

Henry Wang Standard

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# Amendments to Tsimshatsui zoning plan made public

TEN amendments have been proposed for the draft Tsimshatsui outline zoning plan - the blue print for a major facelift for Hongkong's entertainment and tourist centre.

The original plan was unveiled in July last year by Director of Public Works David McDonald, who is also chairman of the Town Planning Board.

Seven of the 10 amendments result from the board upholding objections to the original plan, while the others have been initiated by the board.

The outline zoning plan affects a total area of 178 hectares on the Kowloon peninsula, of which 2.6 hectares will be reclaimed from the southern tip and at the north camber breakwater off Canton Road.

It embraces a host of new and expanded community services and facilities, including a cultural

complex, landscaped public promenades and parks, a swimming pool complex playgrounds, schools, markets and community centres.

The amendments which have been made as a result of objections are:

- Rezoning of No. 5 Observatory Road from government/community institution use (G/C) to commercial/residential use (C/R).

- The proposed widening of the access road to the Royal Observatory has been dropped, and the access road will now be included in the general G/C zoning for the Royal Observatory.

- Deletion of the setback of the Nathan Road pavement at the north end of Kowloon park, and the corresponding alteration to the alignment of the boundary of the park.

- Change in zoning from "open space" to

commercial/residential for two areas on the western shore of the peninsula, and

- Rezoning of the G/C site at the junction of Canton Road and Peking Road to commercial/residential and its amalgamation with the existing commercial/residential site which includes the marine police headquarters to the south.

The whole site is now annotated to include a public transport station, and as a result the words, "bus terminus" are deleted from the annotation on the cultural complex site.

A spokesman for the board said objections to these proposals could be made before September 1. Twenty-one days are allowed for objections to the three amendments to the "notes" initiated by the board.

These provide for:

- Staff quarters to be permitted as a right within G/C zoning.

- Specified uses for the comprehensive re-development area to be subjected to special permission of the board and that approval may require compliance with certain conditions, and

- Additional uses for Kowloon Park, some as a matter of right, others with the permission of the board. A children's playground, garden and running track will now be allowed, subject only to compliance with the relevant building ordinance regulations, and places of public entertainment, a social or sports club, view towers or zoo may be permitted in the park, subject to the board's approval.

The closing date for objections to these amendments is September 8.