

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

**MPC Paper No. 3/16**

**For Consideration by  
the Metro Planning Committee on 4.3.2016**

**PROPOSED AMENDMENTS TO THE  
APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG  
OUTLINE ZONING PLAN NO. S/K11/27**

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**PROPOSED AMENDMENTS TO THE  
APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG  
OUTLINE ZONING PLAN NO. S/K11/27**

**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/27 as shown on the draft OZP No. S/K11/27A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

**2. Status of the Current OZP**

On 31.3.2015, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP which was subsequently renumbered as S/K11/27. On 1.12.2015, CE in C referred the approved OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

**3. Proposed Amendments to the OZP**

- 3.1 The proposed amendments are related to the rezoning of a site at Sheung Fung Street, Tsz Wan Shan from "Government, Institution or Community" ("G/IC") to "Residential (Group A)" ("R(A)") with revision of building height restriction (BHR) (**Amendment Item A on Attachment II**); and incorporation of 'Art Studio' as Column 1 use in the Schedule II for industrial or industrial-office (I-O)

building for “Other Specified Uses” annotated “Business” (“OU(B)”) zone (**Attachment III**).

### **Item A: Rezoning a site at Sheung Fung Street from “G/IC” to “R(A)”**

#### **Background**

- 3.2 To meet the demand for departmental quarters (DQ) for married disciplined services staff, a piece of Government land at Sheung Fung Street, Tsz Wan Shan (the Site) (**Plan 1**) is proposed to be developed into a DQ for the Customs and Excise Department (C&ED). As stated in the Policy Address 2014, the proposed quarters development at Sheung Fung Street is one of the eight DQ projects to be expedited aiming at providing over 2,200 quarters units for disciplined services staff on or before 2020. As at 1.1.2016, there were about 2,120 eligible officers of Rank-and-File Grade of C&ED for DQ, but only 1,385 DQ units were available, representing a shortfall of about 735 DQ units or 35%.
- 3.3 The consultant led by the Architectural Services Department (ArchSD) for C&ED had completed the relevant technical assessments, namely Visual Appraisal, Air Ventilation Assessment, Preliminary Environmental Review, Traffic Impact Assessment, Tree Survey, Sewerage and Drainage Impact Assessment, in supporting the proposed quarters development. A CD-ROM containing these technical assessments is at **Attachment V**<sup>1</sup>.

#### **The Site and Its Surroundings**

- 3.4 The Site, with an area of about 3,598 m<sup>2</sup>, is located at Sheung Fung Street, Tsz Wan Shan (**Plan 2A**). It was previously occupied by staff quarters of the Housing Department (HD), and is currently vacant (**Plans 2B – 2D**). The Site is zoned “G/IC” on the OZP with a BHR of 6 storeys<sup>2</sup>.
- 3.5 There are two development platforms in the Site, upper platform at about 63mPD and lower platform at about 59.5mPD (**Plan 3A**). A slope of an area of about 1,539 m<sup>2</sup> is located at the western and northern part of the Site (**Plan 3A**). A Water Works Reserve of an area about 568 m<sup>2</sup> is located at the upper platform and the sloping area.
- 3.6 The Site is located at the upper part of Tsz Wan Shan area. It abuts on Sheung Fung Street which runs in a north-south direction up to the upper part of Tsz Wan Shan. The Site falls within a government, institution and community

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<sup>1</sup> A hard copy of the technical assessments is deposited at the Secretariat of the Board for Members’ inspection.

<sup>2</sup> The BHR of 6 storeys reflected the height of HD’s staff quarters previously existed on the Site.

(GIC) cluster to the left of Sheung Fung Street. A number of GIC facilities with BHRs of 1 to 8 storeys are located in the vicinity, namely Diamond Hill Fresh Water and Salt Water Service Reservoirs to the immediate north; Tung Wah Group of Hospitals Wong Tai Sin Hospital to the west; Wu York Yu Health Centre to the south; St. Bonaventure College and Our Lady of Maryknoll Hospital to the further south; and Ho Lap Primary School to the east across Sheung Fung Street (**Plan 2A**).

- 3.7 Major high-rise residential neighbourhood of Tsz Wan Shan are found to the east, northeast and southeast of the Site, including Tsz Lok Estate and Tsz Oi Court located to the east and northeast, and private residential developments including The Vista, Forest Hills, etc, located to the southeast (**Plan 1**). To achieve a stepped building height (BH) profile for visual permeability and wind penetration, the residential developments are subject to BHRs from 100mPD to 240mPD on the OZP, with BH increasing towards the uphill area in the north.

#### The Rezoning Proposal

- 3.8 C&ED proposes to develop a 27-storey staff quarters development with a domestic plot ratio (PR) of about 7.5, BH not exceeding 145mPD and provision of about 156 quarters units (**Plan 3D**). It is estimated that the proposed quarters development will have an estimated population of 452. The proposed development will provide a total of 12 private car parking spaces, 2 motorcycle spaces and 1 loading/ unloading space (**Plan 3A**). The proposal may have minor changes at detailed design stage.
- 3.9 To take forward the proposed quarters development, the Site is proposed to be rezoned from “G/IC” to “R(A)” subject to the same PR control as other sites in “R(A)” on the OZP, i.e. maximum domestic PR of 7.5 and a total PR of 9 with revision of BHR to 145mPD (**Plan 1**).

#### Visual Aspect

- 3.10 With the highest point at 430mPD of Unicorn Ridge (雞胸山, to the north of OZP scheme area as shown on **Attachment I**) serving as the backdrop of the Tsz Wan Shan area, the Site is located at Sheung Fung Street which is sloping down to the south. The proposed BHR of 145mPD is generally compatible with the residential developments to the northeast, east and southeast across Sheung Fung Street with BHRs ranging from 120mPD to 180mPD, and the overall stepped BH profile for the area as mentioned in para 3.7 above can largely be retained. To assess the possible visual impact of the proposed development, a Visual Appraisal (VA) (**Attachment V**) has been carried out by the ArchSD's



consultant.

- 3.11 In the VA, five photomontages are prepared to illustrate possible visual effect of the proposed development when viewed from open space and major pedestrian route in the area in different directions and distances, i.e. the open space near Lok Tin House, Tsz Lok Tsuen (**Plan 4A**), Wong Tai Sin Service Reservoir Playground (**Plan 4B**), the bus stop on Sheung Fung Street (**Plan 4C**), the pedestrian walkway on Tsz Wan Shan Road (**Plan 4D**) and the basketball court near Lok Shing House of Tsz Lok Estate (**Plan 4E**). Taken into account the existing high-rise developments nearby, the visual impact caused by the proposed development is not significant and the proposed development is not visually incompatible with the surrounding areas. In view of the BHRs of the nearby development sites ranging from 60-200mPD and judging from the photomontages, the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considered that the proposed development scale with BH of 145mPD at the Site is not incompatible with the surrounding townscape.

#### Air Ventilation Aspect

- 3.12 An Air Ventilation Assessment (AVA) Initial Study (**Attachment V**) has been carried out to support the proposed quarters development. Two schemes, the Baseline Scheme (an OZP compliant scheme, i.e. a 6 storeys GIC building with wider footprint) and the Proposed Scheme, have been studied. Compared with the Baseline Scheme, the major design changes of the Proposed Scheme include (i) an increase in BH from 92mPD to 145mPD; (ii) a more articulated building form; (iii) provision of more building setbacks at typical floor level; and (iv) better building permeability at the lower part of the building.
- 3.13 After comparison, the AVA concluded that the proposed scheme would have better air ventilation performance, and the mitigation measures in the proposed scheme such as smaller building footprint and building form with setback from eastern, western and southern boundaries can effectively enhance the wind flow at pedestrian level nearby and in the surrounding areas. CTP/UD&L, PlanD opined that it is not anticipated that the proposal would generate any significant adverse impact on the pedestrian wind environment. These mitigation/design measures and related requirements in the proposed scheme will be incorporated in the land grant/ allocation conditions to ensure their proper implementation.

### Landscape Aspect

- 3.14 The existing trees at the slope area of the Site will not be affected by the proposed development. There are 23 existing (including 1 dead tree) at the development platforms of the Site. Most of these trees have an average to poor condition and exhibit a low amenity value. 3 mature trees in fair conditions will be retained. The loss of the remaining trees will be compensated by the planting of 20 heavy standard grade trees. As shown in the indicative Landscape Master Plan in **Plan 5**, a minimum of 20% green coverage can be achieved in the proposed development, and therefore there will be no adverse landscape impact.

### Traffic, Environmental, Drainage and Sewerage Aspects

- 3.15 A Traffic Impact Assessment (TIA) (**Attachment V**) has been carried out to ascertain the possible traffic impact from the proposed development. According to the TIA, most adjacent junctions will operate satisfactorily, except for Junction at Po Kong Village Road/Fung Tak Road and Junction at Sheung Fung Street/Fung Tak Road which will operate at or near capacity. However, the proposed development would not induce significant traffic impact onto the adjacent road network in view of the small scale of the proposed development. Ancillary parking facilities will also be provided in the proposed development in accordance with the standards in the Hong Kong Planning Standards and Guidelines (HKPSG). The TIA concluded that the road network in the vicinity of the Site would be able to cope with the proposed development. The Commissioner for Transport (C for T) has no adverse comment on the findings of the TIA.
- 3.16 With the provision of mitigation measures recommended in the Preliminary Environmental Review (PER) (**Attachment V**) including careful disposition of the building layout to minimise the angle of view to Sheung Fung Street, building setback, and installation of blank end wall/fixed glazing, acoustic window and architectural fin, the predicted noise level at all residential units at the proposed quarters development will comply with the traffic noise criteria, i.e. 70dB(A). The PER also indicated that the proposed development will not be subject to unacceptable air quality impact. The Director of Environmental Protection (DEP) has no comment on the environmental acceptability of the proposed development.
- 3.17 According to the Sewerage Impact Assessment (**Attachment V**), the capacity of the existing sewers serving the area would be sufficient to cater for the sewage generation from the proposed development and no upgrading or improvement

work of the existing sewer system will be required. In view of no changes of paved area under the proposed development and the Site is served with public drainage, there would not be any drainage impact due to the proposed development as stated in the Drainage Impact Assessment (**Attachment V**).

- 3.18 Concerned Government departments were consulted and have no objection to/no adverse comment on the rezoning proposal from urban design, landscape, traffic, environmental, drainage and sewerage perspectives.

#### **4. Provision of Open Space and G/IC Facilities**

- 4.1 Taking into account the proposed quarters development at Sheung Fung Street, the population of the planning area are estimated to be increased by about 452 up to 230,300. Taking into account the provision standards in the HKPSG, the existing and planned open space and community facilities in the area are generally adequate to meet the need of the planned population. The provision of open space and major community facilities in the planning area is detailed at **Attachment VI**.
- 4.2 For the slight shortfall in planned district open space (DO) (-0.45ha) in the planning area, DO should be assessed on a district basis and there is a surplus of existing/planned 8.2ha DO in the entire Wong Tai Sin District. Thus, the shortfall in DO in the planning area can be addressed by the surplus provision in the wider Wong Tai Sin District. Based on the estimated population of 452, not less than 452 m<sup>2</sup> of local open space will be provided in the proposed development in accordance with HKPSG, i.e. 1m<sup>2</sup> of local open space per person.

#### **5. Proposed Amendment to Matters shown on the Plan (Attachment II)**

Amendment Item A (about 3,598m<sup>2</sup>) (Plan 2A)

Rezoning of the Site at Sheung Fung Street from “G/IC” to “R(A)” with revision of the BHR to 145mPD in accordance with paragraph 3.9 above.

#### **6. Proposed Amendments to the Notes of the OZP (Attachment III)**

- 6.1 There is no need to amend the Notes of the “R(A)” zone arising from Amendment Item A.

- 6.2 With a view to support art development, the feasibility of allowing ‘Art Studio’ in the I-O buildings has been investigated by relevant bureaux and departments. As the key concern is on fire safety, ‘Art Studio’ is considered acceptable in the industrial and I-O buildings if it does not involve direct provision of services or goods (e.g. hobby classes, seminars and sale of goods, art gallery and venue for rehearsal for art performance). The proposal was generally supported by the stakeholders with no objection from concerned Government departments. To take forward the above proposal, it is proposed to incorporate ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “OU(B)” zone. As ‘Art Studio’ is subsumed under the ‘Place of Recreation, Sports or Culture’ use, corresponding amendment will also be made to replace ‘Place of Recreation, Sports or Culture’ under Column 2 in the same schedule by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.
- 6.3 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

## **7. Revision to the ES of the OZP (Attachment IV)**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

## **8. Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/K11/28.

## **9. Consultation**

### Departmental Consultation

- 9.1 The proposed amendments have been circulated to the relevant Government bureaux/departments. The following concerned bureaux/departments have no

objection to/no adverse comment on the proposed amendments.

- (a) Secretary for Security;
- (b) Secretary for Food and Health;
- (c) Commissioner of Customs and Excise;
- (d) Chief Architect/Central Management Division 2, ArchSD;
- (e) Chief Building Surveyor/Kowloon, Buildings Department;
- (f) Chief Engineer/Development(2), Water Supplies Department;
- (g) Chief Engineer/Mainland South, Drainage Services Department;
- (h) Chief Highway Engineer/Kowloon, Highways Department (HyD);
- (i) Chief Engineer/Railway Development 1-3, Railway Development Office, HyD;
- (j) CTP/UD&L, PlanD;
- (k) Director of Leisure and Cultural Services;
- (l) C for T;
- (m) Commissioner of Police;
- (n) DEP;
- (o) Director of Fire Services;
- (p) Director of Housing;
- (q) Director of Social Welfare;
- (r) District Lands Officer/Kowloon East, Lands Department;
- (s) Executive Secretary (Antiquities and Monuments Office), Leisure and Cultural Services Department;
- (t) District Officer (Wong Tai Sin), Home Affairs Department;
- (u) Government Property Administrator;
- (v) Project Manager (Kowloon), Civil Engineering and Development Department; and
- (w) Director of Electrical and Mechanical Services.

#### Consultation with Wong Tai Sin District Council (WTSDC)

9.2 On 19.1.2016, WTSDC was consulted on the proposed OZP amendment related to proposed quarters development at Sheung Fung Street. The relevant extract of the draft minutes of the meeting is at **Attachment VII**. Members' major views and the responses of Government departments and consultants made at the meeting are summarised as follows:

WTSDC's views	Government's Responses
(a) Generally agreed with the urgency in developing departmental quarters for the staff of disciplined services	Support noted.

departments and supported for such provision.	
(b) Queries were raised on whether the Site could be used for the expansion of Our Lady of Maryknoll Hospital (OLMH) to the further south of the Site ( <b>Plan 2A</b> ).	As the Site was geographically separated from OLMH by the St. Bonaventure College, an open-air carpark and Wu York Yu Health Centre, the Food and Health Bureau advised that segregating the facilities and services of a hospital would hamper efficient provision of medical services. The Site is considered not suitable for the expansion of OLMH.
(c) The planning for the Site should be considered together with the adjoining Diamond Hill Fresh Water and Salt Water Service Reservoirs site, which was being studied for other use.	While the Site has a concrete development programme to meet the urgent need for DQ with concerned technical assessments completed, the feasibility of the relocation of the reservoirs is still under study, and should be considered separately.
(d) Concerns were raised about the nuisances to the surrounding areas particularly Ho Lap Primary School during the construction period.	According to the PER, mitigation measures would be implemented in accordance with relevant ordinances and regulations to minimize the pollution impact, and further liaison with the sensitive receiver(s) in vicinity such as Ho Lap Primary School would be carried out.
(e) Concerns were raised on whether adequate car parking facilities would be provided in the proposed development. Insufficient parking provision might result in illegal parking on the adjacent roads. There was also concern on whether the existing public transport services were adequate to serve the increased population.	The internal parking and loading/unloading facilities of the proposed development would be provided in accordance with HKPSG. The actual parking provision would be reviewed at the detailed design stage. The public transport services in the area should be able to cope with the traffic demand generated by the proposed development.
(f) Further consultation with various stakeholders was suggested.	Subject to Metro Planning Committee's agreement, the proposed amendments to OZP will be exhibited for public inspection under the Ordinance. This provided a statutory mechanism for the public to express views.
(g) A few members objected to the proposed development and raised concerns on air ventilation, visual, environmental and traffic impacts to	As confirmed by various technical assessments, the proposed development would not have significant adverse impacts on these aspects for its small development

the Tsz Wan Shan area and requested for inspection of the information and data of the technical assessments for the proposed quarters development.	scale and mitigation measures to be adopted in various aspects.  Copies of the technical assessments (hard copy and CD-Rom) were sent to Wong Tai Sin District Office on 18.2.2016 for distribution to DC members.
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## 10. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP and that the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27A at **Attachment II** (to be renumbered to S/K11/28 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and agree that the revised ES is suitable for publication together with the OZP.

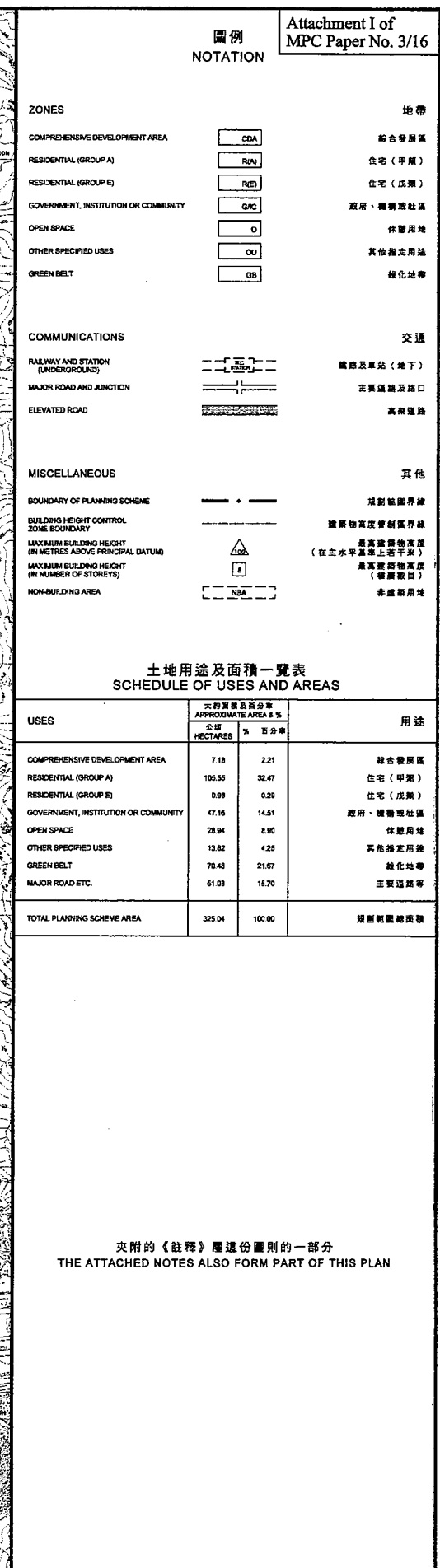
## 11. Attachments

<b>Attachment I</b>	Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27 (reduced to A3 size)
<b>Attachment II</b>	Draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27A
<b>Attachment III</b>	Revised Notes of Draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27A
<b>Attachment IV</b>	Revised ES of Draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27A
<b>Attachment V</b>	Technical Assessments (in a CD-ROM)
<b>Attachment VI</b>	Provision of Open Space and Major Community Facilities
<b>Attachment VII</b>	Extract of Draft Minutes of the WTSDC Meeting held on 19.1.2016
<b>Plan 1</b>	Location Plan
<b>Plans 2A to 2D</b>	Site Plan, Aerial Photo and Site Photos
<b>Plans 3A to 3D</b>	Concept Plans of Amendment Item A

<b>Plan 4A</b>	Photomontage at the Open Space near Lok Tin House, Tsz Lok Estate
<b>Plan 4B</b>	Photomontage at Wong Tai Sin Service Reservoir Playground
<b>Plan 4C</b>	Photomontage at the Bus Stop on Sheung Fung Street near Kam Fung Street
<b>Plan 4D</b>	Photomontage at the pedestrian walkway on Tsz Wan Shan Road near Shantin Pass Road
<b>Plan 4E</b>	Photomontage at the basketball court near Lok Shing House of Tsz Lok Estate
<b>Plan 5</b>	Indicative Landscape Master Plan

**PLANNING DEPARTMENT**  
**MARCH 2016**





REFERENCE No. M/K11/16/17



圖例  
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RIA	住宅 (甲類)
RESIDENTIAL (GROUP E)	RIE	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	%	用途
COMPREHENSIVE DEVELOPMENT AREA	7.18	2.21	綜合發展區
RESIDENTIAL (GROUP A)	105.91	32.58	住宅 (甲類)
RESIDENTIAL (GROUP E)	0.93	0.29	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	46.80	14.40	政府、機構或社區
OPEN SPACE	28.94	8.90	休憩用地
OTHER SPECIFIED USES	13.82	4.25	其他指定用途
GREEN BELT	70.43	21.67	綠化地帶
MAJOR ROAD ETC.	51.03	15.70	主要道路等
TOTAL PLANNING SCHEME AREA	325.04	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第5條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/K11/27 的修訂  
AMENDMENT TO APPROVED PLAN No. S/K11/27

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

(參看附表)  
(SEE ATTACHED SCHEDULE)

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/K11/27A

香港城市規劃委員會依據城市規劃條例擬備的慈雲山、鑽石山及新蒲崗（九龍規劃區第11區）分區計劃大綱圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 11 - TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

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**KOWLOON PLANNING AREA NO. 11**

**APPROVED DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG**  
**OUTLINE ZONING PLAN NO. S/K11/27A**

(Being an Approved Draft Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
- on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**KOWLOON PLANNING AREA NO. 11**

**APPROVED~~DRAFT~~ TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG  
OUTLINE ZONING PLAN NO. S/K11/27A**

**Schedule of Uses**

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COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Information, Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This 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.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :-
  - (i) the area of 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 Government, institution or community (GIC) and recreational facilities, public transport and parking 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 landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment 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 drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the total development and/or redevelopment in excess of a maximum gross floor area of 314,700m<sup>2</sup>, of which not more than 127,500m<sup>2</sup> should be used for non-domestic purpose.
- (4) In determining the relevant maximum gross floor area for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, railway station development or Government, institution, community or social welfare facilities as required by the Government, may also be disregarded.



RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated "Residential (Group A)" ("R(A)"), "Residential (Group A)1" ("R(A)1"), "Residential (Group A)2" ("R(A)2") and "Residential (Group A)3" ("R(A)3"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (11) and/or (12) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (11) and/or (12) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) On land designated "R(A)", "R(A)1", "R(A)2" and "R(A)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated "R(A)1", a maximum building height restriction of 120mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (5) On land designated "R(A)2", a maximum building height restriction of 140mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (6) On land designated "R(A)3", a maximum building height restriction of 160mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (7) On land demarcated for 12m-wide building gap from Tseuk Luk Street across Shung Ling Street and Yi Lun Street to Ning Yuen Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 22mPD.
- (8) On land demarcated for 15m-wide building gap fronting Wan Fung Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 54mPD.
- (9) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by the Government shall be deducted in calculating the relevant site area.
- (10) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (11) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (2) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (2) above may thereby be exceeded.
- (12) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) to (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (13) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan and the building gap restrictions as stated in paragraphs (7) and (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station (excluding open-air terminus or station)	Educational Institution
Utility Installation for Private Project	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

(Please see next page)

RESIDENTIAL (GROUP E) (cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.0.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan.
- (3) Non-building area (s) from the lot boundary shall be provided:
  - (i) a minimum of 3m-wide abutting King Fuk Street; and
  - (ii) a minimum of 1.5m-wide abutting Prince Edward Road East.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan and stated in paragraphs (3)(i) and 3(ii) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Government, Institution or Community" and "Government, Institution or Community (1)" only	
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.



GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) On land designated "Government, Institution or Community" ("G/IC"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys or metres above Principal Datum (mPD), as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (2) On land designated "G/IC(1)", no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan.
- (3) On land demarcated for 12m-wide building gap from Tseuk Luk Street to Yi Lun Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 22mPD.
- (4) On land demarcated for 15m-wide building gap fronting Po Kong Village Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 54mPD.
- (5) In determining the relevant maximum number of storeys for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan and the building gap restrictions as stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Government, Institution or Community (2)" only	
Eating Place (Canteen only) Educational Institution Field Study/Education/Visitor Centre Government Use Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre School Social Welfare Facility Training Centre	Eating Place (not elsewhere specified) Exhibition or Convention Hall Flat Holiday Camp Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Place of Entertainment Private Club Public Vehicle Park (excluding container vehicle) Residential Institution Religious Institution Shop and Services Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of a holistic centre for youth development including youth centre, performance venue, hostel, and public open space serving the needs of the local residents and/or a wider district, region or the territory.

Remarks

- (1) Any new development, except alteration and/or modification to an existing building, requires permission from the Town Planning Board under section 16 of Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) A public open space of not less than 3,530 m<sup>2</sup>, of which not less than 2,000 m<sup>2</sup> at grade, shall be provided.

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (4) A minimum setback of 15m and 16m from the lot boundary fronting Tsat Po Street and King Fuk Street shall be provided respectively.
- (5) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction as stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the setback requirements as stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Remarks

On land demarcated for 12m-wide building gap from Tseuk Luk Street to Yi Lun Street as shown on the Plan, no new development shall exceed the maximum building height restriction of 22mPD.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only

Schedule I: for open-air development or  
for building other than industrial or industrial-office building<sup>@</sup>

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Hotel
Government Use (Police Reporting Centre, Post Office only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Information Technology and Telecommunications Industries	Non-polluting Industrial Use (not elsewhere specified)
Institutional Use (not elsewhere specified)	Petrol Filling Station
Library	School (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>△</sup> )	Social Welfare Facility (excluding those involving residential care)
Off-course Betting Centre	Warehouse (excluding Dangerous Goods Godown)
Office	Wholesale Trade
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose-designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only (Cont'd)

Schedule II: for industrial or industrial-office building<sup>@</sup>

Ambulance Depot	Broadcasting, Television and/or Film Studio
<u>Art Studio (excluding those involving direct provision of services or goods)</u>	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>^</sup> )	Place of Recreation, Sports or Culture <u>(not elsewhere specified)</u>
Office (excluding those involving direct provision of customer services or goods)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom <sup>#</sup> which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods<sup>^</sup>, the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment  
Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Religious Institution  
School (excluding kindergarten)  
Shop and Services  
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Non-building area(s) from the lot boundary shall be provided:
  - (i) a minimum of 3m-wide abutting Tai Yau Street and King Fuk Street; and
  - (ii) a minimum of 1.5m-wide abutting Choi Hung Road, Tseuk Luk Street, Sheung Hei Street, Sam Chuk Street, Sze Mei Street, Ng Fong Street, Luk Hop Street, Tsat Po Street, Pat Tat Street and Prince Edward Road East.
- (4) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)



OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Remarks (Cont'd)

- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as stated in paragraphs (3)(i) and 3(ii) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Commercial/Residential Development  
Above Public Transport Terminus" only

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institution Use (not elsewhere specified)
Public Transport Terminus or Station	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Vehicle Park (excluding container vehicle)	Office
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Utility Installation
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

In addition, the following uses are always permitted in the purpose-designed non-residential portion of an existing building, excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Commercial/Residential Development  
Above Public Transport Terminus" only (Cont'd)

Planning Intention

This zone is intended primarily for a residential development incorporating commercial uses on the podium above public transport terminus. Commercial uses are always permitted in the purpose-designed non-residential portion of the commercial and residential building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 107,500m<sup>2</sup> and a maximum non-domestic gross floor area of 52,200m<sup>2</sup>.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, railway station development or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Landscaped Elevated Walkway" only

Landscaped Elevated Walkway  
Government Use

Planning Intention

This zone is primarily intended for the provision of landscaped elevated walkway to create an enhanced pedestrian environment for connecting San Po Kong with Kai Tak.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

**KOWLOON PLANNING AREA NO. 11**

| **APPROVEDDRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG**

| **OUTLINE ZONING PLAN NO. S/K11/274**

**EXPLANATORY STATEMENT**

## KOWLOON PLANNING AREA NO. 11

### APPROVED DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/27A

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## **KOWLOON PLANNING AREA NO. 11**

### **APPROVED~~DRAFT~~ TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/27A**

(Being an Approved~~a Draft~~ Plan for the Purposes of the Town Planning Ordinance)

#### **EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

#### **1. INTRODUCTION**

This explanatory statement is intended to assist an understanding of the approved~~draft~~ Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/27A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 The first statutory Layout Plan (LP) No. L/K11/36/3, covering a portion of the Kowloon Planning Area No. 11, was gazetted on 25 April 1958 under section 5 of the Town Planning Ordinance (the Ordinance) and was subsequently approved by the then Governor-in-Council (G in C) on 2 September 1958 under section 8 of the Ordinance. On 13 May 1960, the Outline Development Plan (ODP) No. LK 11/41B, covering Kowloon Planning Areas No. 8 and 11, was gazetted under section 5 of the Ordinance. On 6 December 1960, the then G in C, under section 8 of the Ordinance, approved the draft ODP. On 12 July 1963, the then G in C referred the approved ODP No. LK 11/41C to the Board for amendment under section 11 of the Ordinance. The ODP was then amended once and exhibited for public inspection under section 5 of the Ordinance. On 28 January 1964, the then G in C, under section 8 of the Ordinance, approved the draft ODP.
- 2.2 On 12 August 1969, the then G in C, under section 12(1)(b)(i) of the Ordinance, referred the approved ODP No. LK 11/63 and the approved LP No. L/K11/36/3, to the Board for replacement by two new plans. On 19 May 1978, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. LK 11/75, covering the Planning Area No. 11, was gazetted under section 5 of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 4 July 1989, the then G in C considered the draft OZP No. S/K11/3 and agreed to refer the draft OZP to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.



- 2.4 On 18 November 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP, which was subsequently renumbered as S/K11/9. On 9 February 1999, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/9 to the Board for amendment under 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended twelve times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 6 November 2007, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP, which was subsequently renumbered as S/K11/22. On 16 November 2007, the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/22 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.6 On 8 April 2008, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in Gazette on 18 April 2008 under section 12(2) of the Ordinance. Since then, the OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.7 On 12 January 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP, which was subsequently renumbered as S/K11/25. On 22 January 2010, the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.8 On 7 January 2014, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 17 January 2014 under section 12(2) of the Ordinance.
- 2.9 On 30 May 2014, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/26, incorporating amendments to rezone a site at King Fuk Street from "Open Space" ("O") to "Government, Institution or Community(2)" ("G/IC(2)"), and to revise the building height restriction and designation of a non-building area of a "G/IC" site at Sze Mei Street, and other technical amendments to the Notes, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 6 representations were received. On 8 August 2014, the representations were published for three weeks for public comments and 1 comment was received.
- 2.10 After considering the representations and the comment under section 6B(1) of the Ordinance on 9 January 2015, the Board decided not to uphold the adverse representations and noted the support and comments of remaining representations and comment.
- 2.11 On 31 March 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP, which was subsequently renumbered as S/K11/27. On 17 April 2015, the

approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance. On 1.12.2015, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 11.12.2015 under section 12(2) of the Ordinance.

2.12 On xx.xx.2016, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27A (the Plan), incorporating mainly amendments to rezone a site at Sheung Fung Street from "G/IC" to "Residential (Group A)" ("R(A)") with revision to building height restriction, was exhibited for public inspection under section 5 of the Ordinance.

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development. As it is a small-scale plan, the alignments of roads and railways and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsz Wan Shan, Diamond Hill and San Po Kong areas and not to overload the road network in the area.

### 4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

## 5. THE PLANNING SCHEME AREA

- 5.1 The Area is located in Wong Tai Sin District within East Kowloon. It is bounded by Hammer Hill to the east and southeast; Unicorn Ridge and Temple Hill to the north; Lion Rock to the west; and the Kai Tak area to the south. The boundary of the Area is delineated in a heavy broken line on the Plan. It covers about 325 hectares of land.
- 5.2 The predominant land use in the Area to the north of Lung Cheung Road and Po Kong Village Road is residential use which consists mainly of public housing estates. To the south of Choi Hung Road is the San Po Kong ~~Industrial~~**Business** Area where flatted factory buildings have been developed. ~~The existing industrial area~~ **and** is however under transformation to meet the changing needs of the industrial and business sectors. The south-western part of San Po Kong, bounded by Choi Hung Road, Tseuk Luk Street and King Fuk Street, has been developed mainly for mixed commercial and residential uses and serves as a local commercial centre. The squatter areas in Tai Hom Village and Yuen Leng Village have been cleared to cater for a comprehensive development mainly for residential uses, together with **open space**, some commercial/retail and community facilities.

## 6. POPULATION

According to the 2011 Population Census, the population of the Area was about 216,900. If the planned uses on the Plan are developed, the planned population of the Area would be about 247,000 **247,470**.

## 7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/redevelopment. With the removal of ex-Kai Tak Airport and relaxation of the airport height restriction, the Area has been subject to redevelopment pressure, in particular San Po Kong Business Area. In order to prevent out-of-context tall buildings while respecting the existing building height profile of the Area, a review has been undertaken to ascertain the appropriate building height restrictions for the "R(A)", "G/IC" and **"Other Specified Uses" ("OU")** zones on the Plan.
- 7.2 The building height restrictions are to preserve the views to the ridgelines of the Lion Rock, Tsz Wan Shan and Kowloon Peak from the vantage point of Quarry Bay Park. The stepped building height concept adopted for the Area has taken into account the Urban Design Guidelines, the overall natural topography, local area context, local wind environment, the existing building height profile and the need to maintain visually compatible building masses in the wider setting. There are ~~nineteen~~ **main building height bands** – 80 metres above Principal Datum (mPD), 100mPD, 120mPD, 140mPD, **145mPD**, 160mPD, 180mPD, 200mPD, 220mPD and 240mPD in the Area for the

“R(A)”, “Residential (Group E)” (“R(E)”) and “OU” zones. The proposed building height bands help achieve a stepped height profile for visual permeability and wind penetration and circulation in the Area.

- 7.3 Moreover, specific building restrictions for the “G/IC” zone in terms of mPD or number of storeys, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan. Building height control for Government, institution or community (GIC) buildings of not more than 13 storeys will be specified in terms of number of storeys so as to allow more design flexibility, and to accommodate specific functional requirements. For those GIC developments which are higher than 13 storeys, a building height restriction in mPD will be adopted.
- 7.4 An air ventilation assessment (AVA) by expert evaluation has been undertaken to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment. The building height bands, non-building areas, and building gaps as shown on the Plan have taken into account the recommendations of the AVA.
- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide ~~incentive~~ flexibility for development/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
  - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
  - (c) providing better streetscape/good quality street level public urban space;
  - (d) providing separation between buildings to enhance air ventilation and visual permeability;
  - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan;
  - (f) providing a pronounced height profile in areas of sloping sites; and
  - (g) other factors such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.
- 7.6 However, for existing buildings where the building height has already exceeded the maximum building height restrictions in terms of mPD or number of storeys as stipulated on the Plan, there is a general presumption

against such application for minor relaxation unless under exceptional circumstances.

## 8. LAND USE ZONINGS

### 8.1 "Comprehensive Development Area" ("CDA") - Total Area 7.18 ha

8.1.1 This 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.

8.1.2 The area bounded by Lung Cheung Road and Choi Hung Road to the south of Diamond Hill Mass Transit Railway (MTR) Station is within this zone. It is intended for a comprehensive development comprising ~~public housing, commercial facilities, public transport interchange and other Government, institution or community (GIC) facilities~~ public housing development with commercial and GIC facilities, a water feature park, a landscaped walk with cultural theme, religious facilities and an open space and relocated public transport interchange.

8.1.3 In order to ensure that the intensity of the development is under statutory planning control, the maximum gross floor area including a maximum non-domestic gross floor area has been specified in the Notes of the "CDA" zone.

8.1.4 Pursuant to section 4A(1) of the Ordinance, any development within the "CDA" zone would require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the requirements as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP would be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

### 8.2 "Residential (Group A)" ("R(A)") - Total Area ~~105.55~~ 105.91 ha

8.2.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop, services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

8.2.2 Existing and proposed public rental housing estates and Home Ownership Schemes (HOS) developments are zoned "R(A)". Existing public rental housing estates, which include Chuk Yuen (North and South) Estates, Fung Tak Estate, Upper Wong Tai Sin Estate (Phases 1, 3 and 4), Shatin Pass Estate, Tsz Lok, Tsz Ching, Tsz Hong and Tsz Man Estates, are located in the northern part of the Area.

The HOS developments, which include Lung Poon Court, Pang Ching Court, Fung Chuen Court, Fung Lai Court, Tsz Oi Court, Tsz On Court and Ying Fuk Court, are located in the central and northern part of the Area.

- 8.2.3 Public housing developments in “R(A)” zone are covered by a range of height bands of 120mPD, 140mPD, 160mPD, 180mPD, 200mPD and 240mPD. For large public housing sites with different formation platforms, distinct building height bands are imposed. Tsz Lok Estate is subject to two height bands of 160mPD and 180mPD, Tsz On Court is 180mPD and 200mPD, Tsz Ching Estate is 200mPD and 220mPD, while Tsz Oi Court is 200mPD and 240mPD.
- 8.2.4 A wide range of GIC facilities such as primary schools, community halls, local open space, markets and shopping centres are provided within these estates to serve the residents. Some of the community facilities are free-standing within the housing estates. They are counted as follows:

<u>Name of Estate</u>	<u>No. of Free-standing Facilities</u>	<u>No. of Storeys</u>
Chuk Yuen (South) Estate	1 primary school	7
Fung Tak Estate	1 special school 1 community hall	7 5
Tsz Ching Estate	1 primary school	7
Tsz Lok Estate	2 primary schools	7

Within the large public housing estates, the free-standing GIC facilities should be kept as breathing spaces and visual relief to the building masses and any redevelopment of these GIC facilities should not exceed their existing building heights.

- 8.2.5 In order to preserve the existing open playground and green areas of about 1.09ha to the west of Tsz Oi Court but within Tsz Lok Estate boundary as a breathing space in the densely built-up area, they are designated as a “non-building area”.
- 8.2.6 Existing private housing developments are zoned “R(A)” subject to height bands of 80mPD, 100mPD, 120mPD, 140mPD and 160mPD. These include the existing developments at Lung Cheung Road near Wong Tai Sin Station, the area bounded by Tseuk Luk Street, King Fuk Street and Choi Hung Road in San Po Kong, Lions Rise bounded by Muk Lun Street and Chun Yan Street, The Latitude abutting Prince Edward Road East, sandwich-class housing of Bel Air Heights at the junction of Lung Poon Street and Fung Tak Road, as well as Private Sector Participation Schemes developments of Grand View Garden at the junction of Po Kong Road and Hammer Hill Road, and Rhythm Garden bounded by Prince Edward Road East and Choi Hung Road. 4

**site at Sheung Fung Street is reserved for Government staff quarters development and is subject to a maximum building height of 145mPD.**

- 8.2.7 Existing private housing developments include Fung Wong New Village to the north of Fung Tak Road/Shatin Pass Road, the area around Kam Fung Street and Wan Fung Street as well as Forest Hills at Po Kong Village Road, and the area around Yuk Wah Crescent to the north of Po Kong Village Road are zoned "R(A)1", "R(A)2" and "R(A)3".
- 8.2.8 Developments and redevelopments in "R(A)1", "R(A)2" and "R(A)3" zones are subject to maximum building heights of 100mPD, 120mPD, 140mPD respectively. To avoid pencil-like buildings to be developed on small lots and to encourage amalgamation of sites for more comprehensive development, including the provision of parking and loading/unloading and other supporting facilities, maximum building height restrictions of 120mPD, 140mPD and 160mPD will be allowed for sites with an area of 400m<sup>2</sup> or more in the respective zones.
- 8.2.9 Based on the AVA study, due to the narrow widths of the streets, the air ventilation environment in San Po Kong area can be weak. To allow penetration of summer prevailing winds from Choi Hung Road in the south into Tai Yau Street in the north, the areas zoned "R(A)", which fall within the strip of 12m-wide land demarcated as a building gap in a north-south direction starting from Tseuk Luk Street across Shung Ling Street and Yi Lun Street to Ning Yuen Street as shown on the Plan, are subject to a maximum building height restriction of 22mPD.
- 8.2.10 Based on the AVA study, within the "R(A)2" zone, a strip of 15m-wide land fronting Wan Fung Street is demarcated as a building gap subject to a maximum building height restriction of 54mPD. This would create an air path from Po Kong Village Road to Kam Fung Street Sitting Out Area.
- 8.2.11 In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Review, completed in early 2002, developments or redevelopments within the "R(A)" zone and its sub-zones are subject to specific control on plot ratios as specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building and a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the gross floor area for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 8.2.12 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

- 8.2.13 For large housing development sites (including public housing sites), it is required to provide varying building height profile within the same building height band to avoid wall effect of buildings, add variation to the sites and help wind penetration at street level.
- 8.2.14 To provide design/architectural flexibility, minor relaxation on the plot ratio restrictions mentioned in paragraph 8.2.11 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restrictions as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above. Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area and building gaps restrictions mentioned in paragraphs 8.2.5, 8.2.9 and 8.2.10 above may be considered by the Board on application under section 16 of the Ordinance.

8.3 “Residential (Group E)” (“R(E)”) - Total Area 0.93 ha

- 8.3.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.
- 8.3.2 The major part of the San Po Kong ~~Industrial~~ Business Area is anticipated to transform gradually to business type development. In August 2006, Housing Department (~~HD~~)-commissioned a consultancy study on the review of land use of the ex-San Po Kong Flatted Factory Sites at King Fuk Street. The consultancy study recommended that with the provision of suitable environmental mitigation measures and adoption of environmentally sensitive design, the south site could be developed for residential use. After obtaining planning permission from the Board, the site is currently under construction for public housing development.
- 8.3.3 Developments within this zone are subject to specific control on plot ratio as stipulated in the Notes, i.e. any new development or redevelopment should not exceed a maximum plot ratio of 6.0. Moreover, development and redevelopment within this zone are subject to a maximum building height restriction of 100mPD as stipulated on the Plan.
- 8.3.4 The AVA Study has recommended that the existing East Kai Tak Playground and the site to its west are important openings to allow air penetration from the south to different parts of the San Po Kong Business Area. A strip of 12m-wide land is designated in the north-eastern part of the zone to provide an air path extending from Pat Tat Street across the “O” sites to Prince Edward Road East. Also,



within the zone, a minimum of 3m-wide “non-building area” from the lot boundary abutting King Fuk Street and a minimum of 1.5m-wide “non-building area” abutting Prince Edward Road East shall be provided. Such designation would largely tie in with the proposed Traffic Improvement Works for Industrial Land in San Po Kong by Transport Department since 2001 requiring setbacks from public roads for future road widening.

- 8.3.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.3.6 To provide design/architectural flexibility, minor relaxation on the plot ratio restriction mentioned in paragraph 8.3.3 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restriction as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.
- 8.3.7 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions may be considered by the Board on application under section 16 of the Ordinance.

#### 8.4 “Government, Institution or Community” (“G/IC”) - Total Area 47.1646.8 ha

- 8.4.1 This zone is intended primarily for the provision of ~~Government, institution or community~~ **GIC** facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 8.4.2 Most of the existing facilities are sited in groups. Major facilities include Wong Tai Sin Police Station, Tung Wah Group of Hospitals Wong Tai Sin ~~Infirmary~~ Hospital and Our Lady of Maryknoll Hospital located at Shatin Pass Road, Wu York Yu Clinic at Sheung Fung Street, Chi Lin Nunnery and Home for the Aged, Hong Kong School for the Deaf at Hammer Hill Road, two indoor games halls at San Po Kong and one indoor recreation centre at Diamond Hill. This zone also covers three covered service reservoirs to the west of Tsz Wan Shan, Wong Tai Sin Temple at Wong Tai Sin Road, a divisional fire station and an ambulance depot at Fung Tak Road, and a number of primary and secondary schools.
- 8.4.3 Sites have also been reserved for the development of additional community facilities. The majority of them are located in the Diamond Hill, Tai Hom and San Po Kong areas. Tentatively, they

include a clinic, a service reservoir and pumping station, and a number of primary and secondary schools. An area of about 2.26 ha located immediately to the east of Wong Tai Sin Temple is reserved for the provision of institution and community facilities to better serve the needs of the district as well as for development of tourism-related and ancillary uses that would enhance the character of the area as a place of visitor attraction.

- 8.4.4 Development and redevelopment in the “G/IC” sites are subject to maximum building heights in terms of mPD or number of storeys (excluding basement floor(s)) as stipulated on the Plan. Building height restriction for most of the “G/IC” sites is stipulated in terms of number of storeys while the proposed redevelopment of the Hong Kong Examinations and Assessment Authority at Tseuk Luk Street and the Fire Services Department Wong Tai Sin Rank and Fire Married Quarters at Fung Tak Road are subject to maximum building heights of 75mPD and 100mPD respectively to reflect the proposed and existing building heights.
- 8.4.5 In order to maintain the continuity of air flow along the two sides of Shatin Pass Road, the existing 30-storey Wong Tai Sin Disciplined Services Quarters at Shatin Pass Road, which is zoned “G/IC(1)”, is subject to a maximum building height of 9 storeys upon its redevelopment. Redevelopment of the site exceeding the building height restriction or up to the existing building height is not permitted.
- 8.4.6 A site bound by King Fuk Street, Sam Chuk Street and Tsat Po Street is zoned “G/IC(2)” and subject to a building height restriction of 4 storeys. The “G/IC(2)” zone is intended for the provision of a holistic centre for youth development including youth centre, performance venue, hostel, and public open space serving the needs of the local residents and/or a wider district, region or the territory. A public open space of not less than 3,530 m<sup>2</sup>, of which not less than 2,000 m<sup>2</sup> at grade, shall be provided. A minimum setback of 15m and 16m from the lot boundary fronting Tsat Po Street and King Fuk Street shall be provided respectively to facilitate the air ventilation along the two streets. In order to address the concerns of the Board on the content and design of the proposed holistic centre and the provision of public open space, any new development, except alteration and/or modification to an existing building, requires permission from the Board under section 16 of the Ordinance. In submitting the section 16 application, information on the accessibility of public open space within the development to the public, landscape and urban design proposals for the development as well as other relevant aspects should be provided.
- 8.4.7 To allow penetration of summer southerly prevailing winds into the San Po Kong Area, an area zoned “G/IC” falling within the strip of 12m-wide land demarcated as a building gap in a north-south direction from Tseuk Luk Street and Yi Lun Street is subject to a maximum building height restriction of 22mPD. This measure will help improving the air ventilation condition of the area upon its redevelopment.

- 8.4.8 To allow the down flow of easterly winds from Po Kong Village Road merging with the Kam Fung Street Sitting Out Area via Wang Fung Garden, a strip of 15m-wide land is demarcated as building gap within the "G/IC" zone fronting Po Kong Village Road subject to a maximum building height restriction of 54mPD.
- 8.4.9 To facilitate north-south airflow to the inner part of Diamond Hill, a 15m-wide non-building area is designated at the western boundary of the "G/IC" zone at Sze Mei Street. The remaining part of the "G/IC" site is subject to a building height restriction of 8 storeys.
- 8.4.10 For development with special design merits, minor relaxation of the building height restrictions as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taken into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.
- 8.4.11 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the setback requirements, building gap restrictions and non-building area restrictions mentioned in paragraphs 8.4.6 to 8.4.9 may be considered by the Board on application under section 16 of the Ordinance.
- 8.5 "Open Space" ("O") - Total Area 28.94 ha
- 8.5.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.5.2 Major existing open spaces are mainly located in San Po Kong and Tsz Wan Shan, including Choi Hung Road Playground opposite to Wong Tai Sin Police Station, East Kai Tak Playground at Luk Hop Street, Muk Lun Street Playground, the children's playgrounds at Shung Ling Street and Yan Oi Street, Tsz Wan Shan Estate Central Playground, Lok Wah Street Rest Garden, the existing temple courtyard and open landscaped area in front of Wong Tai Sin Temple, Fung Tak Road Park, Nan Lian Garden opposite to Chi Lin Nunnery and Po Kong Village Road Park. Local open spaces and rest areas are incorporated in other land use zones.
- 8.5.3 An open space fronting Sze Mei Street which may include a possible road link between Kai Tak area and Choi Hung Road has been reserved within the area for urban park and other recreational uses.
- 8.5.4 East Kai Tak Playground at Luk Hop Street serves as a buffer between the industrial operations in the core of San Po Kong Business Area and the "R(E)" zone at Prince Edward Road East. It serves the workers in the business area and to meet demand from additional population arising from the proposed housing development in the "R(E)" zone.
- 8.5.5 Based on the AVA Study, a strip of 12m-wide "non-building area" is designated within the "O" zones at King Fuk Street and Sze Mei Street

in a northwest-southeast direction creating an air path from Pat Tat Street to Prince Edward Road East. In addition, the portion of "O" zone at Shung Ling Street falling within the strip of 12m-wide land demarcated as a building gap in a north-south direction from Tseuk Luk Street to Yi Lun Street as shown on the Plan is subject to a maximum building height restriction of 22mPD, in order to allow penetration of summer prevailing winds from the south into San Po Kong Area.

8.6 "Other Specified Uses" ("OU") - Total Area 13.82 ha

8.6.1 This zoning covers land allocated for specific uses.

8.6.2 The commercial/residential development, known as Plaza Hollywood and the Galaxia, at Lung Cheung Road is zoned "OU" annotated "Commercial/Residential Development Above Public Transport Terminus". In order to ensure that the intensity of this development is under statutory planning control, maximum domestic and non-domestic gross floor areas (GFA) have been specified in the Notes. The public transport terminus provides transport interchange facilities for Diamond Hill MTR Station.

8.6.3 About 10.96 ha of land is zoned "OU" annotated "Business". This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted as of right in existing industrial and industrial-office (I-O) buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building and in the San Po Kong area until the whole area is transformed to cater for the new non-polluting business uses. Developments within this zone are subject to a maximum plot ratio of 12.0. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

8.6.4 About 0.18 ha of land is zoned "OU" annotated "Landscaped Elevated Walkway". This zone is primarily intended for the provision of landscaped elevated walkway to create an enhanced pedestrian environment for connecting San Po Kong area with Kai Tak.

8.6.5 In order to accommodate traffic growth resulted from the land use transformation, appropriate traffic improvement measures, including road widening and building set back requirements, would be provided subject to detailed design and further study. To facilitate maintenance by Government departments, the rear lanes within this zone would also be widened.

- 8.6.6 Based on the AVA Study, measures have been taken to reinforce air path and improve the wind environment within San Po Kong Area Business Area. Opportunity is also taken to enhance the overall streetscape of the area. A minimum of 3m-wide “non-building area” from the lot boundary abutting Tai Yau Street and King Fuk Street, and a minimum of 1.5m-wide “non-building area” from the lot boundary abutting Choi Hung Road, Sheung Hei Street, Sam Chuk Street, Sze Mei Street, Ng Fong Street, Luk Hop Street, Tsat Po Street, Pat Tat Street, Tseuk Luk Street and Prince Edward Road East shall be provided within this zone. Such designation would largely tie in with the proposed traffic improvement works for industrial land in San Po Kong by Transport Department since 2001 requiring setbacks from public roads for future road widening.
- 8.6.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.6.8 To provide design/architectural flexibility, minor relaxation on the maximum plot ratio/GFA restrictions mentioned in paragraphs 8.6.2 and 8.6.3 above may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restrictions as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.
- 8.6.9 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions may be considered by the Board on application under section 16 of the Ordinance.

## 8.7 “Green Belt” (“GB”) - Total Area 70.43 ha

- 8.7.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account the Town Planning Board Guidelines.
- 8.7.2 This zoning covers mainly steep hillslopes which are unsuitable for urban development and are retained in their natural state. Passive recreational uses may however be possible at certain locations.
- 8.7.3 The steep hillslopes to the north of the public housing estates at Chuk Yuen and Tsz Wan Shan and to the east of Fung Tak Estate at

Diamond Hill North are within this zone.

## 9. COMMUNICATIONS

### 9.1 Roads

- 9.1.1 Lung Cheung Road, which passes through the central part of the Area, is a primary distributor serving North Kowloon. Prince Edward Road East at the southern edge of the Area is also a primary distributor which connects East and West Kowloon.
- 9.1.2 The district distributor network within the Area consists of Choi Hung Road, Shatin Pass Road, Tsz Wan Shan Road, Po Kong Village Road, Hammer Hill Road and Fung Tak Road.
- 9.1.3 Tate's Cairn Tunnel connects Siu Lek Yuen in Sha Tin New Town with Diamond Hill in the Area. It links up with Kwun Tong By-pass and, via the Eastern Harbour Crossing, with the Island Eastern Corridor, and is a part of the trunk road system connecting Hong Kong Island with North East New Territories.
- 9.1.4 A local distributor, namely Road L1, is proposed to provide a convenient route linking up San Po Kong and Kai Tak Development. This local distributor is being constructed under the Kai Tak Development Project.

### 9.2 Railway

- 9.2.1 The existing MTR Kwun Tong Line runs through the central part of the Area beneath Lung Cheung Road. There are two stations viz. Wong Tai Sin and Diamond Hill MTR Stations. The former serves the housing estates in Wong Tai Sin and Chuk Yuen, while the latter serves the Tai Hom and San Po Kong areas.
- 9.2.2 The railway scheme for the Shatin to Central Link (SCL) was authorized by CE in C on 27 March 2012 and the railway tracks and station within the area are currently under construction. Pursuant to section 13A of the Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance. The railway alignment, stations and structures within the area are shown on the Plan for information only.

### 9.3 Public Transport Terminus

A public transport terminus, including a bus terminus, a public light bus terminus and a taxi stand, is provided at the "OU" annotated "Commercial/Residential Development Above Public Transport Terminus" zone at Lung Cheung Road. It provides transport interchange facilities for Diamond Hill MTR Station.

#### 9.4 Pedestrian Connections with Kai Tak Development

9.4.1 To facilitate pedestrian connections between San Po Kong area with the Kai Tak Development, a comprehensive pedestrian connection system including public passageway in form of subway, landscaped elevated walkways and underground shopping street is indicated on the Plan. It aims to provide pedestrians with a convenient, comfortable and animated walking experience. The detailed design of this comprehensive pedestrian connection system is being examined under the CEDD's Kai Tak Development Engineering Study. Details of the connection points between San Po Kong and Kai Tak are shown below:

- (a) Existing subway at the interchange between Prince Edward Road East and Choi Hung Road was enhanced to connect the future Kai Tak Government Offices.
- (b) Landscaped elevated walkway is proposed to connect the residential development, the Latitude, with the future Kai Tak Government Offices in Kai Tak City Centre.
- (c) A subway is being constructed in conjunction with the local road under para. 9.1.4 to connect ex-San Po Kong Flatted Factory site with the proposed Shatin-to-Central Link Kai Tak Station.
- (d) Existing subway near Kai Tak Operational Base of Prince Edward Road East is being extended.
- (e) Landscaped elevated walkway over Prince Edward Road East near Kai Tak East Playground is proposed.
- (f) Landscaped elevated walkway over Prince Edward Road East near Rhythm Garden to connect with Kai Tak City Centre was completed.

9.4.2 Pursuant to section 13A of the Ordinance, the road scheme authorized by the CE in C on 31 March 2009 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370), i.e. the alignments of the elevated walkway as mentioned in para. 9.4.1 (b) and (f) above, shall be deemed to be approved under the Ordinance.

#### 10. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available. To cater for the future developments in Diamond Hill and Tai Hom, sites have been reserved for a service reservoir and a pumping station. Additional waterworks and sewerage upgrading works may be required to upgrade existing infrastructure provision to cater for future development.

## 11. CULTURAL HERITAGE

A number of ~~graded historic buildings/structures, which are~~ Wong Tai Sin Temple (Grade 1), Old Pillbox (Grade 2) and Former Royal Air Force Hangar (Grade 3) are graded historic buildings located within the Area.

On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which the buildings/structures within the Area have been accorded gradings. Besides, there is a The AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by the AAB. ~~in Hong Kong proposed for assessment by the Antiquities Advisory Board (AAB) in the Area. Details of~~ the list of 1,444 historic buildings and its these graded historic buildings and the new items in addition to the 1,444 historic buildings have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>.

Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals that might affect the above graded historic buildings/structures, and the new items ~~in addition to the 1,444 historic buildings,~~ and their immediate environs.

## 12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the CEDD in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Wong Tai Sin District Council would also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans, layout plan and the guidelines published by the Board. The outline development plans and layout plan are available for public inspection at the Planning Department. Guidelines



published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD**

**APRIL 2015XX 2016**

**Provision of Open Space and Major Community Facilities in  
Kowloon Planning Area No. 11**

<b><u>Type of Facilities</u></b>	<b><u>Hong Kong Planning Standards and Guidelines (HKPSG)</u></b>	<b><u>HKPSG Requirement Based on Planned Population (i)</u></b>	<b><u>Provision</u></b>		<b><u>Surplus / Shortfall (Against Planned Provision) (ii)-(i)</u></b>
			<b><u>Existing</u></b>	<b><u>Existing and Planned (ii)</u></b>	
Local Open Space	10 ha per 100,000 persons	23.03 ha	42.10 ha	42.70 ha	+19.72 ha
District Open Space	10 ha per 100,000 persons	23.03 ha	20.77 ha	22.58 ha	-0.45 ha <sup>1</sup>
Secondary School	1 whole day classroom for 40 persons aged 12-17	205 classroom	297 classroom	327 classroom	+122 classroom
Primary School	1 whole day classroom for 25.5 persons aged 6-11	340 classroom	403 classroom	403 classroom	+63 classroom
Kindergarten/Nursery	26 classroom for 1,000 persons aged 3 to under 6	111 classroom	150 classroom	150 classroom	+39 classroom
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Clinic/Health Centre	1 per 100,000 persons	2	2	3	+1
Integrated Children and Youth Services Centres	1 for 12,000 persons aged 6-24	2	10	10	+8
Integrated Family Services Centres	1 per 100,000 to 150,000 persons	1	1	1	0
Library	1 branch library for 20,000 persons	1	2	2	+1

<sup>1</sup> For the slight shortfall in planned district open space (DO) (-0.45ha) in the planning area, DO should be assessed on a district basis and there is a surplus of 8.2ha DO in the entire Wong Tai Sin District. Thus, the shortfall in DO in the planning area can be addressed by the surplus provision in the wider Wong Tai Sin District.

<u>Type of Facilities</u>	<u>Hong Kong Planning Standards and Guidelines (HKPSG)</u>	<u>HKPSG Requirement Based on Planned Population (i)</u>	<u>Provision</u>		<u>Surplus / Shortfall (Against Planned Provision) (ii)-(i)</u>
			<u>Existing</u>	<u>Existing and Planned (ii)</u>	
Sports Centre	1 per 50,000 to 65,000 persons	3	4	5	+2

Notes:

1. The population of the planning area in 2011 was about 216,900.
2. The planned population of the planning area, including those arising from the current rezoning proposal would be about 230,300 (usual residents and mobile residents).
3. Some facilities are assessed on a wider district basis by the relevant departments, e.g. secondary and primary schools.

香港特別行政區第五屆黃大仙區議會

第二次會議記錄

日期： 二零一六年一月十九日(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

主席：

李德康先生, BBS, MH, JP

副主席：

黎榮浩先生, MH

出席者：

陳曼琪女士, MH, JP

黃大仙區議員

陳安泰先生

"

陳偉坤先生, MH

"

陳炎光先生

"

陳英先生	"
蔡子健先生	"
何漢文先生, MH	"
許錦成先生	"
簡志豪先生, BBS, MH, JP	"
郭秀英女士	"
林文輝先生, JP	"
李東江先生	"
雷啟蓮女士	"
莫健榮先生	"
沈運華先生	"
施德來先生	"
譚香文女士	"
譚美普女士	"
丁志威先生	"
黃逸旭先生	"
胡志健先生	"
胡志偉先生, MH	"
袁國強先生	"

列席者：

葉子季先生

九龍規劃專員

規劃署

) 為議程

列席者：

黃瑞亨先生	部隊行政科高級參事	香港海關	) (八)
陳遠華先生	高級工程策劃經理	建築署	) 出席會議
譚立信先生	工程策劃經理	"	) 為議程
何小芳女士	董事	建港規劃顧問有限公司	) (八)
劉偉芝女士	協理	LLA 顧問有限公司	) 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
凌伯祺先生	黃大仙民政事務助理專員	"
張凱茵女士	黃大仙區助理指揮官(行動)	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
黃新民先生	高級房屋事務經理(黃大仙)	房屋署
曹偉雄先生	高級工程師/5(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
黃瑞瑛女士	署理黃大仙區環境衛生總監	食物環境衛生署
丁天生先生	高級聯絡主任 1	黃大仙民政事務處
彭淑華女士	高級聯絡主任 2	"
吳惠蓮女士	高級行政主任(地區管理)	"
唐慧蘭女士	一級行政主任(區議會)	"

秘書：

列席者：

林詠詩女士

高級行政主任(區議會)

黃大仙民政事務處

八 《慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖編號 S/K11/27》的擬議修訂項目

(黃大仙區議會文件第 13/2016 號)

31. 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、香港海關部隊行政科高級參事黃瑞亨先生、建築署高級工程策劃經理陳遠華先生、工程策劃經理譚立信先生、建港規劃顧問有限公司董事何小芳女士及 LLA 顧問有限公司協理劉偉芝女士。

32. 規劃署九龍規劃專員葉子季先生及建港規劃顧問有限公司董事何小芳女士以投影片輔助介紹文件。

33. 譚香文議員查詢有關技術評估的研究範圍。由於擬建宿舍位於鑽石山大磡村發展項目的背後，其高度及設計會影響附近地方的通風，特別是住在後山的居民的空氣及環境，因此查詢研究範圍有否覆蓋這些地區。除了環境評估外，譚議員查詢政府有否研究擬建宿舍所帶來的人口增長，對當區居民使用現有地區設施的影響。

34. 李東江議員認同政府要解決紀律部隊宿舍短缺的

情況。關鍵在於香港海關是次提出的選址周遭有多個紀律部隊宿舍，而據他理解海關人員亦可以申請警隊或消防處的宿舍，因此他希望了解現時已婚海關人員申請宿舍的輪候時間。李議員補充，以警隊為例，警員於十年前輪候宿舍的時間約為八至九年，但現時輪候時間已超過十二年。最後，李議員關注現時海關擬建的宿舍日後會否考慮供其他紀律部隊人員申請。

35. 陳曼琪議員表示雖然不反對興建紀律部隊宿舍，但反對在該用地興建住宅，認為選址極之不當，理由如下。第一是交通問題，陳議員認為途經雙鳳街的主要公共交通工具為專線小巴 37M 號，現時該專線的服務遠不能應付乘客的需求，在該處興建宿舍會令人口上升及附近交通問題惡化，政府應考慮如何解決。第二是空氣流通問題，陳議員憶述規劃署曾指慈雲山分區有三個主要的通風廊，其中一個通風廊便是靠這個高度限制只有六層的「政府，機構或社區」地帶，所以空氣能夠經此處流動；她認為政府應解釋是否風向、環境或天氣有所變更，因此興建宿舍亦不影響通風廊。第三是景觀問題，陳議員認為文件中多幅電腦合成照顯示擬建宿舍會遮擋視覺廊及後山的山脊線，因此不同意政府指擬建宿舍與附近樓宇視覺上匹配的說法。第四是此用地非常接近聖母醫院及伍若瑜母嬰健康院，她認為擴建聖母醫院較興建住宅



更為重要。第五是此用地亦非常接近鑽石山配水庫，她表明反對政府於配水庫興建住宅，亦極力反對政府在未回應慈雲山區人口增長所引致的交通問題前計劃在該區增建住宅。

36. 陳議員表示政府須向區議員提供詳細數據以解釋如何得出有關評估結果，讓議員參考相關數據後再提供意見。另外，她認為將該土地的用途由「政府、機構或社區」更改為「住宅(甲類)」並不只是技術問題，而是將社區用地變成住宅，加上將六層高的樓宇規劃更改為主水平基準上一百四十五米高的建築物實為非常大的轉變。她指現時樓宇規劃講求以梯級式發展，政府稱擬建宿舍的高度與其他樓宇高度一致，並且合適的說法實在難以理解。

37. 袁國強議員表示對此建議持開放態度，並指出除了附近居民及市民的意見外，海關人員的訴求亦需關注。作為民選的慈雲山區區議員，他十分關注該區的交通問題。現時該區有約十萬人口，如計劃帶來人口的增加而交通配套卻沒有改善，一定會對區內交通造成壓力，區議會亦不希望發生這情況。雖然相關部門已徵詢了運輸署的意見，他仍希望參考多些相關數據，並建議政府向鄰近的持份者(如樂誠樓、樂天樓及可立小學)或分區委員會作全面及詳細的諮詢，讓區內居民多了解此項目以達致共識，然後才正式推展有關計劃。

38. 許錦成議員認同陳曼琪議員剛才的提問。他續表示區議會於二零一五年休會前曾與食物及衛生局就聖母醫院擴建一事到附近一帶實地視察，當時有議員建議如局方因聖母醫院的擴建計劃受面積所限，可考慮使用該地段，因此他認為區議會或須考慮這個因素才能對興建宿舍一事有更清楚的看法。

39. 葉子季專員感謝各位議員寶貴的意見，並會先整體回應議員的關注，再請顧問公司代表就技術問題作回應。就剛才兩位議員提及有關聖母醫院的擴建事宜，規劃署知悉黃大仙區議會對區內醫療設施的關注，尤其是聖母醫院的重建計劃。因此，署方已就是次改劃諮詢食物及衛生局，查詢局方會否考慮利用此地增加醫療設施的供應。局方回覆指該用地南面為伍若瑜母嬰健康院，中間隔著露天停車場，後方為聖文德書院及聖母醫院，如將醫療設施分散於不同的位置，對醫療人員或病人並不便利，從提供有效率的醫療服務角度而言，並不理想。而且，此地盤面積雖有約三千平方米，但扣除斜坡後可供發展的平地只有約一千四百平方米，用以擴建醫院會有困難。因此局方基本上不會考慮於此用地擴建聖母醫院。

40. 另外，顧問公司已就是次改劃進行了詳細的視覺及

通風評估。視覺方面主要是從不同的公眾觀景點作評估，考慮計劃中的宿舍於興建後在景觀上與現時的情況是否出現重大差異，以致予人不協調的感覺。如剛才顧問公司所指，現時由附近的公眾觀景點望向有關地盤時，附近已有相對較高的建築物，而擬建宿舍的體積較附近的公共屋邨樓宇小，因此所造成的景觀差異不會太大，亦不會帶來重大負面視覺影響。

41. 在空氣流通方面，葉專員表示現時此用地的西面及南面都是「政府、機構或社區」用地，屬於中、低密度的發展地帶。先前的空氣流通評估指出，區內主要的通風廊是沙田坳道、蒲崗村道及雙鳳街。由於是次發展的規模及擬建建築物的體積不大，而建築物亦會沿地盤西面、南面及東面向後移，以助空氣流通，因此有關發展不會對附近的空氣流通構成負面的影響。

42. 另外，擬建宿舍只提供約一百五十六個單位，以每單位約有三人計算，額外增加的人口大概是四至五百人，因此他認為因新增人口而帶來對交通的額外需求並非太大。

43. 葉專員補充指，政府於二零一四年的施政報告表示會加快推展八個紀律部隊宿舍的項目，當中除了海關，還

包括警隊、消防及其他紀律部隊宿舍。因此，政府是整體地去處理此問題，而該選址經考慮後選擇興建作海關宿舍。

44. 對於議員要求了解更多技術評估的詳細資料，葉專員表示署方及相關部門非常願意提供協助。

45. 就袁國強議員指規劃署應充分諮詢區內持份者的意見，葉專員表示署方是次諮詢正是希望聽取議員的意見。在收集議員的意見後，署方會向城市規劃委員會(城規會)反映有關意見。如城規會經考慮後同意有關修訂，會根據《城市規劃條例》公布及展示大綱圖的修訂，為期兩個月，期間任何人士可就此修訂向城規會提交意見，而署方亦會於城市規劃委員會網頁及報章公布有關的修訂的通告，並將通告及大綱圖送交民政事務處。如持份者有興趣了解進一步資料，署方願意提供有關詳情及與他們會面。

46. 有關於地盤北面的黃大仙配水庫用地，葉專員表示水務署正就遷移兩個配水庫入岩洞進行可行性研究，從而騰空用地作發展用途。然而，由於有關研究尚在進行中，因此其發展方案須待研究完成後才再作考慮。

47. 建港規劃顧問有限公司董事何小芳女士指顧問公司已十分認真地進行了環境及空氣流通方面的評估，研究範

圍覆蓋了擬建建築物附近約兩百米(即擬建建築物高度的兩倍)距離的範圍，當中包括鳳德邨、慈愛苑及竹園北邨等，因此研究範圍已是相當闊。由於發展項目在設計上採納了多項措施，包括較窄的樓宇設計，以及將用地範圍的邊界後移等，因此將六層高改建成二十七層高的樓宇對附近空氣及環境的影響是相當輕微，因此相關政府部門接納有關報告的結論及此項發展項目的建議。

48. 何女士又表示景觀方面的研究範圍亦是相當闊，顧問公司並非只於較遠或已知對景觀影響較少的地方進行評估，而是誠實地從遠近不同的地方(如對面的球場)進行分析及製作合成圖。事實上，從金鳳街角度觀看，擬建建築物確實有遮擋少許山脊線，但其實現有的聖文德中學已遮擋了部分山脊線，而於學校後方興建有關宿舍仍能保留部分山脊線。另外，附近樓宇一般有三十八至四十二層高，而擬建建築物為二十七層高，因此該發展項目亦符合剛才陳曼琪議員提及的梯級式發展。

49. 何女士解釋顧問公司已就交通影響方面進行了很詳細的研究，包括觀察不同路口的擠塞情況、交通安全問題及其他交通方面的影響。

50. LLA 顧問有限公司協理劉偉芝女士表示，顧問公

司已就此發展項目進行了一個交通影響評估報告，其研究範圍包括了慈雲山道及蒲崗村道等重要的路口，以及大磡村的重建計劃。由於該項目只涉及一百五十六個單位，估計來回車流於繁忙時間會增加少於二十輛車次，因此對於區內的交通影響較輕微。另外，研究指出附近的公共交通設施比較多，有約三十多條巴士線及十七多條綠色小巴專線，加上此位置與黃大仙地鐵站相距約十五分鐘的步行距離，因此估計發展項目的地理位置及附近的公共交通設施能應付發展項目所帶來的交通需求。

51. 香港海關黃瑞亨先生表示此宿舍是予初級海關人員申請，而現時初級海關人員輪候已婚宿舍的平均時間為六點六年，但他們對宿舍的需求是有增無減的。黃先生表示至今未曾有一位於 2000 年後入職的海關關員成功申請入住已婚宿舍單位，而海關宿舍的短缺率達 35%，可見有關宿舍需求相當高。

52. 陳安泰議員認為本區有此用地作宿舍發展是相當難能可貴的。他表示有關地段可發展的面積其實相當大，認為如政府只發展該用地為宿舍或樓宇，未能地盡其用。他建議政府將擬建宿舍用地以南的伍若瑜母嬰健康院甚至臨時停車場的用地一併考慮，相信於平整這些土地後可興建更多的單位，而有關設施亦只需利用擬建的建築物當中的部分地

方作重置。陳議員認為，如政府只為了興建一百多個單位而進行多項工程（如斜坡安全工程等），並不合乎經濟效益。此外，陳議員指出該地皮的西面為黃大仙醫院，可於此用地預留一條經黃大仙醫院往沙田坳道的通道，以解決交通問題。他表示，假若平整了現時伍若瑜母嬰健康院所佔用地，便能更有效地作整體規劃，相信可以興建更多宿舍予其他人士使用。他指如果政府有急切需要興建宿舍，亦可考慮其他如位於石門的用地。

(陳偉坤議員於四時三十分離席。)

53. 何漢文議員表示現今無論是興建普通住宅或公務員宿舍的需求都非常大。他認為此用地已丟空了一段長時間，用以興建宿舍亦是無可厚非。他欣悉規劃署願意就新地盤的規劃聆聽區內不同持份者的意見，但若署方屆時用同樣的文件諮詢市民，估計將會較難獲得地區人士的支持。他又指剛才顧問公司講述的交通評估只集中研究車流，查詢有否考慮居民對公共交通工具的需求。他指報告中雖提及多條巴士及小巴路線，但當中真正會經過有關選址的便是陳曼琪議員提及的 37M 專線小巴，而目前該小巴專線在任何時段皆有大量乘客排隊等候。另外，他認同顧問公司指由該用地步行至黃大仙地鐵站只需十五分鐘，但這只是以下坡路段計算，若是相反方向，相信沒有市民會選擇步行上山。何議員又指

慈雲山多年來最困擾的是公共交通問題，雖然建議興建的宿舍只涉及四至五百新增人口，但使用公共交通工具的人數仍會隨之增加。因此，署方應先仔細研究公共交通的配套安排才進行地區諮詢。另外，何議員表示議員十分關注擬建宿舍只提供十二個泊車位的事宜，亦明白將會有很多需輪班工作的公務員入住，尤其是需於邊界地區當值的海關人員會有駕車的需要。以豐盛街的紀律部隊宿舍為例，該處每晚十一時左右便開始有車輛違例停泊。雖問題不是全部由公務員引致，但無疑該處的違例泊車問題相當嚴重。因此如擬建宿舍只規劃十餘個泊車位，將來本區泊車位不足的問題便更難解決，區議會亦不希望為此而要求警方每晚到有關地點執法。最後，何議員表示擔心打樁工程會影響附近學校，祈望相關部門在展開工程前主動與可立小學及聖文德書院聯絡及討論。

54. 陳曼琪議員認為「今天的規劃署」打倒了「昨天的規劃署」，並指出規劃署昔日曾表示該用地是十分重要的通風廊，亦曾向區議員解釋此處為「政府，機構或社區」地帶，建築物不高，因此可讓風流動。她表示對於剛才由政府部門代表回應指興建一座建築物沒有阻礙通風及更有助空氣流動的說法感到驚訝。雖然部分建築物會後移，但根據部門資料顯示，有關用地只有一千四百平方米，可讓建築物後移的



空間相當有限。她重申並非反對興建宿舍，但政府須先解決交通的問題，如協助區內居民爭取慈雲山巴士循環線及解決地區的醫療問題，便可考慮支持有關建議。最後，陳議員指若食物及衛生局曾回應規劃署指該用地不適合作其他醫療用途，希望署方能提供文件予區議員參考，因該說法會直接影響區議會爭取為聖母醫院覓地擴建的事宜。

55. 李東江議員查詢擬議宿舍該單位是否如現時黃大仙區內其他綜合性的紀律部隊宿舍般運作，而部門之間會否協商如何縮短紀律部隊輪候宿舍的時間。另外，現時居住於區內紀律部隊宿舍的居民面對電單車泊車位非常缺乏的問題，因此他認為如須興建宿舍，便應完善有關的配套設施，否則會衍生出其他問題。

56. 譚香文議員十分認同陳曼琪議員的說法，並表示會反對是次修改土地用途的建議。她認為規劃署並沒有就最重要的空氣流通評估及交通影響評估作回應，並再次查詢有否進行環境影響評估，以及是否綜合所有因素(包括空氣流通及交通配套)去進行評估。她指剛才議員的發問主要圍繞設施配套方面，而規劃署卻沒有解決或回應有關問題。譚議員又認為顧問公司進行的空氣流通評估只覆蓋距離擬建建築物二百米的範圍是不足夠的。現時政府給予人的感覺是「見縫插針」，然後將「政府、機構或社區」用地改變為「住宅(甲

類)」用地。雖然此建議所涉及的單位數目只有一百五十六個，但由於擬建建築物有二十七層高，對採光及鄰近居民的生活質素會有一定的影響，加上交通設施配套亦會因此而更不足，她認為若規劃署以此文件諮詢，必定會遭到區內居民及議員的反對。

(陳炎光議員於四時四十分離席。)

57. 葉專員回應時指陳安泰議員提出一併考慮重建該用地及鄰近的伍若瑜母嬰健康院的建議可善用土地及提供更大發展空間。可是，如要進行有關工程，伍若瑜母嬰健康院可能需要停止運作一段時間，因此葉先生認為需要與食物及衛生局及區內居民達成共識，方能進一步考慮此建議。葉專員知悉黃大仙區議會十分關注區內醫療及診所服務，因此署方會小心考慮有關建議，並備悉有關意見。

58. 另外，葉專員同意何漢文議員及陳曼琪議員所指，提供詳細資料有利於整個諮詢的過程，因此希望透過是次會議盡量解釋有關細節。規劃署表示就是次建議而進行的技術評估目的是整體地研究該項發展對區內交通及環境（包括通風、視覺及空氣質素等）的影響，並非只從單一因素去考慮。而相關的交通影響評估亦研究了發展項目於日後帶來的人口增長對區內泊車位及公共交通需求的影響，稍後顧問公司

代表會就此再作詳細解釋。

59. 葉專員又指，因該用地現為「政府，機構或社區」地帶，建築物高度限制 6 層，所以相對上對通風有幫助。但署方已就是次改劃進行了空氣流通評估，研究於此用地興建有關建築物對通風方面的影響，結果指出基本上只要在興建時採用較良好的設計，加上發展的規模不大，整項工程對附近空氣流通的影響不會太大。

60. 葉專員指施政報告曾提及期望於 2020 年前興建八個紀律部隊宿舍，共提供二千二百個單位，當中包括不同紀律部隊的宿舍，而除了海關的部門宿舍外，亦會整體地考慮所有紀律部隊宿舍的發展。最後，葉專員請顧問公司代表就有關交通及其他技術評估的細節作詳細解釋。

61. 何小芳女士補充指，環境檢討主要就空氣及噪音等因素進行評估，而顧問公司就空氣流通方面進行了另一個獨立評估。評估的研究範圍其實是依照政府相關技術指引，按建築物的高度制訂。若擬建建築物高度較低，評估的範圍便會較小。何女士表示全港或其他地區的發展建議亦會依此原則去制訂研究的範圍，而是次顧問公司以擬建建築物高度的兩倍距離去制訂研究範圍的做法是合乎標準。

62. 關於空氣流通評估，她們主要研究了此地區的盛行風(即全年最常刮的風)的風向，得悉該地區的風主要由東北方向吹來。她表示政府沒有計劃於整個地盤密集式興建樓宇，並指出用地附近有植被，斜坡及水務專用範圍，而擬建建築物亦與旁邊的建築物保持約二至三十米的距離，因此，這些通道可保持空氣流通。另外，地盤邊界與雙鳳街亦會保持約七至八米的距離，因此能擴闊雙鳳街作為通風走廊的闊度。而於地盤南面有約二十米闊的通道，西面有超過十五至十六米闊的通道，因此該用地仍保留了多條通道予全年的東北風及夏天的西南及東南風流動。何女士指，有關地盤不會如屏風般阻擋所有的風，而是保留了適當的地方予空氣流動。因此，這些設計能令擬建建築物對空氣流通的影響減至最低，而規劃署專門負責空氣流通評估的組別亦接納了此設計。

63. 由於發展項目只提供十二個泊車位，何女士預計這項目為該區帶來的車輛數目不多，而對周邊空氣質素的影響亦十分輕微。至於噪音方面，顧問公司研究包括周邊車輛對擬建宿舍的噪音影響，以及緩減工程進行時對周邊環境影響（包括塵埃及噪音）的方法，而公司在建築期間亦會謹慎地遵從環境保護署制定有關建築期間減少污染的守則，以及與建築、其他住宅或敏感受體有關的條例，以確保該發展對周

邊環境的影響減至最低。

64. 袁國強議員知悉顧問公司完成了很科學化的評估報告，以證明該計劃對附近通風或交通皆沒有影響，因此希望顧問公司公開相關報告的具體資料，供區議員及居民作參考。

65. 黃瑞亨先生回應議員表示現時海關有一千三百八十五個宿舍單位供已婚關員申請，短缺率為 35%，即欠缺大約七百五十個單位，平均輪候時間為六點六年。根據海關數據指出，目前尚未有於 2000 年後入職的海關關員成功申請入住已婚宿舍單位。

66. 蔡子健議員就政府部門根據評估結果而指該發展項目不會造成其他問題(如泊車位供求不受影響)的說法表示失望。他指很多入住紀律部隊宿舍的人員皆有私家車，若屆時因宿舍未能提供足夠泊車位而使他們將車輛停泊於馬路邊，便會影響區內的市民。蔡議員明白興建宿舍時須根據不同的準則去規劃泊車位，因此要增加泊車位的數量其實有難度。他指很多紀律部隊曾反映過，他們因需要通宵或輪班工作而需要以私家車作交通工具。黃大仙區的交通較為擠塞，而且通宵公共交通服務不足，因此，區內紀律部隊對泊車位的訴求非常大。他希望署方在研究土地規劃時，可考慮優化

泊車位的設施，不要使泊車位不足的問題變成此區日後的負擔。

67. 陳英議員表示地盤與可立小學只有一條馬路之隔，估計距離只有約五十至七十米，因此查詢顧問公司如何評估工程在施工或打樁期間所產生的噪音對小學的影響，學校又要否因此而停課。

68. 何小芳女士回應指，現階段有關泊車位的數目只是初步方案，待進行詳細設計時，署方會參考區議員的意見，考慮增加更多泊車位。另外，根據環境保護署的指引，在建築期間，學校可接納的噪音分貝為七十分貝。她明白打樁工程進行時所製造的噪音最大，而根據環境保護署向建築公司發出的許可證指，建築公司每天只可進行三小時打樁工程(如早上，中午及晚上各一小時)。鑑於地盤附近有學校，公司在進行打樁工程時會盡量配合學校的運作時間及在規劃時與學校協商，以避免影響學生上課。

69. 主席總結時表示，基本上各議員在知悉海關人員宿舍不足的情況後，均願意支持興建紀律部隊宿舍的建議。然而，多位議員就署方建議內幾項重點提出了不同意見，例如樓宇高度，以及興建宿舍時對空氣、交通及人流方面的影響。主席認為區議會仍未清楚了解整項發展計劃的內容，希望顧

問公司能夠就是次會議上各議員提出的問題，提供具體數據作參考，以釋除議員的疑慮，並讓持不同意見的議員能根據該數據重新考慮。

70. 主席補充說，他明白各議員對擬建宿舍泊車位不足的關注，並指出與處理其他公共建築物泊車位不足的問題一樣，在考慮增加泊車位的同時，需考慮車流的增長對附近交通所帶來的壓力，在兩者之間作出平衡。他提醒議員《香港規劃標準與準則》對於不同類型住宅的泊車位安排皆有規管，因此泊車位的數目有既定的標準。

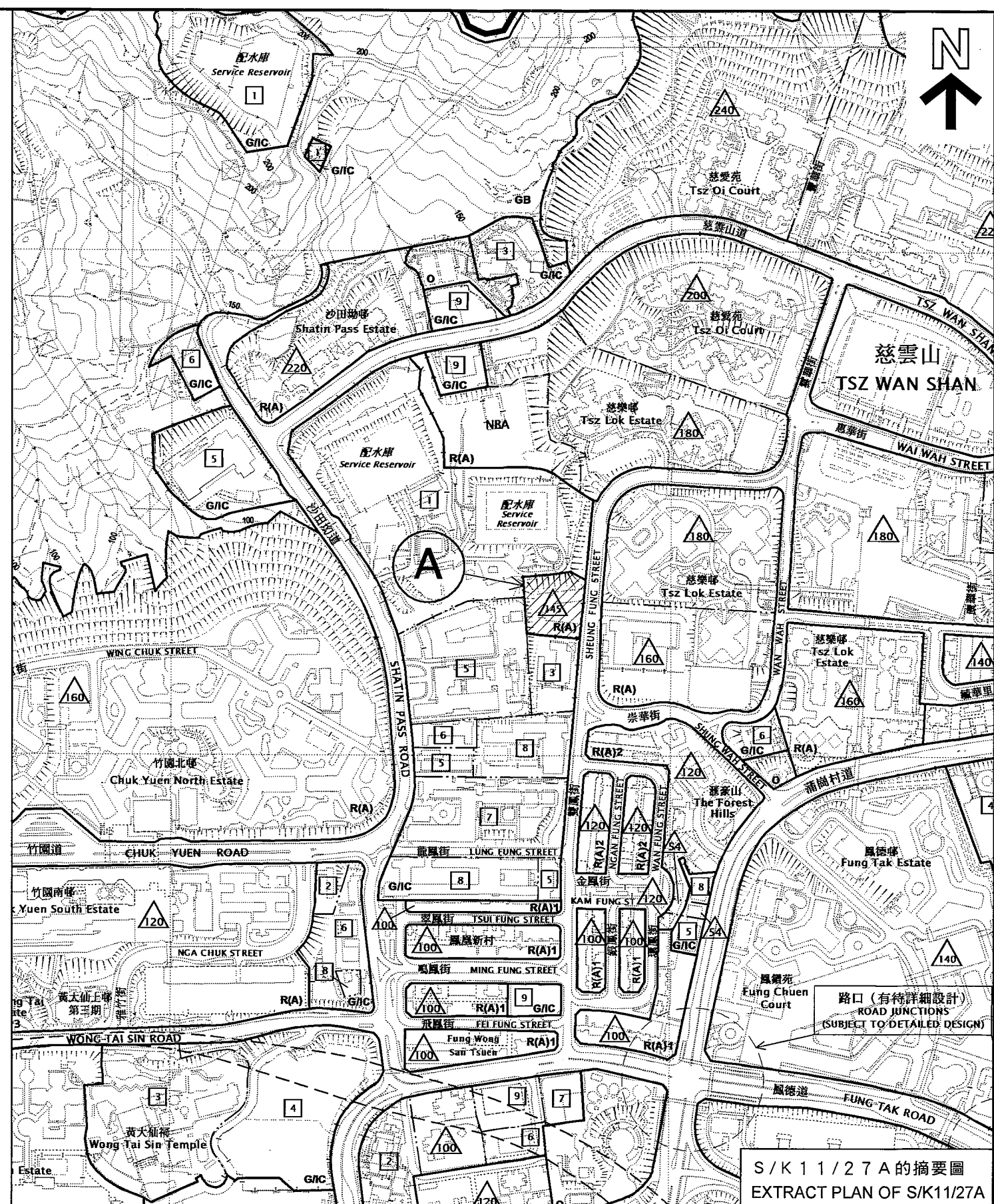
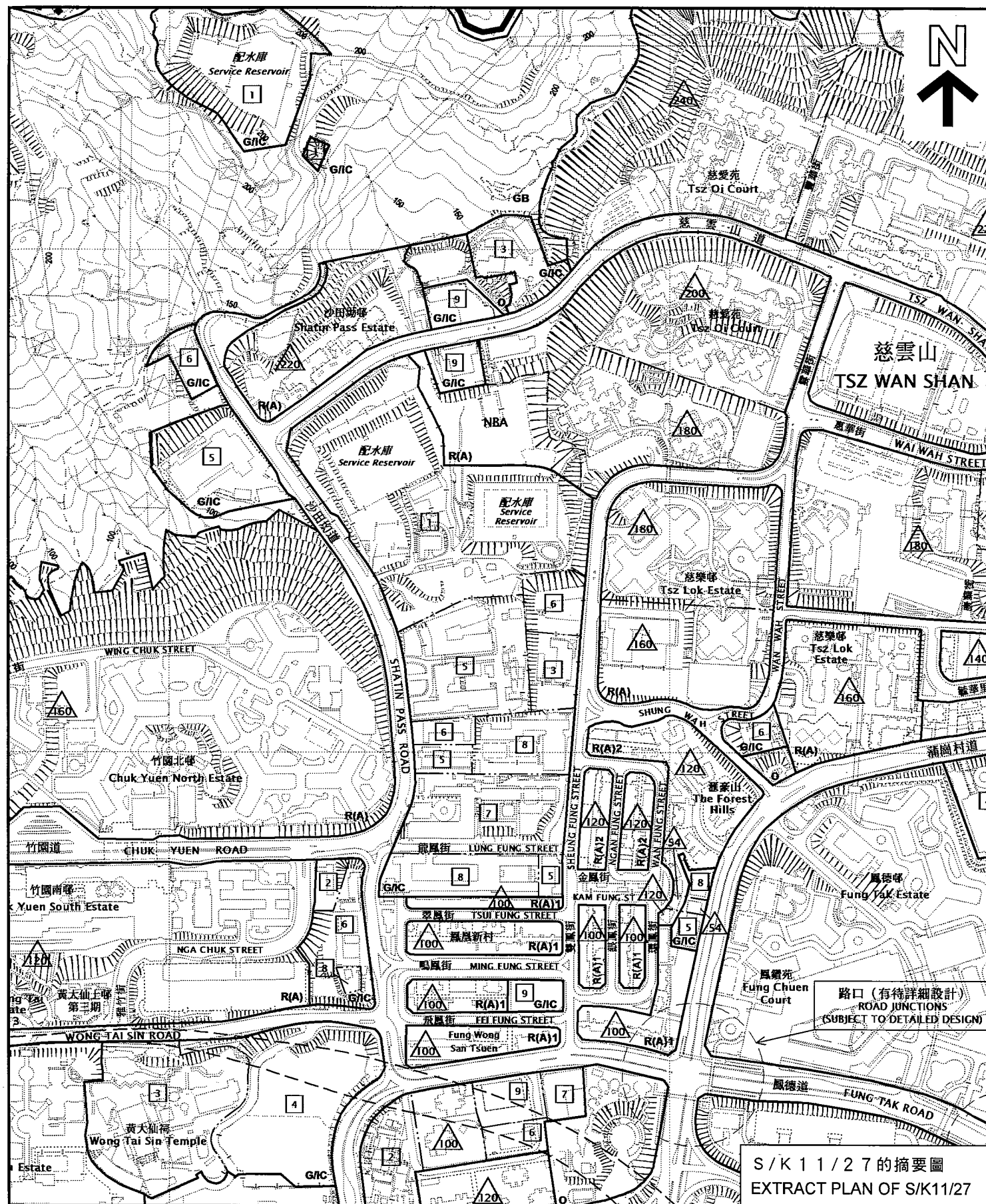
71. 故此，主席請葉專員帶領他的團隊，聯同顧問公司及有關政府部門，盡快就區議員的憂慮提供具體數據。至於議員對工程進行期間造成噪音或其他環境問題的憂慮，主席認為區議會應相信不同政府部門(如環境保護署)會按相關條例保護環境，而黃大仙區議會轄下亦有一個由何漢文議員擔任主席的政府及公用機構工程計劃工作小組，該小組可就工程內的具體安排及推行時間作討論，亦可協助聯絡鄰近的持份者(如附近的學校、分區委員會及附近居民等)就具體的安排作研究，以減少對學校或居民生活的影響。因此，主席建議先將此議題擱置，待規劃署盡快提交資料後，再視乎情況給予意見。

72. 葉專員同意主席的處理，並承諾會提交是次會議提及的相關報告的具體數據，以供區議員參考。

(會後補充：因應區議會的要求，規劃署於二零一六年二月十八日將涵蓋區議會所關注資料的相關報告(包括交通影響評估、初步環境檢討、空氣流通評估、視覺影響評估、樹木調查、排水及排污影響評估)予秘書處。秘書處於二零一六年 x 月 x 日發送予各議員。)

73. 主席總結，區議會在收到規劃署的資料後，若認為有不足之處，秘書處將會與規劃署繼續跟進，務求給予各議員滿意的答覆。主席感謝規劃署、海關、建築署及顧問公司的代表出席是次會議。





### 位置圖 LOCATION PLAN

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S/K 11/27 的擬議修訂  
(A 項)

PROPOSED AMENDMENT TO THE APPROVED TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

本摘要圖於2016年2月25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 25.2.2016  
BASED ON OUTLINE ZONING PLAN No.  
S/K11/27 APPROVED ON 31.3.2015

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

M/K11/16/17

## PLAN

1



### 平面圖 SITE PLAN

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S/K 11/27 的擬議修訂  
(A項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

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規劃署

PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K11/16/17

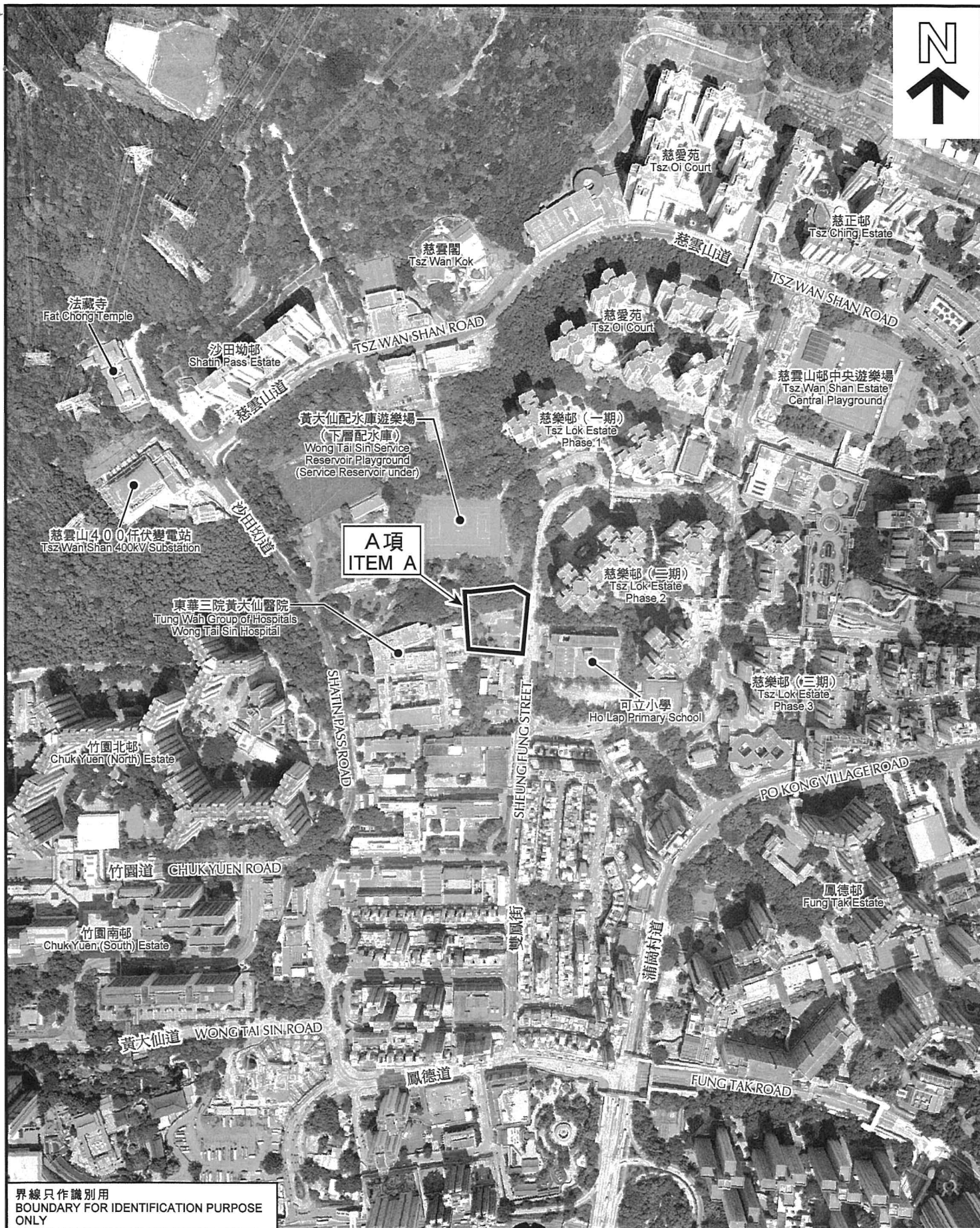
圖 PLAN

2A

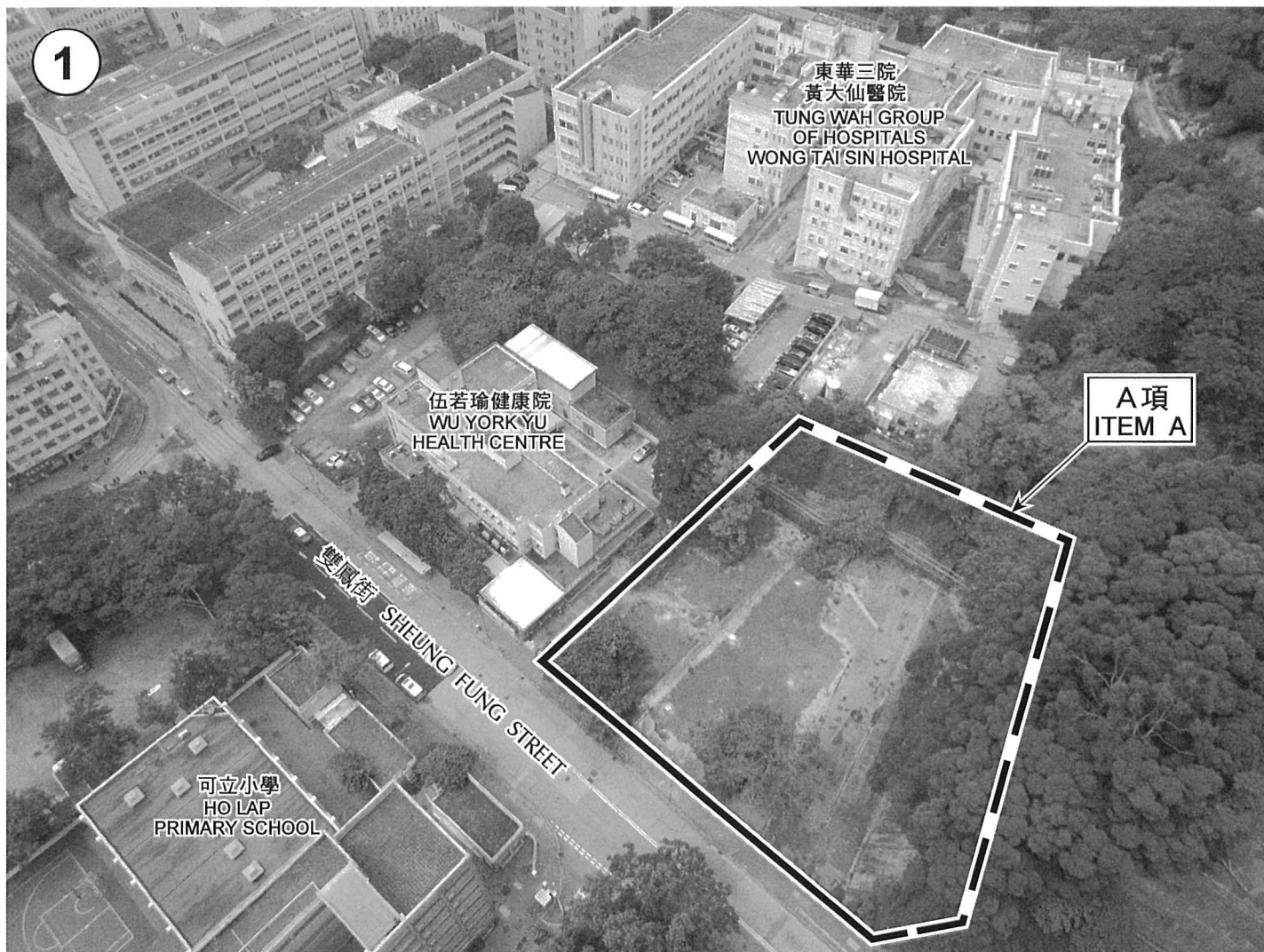
本摘要圖於2016年1月27日擬備，  
所根據的資料為測量圖編號  
11-NE-1C及1D

EXTRACT PLAN PREPARED ON 27.1.2016  
BASED ON SURVEY SHEETS No.  
11-NE-1C & 1D





PLAN  
2B



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2016年1月27日擬備，所根據的資料為  
攝於2015年8月26日的實地照片  
PLAN PREPARED ON 27.1.2016  
BASED ON SITE PHOTO TAKEN ON 26.8.2015

### 實地照片 SITE PHOTO

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S / K 1 1 / 2 7 的擬議修訂  
(A 項)  
PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

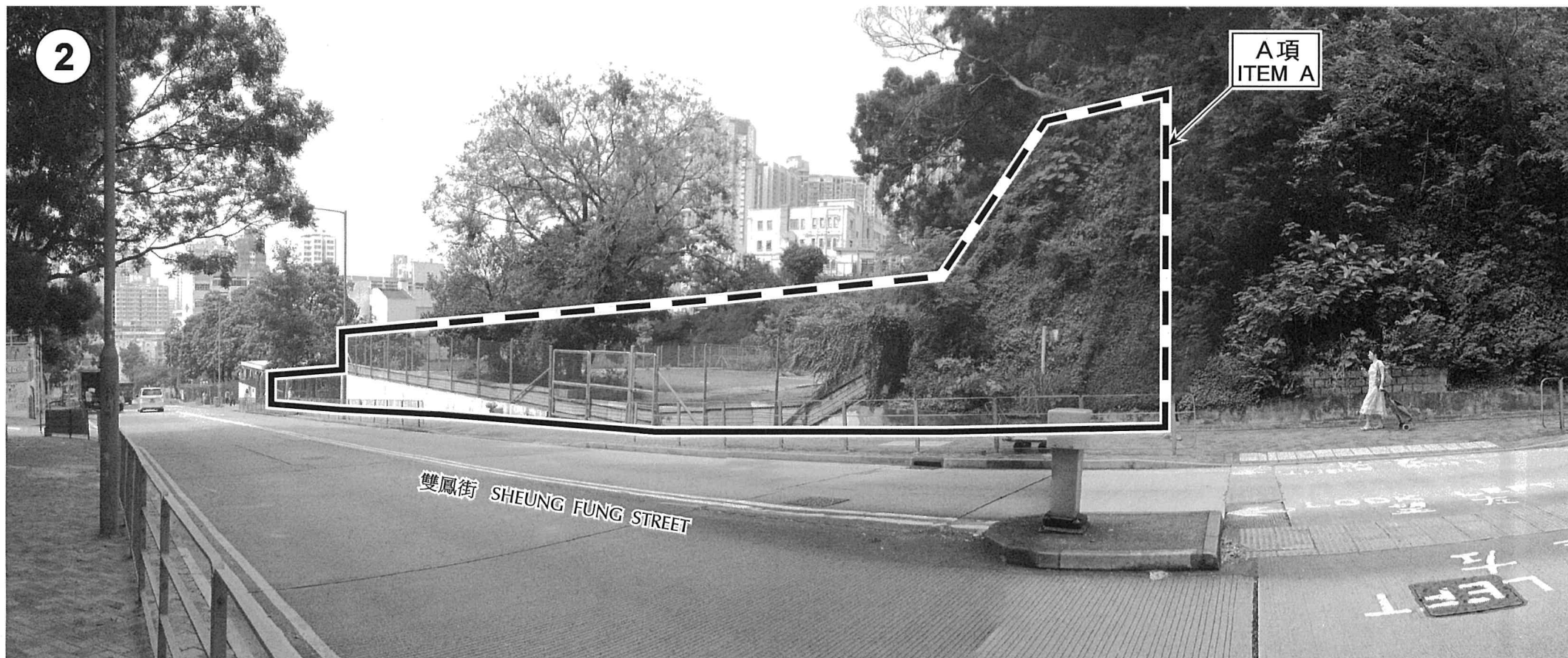
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DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/16/17

圖 PLAN  
2C





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2016年1月27日擬備，所根據的資料為  
攝於2015年8月26日的實地照片  
PLAN PREPARED ON 27.1.2016  
BASED ON SITE PHOTO TAKEN ON 26.8.2015

### 實地照片 SITE PHOTO

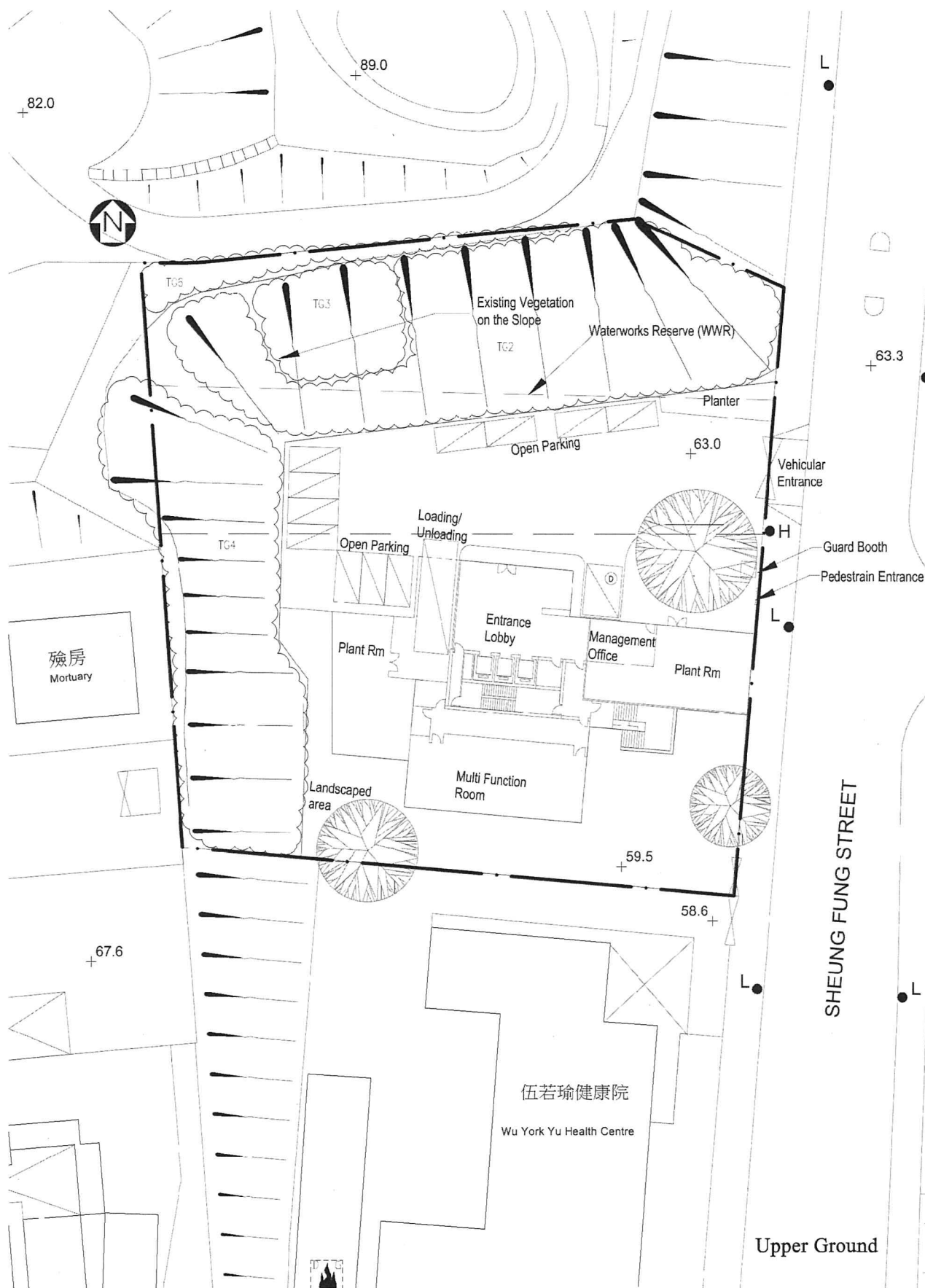
慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S / K 1 1 / 2 7 的擬議修訂  
(A 項)  
PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/16/17

圖 PLAN  
2D



### 發展概念圖 CONCEPT PLAN

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S/K 11/27 的擬議修訂 (A 項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

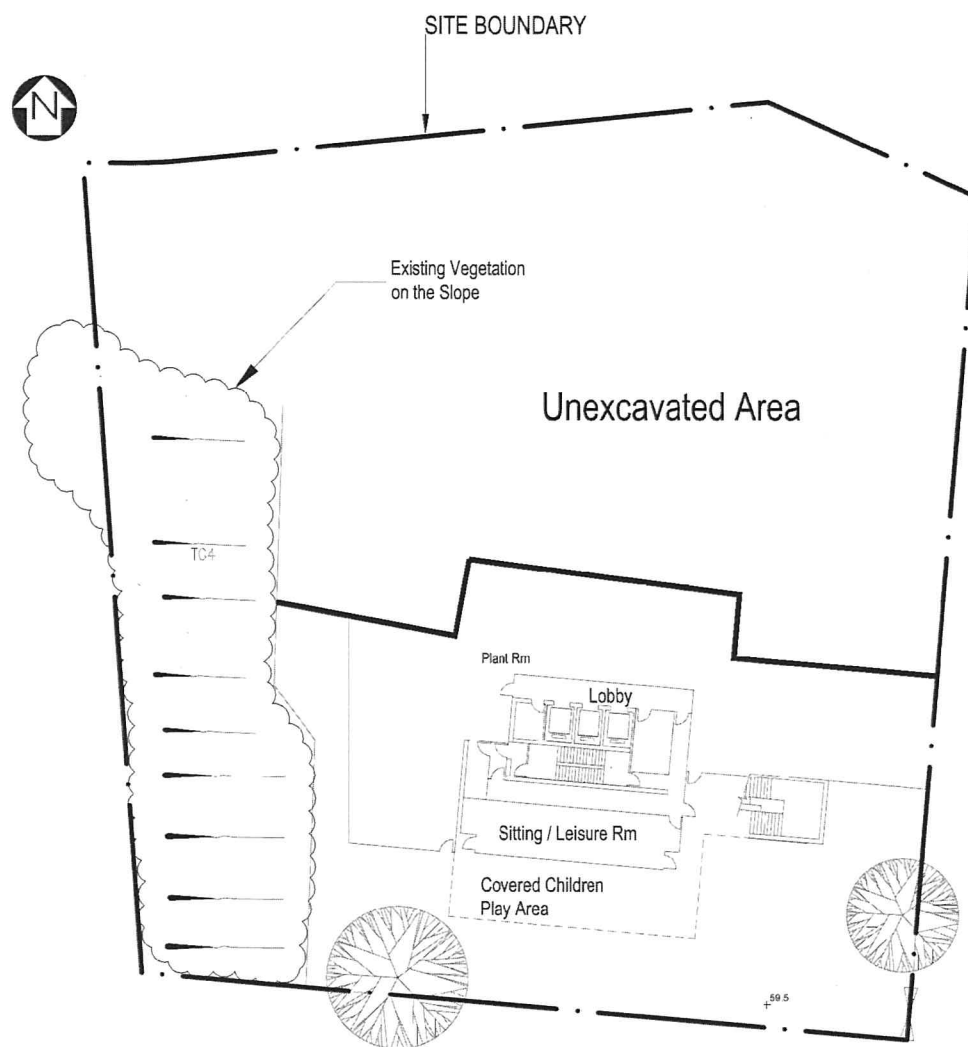
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/16/17

圖 PLAN  
3A

本摘要圖於2016年1月27日擬備  
EXTRACT PLAN PREPARED ON 27.1.2016



Lower Ground

### 發展概念圖 CONCEPT PLAN

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S / K 1 1 / 2 7 的擬議修訂  
(A 項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

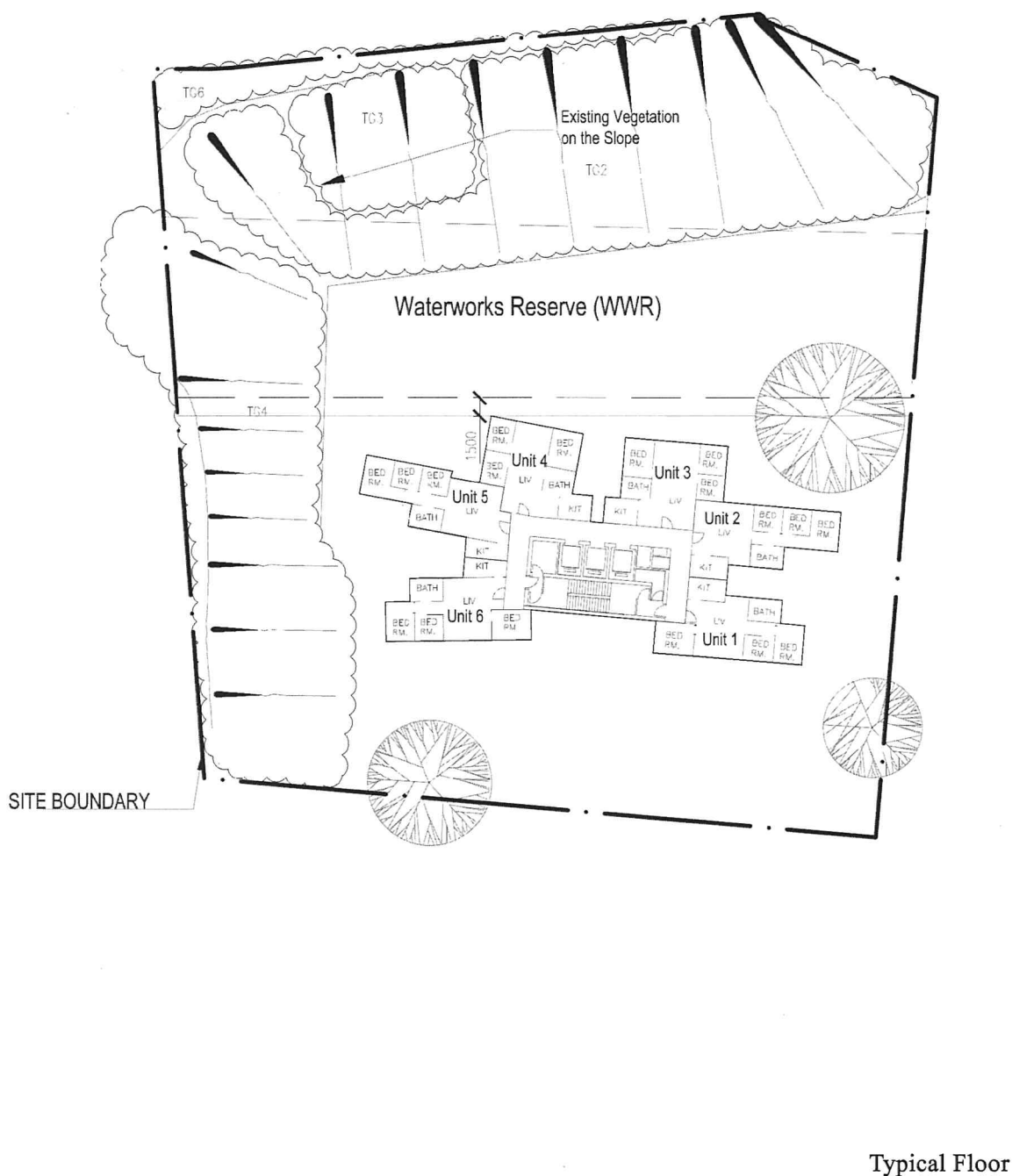
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K11/16/17

圖 PLAN  
3B

本摘要圖於2016年1月27日擬備  
EXTRACT PLAN PREPARED ON 27.1.2016



Typical Floor

## 發展概念圖 CONCEPT PLAN

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S/K 11/27 的擬議修訂  
(A 項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

規劃署  
PLANNING  
DEPARTMENT

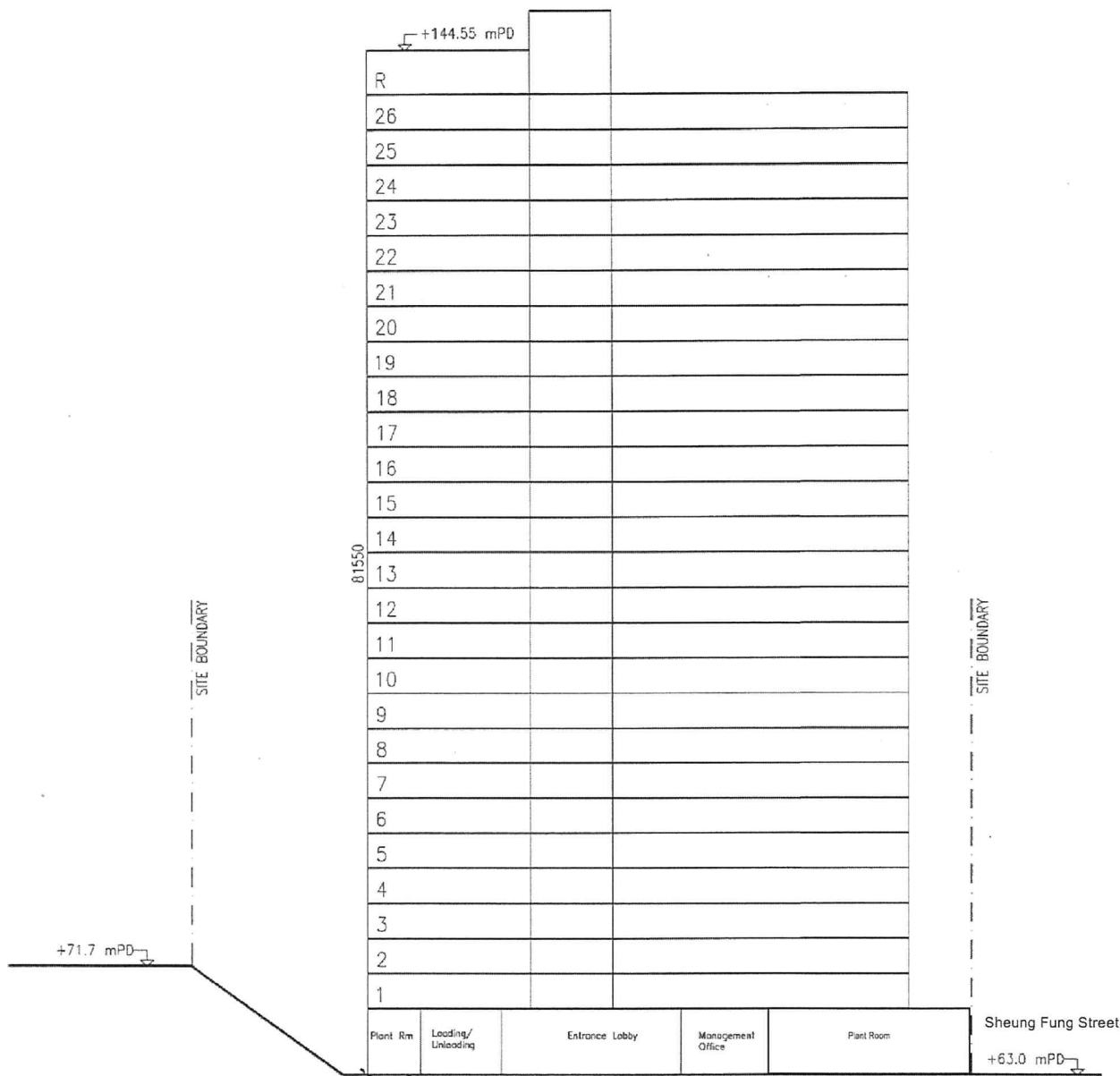


參考編號  
REFERENCE No.  
M/K11/16/17

圖 PLAN  
3C

本摘要圖於2016年1月27日擬備  
EXTRACT PLAN PREPARED ON 27.1.2016





Section

### 發展概念圖 CONCEPT PLAN

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S / K 1 1 / 2 7 的擬議修訂  
(A 項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

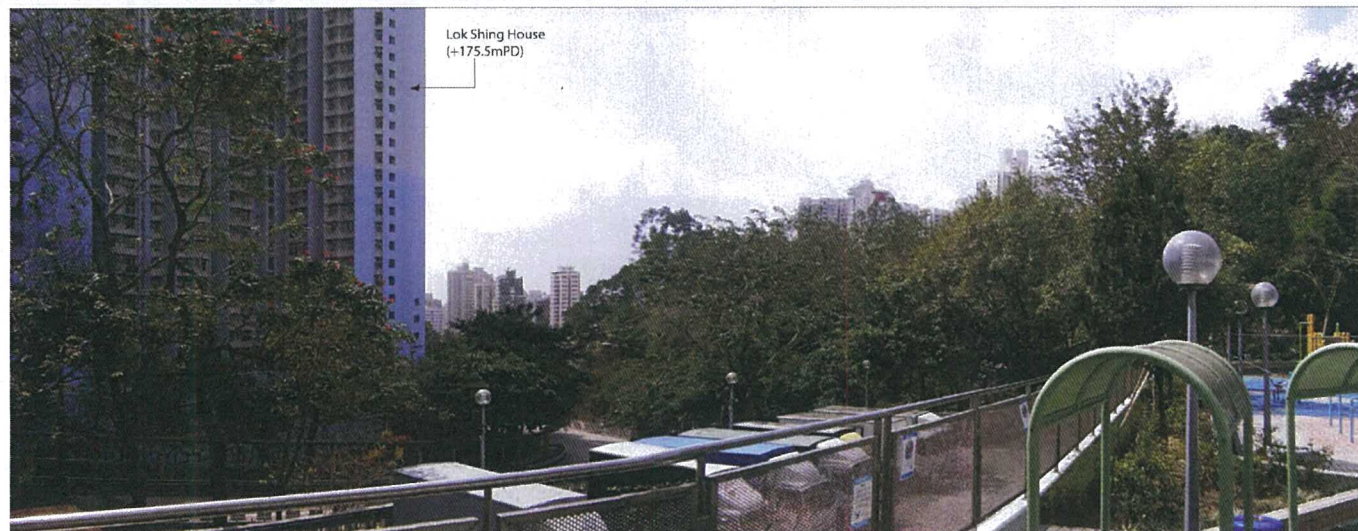
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PLANNING  
DEPARTMENT



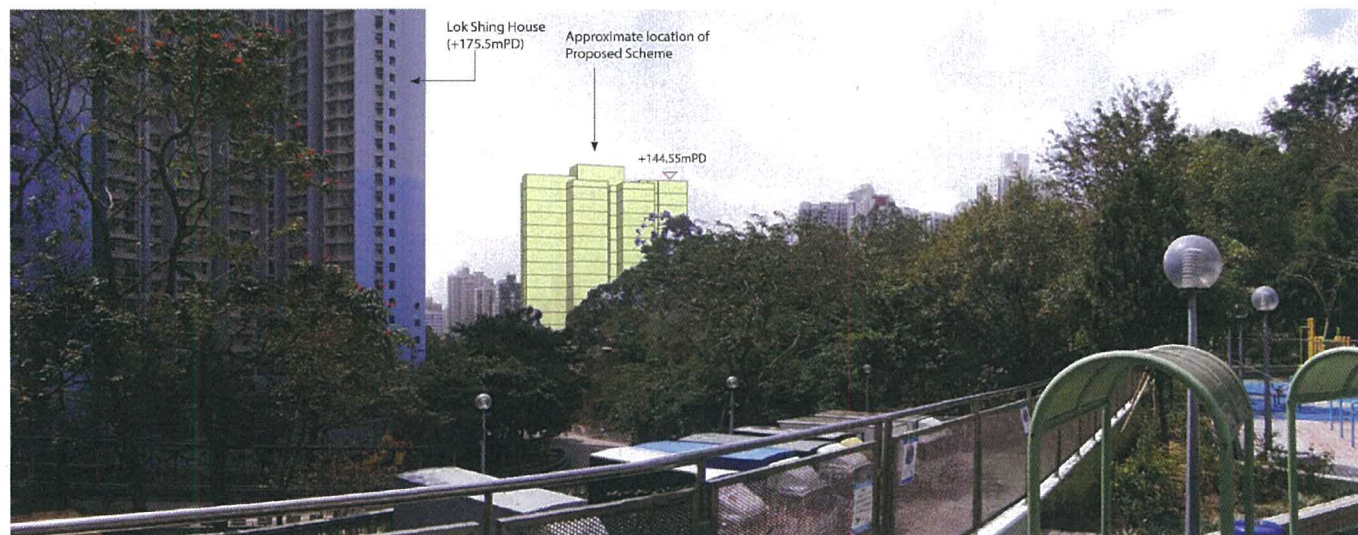
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M/K11/16/17

圖 PLAN  
3D

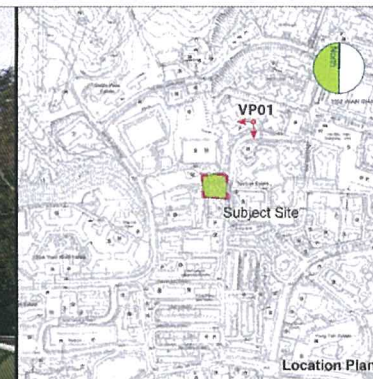
本摘要圖於2016年2月4日擬備  
EXTRACT PLAN PREPARED ON 4.2.2016



Vantage Point 01 – View looking south west from the open space near Lok Tin House of Tsz Lok Estate (Existing Situation)



Vantage Point 01 – View looking south west from the open space near Lok Tin House of Tsz Lok Estate (Proposed Scheme)



**Vantage Point 01 (VP01)**

Vantage Point Elevation: +82.4mPD

Viewing distance: 154m

Maximum Height of Proposed Development:  
81.05m

本摘要圖於2016年1月27日擬備  
EXTRACT PLAN PREPARED ON 27.1.2016

**合成照片 PHOTOMONTAGE**

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S / K 1 1 / 2 7 的擬議修訂  
(A 項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

規劃署  
PLANNING  
DEPARTMENT

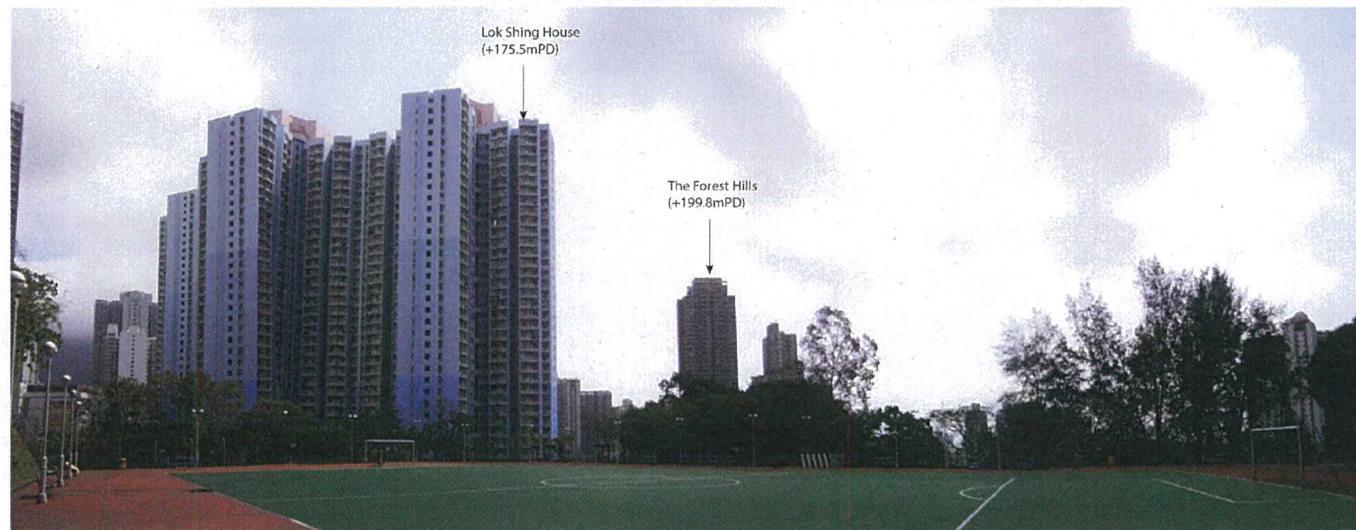


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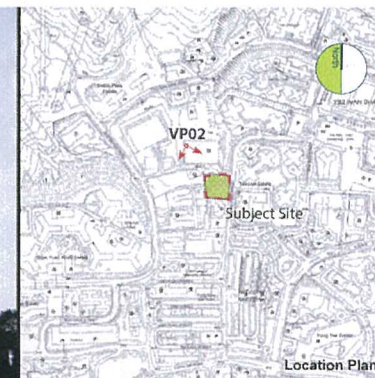
M/K11/16/17

圖 PLAN  
4A



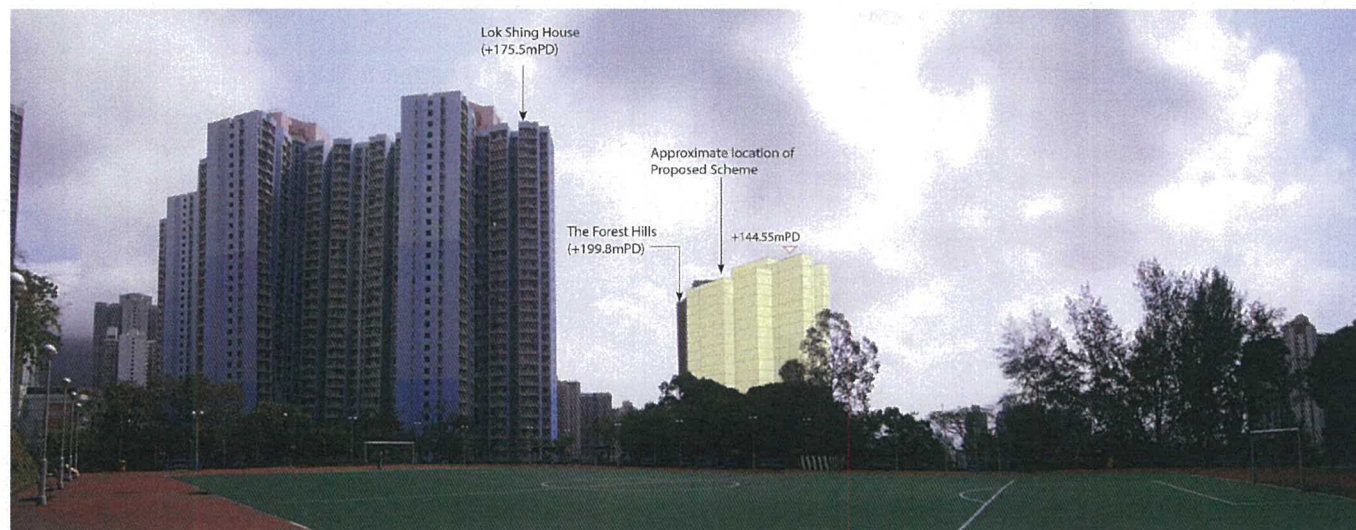


Vantage Point 02: View looking south from Wong Tai Sin Service Reservoir Playground (Existing Situation)



**Vantage Point 02 (VP02)**

Vantage Point Elevation: +89.8mPD  
Viewing distance: 97m  
Maximum Height of Proposed Development: 81.05m



Vantage Point 02: View looking south from Wong Tai Sin Service Reservoir Playground (Proposed Scheme)

本摘要圖於2016年1月27日擬備  
EXTRACT PLAN PREPARED ON 27.1.2016

**合成照片 PHOTOMONTAGE**

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S/K 11/27 的擬議修訂  
(A 項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

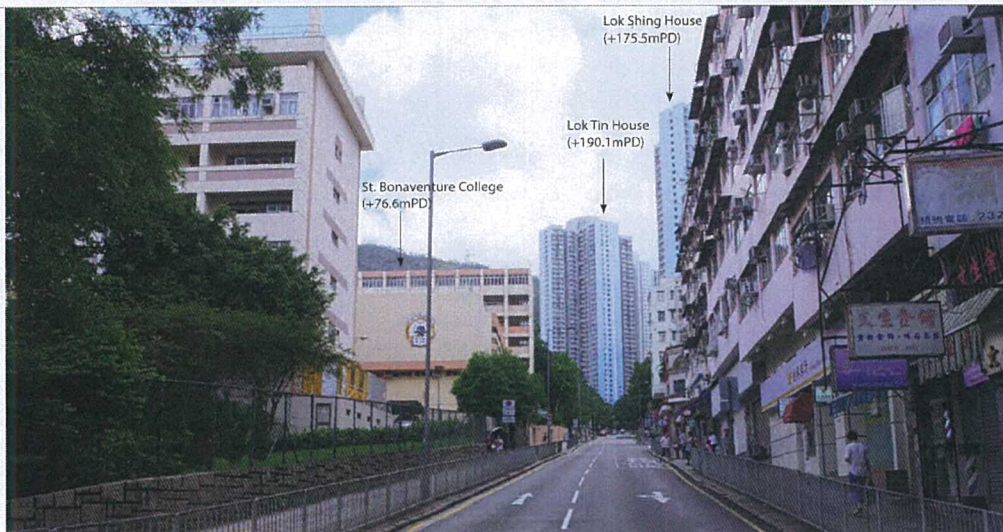
規劃署  
PLANNING  
DEPARTMENT



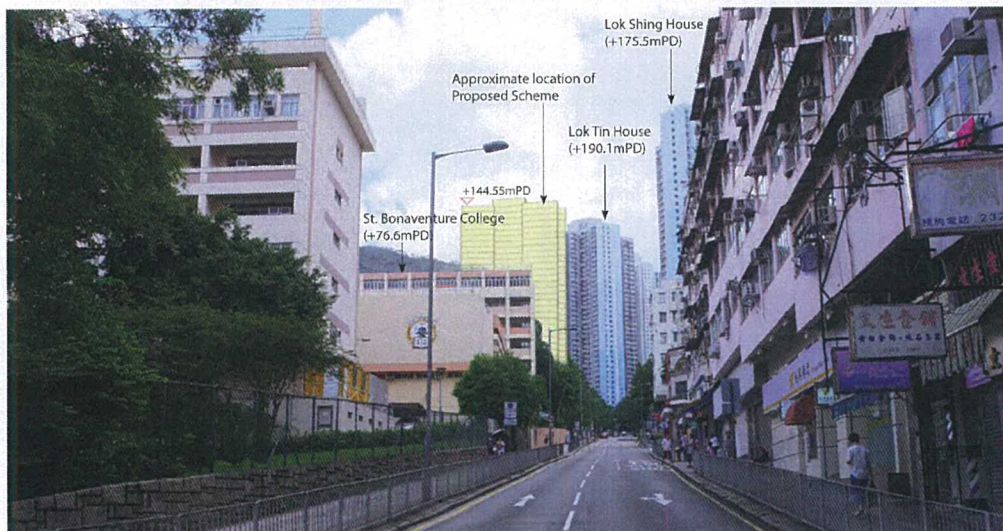
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REFERENCE No.  
M/K11/16/17

圖 PLAN  
4B

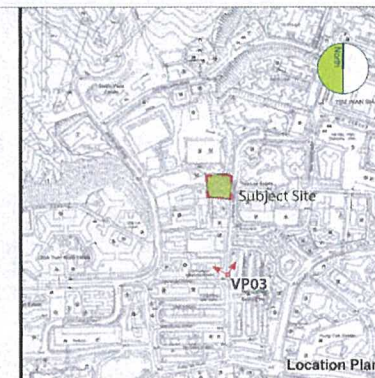




Vantage Point 03: View looking north from bus stop on Sheung Fung Street near Kam Fung Street (Existing Situation)



Vantage Point 03: View looking north from bus stop on Sheung Fung Street near Kam Fung Street (Proposed Scheme)



**Vantage Point 03 (VP03)**

Vantage Point Elevation: +40.0mPD  
Viewing distance: 190m  
Maximum Height of Proposed Development: 81.05m

本摘要圖於2016年1月27日擬備  
EXTRACT PLAN PREPARED ON 27.1.2016

**合成照片 PHOTOMONTAGE**

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S / K 1 1 / 2 7 的擬議修訂  
(A 項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

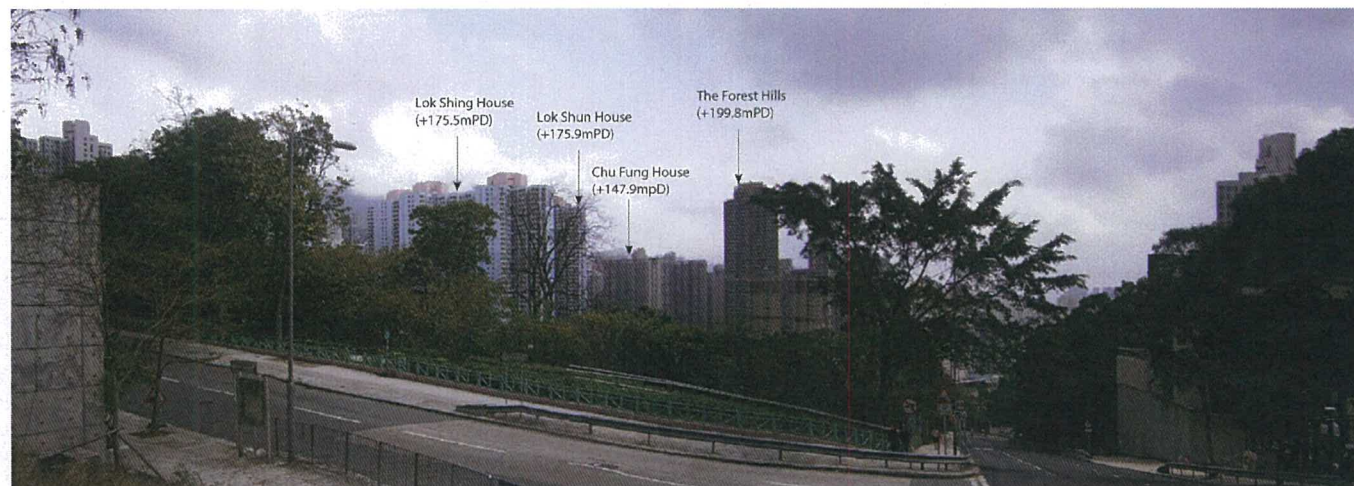
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PLANNING  
DEPARTMENT



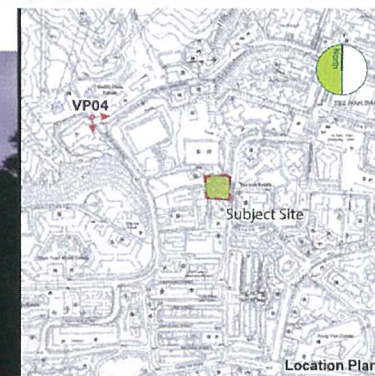
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REFERENCE No.  
M/K11/16/17

圖 PLAN  
4C



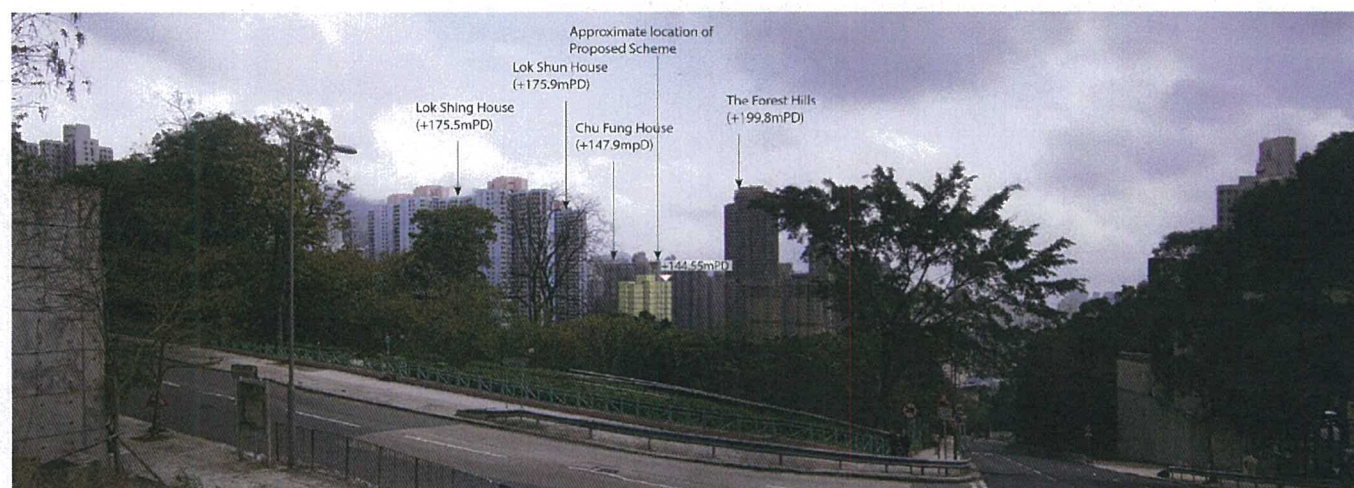


Vantage Point 04: View looking south east from pedestrian walkway on Tsz Wan Shan Road near Shatin Pass Road (Existing Situation)



**Vantage Point 04 (VP04)**

Vantage Point Elevation: +120.0mPD  
Viewing distance: 293m  
Maximum Height of Proposed Development: 81.05m



Vantage Point 04: View looking south east from pedestrian walkway on Tsz Wan Shan Road near Shatin Pass Road (Proposed Scheme)

**合成照片 PHOTOMONTAGE**

本摘要圖於2016年1月27日擬備  
EXTRACT PLAN PREPARED ON 27.1.2016

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S / K 1 1 / 2 7 的擬議修訂  
(A 項)

PROPOSED AMENDMENT TO THE APPROVED  
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OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

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參考編號  
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M/K11/16/17

圖 PLAN  
4D

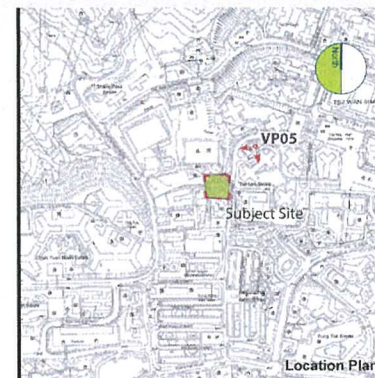




Vantage Point 05: View south west from Sport court near Lok Shing House of Tsz Lok Estate (Existing Situation)



Vantage Point 05: View south west from Sport court near Lok Shing House of Tsz Lok Estate (Proposed Scheme)



#### Vantage Point 05 (VP05)

Vantage Point 05 (VP05)  
Vantage Point Elevation: +67.7mPD  
Viewing distance: 88m  
Maximum Height of Proposed Development: 81.05m

### 合成照片 PHOTOMONTAGE

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S / K 1 1 / 2 7 的擬議修訂  
(A 項)

PROPOSED AMENDMENT TO THE APPROVED  
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG  
OUTLINE ZONING PLAN No. S/K11/27  
(ITEM A)

本摘要圖於2016年1月27日擬備  
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REFERENCE No.  
M/K11/16/17

圖 PLAN  
4E





#### LEGEND

- Subject Site Boundary
- Proposed Architectural Scheme
- Proposed Levels (mPD)
- Retained Tree
- Proposed Tree Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Driveway Paving
- Proposed Pedestrian Paving
- Proposed Grass-crete

0 2 4 6 8m

### 園景設計總圖 LANDSCAPE MASTER PLAN

慈雲山、鑽石山及新蒲崗  
分區計劃大綱核准圖編號 S / K 1 1 / 2 7 的擬議修訂  
(A 項)

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M/K11/16/17

圖 PLAN

5

本摘要圖於2016年1月27日擬備  
EXTRACT PLAN PREPARED ON 27.1.2016