

# **METRO PLANNING COMMITTEE OF THE TOWN PLANNING BOARD**

**MPC Paper No. 10/15  
For Consideration by  
the Metro Planning Committee on 17.7.2015**

**Further Consideration of the Draft Planning Brief  
for the “Comprehensive Development Area” Site in Diamond Hill**

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for the “Comprehensive Development Area” Site in Diamond Hill**

**1. The Purpose**

This paper is to:

- (a) report to the Metro Planning Committee (the Committee) the results of the consultation with the Wong Tai Sin District Council (WTSDC) on the draft planning brief (PB) for the “Comprehensive Development Area” (“CDA”) site in Diamond Hill (the Site) on the approved Tsz Wan Shan, San Po Kong and Diamond Hill Outline Zoning Plan (OZP) No. S/K11/27 (the OZP); and
- (b) seek Members’ endorsement of the draft PB at **Appendix I** for providing guidance for future development at the Site.

**2. Background**

- 2.1 On 8.5.2015, the Committee considered that the draft PB for the Site was suitable for consultation with the WTSDC. A copy of the MPC Paper No. 3/15 and the minutes of the meeting are at **Appendices II** and **III** respectively.
- 2.2 The major development parameters and planning requirements as set out in the draft PB are summarized as follows:

Item	Particulars
<u>Major Development Parameters</u>	
Site Area	About 7.18 ha
Proposed Use	Public housing development (including public rental housing and Home Ownership Scheme units) with commercial and government, institution and community (GIC) facilities, a water feature park, a landscaped walk with cultural theme, religious facilities and a public transport interchange (PTI)
Maximum Plot Ratio (PR)/ Gross Floor Area (GFA)	<u>Public housing development</u> A maximum GFA of 217,910 m <sup>2</sup> and maximum PR of 7.7

Item	Particulars
	<u>Religious facilities</u> A maximum GFA of 25,000 m <sup>2</sup>
Maximum Building Height (BH)	<u>Public housing development</u> 120mPD – 140mPD  <u>Religious facilities</u> 4 storeys excluding the basement  <u>Cultural block within the landscaped walk</u> Not more than 3 storeys
Maximum Site Coverage	Not exceeding those stipulated in the Building (Planning) Regulations.
<u>Planning Requirements</u>	
Urban Design Considerations	<ul style="list-style-type: none"> <li>▪ Variation in building height, in particular stepped building height profile with a maximum building height of 140mPD and 120mPD for the northern and the southern portions for the public housing development respectively;</li> <li>▪ maximize gaps between domestic blocks;</li> <li>▪ avoid large and extensive podium structures;</li> <li>▪ provide high quality greening at the landscaped walk;</li> <li>▪ creative building design of the cultural block along the landscaped walk; and</li> <li>▪ improve streetscape and amenity.</li> </ul>
Non-Building Area	Not less than 3 air paths to align with Choi Hung Road, Tai Yau Street and Sze Mei Street ( <b>Plan 4 in Appendix I</b> )
Public Open Space (POS) Provision	A water feature park of around 1.64 ha accommodating the three historic buildings/structures, namely the Old Pillbox, portions of the Former Royal Air Force Hangar and the Stone House in the western portion. It should be open from 06:00 to 23:00 to the public for enjoyment.  A landscaped walk with cultural theme of around 1.14 ha along the northern portion.
Landscape and Tree	A Landscape Master Plan should be prepared

Item	Particulars
Preservation	<p>incorporating the following elements:</p> <ul style="list-style-type: none"> <li>▪ a comprehensive landscape proposal;</li> <li>▪ preservation of the existing good quality mature trees on the Site as far as possible;</li> <li>▪ an overall target of 30% greenery based on the gross site area for the public housing development, and a minimum of 3 trees per 100 m<sup>2</sup> of the total green coverage shall be provided as far as possible;</li> <li>▪ provide at-grade amenity treatment and create a quality landscape setting; and</li> <li>▪ tree planting as landscape buffer along the site boundary as far as possible.</li> </ul>
GIC Facilities	Along the landscaped walk, a building of not more than 3 storeys should be constructed for cultural facilities (cultural block).
Education Facility	A nursery/kindergarten should be provided within the public housing development.
Religious Facilities	The eastern portion of the Site is reserved for religious use.
Retail and Commercial Facilities	Retail facilities with a GFA of not less than 8,000 m <sup>2</sup> should be provided within the public housing development including a market and street shops along Choi Hung Road and facing the landscaped walk.
Public Transport Facilities	A PTI should be provided at the eastern portion.
Pedestrian Connection	<p>The future development should be connected to the surrounding areas through footbridges, at-grade crossings or underground pedestrian link. Major ones include:</p> <ul style="list-style-type: none"> <li>▪ underground pedestrian link to connect the Mass Transit Railway (MTR) Shatin to Central (SCL) Diamond Hill Station across Choi Hung Road to the proposed GIC building at Sze Mei Street;</li> <li>▪ footbridges across Lung Cheung Road to Hollywood Plaza and Nan Lian Garden; and</li> <li>▪ footbridge stems from the water feature park to the Kai Tak River section opposite to Choi Hung Road Playground.</li> </ul>
Car Parking, Loading and Unloading Provision	Provision of ancillary car parking spaces and loading/unloading facilities in accordance with the

Item	Particulars
	Hong Kong Planning Standards and Guidelines (HKPSG) and subject to the Traffic Impact Assessment (TIA).

- 2.3 The Site is zoned “CDA” on the OZP. As required under the Notes of the OZP, a Master Layout Plan (MLP) together with a series of technical assessments will have to be submitted to the Town Planning Board (the Board) for consideration.
- 2.4 The WTSDC was consulted on the draft PB on 19.5.2015. A letter dated 19.5.2015 from the East Kowloon District Residents’ Committee (EKDRC) with the support of a group of DC members was tabled and discussed at the meeting. EKDRC’s letter and extracted minutes of the WTSDC meeting are at **Appendices IV** and **V** respectively for Members’ reference.

### **3. The WTSDC’s views on the Draft PB**

- 3.1 The WTSDC generally supports the draft PB, particularly the individual components of the proposal derived after long local consultation, including water feature park, landscaped walk with cultural theme, religious use and public housing development. The following comments from members and EKDRC were raised at the DC meeting:
- (a) with a planned population of about 12,000, the development density for the Site was very high. Members opposed any further increase in the development intensity on traffic and environmental grounds. There was query on the increase in plot ratio of the public housing development from 7.3 in the conceptual development proposal<sup>1</sup> presented by the Housing Department (HD) (previous conceptual proposal) at the WTSDC meeting on 8.7.2014;
  - (b) in order to promote better air ventilation in the surrounding areas, the number of main air paths within the Site should be increased from 3 to 5 as indicated in the previous conceptual proposal;
  - (c) taking advantage of the proximity to the MTR station and the San Po Kong Business Area, opportunities for provision of underground shopping facilities should be considered. Shops were suggested to be located along the landscaped walk with cultural theme and public housing development. The area may provide a platform for the creative businesses of the youth and enhance the creative industries;
  - (d) more vehicle parking spaces should be provided at the Site to meet the

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<sup>1</sup> On 8.7.2014, HD submitted a conceptual development proposal for the Site to the WTSDC for consideration. The proposal was generally supported by WTSDC, and forms the basis in preparing the draft PB.

parking demand of new developments and address the existing shortfall in the district. Transport improvement measures such as widening of Choi Hung Road should be considered to meet the long-term traffic need of the district. Utilization of underground space for provision of car parking was suggested;

- (e) there were queries on the exact location of kindergarten and wet market; and
- (f) the Site had been left idle for a long time. There was query on the implementation programme of the Site.

#### **4. Responses to Comments**

4.1 The responses to the above comments by the Planning Department (PlanD) and HD are as follows:

- (a) the slight increases in PR from 7.3 to 7.7 for the proposed public housing development as compared with the previous conceptual proposal is mainly due to technical amendments involving inclusion of certain common areas which may not be exempted from GFA calculation under the Buildings Ordinance. This would not result in any increase in the proposed flat number of 4,050. On the possibility of further increase in development intensity, the maximum PR of 7.7 for the proposed public housing development is considered optimal having regard to various restrictions/requirements such as stepped building height profile, site constraints (road/railway and drainage reserves), air paths, visual corridor and preservation of historic buildings/structures as well as traffic and infrastructural constraints (**Plan A**). In particular, the proposed water feature park, apart from preserving the Choi Hung Road air path, will provide space to reinstate the three historic buildings/structures and integrate with the Kai Tak Nullah for revitalisation. The proposed religious use in the eastern part traversed by railway reserve with 4-storey height restriction will preserve the visual corridor running through Chi Lin Nunnery through Nan Lian Garden and the Site to the open space adjoining Rhythm Garden;
- (b) in accordance with the recommendations of the air ventilation assessment (AVA) for the OZP area carried out by PlanD in 2008, the draft PB has stipulated the preservation of 3 air paths within the Site to facilitate air ventilation with the adjoining areas. Being connected with major streets and open space, they are more effective in air ventilation terms. While HD's previous conceptual proposal has indicated 2 more air paths between the building blocks, they will be subject to the actual design of HD. To provide flexibility, the location of these further air paths between buildings is not specified in the draft PB. However, the draft PB has specified the requirement to provide additional air paths upon more detailed design at the MLP submission stage;

- (c) as for the provision of large-scale underground shopping facilities, HD's retail study has indicated that it is not viable to provide underground shopping street extending to Kai Tak. As the draft PB has only required the provision of a minimum retail GFA of 8,000 m<sup>2</sup>, HD can still further study and increase the retail provision within the public housing site at the detailed design stage. The provision of shops along Choi Hung Road and facing the landscaped walk with cultural theme has been stipulated in the draft PB. Regarding the suggestion for the promotion of creative industries through the business operation of the shops by the youth, it would need further consideration by HD having regard to their rental policy;
- (d) as stipulated in the draft PB, sufficient ancillary parking facilities shall be provided for the proposed developments in accordance with the HKPSG and the requirements of the Transport Department (TD). In addition, a TIA shall be conducted by the applicant (HD) at the MLP submission stage. Actual parking provision would be considered by HD subject to the findings of the TIA and in consultation with TD. Regarding the widening of Choi Hung Road, the southern boundary of the Site has been setback to provide space for future widening of the road;
- (e) the proposed kindergarten and wet market would be provided on the ground floor level of the proposed public housing development. The exact location would be finalised at the detailed design stage; and
- (f) according to HD's tentative programme, the Site would be developed in phases with the construction of first phase of the proposed public housing development to commence in 2016 for phased completion in 2020/21 and 2022/23. It is targeted that other proposed developments in the Site will be developed in a similar timeframe.

## **5. Planning Department's Views**

- 5.1 The WTSDC generally supports the draft PB and has not raised specific amendments to the draft PB. For individual members' comments on the draft PB, the responses of PlanD/HD are set out in paragraph 4 above. No amendment to the draft PB is considered necessary. Members are invited to take note of WTSDC's views.
- 5.2 Subject to the endorsement by the Committee, the PB will provide guidance for the future development and serve as a reference for the preparation of MLP for the Site.

**6. Decision Sought**

Members are invited to:

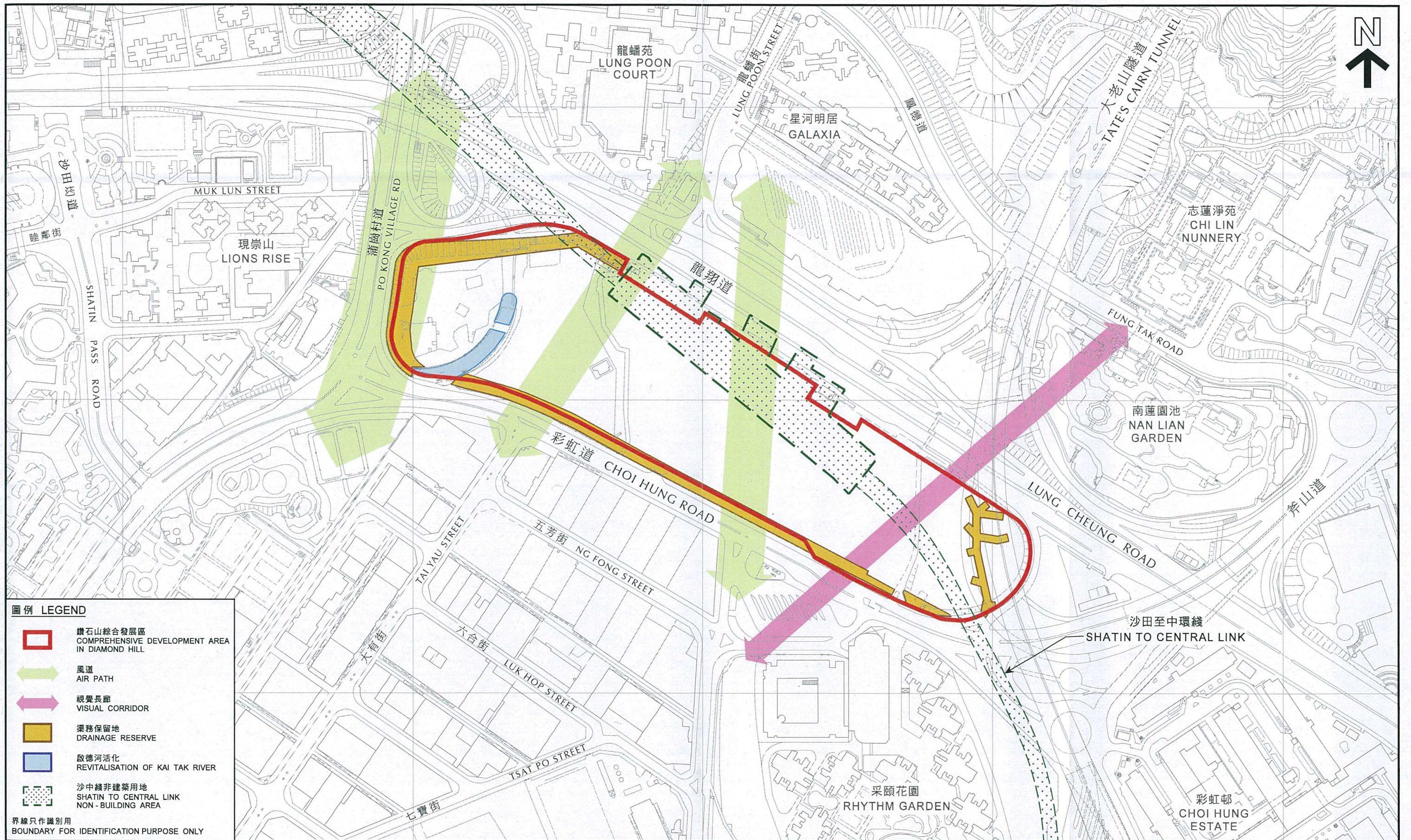
- (a) note the views of WTSDC and EKDRC as summarised in paragraph 3 above and detailed in **Appendices IV** and **V** respectively; and
- (b) endorse the draft PB at **Appendix I**.

**10. Attachments**

<b>Plan A</b>	Design Requirements and Development Constraints of the Site
<b>Appendix I</b>	Draft PB for the “CDA” site in Diamond Hill <ul style="list-style-type: none"><li>- Plan 1 Location Plan</li><li>- Plan 2 Site Plan</li><li>- Plan 3 Aerial Photo</li><li>- Plan 4 Development Concept Plan</li></ul>
<b>Appendix II</b>	MPC Paper 3/15 (Main Paper only and the draft PB not attached)
<b>Appendix III</b>	Extract of the minutes of the MPC meeting held on 8.5.2015
<b>Appendix IV</b>	Letter to the Chairman of WTSDC from EKDRC dated 19.5.2015
<b>Appendix V</b>	Extract of minutes of WTSDC meeting held on 19.5.2015

**PLANNING DEPARTMENT  
JULY 2015**





本摘要圖於2015年7月8日擬備，  
所根據的資料為測量圖編號  
11-NE-6A, 6B, 6C, 6D, 7A 及7C  
EXTRACT PLAN PREPARED ON 8.7.2015  
BASED ON SURVEY SHEETS  
No.11-NE-6A, 6B, 6C, 6D, 7A & 7C

地盤的設計要求及發展限制  
DESIGN REQUIREMENTS AND DEVELOPMENT CONSTRAINTS OF THE SITE

鑽石山綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA IN DIAMOND HILL

SCALE 1:3 000 比例尺  
METRES 50 0 50 100 150 200 250 METRES

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/15/37

圖 PLAN  
A



**Draft Planning Brief for  
the Comprehensive Development Area in Diamond Hill**

**1. PURPOSE OF THE PLANNING BRIEF**

- 1.1 The purpose of the Planning Brief (PB) is to set out the broad planning parameters and development requirements to facilitate the preparation of a Master Layout Plan (MLP) for the comprehensive development at the Comprehensive Development Area (the Site) in Diamond Hill.
- 1.2 The Site is zoned “Comprehensive Development Area” (“CDA”) on the approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/27 (the OZP) (**Plan 1**). Pursuant to section 4A(2) of the Town Planning Ordinance (the Ordinance) and according to the Notes of the OZP, an applicant for the permission for development on land designated “CDA” shall prepare a MLP for the approval of the Town Planning Board (the Board).

**2. BACKGROUND**

- 2.1 The Site was previously a squatter area, which comprised Tai Hom Village and Ha Yuen Leng. The Site was cleared between 1990s and early 2000s, and rezoned to “CDA” in 1993 for comprehensive commercial/residential development together with associated community facilities. A revised set of development parameters as recommended in the Central and East Kowloon Development Statement for the Site was incorporated into the OZP in 2000.
- 2.2 In 2006, the Government planned to relocate the proposed Shatin to Central Link (SCL) depot from Kai Tak to the Site. In the subsequent few years, different developments options to integrate the SCL depot with the planned land uses of the Site were formulated. Taking into account the view of the Wong Tai Sin District Council (WTSDC), the Transport and Housing Bureau (THB) decided not to pursue the proposed SCL depot at Diamond Hill in 2011.
- 2.3 In order to meet the changing circumstances and public aspiration for more integrated planning for the Site, the Planning Department (PlanD) and Housing Department (HD) worked out different revised development options between 2010 and 2014 for consultation with the WTSDC. Consultation and meetings with the local residents/stakeholders including those of the Galaxia, Lung Poon Court, Rhythm Garden and Chi Lin Nunnery were held. Taking into account the comments received, a revised development option for a

comprehensive public housing development (including public rental housing (PRH) and Home Ownership Scheme (HOS) units) with commercial and government, institution or community (GIC) facilities, a water feature park preserving the historic buildings/structures, a landscaped walk with cultural theme, religious facilities and a public transport interchange (PTI) is proposed, and received the general support of the WTSDC at its meeting on 8.7.2014. The planning principles and requirements of the revised development option have been adopted in the current PB.

2.4 In formulating the revised development option, due consideration has been given to the following factors:

- (a) the acute housing demand over the territory, particularly the local aspiration for more public housing development;
- (b) the provision of adequate open space and GIC facilities;
- (c) integration with the existing Mass Transit Railway (MTR) Kwun Tong Line (KTL) Diamond Hill Station, future SCL Diamond Hill Station and surrounding developments including San Po Kong area;
- (d) the preservation of historic buildings/structures at the Site and integration with the provision of district open space;
- (e) achieve a better synergy with the religious facilities such as Chi Lin Nunnery and Wong Tai Sin Temple in close proximity;
- (f) stepped building height profile to allow visual variation and preservation of air paths to promote better air ventilation; and
- (g) enhance vibrancy and pedestrian connectivity of the area.

### **3. PLANNING CONTEXT**

3.1 The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

3.2 As stipulated in the Notes of the “CDA” zone, development in the zone is subject to a

maximum gross floor area of 314,700 m<sup>2</sup>, of which not more than 127,500 m<sup>2</sup> should be used for non-domestic purpose. As mentioned in paragraphs 2.3 and 2.4 above, the PB is formulated on the basis of the revised development option agreed with WTSDC on 8.7.2014.

- 3.3 According to the Explanatory Statement (ES) of the OZP, the “CDA” zone is intended for a comprehensive development comprising public housing, commercial facilities, PTI and other GIC facilities.

#### **4. THE SITE AND ITS SURROUNDING AREAS (Plans 2 and 3)**

- 4.1 The Site, with an area of about 7.18 ha, is bounded by Lung Cheung Road to the north and Choi Hung Road to the south, and is to the immediate south of MTR KTL Diamond Hill Station (**Plan 1** and **Plan 2**). At present, majority of the Site is held under temporary government land allocation (TGLA) for Mass Transit Railway Company Limited (MTRCL) as works area to facilitate the construction of the SCL Diamond Hill Station. Three historic buildings/structures, namely the Old Pillbox (about 100 m<sup>2</sup> in area), Former Royal Air Force Hangar (about 350 m<sup>2</sup> in area) and Stone House (about 200 m<sup>2</sup> in area) are located within the Site. According to the Antiquities and Monuments Office of the Leisure and Cultural Services Department, their gradings are Grade 2, Grade 3 and no grading respectively. The Former Royal Air Force Hangar has been dismantled into various parts while the Pillbox is still kept in one piece. Both historic buildings/structures are relocated and temporarily stored at a designated location within the construction site of SCL Diamond Hill Station at present. The Stone House is retained in-situ currently as it is not affected by the SCL works. The Pillbox, the Stone House and portions of the Hangar will be reinstated in the proposed water feature park at the western part of the Site.
- 4.2 According to the authorized scheme of SCL, the existing KTL Diamond Hill Station will be expanded to accommodate the interchange arrangement with the SCL for the convenience of passengers. Passengers travelling from Ma On Shan to East Kowloon will be able to change trains for the KTL at Diamond Hill Station, while KTL passengers will be able to change over to the SCL for destinations in the New Territories in the north or Hong Kong Island in the south. On 17.9.2014, the THB announced the proposed East Kowloon Line (EKL) connecting Diamond Hill to Po Lam in Tseung Kwan O, making Diamond Hill area a strategic railway interchange node for three railway lines.
- 4.3 The surrounding areas comprise relatively mature developments with mainly residential, religious, GIC, and business developments. To the north of the Site across Lung Cheung Road are the residential developments of Galaxia, Lung Poon Court and Bel Air Heights with building height restrictions of 120mPD to 160mPD (**Plan 1**). To its immediate south

are San Po Kong Business Area and Rhythm Garden with building height restrictions of 120mPD and 80mPD respectively. There are a number of GIC sites and open spaces in its vicinity, including Chi Lin Nunnery, Nan Lian Garden and Hammer Hill Park in the north-east, a planned district open space adjoining Rhythm Garden in the south-east, Choi Hung Road Playground in the south-west and Muk Lun Street Playground and Fung Tak Park in the north-west. The San Po Kong Public Transport Terminus (PTT) is located at Sze Mei Street to the south of the Site.

## 5. DEVELOPMENT REQUIREMENTS FOR THE SITE

Item	Particulars	Remarks
<b>OZP Zoning and Planning Intention</b>	<p>“CDA” - intended for comprehensive development/ redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.</p> <p>A MLP should be prepared in accordance with the Town Planning Board Guidelines on Submission of Master Layout Plan (TPB-PG No. 18A).</p> <p>The maximum gross floor area (GFA) permitted is 314,700 m<sup>2</sup>, of which not more than 127,500 m<sup>2</sup> should be used for non-domestic purpose.</p>	
<b>Proposed Use</b>	Public housing development with commercial and GIC facilities, a water feature park, a landscaped walk with cultural theme, religious facilities and a PTI.	Public housing includes PRH and HOS units.
<b>Site Area</b>	<ul style="list-style-type: none"> <li>Gross site area of about 7.18 ha</li> <li>Net site area for public housing development of about 2.83 ha; public open space (POS) of about 1.64 ha (water feature park); landscaped walk with cultural theme of about 1.14 ha; religious use of about 0.8 ha; and PTI of about 0.77 ha (<b>Plan 4</b>).</li> </ul>	<p>Subject to verification upon setting out of site boundary.</p> <p>The net site area is subject to detailed design at the MLP submission stage.</p>
<b>Maximum Site Coverage</b>	Not exceeding those stipulated in the Building (Planning) Regulations.	
<b>Maximum Plot Ratio/Gross</b>	A maximum GFA of 217,910 m <sup>2</sup> and maximum plot ratio (PR) of 7.7 for public housing	PR for public housing development is subject to

Item	Particulars	Remarks
<b>Floor Area</b>	<p>development (including domestic and non-domestic).</p> <p>A maximum GFA of 25,000 m<sup>2</sup> for the religious facilities.</p>	<p>minor adjustment having regard to the refinement of the net site area and GFA at the detailed design stage and upon setting out of site boundary.</p> <p>Development parameters for the religious institution are subject to detailed design at the MLP submission stage.</p>
<b>Maximum Building Height (BH)</b>	<p>120mPD – 140mPD (at main roof) for public housing development.</p> <p>4 storeys excluding the basement for religious facilities.</p> <p>Not more than 3 storeys for the cultural block within the landscaped walk with cultural theme.</p>	<p>Maximum BH of 140 mPD and 120mPD for the northern and southern portions of the proposed public housing development respectively. A stepped building height profile should be incorporated to minimize adverse air ventilation and visual impacts.</p>
<b>Planning Requirements</b>		
<b>Urban Design Considerations</b>	<p>The development scheme should take into account the following urban design considerations, where appropriate:</p> <ul style="list-style-type: none"> <li>variation in building heights, in particular, stepped building height profile with a maximum building height of 140mPD and 120mPD for the northern and the southern portions for the public housing development respectively should be adopted within the Site;</li> <li>maximize gaps between domestic blocks to</li> </ul>	<p>Please also refer to visual aspect and air ventilation aspect.</p> <p>In the MLP submission to the Board, the applicant is required to demonstrate that the development can comply with the Sustainable Building Design Guidelines promulgated in the</p>

Item	Particulars	Remarks
	<p>enhance visual and air permeability of the Site;</p> <ul style="list-style-type: none"> <li>▪ avoid large and extensive podium structures, sensitive treatment/articulation to the building façade and mass is encouraged;</li> <li>▪ provide high quality greening at the landscaped walk with cultural theme to minimize the visual impacts of the free-standing ventilation shafts associated with the SCL;</li> <li>▪ creative building design of the cultural block along the landscaped walk with cultural theme is encouraged. Special regard should be paid to integrate the design of the landscaped walk with cultural theme with that of the railway station facilities/ventilation shafts exposed above ground to the north abutting Lung Cheung Road, and the future SCL Diamond Hill Station entrances at the ground level with a view to minimizing the visual impact. The design of landscaped walk should not affect the normal operation of the SCL Diamond Hill Station ventilation shafts in liaison with MTRCL;</li> <li>▪ improve streetscape and amenity with high quality paving, street furniture, lighting, tree planting and greening along the landscaped walk with cultural theme; and</li> <li>▪ an urban design concept plan with brief description on the key urban design principles adopted in the development scheme, taking into account the Urban Design Guidelines in Chapters 4 and 11 of the Hong Kong Planning Standards and Guidelines (HKPSG), should be provided in the MLP submission to the Board.</li> </ul>	<p>Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Engineers (PNAP) APP-152 issued by the Building Authority.</p> <p>The MLP should demonstrate the design integration of the proposed public housing development with the water feature park, landscaped walk with cultural theme, cultural block and above-ground railway station facilities/ventilation shafts and building. The broad exterior design of the water feature park, landscaped walk with cultural theme, and cultural block should be indicated in the MLP.</p> <p>Regarding streetscape and amenity improvement, the project proponent should liaise with relevant government department(s) or other parties at an early stage to sort out the management/maintenance responsibilities of these facilities.</p>



Item	Particulars	Remarks
<b>Public Open Space Provision</b>	<p>A water feature park of around 1.64 ha should be provided in the western portion at-grade to enhance permeability and pedestrian accessibility, and in signifying the head of the Kai Tak River so as to enhance this portion of the Site as a recreational spot in the area. The three historic buildings/structures within the Site, namely the Old Pillbox, portions of the Former Royal Air Force Hangar and the Stone House, are to be reinstated in forming an integrated development of the park. A landscaped walk with cultural theme of around 1.14 ha should be constructed along the northern portion of the Site linking the water feature park with the proposed religious facilities, largely covering areas above the SCL Diamond Hill Station. The POS of water feature park should be open from 06:00 hours to 23:00 hours to the public for enjoyment.</p> <p>Local open space of not less than 1 m<sup>2</sup> per person should be provided in the public housing development area of the Site to serve the residents of the proposed public housing development.</p>	<p>The water feature park and the landscaped walk with cultural theme should be coherently integrated with the layout of the development to enhance the vibrancy of the area.</p> <p>To enhance the accessibility of the open space from the existing residential developments, adequate road crossing facilities should be provided.</p> <p>The water feature park and the landscaped walk with cultural theme are to be funded by the Government. The applicant should coordinate and agree with Leisure and Cultural Services Department and other concerned government department(s) on the design and construction; and the future management and maintenance upon its completion.</p>
<b>Landscape and Tree Preservation</b>	A Landscape Master Plan (LMP) should be prepared and submitted as part of the MLP submission and with the incorporation of the following landscaping requirements:	A tree survey report and a tree preservation proposal should be included in the LMP submission.

Item	Particulars	Remarks
	<ul style="list-style-type: none"> <li>▪ create a comprehensive landscape proposal to soften the building mass and integrate the existing trees as far as possible into the development in order to minimize the adverse impact on the existing landscape character and resources;</li> <li>▪ due consideration should be given to preserve the existing good quality mature trees on the Site as far as possible;</li> <li>▪ greening opportunity should be optimized to create a quality greening setting. An overall target of 30% greenery based on the gross site area for the public housing development (excluding the greening part of the proposed POS) shall be adopted, and a minimum of 3 trees per 100 m<sup>2</sup> of the total green coverage shall be provided as far as possible;</li> <li>▪ provide at-grade amenity treatment (e.g. high quality streetscape with roadside trees and street furniture) to create a friendly environment with a strong sense of place. For public housing development, the at-grade and greening requirements under the “Guiding Principles on Green Coverage for Public Housing Development” should be adopted;</li> <li>▪ tree planting as landscape buffer should be provided along the site boundary as far as possible; and</li> <li>▪ create a quality landscape setting for the enjoyment of local residents and enhance the greenery of the area.</li> </ul> <p>The LMP should illustrate:</p>	<p>Reference should be made to the requirements and procedures as stipulated in Development Bureau Technical Circular (Works) No. 10/2013: Tree Preservation.</p>

Item	Particulars	Remarks
	<ul style="list-style-type: none"> <li>▪ conceptual and detailed landscape proposals including hard and soft landscape;</li> <li>▪ other amenities, street furniture and facilities to be provided;</li> <li>▪ the relationship of the development with the surroundings, especially with the POS at the western side of the Site; and</li> <li>▪ layout, location and landscape design of open spaces including pedestrian circulation in relation to adjoining developments and areas.</li> </ul>	
<b>GIC Facilities</b>	<p>Along the landscaped walk with cultural theme, a building of not more than 3 storeys above the SCL Diamond Hill Station should be constructed for cultural facilities (cultural block). The detailed uses of the building are subject to further discussion among departments concerned.</p>	<p>The ventilation shafts of SCL Diamond Hill Station also serve as emergency access and maintenance access of the station. The applicant should liaise with MTRCL and the future management department/operator of the landscaped walk with cultural theme for accessing the facilities in all hours.</p>
<b>Education Facility</b>	<p>A nursery/kindergarten should be provided in accordance with Chapter 3 of the HKPSG and advice from Education Bureau. Eight classrooms are required based on the design population of the proposed public housing development. Adjustment to the provision would be made as appropriate should there be changes in the design population in the detailed design stage.</p>	<p>Education facilities will be regarded as non-domestic use and accountable for the calculation of non-domestic GFA.</p>

Item	Particulars	Remarks
<b>Religious Facilities</b>	<p>The eastern portion of the Site is reserved for religious use (about 0.8 ha). Through the proposed landscaped walk with cultural theme, Chi Lin Nunnery and the proposed religious facilities are connected to the proposed water feature park and Wong Tai Sin Temple to the further west to give a rich mix of cultural, religious and leisure facilities in the area.</p>	<p>The proposed religious use can be developed into Confucius Temple.</p> <p>The religious facilities should be kept in low-rise structures (i.e. maximum BH of 4 storeys excluding basement) in order to preserve a visual corridor running through south-westward from Chi Lin Nunnery through Nan Lian Garden, the proposed GIC building at Sze Mei Street to the open space adjoining Rhythm Garden and further off to Kai Tak.</p>
<b>Retail and Commercial Facilities</b>	<p>Retail facilities with a GFA of not less than 8,000 m<sup>2</sup> should be provided to serve the future residents of the proposed public housing development as well as the residents in the vicinity. The facilities include:</p> <ul style="list-style-type: none"> <li>▪ a market for wet and/or dry goods; and</li> <li>▪ street shops to be set up along Choi Hung Road and facing the landscaped walk with cultural theme to enhance vibrancy and pedestrian connectivity of the area.</li> </ul>	<p>The proposed retail facilities should be provided by the applicant.</p> <p>All retail and commercial facilities will be regarded as non-domestic use and accountable for the calculation of non-domestic GFA.</p>
<b>Public Transport Facilities</b>	<p>A PTI should be provided at the eastern portion of the Site. The design and provision of the PTI facilities are subject to the agreement of the Commissioner for Transport (C for T) and relevant departments.</p>	<p>The proposed PTI is to reprovide the existing San Po Kong PTT at Sze Mei Street (<b>Plan 4</b>) to the south of the Site. A GIC building is proposed at the Sze Mei Street site,</p>

Item	Particulars	Remarks
		<p>accommodating mainly social welfare facilities to serve the local areas and the community at large.</p> <p>Subject to the final traffic impact assessment prepared by HD, additional public transport services serving the population from the Site may be required, and hence allowance should be made for the possibility of expanding the replacement PTT site to accommodate the additional public transport requirements, if any, for additional bus and green mini buses operations serving the Site. Otherwise, other public transport facilities should be provided in other areas of the Site to serve the additional population due to the development of the Site.</p> <p>The applicant should coordinate and agree with Transport Department (TD) and concerned government department(s) for the re-provisioning of the San Po Kong PTT; as the reprovided open-air PTI</p>

Item	Particulars	Remarks
		<p>would still be a piece of unallocated government land and treated as public road, the management and maintenance responsibilities on public road should be adopted.</p> <p>Reference should be made to Environmental Protection Department's Practice Note for Professional Persons for Control of Air Pollution in Semi-Confined Public Transport Interchange (ProPECC PN1/98), Transport Planning and Design Manual as well as HKPSG .</p>
<b>Pedestrian Connection</b>	<p>The pedestrian connection between the water feature park, landscaped walk with cultural theme, PTI, religious facilities, public housing development and its supporting facilities at the Site and the adjoining developments should be addressed and indicated clearly in the MLP.</p> <p>The future development should be connected to the surrounding areas, including the Hollywood Plaza, Nan Lian Garden, Choi Hung Road Playground, San Po Kong Business Area, proposed GIC building at Sze Mei Street, Rhythm Garden, Choi Hung Estate and proposed PTI at the Site through footbridges, at-grade crossings or underground pedestrian link. Major ones include:</p> <ul style="list-style-type: none"> <li>▪ underground pedestrian link to connect the SCL Diamond Hill Station across Choi Hung</li> </ul>	<p>The applicant should coordinate and agree with the concerned government departments/ parties on the responsibilities for the design, construction and future management and maintenance of the proposed pedestrian connection.</p> <p>The applicant should liaise with MTRCL, TD and Railway Development Office of Highways Department regarding the proposed</p>

Item	Particulars	Remarks
	<p>Road to the proposed GIC building at Sze Mei Street which connects to San Po Kong Business Area and Rhythm Garden;</p> <ul style="list-style-type: none"> <li>▪ footbridges connecting the Site across Lung Cheung Road to Hollywood Plaza and Nan Lian Garden; and</li> <li>▪ footbridge stems from the water feature park to the Kai Tak River section opposite to Choi Hung Road Playground.</li> </ul>	<p>underground pedestrian link connecting the SCL Diamond Hill Station across Choi Hung Road to the proposed GIC building at Sze Mei Street.</p> <p>The provision of the pedestrian connection facilities should be subject to the pedestrian connectivity study of the Traffic Impact Assessment (TIA).</p>
<b>Car Parking, Loading and Unloading Provision</b>	Provision of ancillary car parking spaces and loading/unloading facilities in accordance with Chapter 8 of the HKPSG and subject to the TIA to be carried out by the applicant.	Parking, loading and unloading bay provision for commercial, residential and GIC (including education and religious facilities) uses should be to the satisfaction of C for T.
<b>Other Technical Requirements</b>		
<b>Environmental Aspect</b>	<p>An Environmental Assessment (EA) Study should be conducted by the applicant to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them.</p> <p>The EA Study should be completed to the satisfaction of the Director of Environmental Protection (DEP) and submitted together with the MLP for consideration by the Board.</p>	<p>In the design and disposition of the building blocks, due regard should be given to protecting noise sensitive receivers, i.e. domestic blocks, through various measures such as setback and self-protective building design.</p> <p>Potential noise issues including road traffic</p>

Item	Particulars	Remarks
		noise, fixed plant noise (including noise from the SCL ventilation buildings), noise from the nearby land uses and the proposed PTI should be assessed in the EA Study. Besides, air quality and land contamination issues will be addressed in the EA Study.
<b>Traffic and Transport Aspects</b>	<p>A TIA should be conducted by the applicant to the satisfaction of C for T. It is advisable that the requirements and methodology of the TIA are agreed with C for T before its commencement.</p> <p>The applicant should coordinate and agree with relevant government departments on the design and implementation of the road/junction improvement measures/works proposed in the TIA to the satisfaction of C for T.</p> <p>The TIA should be submitted together with the MLP for consideration by the Board.</p>	<p>The TIA should include the assessment on pedestrian, vehicular traffic and public transport facilities during the construction stage and completion stage as well as reviewing the existing public transport facilities and services associated with the Site and recommend suitable public transport facilities and services associated with the new development.</p> <p>Arrangement on the integration of MTR Diamond Hill stations in terms of the existing KTL, proposed SCL and EKL should be considered.</p>
<b>Sewerage and Drainage Aspects</b>	A Sewerage Impact Assessment (SIA) and a Drainage Impact Assessment (DIA) should be carried out by the applicant to examine any possible	



Item	Particulars	Remarks
	<p>sewerage and drainage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them.</p> <p>The SIA and DIA should be completed to the satisfaction of the DEP and the Director of Drainage Services respectively, and submitted together with the MLP for consideration by the Board.</p>	
<b>Air Ventilation Aspect</b>	<p>An Air Ventilation Assessment (AVA) should be conducted by the applicant and submitted as part of the MLP submission.</p> <p>Not less than 3 air paths along Choi Hung Road, Tai Yau Street and Sze Mei Street (<b>Plan 4</b>) should be preserved in order to maintain the local wind environment. Provision of additional air paths should be considered.</p> <p>Good design features and possible air ventilation problem areas should be identified and effective mitigation measures should be proposed to minimize the possible adverse air ventilation impacts within the Site and to the nearby areas.</p>	<p>The AVA should be conducted in accordance with the Joint Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Technical Circular No. 1/06 on Air Ventilation Assessment.</p>
<b>Visual Aspect</b>	<p>A Visual Impact Assessment (VIA) should be carried out by the applicant to examine any possible visual impacts that may be caused by the proposed development and suitable mitigation measures should be proposed to tackle them. The VIA should be submitted together with the MLP for consideration by the Board.</p>	<p>The VIA should be conducted in accordance with the Town Planning Board Guidelines on Submission of VIA for Planning Applications to the Board (TPB PG-No.41).</p>

## 6. IMPLEMENTATION PROGRAMME

6.1 An implementation programme is required as part of the MLP submission to indicate the

construction programmes of the proposed comprehensive development including public housing development, water feature park, landscaped walk with cultural theme, PTI, relevant facilities and pedestrian walkways connecting the development.

6.2 Implementation of religious facilities is to be sought with relevant department/authority.

## **7. MASTER LAYOUT PLAN SUBMISSION**

7.1 A MLP submitted to the Board for approval should contain all the information as required under the Notes of the OZP for the “CDA” zone and to clearly demonstrate that the requirements stated in this PB have been complied with. Relevant requirements for the submission of MLP are provided in the TPB PG-No. 18A – Submission of MLP under Section 4A(2) of the Town Planning Ordinance. The MLP should indicate the following information:

- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
- (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
- (iii) the details and extent of GIC and educational facilities, public transport facilities and open space to be provided within the area;
- (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
- (v) the LMP and an urban design concept plan within the area;
- (vi) programme of development in detail;
- (vii) an EA report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
- (viii) a TIA report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (ix) a SIA report and a DIA report to examine any possible sewerage and drainage problems that may be caused by the proposed development and the proposed

mitigation measures to tackle them;

- (x) an AVA report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (xi) a VIA report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (xii) such other information as may be required by the Board.

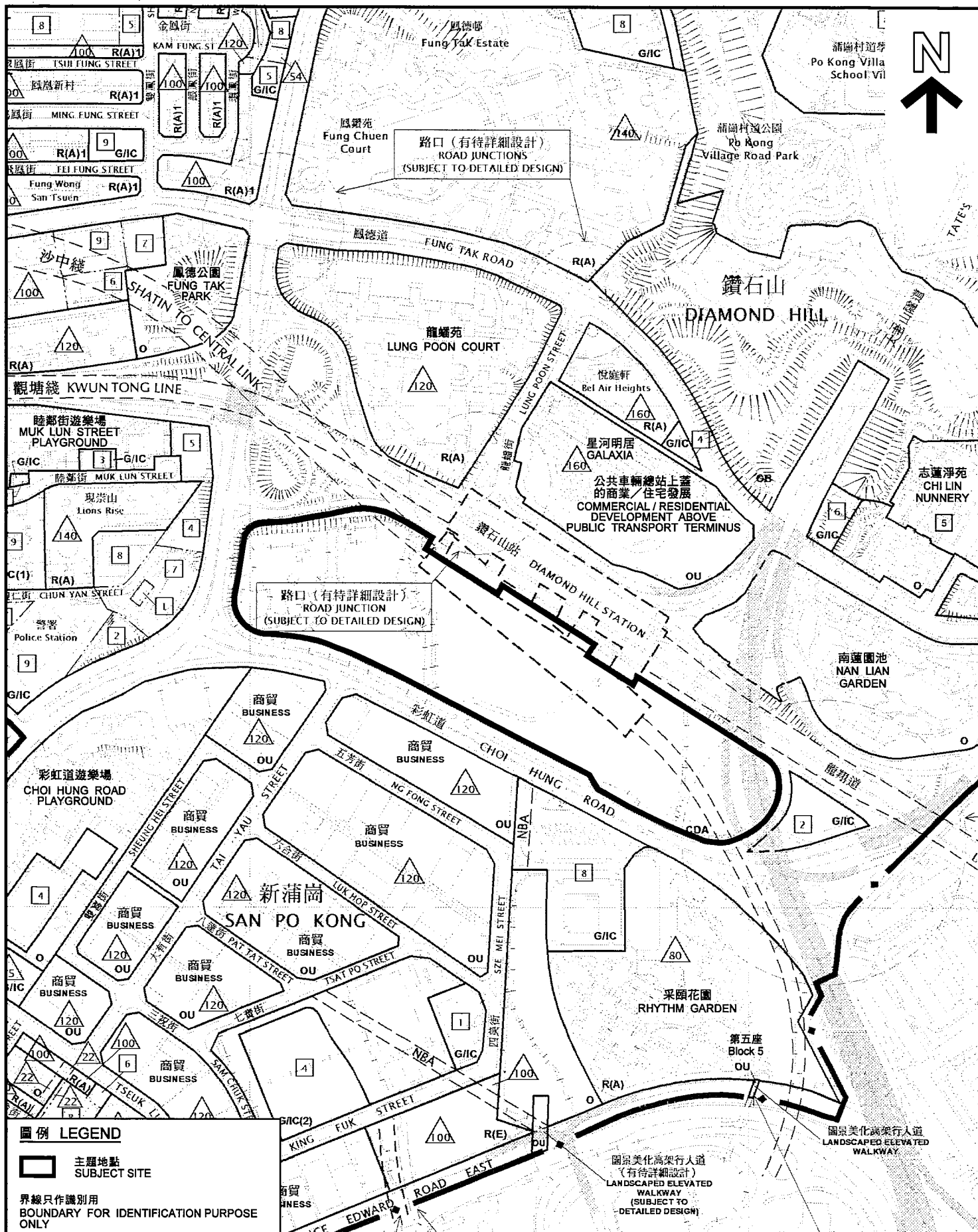
7.2 The MLP should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant land allocation conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters and open space facilities.

7.3 A copy of MLP, if approved by the Board, shall be deposited in the Land Registry and shall be made available for free public inspection in accordance with section 4A(3) of the Town Planning Ordinance.

## **8. ATTACHMENTS**

- Plan 1** Location Plan
- Plan 2** Site Plan
- Plan 3** Aerial Photo
- Plan 4** Development Concept Plan

**PLANNING DEPARTMENT**  
**JULY 2015**



## 位置圖 LOCATION PLAN

### 鑽石山綜合發展區 COMPREHENSIVE DEVELOPMENT AREA IN DIAMOND HILL

SCALE 1 : 5 000 比例尺  
METRES 100 0 100 200 METRES

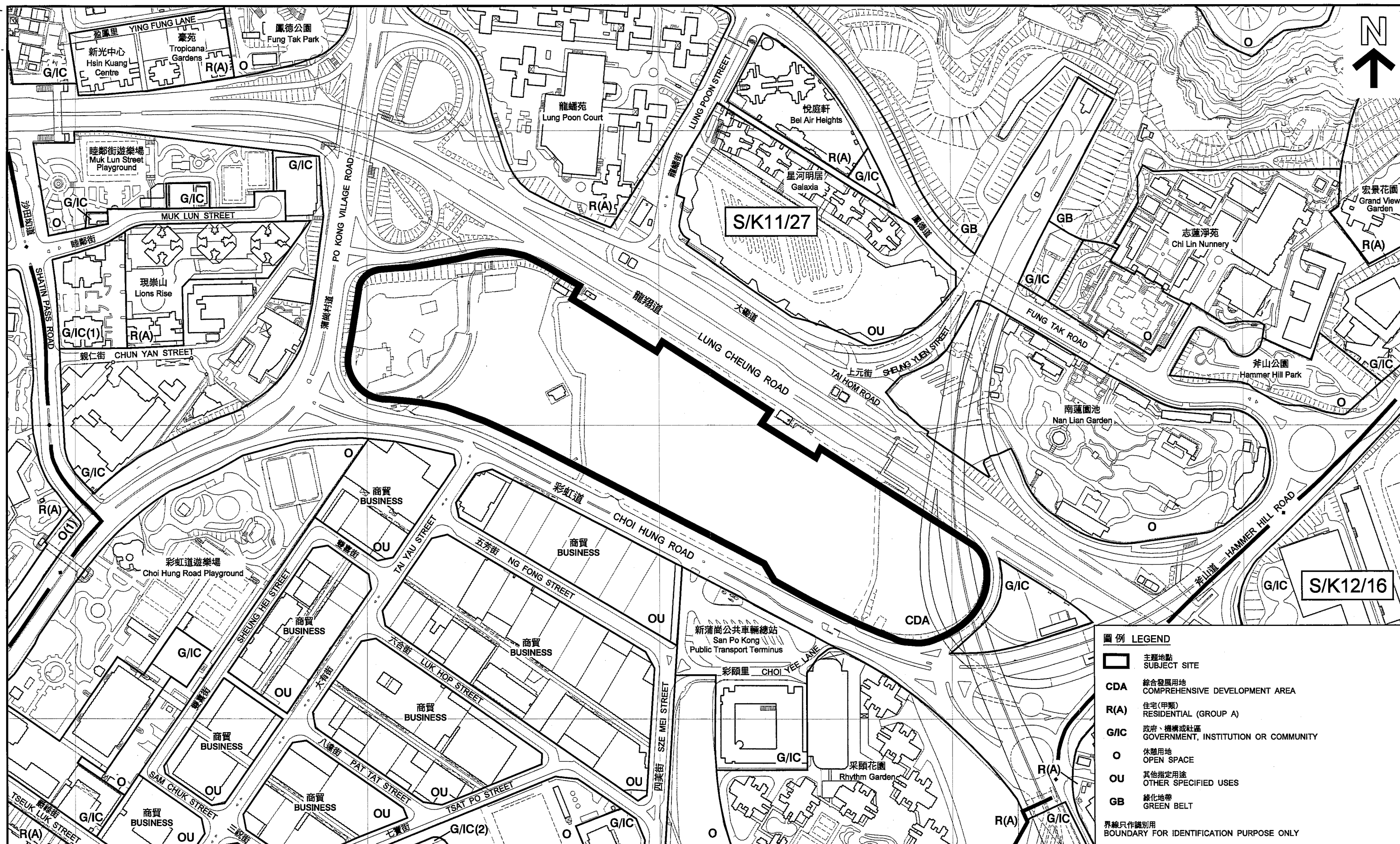
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/14/59

圖 PLAN  
1

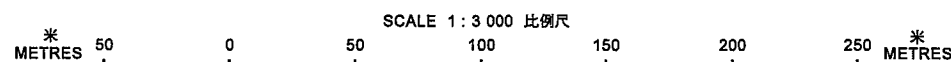
本摘要圖於2015年4月17日擬備，所根據的資料為於2015年3月31日核准的分區計劃大綱圖編號S/K11/27  
EXTRACT PLAN PREPARED ON 17.4.2015  
BASED ON OUTLINE ZONING PLAN No. S/K11/27 APPROVED ON 31.3.2015



平面圖 SITE PLAN

鑽石山綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA IN DIAMOND HILL

本摘要圖於2015年4月17日擬備，所根據的資料  
為測量圖編號11-NE-6A、B、C、D及7A、C  
EXTRACT PLAN PREPARED ON 17.4.2015 BASED ON  
SURVEY SHEETS No. 11-NE-6A, B, C, D AND 7A, C



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/14/59

圖 PLAN  
2





圖例 LEGEND

主體地點  
SUBJECT SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

鑽石山綜合發展區

COMPREHENSIVE DEVELOPMENT AREA IN DIAMOND HILL

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

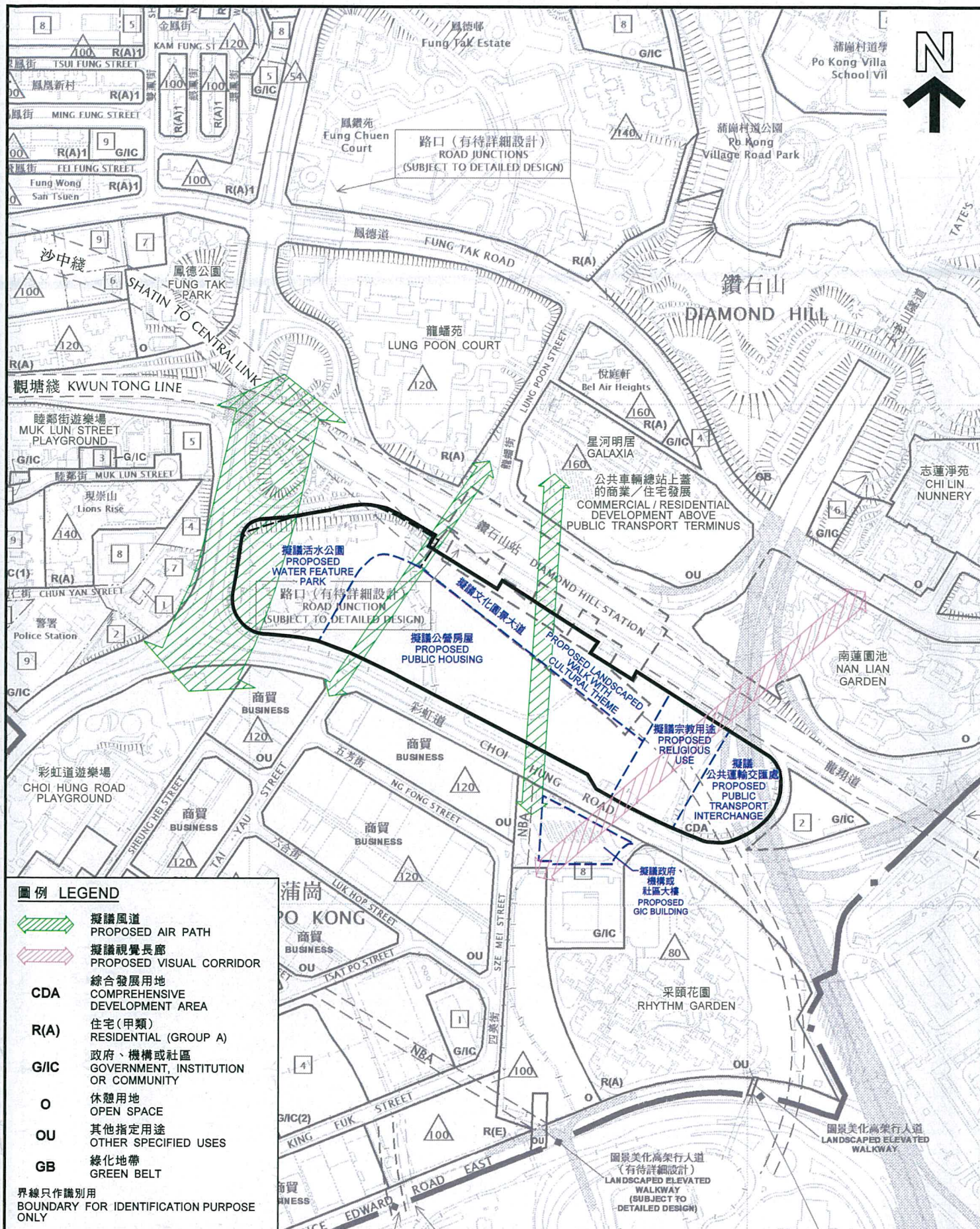
M/K11/14/59

圖 PLAN

3

本摘要圖於2014年11月19日擬備，所根據的資料為地政總署於2014年1月6日拍得航攝照片編號CS53482  
EXTRACT PLAN PREPARED ON 19.11.2014 BASED ON AERIAL PHOTO No. CS53482 TAKEN ON 1.6.2014 BY LANDS DEPARTMENT





<p>本摘要圖於2015年7月8日擬備，所根據的資料為於2015年3月31日核准的分區計劃大綱圖編號S/K11/27 EXTRACT PLAN PREPARED ON 8.7.2015 BASED ON OUTLINE ZONING PLAN No. S/K11/27 APPROVED ON 31.3.2015</p>	<p align="center"><b>發展概念圖</b> <b>DEVELOPMENT CONCEPT PLAN</b></p> <p align="center"><b>鑽石山綜合發展區</b> <b>COMPREHENSIVE DEVELOPMENT AREA IN DIAMOND HILL</b></p> <p align="center">SCALE 1 : 5 000 比例尺</p> <p align="center">米 METRES 100 0 100 200 METRES</p>	<p align="center"><b>規劃署</b> <b>PLANNING DEPARTMENT</b></p> <p align="center">參考編號 REFERENCE No. <b>M/K11/14/59</b></p> <p align="center"><b>圖 PLAN 4</b></p>	



MPC Paper No. 3/15  
For Consideration by the  
Metro Planning Committee  
on 8.5.2015

**Draft Planning Brief for  
the “Comprehensive Development Area” Site in Diamond Hill**

**1. The Purpose**

This paper is to seek:

- (a) views of the Metro Planning Committee (the Committee) on the draft planning brief (PB) for the “Comprehensive Development Area” (“CDA”) site in Diamond Hill on the approved Tsz Wan Shan, San Po Kong and Diamond Hill Outline Zoning Plan (OZP) No. S/K11/27 (the OZP); and
- (b) the Committee’s agreement that the draft PB at **Appendix I** is suitable for consultation with the Wong Tai Sin District Council (WTSDC).

**2. The Site and Its Surroundings**

- 2.1 The Site, with an area of about 7.18 ha, is bounded by Lung Cheung Road to the north and Choi Hung Road to the south, and is to the immediate south of Mass Transit Railway (MTR) Kwun Tong Line (KTL) Diamond Hill Station (**Plan 1 to Plan 3 in Appendix I**). At present, majority of the Site is held under temporary government land allocation by Mass Transit Railway Company Limited (MTRCL) as works area to facilitate the construction of the Shatin to Central Link (SCL) Diamond Hill Station.
- 2.2 According to the authorized scheme of SCL, the existing MTR KTL Diamond Hill Station will be expanded to accommodate the interchange arrangement with the SCL for the convenience of passengers. Passengers travelling from Ma On Shan to East Kowloon will be able to change trains for the KTL at Diamond Hill Station, while KTL passengers will be able to change over to the SCL for destinations in the New Territories in the north or Hong Kong Island in the south. On 17.9.2014, the Transport and Housing Bureau (THB) announced the proposed East Kowloon Line (EKL) connecting Diamond Hill to Po Lam in Tseung Kwan O, making Diamond Hill area a strategic railway interchange node for three railway lines.
- 2.3 The surrounding areas comprise relatively mature developments with mainly residential, religious, government, institution and community (GIC), and business developments. To the north of the Site across Lung Cheung Road are the residential developments of Galaxia, Lung Poon Court and Bel Air Heights with building height restrictions of 120 mPD to 160mPD on the OZP (**Plan 1 in Appendix I**). To its immediate south are San Po Kong



Business Area and Rhythm Garden with building height restrictions of 120mPD and 80mPD respectively. There are a number of GIC sites and open spaces in its vicinity, including Chi Lin Nunnery, Nan Lian Garden and Hammer Hill Park in the north-east, a planned district open space adjoining Rhythm Garden in the south-east, Choi Hung Road Playground in the south-west and Muk Lun Street Playground and Fung Tak Park in the north-west. The San Po Kong Public Transport Terminus (PTT) is located at Sze Mei Street to the south of the Site.

### **3. Planning Intention and Development Restrictions**

- 3.1 The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 3.2 As stipulated in the Notes of the “CDA” zone, development in the zone is subject to a maximum gross floor area (GFA) of 314,700 m<sup>2</sup>, of which not more than 127,500 m<sup>2</sup> should be used for non-domestic purpose.
- 3.3 According to the Explanatory Statement of the OZP, the Site is intended for a comprehensive development comprising public housing, commercial facilities, public transport interchange (PTI) and other GIC facilities.

### **4. Land Aspect**

The Site is a piece of government land. The eastern portion of the Site is allocated to the Railway Development Office, Highways Department and currently occupied by MTRCL as temporary work site of the SCL up to 2018/2019. A minor portion at the western part of the Site is currently used as a public car park under short term tenancy.

### **5. Background**

- 5.1 The Site was previously a squatter area, which comprised Tai Hom Village and Ha Yuen Leng. The Site was cleared between 1990s and early 2000s, and rezoned to “CDA” in 1993 for comprehensive commercial/residential development together with associated community facilities. A revised set of development parameters as recommended in the Central and East Kowloon Development Statement for the Site was incorporated into the OZP in 2000.
- 5.2 In 2006, the Government planned to relocate the proposed SCL depot from Kai Tak to the Site. In the subsequent few years, different development options to integrate the SCL depot with the planned land uses of the Site were formulated. Taking into account the view of the WTSDC, the THB

decided not to pursue the proposed SCL depot at Diamond Hill in 2011.

- 5.3 In order to meet the changing circumstances and public aspirations for more integrated planning for the Site, the Planning Department (PlanD) and Housing Department (HD) worked out different revised development options between 2010 and 2014 for consultation with the WTSDC. Consultation and meetings with the local residents/stakeholders including those of the Galaxia, Lung Poon Court, Rhythm Garden and Chi Lin Nunnery were held. Taking into account the comments received, a revised development option for a comprehensive public housing development (including public rental housing (PRH) and Home Ownership Scheme (HOS) units) with commercial and GIC facilities, a water feature park preserving the historic structures, a landscaped walk with cultural theme, religious facilities and a PTI is proposed, and received the general support of the WTSDC at its meeting on 8.7.2014. The revised development option has been adopted as the basis in the formulation of the planning principles and requirements in the current PB.

## **6. Draft PB**

- 6.1 A draft PB for the Site is prepared at **Appendix I** in accordance with the planning intention for the “CDA” zone and the development restrictions on the OZP, and having regard to the latest development option accepted by the WTSDC, topography, surrounding land uses and public comments received. The PB sets out the intended uses, development parameters and the planning and design requirements to facilitate the preparation of a Master Layout Plan (MLP) submission by the applicant, HD, to the Town Planning Board (the Board).
- 6.2 The Site is intended to be developed in a comprehensive manner for public housing development with a water feature park, a landscaped walk with cultural theme and GIC facilities at the western, northern and eastern parts of the Site respectively. About 0.8 ha and 0.77 ha of land at the eastern portion of the Site is reserved for religious use and reprovisioning of the San Po Kong PTT at Sze Mei Street respectively. The planning requirements for the Site are set out and illustrated in paragraph 5 and **Plan 4** in **Appendix I** respectively. The requirements of the PB are highlighted below.

### Development Parameters

- 6.3 The Site has a gross site area of about 7.18 ha, within which a net site area of about 2.83 ha is for public housing development (**Plan 4** in **Appendix I**) at a maximum plot ratio (PR) of 7.7 and total GFA of 217,910 m<sup>2</sup>. To provide flexibility for HD’s design, it is specified in the PB that the PR/GFA are subject to minor adjustment having regard to the detailed design and the refinement of the net site area upon setting out of site boundary.

### Urban Design Requirement

- 6.4 A number of urban design considerations should be adopted for the future development on the Site. These include adoption of stepped building height profile and provision of air paths to enhance visual variation and air permeability. Having regard to the maximum building height of 120mPD for developments in San Po Kong Business Area to the south and 160mPD of Galaxia to the north, a stepped building height profile with a maximum building height of 140mPD and 120mPD for the northern and the southern portions respectively of the proposed public housing development should be adopted within the Site. On air ventilation, three air paths along Choi Hung Road, Tai Yau Street and Sze Mei Street should be preserved in order to maintain the local wind environment (**Plan 4 in Appendix I**).
- 6.5 In addition, a visual impact assessment (VIA), an air ventilation assessment (AVA) and an urban design concept plan with brief description on the key urban design principles adopted should be included in the MLP submission to the Broad to ensure better air ventilation and visual permeability. Suitable mitigation measures should be proposed to minimize any possible air ventilation or visual impacts to the surrounding areas that may be caused by the proposed development.

### Public Open Space Provision

- 6.6 A water feature park of about 1.64 ha should be provided in the western portion of the Site in revitalizing the Kai Tak Nullah and signifying the head of the Kai Tak River so as to enhance it as a recreational spot in the area. The 3 historic buildings/structures within the Site, namely the Old Pillbox, portions of the Former Royal Air Force Hangar and the Stone House, are to be reinstated to the park in forming an integrated development of the park.
- 6.7 A landscaped walk with cultural theme of about 1.14 ha should be constructed along the northern part of the Site, linking the water feature park with the proposed religious facilities in the east. It largely covers areas above the SCL Diamond Hill Station (**Plan 4 in Appendix I**).

### Landscape Requirement

- 6.8 A Landscape Master Plan (LMP), setting out the greening proposal, should be prepared and submitted as part of the MLP submission at the planning application stage. An overall target of 30% greenery based on the gross site area of public housing development (excluding the greening part of the proposed public open space) should be adopted. Existing trees within the Site should be preserved at their original locations as far as possible.

### GIC Facilities

- 6.9 A GIC building was originally proposed at the Site to accommodate mainly social welfare facilities to serve the local areas with some space for creative industry. In order to better utilize the Site, the building is proposed to be

relocated to a “G/IC” site at Sze Mei Street, San Po Kong (**Plan 4** in **Appendix I**), which is currently occupied by the San Po Kong PTT. A GIC building of maximum 8 storeys on the PTT site will be permitted upon relocation of the affected PTT to the eastern part of the Site under flyovers.

- 6.10 Along the landscaped walk with cultural theme, a building for cultural facilities (cultural block) with not more than 3 storeys above the SCL Diamond Hill Station should be constructed.

#### Education Facilities

- 6.11 Based on the design population of the proposed housing development, the provision standard in Chapter 3 of the Hong Kong Planning Standards and Guidelines (HKPSG) and the Education Bureau’s advice and confirmation, a nursery/kindergarten with 8 classrooms should be provided to serve the population generated by the proposed housing development.

#### Religious Facilities

- 6.12 The eastern portion of the Site is reserved for religious use (about 0.8 ha). It is proposed to be developed into Confucius Temple by the Confucian Academy with the policy support of the Home Affairs Bureau. The proposed religious use with a maximum GFA of 25,000 m<sup>2</sup> and a maximum building height of 4 storeys excluding basement can achieve a better synergy with Chi Lin Nunnery to the north-east. Through the proposed landscaped walk with cultural theme, these religious/open space uses are connected to the proposed water feature park and Wong Tai Sin Temple to the west to give a rich mix of cultural, religious and leisure facilities in the area.

#### Retail and Commercial Facilities

- 6.13 Retail facilities with a GFA of not less than 8,000 m<sup>2</sup> (e.g. market for wet and/or dry goods) should be provided to serve the future residents of the proposed development as well as the residents in the vicinity. Street shops should also be set up along Choi Hung Road and facing the landscaped walk with cultural theme to enhance vibrancy. Based on the findings of a retail study carried out by HD, provision of underground shopping facilities is not viable.

#### Transport Requirements

- 6.14 A Traffic Impact Assessment (TIA) shall be conducted by the applicant as part of the MLP submission to the satisfaction of the Commissioner for Transport (C for T). The requirements and methodology of the TIA shall be agreed with C for T before its commencement. Adequate transport infrastructures (including the relocation of San Po Kong PTT, footbridges and underground pedestrian linkages) should be provided to improve the connectivity and accessibility of the Site with the surrounding developments. The provision of ancillary car parking spaces and loading/unloading bays for the proposed development should be provided in accordance with the

HKPSG, and to the satisfaction of the C for T. A PTI of about 0.77 ha should be provided at the eastern portion of the Site for the reprovisioning of San Po Kong PTT at Sze Mei Street to the south of the Site.

- 6.15 The pedestrian connection with adjoining developments should be addressed and indicated clearly in the MLP, particularly the connection with Hollywood Plaza, Nan Lian Garden, Choi Hung Road Playground, San Po Kong Business Area, Choi Hung Estate, the proposed GIC building at Sze Mei Street, Fung Tak Park, Rhythm Garden; and from the water feature park to the Kai Tak River section opposite to Choi Hung Road Playground. The applicant should coordinate and agree with the concerned government departments/parties on the responsibilities for the design, construction and future management/maintenance of the proposed pedestrian connection.

#### Environment, Drainage and Sewerage Requirements

- 6.16 An Environmental Assessment (EA) Study should be prepared and submitted as part of the MLP submission at the planning application stage, to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them. The EA Study should be completed to the satisfaction of the Director of Environmental Protection (DEP).
- 6.17 A Sewerage Impact Assessment (SIA) and a Drainage Impact Assessment (DIA) should be carried out by the applicant to examine any possible sewerage and drainage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them. The SIA and DIA should be completed to the satisfaction of the DEP and the Director of Drainage Services respectively, and submitted together with the MLP for the Board's consideration.

### **7. Consultation**

- 7.1 The following government bureaux/departments have been consulted. They support/have no objection to the draft PB, and their comments have been incorporated into the above paragraphs and the draft PB, where appropriate:

- (a) Planning & Lands Branch, Development Bureau;
- (b) Secretary for Education;
- (c) Commissioner for Transport;
- (d) Chief Architect/Central Management Division 2, Architectural Services Department;
- (e) Chief Engineer/Mainland South, Drainage Services Department;
- (f) Chief Engineer/Railway Development 1-3, Railway Development Office, Highways Department;
- (g) Chief Town Planner/Urban Design & Landscape, Planning Department;
- (h) Director of Environmental Protection;
- (i) Director of Housing;

- (j) Director of Leisure and Cultural Services;
- (k) Director of Social Welfare;
- (l) District Lands Officer/Kowloon East, Lands Department; and
- (m) District Officer (Wong Tai Sin), Home Affairs Department.

7.2 The following government departments have no comments on the draft PB:

- (a) Create HK, Commerce and Economic Development Bureau;
- (b) Commissioner of Police;
- (c) Chief Building Surveyor/Kowloon, Buildings Department;
- (d) Chief Highway Engineer/Kowloon, Highways Department;
- (e) Chief Engineer/Development(2), Water Supplies Department;
- (f) Director of Electrical and Mechanical Services;
- (g) Director of Food and Environmental Hygiene;
- (h) Director of Fire Services;
- (i) Government Property Administrator; and
- (j) Project Manager/Kowloon, Civil Engineering and Development Department.

## **8. Way Forward**

As mentioned in paragraph 5.3 above, the WTSDC was consulted from 2010 to 2014 on the development options for comprehensive development of the Site. The latest option accepted by WTSDC on 8.7.2014 has been adopted as the basis in the formulation of the planning principles and requirements in the draft PB. Subject to the Committee's agreement, PlanD will consult the WTSDC on the draft PB. The views collected together with the revised PB incorporating the relevant comments, where appropriate, will be submitted to the Committee for further consideration and endorsement.

## **9. Advice Sought**

Members are invited to consider the draft PB at **Appendix I**, and agree that the draft PB is suitable for consultation with the WTSDC.

## **10. Attachments**

### **Appendix I**

Draft PB for the "CDA" site in Diamond Hill

- Plan 1 Location Plan
- Plan 2 Site Plan
- Plan 3 Aerial Photo
- Plan 4 Development Concept Plan

**PLANNING DEPARTMENT  
MAY 2015**

TOWN PLANNING BOARD

Minutes of 533<sup>rd</sup> Meeting of the  
Metro Planning Committee held at 9:00 a.m. on 8.5.2015

Present

Director of Planning  
Mr K.K. Ling

Chairman

Mr Roger K.H. Luk

Vice-chairman

Ms Julia M.K. Lau

Mr Clarence W.C. Leung

Mr H.W. Cheung

Dr Wilton W.T. Fok

Mr Patrick H.T. Lau

Mr Stephen H. B. Yau

Mr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Chief Traffic Engineer/Kowloon,  
Mr Wilson W. S. Pang

Chief Engineer (Works), Home Affairs Department  
Mr Martin W.C. Kwan

Assistant Director (Environmental Assessment),  
Environmental Protection Department  
Mr K.F. Tang

Assistant Director (R1), Lands Department  
Ms Doris M.Y. Chow

Deputy Director of Planning/District  
Mr Raymond K.W. Lee

Secretary

**Absent with Apologies**

Professor P.P. Ho

Mr Laurence L.J. Li

Ms Bonnie J.Y. Chan

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

**In Attendance**

Assistant Director of Planning/Board  
Miss Fiona S.Y. Lung

Chief Town Planner/Town Planning Board  
Mr Louis K.H. Kau

Town Planner/Town Planning Board  
Ms Sincere C.S. Kan



Kowloon District

Agenda Item 10

[Open Meeting (Presentation and Question Sessions Only)]

Draft Planning Brief for the "Comprehensive Development Area" Site in Diamond Hill

(MPC Paper No.3/15)

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31. The Secretary reported that this item involved a "Comprehensive Development Area" ("CDA") site for a proposed public housing development (including public rental housing and Home Ownership Scheme) by the Housing Department (HD), which was the executive arm of the Hong Kong Housing Authority (HKHA). The following Members had declared interests in this item:

- |   |   |
|---|---|
| Mr K.K. Ling<br>(the Chairman)<br><i>as the Director of Planning</i>                                | - being a member of the Strategic Planning Committee and the Building Committee of HKHA;  |
| Mr Martin W.C. Kwan<br><i>as the Chief Engineer<br/>(Works) of the Home Affairs<br/>Department</i>  | - being an alternate member for the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Ms Doris M.Y. Chow<br><i>as the Assistant Director<br/>(Regional 1) of the Lands<br/>Department</i> | - being an alternate member for the Director of Lands who was a member of HKHA;   |
| Ms Julia M.K. Lau   | - being a member of the Commercial Properties Committee and the Tender Committee of HKHA;   |
| Professor P.P. Ho   | - being a member of the Building Committee of HKHA;   |
| Mr Patrick H.T. Lau   | } having current business dealings with HKHA; and   |
| Mr Dominic K.K. Lam   |   |
| Dr Lawrence W.C. Poon   | - his spouse being the employee of HD.  |

32. Members noted that Professor P.P. Ho and Mr Dominic K.K. Lam had tendered

apologies for being unable to attend the meeting. As the interests of Mr K.K. Ling, Mr Martin K.C. Kwan, Ms Doris M.Y. Chow, Ms Julia M.K. Lau and Mr Patrick H.T. Lau were direct, the Committee agreed that they should be invited to leave the meeting temporarily. The Committee considered that the interest of Dr Lawrence W.C. Poon was indirect as his spouse had no involvement in the proposed public housing development and agreed that he could stay in the meeting. The Vice-chairman took over the chairmanship of the meeting at this point.

[Mr K.K. Ling left the meeting and Mr Martin K.C. Kwan, Ms Doris M.Y. Chow, Ms Julia M.K. Lau and Mr Patrick H.T. Lau left the meeting temporarily at this point.]

### Presentation and Question Sessions

33. With the aid of a Powerpoint presentation, Ms Sandy S.K. Ng, STP/K, presented the draft Planning Brief (PB) for the "CDA" site in Diamond Hill as detailed in the Paper and covered the following main points:

#### Background

- (a) the site was bounded by Lung Cheung Road to the north and Choi Hung Road to the south, and was to the immediate south of MTR Diamond Hill Station. At present, majority of the site was the MTR works area for the construction of the Shatin to Central Link (SCL) Diamond Hill Station;
- (b) the site was previously a squatter area and was cleared between 1990s and early 2000s. The site was rezoned to "CDA" in 1993;
- (c) the Planning Department (PlanD) and HD worked out different development options between 2010 and 2014 for consultation with the Wong Tai Sin District Council (WTSDC) and the local residents/stakeholders. Taking into account the comments received, a revised development option had been adopted as the basis in the formulation of the planning principles and requirements in the draft PB;

The Proposed Development

- (d) the site was intended to be developed in a comprehensive manner for a public housing development (including public rental housing and Home Ownership Scheme) with a water feature park, a landscaped walk with a cultural theme and Government, institution and community (GIC) facilities (including the religious facilities and public transport interchange (PTI)) at the western, northern and eastern parts of the site respectively;

Development Parameters

- (e) the site had a gross site area of about 7.18 hectares, within which a net site area of about 2.83 hectares was for public housing development at a maximum plot ratio (PR) of 7.7 and a total gross floor area (GFA) of 217,910m<sup>2</sup> with retail and commercial facilities not less than 8,000m<sup>2</sup>;
- (f) the water feature park had a net site area of about 1.64 hectares and involved the reinstatement of three historic buildings/structures, including the Old Pillbox, portions of the Former Royal Air Force Hangar and the Stone House. The landscaped walk linking the water feature park with the religious facilities in the east had a net site area of about 1.14 hectares and largely covered areas above the SCL Diamond Hill Station;
- (g) the religious facilities had a net site area of about 0.8 hectare with a maximum GFA of 25,000m<sup>2</sup> and a maximum building height (BH) of 4 storeys excluding basement;
- (h) the PTI had a net site area of about 0.77 hectare which was for the reprovisioning of the San Po Kwong Public Transport Terminus at Sze Mei Street;

Urban Design Requirement

- (i) a number of urban design considerations should be adopted for the future

development on the site. These included the adoption of stepped BH profile and the provision of air paths. Having regard to the maximum BH of the surrounding developments, a stepped BH profile with a maximum BH of 140mPD and 120mPD for the northern and southern portions of the proposed public housing development respectively should be adopted within the site. On air ventilation, three air paths along Choi Hung Road, Tai Yau Street and Sze Mei Street should be preserved;

Landscape Requirement and Tree Preservation

- (j) a Landscape Master Plan had to be submitted at the planning application stage. An overall target of 30% greenery based on the net site area for the public housing development should be adopted, and a minimum of 3 trees per 100m<sup>2</sup> of the total green coverage should be provided;

Pedestrian Connection

- (k) major connections include i) underground pedestrian link connecting the SCL Diamond Hill Station to the proposed GIC building at Sze Mei Street to the south; ii) footbridges connecting the site to Hollywood Plaza and Nan Lian Garden to the north; and iii) footbridges stemming from the water feature park to the Kai Tak River section opposite to Choi Hung Road Playground to the south-west;

Other Technical Assessment Requirements

- (l) the applicant was also required to submit a visual impact assessment, an air ventilation assessment, a traffic impact assessment, an environmental assessment, a sewerage impact assessment and a drainage impact assessment at the planning application stage; and

Way Forward

- (m) subject to the Committee's agreement, PlanD would consult WTSDC on

the draft PB. The views collected together with the revised planning brief incorporating the relevant comments, where appropriate, would be submitted to the Committee for further consideration and endorsement.

[Mr Frankie W.C. Yeung arrived to join the meeting at this point.]

34. A Member asked which would be the responsible party for the development of the proposed religious facility, whether it would be an extension from Chi Lin Nunnery and Nan Lian Garden, and whether such use was required in this locality given that there were religious institutions in the district. In response, Mr Tom C.K. Yip, DPO/K, said that with the policy support of the Home Affairs Bureau (HAB), the religious facility was proposed to be a Confucius Temple to be developed by the Confucian Academy. He explained that Chi Lin Nunnery together with Nan Lian Garden to the northeast of the site was a Buddhist temple; Wong Tin Sin Temple to the northwest of the site was a Taoist Temple; and Confucius Temple worshipped Confucianism. As advocated by the local community, with the provision of Confucius Temple in Diamond Hill, Wong Tai Sin district would become the home to three religions which helped promote tourism development in the area. The development of Confucius Temple was also well supported by WTSDC and the local stakeholders during the consultation of the redevelopment option and had obtained policy support from HAB. HD would take the lead and work closely with the Confucian Academy to prepare a comprehensive Master Layout Plan (MLP) which would be submitted to the Committee for consideration. In formulating the development intensity of Confucius Temple, a low-rise and low density development was proposed in order to achieve a better synergy with Chi Lin Nunnery.

35. In view of the acute demand for public housing, a Member asked whether there were any constraints that the site could only accommodate the planned population and flat number as stipulated in the draft PB and queried if the proposed public housing development could be better integrated with the proposed PTI without the proposed religious use in-between. In response, Mr Yip said that the land use proposals of the site had taken into account the history of the area. Three historic buildings/structures within the site which was previously a squatter area comprising Tai Hom Village were proposed to be reinstated in the water feature park at the western part of the site. The water feature park was located next to Choi Hung Road Playground and could signify the head of Kai Tak River, which could

enhance this portion of the site as a recreational spot in the area. The location of the water feature park could also serve as an air ventilation corridor. Since the prevailing wind directions of the area were north and east, the wide air path along Choi Hung Road should therefore be preserved in order to maintain the local wind environment. Housing development on the western portion of the site might block the air path and have an adverse air ventilation impact. For the eastern portion of the site, it was constrained by the existing flyovers and could not be used for housing development. A PTI was therefore proposed to be located underneath the flyover to fully utilise the land resource and allow direct access to Choi Hung Road. Regarding the site proposed for religious use, a low rise development was in keeping with the character of the surrounding area, particularly Chi Lin Nunnery. Moreover, the landscaped walk with a cultural theme was proposed atop the SCL Diamond Hill Station where topside development would be constrained. The remaining developable area of the site would be for housing development. In determining the development intensity of the proposed public housing development, a maximum PR of 7.7 had been adopted to fully utilise the development potential of the area. He particularly pointed out that the land use proposals of the site were the result of an extensive consultation over a long period with the local stakeholders.

36. A Member asked about the PR of the entire site. In response, Mr Yip said that the site had an area of 7.18 hectares with a permitted maximum GFA of 314,700m<sup>2</sup> which was incorporated into the Outline Zoning Plan (OZP) in 2000 based on a different development option with no provision of public open space and religious facilities. Based on the current proposal, the total GFA of the site would be 242,910m<sup>2</sup> (excluding the PTI), and the PR would be around 3.4.

37. The Member further asked whether PlanD and HD had conducted a study to investigate the maximum GFA, flat number and planned population that could be accommodated within the site, noting the various site constraints, such as the need for provision of recreational facilities and traffic capacity. This Member said that it was understandable that local views would have to be taken into account when formulating the land use proposals for the site, but there was a strong demand for housing land supply. In response, Mr Yip said that having regard to the maximum BH of 120mPD for developments in San Po Kong Business Area to the south and 160mPD of Galaxia to the north, a stepped BH profile with a maximum building of 140mPD and 120 mPD for the proposed public

housing development was proposed. The proposed PR of the public housing development was comparable to the maximum PR of the "R(A)" zone which was intended for high-density residential development. Based on the current land use proposals, there should be no adverse impact on traffic and infrastructural capacity. Moreover, instead of utilising the site entirely for residential development, a more balanced development with provision of public open space and religious facilities was preferred by the local community.

38. The Member further asked if the portion of site reserved for public housing development could be enlarged, and whether the enlarged site would be subject to constraints on traffic and infrastructural capacity. In response, Mr Yip said that if the land use proposals of the site were to be revised, it might have possible adverse visual or air ventilation impacts on the surrounding areas, and would deviate from the local aspirations. With the current proposed population of 12,000, relevant traffic improvement measures, such as widening of Choi Hung Road, would be required. Since the planning of the "CDA" site was still at a preliminary stage, detailed technical assessments had not been conducted yet.

39. Another Member asked about the major land uses of the development option adopted in 2000 with a maximum GFA of 314,700m<sup>2</sup>. In response, Mr Yip said that the development option at that time was mainly for commercial and residential developments. However, there had been many changes over the years, including different spare capacity of the traffic network and infrastructure, increasing demand for public open space and recreational facilities, and different aspirations on BH and air ventilation. The Member said that since the site was served by SCL, the additional 12,000 population could be well served by this new railway. This Member concurred with the view that the site should be better utilised for housing development and asked if it was necessary to reserve a major part of the site for religious use and the water feature park.

40. A Member asked if the proposed layout of the site could be revised so as to extend the landscaped walk with a cultural theme to the proposed PTI which could provide a continuous pedestrian connection within the site.

41. In response, Mr Yip said that PlanD would relay Members' views/comments to HD, including the need to optimise the development intensity of the proposed public housing development, to facilitate their preparation of the MLP at a later stage. HD was also

currently working closely with the Confucius Academy regarding the opportunity of providing a continuous pedestrian connection between the SCL Diamond Hill Station and the proposed PTI.

42. The Vice-chairman said that the development of the site was constrained by the air path to its west and the entrance of the Tate Cairn Tunnel to its east, and asked the Secretary to advise Members on the way forward. In response, the Secretary said that the site was zoned "CDA" on the OZP. The current conceptual plan only served to indicate the types of land uses within the site as agreed in the previous rounds of consultation with the local stakeholders. Subject to further consultation with WTSDC, the draft PB might be revised for the consideration and endorsement by the Committee. Once endorsed, it would guide the MLP submission for the future development of the site. Members' comments could be further addressed at the preparation stage of the MLP, and a section 16 application together with the MLP would be submitted by HD to the Committee for consideration in due course.

#### Deliberation Session

43. After deliberation, the Committee decided to agree that the draft PB was suitable for consultation with WTSDC. The views collected together with the revised PB incorporating the relevant comments, where appropriate, would be submitted to the Committee for further consideration and endorsement.

[The Chairman thanked Mr Tom C.K. Yip, DPO/K, for his attendance to answer Members' enquiries. He left the meeting at this point.]

[Mr Martin K.C. Kwan, Ms Doris M.Y. Chow, Ms Julia M.K. Lau and Mr Patrick H.T. Lau returned to join the meeting at this point.]



東九龍居民委員會

(原名：九龍十三鄉委員會)

九龍 新蒲崗 大有街 32 號 泰力工業中心 1201 室  
電話：23502445 傳真：23234445  
電郵：info@eastkowloon.org.hk



East Kowloon District Residents' Committee  
(Former Name: Kowloon Thirteen Villages Committee)

Headquarters : Rm. 1201, Laurels Industrial Centre,  
32, Tai Yau St., Kln., H.K.  
Tel : 2350 2445 Website: www.eastkowloon.org.hk  
Fax: 2323 4445 Email : info@eastkowloon.org.hk

150519/LR/57/SC/16

本會檔號 Our Ref.:  
來函檔號 Your Ref.:

黃大仙區議會

主席李德康太平紳士及全體議員台鑑：

## 對「鑽石山綜合發展區初步規劃」的意見

本會曾就規劃署向黃大仙區議會提交的「鑽石山綜合發展區的初步發展建議」(下稱「初步發展建議」)及「鑽石山綜合發展區的修訂發展建議」(下稱「修訂發展建議」)提出多項意見，並歡迎政府接納本會建議。是次提交的「鑽石山『綜合發展』用地的規劃大綱擬稿」(下稱「大綱擬稿」)中，城規會對土地運用及地積比率均作出修改，卻未有提供修訂的圖則顯示修改內容的位置及用途，教人難以對比前後的分別。本會冀望當局盡快就規劃的變更，提供詳細的圖則，作進一步討論。就現時的「大綱擬稿」，本會對綜合發展區有以下的意見：

### 1. 總樓面面積更改的用途及發展

「大綱擬稿」的公共房屋發展區最高發展地積比率較之前「修訂發展計劃」中提及的 7.3 倍增加至 7.7 倍。但「大綱擬稿」中並未詳細說明當中增加的 0.4 倍地積比率會如何發展。因此本會希望城規會可以提供足夠的資料顯示當中發展細節，令議會及市民有更具體的資料作出分析及討論，而不是侃侃而談。

### 2. 關注通風及發展高度、密度

黃大仙區是全港十八區中氣溫最高的區之一，本會對發展區內的通風設計及發展密度極為關心。本會贊成採用梯級式建築物高度輪廓，無論如何都必須在發展及區內保留有充足的通風廊，避免出現屏風效應，影響居民生活。本會對「大綱擬稿」中提及「保留不少於三條通風道」表示關注，本會質疑當局未能回應發展區內需要有五條通風道的訴求，以維持區內的通風環境。本會要求當局明確通風道的數量及位置，以避免可能出現的屏風效應。

### 3. 零售及商業設施、教育設施的位置及形式

「大綱擬稿」提及將建設總樓面面積約 8,000 平方米的零售設施。對於當局接納本會提出「發展區內需加入零售及商業設施」的建議，本會表示歡迎。興建零售及商業設施的位置及發展形式對綜合發展區的整體佈局有密不可分的關係。希望當局能更詳細闡述，以供議會及市民提供意見。

本會亦期望文化園景大道可增設街舖及鄰近公營房屋的地方可增設地舖，這可為青年的文化產業提供平台，讓他們可以發展自己創意，振興香港的創意產業，貫徹文化園景大道的目標。

本會歡迎在當局於發展區興建幼稚園/幼兒園，希望當局亦能清晰幼兒設施的位置，讓市民更清晰整體的發展。

### 4. 以民為先 妥善規劃

本會深切明白現時公營房屋供應緊張，然而理想的生活環境也是市民所期望。黃大仙區的人口密度在九龍區中是第二高的，每平方公里約有 44,981 人。本會了解當局提出增加土地運用面積比率的意念，但前題是必須細緻地解決居民的各種憂慮，包括通風問題、建築物發展高度及密度有可能引致的種種負面影響，以及綜合發展區的整體佈局、發展區及其周邊社區設施配套的完整性等。若當局能妥善規劃，以先解決上述居民憂慮為原則，本會歡迎在增加的地積比率上，按比例增加住宅單位數量，以紓緩公營房屋供應的不足。

本會希望當局可以繼續聽取地區及市民的意見。同時，希望黃大仙區議會就本會提出的關注及意見作出跟進。

順頌

台安！

東九龍居民委員會

黃大仙區議員

李達仁 黃金池 李德康 黃錦超

何漢文 陳偉坤 陳安泰 蘇錫堅

增選委員

雷啟蓮 白苑蘭 吳智培 李沛禧

2015 年 5 月 19 日

香港特別行政區第四屆黃大仙區議會  
第二十二次會議記錄

日期：二零一五年五月十九日(星期二)  
時間：下午二時三十分  
地點：九龍黃大仙龍翔道 138 號龍翔辦公大樓 6 樓  
黃大仙區議會會議室

出席者：

李德康先生,MH,JP	黃大仙區議會主席
黃錦超博士,MH	黃大仙區議會副主席
陳曼琪女士,MH	黃大仙區議員
陳安泰先生	"
陳偉坤先生	"
陳炎光先生	"
陳婉嫻女士,SBS,JP	"
何漢文先生,MH	"
何賢輝先生	"
許錦成先生	"
簡志豪先生,BBS,MH,JP	"
郭秀英女士	"
黎榮浩先生,MH	"
李達仁先生,BBS,MH	"
莫仲輝先生,MH,JP	"
莫健榮先生	"
莫應帆先生	"
沈運華先生	"
蘇錫堅先生	"
譚香文女士	"
譚美普女士	"
丁志威先生	"
黃金池先生,BBS,MH,JP	"
王吉顯先生	"
黃國桐先生	"
黃國恩博士	"
黃逸旭先生	"
胡志偉先生,MH	"
袁國強先生	"

列席者：

岑智明先生,JP	台長	香港天文台	)為議程
鄭楚明博士	助理台長(天氣預測及警告服務)	香港天文台	) (三)(i)
			)出席會議
鍾錦華先生,JP	署長	土木工程拓展署	)為議程
容建文先生	總工程師/九龍 4(九龍)	土木工程拓展署	) (三)(ii)
朱智強博士	高級工程師/傳媒聯絡	土木工程拓展署	)出席會議
曹偉雄先生	高級工程師/5(九龍)	土木工程拓展署	)
洪良斌先生	助理署長(策略規劃)	房屋署	)為議程
謝栢泉先生	高級建築師(25)	房屋署	) (三)(iv)
吳近榮先生	土木工程師(36)	房屋署	)出席會議
岑曉彤女士	高級政務主任(策略規劃)2	房屋署	)
羅振邦先生	策略規劃師	房屋署	)
黃展翹女士	首席助理秘書長(工務)特別職務	發展局	)為議程
葉鴻平先生	助理秘書長(土地供應)1	發展局	) (三)(v)
黃偉賢先生	高級城市規劃師/策略規劃 1	規劃署	)出席會議
竇頌樂先生	建築師 2(離島發展部)	土木工程拓展署	)
葉子季先生	九龍規劃專員	規劃署	)為議程
吳淑君女士	高級城市規劃師/九龍 4	規劃署	) (三)(vi)
鍾耀華先生	署理高級建築師(28)	房屋署	)出席會議
蘇愛慈女士	規劃師(1)	房屋署	)
魏永捷先生,JP	副署長	郵政署	)為議程
忻國元先生	總監(運作)	郵政署	) (三)(vii)
			)出席會議
呂麗群女士	首席廉政教育主任(東九龍及西貢)	廉政公署	)為議程
吳漢昌先生	高級廉政教育主任	廉政公署	) (三)(viii)
			)出席會議

蔡馬安琪女士,JP	黃大仙民政事務專員	黃大仙民政事務處
周楚基先生	黃大仙區指揮官	香港警務處
伍莉莉女士	黃大仙及西貢區福利專員	社會福利署
黃漢傑先生	物業管理總經理 (黃大仙、青衣、荃灣及離島)	房屋署
容建文先生	總工程師/九龍 4(九龍)	土木工程拓展署
蔡植生先生	總運輸主任/九龍	運輸署
梁志輝先生	黃大仙區康樂事務經理	康樂及文化事務署
張瑞珍女士	黃大仙區環境衛生總監	食物環境衛生署
凌伯祺先生	黃大仙民政事務助理專員	黃大仙民政事務處
鄭偉健先生	高級行政主任(地區管理)	黃大仙民政事務處
丁天生先生	高級聯絡主任 1	黃大仙民政事務處
陳惠思女士	署理高級聯絡主任 2	黃大仙民政事務處
唐慧蘭女士	一級行政主任(區議會)	黃大仙民政事務處

秘書：

林詠詩女士	高級行政主任(區議會)	黃大仙民政事務處
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開會辭

主席歡迎香港天文台台長岑智明先生及助理台長鄭楚明博士到訪黃大仙區議會，以及康樂及文化事務署黃大仙區康樂事務經理梁志輝先生代表總康樂事務經理(九龍)鄧敏華女士出席是次會議。

一 通過黃大仙區議會二零一五年三月十七日第二十一次會議及二零一五年四月二十九日特別會議的會議記錄

2. 秘書在會前沒有收到修改會議記錄的建議，議員即場沒有提出修改建議，兩份會議記錄獲得通過，無須修改。

三(vi) 鑽石山綜合發展區用地的規劃大綱擬稿  
(黃大仙區議會文件第32/2015號)

89. 主席歡迎為此議程出席會議的規劃署九龍規劃專員葉子季先生、高級城市規劃師吳淑君女士、房屋署署理高級建築師鍾耀華先生，以及規劃師蘇愛慈女士。

90. 葉專員以簡報輔助介紹文件。

91. 主席感謝葉專員的介紹，並表示席上放有由東九龍居民委員會提交的意見書(附件四)，由袁國強議員代表介紹。

92. 譚香文議員感謝規劃署及房屋署向區議會提出方案，並了解現時的規劃大綱擬稿與上次提交區議會的概念方案沒有重要的變更。她表示有城市規劃委員會(城規會)委員曾於城規會會議上建議在鑽石山綜合發展區(綜合發展區)增加建屋量，但她認為現方案提供四千零五十個單位予一萬二千至一萬三千名居民入住，規劃已經非常稠密。再者，當區已有龍蟠苑、星河明居、悅庭軒、鳳德邨及采頤花園等大型屋苑，區內的交通設施(包括道路和鐵路)已經飽和，故反對上述建議，並希望房屋署拒絕接受有關建議。另外，她憶述上次的方案提出保留五條風道，而現方案只有三條風道，查詢環境評估報告中有關風道及通風環境的要求，並希望有關當局聆聽關於環境方面的意見。

93. 蘇錫堅議員表示大致認同規劃大綱擬稿的內容，但並不認同房屋署指開發地下購物設施是不可行的。他表示綜合發展區鄰近新蒲崗商貿區及地鐵站，開發地下購物設施應能夠符合經濟效益，也能使用隧道作為連接工具，免卻興建行人天橋，故希望有關部門能重新考慮開發地下購物設施。另外，他認為有關用地如果用作發展私人房屋應更符合經濟效益，惟考慮現時土地供應不足，發展公共房屋(公屋)也值得支持。

94. 李達仁議員希望了解幼稚園和街市的位置。另外，他亦希望署方考慮擴闊彩虹道，以支持當區的長遠發展。他同時引述新蒲崗區內的例子，指出區內因車位不足而令交通擠塞問題嚴重，認為署方在發展新景點時應同時提供充足車位，以免引發上述問題。最後，他表示認同蘇錫堅議員有關開發地下購物設施的意見，表示已就此爭取多時，希望署方就不建議開設地下購物設施提出更詳細的解釋。

95. 黎榮浩議員歡迎署方繼續就規劃大綱諮詢黃大仙區議會。他非常關注車位不足的問題，指非政府機構在區內發展新設施時，往往在增設車位的議題上有所保留。這是由於增設收費車位予公眾使用需向地政總署補地價，令發展成本增加。新蒲崗區內的車位已經飽和，機構在發展新設施的同時不增設車位，令區內交通問題惡化，希望署方能提出節衷方法，鼓勵有關機構增設車位予公眾使用。

96. 主席認為活水公園、啟德河的建設及發展值得稱許，而孔廟將與志蓮淨園相輔相成。由於黃大仙區議會早前已拒絕沙中線於地下設置列車停泊處，現時除了沙中線的車站及擬建之行人連接通道，規劃中的地下設施不多。就此，建議署方考慮同時發展地下購物設施及地下停車場，與一眾地面的景點、宗教設施及購物設施互相配合。

97. 葉專員回應內容重點如下：

(i) 公共房屋發展

房屋署在詳細設計中，因應《建築物條例》的規定，將部分不獲豁免的樓面面積重新納入計算，所以綜合發展區內的公營房屋發展總樓面面積由約二十萬四千平方米輕微修訂為現方案的二十一萬七千平方米。有關額外總樓面面積主要涉及發展內的共用空間，並非房屋單位內部面積，故現方案的住宅單位數量維持不變，即共四千零五十個。

(ii) 發展參數

部分城規會委員曾於有關會議上建議增加發展的地積比率。署方已於會議上指出，現時的規劃大綱建議將公營房屋設置於綜合發展區的中南部，地積比率逾七倍，已屬較高的水平。另外，城規會會議上曾討論將活水公園及宗教設施用地轉為發展公營房屋之用。署方認為規劃大綱的概念乃經過長時間諮詢區議會及地區人士意見，而活水公園將重置「大礪三寶」及提供寬敞的空間予區內人士作休憩之用，有助貫徹活化啟德河的概念。同時，宗教設施將維持低矮發展，以維持由志蓮淨苑和南蓮苑池望向采頤花園的視覺走廊。署方已就此向城規

會作出解釋，城規會委員亦認同規劃大綱的發展方向。署方認為現時建議的發展密度合適，亦經過長時間討論及得到地區人士支持，故希望按現時方案繼續規劃工作。

#### (iii) 通風環境

去年七月，房屋署提交的概念方案提出將保留五條風道，而現時的規劃大綱提出將有三條風道。這是基於二零零八年規劃署對《慈雲山、鑽石山及新蒲崗分區計劃大綱圖》進行的空氣流通評估研究，當中指出通風的要素為將不同街道的通風廊連接起來。現方案的三條風道位處於南北貫通新蒲崗及綜合發展區的街道，分別為四美街、大有街及彩虹道。這三條風道的通風效果最顯著，亦有詳細的通風評估支持，故署方於現時的規劃大綱訂立上述三條主要風道。同時，署方亦於規劃大綱內要求房屋署因應其詳細設計，提供更多風道。餘下的兩條風道將位處於建築物之間，現時尚待房屋署調整有關設計。為了保持彈性，署方未有在現時的規劃大綱提出其確實位置。

#### (iv) 地下購物設施

署方了解議員希望在位置優越的綜合發展區內開發地下購物設施。開發地下購物設施除了考慮位置，亦需考慮商業方面的可行性。房屋署曾就零售設施進行評估，發現在綜合發展區內開發大型地下購物設施的商業可行性不大。然而，規劃大綱內只是訂定了零售設施樓面面積的下限，房屋署仍可就議員的建議考慮在詳細設計中加設地下購物設施的可行性。

#### (v) 交通問題

停車場設施乃根據《香港規劃標準與準則》的要求提供，以支持房屋、宗教及商業設施的發展。房屋署會就綜合發展區進行交通影響評估，研究是否有需要提供更多車位的空間，以滿足區內人士的需求。



另外，現時的綜合發展區的界線已沿彩虹道後移，供日後擴闊彩虹道之用，詳細安排需待房屋署進行交通影響評估後決定。根據相關政府部門的初步評估，規劃大綱建議的住屋單位數目，預計不會對交通方面帶來負面影響。

98. 鍾耀華先生回應表示，房屋署曾於去年就有關方案諮詢黃大仙區議會，住宅單位數量及設計基本上沒有變更，樓宇高度也符合高度限制。通風方面，現方案採用了長條形設計，當中已預留足夠的風道。署方會根據上次提交區議會的概念繼續進行詳細設計。另外，署方初步打算將幼稚園設置於屋邨樓層的地下位置，並會在詳細設計方案中交代詳情。同時，署方已預留空間設置街市，及在面向文化園景大道設置街鋪設施。

99. 黃金池議員表示已關注綜合發展區用地十多年，有關事宜亦已在黃大仙區議會會議上討論三次。他明白署方就此收到很多意見，而現方案與以往提交區議會的相差不大。他表示已就此發展計劃等候了十五年，而當初的清拆工作亦是由他推行，惟綜合發展區用地一直荒廢至今，希望了解何時才能推行發展計劃及完工。

100. 蘇錫堅議員指綜合發展區將提供四千零五十個公營房屋單位，亦有活水公園及孔廟的建設，加上現有的志蓮淨苑和南蓮苑池，該區將成為一個多元化的地區。然而，他就交通問題表示憂慮。他以黃大仙祠為例子，表示黃大仙道塞車問題嚴重，而此問題是早年規劃黃大仙祠時遺留下來的。綜合發展區是全新的發展項目，他認為有關部門應做好規劃工作，把握商機及處理好交通問題。就此，他希望有關部門能考慮議員有關開發地下設施的建議，例如商業設施、交通交匯處及上落客區等等。他續表示地面向上的發展有不少規限，地面以下的發展卻沒有規限，有關部門應珍惜機會，提出更具前瞻性的規劃方案。

101. 主席認同葉專員表示停車場設施乃根據《香港規劃標準與準則》的要求提供。然而，他希望就兩點表達關注。首先，綜合發展區以南將建設一幢政府、機構或社區大樓，大樓落成後可能會引致車位不足的問題。另外，新蒲崗區一直深受車位不足問題影響，加上東華三院青少年全人成長中心用地現時為可容納約二百輛車的臨時停車場，預料該項目發展後區內的車位不足問題會更加嚴重。現時綜合發

展區用地的規劃大綱中並沒有提供一幢式的大型停車場設施，有關用地內亦有臨時停車場供往來新蒲崗的車輛停泊，故希望有關部門除了考慮《香港規劃標準與準則》，亦能考慮當區的情況及市民的需要。

102. 葉專員回應表示，綜合發展區以南的政府、機構或社區大樓本身會有停車場設施。署方備悉議員有關區內停車位需求的意見，並會在詳細設計時考慮在《香港規劃標準與準則》以外提供更多停車位的空間，當中包括運用地下空間，但這方面須和運輸署商討。開發大型地下購物設施方面，署方除了考慮商業方面的可行性，亦需評估發展會否對交通造成影響，因大型購物設施將帶來更多的交通。規劃署和房屋署在是次會議聆聽議員的意見後，在日後進行詳細的交通影響評估時，會考慮有關建議，希望能夠取得平衡。署方也希望綜合發展區的發展能夠早日推行，而房屋署將就時間表提供更詳細的資料。

103. 鍾耀華先生回應表示，署方曾於去年提交工程計劃時間表至黃大仙區議會，工程大致上會按照該時間表進行。公屋部分預計將於二零一六年內動工，在二零二零至二零二一年年度及二零二二至二零二三年度分階段落成。署方亦希望綜合發展區的其他工程項目可以配合公屋的工程進度，於相若時期落成。

104. 黃金池議員表示將密切監察施工進展。

105. 譚香文議員查詢有關居者有其屋(居屋)建設的時間表。

106. 鍾耀華先生回應表示，居屋的建設時間表與公屋相若。居屋的選址位於現時沙中線工地的範圍內，需待二零一八年才能取得有關土地。屆時署方將會馬上展開工程，預料在二零二二至二零二三年度完工。

107. 主席感謝規劃署及房屋署的代表出席今日的會議，就綜合發展區的規劃諮詢黃大仙區議會。他總結指，整體上議員都支持規劃大綱擬稿，包括北面的文化園境大道、西面的活水公園、中部的公營房屋、東面的宗教設施和公共運輸交匯處及采頤花園旁的政府、機構或社區大樓。由於現階段尚未有公營房屋的詳細設計，他希望房屋署準備好詳細設計後，再諮詢區議會的意見。同時，他希望規劃署能備悉會議上議員提出的意見，並在有進一步消息時知會區議會。