

TOWN PLANNING BOARD GUIDELINES FOR INTERIM BUILDING HEIGHT CONTROL IN KOWLOON BAY AND KWUN TONG BUSINESS AREAS

(Important Note:

The Guidelines are intended for general reference only. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.

Any enquiry on the Guidelines should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

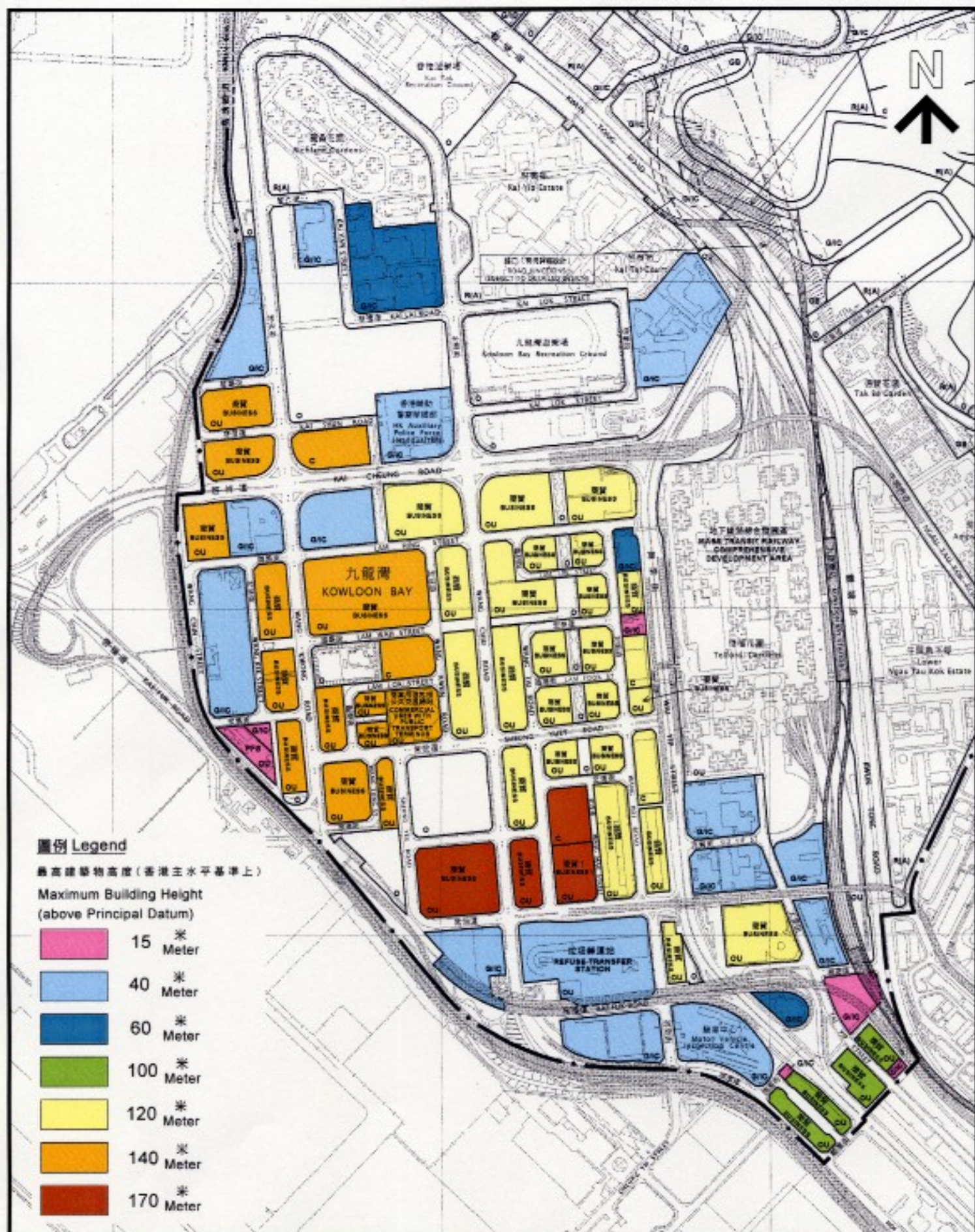
These Guidelines are subject to revision without any prior notice.)

1. Introduction

- 1.1 With the relocation of the Kai Tak Airport and modification of the related airport height restrictions covering the Kowloon area, the height profile of the area has been investigated in different planning studies and more comprehensively in the recently completed Study of Urban Design Guidelines for Hong Kong (2003). In order to protect views to the ridgelines from popular vantage points, the Urban Design Guidelines Study has proposed to instigate height control in the statutory plans. The community, as revealed from the various public consultations of the Study, is generally in support of the initiative.
- 1.2 Detailed height control proposals have now been formulated for the Kowloon Bay and Kwun Tong Business Areas to guide their transformation into business centres. In main, the recommended building height restrictions are to preserve views to the Kowloon Ridgelines from the vantage points recommended in the Urban Design Guidelines Study, taking into account the local area context and the need to maintain visually compatible building masses in the wider setting.
- 1.3 On 6 February and 19 March 2004, the Town Planning Board (the Board) endorsed the recommended building height restrictions and directed that public views should be sought prior to their incorporation into the relevant statutory plans. Pending result of the consultation exercise and amendments to the statutory plans, this set of Guidelines will provide interim guidance on the consideration of development proposals by the Board for planning control purpose.

2. Scope and Application

- 2.1 This set of Guidelines is applicable to development (except minor alteration) or redevelopment in respect of any land or building falling within the Kowloon Bay Business Area (bounded by Wai Yip Street, MTR Yard, Shun Yip Street, Kai Fuk Road, Wang Chin Street, Eastern Road, Kai Yan Street, and Kai Lok Street) on the Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP), and the Kwun Tong Business Area (bounded by Kwun Tong Road, King Yip Street, Hoi Bun Road and Shun Yip Street) on the Kwun Tong (South) OZP. The recommended building height restrictions for the Kowloon Bay and Kwun Tong Business Areas are shown on [Plan 1](#) and [Plan 2](#) respectively.
- 2.2 In the recommended building height restrictions for the Kowloon Bay Business Area, there are four height bands - 100mPD, 120mPD, 140mPD and 170mPD, for preserving views to the ridgelines, creating a discernible townscape with a high-rise node at the southern part, and providing a stepped backdrop in the surrounding areas to accentuate this node. These height bands help reinforce the business image of the area flanking along Kwun Tong Bypass and the future South East Kowloon Development, and to avoid extreme height contrast with the adjacent Telford Garden while allowing greater visual penetration to the Victoria Harbour from the inland area of Ngau Tau Kok.
- 2.3 In the recommended building height restrictions for the Kwun Tong Business Area, there are also four height bands - 100mPD, 130mPD, 160mPD and 200mPD, for preserving views to the ridgelines and reinforcing the discernible district centre character at the main activity node of the Kwun Tong MTR Station and Town Centre. These heights bands help achieve a stepped height profile for visual permeability, reduce the solidness of Kwun Tong Business Area and maintain a more intertwined relationship with the Harbour edge. Sharp contrast and significant visual barrier to adjacent major residential development such as Laguna City is also avoided.
- 2.4 New planning applications and applications for major amendments to approved scheme would be assessed on the basis of the recommended building height restrictions as shown on [Plan 1](#) and [Plan 2](#). Planning applications approved prior to the promulgation of these Guidelines will not be affected, unless major amendments including increase in building height to the approved scheme are proposed. Minor amendments to the approved schemes would be processed in accordance with the TPB PG-No. 19B - Minor Amendments to Approved Development Proposals.
- 2.5 Building height restrictions for Government, institution, community and utility sites in height bands of 15mPD, 40mPD and 60mPD are incorporated to provide visual relief to the high density environment of the business areas.
- 2.6 Apart from the planning system, the recommended building height restrictions also provide a reference to the Land Administration and Building Authorities in the consideration of development proposals.



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 Date: March, 2004

城市規劃指引編號 28
 九龍灣尚貿區建築物臨時高度管制
 TOWN PLANNING GUIDELINES No. 28
 FOR INTERIM BUILDING HEIGHT CONTROL
 IN KOWLOON BAY BUSINESS AREA

規劃署 城市規劃委員會
 TOWN PLANNING BOARD SECTION
 PLANNING DEPARTMENT

圖則編號 M/TPB/2004/3
 PLAN No.



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城市規劃指引編號 28 觀塘商業區建築物臨時高度管制
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