

**Paper No. 8/2008  
For Information  
On 19 March 2008**

**Harbour-front Enhancement Committee  
Sub-committee on Harbour Plan Review**

**Amendments to the Approved  
Hung Hom Outline Zoning Plan No. S/K9/20**

**Introduction**

1. This paper is to brief Members on the imposition of building height restrictions in Hung Hom, particularly in the waterfront area.

**Background**

2. The draft Hung Hom Outline Zoning Plan (OZP) No. S/K9/21, incorporating building height restrictions for various development zones and other amendments, is now exhibited under section 5 of the Town Planning Ordinance for a period of two months from 29 February 2008 until 29 April 2008. Any person may make written representation in respect of the amendments to the OZP to the Secretary of the Town Planning Board (TPB) within the exhibition period.

**Imposition of Building Height Restrictions**

3. In the absence of building height restrictions, excessively tall buildings may proliferate at random locations and their scale may be out-of-context with the surrounding area. In order to provide better planning control to regulate the development profile of the built-environment and to meet public aspirations for greater certainty and transparency in the statutory planning system, building height restrictions are proposed for all development zones on this OZP.

4. Building height restrictions have already been imposed for most of the development zones on the waterfront of Hung Hom and in the reclamation area to the south of Hung Hom South Road. The OZP is now

amended taking into account a comprehensive building height review covering the existing building height restrictions as well as incorporating proposed building height restrictions for all development zones on the OZP.

### **Proposed Building Height Restrictions**

5. The building height restrictions are imposed to preserve the views to the ridgelines from public viewpoints and to adopt the stepped building height concept recommended in the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines, and ensure lower developments along the waterfront, with a gradation of height profile gradually increasing from the waterfront to the inland and foothill areas and up to the higher ground in Ho Man Tin areas. The review of the building height restrictions has taken account of the TPB's Vision Statement and Objective in Harbour Planning, the Harbour-front Enhancement Committee's Harbour Planning Principles and Guidelines, the area context, existing topography, air ventilation/wind circulation, local character, existing height profile, planning intention, redevelopment potential and urban design principles. The recommendations of the recent Hung Hom District Study (HHDS) are also translated onto the OZP.

6. The proposed building height restrictions for commercial and residential developments on the **waterfront** of Hung Hom are as follows (**Plan 1**):

**(a) Maximum building height of 15mPD**

A maximum building height restriction of 15mPD is imposed on the waterfront portion of the "Other Specified Uses" ("OU") annotated (Commercial Development and Freight Yard)" zone in accordance with the recommendation of the HHDS.

**(b) Maximum building height of 15mPD to 75mPD and 40mPD to 75mPD**

Based on the recommendation of the HHDS, the waterfront "Comprehensive Development Area" ("CDA") zone is sub-divided into "CDA(1)" and "CDA(2)" (**Plan 1**) with the following development parameters:

	Previous	Proposed	Proposed
	CDA	CDA(1)	CDA(2)
Site area	3 ha	1.6 ha	1.4 ha
Plot ratio	6.0	4.0	4.0
Building Height	40-75mPD	15-75mPD	40-75mPD
Site Coverage	Not specified	80%	60%

**(c) Maximum building height of 52mPD**

A maximum building height of 52mPD is imposed for Whampoa Garden (黃埔花園) to reflect its existing building height.

**(d) Maximum building height of 80mPD**

As Laguna Verde (海逸豪園) is at the wind entrance of the waterfront and with most of the existing building blocks below 80mPD, a maximum building height of 80mPD is imposed.

**(e) Maximum building height of 100mPD**

(i) Taking into account the recommendation of the HHDS, a maximum building height restriction of 100mPD is imposed in the “Residential (Group A)2” (“R(A)2”) site at Hung Luen Road. In order to maintain a visual and wind corridor within the development, a maximum building height of 15mPD is imposed at the central part of the site. The site is also subject to maximum domestic and non-domestic site coverage of 30% and 60% respectively.

(ii) Other developments on the waterfront with a maximum building height restriction of 100mPD include Harbourfront Landmark (海明軒“R(A)3”), Harbourfront Plaza (海濱廣場及酒店 “Commercial(4)” (“C(4)”), and the industrial buildings (“OU(Business)” (“OU(B)”) at Hok Cheung Street.

7. The proposed building height restrictions for commercial and residential developments in the **inner part** of Hung Hom are as follows **(Plan 1)**

**(a) Maximum building height of 80mPD**

To enable a smooth transition of the height profile from Whampao and to allow better air penetration from the waterfront, the “R(A)4”

zones in the inner part of Hung Hom to the west of Whampao Garden, a maximum building height of 80mPD is proposed and a maximum building height of 100mPD would be permitted for sites with an area of 400m<sup>2</sup> or above.

**(b) Maximum building height of 100mPD**

The “C”, “CDA” and “R(A)” developments in the inner part of Hung Hom are subject to a maximum building height of 100mPD.

**(c) Maximum building height of 120mPD**

(i) To maintain a stepping building height profile from the waterfront, industrial and commercial buildings in the “OU(B)” and “C” zones to the west of Hung Hom Road, and the “R(A)” zones at the fringe of this commercial core will be subject to a building height restriction of 120mPD.

(ii) The “R(A)” zone at a higher level near to the Ho Man Tin high ground is also in this height band.

**(d) Maximum building height of 150mPD**

To reflect the existing and committed developments, a maximum building height of 150mPD is proposed for the existing Royal Peninsula (半島豪庭) and a site at the junction of Chatham Road North and Hok Yuen Street.

8. As most “Government, Institution or Community” sites and some sites designated for “OU” are relatively low-rise development and could serve as breathing space and visual relief in this crowded and built-up area, building height restrictions for these sites are hence imposed mostly to contain their development scale or to reflect their existing building height (**Plan 2**).

**Conclusion**

9. Members are invited to note the building height restrictions in Hung Hom.

**Attachment**

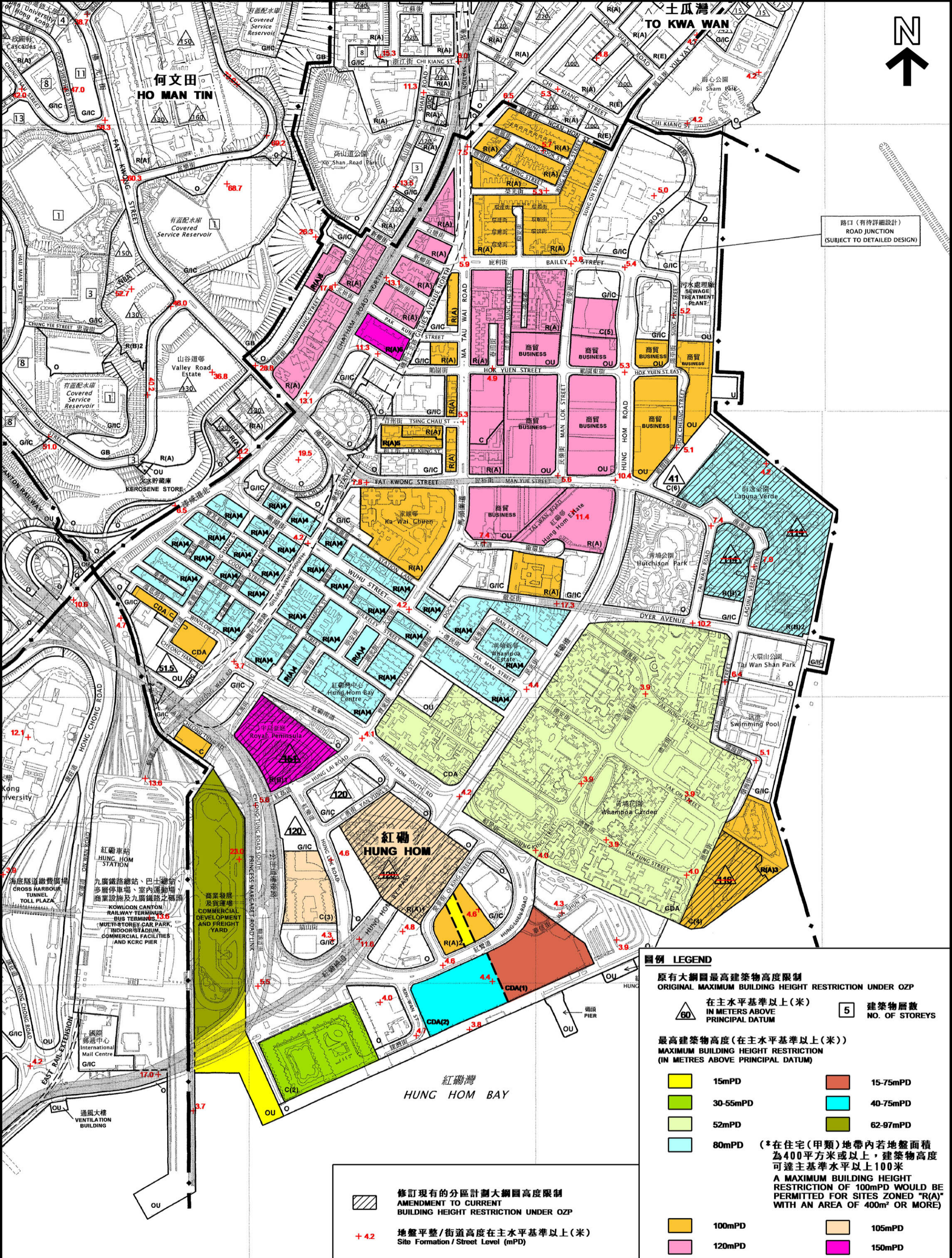
**Plan 1**

Proposed building height bands for “C”, “CDA”, “R(A)”, “R(B)”, “OU(B)”, and “OU” annotated

“Commercial Development and Freight Yard” zones  
under Hung Hom Outline Zoning Plan

**Plan 2** Proposed building height restrictions for “G/IC”, and  
“OU” (except “OU(B)” and “OU” annotated  
“Commercial Development and Freight Yard”

**Kowloon District Planning Office**  
**Planning Department**  
**March 2008**



本圖案於2008年3月17日編備。所根據的資料為：  
 於2006年10月17日核准的分區計劃大綱圖編號S/K1/22。  
 於2008年1月18日核准的分區計劃大綱圖編號S/K9/19。  
 於2007年11月6日核准的分區計劃大綱圖編號S/K9/20。  
 於2008年1月18日核准的分區計劃大綱圖編號S/K10/19。  
 以及於2007年11月6日核准的分區計劃大綱圖編號S/K22/2。

EXTRACT PLAN PREPARED ON 17.3.2008  
 BASED ON OUTLINE ZONING PLANS No.  
 S/K1/22 APPROVED ON 17.10.2006,  
 S/K9/19 EXHIBITED ON 18.1.2008,  
 S/K9/20 APPROVED ON 6.11.2007,  
 S/K10/19 EXHIBITED ON 18.1.2008 &  
 S/K22/2 APPROVED ON 6.11.2007

紅磡分區計劃大綱圖上「商業」、「綜合發展區」、「住宅(甲類)」、「住宅(乙類)」、「其他指定用途(商貿)」及「其他指定用途」註明「商業發展及貨運場」地帶的建築物高度限制

**BUILDING HEIGHT RESTRICTIONS FOR "C", "CDA", "R(A)", "R(B)", "OU(B)" AND "OU" ANNOTATED "COMMERCIAL DEVELOPMENT AND FREIGHT YARD" ZONES UNDER HUNG HOM OUTLINE ZONING PLAN**

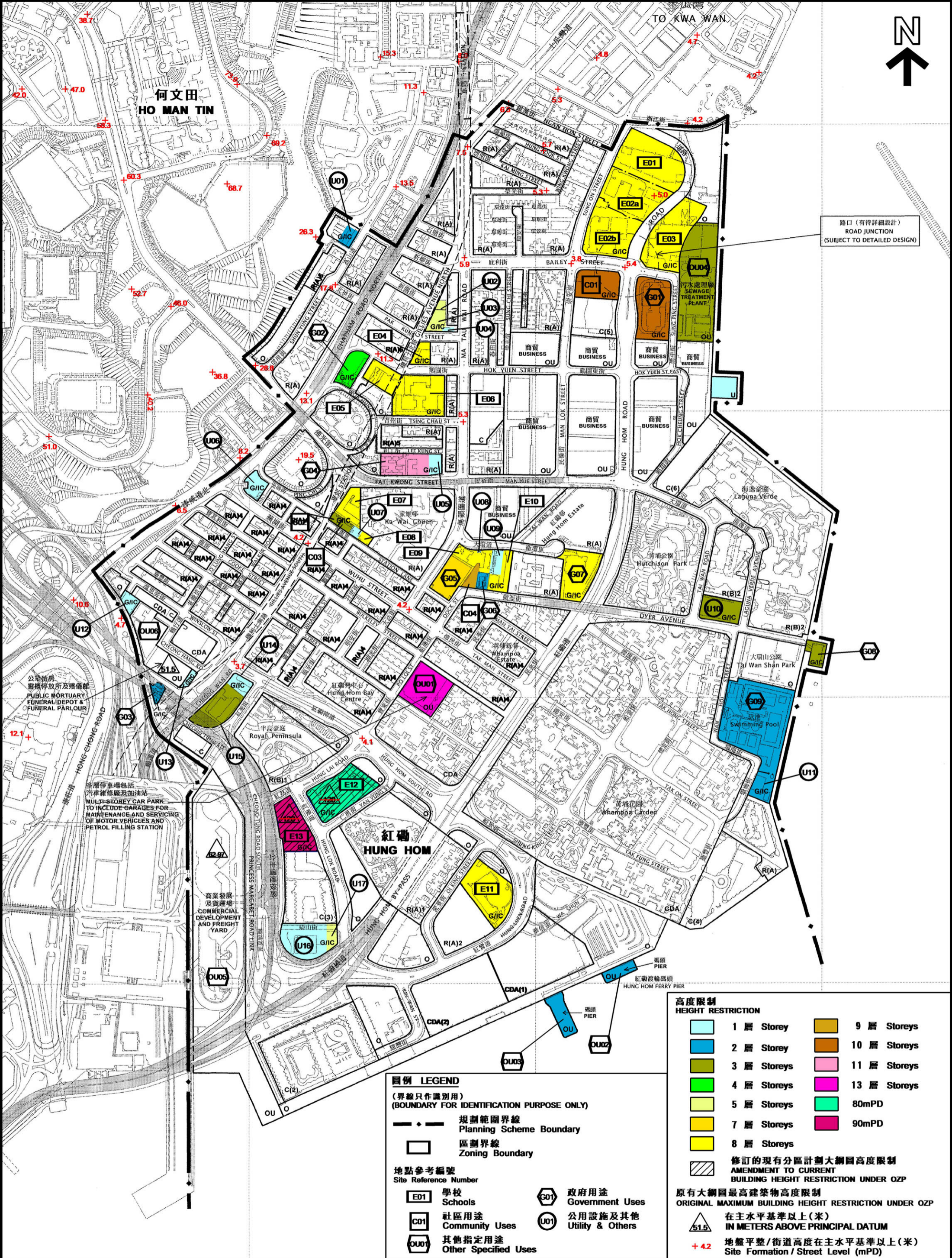
SCALE 1 : 6 000

METRES 100 0 100 200 300 600 500 METRES

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No. M/K9/08/144

PLAN 1



路口 (有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO DETAILED DESIGN)

公眾殮房  
靈柩停放所及殯儀館  
PUBLIC WORTHY FUNERAL DEPOT & FUNERAL PARLOUR

多層停車場包括  
汽車維修廠及加油站  
MULTI-STORY CAR PARK  
TO INCLUDE GARAGES FOR  
MAINTENANCE AND SERVICING  
OF MOTOR VEHICLES AND  
PETROL FILLING STATION

商業發展  
及貨運場  
COMMERCIAL  
DEVELOPMENT  
AND FREIGHT  
YARD

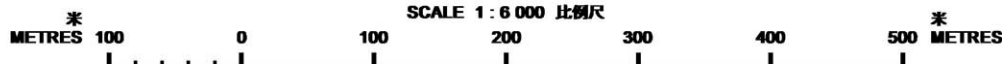
圖例 LEGEND  
(界線只作識別用)  
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

- 規劃範圍界線  
Planning Scheme Boundary
- 區劃界線  
Zoning Boundary
- 地點參考編號  
Site Reference Number
- E01 學校  
Schools
- C01 社區用途  
Community Uses
- OU01 其他指定用途  
Other Specified Uses
- G01 政府用途  
Government Uses
- U01 公用設施及其他  
Utility & Others

高度限制 HEIGHT RESTRICTION	
	1 層 Storey
	2 層 Storey
	3 層 Storeys
	4 層 Storeys
	5 層 Storeys
	7 層 Storeys
	8 層 Storeys
	9 層 Storeys
	10 層 Storeys
	11 層 Storeys
	13 層 Storeys
	80mPD
	90mPD
	修訂的現有分區計劃大綱圖高度限制 AMENDMENT TO CURRENT BUILDING HEIGHT RESTRICTION UNDER OZP
	原有大綱圖最高建築物高度限制 ORIGINAL MAXIMUM BUILDING HEIGHT RESTRICTION UNDER OZP
	在主水平基準以上(米) IN METERS ABOVE PRINCIPAL DATUM
	地盤平整/街道高度在主水平基準以上(米) Site Formation / Street Level (mPD)

本摘要圖於2008年3月17日擬備，  
所根據的資料為於2007年11月6日  
核准的分區計劃大綱圖編號 S/K9/20  
EXTRACT PLAN PREPARED ON 17.3.2008  
BASED ON OUTLINE ZONING PLANS No.  
S/K9/20 APPROVED ON 6.11.2007

紅磡分區計劃大綱圖上「政府、機構或社區」、「未指定用途」及「其他指定用途」  
(「其他指定用途(商貿)」及「其他指定用途」註明「商業發展及貨運場」除外)地帶的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS FOR "G/C", "U" AND "OU"  
(EXCEPT "OU(B)" AND "OU" ANNOTATED "COMMERCIAL DEVELOPMENT AND FREIGHT YARD")  
ZONES UNDER HUNG HOM OUTLINE ZONING PLAN



規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/K9/08/144  
PLAN  
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