Planning Committee of the TPB on 22 November 2013. Planning Briefs for the R(A)12 and CDA sites will be prepared to guide the future developments, and the SSPDC would be consulted.

### Principle 3: Sustainable Development

- (d) The rezoning of the Lin Cheung Road site mainly from "OU" annotated "Cargo Working Area, Wholesale Market and Industrial-Office" to "CDA", "CDA(2)", "R(A)12", "G/IC" and "O" would provide a mix of land uses at the waterfront including public and private residential/hotel, a primary school and a social welfare facilities block, open spaces and a waterfront promenade to meet the social and economic needs and to optimize the use of land resources.
- (e) Careful consideration has been given in planning the development scale, building height and designation of NBAs to ensure visual permeability and to avoid creating wall effect. The proposed maximum BHs of 100mPD for the CDA and CDA(2) sites at the waterfront portion and 120mPD for the R(A)12 site at the inland portion are in line with the urban design concept of stepped BH profile with BH descending towards the waterfront from the

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existing residential developments in the north and northeast, namely The Pacifica (168-185mPD), Liberte (146-173mPD), Banyan Garden (154-183mPD), Aqua Marine (148mPD) and the proposed public housing development (140mPD) at the Site 6.

- (f) The three NBAs (**Item J**) which generally align with Hing Wah Street West, Fat Tseung Street West and Tonkin Street West serve as breezeways and visual corridors linking the hinterland and the waterfront.
- (g) HD has conducted a quantitative AVA for the development proposals. The AVA results indicate that there would be minimal impact to the air environment with the proposed enhancement measures including the three breezeways. HD has also conducted a preliminary environmental assessment study which reveals that the proposed public housing development at the Lin Cheung Road site is not subject to any insurmountable problem. The preliminary traffic impact assessment for the whole Lin Cheung Road site conducted by HD also indicates that the proposed development would not cause adverse traffic impact on the surrounding areas.

### Principle 4: Integrated Planning

- (h) The proposed waterfront promenade and the public open space within the CDA site would be designed and constructed by the future developer. Under the CDA zones, the future developer is required to submit a MLP, supported by relevant technical assessment reports on traffic, environmental, air ventilation and visual aspects for approval of the TPB to ensure the design and layout of the future development are integrated with the waterfront and its surrounding areas.

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### Principle 5: Proactive Harbour Enhancement

- (i) As the previous intended use of the Lin Cheung Road site as the wholesale market and related cargo handling and industrial uses would limit public access to the waterfront and are no longer required, this prime waterfront site is rezoned with a view to enhancing the harbourfront area by providing a variety of land uses, a waterfront promenade and public open spaces. The diversified uses will enhance the vibrancy, the potential and quality of the developments in the area.

### Principle 6: Vibrant Harbour

- (j) The 350m long and 20m wide waterfront promenade is intended to provide outdoor open-air space for public enjoyment. Together with the proposed public open space in the R(A)12 and CDA sites, a focal point would be created which would provide the space and opportunity for public events to take place.

### Principle 7: Accessible Harbour

- (k) The new 25m wide pedestrian walkway from MTR Nam Cheong Station connecting to the waterfront in the eastern end of the Lin Cheung Road site and the existing footbridge across West Kowloon Highway along Hing Wah Street West in the western end would be improved to facilitate public access to the waterfront. To further facilitate pedestrian access to the waterfront area, HD is undertaking a feasibility study on an additional pedestrian linkage across West Kowloon Highway connecting NWKR Site 6 and the R(A)12 site directly. If this additional linkage is formed, combining with the two public open spaces on R(A)12 and CDA sites, a continuous pedestrian access from the hinterland to the waterfront would be provided.



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## Principle 8: Public Enjoyment

- (l) The proposed rezoning of the site, which includes public open spaces with a total area of about 7,400m<sup>2</sup> and a 350m long and 20m wide waterfront promenade, allows the public to reach and enjoy the harbourfront area.

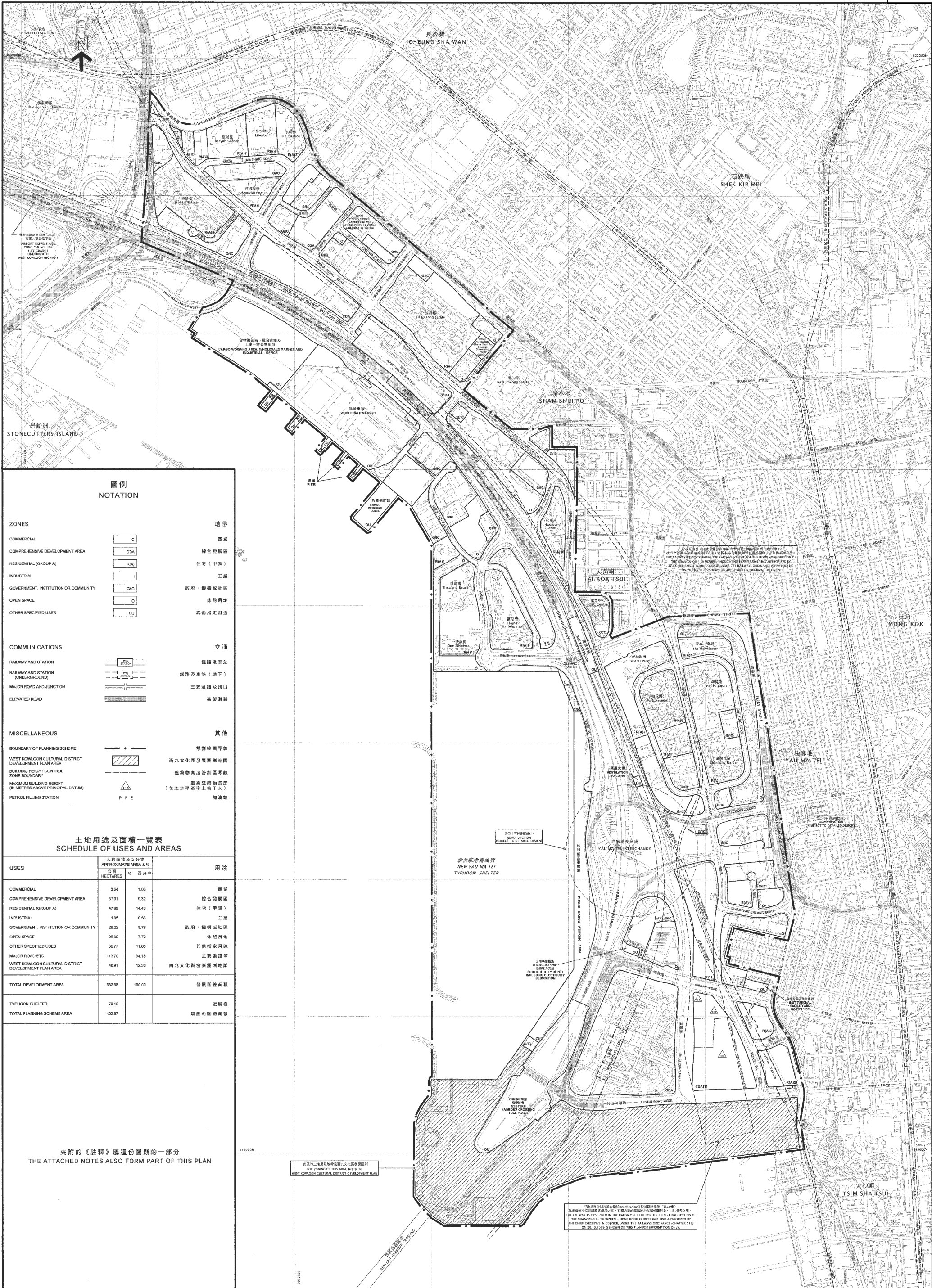
## **PUBLIC INSPECTION**

- 5. The draft South West Kowloon OZP No. S/K20/29 showing the amendments is exhibited for public inspection for a period of two months from 13 December 2013 to 13 February 2014. The OZP including its Notes and Explanatory Statement is available for inspection at the Secretariat of the TPB, Planning Enquiry Counters of Planning Department at North Point Government Offices and Sha Tin Government Offices, the Tsuen Wan and West Kowloon District Planning Office, the Yau Tsim Mong and Sham Shui Po District Offices. Members of the public can also access the OZP at the Statutory Planning Portal (<http://www.ozp.tpb.gov.hk>). During the exhibition period, any person may make representation to the TPB in respect of any of the proposed amendments. Representations should be made in writing to the Secretary, TPB, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

## **ATTACHMENTS**

- Plan 1: Extract of Draft South West Kowloon OZP No. S/K20/29
- Plan 2: Comparison of Existing and Proposed Zonings
- Plan 3: Site Plan – Item A
- Plan 4: Rezoning Proposal of Lin Cheung Road site
- Plan 5: Site Plan – Items B to J
- Annex: Schedule of Amendments to the Approved South West Kowloon OZP No. S/K20/28

**Planning Department  
February 2014**



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION		鐵路及車站
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT PLAN AREA		西九文化區發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION		加油站

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

USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	% 百分比	用途
COMMERCIAL	3.54	1.06	商業
COMPREHENSIVE DEVELOPMENT AREA	31.01	9.32	綜合發展區
RESIDENTIAL (GROUP A)	47.99	14.43	住宅 (甲類)
INDUSTRIAL	1.85	0.56	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	29.22	8.78	政府、機構或社區
OPEN SPACE	25.69	7.72	休憩用地
OTHER SPECIFIED USES	36.77	11.65	其他指定用途
MAJOR ROAD ETC.	113.70	34.18	主要道路等
WEST KOWLOON CULTURAL DISTRICT DEVELOPMENT PLAN AREA	40.91	12.30	西九文化區發展計劃範圍
TOTAL DEVELOPMENT AREA	332.08	100.00	發展區總面積
TYPHOON SHELTER	70.18		避風塘
TOTAL PLANNING SCHEME AREA	402.87		規劃範圍總面積

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

行政長官會同行政會議於2013年1月8日 根據城市規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 8 JANUARY 2013

Ms Winnie WONG 黃潔怡女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

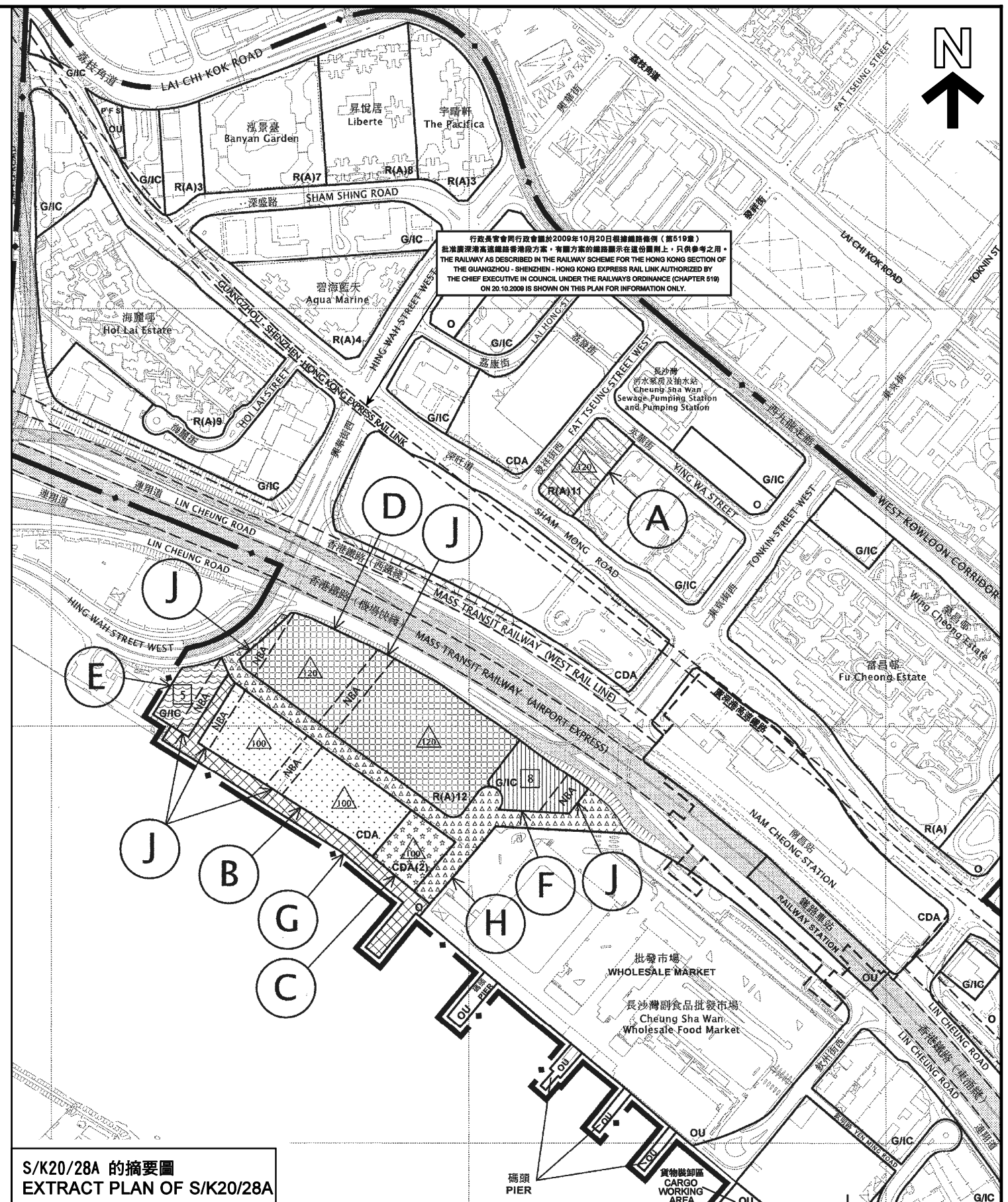
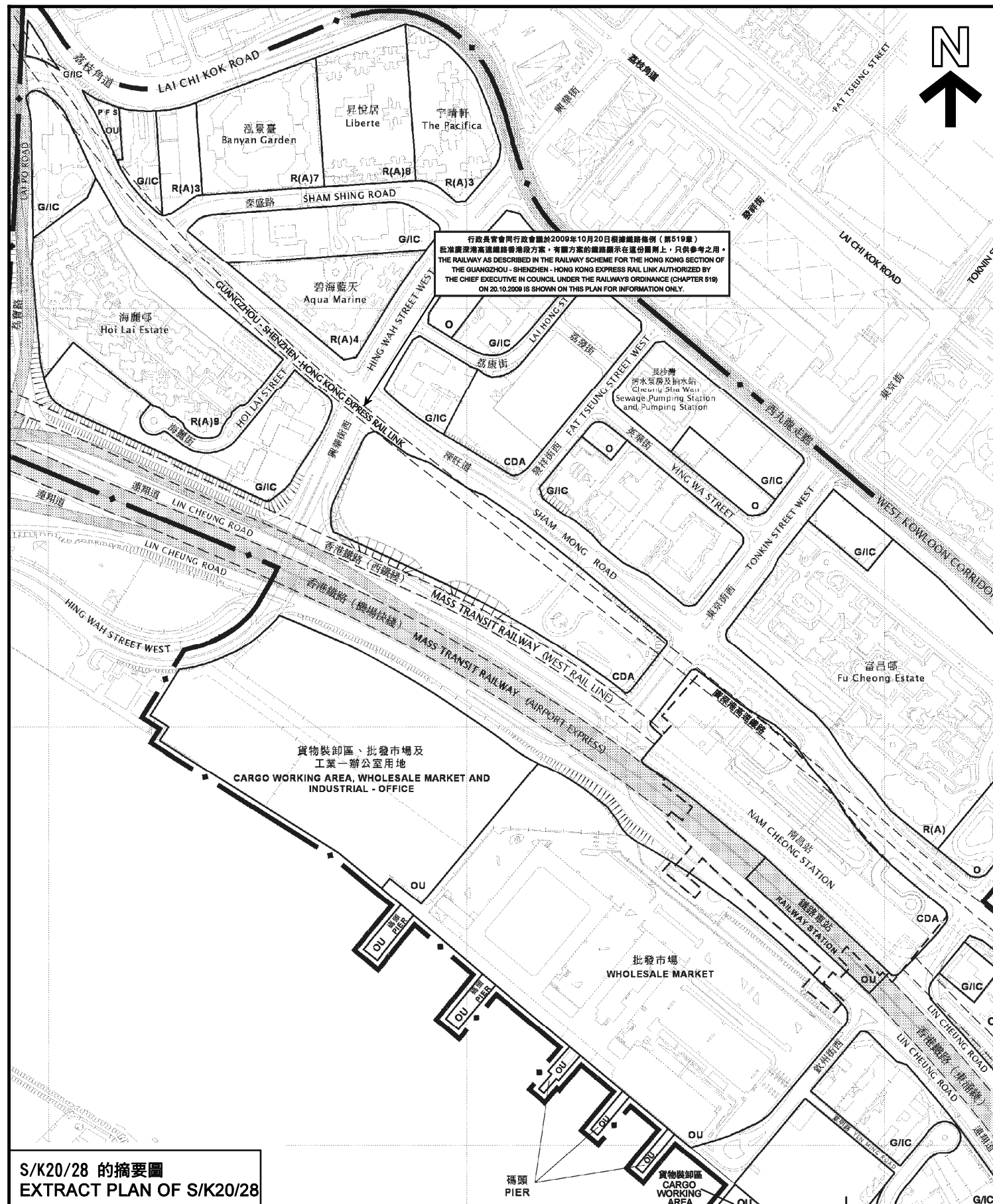
香港城市規劃委員會依據城市規劃條例擬備的西南九龍 (九龍規劃區第20區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 20 - SOUTH WEST KOWLOON - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺  
0 200 400 600 800 METRES 公尺

規劃署遵城市規劃委員會指示編備  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/K20/28





本摘要圖於2013年11月19日擬備，  
所根據的資料為西南九龍分區計劃大綱核准圖編號 S/K20/28  
和西南九龍分區計劃大綱草圖編號 S/K20/28A  
EXTRACT PLAN PREPARED ON 19.11.2013  
BASED ON OUTLINE ZONING PLANS No.  
S/K20/28 AND S/K28/28A

修訂項目A至J在西南九龍分區計劃大綱圖上的現有與擬議用途地帶的比較  
COMPARISON OF EXISTING AND PROPOSED ZONINGS  
ON THE SOUTH WEST KOWLOON OUTLINE ZONING PLAN FOR AMENDMENT ITEMS A TO J

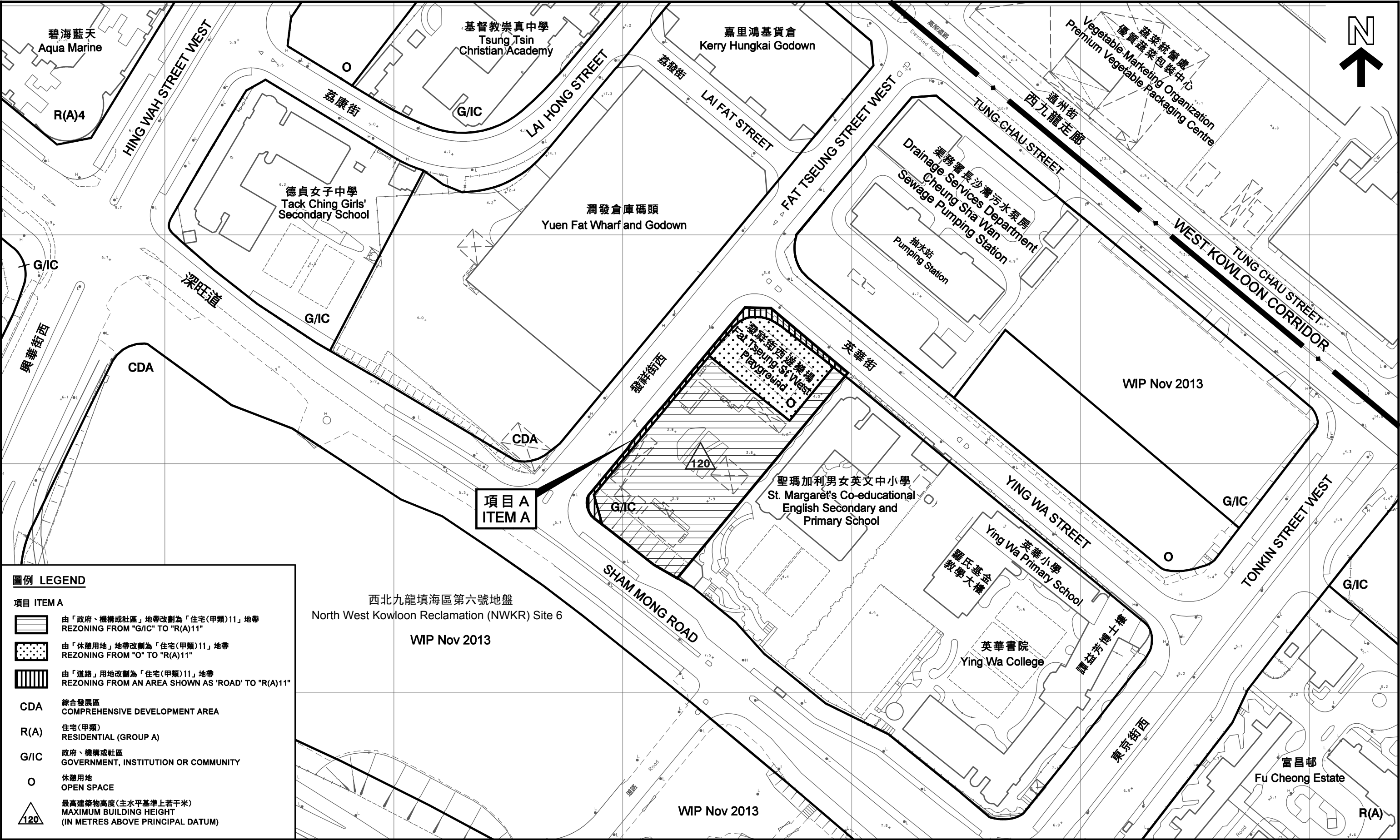
SCALE 1 : 6 000 比例尺  
METRES 100 0 100 200 300 400 METRES

規劃署  
PLANNING DEPARTMENT




參考編號  
REFERENCE No.  
M/SD/14/04

圖 PLAN  
2



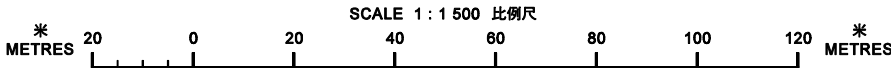
圖例 LEGEND

項目 ITEM A

-  由「政府、機構或社區」地帶改劃為「住宅(甲類)11」地帶  
REZONING FROM "G/IC" TO "R(A)11"
-  由「休憩用地」地帶改劃為「住宅(甲類)11」地帶  
REZONING FROM "O" TO "R(A)11"
-  由「道路」用地改劃為「住宅(甲類)11」地帶  
REZONING FROM AN AREA SHOWN AS 'ROAD' TO "R(A)11"
- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
-  最高建築物高度(主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

本摘要圖於2013年11月19日發備，  
所根據的資料為測量圖編號11-NW-13A/B  
EXTRACT PLAN PREPARED ON 19.11.2013  
BASED ON SURVEY SHEETS No.  
11-NW-13A/B

平面圖 - 項目 A  
SITE PLAN - ITEM A  
西南九龍分區計劃大綱核准圖編號 S/K20/28 的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED SOUTH WEST KOWLOON OZP No. S/K20/28



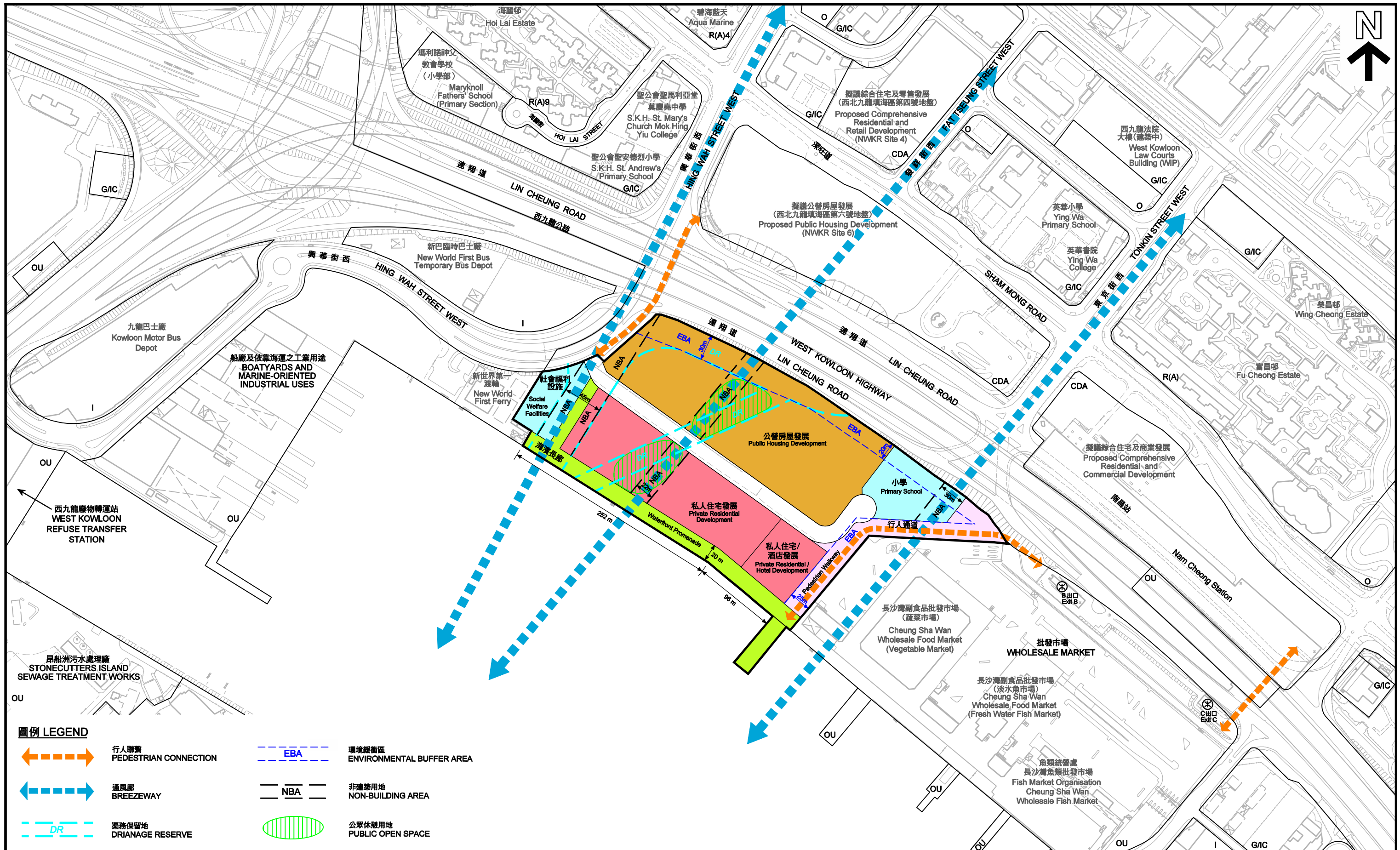
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/SD/14/04

圖 PLAN  
3





本摘要圖於2014年1月17日擬備，所根據的資料為  
測量圖編號11-NW-12B、12D、13A、13B、13C和13D  
EXTRACT PLAN PREPARED ON 17.1.2014 BASED ON  
SURVEY SHEETS No. 11-NW-12B, 12D, 13A, 13B, 13C AND 13D

改劃建議  
REZONING PROPOSAL  
連翔道用地  
LIN CHEUNG ROAD SITE

SCALE 1:4 000 比例尺  
米 METRES 50 0 50 100 150 200 250 METRES 米

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/SD/14/04

圖 PLAN  
4





**SCHEDULE OF AMENDMENTS TO  
THE APPROVED SOUTH WEST KOWLOON  
OUTLINE ZONING PLAN NO. S/K20/28  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendment to Matters shown on the Plan**

- Item A – Rezoning of a site at Fat Tseung Street West from “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and an area shown as ‘Road’ to “Residential (Group A)11” (“R(A)11”) and stipulation of building height restriction.
- Item B – Rezoning of the southwestern portion of a site at Lin Cheung Road from “Other Specified Uses” (“OU”) annotated “Cargo Working Area, Wholesale Market and Industrial-Office” to “Comprehensive Development Area” (“CDA”) and stipulation of building height restriction.
- Item C – Rezoning of the southeastern portion of a site at Lin Cheung Road from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office” to “CDA(2)” and stipulation of building height restriction.
- Item D – Rezoning of the northern portion of a site at Lin Cheung Road from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office” and an area shown as ‘Road’ to “R(A)12” and stipulation of building height restriction.
- Item E – Rezoning of the western corner of a site at Lin Cheung Road from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office” to “G/IC” and stipulation of building height restriction.
- Item F – Rezoning of the eastern corner of a site at Lin Cheung Road from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office”, “OU” annotated “Wholesale Market” and an area shown as ‘Road’ to “G/IC” and stipulation of building height restriction.
- Item G – Rezoning of a strip of land along the waterfront and a disused pier from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office”, “OU” annotated “Wholesale Market” and “OU” annotated “Pier” to “O”.
- Item H – Rezoning of strips of land on a site at Lin Cheung Road from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office” and “OU” annotated “Wholesale Market” to areas shown as ‘Road’.

- Item J – Designation of six strips of land which generally align with Hing Wah Street West, Fat Tseung Street West and Tonkin Street West within the “G/IC”, “CDA”, “R(A)12” zones at Hing Wah Street West and Lin Cheung Road as ‘non-building area’.

## **II. Amendments to the Notes of the Plan**

- (a) Incorporation of gross floor area (GFA) and building height restrictions and the requirement for public open space provision for the CDA site to the south of Hing Wah Street West in a new Remark of the Notes for the “CDA” zone.
- (b) Incorporation of the requirements to include air ventilation assessment report and visual impact assessment report in the submission of the Master Layout Plan for approval of the Town Planning Board for the CDA to the south of Hing Wah Street West in two new Remarks of the Notes for the “CDA” zone.
- (c) Revision to the minor relaxation clause to include minor relaxation for building height restriction in the Remark of the Notes for the “CDA” zone.
- (d) Incorporation of a minor relaxation clause for non-building area restriction in a new Remark of the Notes for the “CDA” zone.
- (e) Revision to the format for presentation of the GFA restriction for the CDA at Airport Railway Kowloon Station in the Remark of the Notes for the “CDA” zone.
- (f) Incorporation of a new set of Notes for the “CDA(2)” zone and stipulation of GFA and building height restrictions and minor relaxation clause for these restrictions.
- (g) Incorporation of plot ratio and building height restrictions for the “R(A)11” zone in a new Remark of the Notes for the “R(A)” zone.
- (h) Incorporation of GFA and building height restrictions and the requirement for public open space provision for the “R(A)12” zone in a new Remark of the Notes for the “R(A)” zone.
- (i) Incorporation of a clause to clarify the application of plot ratio(s) and GFA of the existing building for the “R(A)1” to “R(A)4”, “R(A)11” and “R(A)12” zones in a new Remark of the Notes for the “R(A)” zone.
- (j) Incorporation of a clause to allow deduction of the area of free-standing purpose-designed buildings solely for Government, institution or community facilities from site area for plot ratio or GFA calculations in a new Remark of the Notes for the “R(A)” zone.
- (k) Revision to the minor relaxation clause to include minor relaxation for building height restriction in the Remark of the Notes for the “R(A)” zone.
- (l) Incorporation of a minor relaxation clause for non-building area restriction in a new Remark of the Notes for “R(A)” zone.



- (m) Incorporation of building height restriction and a minor relaxation clause for such restriction in two new Remarks of the Notes for the “G/IC” zone.
- (n) Incorporation of a clause to allow exemption of the basement floor(s) in determining the building height restriction in terms of number of storey in a new Remark of the Notes for the “G/IC” zone.
- (o) Incorporation of a minor relaxation clause for non-building area restriction in a new Remark of the Notes for the “G/IC” zone.
- (p) Deletion of the set of Notes for the “OU” annotated “Cargo Working Area, Wholesale Market, Industrial-Office” zone.
- (q) Incorporation of a minor relaxation clause for GFA restriction in a new Remark of the Notes for the “OU” annotated “Public Utility Depot Including Electricity Substation” zone.
- (r) Incorporation of a minor relaxation clause for GFA and building height restrictions a new Remark of the Notes for the “OU” annotated “Institutional Facility and Hostel Use” zone.
- (s) Revision to the wording in planning intention of the Notes for the “OU” zone for “All Other Specified Uses Not Listed Above” by amending ‘Cheung Sha Wan Wholesale Market Complex’ to ‘Cheung Sha Wan Wholesale Food Market’.

Town Planning Board

13 December 2013