

METRO PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

**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**

**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 m², of which not more than 127,500 m² 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 m². 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 m² 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 m² (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**

**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 m², of which not more than 127,500 m² 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 m² in area), Former Royal Air Force Hangar (about 350 m² in area) and Stone House (about 200 m² 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
OZP Zoning and Planning Intention	<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 m², of which not more than 127,500 m² should be used for non-domestic purpose.</p>	
Proposed Use	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.
Site Area	<ul style="list-style-type: none"> Gross site area of about 7.18 ha 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 (Plan 4). 	<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>
Maximum Site Coverage	Not exceeding those stipulated in the Building (Planning) Regulations.	
Maximum Plot Ratio/Gross	A maximum GFA of 217,910 m ² and maximum plot ratio (PR) of 7.7 for public housing	PR for public housing development is subject to

Item	Particulars	Remarks
Floor Area	<p>development (including domestic and non-domestic).</p> <p>A maximum GFA of 25,000 m² 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>
Maximum Building Height (BH)	<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>
Planning Requirements		
Urban Design Considerations	<p>The development scheme should take into account the following urban design considerations, where appropriate:</p> <ul style="list-style-type: none"> 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; maximize gaps between domestic blocks to 	<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"> ▪ avoid large and extensive podium structures, sensitive treatment/articulation to the building façade and mass is encouraged; ▪ 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; ▪ 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; ▪ improve streetscape and amenity with high quality paving, street furniture, lighting, tree planting and greening along the landscaped walk with cultural theme; and ▪ 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. 	<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
Public Open Space Provision	<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 m² 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>
Landscape and Tree Preservation	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"> ▪ 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; ▪ due consideration should be given to preserve the existing good quality mature trees on the Site as far as possible; ▪ 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 m² of the total green coverage shall be provided as far as possible; ▪ 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; ▪ tree planting as landscape buffer should be provided along the site boundary as far as possible; and ▪ create a quality landscape setting for the enjoyment of local residents and enhance the greenery of the area. <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"> ▪ conceptual and detailed landscape proposals including hard and soft landscape; ▪ other amenities, street furniture and facilities to be provided; ▪ the relationship of the development with the surroundings, especially with the POS at the western side of the Site; and ▪ layout, location and landscape design of open spaces including pedestrian circulation in relation to adjoining developments and areas. 	
GIC Facilities	<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>
Education Facility	<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
Religious Facilities	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.	The proposed religious use can be developed into Confucius Temple. 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.
Retail and Commercial Facilities	Retail facilities with a GFA of not less than 8,000 m ² 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: <ul style="list-style-type: none"> ▪ a market for wet and/or dry goods; and ▪ 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. 	The proposed retail facilities should be provided by the applicant. All retail and commercial facilities will be regarded as non-domestic use and accountable for the calculation of non-domestic GFA.
Public Transport Facilities	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.	The proposed PTI is to reprovide the existing San Po Kong PTT at Sze Mei Street (Plan 4) to the south of the Site. A GIC building is proposed at the Sze Mei Street site,

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>
Pedestrian Connection	<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"> ▪ underground pedestrian link to connect the SCL Diamond Hill Station across Choi Hung 	<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"> ▪ footbridges connecting the Site across Lung Cheung Road to Hollywood Plaza and Nan Lian Garden; and ▪ footbridge stems from the water feature park to the Kai Tak River section opposite to Choi Hung Road Playground. 	<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>
Car Parking, Loading and Unloading Provision	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.
Other Technical Requirements		
Environmental Aspect	<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.
Traffic and Transport Aspects	<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>
Sewerage and Drainage Aspects	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>	
Air Ventilation Aspect	<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 (Plan 4) 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>
Visual Aspect	<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.

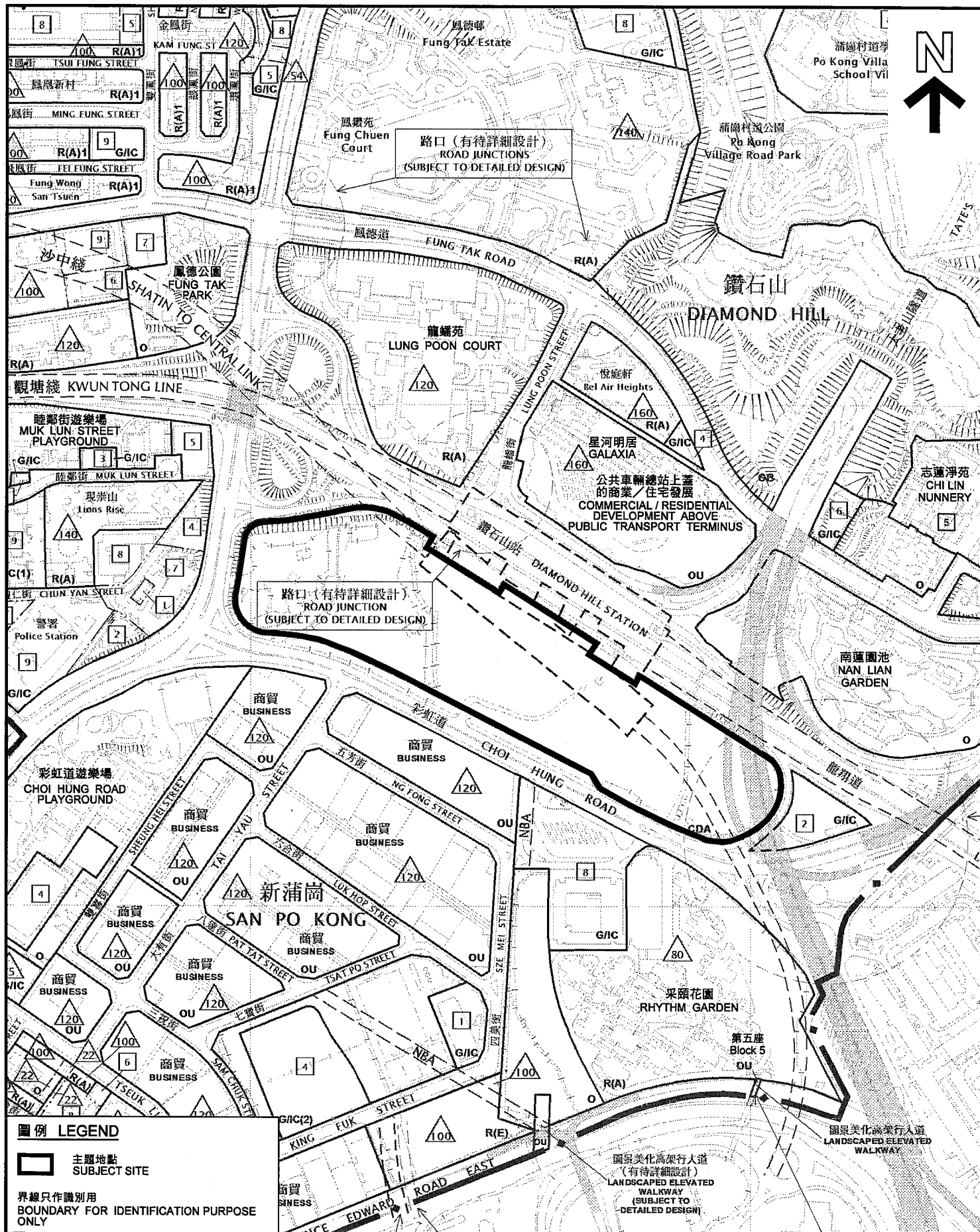
7.2 The MLP should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant land allocation conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, 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
MAY 2015



位置圖 LOCATION 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

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

規劃署
PLANNING
DEPARTMENT

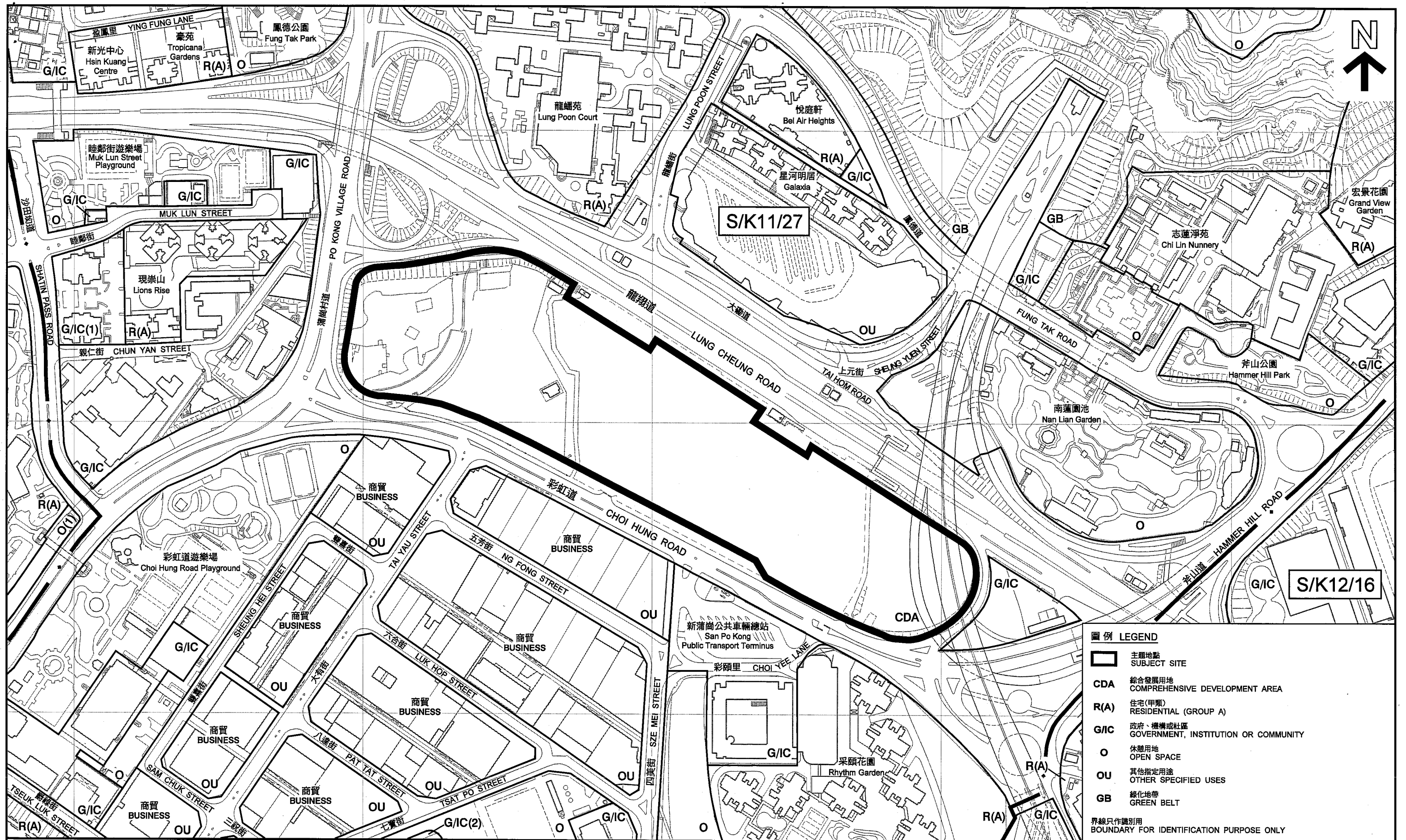


參考編號
REFERENCE No.

M/K11/14/59

圖 PLAN

1



- 圖例 LEGEND**
- 主體地點
SUBJECT SITE
 - CDA** 綜合發展用地
COMPREHENSIVE DEVELOPMENT AREA
 - R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
 - G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
 - O** 休憩用地
OPEN SPACE
 - OU** 其他指定用途
OTHER SPECIFIED USES
 - GB** 綠化地帶
GREEN BELT
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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

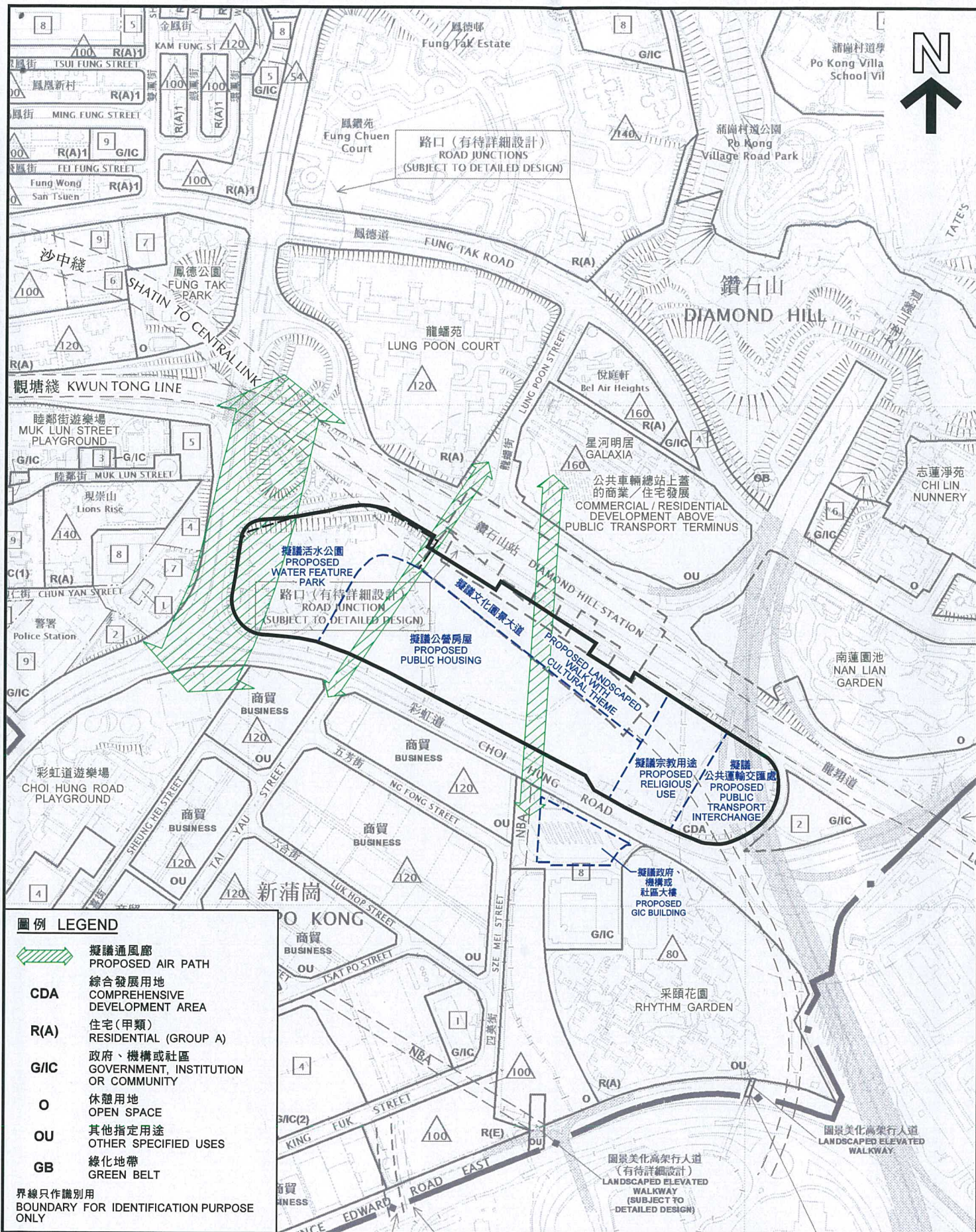
規劃署
PLANNING DEPARTMENT



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



發展概念圖 DEVELOPMENT CONCEPT 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
4

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