

**PROPOSED AMENDMENTS TO
THE APPROVED SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/13**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13 (**Attachment I**) as shown on the draft OZP No. S/TM-SKW/13A (**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 draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 1.12.2015, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft So Kwun Wat OZP, which was subsequently renumbered as S/TM-SKW/13.
- 2.2 On 13.12.2021, the CE in C referred the approved So Kwun Wat OZP No. S/TM-SKW/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 21.1.2022, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 It is the Government's established policy to provide departmental quarters (DQ) for married disciplined services staff in order to maintain morale and facilitate retention in the disciplined services departments. It is expected that the number of eligible staff for DQ will further increase thus worsening the acute shortfall position. Hence, increasing the number of DQ and improving their living environment are important for improving the welfare of disciplined services staff and shortening their waiting time for allocation.
- 3.2 In the 2014 Policy Address, the Government announced its policy to expedite DQ projects for disciplined services departments. In order to meet the demand for DQ for married staff and to enhance the overall site utilisation, Correctional

Services Department (CSD) therefore proposes to redevelop the existing three to four-storey married quarters with additional adjoining land at Hong Fai Road, Siu Lam (the Site) (**Plan 1**) to a 21-storey DQ. CSD commissioned a rezoning study with technical assessments and the study concluded that a 21-storey DQ development with about 136 units is technically feasibility. To facilitate the proposed redevelopment, it is proposed to rezone the Site from “Government, Institution or Community” (“G/IC”) and “Green Belt” (“GB”) to “G/IC(1)” with stipulation of a maximum building height (BH) of 90mPD (**Plan 2**).

- 3.3 Opportunity has also been taken to update the Notes to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN) and the ES of the OZP to reflect the latest planning circumstances.

4. Amendment Item A - Rezoning of a Site at Hong Fai Road in Siu Lam from “G/IC” and “GB” to “G/IC(1)” (Plans 1 to 5)

The Site and Its Surroundings

- 4.1 The Site, with an area of about 2,815m², is located in Siu Lam, Tuen Mun. It abuts Siu Lam Road to the north and west, Hong Fai Road to the south and a government, institution and community (GIC) cluster to the east. The Site is a levelled Government land sloping downward from Siu Lam Road and Hong Fai Road. It falls within an area mainly zoned “G/IC” (about 74%) subject to a maximum BH of 4 storeys excluding basement(s) and partly zoned “GB” (about 26%). The “G/IC” portion of the Site is currently occupied by the CSD’s Siu Lam Psychiatric Centre Junior Staff Married Quarters with two 4-storey and one 3-storey DQ blocks while the “GB” portion is mainly formed and currently used as a vehicular access from Siu Lam Road and a car parking area for the above quarters (**Plans 2, 4a and 4b**). It is accessible to Castle Peak Road – Tai Lam and Tuen Mun Road via Siu Lam Road and Hong Fai Road (**Plan 3**).
- 4.2 A number of GIC facilities with BH restriction of 1 to 6 storeys are located in the vicinity, namely Tai Lam Chung Fresh Water Service Reservoir, Siu Lam Integrated Rehabilitation Services Complex (IRSC) (existing BH of 98mPD), Siu Lam Psychiatric Centre (existing BH of 79mPD) and CSD’s Siu Lam Psychiatric Centre Senior Officers’/ Officers’ Married Quarters (existing BH of 107mPD) at a higher platform to the east; and CSD’s Married Staff Quarters, Tai Lam Marine Police Base Inspectorate Quarters, Marine Police West Divisional Headquarters, Hong Kong Observatory Terminal Doppler Weather Radar Station and Customs Detector Dog Division Headquarters cum Tai Lam Dog Base to the south across Tuen Mun Road (**Plans 1, 4c and 5**).
- 4.3 Major medium to low-rise residential developments are found to the west and north of the Site (**Plan 5**), including a medium-rise residential development namely Palatial Coast (with BH restriction of 102mPD) to the immediate north and west; some existing and planned low-density residential developments such as Sea Garden and Grandview Terrace located in a higher platform (with plot ratio (PR) restriction of 0.4 or 0.6 and existing BH of 53mPD – 108mPD) to the west; and a “Residential (Group B)2” site with maximum PR of 3.6 and maximum BH of 80mPD to the further west.

Rezoning Proposal

- 4.4 CSD proposes to redevelop the existing low-rise DQ blocks into a 21-storey building with a 4-storey podium mainly for lobby, car parking spaces and recreational facilities for residents and 17 storeys of DQ above. To demonstrate the technical feasibility of the proposed redevelopment, an indicative development scheme has been prepared by CSD. The conceptual development layout plan, indicative section plan and photomontages are at **Plans 6a to 6f**. The major development parameters of the indicative scheme are summarised as follows:

Rezoning Area	About 2,815m ² (all Government land)
Development Area	About 2,700m ²
GFA	9,700m ² [PR of about 3.6]
No. of Block	1
No. of Storeys	21 storeys (excluding 1 basement level for plant room)
BH	89mPD
No. of Units	136
Design Population	About 544
Ancillary Parking Facilities	
- Private Car	59
- Motorcycle	10
- Loading/Unloading Bay	1
- Pick-up/Drop-off Bay	1
Open Space Provision	Not less than 544m ²
Target Completion/ Intake Year	2028/2029

Note:

- (i) The development area of 2,700m² is based on CSD's proposal.
 - (ii) The development proposal is indicative in nature and subject to change at detailed design stage.
- 4.5 To take forward the development, it is proposed to rezone the site from "G/IC" and "GB" to "G/IC(1)" with "Flat (Government Staff Quarters only)" under Column 1 use which is always permitted, subject to a maximum BH of 90mPD to allow design flexibility.

Land Use Compatibility and Development Intensity

- 4.6 Situated in an area of a number of GIC facilities and medium to low-rise, medium to low-density residential developments (**Plans 4c and 5**), the proposed development with an intensity equivalent to PR of about 3.6 and subject to a maximum BH of 90mPD is considered not incompatible with the medium-density residential development in the vicinity with PR of about 2.2 and maximum BH of 102mPD.

Technical Assessments

- 4.7 Technical Assessments (**Attachment V**) have been conducted by CSD for the proposed DQ redevelopment on traffic, visual, landscape, environmental, infrastructural and other aspects¹. The assessments have been circulated to relevant government departments and no insurmountable technical problem has been identified.

Traffic

- 4.8 The proposed vehicular access will be located at Siu Lam Road like the existing access arrangement. A total of 59 car parking spaces and 10 motorcycle parking spaces will be provided within the proposed development to cater for parking needs according to the relevant requirements for departmental staff quarters and the Hong Kong Planning Standards and Guidelines (HKPSG). A Traffic Impact Assessment (TIA) (**Annex F of Attachment V**) has been carried out to ascertain the possible traffic impact from the proposed development. According to the TIA, as the amount of additional traffic to be generated by the proposed development is not significant², all key junctions in the vicinity of the Site would perform within their capacities in design year 2028 for the construction phase and in design year 2032 for the operation phase. It could be concluded that the proposed development would not create significant traffic impact on the nearby road network.
- 4.9 A pedestrian impact assessment is also undertaken to assess the performance of the public footpaths and crossings along major pedestrian routes. The results of the assessment indicate that all the concerned footpaths and crossings would perform satisfactorily with ample capacities with the proposed development. Possible enhancement to the pedestrian crossing condition in the vicinity of the proposed development would be explored with relevant parties at the detailed design stage.
- 4.10 The Commissioner for Transport (C for T) and the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) have no in-principle objection to the rezoning proposal from traffic engineering and highway maintenance perspectives.

Visual

- 4.11 The Site adjoins a medium-rise residential development, namely Palatial Coast, which is zoned “R(B)1” with a BH restriction of 102 mPD on the OZP. The

¹ According to the Technical Circular No. 1/06 – Air Ventilation Assessments (AVA) jointly issued by the former Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau, the proposed redevelopment does not fall within the criteria for air ventilation assessment. Significant adverse air ventilation impact on the surrounding pedestrian environment is not anticipated. Hence, an AVA is not necessary for this rezoning.

² As disciplinary staff have to work on shift, the trip rates observed under the TIA at the existing DQ sites are generally lower than the trip rates for private housing. Nevertheless, to provide a conservative estimate, the higher trip rates for private housing are adopted to estimate the additional traffic induced by the proposed development under the TIA.

proposed development with proposed BH of 89mPD is considered not incompatible with its locality to the north of Tuen Mun Road. According to the Visual Impact Assessment (VIA) (**Annex B of Attachment V**), it would result in overall terms some negative visual impacts. Appropriate visual mitigation measures (**Plan 6g**) such as alignment and arrangement of the proposed development with consideration to the surroundings, sensitive aesthetic architectural design and chromatic treatment of built structures, greening at-grade and along the podium building edges and sensitive reinstatement of affected slope areas are proposed to alleviate the visual impact. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed amendments to the OZP from the visual perspective.

Landscape and Tree Preservation

- 4.12 According to the Indicative Landscape Proposal and Tree Preservation Proposal (**Annex A of Attachment V**), a total number of 40 trees with low to medium amenity value are identified to be affected by the proposed development, without any registered or potential Old and Valuable Tree, rare or protected tree species, or Champion Tree. According to the landscape proposal for the proposed development, 40 new standard-size trees will be planted and form part of the amenity tree planting (**Plan 6g**). A minimum of 20% green coverage will also be provided in the proposed development. CTP/UD&L, PlanD has no adverse comment on the rezoning proposal from landscape planning perspective.

Environmental and Infrastructure

- 4.13 With the provision of mitigation measures recommended in the Preliminary Environmental Review (PER) (**Annex C of Attachment V**) such as acoustic windows and architectural fins, the predicted noise level at noise sensitive receivers of the proposed development shall 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 with the adoption of sufficient setback from roads as recommended in the HKPSG. The PER concluded that the proposed development is environmentally acceptable and feasible. The Director of Environmental Protection (DEP) has no in-principle objection to the rezoning proposal.
- 4.14 CSD has also submitted Drainage Impact Assessment, Sewerage Impact Assessment and Geotechnical Planning Review Report (**Annexes D, E and G of Attachment V**) to demonstrate the technical feasibility of the proposed development. Relevant departments have no adverse comment on these technical aspects.

5. Provision of GIC Facilities and Open Space

- 5.1 The provision of open space and GIC facilities within the planning scheme area of the OZP has been assessed. Based on the planned population of about 20,585 persons, including the estimated population of the proposed DQ redevelopment (about 544 persons), some GIC facilities do not meet the provision requirements

under the HKPSG and the assessments of concerned bureaux/departments (**Attachment VI**).

- 5.2 Although there will be deficits in kindergarten/nursery (-21 classrooms) in So Kwun Wat Planning Scheme Area, there are surplus in the provision in Tuen Mun District³ and the demand can be met by the provision in the adjoining area.
- 5.3 According to the population-based planning standards for elderly, child care and rehabilitation services/facilities under the HKPSG, there will be shortfalls in the area in the provision of residential care homes for the elderly, community care services facilities, child care centres and pre-school rehabilitation services in the So Kwun Wat Planning Scheme Area. However, the Social Welfare Department adopts a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the aforesaid standards were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus it may not be appropriate to compare them with the provision of such facilities for the existing population. The revised standards reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively.
- 5.4 While there will be deficit on the provision of district and local open space in the So Kwun Wat Planning Scheme Area with the proposed amendment to the OZP, there is a surplus of about 13ha of district open space and about 55ha of local open space in the Tuen Mun District as a whole.

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

Item A (about 2,815m²)

Rezoning of the Site at Hong Fai Road from “G/IC” and “GB” to “G/IC(1)” with a maximum BH of 90mPD as stipulated on the Plan.

7. **Proposed Amendments to the Notes of the OZP**

- 7.1 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. The proposed amendments are summarised as follows:

“G/IC” Zone

- 7.2 In relation to Item A above, ‘Flat (Government Staff Quarters only) (on land designated “G/IC(1)” only)’ is proposed to be added under Column 1 of the Notes of the “G/IC” zone, and ‘Flat’ under Column 2 is proposed to be replaced with ‘Flat (not elsewhere specified)’.

Technical amendments

- 7.3 In accordance with the latest MSN, the following technical amendments to the Notes of the OZP are proposed:

³ There are 56 surplus kindergarten/nursery classrooms in the Tuen Mun District.

- (a) deletion of 'Market' from Column 2 of the "CDA", "R(B)" and "Village Type Development" zones;
- (b) revision of 'Shop and Services' to 'Shop and Services (not elsewhere specified)' under Column 2 of the "G/IC" zone; and
- (c) revision to the Remarks of "Green Belt" zone such that control on diversion of stream is added.

8. **Revision to the Explanatory Statement of the OZP**

- 8.1 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 the various land use zones to reflect the latest status and planning circumstances of the OZP.
- 8.2 The revised ES (with additions in ***bold and italics*** and deletions in ~~crossed-out~~) is at **Attachment IV** for Members' consideration.

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/TM-SKW/14.

10. **Consultations**

Consultation with District Council and Rural Committee

- 10.1 On 21.6.2022, PlanD issued letters to the Tuen Mun Rural Committee (TMRC) inviting TMRC chairman, vice-chairmen and members to provide comments on Item A. No comment has been received from TMRC.
- 10.2 On 4.7.2022, PlanD and CSD consulted the Tuen Mun District Council (TMDC) regarding the proposed amendments to the OZP for Item A. TMDC Members generally supported/had no objection to/no adverse comment on the proposed amendment item but urged the relevant government departments to minimize the potential impacts, particularly those possible traffic and visual impacts induced by the proposed redevelopment of CSD's staff quarters, and advised the project proponent to explore lowering the number of storeys by building more blocks to minimize the visual impact.
- 10.3 After consultation with TMDC, a number of standard letters from residents living in Siu Lam were also received expressing concerns on the possible traffic, visual, drainage, sewerage and environmental impacts induced by the proposed redevelopment. They also requested for enhancing the public light bus services and other public transport services in the Siu Lam area (sample letter at **Attachment VIIa**). Letter is also received from the Management Services Office of Grand Pacific Views/Heights (Palatial Coast) expressing the concern

of their residents and Owners' Committee on the proposed redevelopment of CSD's staff quarters (**Attachment VIIb**).

- 10.4 Regarding TMDC and the Siu Lam residents' concerns on the possible traffic, visual, landscape, drainage, sewerage and environmental impacts of the proposed redevelopment on the nearby residents, the discussion in paragraphs 4.7 to 4.14 above are relevant. According to the indicative scheme, the proposed redevelopment would only increase the number of units by about 100, and the technical assessments have demonstrated that the induced traffic and sewerage impacts are not significant. Regarding the potential traffic impact generated by the Siu Lam IRSC, the TIA has already taken into account the possible trip generated by this facilities in the traffic impact assessment by making estimation of trip generation with reference to similar facilities. For the suggestion of increasing public transport facilities in the Siu Lam Area, the need of public transport services would be assessed duly by relevant government departments. Regarding the suggestion of lowering the number of storeys by building more blocks, as sufficient setback from roads has to be allowed for mitigating the potential air and noise impacts, in view of the small size of the development site, it is impossible to split the 21-storey block into more lower-rise blocks.

Departmental Consultation

- 10.5 The proposed amendments have been circulated to relevant Government bureaux and departments for comments. Their comments have been incorporated where appropriate. Concerned bureaux/departments have no objection to or no adverse comments on the proposed amendments and no insurmountable problems have been raised by the Government departments consulted:

- Secretary for Security;
- District Lands Officer/Tuen Mun, Lands Department;
- C for T;
- CHE/NTW, HyD;
- DEP;
- Director of Fire Services;
- Chief Engineer/Mainland North, Drainage Services Department;
- Chief Engineer/Construction, Water Supplies Department;
- CTP/UD&L, PlanD;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Head of the Geotechnical Engineering Office, CEDD;
- Chief Project Manager 203, ArchSD;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services;
- Director-General of Civil Aviation;
- Director of Housing;
- Director of Agriculture, Fisheries and Conservation;
- Director of Food and Environmental Hygiene;
- Director of Leisure and Cultural Services;
- Commissioner of Police;
- Government Property Administrator;

- District Officer (Tuen Mun), Home Affairs Department;
- Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office; and
- Commissioner of Correctional Services.

Public Consultation

- 10.6 If the proposed amendments are agreed by the Committee, the draft So Kwun Wat OZP No. S/TM-SKW/13A at **Attachment II** (to be renumbered as S/TM-SKW/14 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the statutory exhibition period. The TMDC and TMRC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved So Kwun Wat OZP No. S/TM-SKW/13 as shown on the draft So Kwun Wat OZP No. S/TM-SKW/13A at **Attachment II** (to be renumbered as S/TM-SKW/14 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft So Kwun Wat OZP No. S/TM-SKW/13A (to be renumbered as S/TM-SKW/14) as an expression of the planning intentions and objectives of the Board for the various land use zones on the OZP and agree that the revised ES is suitable for exhibition together with the OZP.

12. Attachments

Attachment I	Approved So Kwun Wat OZP No. S/TM-SKW/13 (reduced scale)
Attachment II	Draft So Kwun Wat OZP No. S/TM-SKW/13A
Attachment III	Notes of the Draft So Kwun Wat OZP No. S/TM-SKW/13A
Attachment IV	Explanatory Statement of the Draft So Kwun Wat OZP No. S/TM-SKW/13A
Attachment V	Rezoning Report submitted by CSD for Amendment Item A
Attachment VI	Provision of GIC facilities and open space in So Kwun Wat OZP
Attachment VIIa	Sample letter expressing concerns on proposed amendments to approved So Kwun Wat OZP No. S/TM-SKW/13

Attachment VIIIb	Letter from the Management Services Office of Grand Pacific Views/Heights
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo
Plans 4a to 4c	Site Photos
Plans 5	Building Height Plan
Plans 6a to 6g	Conceptual layout plan, indicative section plan, photomontages and visual mitigation measures

**PLANNING DEPARTMENT
SEPTEMBER 2022**