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Representation Number:
TPB/R/S/K11/32-R1

tpbpd/PLAND

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主旨: AMENDMENTS TO TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OZP NO. S/K11/31
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Submission Number:
TPB/R/S/K11/32-S1

AMENDMENTS TO TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OZP NO. S/K11/31

Dear TPB Members,

Strange, when I originally checked the attachments, I found a mega Appendix doc of 1.400++ pages that ordinary folk could neither download nor print. I tried to print the last pages that are usually HKPSG but got the 'not smiley' face. However, I now find a much more modest attachment? Perhaps I need to splash out on another MRI of the head? However note that PlanD did not object to mention of 1,400 pages.

Item A1 – about 4ha. Rezoning of a site abutting Choi Hung Road from “Open Space” and “G/IC to “Open Space (1)” and deletion of BHR.

Item A2 – Rezoning of a site abutting Sheung Hei Street from “O” and “G/IC” to “G/IC” and deletion of BHR.

Redevelopment of public park and sports facilities and provision of 9 floor building with 300 Vehicle PVP on lower floor.

STRONG OBJECTIONS. THIS PLAN IS ALL ABOUT THE PARKING LOT. THE NUMBER OF TREES TO BE EXTERMINATED IS ALMOST 1:1 TO THE VEHICLE INTAKE.

There is no increase to the size and number of the sports facilities, in fact the details show a net decrease. The community services are mainly the relocation of existing services. So effectively limited gain in facilities

Community and Welfare Facilities

Wong Tai Sin District Health Centre (Net Operation Floor Area about 1,100 m2) - to **replace** the current one operating in Kai Chuen Court

Welfare Facilities (Total NOFA: about 1,900 m2)

- an Integrated Home Care Services team
- a 60-place Day Care Centre for the Elderly
- a 100-place Child Care Centre
- a Neighborhood Elderly Centre - a Social Security Field Unit.

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District Library (NOFA: not more than 2,500 m2) - to **replace** the current San Po Kong Public Library operating in San Po Kong Plaza with enhancement of facilities.

HKPSG data not provided but I have that for 2022 and it shows significant deficits in many services including Child Care, Day Rehabilitation, Residential Care and Community Care. Without access to the current HKPSG is not possible to determine how this development will address the shortfalls.

TREES

Again, we have to suffer the denigration of trees that have proved shade and pleasure to local residents for many years. If 200 trees are in such a poor condition one has to question why they were not treated or replaced? There are in fact some very fine trees in this park.

The park will lose 45% of its tree coverage including those on the periphery that provide a buffer zone between the recreational facilities and the busy polluted streets that surround it.

As the two buildings to be demolished and rebuilt, their footprint is already built over so why the need to remove so many trees, particularly in parts of the park with no current refurbishment plans provided?

Members should carefully study the before and after Tree plans.

RATIONAL OF THE REZONING

There is a hidden agenda.

As Item A2 is already zoned "GIC" it makes sense to incorporate the "O" on the road side periphery to "GIC". *"As such, it is decided to reconfigure the existing "G/IC" zone boundary to a more regular shape to reflect the footprint of the proposed GIC Complex to ensure feasibility of this project"*

HOWEVER, OBJECT STRONGLY TO DELETION OF GIC BHR. THE AMENDMENT SHOULD COME WITH THE HEIGHT CAPPED AT THE PROPOSED LEVEL.

STRONGY OBJECT TO THE DELETION OF BHR FOR ITEM A1. THERE IS NO JUSTIFICATION. THE HEIGHT OF THE INDOR SPORTS FACILITIES IS WITHIN THE PROVISIONS FOR "O' ZONING AS THIS IS A FACILITY RLATED TO THE PLANNING INTENTION OF OPEN SPACE.

No acceptable justification has been provided in the paper. The removal of BHR would leave the park open to future, perhaps already planned as the statement DOS AREAS TO BE REVAMPED SUBJECT TO DETAILED DESIGN is open to interpretation. Not so long ago a large and high GIC complex was approved for Carpenter Road Park in Kowloon City. So obviously there are plans to build on these DOS designated zones.

Members should question this.

Facilities

Object to reduction in children's facilities. How about a short kid's bike track?

No mention of the provision of elderly exercise facilities.

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Kid's bike track???

In summary, we have to swallow the ever-increasing height and wall effect of community facilities being introduced into our parks but these should come with restrictions.

The OZP should be limited to the provision of the additional community services and the rest of the park zoned 'O' with a height cap on the Indoor Sports Facilities.

Members should bear in mind that no more than 10% of District Open Space should be built on and any development must support the recreational intent of the zoning.

Amendments to the Notes of the Plan

Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan except where the uses or developments are specified in Col 2 of the Notes of individual zones.

STRONG OBJECTIONS AS THIS WOULD EFFECTIVELY ALLOW COMMERCIAL ACTIVITIES TO TAKE OVER OUR PARKS, ETC. HAVING LOW RISE DRONES ETC OPERATE FREELY ON COMMON AREAS WOULD GENERATE NOISE POLLUTION AND CREATE HAZARDS. OUR PARKS ARE ALREADY BEING WALLED IN SO AT LEAST THE SKIES SHOULD BE KEPT CLEAR. SCHOOLS ARE ANOTHER AREA OF CONCERN

(c) Incorporation of 'Government Use (not elsewhere specified)' under Col 1 of Schedule I of the Notes for "Other Specified Uses" annotated "Business" ("OU(B)") zone; and corresponding deletion of 'Government Use (Police Report Centre, Post Office only)' under Col 1 and 'Government Use (not elsewhere specified)' under Col 2 of Schedule I of the Notes for "OU(B)" zone.

OBJECT. WHAT GOVERNMENT USE? THIS BROAD-BRUSH AMENDMENT COULD BE USED TO OPEN CITIZEN MONITORING POSTS OR OTHER FACILITIES THAT ARE NOT WELCOME TO THE COMMUNITY

Mary Muvihill

From: tpbpd <tpbpd@pland.gov.hk>

To: [REDACTED]

Date: Monday, 13 July 2026 5:12 PM HKT

Subject: Re: TSZ WAN SHAN OZP

Dear Mary,

Kindly note that there is no additional population arising from the proposed amendments to the Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) as shown on the draft OZP No. S/K11/32 (the draft OZP), and therefore has no implication on the provision of the community

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facilities, open space and recreational facilities in the district. As such, the relevant Town Planning Board (TPB/the Board) Paper for proposed amendments to the draft OZP did not provide such summary table.

If any submission for representation with views/comments on the provision of community facilities and open space in the district is received in respect of the draft OZP, relevant information, including a summary table for such provision, would be provided in the TPB Paper to facilitate the Board's consideration of the representation(s).

Town Planning Board Secretariat

From: [REDACTED]
Sent: Thursday, July 9, 2026 12:22 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: TSZ WAN SHAN OZP

But if there is no GIC data provided how can members of the public judge if the proposed facilities are in fact addressing the many shortfalls in services in the community.

Mary Mulvihill

From: tpbpd <tpbpd@pland.gov.hk>
To: [REDACTED]
Date: Wednesday, 8 July 2026 4:48 PM HKT
Subject: Re: TSZ WAN SHAN OZP

Dear Mary,

The proposed amendments to the Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) as shown on the draft OZP No. S/K11/32 are mainly to facilitate a redevelopment proposal of a Government, Institution and Community Complex and provision of a new open space. As there is no additional population arising from the proposed amendments or has no implication on the provision of the community facilities, open space and recreational facilities in the district, the relevant Town Planning Board Paper did not provide such summary table.

Town Planning Board Secretariat

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From: [REDACTED]

Sent: Tuesday, July 7, 2026 12:41 AM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject: TSZ WAN SHAN OZP

Dear Secretariat,

Another OZP with much of the data not available to ordinary citizens. Appendix is almost 1,400 pages.

Pls forward pdf of HKPSG data.

Thanks

Mary