

圖例  
NOTATION

- |                                                           |       |                      |
|-----------------------------------------------------------|-------|----------------------|
| BOUNDARY OF DEVELOPMENT SCHEME                            | — ♦ — | 發展計劃範圍界線             |
| RESIDENTIAL (GROUP A)                                     | R(A)  | 住宅 (甲類)              |
| MAJOR ROAD AND JUNCTION                                   | ==    | 主要道路及路口              |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | △ 140 | 最高建築物高度 (在主水平基準上若干米) |

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES  
ALSO FORM PART OF THIS PLAN

2023年3月24日城市規劃委員會根據市區重建局條例第25(6)(a)條認為圖則適宜公布，並於2023年4月21日按照城市規劃條例第5條展示  
PLAN DEEMED SUITABLE BY THE TOWN PLANNING BOARD FOR PUBLICATION UNDER SECTION 25(6)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE ON 24 MARCH 2023 AND EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 21 APRIL 2023

**C. K. Yip**  
C K YIP  
SECRETARY, TOWN PLANNING BOARD  
葉子季  
城市規劃委員會秘書

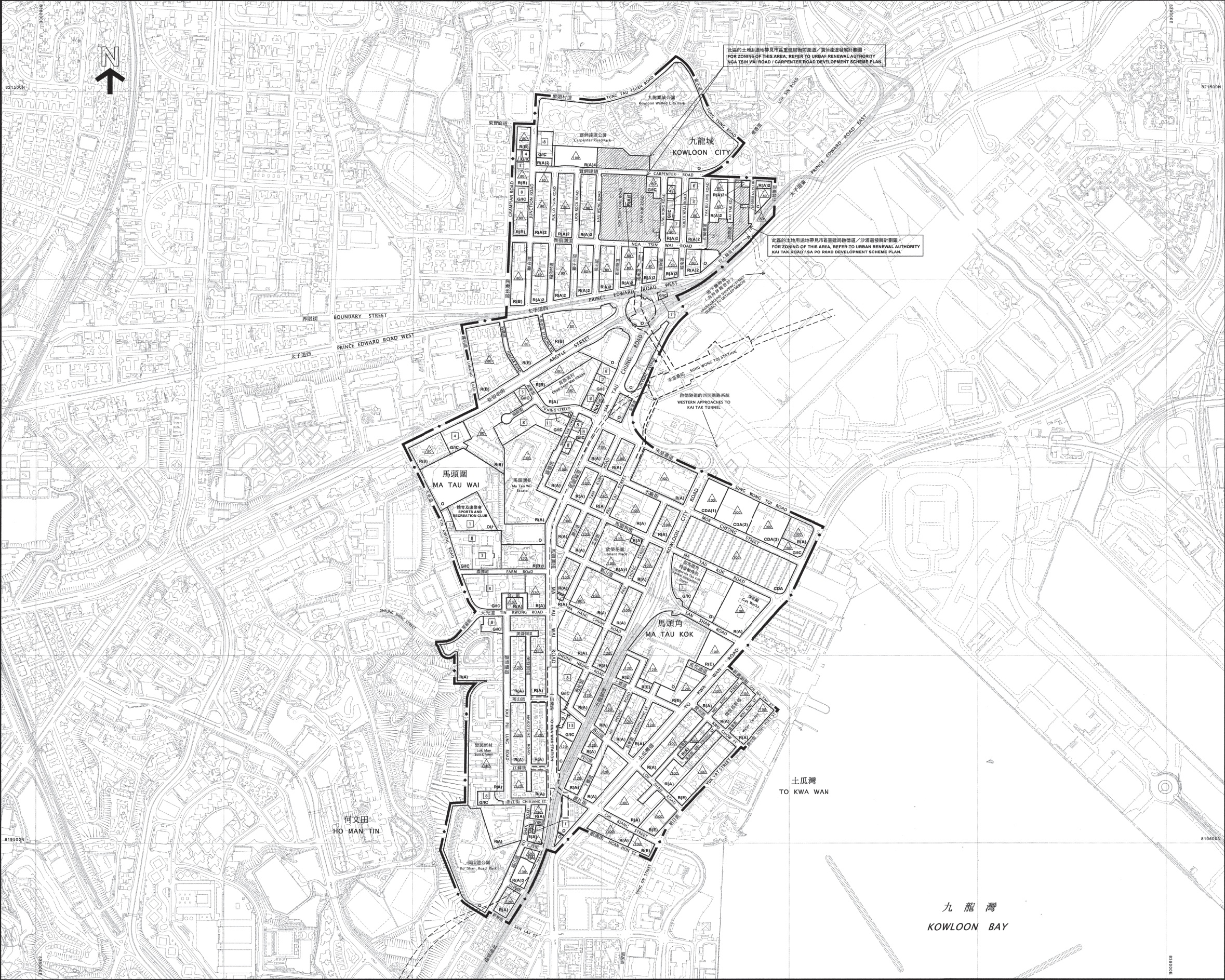
香港城市規劃委員會依據城市規劃條例擬備的市區重建局靠背壟道／浙江街發展計劃圖  
**TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD**  
**URBAN RENEWAL AUTHORITY KAU PUI LUNG ROAD / CHI KIANG STREET**  
**DEVELOPMENT SCHEME PLAN**

SCALE 1 : 1500 比例尺  
米 METRES 30 0 30 60 90 120 METRES 米

依據市區重建局條例第25(3)(a)條擬備  
PREPARED UNDER SECTION 25(3)(a) OF THE URBAN RENEWAL AUTHORITY ORDINANCE

圖則編號  
PLAN No. S/K10/URA2/1





圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	STATION	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
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）

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

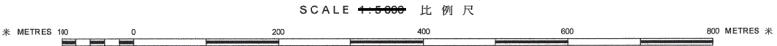
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.40	0.29	商業
COMPREHENSIVE DEVELOPMENT AREA	5.05	3.65	綜合發展區
RESIDENTIAL (GROUP A)	43.73	31.56	住宅（甲類）
RESIDENTIAL (GROUP B)	8.93	6.45	住宅（乙類）
RESIDENTIAL (GROUP E)	3.20	2.31	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	8.16	5.89	政府、機構或社區
OPEN SPACE	21.17	15.28	休憩用地
OTHER SPECIFIED USES	0.86	0.62	其他指定用途
MAJOR ROAD ETC.	42.81	30.90	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	4.23	3.05	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	138.54	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2023年9月5日 根據城市規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 5 SEPTEMBER 2023

Ma Carmen KONG 江嘉敏女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的馬頭角（九龍規劃區第10區）分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 10 - MA TAU KOK - OUTLINE ZONING PLAN



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/K10/30



**List of Representers in respect of the  
Draft Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan No. S/K10/URA2/1**

<b>Representation No. (TPB/R/S/K10/URA2/1-)</b>	<b>Name of Representer</b>
R1	Chan Kwok Hing
R2	梁冬梅
R3	Hui Luen Sang
R4	Yeung Hing Tai
R5	Lam Wun Lai
R6	Ng Wai Ling
R7	Yu Kwok Fai (余國輝)
R8	Man Ying Yung
R9	Leung Pui Ching
R10	Liu Kam Shing
R11	Siu Chi Hang Freddie
R12	Choi Yuet Ying
R13	Wong Mei Lan Rosa
R14	Tsang Ho Chong
R15	Tse Po Bing, Emily
R16	Lam Yi Man Meir
R17	Lee Tak Wah
R18	Yim Yin Yee Susana
R19	黃衛國
R20	梁道尚
R21	Ng Aimee Melrose SY
R22	Chan Sin Kwan
R23	Kong Yuk Kee Tony
R24	Chan Wai Ming

<b>Representation No. (TPB/R/S/K10/URA2/1-)</b>	<b>Name of Representer</b>
R25	Chan King Ho
R26	Chan Chi Wing
R27	Poon Chan Kit (潘贊杰)
R28	Cunningham Sydney Trentham
R29	Hui Tsz Kiu
R30	Lun Siu Kwan
R31	Chan Chak Man
R32	Chan Wai Lun
R33	林愛玲
R34	Woo Chun Hoi Dennis
R35	Lau Ngan Fung
R36	Wong Mei Ying
R37	甄敏宜
R38	Wong King Fung
R39	Li Suet Sam Cecilia
R40	Orr Tina Huy
R41	Orr Wah Tung Anthony
R42	Leonie Bejune Orr
R43	Leung Yuen Sze
R44	Alexander Junlong Orr
R45	林少如
R46	吳瑞珍
R47	許康輝
R48	鄭發銀
R49	Irene Mun Wa Wong (黃敏華)
R50	Lam Bik Chun (林碧珍)

<b>Representation No. (TPB/R/S/K10/URA2/1-)</b>	<b>Name of Representer</b>
R51	So Yuet Wah
R52	許康民
R53	Hui Kam Wai Agnes
R54	Tsui Kwo (徐果)
R55	Gordon Peter Henry (高嘉華)
R56	Chan Yiu Shu Stephen (陳耀樞)
R57	Ip Chak Woon (葉澤桓)
R58	Tang Chor Fan Julia (鄧楚勳)
R59	Yeung Tsz Wa Edward (楊子華)
R60	Tang Kin Fan Eric
R61	Mary Mulvihill
R62	MTR Corporation Limited

**List of Commenters in respect of the  
Draft Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan No. S/K10/URA2/1**

<b>Comment No. (TPB/R/S/K10/URA2/1-)</b>	<b>Name of Commenter</b>
C1	市區重建局 (Urban Renewal Authority)
C2	Wong Sze Nga
C3	Lam Wun Lai
C4	林漪汶
C5	Lam Chung
C6	Lau Ngai Fung
C7	Lam Fui
C8	Kwok Pui Yee
C9	Mary Mulvihill
C10	Chan Sum Yu Samuel
C11	Tse Fu Hing



TPB/R/S/K10/URA2/1-  
C1



Our Ref.: URA230804862



By Hand

11 August 2023

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

Dear Sir/Madam,

**Draft Urban Renewal Authority Kau Pui Lung Road / Chi Kiang Street  
Development Scheme Plan No. S/K10/URA2/1  
- Submission of Comments on Representations -**

We refer to the captioned Draft Urban Renewal Authority Kau Pui Lung Road / Chi Kiang Street Development Scheme Plan No. S/K10/URA2/1 ("the Plan") published by the Town Planning Board ("TPB") and the 62 representations nos. TPB/R/S/K10/URA2/1-1 – TPB/R/S/K10/URA2/1-62 made to TPB by the public in respect of the Plan.

In accordance with section 6A(1) of the Town Planning Ordinance, we hereby submit our comments on representations in respect of the Plan with a duly completed Form No. S6A for the consideration by TPB.

Should you have any enquiry, please feel free to contact Ms. Mable Kwan at 2588 2752.  
Thank you for your kind attention.

Yours faithfully,

Mike Kwan  
General Manager, Planning & Design  
Urban Renewal Authority

encl.

c.c. (w/o – by fax)

DPO/K, PlanD (Attn: Ms. Vivian Lai) (Fax No.: 2894 9502)

**COMMENT ON REPRESENTATION IN RESPECT OF  
DRAFT PLAN UNDER SECTION 6A(1) OF  
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)  
第6A(1)條就草圖的申述提出意見



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出,填妥的表格及支持有關意見的文件(倘有),必須送交香港北角渣打道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前,請先細閱有關「根據城市規劃條例提交及公佈申述,對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣打道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣打道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取,亦可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格,填寫的資料宜中英文兼備。倘若未能提供所需資料,則委員會可把有關申述視為不曾提出論。

<b>1. Person Making this Comment (known as "Commenter" hereafter)</b> <b>提出此宗意見的人士(下稱「提意見人」)</b>
Full Name 姓名 / 名稱 (Mr./ Ms./ Company/ Organisation* 先生/女士/公司/機構*)  Urban Renewal Authority  (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意:若個人提交,須填上與香港身份證/護照所載的全名)

<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>
Full Name 姓名 / 名稱 (Mr./ Ms./ Company/ Organisation* 先生/女士/公司/機構*)    (Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意:若個人提交,須填上與香港身份證/護照所載的全名)

<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖(請註明草圖名稱及編號)	Draft Urban Renewal Authority Kau Pui Lung Road / Chi Kiang Street Development Scheme Plan No. S/K10/URA2/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	TPB/R/S/K10/URA2/1-1 - TPB/R/S/K10/URA2/1-62

\* Delete as appropriate 請刪去不適用者  
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

**3. Details of the Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情  
 Please refer to the attachment.

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
 若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

(This part will not be made available for public inspection)  
(這部份不會公開予公眾查閱)

**Particulars of "Commenter" and Authorised Agent**  
**「提意見人」及獲授權代理人的詳細資料**

**Important Notice 重要告示**

1. 提意見人須填上香港身份證／護照所載的全名
2. 提意見人亦須提供香港身份證／護照號碼的首四個字母數字字符(例子: C668/CC66)
3. 獲授權代理人(如適用)的代表亦須提供香港身份證／護照所載的全名及號碼的首四個字母數字字符(例子: C668/CC66)
4. 如意見由獲授權代理人提交, 代理人須提交提意見人簽署的委任文書正本
5. 提意見人或其獲授權代理人請提供郵寄地址或電郵地址以便書信通訊
6. 提意見人須詳閱關於「根據《城市規劃條例》提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會(下稱「委員會」)規劃指引編號 29B

意見若沒有提供上述第 1 至 3 項的資料, 則該意見會視為不曾作出。若沒有提供上述第 4 項的資料, 則該意見將視為並沒有委任獲授權代理人。沒有提供上述第 5 項資料(註: 不完整或無法辨識的通訊地址亦視作沒有提供)的提意見人將視作無意收到往後相關函件及出席聆聽會議。委員會秘書處保留權利要求提意見人提供身份證明以作核實。若有需要, 提意見人可透過委員會網站取得聆聽會議安排、相關文件等資料, 並聯絡委員會秘書處, 以安排出席聆聽會議。

1. Commenter must provide the full name shown on Hong Kong Identity (HKID) Card/Passport
2. Commenter must provide the first four alphanumeric characters of HKID Card/Passport number (e.g. C668/CC66)
3. The representative of the authorised agent (if applicable) must also provide his/her full name shown on HKID Card/Passport and the first four alphanumeric characters of his/her HKID Card/Passport number (e.g. C668/CC66)
4. For submission made by authorised agent on the commenter's behalf, the original signed authorisation letter should be provided
5. Commenter or his/her authorised agent is requested to provide postal address or email address to facilitate communication in writing
6. Commenter is advised to read the Town Planning Board (the Board) Guidelines No. 29B on "Submission and Publication of Representations, Comments on Representations and Further Representations under the Town Planning Ordinance" (TPB PG-No. 29B).

If commenter fails to provide the information of items 1 to 3 above, the comment submitted shall be treated as not having been made. Failure to provide the document of item 4 above shall be taken as that no authorisation agent is appointed for the representation. Failure to provide information of item 5 above (note: incomplete or illegible correspondence may also be treated as not having been provided) will be taken to indicate that the commenter is not willing to receive further correspondences and attend the hearing. The Secretariat of the Board reserves the right to require the commenter to provide identity proof for verification. If needed, the commenter may check the information regarding the hearing arrangement, relevant papers, etc. on the Board's website, and contact the Secretariat of the Board to make arrangement for their attendance at the hearing.

**1. Commenter 「提意見人」**

Full Name of Commenter's Representative (Only applicable to organisation/group as a commenter)  
提意見人代表全名(只適用於提意見人為機構組織)

KWAN Yee Fai Mike

(Note: full name shown on HKID Card/Passport must be provided)  
(注意: 須填上香港身份證／護照所載的全名)

# Necessary information. If commenter is an organisation/group, must provide the information of the representative  
必須資料。如果提意見人為機構組織, 須提供其代表的資料

@ Please refer to point no. 5 of Important Notice  
請查閱重要告示的第 5 點



**2. Authorised Agent (if applicable) 獲授權代理人(如適用)**

Full Name of Representative 代表全名

(Only applicable to organisation/group as the authorised agent 只適用於獲授權代理人為機構組織)

(Mr./ Ms. \* 先生/女士\*)

(Note: full name shown on HKID Card/Passport must be provided)

(注意:須填上香港身份證/護照所載的全名)

First 4 Alphanumeric Characters of HKID Card/Passport (e.g. C668/CC66) #

香港身份證/護照首 4 位字母數字字符(例子: C668/CC66) #

Postal Address 通訊地址@

E-mail Address 電郵地址@

Tel. No. 電話號碼 (Optional 可選擇提供)

\* Delete as appropriate 請刪去不適用者

# If the authorised agent is an organisation/group, must provide information of the representative  
如果代理人為機構組織, 須提供其代表的資料@ Please refer to point no. 5 of Important Notice  
請查閱重要告示的第 5 點**Statement on Personal Data 個人資料的聲明**

1. In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the verification of identity of the "commenter" and the authorised agent;
- (b) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (c) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

城市規劃委員會就這宗意見所收到的個人資料會交給委員會秘書及政府部門, 以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途:

- (a) 核實「提意見人」及獲授權代理人的身份;
- (b) 處理這宗意見, 包括在公布這宗意見供公眾查閱時, 公布「提意見人」的姓名供公眾查閱; 以及
- (c) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "commenter" and the authorised agent in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「提意見人」及獲授權代理人就這宗意見提供的個人資料, 或亦會向其他人士披露, 以作上述第 1 段提及的用途。

3. The "commenter" and the authorised agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定, 「提意見人」及獲授權代理人有權查閱及更正其個人資料。如欲查閱及更正其個人資料, 應向委員會秘書提出有關要求, 其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**Draft Urban Renewal Authority**  
**Kau Pui Lung Road / Chi Kiang Street Development Scheme Plan**  
**市區重建局靠背壟道／浙江街發展計劃草圖**  
**(S/K10/URA2/1)**

**Comments on Representations 對申述的意見 Nos. TPB/R/S/K10/URA2/1-1 – 62**

**Representation Period 申述期：**

21/04/2023 – 21/06/2023

**Nature of Representations 申述性質：**

	<b>No. 數量</b>
Support 支持	38
Object 反對	23
General Comment 一般意見	1
<b>Total 總數</b>	<b>62</b>

**Notes 備註：**

1. Representations submitted in English are responded in English.  
市建局會以中文回應以中文提交之申述。
2. The URA has categorized the representations for easy reference and organized response to similar comments. Representations are not categorized by representers.  
為了更清晰回應相類似之申述，市建局將申述分類回應。此回應中的分類僅供參考，並不代表申述人之分類。

Supporting Comments 支持意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
TPB/R/S/K10/URA2/1-1 - 38	<ul style="list-style-type: none"> <li>支持</li> </ul>	備悉意見，並感謝支持。
Main Categories of Supporting Comments (支持意見主要分類)		
Improvement in Living Environment 改善居住環境		
TPB/R/S/K10/URA2/1-1 - 8, 11, 13, 16 - 24, 26, 27, 29, 30, 32, 33, 37	<ul style="list-style-type: none"> <li>樓宇設備落後，沒有電梯，對居民上落及送貨造成不便，同時亦阻礙了老人家和行動不便人士外出就醫，及影響他們的社交生活和身心健康。</li> <li>樓齡舊而且結構殘破，有內部損壞、石屎剝落、天花及外牆漏水、瓷磚爆裂等問題，擔心樓宇安全。</li> <li>樓宇設計落後，住宅貼近馬路泊車位，經常受到滋擾。</li> <li>樓宇欠缺管理，長期缺乏維修，亦沒有安全裝置，如消防設備。</li> <li>舊樓維修保養費用高昂，對上年紀及已退休的居民帶來經濟負擔。</li> </ul>	<p>備悉意見，並感謝支持。</p> <p>市建局根據〈市區重建條例〉及〈市區重建策略〉推行市區更新，旨在解決市區老化問題，改善舊區居民居住環境。市建局理解靠背壟道 / 浙江街發展計劃 (CBS-2:KC) (該計劃) 內居民對現狀的憂慮，根據核准一般建築圖則，該計劃內的所有樓宇樓齡超過 50 年，均沒有電梯或其他無障礙設施。而該計劃的重建樓宇將設有現代化設施包括電梯及無障礙設施。</p> <p>市建局希望透過該發展計畫提供優質樓宇以滿足社會的房屋需求之餘，同時改善該區整體環境及增加社區設施等規劃裨益。</p>
TPB/R/S/K10/URA2/1-9, 10, 12, 14, 15, 25, 28, 34, 35	<ul style="list-style-type: none"> <li>Redeveloping dilapidated buildings improves living conditions for existing residents.</li> <li>The existing building facilities are too old and must be updated, there are no lifts which people in need (such as elderly) find difficulties walking</li> </ul>	<p>Noted with thanks.</p> <p>The URA facilitates urban regeneration in accordance with the Urban Renewal Authority Ordinance (URAO) and Urban Renewal Strategy (URS) with an aim to address the problem of urban decay and improve living conditions of residents in dilapidated urban area. The URA understands the concerns of the residents living within Kau Pui Lung Road / Chi Kiang Street Development Scheme (CBS-2:KC) (the Scheme). According to the approved general building plan (GBP), all</p>



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	<p>up/down the stairs and would induce extra cost/ inconvenience for goods delivery.</p> <ul style="list-style-type: none"> <li>The building materials are getting too old which internal wiring and piping are out of date, loose concrete is falling out and roof waterproofing requires improvement.</li> <li>The existing buildings are too old which induces high expenses for daily maintenance.</li> </ul>	<p>buildings within the Scheme are aged over 50 years and none of them is served by lift or barrier-free access. Through the redevelopment of the Scheme, residential buildings with modern standards facilities will be provided.</p> <p>Through the Scheme, the URA seeks to meet the housing needs of the society and at the same time improve the overall environment and achieve wider planning gains, such as the provision of GIC facilities, to meet the needs of the community.</p>
Planning and Design 規劃及設計		
TPB/R/S/K10/URA2/1-5, 6, 8, 16, 20, 22, 30 - 33, 38	<ul style="list-style-type: none"> <li>支持重建，善用土地資源，提高地積比率，增加房屋供應，惠及市民。</li> <li>充分利用市區土地興建「首置」項目，給予年輕人「上車」置業的機會。</li> <li>支持由市建局統一收購及整體規劃，避免日後由個別發展商零碎發展。</li> <li>支持政府重建策略及房屋政策，改善社區環境及設施。</li> </ul>	<p>備悉意見，並感謝支持。</p> <p>該計劃旨在落實《施政報告》的目標，透過充分利用該計劃內合作社地段的發展潛力，房屋供應將增加約 5 倍，由現時約 460 個增加至約 2,300 個房屋單位。亦因應《施政報告》的最新政策指引，該計劃會提供約 950 個「首置」房屋單位，以協助收入較高但仍未能購買私樓的家庭置業機會。</p> <p>市建局建議統一發展該計劃範圍(包括首置單位地盤)，整體性地規劃及設計地盤內的樓宇布局，休憩空間及行人網絡，以達致更一致的規劃及重整效益。該計劃亦建議將地面街道納入發展，以增加可用樓面面積及地盤，透過重整及重新規劃土地用途及分佈，將部分美善同道及江蘇街重新規劃為步行街，並建議興建地下購物街，整體性改善該區的步行環境和行人暢達性。該計劃亦會提供更多政府、機構或社區設施及休憩空間，為社區帶來更大社會裨益。</p>
TPB/R/S/K10/URA2/1-10, 12, 14, 15, 34, 35	<ul style="list-style-type: none"> <li>Redevelopment could provide more housing supply and benefit</li> </ul>	<p>Noted with thanks.</p> <p>The Scheme aims to fulfil the objectives of the Policy Address 2018 and 2019 (PAs), to</p>

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	<p>more people with better living space.</p> <ul style="list-style-type: none"> <li>Redevelopment could improve utilisation of land resources as existing old buildings have not fully utilized the permissible plot ratio and building height.</li> <li>Redevelopment by URA is better than redevelopment by individual private developer (to avoid pencil tower).</li> <li>Redevelopment by URA could provide GIC facilities to be shared and enjoyed by public and to meet the population's needs.</li> <li>Traffic aspects, namely road and carpark, will be well-planned.</li> </ul>	<p>increase housing supply by full utilisation of the development potential of the subject site. The total number of flats after redevelopment of the Scheme will be about five times of the existing, increasing from about 460 units to about 2,300 units. In addition, in response to the latest directive under the PAs, about 950 flats will be allocated to Starter Home (SH) units within the Scheme to assist different tiers of families who cannot afford private housing to meet their home ownership aspiration.</p> <p>The URA has comprehensively planned the redevelopment of the subject site (including the site for SHs), which building blocks disposition, open space and pedestrian network have been carefully designed and planned in a holistic manner to achieve more coherent and integrated planning gains. A portion of road have been incorporated into the Scheme to enhance restructuring and re-planning of land uses, a portion of Maidstone Road and Kiang Su Street will be pedestrianised, and together with the proposed underground shopping street, forming a comprehensive pedestrian network that could greatly improve pedestrian environment and enhance walkability and accessibility. In addition, the Scheme will provide GIC facilities as well as open space to bring more planning gains to the community.</p>
Acquisition, Compensation and Rehousing Policies 收購、賠償及安置政策		
TPB/R/S/K10/URA2/1-30	<ul style="list-style-type: none"> <li>支持收回公務員合作社用地，因賠償合理單位/有原區安置安排。</li> </ul>	備悉意見，並感謝支持。
TPB/R/S/K10/URA2/1-38	<ul style="list-style-type: none"> <li>反對原址原大方案，此方案只是對收購討價還價的伎倆。訊息群組內不見有社員堅決承諾非此方案不取，如當局真的採納，恐怕會出現有樓沒人住的結果。</li> <li>反對八社聯盟提出的單一業權發展方法。八社</li> </ul>	備悉意見。

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	<p>聯盟只是少數合作社主席及社員提出的訴求。以本社為例，前主席並沒有諮詢社員及取得授權擅用合作社的名義參與此聯盟。他並沒有將與有關機構商討的過程及結果通知本社社員，所以八社聯盟的認受性及代表性非常存疑。</p>	
TPB/R/S/K10/URA2/1-35	<ul style="list-style-type: none"> <li>The residents will get reasonable compensation to improve their quality of life.</li> </ul>	Noted with thanks.



Opposing Comments 反對意見		
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<b>Main Categories of Opposing Comments (反對意見主要分類)</b>		
<b>Planning and Design 規劃及設計</b>		
TPB/R/S/K10/URA2/1-41, 42	<p><b>Proposed increase in maximum building height restriction (BHR) :</b></p> <ul style="list-style-type: none"> <li>Proposed increase in maximum permissible building height to 140mPD will cause adverse visual and ventilation impacts to the surrounding area, including overshadowing, blockage of views, poor ventilation, and wind tunnel effect.</li> </ul>	<p>Assessments on various potential impacts which includes visual and air ventilation impacts of the Scheme, were conducted and submitted to the Town Planning Board (TPB), which showed that redevelopment of the Scheme would not bring significant adverse air ventilation and visual impacts to the surrounding environment.</p> <p>As assessed in the submitted Visual Impact Assessment (VIA), the proposed development in the Scheme is considered visually compatible with the surrounding environment, and will not create significant blockage of views from both the strategic view point (VP) and key local VPs. The proposed development of 140mPD is generally compatible with the surrounding high density building context and respects a stepping height profile from hillside towards the waterfront. Comparing to the prevailing Outline Zoning Plan (OZP) of 120mPD, the Proposed Scheme under 140mPD can enhance block design for more permeability and reduce visual bulkiness of the podia. Comparing to the existing development, the proposed development provided two visual corridors in N-S and S-W directions, which will enhance visual openness. Given the above wider building separation and slimmer block design under the 140mPD proposed development, the proposed development is considered visually compatible with the surrounding environment and the blockage of views and sunlight will be reduced.</p> <p>According to the assessment in the submitted Air Ventilation Assessment (AVA) and the proposed Draft Explanatory Statement of the draft Development Scheme Plan (DSP), two major wind enhancement features will be provided in the Scheme, i.e. a minimum 15m-wide breezeway along pedestrianised avenue for north-south wind flow; and a minimum 20m-wide podium separation along Kiang Su Street</p>

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		<p>for east-west wind flow. Various building and podium separations will also be provided where appropriate and practicable to enhance the local pedestrian wind environment.</p> <p>Besides, the AVA has assessed the wind performance under the Baseline Scheme (Scenario with 120mPD BHR) and the Proposed Scheme (Scenario with 140mPD BHR). The assessment has demonstrated that the increase in building height would not induce significant impact to the TKW area in air ventilation term under both annual and summer conditions. With the two aforementioned wind enhancement features, the Proposed Scheme could slightly enhance the wind flow in the Scheme and nearby area.</p>
TPB/R/S/K10/URA2/1-41, 42	<p><b>Proposed increase in plot ratio (PR):</b></p> <ul style="list-style-type: none"> <li>The proposed increase in PR for the residential component of the development is not justifiable and will pose a terrible precedent for future applications if it is given a green light.</li> <li>An increase in the number of dwellings is hardly a genuine excuse to bump up the PR. The only benefit is extra dollars in the pocket of the developer.</li> </ul>	<p>The Scheme aims to fulfill the objectives of the PAs, to increase housing supply by full utilisation of the development potential of the cluster of Civil Servants' Cooperative Building Society (CBS) Scheme sites.</p> <p>The Scheme has adopted a total PR of 9, which is tally with the development intensity of Residential (Group A) ("R(A)") zoning in Kowloon. Similar to the increased domestic PR (PR = 8.5) adopted in the Mong Kok and the Yau Ma Tei OZPs, a new planning tool of PR interchangeability, with domestic PR = 8 and non-domestic PR = 1, is proposed in the Scheme to allow more flexibility on future development for better design and to meet market needs. The proposed domestic PR = 8 will also include the provision of about 950 units of SH units in response to Government policy directives to meet the market needs.</p> <p>Under the proposed domestic PR = 8, the housing supply will be increased by about 5 times from existing about 460 units to about 2,300 units, which could alleviate the acute housing demand of the society.</p> <p>Through the Scheme, the URA does not only seeks to meet the housing needs of the entire society, but also aim to improve the overall</p>

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		environment and achieve wider planning gains, such as provision of GIC facilities and provision of underground public vehicle park to alleviate district parking demand.
TPB/R/S/K10/URA2/1-44, 61	<p><b>Proposed types of housing :</b></p> <ul style="list-style-type: none"> <li>Provision of public housing (PH) has been completely removed from the current proposal.</li> <li>The entire site should be turned over to the government to provide a mixture of PH and Started Homes instead of private units.</li> <li>The site is ideal for PH development due to its proximity to Lok Man Sun Chuen.</li> <li>The city desperately needs PH.</li> <li>PH should be used for accommodating the TKW residents who are affected by redevelopment.</li> </ul>	<p>The change of provision from PH to SH is to respond to the latest policy directives of providing more SH units in the URA projects. The URA revised the design of the Scheme to include the provision of about 950 SH units to assist different tiers of families who cannot afford private housing to meet their home ownership aspiration.</p>
TPB/R/S/K10/URA2/1-61	<ul style="list-style-type: none"> <li>One of the blocks should be built with elderly friendly units to ensure a safe environment for the increasing number of elderlies to allow them to age in place.</li> </ul>	<p>Through the redevelopment of the Scheme, residential buildings with modern facilities/ services such as lifts, sufficient lighting, and security service will be provided, while the future buildings design will also provide barrier-free access in accordance with relevant guidelines/ regulations where applicable. Besides, public open space and GIC facilities will also be provided in the Scheme for the enjoyment of the elderly.</p> <p>Should the draft DSP be approved by CE in C, detailed block and building design of the proposed development will be carried out to</p>

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		create safe and elderly-friendly living environment as far as practicable.
TPB/R/S/K10/URA2/1-61	<b>Provision of GIC facilities :</b> <ul style="list-style-type: none"> <li>The proposed GIC provision (i.e. not less than 2,500sq.m. GFA) is not sufficient to meet the acute local demand.</li> </ul>	<p>In view of the community's need for more GIC facilities and in response to TPB members' comments for more GIC provisions at the TPB meeting on 24 March 2023, URA intends to increase the GIC provision in the Scheme, from the original proposal of "not less than 2,500sq.m.m GFA for GIC, to "not less than 4,500sq.m. GFA for GIC uses" in the Scheme, subject to no additional technical assessments required and the practical feasibility in the future development, confirmation of funding and Schedule of Accommodation (SOA) availability from relevant government departments who would take up the GIC GFA within specified time after the approval of the draft DSP. The proposed GIC provision shall also be subject to exemption of GFA as according to the Appendix of Joint Practice Notes No. 4 (JPN4) under Group III (Item 3) for implementation.</p>
TPB/R/S/K10/URA2/1-40	<b>Impact on existing public utilities:</b> <ul style="list-style-type: none"> <li>The project will threaten and stress the existing public utilities such as stormwater drainage, and URA has failed / avoided addressing the problems.</li> </ul>	<p>Assessments for the various potential impacts including drainage, sewerage, and water supply, by the Scheme with proposed feasible mitigation measures were prepared by the URA's consultants and submitted to the TPB.</p> <p>The submitted Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), and Water Supply Impact Assessment (WSIA) have demonstrated that there would not be any adverse impact to the surrounding area pertaining to sewerage, drainage and water supply aspects.</p> <p>No adverse comments on related aspects were received from the relevant government departments.</p>
TPB/R/S/K10/URA2/1-41	<b>Architectural and cultural Impacts:</b> <ul style="list-style-type: none"> <li>The CBS buildings are prime examples of mid-century</li> </ul>	<p>The CBS buildings within the Scheme were built in 1959 to 1970 and are typical types of CBS residential buildings.</p>

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	<p>modern architecture and of historical significance.</p> <p>Destroying those buildings would be a cultural disaster.</p>	<p>The Scheme aims to fulfill the objectives of the PAs, to increase housing supply by full utilisation of the development potential of the cluster of CBS sites. When the Scheme is commenced, according to the record of the Antiquities and Monuments Office (AMO), the buildings within the Scheme are not on the lists of historic buildings or declared monuments or included in the list of new items for grading assessment.</p>
TPB/R/S/K10/URA2/1-41, 43	<p><b>Environmental Impact</b></p> <ul style="list-style-type: none"> <li>Destroy buildings in good conditions and create huge volume of building waste.</li> </ul>	<p>In response to the PAs by the Chief Executive, the URA was invited to identify one or two clusters of CBS Scheme sites suitable for high-density development as pilot sites.</p> <p>The Scheme has been selected according to the prescribed multiple factors including but not limited to the following: cluster of CBS sites in high-density development areas (i.e. R(A) zone under the OZP) in the urban districts, numbers of CBS involved, proximity to existing public rental housing and other ancillary facilities, building age and its existing development density.</p> <p>The Scheme also seeks to improve the overall environment through redevelopment in accordance with the URS 2011. The concerned urban area is replanned to utilise the development potential and increase the housing supply. Part of the site will be allocated to SH units for the planning gain of general public.</p> <p>Connectivity and walkability are also improved through restructuring and urban design to create a liveable community.</p> <p>Environmental Assessments (EA) in various environmental aspects including waste management were conducted for the proposed development. The EA revealed the overall acceptability of the proposed development from these environmental perspectives.</p>

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URA's Planning Procedure and Redevelopment Process 有關市建局項目程序 / 重建方面		
TPB/R/S/K10/URA2/1-48, 59	<p>反對重建，對樓宇現況及居住環境滿意：</p> <ul style="list-style-type: none"> <li>樓宇狀況仍然良好</li> <li>居住單位狀況良好</li> <li>認為沒有電梯不是問題</li> <li>沒有衛生問題</li> <li>沒有治安問題</li> <li>有委員會負責管理，有定期保養</li> <li>管理費低，搬遷後難以找到管理費相約的住所，對已經退休及收入少的住戶負擔大。</li> </ul>	<p>市建局為回應政府在 2018 及 2019 年《施政報告》中的邀請，根據《施政報告》中所列出適合重建合作社樓宇的特點，考慮不同地盤選址的可用剩餘地積比率、所涵蓋的合作社數目，以及鄰近現有公共屋邨等多項因素，物色一至兩個適合作高密度發展的合作社地段作為重建試點，該計劃是重建試點項目之一。</p> <p>根據核准一般建築圖則，該計劃內的所有樓宇樓齡均為 50 年以上，沒有電梯或其他無障礙設施，對住客和長者出入造成不便，宜居性較差。</p> <p>該計劃地盤現時被美善同道和江蘇街分割，而道路兩側均有路邊泊車位，行人路約為 2-3 米闊。在土瓜灣港鐵站啟用後，現時有更多的行人途經該計劃內的行人路段，人流相對增加。車輛於現有美善同道的掘頭路窄路調頭會產生對行人的危險。</p> <p>現時該計劃範圍內並沒有任何休憩空間供公眾使用，離該計劃最近的公共空間為邊界外的高山道公園。</p> <p>因此，該計劃旨在落實《施政報告》的目標，透過充分利用地段的發展潛力，增加房屋供應外，市建局亦為該計劃的土地透過重整及重新規劃，提供設有現代化設施(包括電梯及無障礙設施)的樓宇、休憩空間供公眾使用、人車分隔的地面步行街 / 廣場，並設有園景裝置及種植花木、商業 / 零售用途，以及建議提供地下街連接港鐵站出口，改善整體居住環境、地區的連接性及暢達性，並透過合適的城市設計，營造更宜居的社區，達致更廣泛的社區裨益，惠及更多有需要的市民。</p>
TPB/R/S/K10/URA2/1-59	<p>選址：</p> <ul style="list-style-type: none"> <li>為何不去選擇一些空置率高，少人居住的，反而偏要向選擇</li> </ul>	<p>市建局依據 2018 年《施政報告》中所列出適合重建合作社樓宇的特點，包括考慮不同地盤選址的可用剩餘地積比率、所涵蓋的合作社數目，以及鄰近現有公共屋邨等多項因素，以挑選適合作</p>



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	<p>仍然有大量住戶的合作社？</p>	<p>試點項目的地盤選址。經過多方面考慮，該計劃選址是最符合上述條件，作為試點項目。</p> <p>該計劃選址，毗鄰有公共屋邨，所涉及的公務員合作社樓宇亦較集中，並沒有摻雜其他非合作社樓宇，在重建後可增加的樓面面積較高，加上地盤面積亦較大，能透過重整及重新規劃，進一步為社區帶來裨益，惠及區內居民。</p> <p>市建局近年期望以小區發展模式發展重建項目，並配合不同更新手法，加大九龍城舊區更新的步伐。該計劃毗鄰港鐵沙中綫土瓜灣站，可藉著港鐵站內已建的行人隧道網絡，進一步連繫土瓜灣舊區的多個重建項目，加強社區的連接及行人暢達度。</p>
TPB/R/S/K10/URA2/1-57	<p>公眾諮詢：</p> <ul style="list-style-type: none"> <li>未有於項目公布/收地前向各住戶或合作社進行諮詢。</li> </ul>	<p>市建局須就所有重建發展計劃（包括試點項目）遵守保密原則，只會透過刊憲啟動相關項目時，才會對外公佈項目細節，包括重建位置及範圍等資料。這是因為市建局對業主的「七年樓齡」補償較市場對這類舊樓的出價為高，對合資格租客亦有特惠津貼和安置安排，因此，項目在公布開展前必須保密，以免有人在獲悉消息後入住項目內已經撤銷轉讓限制的合作社樓宇單位，濫用補償安排或安置資源。</p> <p>計劃在 2020 年 5 月 25 日於刊憲公告開展後，已根據〈市區重建條例〉及〈市區重建策略〉，進行公眾諮詢，包括第一階段社會影響評估報告呈交予城規會，並於 2020 年 5 月 29 日至 6 月 19 日的三星期時間內收集公眾意見；於 2020 年 7 月 8 日將第二階段社會影響評估報告呈交予城規會，並於 2020 年 7 月 17 日至 7 月 31 日的兩星期時間內收集公眾意見；及於城規會認為該草圖適宜公布並刊憲後，於 2023 年 4 月 21 日至 6 月 21 日的兩個月時間內供公眾查閱及收集公眾申述。</p> <p>市建局一直與受重建項目影響的居民及業主保持溝通，舉行居民簡報會，與及和相關立法會議員、區議員及業主會面。另外，市建局會透過「夥伴同行」探訪計劃，主動接觸試點項目內的每個家庭及業戶，詳細解釋項目政策及其他相關</p>

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		資訊。因就合作社的特別情況，市建局也為社員提供特別的協助及處理，而市建局亦於2021年11月22日至24日一共舉行了9場意見居民會，以了解相關業主及社員對市建局推行CBS-2:KC的想法及意見，收集的意見協助市建局進一步了解居民對重建的意願。
TPB/R/S/K10/URA2/1-58, 60	<b>Site selection for redevelopment :</b> <ul style="list-style-type: none"> <li>Buildings are in good / "acceptable" conditions.</li> <li>Areas in much poorer conditions where buildings are in dilapidated state deserve higher priority for redevelopment.</li> <li>What is the rationale behind for the proposed redevelopment?</li> <li>Why other adjacent CBS and non-CBS buildings are not included in CBS-2:KC?</li> <li>Why not redevelop other low density area with lesser affected residents, e.g. Kowloon Tong and Kadoorie Hill, but CBS-2:KC?</li> </ul>	<p>In response to the PAs by the Chief Executive, the URA was invited to identify one or two clusters of CBS Scheme sites suitable for high-density development as pilot sites.</p> <p>The Scheme has been selected according to the prescribed multiple factors including but not limited to the following: cluster of CBS sites in high-density development areas (i.e. R(A) zone under the OZP) in the urban districts, numbers of CBS involved, proximity to existing public rental housing and other ancillary facilities, building age and its existing development density.</p> <p>The Scheme also seeks to improve the overall environment through redevelopment in accordance with the URS 2011. The concerned urban area is replanned to utilise the development potential and increase the housing supply. Part of the site will be allocated to SH units for the planning gain of the general public.</p> <p>In recent years, the URA has adopted an integrated approach with district-wise planning visions to facilitate its urban renewal works and expedite the pace of urban renewal in the Kowloon City areas. Taking the advantages of the proximity to the TKW Mass Transit Railway (MTR) station and the built pedestrian network in the station, the Scheme can further connect with other redevelopment projects in the TKW area, and improve the connectivity and walkability of the locality.</p>
TPB/R/S/K10/URA2/1-58	<b>Not in line with URS :</b> <ul style="list-style-type: none"> <li>According to the building condition survey conducted by URA in May 2020, the</li> </ul>	In response to the PAs by the Chief Executive, the URA was invited to identify one or two clusters of CBS Scheme sites suitable for high-density development as pilot sites.

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	<p>conditions of most of the CBS buildings concerned are acceptable.</p> <p>Redevelopment of these buildings by URA is not in line with the main objective of urban renewal that is in relation to redevelopment of buildings stipulated in the URS, which objective covers dilapidated buildings only.</p>	<p>The Scheme has been selected according to the prescribed multiple factors including but not limited to the following: cluster of CBS sites in high-density development areas (i.e. R(A) zone under the OZP) in the urban districts, numbers of CBS involved, proximity to existing public rental housing and other ancillary facilities, building age and its existing development density.</p> <p>According to the URS, redeveloping dilapidated buildings is not the only main objective of urban renewal by the URA. Some other main objectives include, but not limited to, (1) restructuring and replanning of concerned urban areas; (2) rationalising land uses within the concerned urban areas; and (3) providing more open space and community/welfare facilities.</p> <p>The Scheme seeks to improve the overall environment through redevelopment in accordance with the URS 2011. The concerned urban area is replanned to utilise the development potential and increase the housing supply. Part of the site will be allocated to SH units for the planning gain of general public.</p> <p>In recent years, the URA has adopted an integrated approach with district-wide planning visions to facilitate its urban renewal works and expedite the pace of urban renewal in the Kowloon City areas. Taking the advantages of the proximity to the TKW MTR station and the built pedestrian network in the station, the Scheme can further connect with other redevelopment projects in the TKW area, and improve the connectivity and walkability of the locality.</p> <p>Overall, the Scheme was initiated by the PAs and is in line with the URS, as well relevant ordinances, including the URAO and the Town Planning Ordinance (TPO).</p>
TPB/R/S/K10/URA2/1-58	<ul style="list-style-type: none"> <li>Quite a lot of comments I put forward at Stage 1 and Stage 2</li> </ul>	<p>The comments received during the Stage 1 and Stage 2 public consultation periods, which included queries on acquisition, compensation, land premium, rehousing policies, public</p>

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	publications have not yet been responded by the URA.	consultation, planning procedures, and redevelopment processes, were categorized for easy reference and the organized response to similar comments were made in the "Responses to 1 <sup>st</sup> Round Public Comments" and the "Responses to 2 <sup>nd</sup> Round Public Comments" documents submitted to the TPB on 30 December 2020 and 3 November 2022 respectively.
TPB/R/S/K10/URA2/1-60	<ul style="list-style-type: none"> <li>No obvious hygiene problem in the area.</li> </ul>	<p>The URA facilitates urban regeneration in accordance with the URAO and URS with an aim to address the problem of urban decay and improve living conditions of residents in dilapidated urban area. When considering the urban renewal strategy of the Scheme, the URA had comprehensively considered all associated problems of aged building (e.g. the problems of building safety and lack of up-to-date facilities (e.g. lift) etc.) and would not only focus on hygiene alone.</p> <p>According to the approved GBP, all buildings within the Scheme are aged over 50 years and none of them is served by lift or barrier-free access.</p> <p>Through the Scheme, the URA seeks to meet the housing needs of society and at the same time improve the overall environment and achieve wider planning gains, such as provision of GIC facilities, to meet the needs of the community.</p>
TPB/R/S/K10/URA2/1-58, 61	<ul style="list-style-type: none"> <li>Implementation of DSP would lower affected residents' quality of life.</li> <li>URA is supposed to improve living conditions for citizens, not forcing them to move out of the way to districts with poor transport and few employment opportunities.</li> </ul>	<p>Through the redevelopment of the Scheme, residential buildings with modern facilities/ services such as lifts, sufficient natural lighting and security service will be provided, while the future buildings design will also provide barrier-free access in accordance with relevant guidelines/ regulations where applicable. Besides, public open space and GIC facilities will also be provided in the Scheme which could improving quality life of residents in the community.</p> <p>For the affected residents of the Scheme, URA has the prevailing acquisition and compensation policy. Besides, 'Flat-for-Flat' (FFF) option will also be offered as an additional option for</p>

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		affected eligible owner-occupiers. The cash offer and FFF option allow the owner-occupiers to rehouse in a suitable unit improving their living environment and quality of life. For details of the current acquisition and rehousing policy, please refer to the "Acquisition, Compensation and Rehousing Policy" section below.
TPB/R/S/K10/URA2/1-61	<ul style="list-style-type: none"> <li>Lack of data available to the public on both the URA and TPB websites.</li> </ul>	Full planning reports with relevant technical assessments, draft DSP, Notes and Explanatory Statements, SIA 1 and 2, responses to public comments received in the Stage 1 and Stage 2 public consultation periods, public inspection document, site plan, and Gazette Notice were all available on the URA website from the commencement of the Scheme till the draft DSP was published by the TPB for public inspection under Section 5 of the Town Planning Ordinance.
TPB/R/S/K10/URA2/1-60	<ul style="list-style-type: none"> <li>Why was this project not done in one go when the Shatin to Central Link was constructed to minimize the disturbance of nuisance and pollution to the residents?</li> </ul>	<p>The Scheme was first initiated by the Government through the PAs in 2018 and 2019, which was after the commencement of construction of the Shatin to Central Link, which was from 2012. The URA commenced the Scheme in accordance with the URA's Business Plan approved by Financial Secretary every year. The Scheme will need to go through statutory planning process for approval before implementation.</p> <p>The URA would closely monitor and request the contractor to minimise the noise generated during the construction of the Scheme and to follow and fulfill the noise mitigation measures as stipulated by the Environmental Protection Department for construction sites to ensure to minimise disturbance during construction of the proposed development.</p>
Acquisition, Compensation and Rehousing Policies 收購、賠償及安置政策		
TPB/R/S/K10/URA2/1-37, 49 - 51	<p>補地價：</p> <ul style="list-style-type: none"> <li>為什麼補地價是否有這回事？如要補為什麼一定是地價 2/3？</li> </ul>	根據地政總署的資料，政府早年以十足市值的三分之一地價批出合作社樓宇用地，隨後合作社成員在取得相關單位業權的時候，其轉讓契約設有轉讓限制條款，合作社樓宇業主必須先向政府繳付三分之二土地補價才可出售單位。有關補價是業主在取得業權時與政府之間的條款。任何減免

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	<ul style="list-style-type: none"> <li>街坊多次追問地政總署關於補地價理據，他們只能回答要補2/3，但當年的地價及相關會議紀錄(顯示合作社同意補2/3地價的文件)一切欠奉！補地價涉及大舉資金，如當年有這方面的協議，地契上必定有註明。再者，補地價這回事是出於80年代有個別合作社社員希望出租單位或出售單位，為的是個人需要，所以要補回差價，這與重建不同。今次重建，居民必需出售單位給市建局，否則將被政府土收！在這種情況下強行要公務員及其家屬放棄住房福利/家人的遺產(合作社單位是可以承傳)還要補地價，實在太過！</li> <li>當年港英政府以優惠地價將地皮售於合作社，到底是當年賣地的那個百分比？如政府不能提供文件證明這個差價是要補，根本不能要受影響居民補地價。</li> <li>至今仍未得知補地價的實際情況，令未補地價的住戶擔心如按草圖重建要承擔高昂的補地價費用。</li> </ul>	<p>均偏離一貫的政府政策和做法，亦對已完成補價的業主不公平。</p> <p>政府已檢視其土地補價的評估基礎，認為對於個別單位的業權人而言，除非所有業權人均同意重建，他並不擁有該土地的控制權而有重建的選擇，因此自2020年6月1日，若個別公務員合作社單位業主申請撤銷轉讓限制，除非有證據證明該建築物由單一業權人擁有，否則會以「現有用途土地價值」的基礎評估土地補價。此基礎適用於該計劃。</p> <p>「現有用途土地價值」的補地價為樓面地價的三分之二，並加上合作社現樓及新樓市值的折讓比例。請參照以下假設例子的計算方法：</p> <p>(甲) 以「重建價值」基礎計算作簡單說明</p> $\frac{2}{3} \times \text{樓面地價}(\$100,000/\text{m}^2)$ $= \$66,666/\text{m}^2 \text{ (按樓面面積計)}$ <p>(乙) 以「現有用途土地價值」基礎計算作簡單說明</p> $\frac{2}{3} \times \text{樓面地價}(\$100,000/\text{m}^2) \times \frac{\text{合作社現樓價} \$90,000/\text{m}^2}{\text{新樓樓價} \$180,000/\text{m}^2}$ $= \$33,333/\text{m}^2 \text{ (按樓面面積計)}$ <p>在上述假設例子中，土地補價(乙)約為土地補價(甲)的百分之五十。按單位補地價金額約為每平方呎3,000至3,500元初步估算。由於每宗個案不同(例如會因應地區及地段、單位座向、樓層及面積及可用地積比等因素不盡相同)，上述假設例子及每平方呎補價只用作參考。</p> <p>另外，政府減免處理土地補價的行政費，約五萬六千多元以減輕未補地價業主在單位業權轉售所涉及的經濟負擔。政府同時減免因散社而需進行的業權轉讓，所涉及的額外印花稅及從價印花稅。</p>



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		<p>基於同一項目內每個物業的補地價金額呎價(「補地價單價」)都不相同，若將收購金額扣除補地價金額後，不同物業業主所得餘款的呎價亦將各異。因此，市建局提供劃一補地價單價安排，使所有前合作社社員在同一項目內繳付相同的補地價單價。重建項目內所有未補地價的住宅物業於首次收購建議時最低的補地價單價作為「劃一補地價單價」。</p> <p>如尚未繳付補地價金額的業主接受市建局發出的收購建議，只須支付以劃一補地價單價乘以單位實用面積計算的補地價金額(「劃一單價補地價金額」)，市建局將支付地政總署發出的補地價金額與「劃一單價補地價金額」之差額。至於已繳付補地價金額的前社員，如已繳付的補地價金額高於「劃一單價補地價金額」，可獲發還一筆等同兩者差額之金額。</p> <p>此外，前合作社社員可向地政總署遞交申請評估補地價的金額作參考。</p> <p>根據合作社樓宇的土地契約條款，前合作社社員須向政府繳付土地補價，才可以轉讓其單位。業主作為業權人，有履行地契的責任。考慮到受影響前合作社社員須向政府繳付土地補價，他們可以在私人市場購買重置單位的選擇與一般市建局重建項目的業主的選擇可能相對有限，政府亦為合資格的合作社單位自住業主作出特別安排，讓其可購買由房協在啟德發展區興建和管理的專用安置屋邨的資助出售單位。此外，市建局及地政總署會協調簡化業主繳交補地價的手續。當該計劃獲批准後，市建局會向業主發出收購建議。在同一時間地政總署會提供補地價金額給業主考慮。</p>
TPB/R/S/K10/URA2/1-57, 59	<ul style="list-style-type: none"> <li>收購價不能夠令居民在原區購回同等單位，收地後令居民失去居所。</li> <li>扣除補地價後根本無法在同區買到相近面積的單位。</li> </ul>	<p>按照市建局沿用的收購及安置政策，市建局將會向受影響業主提出收購建議，自住住宅物業的收購價為住宅物業市值交吉價，加上一筆特惠津貼(即自置居所津貼)。除自置居所津貼外，住宅物業的業主亦可獲相關費用津貼，以資助業主因購買替代住宅物業而引致的開支，如因出售受影響物業予市建局而支付的律師費及搬遷的相關費用。此收購物業準則普遍獲得受影響業主認同和接納。</p>

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	<ul style="list-style-type: none"> <li>認為賠償額一定要計算到在扣除補地價開支後仍然足夠在同區購到相約面積單位及有合理搬遷津貼才可接受。</li> </ul>	<p>地政總署及市建局亦為合作社社員提供協助。政府減免處理土地補價的行政費，約五萬六千多元以減輕未補地價業主在單位業權轉售所涉及的經濟負擔。政府同時減免因散社而需進行的業權轉讓，所涉及的額外印花稅及從價印花稅。此外，市建局及地政總署會協調簡化業主繳交補地價的手續。另外，市建局提供劃一補地價單價安排，使所有前合作社社員在同一項目內繳付相同的補地價單價。</p>
TPB/R/S/K10/URA2/1-55	<p>散社：</p> <ul style="list-style-type: none"> <li>市建局只會散社，但這個散社過程會否令社員損失個人財產？合作社的地皮是單一業權。為何要社員分契，而損失地面及地底發展權，繼而成就市建局降低收購成本？</li> <li>合作社的地皮是屬於合作社，而其轉讓需經政府同意。在重建計劃中，政府 ** 不可能不同意 ** 合作社將社的地皮售給市建局，而法律上亦無規定合作社不可以出售社的地皮。什麼不散社不可以接受市建局的收購，正是一派胡言；市建局的規矩只是其公司內行政指引，如合作社社員認為收購條件不理想、不合適，應可拒絕市建局而不受土地回收條例威脅。威迫散社分契只是方便市建降低收購成本，受影響街坊不但被褫奪資產，更要被政府強迫</li> </ul>	<p>為回應合作社社員希望取得業權的訴求，政府在 1987 年推出指引，容許合作社在取得所有社員同意下解散，將單位及土地業權轉讓予個別社員，相關單位的轉讓契約設有轉讓限制條款，有關業主必須先向政府繳付土地補價才可出售其單位。隨後政府在 1993 年發出現行的指引取代舊指引，讓合作社在取得 75% 社員同意後可申請解散繼而進行分契手續，讓個別社員取得其單位和土地業權成為業主，並於繳付由地政總署根據地契釐定的土地補價後把單位自由轉售。合作社計劃的條款和條件，以及相關標準(包括合作社社籍的申請資格)，一直沿用至今。</p> <p>此外，該計劃是根據《市區重建局條例》公布，將按照市建局沿用的收購及安置政策。市建局在獲得行政長官會同行政會議核准進行該計劃後，將會向受影響業主提出收購建議，自住住宅物業的收購價為住宅物業市值交吉價，加上一筆特惠津貼 (即自置居所津貼)。此收購物業準則普遍獲得受影響業主認同和接納，因此並非強奪居民的權益。</p>

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	<p>補地價！然後售給市建局！即使市區重建可令整體市民受益，但代價不應由一群退休公僕單獨付出，政府一眾高官的責任何在！</p>	
TPB/R/S/K10/URA2/1-52, 54, 56	<p>啟德 1E1 地盤的專用安置屋邨：</p> <ul style="list-style-type: none"> <li>為什麼 1E1 不能有無縫交接？</li> <li>合作社單位被收購後我們只能住在單位內 6 個月左右，之後就必須自行租屋直至 1E1 落成。而 1E1 要 4 年多的時間才可入伙，為什麼我們要浪費賠償在租金上？因為房協未能依時交樓。為什麼我們要按房協的規定來申請安置單位？我們需交出完好無缺的合作社單位，在外間租屋，再等抽籤。</li> <li>市建局如何安排無縫交接，讓我們在無需產生額外支出情況下遷去 1E1 單位，或先遷去附近臨時零租金居所暫住，等到 1E1 安置項目落成入伙呢？</li> <li>即使合資格抽籤，也未必能抽到合適單位 (1E1 大部份為 2 房單位，只有些少 3 房單位)，而大多數合作社家庭均需要 3 房，實</li> </ul>	<p>根據政府目前的計劃，位於啟德 1E1 地盤的專用安置屋邨將由房協興建並負責日後之營運及單位分配。該專用安置屋邨單位初步預計在 2026 年左右落成，房協會適時公佈預售計劃。</p> <p>根據 2018 年《施政報告》指示，該計劃須按照市建局沿用的推展項目方式進行，包括市建局沿用的收購、租戶特惠津貼及安置政策。由於不用繳付租金居所的建議並不符合上述政策，市建局亦不會為受影響的業主提供相關房屋。</p> <p>市建局明白業主需時尋找替代單位搬遷，因此，自住的業主可在物業完成買賣後，與市建局簽訂准用協議並繼續於受影響單位居住，讓業主能夠有足夠時間購買新單位作搬遷安排。</p> <p>根據現有資料，按照初步設計概念，有關單位主要為兩房單位，其餘為三房單位。具體之單位面積、間隔和數目均以日後獲批圖則為準，預計有關準則將參考資助出售房屋的規格。政府及房協將會適時公佈預售計劃。無論合資格業主最終是否購買專用安置屋邨單位，他們所獲得的收購建議津貼亦不會受影響。</p> <p>另外，如獲得行政長官會同行政會議核准進行該計劃，市建局會為受影響及合資格的住宅自住業主提供「樓換樓」選擇，作為給住宅自住業主的收購建議金額以外的選擇。相信業主可根據具體需要以現金補償或「樓換樓」計劃選擇合適的重置單位改善居住環境及生活。</p>

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	<p>在令人擔憂。若不能抽到合適單位，到時除了會損失市建局的津貼外，更不知在市場上能否購買合適的單位。</p> <ul style="list-style-type: none"> <li>當年家人/自己均是合資格的公務員才可入住合作社，現時要我們配合重建而遷出，多麼不合道理及不公平。</li> <li>如選擇 1E1 應不切限制，萬一抽不到心儀單位改買私樓，也應該繼續享有市建原先給予受影響街坊的各項津貼。</li> </ul>	
TPB/R/S/K10/URA2/1-56	<ul style="list-style-type: none"> <li>建議給予居民〈綠表居屋購買資格〉購買舊居屋單位作為安置方法之一。</li> </ul>	<p>根據發展局的資料，政府目前的計劃，是房協把位於啟德發展區 1E1 號地盤 (近沐鑾街) 部分用作興建專用安置屋邨，以便為受影響的前公務員合作社社員自住業主提供多一項在私人市場以外購置重置單位的選擇，即購買該專用安置屋邨內的資助出售單位作居所。據了解，除此以外並沒有其他公營房屋的選項。</p>
TPB/R/S/K10/URA2/1-48	<ul style="list-style-type: none"> <li>賠償金額不足以購買相近面積的 4 房單位，而樓換樓也只能給予一個細單位。</li> <li>希望市建局、城規會及發展局可以認真考慮對年輕夫婦和有較多子女的家庭的賠償方案。</li> <li>希望發展局在考慮樓換樓或安置屋上可以考慮容許本人這類多子女家庭在本區購買</li> </ul>	<p>市建局明白在目前私人樓宇市場，單位普遍以中、小型為主；在重建項目內居住的大型家庭」，難以在市場上尋找較大的單位一同居住。</p> <p>故此，市建局與政府磋商後，為項目推出更具彈性的單位重置方案。合資格的前社員自住業主家庭，如涉及「分支家庭」並符合相關資格，在接受市建局的首次收購建議後，可從專用安置屋邨的資助出售單位或「樓換樓」計劃單位等中選擇購買最多兩個單位，減低對需要「分戶」及大型家庭重置物業時遇到的困難。</p>

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	兩個單位作為賠償的準則。	
TPB/R/S/K10/URA2/1-59	<ul style="list-style-type: none"> <li>市建局從未正式向我們表達過肯定的賠償方案，不能釋除現有居民的焦慮。</li> </ul>	<p>該計劃是根據《市區重建局條例》公布，將按照市建局沿用的收購、租戶特惠津貼及安置政策。相關政策作為附錄 11 和 12 附夾於規劃報告中供公眾查閱。</p> <p>此外，市建局亦於 2022 年 10 月 14 日向該計劃的受影響居民發放有關解散合作社、收購物業及收回土地補償安排的最新資訊。此外，市建局亦已為每個個案安排專責職員跟進以解釋項目進度和收購政策等。</p> <p>如獲得行政長官會同行政會議核准進行該計劃，市建局將會向受影響業主提出收購其物業，屆時將會提供進一步的資料。</p>
TPB/R/S/K10/URA2/1-57	<ul style="list-style-type: none"> <li>原區安置 - 應將計劃「首置單位」改為以「樓換樓」方式給原居民購買。</li> </ul>	<p>因應《施政報告》的最新政策指引，該計劃若獲得批准，市建局會預留部分土地興建「首置」房屋，以協助社會上不同收入階層的家庭置業。</p> <p>根據市區重建策略，市建局會為受影響合資格的住宅自住業主提供「樓換樓」選擇，作為給住宅自住業主的收購建議金額以外的選擇。</p> <p>此外，政府亦決定將一幅位於啟德的用地給房協興建專用安置屋邨，為合資格的合作社單位自住業主作出特別安排，讓其可購買該專用安置屋邨的資助出售單位。專用安置屋邨單位初步預計在 2026 年左右落成，房協會負責日後之營運及單位分配，以及適時公佈預售計劃。</p>
TPB/R/S/K10/URA2/1-39, 53, 55, 57, 59	<p>公共空間賠償問題：</p> <ul style="list-style-type: none"> <li>市建局拒絕賠償社內公共空間，影響街坊的資產。合作社的地皮是單一業權，為何要社員分契而損失地面及地底發展權，繼而成就市建局降低收購成本。</li> <li>位置美善同道部分的大型合作社佔地有一萬尺以上，當中有合作社公</li> </ul>	<p>備悉意見。根據市建局現行政策，物業的收購價是根据物業的實用面積計算。市建局會委聘顧問公司，以計算該計劃內所有受影響業權的實用面積及附屬面積。實用面積的定義，是根据香港測量師學會於 1999 年 3 月制定的「量度作業守則」及於 2014 年 7 月所發出的「量度作業增補守則」之定義作為標準。在物業內的任何違法構築物（如有），不會計算其面積及相應的收購金額。</p>

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	<p>共空間佔地可達住屋面積的一半，依市建局的做法，公共空間不獲賠償，那麼這些大社當年創社時是由社員集資向政府購地建屋豈不是血本無歸？</p> <ul style="list-style-type: none"> <li>當時公務所付出的金額，包括興建樓宇附近的馬路建設。</li> <li>公共範圍如天台、樓梯、天井等等均由社員出錢興建但卻沒有賠償。</li> </ul>	<p>顧問公司在計算該等業權的面積時，一般會參考於田土廳已登記的文件及圖則(如轉讓契約、買賣合約及大廈公契等)，及屋宇署最後批核的相關建築圖則(如有)，計算業權範圍內擁有的面積。業主必須確保擁有其物業或相關附屬面積的妥善業權。</p> <p>事實上，在私人物業市場，地產發展商已把興建公用地方及設施的建築成本反映在出售住宅單位的售價上。小業主在購入及其後售出單位時的售價其實亦已反映了可使用大廈公用地方及設施的權利。如社員藉解散合作社取得業權後在私人市場放售該單位，參考市場按實用面積呎價計算的成交价格理應反映了業主可使用該合作社大廈公用地方及設施的權利。</p> <p>在評估收購重建項目內的物業單位價值時，市建局聘用的測量師在分析其採用的成交個案時會以實用面積為基礎並考慮每個合作社大廈及成交個案大廈，業主可使用的公用地方及設施等因素作出分析及估值。故此，有關重建項目的樓宇內，業主可使用的公用地方及設施的權利已反映在有關單位的收購建議上。</p>
TPB/R/S/K10/URA2/1-47, 49 - 55	<p>該合作社共用車位的內部賠償不均:</p> <ul style="list-style-type: none"> <li>發展局在沒有合理解釋下拒絕處理立法會申訴部轉介的車位分配問題。</li> <li>我們的合作社 - 美善同合作社，有 27 共用車位 (市建局有承諾賠償)，因散社指引藍皮書未有顧及創社時大單位投資比細單位多，如只依照藍皮書定下的小數服從多數 75% 同意便可以生效分配車位方案，那細</li> </ul>	<p>市建局已制定泊車位的補償政策。泊車位的業主可以得到其泊車位的市值交吉價及相等於市值交吉價百分之十的津貼。如泊車位屬業主自用，可同時得到相等於其泊車位應課差餉租值的金額的津貼。</p> <p>泊車位的業主亦可獲相關費用津貼，以資助業主因購買替代泊車位而引致的開支及因出售其受影響泊車位予市建局而支付的律師費；相關費用津貼的金額是受影響泊車位市值交吉價的百分之五。業主必須在市建局提出首次收購建議的有效期限內接受有關收購建議，才可獲發是項津貼。</p>



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	單位 (大多數派) 一定強推對自己有利方案，大單位因戶數少必然有理說不清。立法會申訴部接受我們的申訴，為何發展局可以推卸責任？在這些問題未得到公正的裁決前，我們堅決反對今次的重建！	
TPB/R/S/K10/URA2/1-39, 49 - 54, 56, 57	<p>房屋福利：</p> <ul style="list-style-type: none"> <li>公務員合作社是房屋福利。</li> <li>這計劃剝奪業主被香港特別行政區基本法所賦予的財產擁有權及財產繼承權益。</li> <li>這一群公務員用其一生為香港社會服務，對香港的進步、繁榮、穩定作出莫大貢獻，但卻換來被逼令犧牲應有的基本權益。</li> <li>長者們當年含辛茹苦為生活奔波，買樓置業為了一家安定生活，也為了下一代的將來有保障，不會希望辛辛苦苦供完樓款後，房子卻給很低的補償條件被收回去。</li> <li>合作社的長者們心願大都希望房子能留給子孫後代，繼承財產，讓他們不至於成為悲慘的無殼蝸牛。</li> <li>住在合作社房屋的比較年輕一代，看著父</li> </ul>	<p>根據公務員事務局資料，合作社計劃始於1952年，是按資源酌情提供的公務員房屋福利。舊有的公務員房屋福利中包括有作為服務條件提供予合資格人員的公務員房屋福利計劃，例如高級公務員宿舍、自行租屋津貼等。政府一貫的政策是為在職公務員提供公務員房屋福利。</p> <p>公務員房屋福利是根據個別公務員的聘用條款，以及有關房屋福利計劃的條款及條件提供予合資格的在職人員。合作社計劃是按資源酌情提供的房屋福利，並非公務員的服務條件，因此合作社計劃不能被視為合作社社員的終身福利。</p> <p>根據合作社計劃，政府以優惠價批出土地，並提供貸款，讓合資格的公務員可透過成立合作社興建住宅樓宇。計劃的目的是為合作社社員及其家屬提供居所，當時的政策並沒有計劃讓合作社社員取得法定業權。合資格的公務員在成為合作社社員時已被視為享用了公務員的房屋福利。</p> <p>為回應合作社社員希望取得業權的訴求，政府在1987年推出指引，容許合作社在取得所有社員同意下解散，將單位及土地業權轉讓予個別社員，相關單位的轉讓契約設有轉讓限制條款，有關業主必須先向政府繳付土地補價才可出售其單位。隨後政府在1993年發出現行的指引取代舊指引，讓合作社在取得75%社員同意後可申請解散繼而進行分契手續，讓個別社員取得其單位和土地業權成為業主，並於繳付由地政總署根據地契釐定的土地補價後把單位自由轉售。合作社計劃的條款和條件，以及相關標準(包括合作社社員的申請資格)，一直沿用至今。</p>

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	<p>母有留下來的產業，不少都放棄在外邊再置業，一心住在祖屋物業。</p> <ul style="list-style-type: none"> <li>• 當年家人/自己均是合資格的公務員才可入住合作社，現時要我們配合重建而遷出，多麼不合道理及不公平。</li> <li>• 合作社是公務員福利，收回合作社樓宇違反中英聯合聲明 50 年不變的原則。</li> <li>• 今次重建，居民必需出售單位給市建局，否則將被政府收回土地！在這種情況下強行要公務員及其家屬放棄住房福利/家人的遺產 (合作社單位是可以承傳) 還要補地價，實在太過！</li> </ul>	<p>容許合作社解散並讓社員由其所屬合作社取得其單位和土地業權成為業主，並於補地價後自由買賣其單位，是政府提供予社員的一項選擇。至於是否需要申請散社乃合作社的內部事宜。前社員於成為業主後可按自身情況考慮何時向政府補回地價。</p> <p>未散社社員或未同意解散前社員如為現職公務員，選擇不接受政府於土地歸還政府後發出的補償建議，他們在終止社員身分後，如符合適用於他們的房屋福利的資格，仍可享用其他現有的房屋福利。由於公務員房屋福利只提供予現職公務員，退休的未散社社員或未同意解散前社員皆沒有資格享用其他房屋福利。</p> <p>無論合作社社員／前社員是否仍合資格享用房屋福利，對於評估土地歸還政府後的補償金額，皆不會有任何影響。</p>
TPB/R/S/K10/URA2/1-42, 58, 60	<p><b>Land Premium</b></p> <ul style="list-style-type: none"> <li>• Unreasonable requirement for payment of 2/3 land premium.</li> <li>• The Government lease actually does not have provisions regarding payment of 2/3 land premium.</li> <li>• Requirement of paying land premium is unreasonable, unclear and not transparent.</li> </ul>	<p>According to the Lands Department, under the CBS Scheme, land was granted at a concessionary premium of one-third of the full market value of the land concerned and the outstanding land premium was two-thirds of the full market value.</p> <p>The Government has reviewed the basis for land premium assessment. An owner of an individual unit does not possess the land title while redevelopment needs the agreement of all owners. Thus, starting from 1 June 2020, "Existing Use Land Value (EULV)" will be adopted as the basis for assessment when an individual owner of CBS unit applies for the removal of the alienation restriction unless there is proof of single ownership of the building. This basis is applicable to the Scheme.</p>

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	<ul style="list-style-type: none"> <li>The actual figure of the premium required by the government is unclear.</li> </ul>	<p>The outstanding land premium on the basis of EULV is equal to 2/3 of the accommodation value times the ratio of the price of the existing CBS building and a new building, assuming the old and new buildings are of similar GFA in the same district. A hypothetical example is shown below:</p> <p>(A) On the basis of "Redevelopment Value (RDV)"</p> $\frac{2}{3} \times \text{Accommodation Value } (\$100,000/\text{m}^2)$ $= \$66,666/\text{m}^2 \text{ (based on GFA)}$ <p>(B) On the basis of EULV</p> $\frac{2}{3} \times \text{Accommodation Value } (\$100,000/\text{m}^2) \times \frac{\text{CBS existing flat price } \$90,000/\text{m}^2}{\text{New flat price } \$180,000/\text{m}^2}$ $= \$33,333/\text{m}^2 \text{ (based on GFA)}$ <p>From the above hypothetical example, the outstanding land premium of (B) is 50% of that of (A). The above hypothetical example is only for reference as individual case is different due to different factors including location, orientation, floor, unit size and permissible PR, etc.</p> <p>Moreover, the administrative fee for the removal of the alienation restrictions at about more than \$56,000 chargeable by the Lands Department was waived. The ad valorem stamp duty and additional stamp duty regarding the property transaction after the dissolution of Co-operative Building Society were also exempted by the Government.</p> <p>In view of different unit rates of Premium for different properties within the same project, the net amount per square foot received by owners would be different after deducting the Premium from the acquisition amount. Therefore, URA adopts levelling adjustments by making reference to the lowest unit rate of the Premium at the time of URA's initial acquisition offers for all the residential properties of which Premium</p>

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		<p>have not yet paid, so as to ensure that all the ex-members of the CBSs in the same project would pay the same unit rate of Premium.</p> <p>Besides, (ex) CBS members can submit application to the Lands Department for the assessment of the outstanding land premium for their information.</p>
TPB/R/S/K10/URA2/1-42	<p><b>Compensation</b></p> <ul style="list-style-type: none"> <li>Compensation package is unknown / unclear.</li> </ul>	<p>The Scheme is commenced in accordance with the URAO and the usual project implementation approach, including prevailing acquisition, tenant's ex-gratia allowance and rehousing policies, adopted by the URA. The prevailing policies were attached in the planning report as Appendices 11 and 12 for public inspection during the public consultation periods. Subject to the approval by the CE in C to implement the Scheme, the URA will issue acquisition offer to an owner of domestic property. Further details will be provided when the offer is made.</p> <p>Besides, the URA has issued an information summary ("Information Summary on the Dissolution, Acquisition and Resumption Arrangements for Urban Renewal Authority's Civil Servants' Co-operative Building Society ("CBS") Development Scheme at Kau Pui Lung Road/Chi Kiang Street") to affected CBS members and residents in Oct 2022, for explaining the arrangements of dissolution, acquisition, compensation, and resumption of the Scheme. URA also assigned subject staff to each owner/CBS members to explain the project progress and compensation policies.</p>
TPB/R/S/K10/URA2/1-58	<ul style="list-style-type: none"> <li>URA refused without reasonable or logical grounds to deal with acquisition for properties where the CBS has not yet been dissolved on single ownership basis.</li> </ul>	<p>URA will only acquire the properties with the respective legal titles already transferred to ex-CBS members after dissolution of the relevant CBSs. If the properties are still subject to alienation restriction under the Government leases after dissolution, acquisition by URA can only be completed after the owners have settled the land premium required to remove the alienation restriction ("Premium"). Upon owners' request, URA would arrange settlement of the Premium with the Government by deducting the</p>

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		Premium from the amounts payable to the owners for acquisition of their flats.
TPB/R/S/K10/URA2/1-58	<ul style="list-style-type: none"> <li>Valuation is unfair to households whose units are at location on level or with orientation that is more favourable given the uniform per square foot acquisition price arrangement of URA.</li> </ul>	<p>The Scheme is commenced in accordance with the URAO and the usual project implementation approach, including prevailing acquisition and rehousing policies, adopted by the URA. The prevailing acquisition principle of URA is based on the property acquisition policy approved by the Finance Committee of the Legislative Council in March 2001 as the principle of compensation calculation.</p> <p>The amount of HPA payable to individual owners is the difference between the value of a notional replacement flat and the market value of the property being acquired. The notional replacement flat, based on a seven-year-old flat of a size similar to the flat being acquired and in the same locality, is assumed to be in a comparable quality building, situated in a similar locality in terms of characteristics and accessibility at the beginning of the acquisition process. The notional replacement flat will be situated at the middle floor of a notional building with average orientation, i.e. not facing south or west, and without sea view.</p> <p>Following the prevailing practice, the URA will appoint 7 independent consultants by open ballot to assess the value per saleable area of the notional replacement flat. The average of the 5 assessed values after removing the highest and lowest values will be adopted for the whole Scheme.</p> <p>In addition to HPA or Supplementary Allowance (SA), the URA will offer an Incidental Cost Allowance (ICA) to owners of domestic properties to assist payment of removal expenses and expenditure relating to the purchase of a domestic replacement flat. If the amount of necessary and reasonable expenses actually incurred by the owner of a domestic property in selling the affected property to URA (i.e. legal cost) and purchasing a domestic replacement flat (i.e. removal cost, stamp duty, agency fee and legal cost) exceeds the amount of ICA offered by URA, the owner may be</p>

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		<p>reimbursed with the difference subject to certain eligibility criterion.</p> <p>As stated in PA 2018, the Scheme is commenced in accordance with the usual project implementation approach, including prevailing acquisition and rehousing policies, adopted by the URA and the interim rental subsidies deviates from the above policies.</p>
TPB/R/S/K10/URA2/1-60	<ul style="list-style-type: none"> <li>Why are compensation arrangements the same to owner-occupiers of dilapidated private accommodation covered in the URA's other redevelopment projects?</li> </ul>	Same as above.
TPB/R/S/K10/URA2/1-58	<ul style="list-style-type: none"> <li>Unreasonable that if CBS members do not accept URA's offer within the time limit the total amount they get will be less. This arrangement effectively forces CBS members to accept URA's offer however it is unreasonable.</li> </ul>	<p>In addition to HPA or Supplementary Allowance, URA will offer an ICA to owners of domestic properties to assist the owners' payment of removal expenses and expenditure relating to the purchase of a domestic replacement flat and the legal cost incurred in the sale of the affected properties to URA. The actual amount of ICA shall be determined and announced by URA as and when an offer to purchase is made for each individual project.</p> <p>ICA aims to encourage owner to accept initial offer, If the owner does not accept the initial acquisition offer within the validity period of the offer but URA still decides to negotiate with the owner for the purchase of his/her property despite the lapse of the offer, the amount of ICA will be deducted by 30%.</p> <p>In addition, URA may issue an update offer to owners who have not yet accepted URA's initial offer before reversion of land. The update offer will be assessed based on the update market value and notional rate of replacement flat at that time. The total amount of updated offer may be less or more according to the market condition at the time of update valuation.</p>



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TPB/R/S/K10/URA2/1-58	<p><b>Compensation for the public area:</b></p> <ul style="list-style-type: none"> <li>It is unreasonable that CBS residents are not recompensed for the common area.</li> </ul>	<p>Calculation of the acquisition offer of a property is based on the saleable area of the property. The definition of saleable area shall follow the Code of Measuring Practice issued in March 1999 and the Supplement to the Code of Measuring Practice issued in July 2014 by the Hong Kong Institute of Surveyors. According to the Code of Measuring Practice, the saleable area of a unit comprises the floor area exclusively allocated to that unit including balconies and other similar features.</p> <p>The URA will appoint independent consultant to calculate the area of the property, including the saleable area and the area of its ancillary accommodation (if any). Subject to the owner having good title to the property or any part thereof, the area calculation of a property will normally base on the plans and documents (such as Assignment, Agreement for Sale and Purchase or Deed of Mutual Covenant etc.) registered in the Land Registry in addition to the latest approved GBPs available in the Buildings Department (if any).</p> <p>In fact, in the private property market, developers have reflected the construction costs of common areas and facilities in the sale prices of residential units. The cost and the right to use the common areas and facilities of the building are reflected in the subsequent transaction. If an ex-CBS member sells the unit in the private market after obtaining ownership through the dissolution of CBS, the price will also reflect the owner's right to use the common areas and facilities of the CBS building.</p> <p>When assessing the value of the property units in the project, the surveyors employed by the URA will assess the unit rate and take into account the common areas. Therefore, the owner's right to use the common areas and facilities in the building has been reflected in the acquisition offer.</p>

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TPB/R/S/K10/URA2/1-40, 58	<b>Rehousing and Mitigation Measures</b> <ul style="list-style-type: none"> <li>No mitigation measures and no consultations for the resettlement arrangement.</li> <li>URA has no response to the request on same site resettlement.</li> <li>Insufficient resources to rehouse the residents to the neighbouring area.</li> <li>There is no improvement in arrangements for the affected residents.</li> </ul>	<p>As mentioned in the Gazette, two public consultation periods are provided. After the submission of the draft DSP to the TPB on 25 May 2020, submission of the public comment was allowed in a period of 3 weeks from 29 May 2020 to 19 June 2020. After the submission of SIA 2 to the TPB on 8 July 2020, submission of the public comment on SIA 2 was allowed in a period of 2 weeks from 17 July 2020 to 31 July 2020. Submission of representations was also allowed in a period of 2 months from 21 April 2023 to 21 June 2023 after the draft DSP was published under Section 5 of TPO by the TPB.</p> <p>Besides, project briefing videos instead of the public briefing in past practice were provided to the affected persons by URA when the Scheme was commenced to avoid gatherings and to minimize the risk of infection for residents and staffs under COVID-19 pandemic. The videos explain the Scheme such that residents can safely understand the content of the Scheme and include information on planning procedures, the URA's acquisition, tenant's ex-gratia allowance and rehousing policies, and assistance in the dissolution of CBS.</p> <p>As the situation of pandemic and the government prohibition on group gathering for prevention and control of disease has gradually relieved in June and July 2020, 3 public briefing sessions were organized by URA with government representatives from Civil Service Bureau, Development Bureau and Lands Department on 6 and 7 July 2020 to inform all the affected persons, the details of the Scheme and to obtain public views on the Scheme. Questions on Freezing Survey, planning, acquisition, tenant's ex-gratia allowance and rehousing, and CBS dissolution and outstanding land premium issues were addressed at the meeting.</p> <p>9 briefing sessions were organized by URA on 22-24 November 2021 for members/owners of</p>

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		<p>CBS-2 Development scheme to update and explain the latest planning, acquisition policy, CBS dissolution and outstanding land premium arrangement, to collect their views for implementation of the project. The URA also implemented "Project Engagement" Programme to visit residents to update about the project progress, explain the compensation and rehousing arrangement to ease their concerns.</p> <p>According to the new URS 2011, and as far as relevant legislation allows, the URA will offer FFF arrangement to affected eligible owner-occupiers of domestic properties. Under such arrangement, new flats will be made available in a URA new development in-situ or URA development(s) in the same district or available sites at market value, as an additional choice to cash offer to such owner-occupiers.</p> <p>If the proposed Scheme is implemented, the URA will offer FFF option while the Government will offer an alternative option of the Dedicated Rehousing Estate (DRE) at Kai Tak Development Area (KTDA) in Kowloon City District for those eligible domestic owner-occupiers, especially the elderly, as additional choices to cash offer. These choices provide an option for the owner-occupiers to rehouse in the same district.</p> <p>The URA and the Social Service Team (SST) will provide information on the arrangement of rehousing and the new environment surrounding the estate to the affected residents. After their relocation to a new accommodation, the SST will follow up and provide assistance to the residents, in particular the elderly. In addition, the SST will conduct programs to assist the affected residents in familiarizing themselves with the communal facilities, social, and healthcare networks in the new neighborhood upon their relocation. Whilst the URA "Project Engagement" team and the SST will also proactively follow up with singleton and doubleton elderly households through home visits and offer prompt assistance to them.</p>

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TPB/R/S/K10/URA2/1-42	<ul style="list-style-type: none"> <li>Residents are not able to afford the private housing prices/rents within the TKW area after paying the land premium.</li> </ul>	If the proposed Scheme is implemented, the URA will offer FFF option while the Government will offer an alternative option of the DRE at KTDA in Kowloon City District for those eligible domestic owner-occupiers, especially the elderly, as additional choices to cash offer. These choices provide an option for the owner-occupiers to rehouse in the same district.
TPB/R/S/K10/URA2/1-58	<b>Kai Tak 1E1 DRE:</b> <ul style="list-style-type: none"> <li>Unreasonable that CBS members that own any other property is not eligible to purchase units in Kai Tak 1E1 DRE.</li> </ul>	DRE is a subsidized rehousing, similar to Home Ownership Scheme and SH Scheme. Under the sale arrangement of the Schemes, applicant cannot own any domestic property ownership. Thus, it is tallied to the existing subsidized housing policy under the same eligibility.
TPB/R/S/K10/URA2/1-58, 60	<b>Civil Servants' housing benefits:</b> <ul style="list-style-type: none"> <li>Extremely unfair to civil servants as CBS accommodation is their housing benefits.</li> <li>The Scheme takes away the rights and benefits of the civil servants and violates the Basic Law.</li> <li>The CBS accommodation is a form of housing benefit provided to local officer working in the Government an opportunity of purchasing their own homes on a long term basis (see the 1st paragraph of Secretariat Standing Circular No. "G" 1 dated 16 January 1961).</li> </ul>	<p>According to the Civil Service Bureau, the CBS Scheme was launched in 1952. It is a discretionary housing benefit where the provision is subject to resource availability. Among the old forms of civil service housing benefits, there are civil service housing benefit schemes provided to eligible officers as a condition of service, e.g. No departmental Quarters, Private Tenancy Allowance, etc. It has been the Government's policy all along that civil service housing benefits are provided for serving officers.</p> <p>The provision of civil service housing benefits is governed by the terms of appointment of individual officers and the eligibility criteria and terms and conditions of the respective housing benefit schemes. The CBS Scheme is a discretionary housing benefit where the provision is subject to availability of resources. The CBS Scheme is not a condition of service and hence cannot be regarded as a life-long housing benefit of CBS members.</p> <p>According to the CBS Scheme, the Government provided grant of land at concessionary price and low-interest loans to groups of eligible civil servants who formed CBSs for building blocks of flats for the occupation of CBS members and their family members. The CBS Scheme did not</p>

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		<p>aim to allow CBS members to possess the relevant legal title. An eligible civil servant is considered to have enjoyed the civil service housing benefit when he/she became a CBS member.</p> <p>To address the demands of CBS members to acquire legal titles of their flats, the Government introduced guidelines in 1987 to permit the transfer of the titles to the respective flats and land to individual members upon the dissolution of CBSs with the consent of all members. The flats concerned are subject to alienation restrictions. The owners of flats have to pay the land premium to the Government before selling their flats. The Government then issued the existing guidelines in 1993 to replace the old ones, under which a CBS may, upon obtaining the consent of 75% of its members, apply for dissolution. Individual members may then acquire titles to their flats and land by deed of assignment to become owners, and transfer their flats as they wish upon payment of a land premium as determined by LandsD according to the lease conditions. The terms and conditions of the CBS Scheme, and the relevant criteria (including eligibility criteria for CBS membership) have been adopted up till now.</p> <p>It is an optional arrangement for CBS members to decide whether to dissolve their CBS and acquire the legal titles to the flats and land to become owners, and transfer their flats as they wish upon payment of a land premium. Whether to apply for dissolution is the internal matter of the CBS concerned. Upon becoming the owners of flats, former CBS members may consider when to pay the land premium to the Government according to their own situation.</p>
Impact on Social Network / Community Facilities 對社區網絡 / 社區設施的影響方面		
TPB/R/S/K10/URA2/1-45	<ul style="list-style-type: none"> <li>本人年近九旬，體弱多病，已到癌症末期，無兒無女，無力搬遷。</li> </ul>	<p>市建局及社區服務隊會向長者提供安置事宜及日後要遷往屋邨附近環境的資料，以紓緩長者的焦慮。社區服務隊會跟進已遷往新居所的長者個案，亦會舉辦活動協助長者認識社區設施、探訪新社區的社會服務單位及協助轉介至新社區的醫療服務。市建局的「夥伴同行」探訪計劃和社區</p>

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Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
	<ul style="list-style-type: none"> <li>曾多次向市建社工求助，均遭拒於門外。</li> <li>求各位高官否決重建方案，讓一眾老街坊，退休公僕能安享晚年，善終於吾家。</li> </ul>	服務隊將會特別關注獨居和二人住戶的長者，主動的探訪方式，並提供適切的協助。
TPB/R/S/K10/URA2/1-46, 47, 51, 59	<ul style="list-style-type: none"> <li>政府應妥善安置受影響的老人家。</li> <li>老街坊的生活設施均在居所附近，擔心搬遷後老人家需求的醫療服務受到影響。</li> <li>老人家不一定有子女/親友幫忙搬屋或處理新居裝修，如何找人來協助呢？</li> <li>有老友記生病或自理神志不清的問題，又沒有家人照顧，盼望散社的社員如何協助這些不能自理的社員簽名散社，政府如何處理這些問題呢？</li> <li>心理影響，壓力大。</li> <li>失去已建立的鄰里關係，交通網絡。</li> <li>受影響之居民以長者為主，如被迫搬去外區，要適應新環境相當困難，哪裡都不懂去，如何生存？</li> </ul>	<p>如獲得行政長官會同行政會議核准進行該計劃，市建局會為受影響及合資格的住宅自住業主提供「樓換樓」選擇，作為建議收購金額以外的額外選擇。此外，政府為合資格的合作社單位自住業主作出特別安排，讓其可購買由房協在啟德發展區興建和管理的專用安置屋邨的資助出售單位，以緩解遷置可能構成的不便。</p> <p>市建局及社區服務隊會適切向長者提供安置事宜及日後要遷往屋邨附近環境的資料，以紓緩長者的焦慮。同時，社區服務隊會跟進已遷往新居所的長者個案，亦會舉辦活動協助長者認識社區設施、探訪新社區的社會服務單位、及協助轉介至新社區的醫療服務。市建局的「夥伴同行」探訪計劃和社區服務隊亦積極關注獨居和二人住戶的長者，並透過家訪了解他們的需要及提供適切的協助。</p>
TPB/R/S/K10/URA2/1-40, 42	<ul style="list-style-type: none"> <li>A high proportion of the affected residents are either elderly or retired. Concerns on the negative impacts</li> </ul>	If the proposed Scheme is implemented, the URA will offer FFF option while the Government will offer an alternative option of the DRE at KTDA in Kowloon City District for those eligible domestic owner-occupiers that may contribute

Opposing Comments 反對意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
	<p>on those residents, including difficulties in adapting new environment, loss of social network, fear of not being able to resettle near the existing locality, and anxiety.</p> <ul style="list-style-type: none"> <li>The proposal has not offered any detailed, concrete resolution to address the concerns of the existing residents who are feeling anxious, despondent, disappointed, and helpless.</li> <li>The residents are likely to be driven out of their community with insufficient resources to be repatriated to the neighbouring area where their existing social network, healthcare network and communal facilities lie.</li> </ul>	<p>to minimize the impacts due to relocation to different district.</p> <p>The URA and the SST will also provide information on the arrangement of rehousing and the new environment surrounding the estate to the affected elderly residents in a bid to ease their anxiety. After their relocation to a new accommodation, the SST will follow up and provide assistance to the elderly.</p> <p>In addition, the SST will conduct programs to assist the affected residents in familiarizing themselves with the communal facilities, social, and healthcare networks in the new neighborhood upon their relocation. Whilst the URA "Project Engagement" team and the SST will also proactively follow up with singleton and doubleton elderly households through home visits and offer prompt assistance to them.</p>



General Comments 一般意見		
Representation Nos. 申述編號	Extracted Comments 意見節錄	URA's Responses 市建局之回應
Technical Considerations of MTR Corporation Limited (MTRC) 港鐵公司的技術考慮		
TPB/R/S/K10/URA2/1-62	<ul style="list-style-type: none"> <li>Even though the railway protection plan from Tuen Ma Line (Hung Hom – Tai Wai) is not available currently, it appears that portion of the Draft DSP falls within 30m measured from outer surface of MTR railway structure. Hence, construction works within boundary of protection area shall be carried out in compliance with PNAP APP-24 and DEVB TC(W) No. 1/2019 where applicable.</li> <li>Existing Ultimate Point of Safety (UPS) and Emergency Vehicular Access (EVA) of MTR TKW Station located at Kiang Su Street and Maidstone Road shall be maintained or re-provided during construction and at completion of the proposed redevelopment under the Draft DSP.</li> <li>The project proponent is advised to consult MTR, Fire Services Department, Railway Development Office of Highways Department, and Electrical and Mechanical Services Department in this regard.</li> </ul>	<p>Noted with thanks.</p> <p>Subject to approval of the draft DSP, URA will carry out site survey and detailed design to ascertain site condition and construction extent. Any construction works within boundary of the railway protection area (if any) will be carried out in compliance with PNAP APP-24 and DEVB TC(W) No. 1/2019 where applicable during implementation stage.</p> <p>Noted. URA has been in communication with MTRC on the Scheme about the proposed underground connection between the Scheme and TKW MTR Station to enhance pedestrian network. Subject to approval of the draft DSP, continuous communication and coordination will be made with MTRC to address other design and technical concerns, including the said UPS and EVA concerns, during construction and at completion.</p> <p>Noted. Relevant Government departments/parties will be communicated and consulted if necessary at appropriate time to facilitate implementation of the project subject to approval of the draft DSP.</p>

**Provision of Major Community Facilities and Open Space in Ma Tau Kok OZP**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	14.96 ha	16.03 ha	16.95 ha	1.98 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	14.96 ha	6.04 ha	6.51 ha	-8.46 ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	2	2	2	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	0	1	1	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	0	0	N.A.
Library	1 district library for every 200,000 persons  (assessed on a district basis)	0	2	2	2
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	56 classrooms	87 classrooms	87 classrooms	31 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11  (assessed by EDB on a district/school network basis)	196 classrooms	252 classrooms	282 classrooms	86 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17  (assessed by EDB on a territory-wide basis)	188 classrooms	87 classrooms	87 classrooms	-101 classrooms <sup>&amp;</sup>  (Sufficient at present based on EDB's assessment on a territory-wide basis <sup>&amp;</sup> )

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	871 beds	60 beds	84 beds	-787 beds <sup>^</sup>  (Will be catered for in the 1 <sup>st</sup> and 2 <sup>nd</sup> Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis <sup>^</sup> )
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	1	3	3	2
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	598	181	281	-317 <sup>~</sup>  (A long-term target assessed on a wider spatial context by SWD <sup>~</sup> )
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	2	1	1	-1 <sup>~</sup>  (A long-term target assessed on a wider spatial context by SWD <sup>~</sup> )
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	1	3	3	2

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N.A.	3	3	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a district basis)	835 places	233 places	373 places	-462 places~  (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	1,034 beds	847beds	847beds	-187 beds~  (A long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 <sup>#</sup>  (assessed by SWD on a district basis)	87 places	30 places	30 places	-57~ places  (A long-term target assessed on a wider spatial context by SWD~)
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	295 places	325 places	425 places	130 places
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	461 places	177 places	597 places	136 places
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0

Note :

The planned resident population is about 150,000. If including transients, the overall planned population is about 158,000. All population figures have been adjusted to the nearest hundred.

Remark :

# The requirements exclude planned population of transients.

- & The deficit in provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s). According to EDB's assessment, at present, there are sufficient number of school places for the eligible school-aged population in Kowloon City District.
- ^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon Central Cluster (KCC) provides services for residents in Yau Ma Tei, Tsim Sha Tsui, Mong Kok, Kowloon City and Wong Tai Sin districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in KCC. The projected service demand will be catered for in the First and Second Ten-year HDPs.
- ~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

**APRIL 2023**



**Minutes of 1290<sup>th</sup> Meeting of the  
Town Planning Board held on 24.3.2023**

**Present**

Permanent Secretary for Development  
(Planning and Lands)  
Ms Doris P.L. Ho

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Dr C.H. Hau

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Dr Venus Y.H. Lun

Mr Vincent K.Y. Ho

Mr Ben S.S. Lui

Ms Bernadette W.S. Tsui

Mr K.L. Wong

Principal Assistant Secretary (Transport and Logistics) 3  
Transport and Logistics Bureau  
Miss Fiona W.S. Li

Chief Engineer (Works)  
Home Affairs Department  
Mr Paul Y.K. Au

Assistant Director (Environmental Assessment)  
Environmental Protection Department  
Mr Terence S.W. Tsang

Director of Lands  
Mr Andrew C.W. Lai

Deputy Director of Planning/District  
Mr C.K. Yip

Secretary

**Absent with Apologies**

Mr Stephen L.H. Liu

Miss Winnie W.M. Ng

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr Timothy K.W. Ma

Director of Planning  
Mr Ivan M.K. Chung

**In Attendance**

Assistant Director of Planning/Board  
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board  
Ms Josephine Y.M. Lo

Senior Town Planner/Town Planning Board  
Ms Bonnie K.C. Lee

**Kowloon District**

**Agenda Item 3**

[Open Meeting (Presentation and Question Sessions only)]

Submission of the Draft Urban Renewal Authority Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan No. S/K10/URA2/A Prepared under Section 25 of the Urban Renewal Authority Ordinance

(TPB Paper No. 10886)

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[The item was conducted in Cantonese.]

16. The Secretary reported that the Draft Urban Renewal Authority Kau Pui Lung Road/Chi Kiang Street DSP No. S/K10/URA2/A (the draft DSP) involved a site in Ma Tau Kok (the Site) and was submitted by the Urban Renewal Authority (URA). The following Members had declared interests on the item:

Mr Ivan M.K. Chung - being a non-executive director of the URA Board and  
(as Director of a member of its Committee;  
*Planning*)

Mr Andrew C.W. Lai - being a non-executive director of the URA Board and  
(as Director of Lands) a member of its Committee;

Mr Timothy K.W. Ma - being a member of the Land, Rehousing &  
Compensation Committee of URA, a director of the  
Board of Urban Renewal Fund, and a member of the  
Supervisory Board of Hong Kong Housing Society  
(HKHS) which currently had discussion with URA  
on housing development issues;

Dr Conrad T.C. Wong - having current business dealings with URA and his  
companies owning four properties in Ma Tau Kok;

- Mr Ben S.S. Lui - being a former Executive Director of URA and had involved in the subject Development Scheme (DS);
- Mr Lincoln L.H. Huang - being a former Deputy Chairman of the Appeal Board Panel of URA;
- Mr Ricky W.Y. Yu - being a director of the Board of Urban Renewal Fund, and a director and chief executive officer of Light Be (Social Realty) Co. Ltd. which was a licensed user of a few URA's residential units in Sheung Wan;
- Mr Wilson Y.W. Fung - being a former director of the Board of Urban Renewal Fund;
- Ms Lilian S.K. Law - being a former director of the Board of Urban Renewal Fund and a member of HKHS which currently had discussion with URA on housing development issues;
- Mr Daniel K.S. Lau - being a member of HKHS which currently had discussion with URA on housing development issues;
- Mr K.L. Wong - being a member and an ex-employee of HKHS which currently had discussion with URA on housing development issues; and
- Miss Winnie W.M. Ng - her company owning two properties in Ma Tau Kok.

17. Members noted that Messrs Ivan M.K. Chung and Timothy K.W. Ma, Miss Winnie W.M. Ng and Dr Conrad T.C. Wong had tendered apologies for not being able to attend the meeting, and Mr Ben S.S. Lui, whose interest was direct, had not yet joined the meeting. As the interest of Mr Andrew C.W. Lai was direct, Members agreed that he should be invited to leave the meeting temporarily for the item. Members also agreed that as the interests of

Messrs Lincoln L.H. Huang, Ricky W.Y. Yu and Wilson Y.W. Fung were indirect, and Messrs Daniel K.S. Lau and K.L. Wong, and Ms Lilian S.K. Law had no involvement in the DSP, they could stay in the meeting.

#### Presentation and Question Sessions

18. The following representatives of the Planning Department (PlanD) and URA were invited to the meeting at this point:

##### **PlanD's Representatives**

Ms Vivian M.F. Lai	- District Planning Officer/Kowloon (DPO/K)
Mr Jon C.H. Mak	- Senior Town Planner/Kowloon (STP/K)

##### **URA's Representatives**

Mr Wilfred C.H. Au	- Director
Mr Mike Y.F. Kwan	- General Manager
Ms Mable M.P. Kwan	- Senior Manager
Ms Charis Leung	- Assistant Manager

19. The Chairperson extended a welcome and explained the procedures of the meeting. She then invited the representatives of PlanD and URA to brief Members on TPB Paper No. 10886 (the Paper).

#### *Draft DSP*

20. With the aid of a PowerPoint presentation, Mr Jon C.H. Mak, STP/K, PlanD, briefed Members that URA had submitted the draft DSP to the Board for consideration in accordance with section 25(5) of the Urban Renewal Authority Ordinance (URAO). He then briefed Members on the draft DSP as detailed in the Paper, including the background, the current status and surrounding context of the Site, and the proposed zonings and development parameters on the draft DSP.

21. With the aid of a PowerPoint presentation, Mr Mike Y.F. Kwan, URA, made the following main points:

- (a) in response to the Policy Addresses 2018 and 2019, URA was invited to identify one or two clusters of Civil Servants' Co-operative Building Society (CBS) Scheme sites suitable for high-density development as pilot sites, and explore the redevelopment mode in accordance with the usual project implementation approach adopted by URA;
- (b) on 22.5.2020, URA published the notification of commencement in the Government Gazette for two pilot CBS redevelopment projects, namely Shing Tak Street/Ma Tau Chung Road Development Project (CBS-1) and Kau Pui Lung Road/Chi Kiang Street Development Scheme (CBS-2) under URAO. CBS-1 was implemented by way of a development project in accordance with section 26 of URAO. As the proposed land use and development parameters of CBS-1 were in compliance with the development restrictions of the concerned "Residential (Group A)" ("R(A)") zone on the Ma Tau Kok Outline Zoning Plan (OZP), submission to the Board for OZP amendments was not required. URA had already completed the acquisition process for CBS-1, and site clearance and construction works would be proceeded. For CBS-2 (the DS), URA submitted the draft DSP to the Board for consideration in accordance with section 25(5) of URAO;
- (c) the DS covered an area of about 1.65 hectares and involved 28 CBSs and 462 households. URA had consulted the Housing and Development Planning Committee of the Kowloon City District Council (KCDC) on the original draft DSP on 23.6.2020, and KCDC members generally supported the original draft DSP. However, during the two stages of public consultation between May and July 2020 when the original draft DSP was exhibited for public inspection, over 1,200 public comments were received, of which around 70% objected to the DS. In view of the complexity of land matters of CBS and public comments received, URA needed more time to resolve the land matters and make responses to address public concerns. To further ascertain the views of affected CBS members, URA conducted nine briefing sessions and an opinion survey for the 462 affected households in November 2021. 407 out of the 462 affected households (about 88%) responded to the



opinion survey. It was found that about 69% of the surveyed households supported the DS, about 15% opposed and the remaining 16% had no comment/response;

- (d) in view that most of the comments/concerns received during public consultations were related to CBS issues, especially on land matters of the undissolved CBS, URA consulted various relevant government bureaux/departments including Civil Service Bureau, Lands Department, Agriculture, Fisheries and Conservation Department, etc., to resolve the land issues and address the related comments/concerns. An information summary on the dissolution, acquisition and resumption arrangements had been issued to the affected CBS members to clarify the CBS related issues in October 2022;
- (e) in tandem, URA had taken the opportunity to review the original draft DSP in response to the policy directives under the Policy Addresses 2020 and 2021 that URA should actively provide more Starter Home (SH) units or other types of subsidised sale flats in redevelopment projects. URA took initiatives to refine the original draft DSP which involved a change in housing type in the southern portion of the Site from public housing to SH units. When compared with the original scheme that the southern portion of the Site be handed over to the Government for public housing development, URA now proposed to develop the Site as a whole under the refined scheme, with not less than 950 SH units be provided and the location of which would be subject to review at the detailed design stage;
- (f) as regards the proposed development parameters, the DS would adopt a total plot ratio (PR) of 9 (domestic PR of 8 and non-domestic PR of 1) and provide about 1,374 private housing units and about 950 SH units. The total flat production was about five times the number of existing flats in the Site. The assumed average flat size for both private housing units and SH units was about 53 m<sup>2</sup>. The DS would also provide a Gross Floor Area (GFA) of about 2,500 m<sup>2</sup> for GIC uses, about 611 ancillary car parking spaces and about 164 public car parking spaces;

- (g) whilst responding to the directives of the Policy Addresses to meet housing needs, the DS sought to achieve wider planning gains through redevelopment, including (i) maximising development potential of the Site; (ii) enhancing connectivity and walkability of the district; (iii) improving local environment and urban design; and (iv) providing more Government, institution and community (GIC) facilities to meet the community needs;
- (h) with regard to maximising development potential of the Site, while maintaining a total PR of 9, the adjustment in the domestic and non-domestic PR split from 7.5/1.5 to 8/1 could unleash the site potential for providing more housing units;
- (i) on the aspect of enhancing connectivity and walkability of the district, through restructuring and re-planning of the road networks and land parcels, not less than 2,400 m<sup>2</sup> of pedestrianised avenue/event plaza would be provided. In addition to the at-grade pedestrianised avenue/event plaza, an underground shopping street was proposed to connect two entrances/exits of the MTR To Kwa Wan Station at the basement level. The proposed connection to the MTR To Kwa Wan Station was subject to further liaison with Mass Transit Railway Corporation Limited (MTRCL) at the detailed design stage;
- (j) as for improving local environment and urban design, two major wind enhancement features would be provided, i.e. a minimum 15-wide breezeway along Maidstone Road (i.e. the proposed pedestrianised avenue) for north-south wind flow; and a minimum 20m-wide podium separation along Kiang Su Street for east-west wind flow. The relevant requirements had been specified in the Explanatory Statement (ES) of the draft DSP. Besides, with a view to striking a balance between opening up considerable area for public use and minimising disturbance to the future residents of the proposed development, a minimum 3m-wide area within the proposed north-south pedestrianised avenue and the proposed east-west pedestrian connection was proposed to be opened 24 hours daily for public use, subject to further liaison

with the Government at the detailed design stage;

- (k) in respect of providing more GIC facilities to meet the community needs, not less than 2,500 m<sup>2</sup> GFA was proposed for GIC facilities, including elderly and child care services, in the proposed three-storey GIC block. The GIC block was designed to be located adjacent to the event plaza and an exit of MTR To Kwa Wan Station. In addition, an underground public vehicle park (PVP) of 164 parking spaces was proposed;
- (l) in view of the revisions made to the original draft DSP, URA had further consulted KCDC on 2.3.2023, and KCDC members generally supported the DS; and
- (m) concerning the tentative implementation programme, subject to the Board's approval and subsequent Chief Executive in Council (CE in C)'s approval of the draft DSP, URA would issue acquisition offers to the affected CBS households in the second quarter of 2024. It was anticipated that construction work for the DS would commence in around 2028 for completion in 2033.

[Mr Franklin Yu joined the meeting during URA's presentation.]

22. With the aid of a PowerPoint presentation, Mr Jon C.H. Mak, STP/K, PlanD, continued to brief Members on the planning assessment of the draft DSP, as detailed in paragraph 11 of the Paper, that PlanD had no objection to the draft DSP.

23. As the presentations of the representatives of PlanD and URA had been completed, the meeting proceeded to the Q&A session. The Chairperson reminded Members that according to the Town Planning Board Guidelines No. 29B, the Board's decision on the DSP would be kept confidential for three to four weeks after the meeting and would be released when the DSP was exhibited for public inspection. Members were reminded to exercise due care when asking questions in the open session of the meeting so as to avoid inadvertent divulgence of their views on the DSP's boundaries to the public. She then invited questions from Members.

*Concerns of and Consultation with the Affected CBS Members*

24. Two Members raised the following questions:

- (a) noting that some affected CBS members objected to the DS, what their opposing views were and the measures adopted by URA to address their concerns; and
- (b) noting from paragraph 10.5 of the Paper that some public comments criticized URA for not organising public briefing to the affected CBS members, what consultations URA had conducted.

25. In response, with the aid of some PowerPoint slides, Messrs Wilfred C.H. Au and Mike Y.F. Kwan, URA, made the following main points:

- (a) about 15% of the surveyed households (i.e. 62 affected households) objected to the DS and their opposing views were mainly related to that the CBS Scheme should be a permanent benefit to them; that they could not enjoy spacious living spaces if they moved out; unwillingness to dissolve the CBSs; and request for a higher acquisition price, etc.;
- (b) in view of the complexity of the CBS-related matters, URA had made its best endeavours to launch five new initiatives, which had also been adopting for CBS-1, to cater for the needs of CBS members. These initiatives included:
  - (i) free legal service was provided to facilitate dissolution of CBSs. From the experience of CBS-1, with the provision of free legal service, the whole process of dissolution of CBSs could be shortened from two/three years to about one year;
  - (ii) URA facilitated the Government to adopt 'existing use land value' of old CBS buildings, instead of 'redevelopment value' of the concerned buildings, as the basis in assessing the amount of land premium. As

such, the land premium needed to be paid by the CBS members would be reduced by about 40 – 50%;

- (iii) URA facilitated the CBS members to settle land premium in a timely manner. From the experience of CBS-1, the Civil Service Bureau had issued Temporary Waiver for Removal of Alienation Restrictions letter to all CBS owners upon URA's issuance of acquisition offers. For a period of 24 months from the date of the said letter, the Government waived the restrictions on alienation but only to the extent of not objecting CBS owners to entering into an agreement for sale and purchase of their properties with URA. That said, the CBS owners did not need to pay land premium to the Government before the CBS owners and URA signed the sale and purchase agreements. The CBS owners would only need to pay land premium to the Government when their units were sold. This allowed more time for the CBS owners to settle the land premium issue;
- (iv) URA facilitated the waiving arrangement of the administrative fee for the removal of alienation restriction and remission of Special Stamp Duty relating to the conveyancing of the eligible CBS properties; and
- (v) flexibility was allowed in the arrangement of replacement flats to cater for the need of 'extra-large families', which were usually composed of two or three-generation families. Considering that a portion of the compensation amount offered by URA might be used to repay the outstanding land premium, the Government and URA had made special arrangement for eligible ex-CBS members (i.e. the CBSs had to be dissolved at that time) to purchase replacement flats. They were allowed to purchase the subsidised sale flats at the HKHS's dedicated rehousing estate (DRE), the in-situ 'Flat-for-Flat' units or the private housing units at URA's self-developed residential project 'De Novo' (煥然壹居) in Kai Tak. Flexibility would be given to enable eligible ex-CBS members to purchase a maximum of any two flats of the said

three types of replacement units to cater for the need of ‘extra-large families’;

- (c) with reference to the experience of CBS-1 which had 164 affected households, the Development Bureau (DEVB), as to date, had already approved the applications of 22 eligible households for replacement units. Among them, 13 households had chosen one subsidized sale flat at the HKHS’s DRE while three households had chosen one subsidized sale flat at the HKHS’s DRE, plus one ‘Flat-for-Flat’ unit at the CBS-1 site. It demonstrated that URA had made its best endeavours to address CBS members’ needs; and
- (d) regarding public consultation, project briefing videos instead of public briefing were provided to the affected households in May 2020 due to the climax of Covid-19 pandemic. With the gradual relaxation of Covid-19 prevention measures in June/July 2020, three physical public briefing sessions were immediately organised by URA with the presence of government representatives on 6 and 7 July 2020 for affected households. URA also conducted nine physical public briefing sessions and the opinion survey for the affected households in November 2021.

### *Building Height*

26. A Member raised the following questions:

- (a) the rationale for relaxing the BH restriction from 120mPD to 140mPD for the Site, noting that there were some developments with much higher BHs in the locality, such as Celestial Heights (半山壹號) to its northwest and the residential developments in Hung Hom to its south; and
- (b) whether the development potential of the Site was limited by the proposed BH restriction of 140mPD, resulting in the need for land excavation for accommodating carpark and other facilities underground.

27. In response, with the aid of a PowerPoint slide, Ms Vivian M.F. Lai, DPO/K, made the following main points:

- (a) the general BH profile in the area gradually descended from about 140mPD in the inland area to about 120/100mPD at the waterfront. For example, the BH restrictions for the site of Lok Man San Tsuen to the immediate west of the Site and another URA's development scheme at To Kwa Wan Road/Wing Kwong Street (KC-016) to the southeast of the Site was 140mPD while that for sites near/at the waterfront were generally 120/100mPD. Developments with relatively higher BHs such as Celestial Heights of 150mPD (to the northwest of the Site) and Grand Waterfront (翔龍灣) of 176mPD (at the waterfront) were already planned/committed developments before the incorporation of BH restrictions on the OZP and they were exceptional cases which were not recommended to be adopted as benchmarks for determination of the BH of the Site. Besides, the quoted residential developments in Hung Hom with higher BH restrictions were located in the southern part of Hung Hom which were further away from the Site; and
- (b) at-grade space in the urban area was precious. Should it be technically feasible, beneficial use of underground space should be fully utilised. Under the refined scheme for the Site, underground space was proposed for the provision of PVP and shopping street for meeting the local demand for public car parking spaces and improving the connectivity and walkability of the district.

28. Messrs Wilfred C.H. Au and Mike Y.F. Kwan, URA, supplemented that the proposed relaxation of BH restriction from 120mPD to 140mPD had taken into account the local character of the area, existing BH profile, urban design concept, and findings of relevant assessments such as air ventilation assessment (AVA). The proposed increase in BH could provide design flexibility, making a considerable width of at-grade passageway for comfortable pedestrian movement and provision of two ventilation/visual corridors possible, as well as allowing the massing of the buildings be carefully designed to minimize site coverage of the development.



*Layout Design, Pedestrianised Avenue, Pedestrian Connection and Underground Shopping Street*

29. Some Members raised the following questions:

- (a) noting that the Site was proposed to be divided into a number of small and elongated land parcels by two major ventilation corridors or pedestrianised avenue/pedestrian connection which might undermine the development potential of the Site and confine the disposition and configuration of the proposed building blocks, whether there was possibility of refining the layout design such as adjusting the alignments of the ventilation corridors or pedestrianised avenue/pedestrian connection to achieve better site utilisation and blocking layout;
- (b) details of the design and management of the pedestrianised avenue/pedestrian connection, including the proposed 3m-wide areas which would be opened for public use 24 hours daily could be properly arranged within the proposed north-south pedestrianised avenue of not less than 15m in width and the proposed east-west pedestrian connection of not less than 20m in width;
- (c) whether there were design measures to integrate at-grade and underground pedestrian connections; and if the proposal of utilising underground shopping street to connect the two entrances/exits of MTR To Kwa Wan Station was finally not agreed by MTRCL, whether there were alternative design options for providing underground pedestrian connection;
- (d) noting that the eastern boundary of the Site abutted the back lanes of a row of aged buildings along Ma Tau Wai Road, whether URA had taken into account the conditions of back lanes when designing the layout and disposition of the proposed residential blocks, and whether URA had any proposals to improve the conditions of back lanes;
- (e) whether there were design measures to preserve the character of the community neighbourhood; and

- (f) interface issue of podium garden with public open spaces.

30. In response, with the aid of some PowerPoint slides, Messrs Wilfred C.H. Au and Mike Y.F. Kwan, URA, made the following main points:

- (a) according to the findings of AVA, designation of two ventilation corridors in north-south and east-west directions of considerable width was required. These ventilation corridors also served as major pedestrian passageways in north-south direction between Lok Shan Road and Chi Kiang Street, and in east-west direction between Lok Man San Tsuen and inner To Kwa Wan area, where major GIC facilities such as To Kwa Wan Market and Government Offices were located. While the scope of adjusting the east-west ventilation corridor was limited, there might be scope to adjust the north-south one. Members' views/suggestions would be considered at the detailed design stage;
- (b) the proposed north-south pedestrianised avenue/east-west pedestrian connection would be provided with retail shops along both sides, hard and soft landscaping, event spaces/pocket open spaces and sitting areas for public enjoyment. Cohesive landscaping and tree planting would be explored to create a pedestrian friendly environment and foster a sense of place. Through appropriate design of street furniture, planting, as well as paving and landscaping, rather than setting up bollards/chains, the design of the 3m-wide areas opened for public use 24 hours daily could be properly integrated with the whole pedestrianised avenue/pedestrian connection and the local environment. URA would further liaise with the Government on the exact width of the areas required to be opened for public use round the clock at the detailed design stage. In addition, URA had experience in designing and managing public open areas, such as the pedestrian passageway at Grand Central (凱滙) in Kwun Tong Town Centre which was opened for public use round the clock and served as a major pedestrian connection to Park Metropolitan (觀月・樺峯) located to its northeast;
- (c) the adoption of sunken plaza, which could integrate basement level with at-grade level, with suitable architectural design such as glass ceiling for

penetration of natural sunlight, could be explored at the detailed design stage. If the proposal of connecting the two entrances/exits of MTR To Kwa Wan Station by an underground shopping street was finally not agreed by MTRCL, URA would continue to explore alternative design options to improve pedestrian connectivity and enhance pedestrians' walking experience. Provision of sunken plaza was one of the possible design options;

- (d) URA would take initiatives to liaise with concerned stakeholders in improving the conditions of back lanes. The prescribed windows of the proposed residential blocks at the Site were designed not facing the back lanes and the adjoining residential buildings which were of about 70/80mPD in height;
- (e) URA would try its best endeavours to create community ambience. Through restructuring and re-planning of land parcels and road networks, the potential of the Site could be optimized to provide more residential flats in modern standard and with smart design. Walkability and connectivity of the district could be enhanced, and street vibrancy could also be enhanced through the provision of pedestrianised avenue/pedestrian connection with retail shops along both sides. The overall environment of the community could be greatly improved; and
- (f) integrated landscaping design would be adopted at-grade and at podium levels to address the interface issues, if any.

#### *Provision of GIC Facilities*

31. Some Members raised the following questions:

- (a) the rationale of the provision of a GFA of 2,500 m<sup>2</sup> for GIC facilities which only accounted for about 2% of the total domestic GFA of the proposed redevelopment and was comparatively lower than those provided in public housing developments;

- (b) whether additional GIC facilities could be provided in the Site, having regard to stronger demand of the residents in the old urban district for GIC facilities and the convenient location of the Site being located next to MTR station which could serve more residents;
- (c) having noted that there was a considerable number of elderly living in the old urban district and the issue of ageing population, whether it was possible to incorporate elderly facilities such as Residential Care Home for the Elderly (RCHE) in the proposed redevelopment;
- (d) the overall provision of GIC facilities in the Ma Tau Kok area, and whether change in demographic composition and increase in population had been taken into account in the provision of GIC facilities, and whether there were plans to provide GIC facilities in a timely manner to meet the needs of the population; and
- (e) noting that when Lok Man San Tsuen was to be redeveloped in future and the GIC facilities thereat would inevitably be displaced, whether there was a general mechanism/principle regarding the provision/re-provision of GIC facilities.

32. In response, with the aid of some PowerPoint slides, Messrs Wilfred C.H. Au and Mike Y.F. Kwan, URA, made the following main points:

- (a) it was clarified that, unlike the case of HKHA/HKHS's public housing developments, there was no hard requirement for URA to set aside a GFA equivalent to about 5% of domestic GFA for GIC facilities in redevelopment projects;
- (b) the proposed 2,500 m<sup>2</sup> GFA for GIC facilities included a Neighbourhood Elderly Centre (606 m<sup>2</sup> GFA), a 60-place Day Care Centre for the Elderly (716 m<sup>2</sup> GFA), an Integrated Family Service Centre (313 m<sup>2</sup> GFA) and a Special Child Care Centre (818 m<sup>2</sup> GFA). The above welfare facilities were requested by the Social Welfare Department (SWD) and the floor area

requirements had been initially confirmed by SWD. To proceed with the proposed redevelopment, the minimum GFA requirement for provision of GIC facilities had been stipulated in ES and would be stipulated in relevant land document later. To encourage the provision of GIC facilities in the proposed development, the floor area of GIC facilities as required by the Government would be exempted from PR calculation. Subject to the request/confirmation by relevant government departments at the detailed design stage, URA was willing to provide additional GIC facilities in the proposed development;

- (c) from design perspective, the footprint and height of the proposed GIC block was about 1,300 m<sup>2</sup> and three storeys respectively under the notional scheme. As the proposed GIC block had yet attained the BH reference (i.e. at a height of not more than 24 metres above ground level) where many welfare facilities were required to be located, there was still scope to increase the floorspaces for accommodating additional GIC facilities, where necessary, at the detailed design stage;
- (d) noting that there were no community facilities such as community hall within the 500m-radius of the Site, consideration could be given to incorporating such kind of facilities in the proposed redevelopment, subject to further liaison with relevant government departments;
- (e) URA, with the assistance of PlanD, would further liaise with concerned government departments to consider incorporating additional GIC facilities in the redevelopment at the detailed design stage; and
- (f) the Territorial Population and Employment Data Matrix (TPEDM) compiled by PlanD provided estimates on territorial distributions of population and employment in the future years which was adopted as reference by government departments and stakeholders involved, such as URA, in the planning of developments and services. It was noted that population and employment generated by long-term planned development projects in the area had generally been factored in TPEDM.

33. In response, Ms Vivian M.F. Lai, DPO/K, made the following main points:

- (a) in applying the Hong Kong Planning Standards and Guidelines (HKPSG) for assessment of provision of RCHE, the spatial distribution and differences in the provision level of such facilities among different areas, as well as the demand for such facilities as a result of population growth and demographic changes would be considered by SWD. According to the HKPSG, 21.3 subsidised beds per 1,000 elderly persons aged 65 or above should be provided. Although there was shortfall in RCHE and some other social welfare facilities in the area, the provision of these facilities was a long-term goal and the actual provision would be subject to the consideration of SWD in the planning and development process as appropriate. These facilities should be carefully planned/reviewed by relevant government departments and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arose;
- (b) as for the overall provision of GIC facilities and open space in the Ma Tau Kok area, based on a planned population of about 145,000 persons, including the population of the planned residential developments, the planned provision of some GIC facilities was inadequate to meet the need of the planned population. Moreover, not all GIC facilities were suitable to be incorporated in the proposed redevelopment as specific requirements, such as location, size, operational needs, and the catchment areas/threshold population varied amongst different kinds of GIC facilities. Concerted effort was required among the Government (including PlanD and SWD), URA and other service providers to work closely together in the planning and development process to address the acute shortfall in social welfare facilities and to provide the necessary facilities at the right place and at the right time. In respect of public open space, the provision of planned district open spaces was adequate while there was a slight shortfall in the provision of planned local open spaces;
- (c) when considering the provision of GIC facilities, reference had been made to the HKPSG requirements for the provision of GIC facilities and TPEDM

regarding the planned population. The change in demographic composition and increase in population had been factored in TPEDM; and

- (d) if Lok Man San Tsuen was redeveloped in future, the affected GIC facilities thereat had to be reprovisioned with modern standards. Besides, based on a district-based planning approach, due regards would be given on whether there was opportunity to incorporate additional facilities in the redeveloped site(s). As for the subject Site, no GIC facilities would be affected by the proposed redevelopment, yet URA took initiatives to provide not less than 2,500 m<sup>2</sup> GFA for GIC uses.

34. The Chairperson shared Members' views/suggestions of providing more GIC facilities in the Site to help meet the needs of the residents in the old urban district, and remarked that PlanD would continue to offer assistance to URA to seek relevant government departments' views on whether additional GIC facilities, such as community hall and RCHE, could be incorporated in the proposed redevelopment. Besides, the proposed GIC block would be suitably designed and fully utilised to incorporate more GIC facilities where necessary and appropriate.

#### *Traffic Aspect*

35. Two Members raised the following questions:

- (a) whether there were proposed measures to improve the existing traffic conditions in the area, which was currently characterized by busy road traffic on narrow roads/streets coupled with frequent on-street parking and minibus/school bus pick-up/drop-off;
- (b) location of the proposed ingress(es)/egress(es) and the route plan for vehicles entering/leaving the proposed redevelopment; and
- (c) the considerations of providing 611 ancillary car parking spaces and 164 public car parking spaces in the proposed redevelopment, having noted that the Site was located conveniently next to MTR To Kwa Wan Station.

36. In response, with the aid of some PowerPoint slides, Mr Mike Y.F. Kwan, URA, made the following main points:

- (a) according to the findings of the submitted Traffic Impact Assessment (TIA) report, the proposed redevelopment, with the implementation of traffic improvement measures, would not have adverse traffic impact on the surrounding areas, and it was anticipated that the existing traffic condition could be improved through the proposed redevelopment. Three major road junction improvement works would be carried out, including (i) revising the traffic light signal at the junction of Tin Kwong Road/Kau Pui Lung Road; (ii) amending the road marking at the junction of Tin Kwong Road/Ma Tau Wai Road/Ma Hang Chung Road; and (iii) converting the section of Chi Kiang Street between Ko Shan Road and Ma Tau Wai Road from westbound to eastbound;
- (b) it was preliminarily designed to locate two ingresses/egresses at Kau Pui Lung Road, each for the proposed development at the northern portion and the southern portion of the Site. The proposed route plan had also been incorporated and assessed in the TIA;
- (c) URA would liaise with the Transport Department (TD) at the detailed design stage to examine any other traffic improvement measures required, the location of the proposed ingresses/egresses, and the proposed route plan; and
- (d) an underground PVP of 164 parking spaces was proposed to compensate the 100 affected on-street parking spaces at Maidstone Road (63), Kiang Su Street (10) and Kau Pui Lung Road (27), and to provide additional public car parking spaces to meet the local demand. Although the spaces along Kau Pui Lung Road to be released after removing the on-street parking spaces were outside the boundary of the Site, URA would explore with concerned government departments to utilize these solution spaces for enhancing pedestrian environment in the vicinity.



37. In response, Ms Vivian M.F. Lai, DPO/K, supplemented that while proximity and convenience for access to MTR station was one of the major considerations in determining the number of car parking spaces required, as advised by TD, the prevailing demand/supply conditions, traffic conditions, etc. of the area would also need to be taken into account.

#### *Provision of SH Units*

38. Some Members asked about the details of provision of SH units, and queried why the location of the SH units would be subject to review and might not necessarily be provided in the southern portion of the Site as initiated by URA. In response, Mr Wilfred C.H. Au, URA, said that since the Site as a whole would be developed as one site, flexibility would be allowed for URA in exploring mixed development of private housing and SH units within the Site in order to facilitate inclusionary housing. In any case, not less than 950 SH units would be provided in the Site.

39. The Chairperson remarked that the mixed development mode of private housing and SH units was not a novel idea. It was being tried out in a land sale site at Anderson Road sold by Government to private developer. When compared with the case that private developers might have greater concern on cash flow management for mixed development of private housing and SH units as they could not conduct pre-sale of uncompleted units, there may be more room for URA to adopt mixed development of private housing and SH units in the Site as both types of flats would be sold through URA with minimal involvement from Government.

#### *Impacts on Surrounding Areas*

40. A Member noted that there were many aged and dilapidated buildings nearby, particularly those adjoining the northern, eastern and southern boundaries of the Site, and asked whether there were special arrangements during the construction stage. In response, Mr Wilfred C.H. Au, URA, said that construction vehicles would use the two ingresses/egresses at Kau Pui Lung Road at the western boundary of the Site, and hence the impacts on the adjoining aged buildings at the east should not be significant. Besides, all construction works would be carried out in compliance with relevant legislations and regulations on the noise and dust control perspectives.

*Overall Planning Approach for the DS and Other URA's Projects in the Ma Tau Kok Area*

41. A Member asked about URA's overall planning approach in the Ma Tau Kok area and how the Site could be integrated with other URA's projects in the area such as those redevelopment projects to its southeast.

42. In response, Mr Wilfred C.H. Au, URA, made the following main points:

- (a) to the southeast of the Site was a cluster of URA's redevelopment projects (To Kwa Wan District-based Development Sites) which was launched under the planning-led and district-based approach that allowed URA to undertake broader scale restructuring and re-planning to improve the built environment and create opportunities for designing a pedestrian friendly neighbourhood;
- (b) an open space (i.e. Ma Tau Wai Road/To Kwa Wan Road Garden) and some major roads were located between the Site and To Kwa Wan District-based Development Sites. URA had been liaising with TD and relevant government departments to explore the possibility of connecting the Site with To Kwa Wan District-based Development Sites at-grade (such as street beautification works) and at basement level (such as connection of underground shopping streets), facilitating pedestrian connectivity between the two regenerated communities; and
- (c) development agreements would be signed between URA and the developers under which URA could scrutinize and monitor the design of the proposed redevelopment to ensure that a coherent and integrated design would be achieved.

*Others*

43. Some Members raised the following questions:

- (a) whether the proposed redevelopment would be developed solely by URA;

- (b) whether there were measures to enhance social inclusiveness; and
- (c) the rationale for assuming an average flat size of 50 m<sup>2</sup> and whether different sizes of flats would be provided to meet different market demands.

44. In response, Messrs Wilfred C.H. Au and Mike Y.F. Kwan, URA, made the following main points:

- (a) whether the proposed redevelopment would be developed by URA or its joint ventures was subject to further consideration;
- (b) there was an event plaza in the proposed redevelopment, welcoming various place-making activities; and URA in collaboration with Social Venture Hong Kong (a social organization) had been preparing a booklet on community-making setting out guidelines on integration of new and old communities. URA was glad to share the booklet to Members for reference once ready; and
- (c) an average flat size of 50 m<sup>2</sup> was assumed for private housing units while an average flat size of 58 m<sup>2</sup> was assumed for SH flats for the proposed redevelopment. From the experience of URA's residential projects, i.e. 'De Novo' and 'eResidence' (煥然懿居), SH flat buyers preferred flats of larger size, and hence a larger average flat size of 58 m<sup>2</sup> was assumed for the proposed SH flats. In any case, different sizes of flats would be provided in the proposed redevelopment to meet different market demands.

[Ms Sandy H.Y. Wong joined the meeting during the Q&A session.]

45. As Members had no further questions to raise, the Chairperson thanked the representatives of PlanD and URA for attending the meeting. They left the meeting at this point.

46. The deliberation session was recorded under confidential cover.

[Mr Ben S.S. Lui joined the meeting at this point.]

**CONFIDENTIAL**

**(Downgraded on 21.4.2023)**

**Minutes of 1290<sup>th</sup> Meeting of the  
Town Planning Board held on 24.3.2023**

**Kowloon District**

**Agenda Item 3**

Submission of the Draft Urban Renewal Authority Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan No. S/K10/URA2/A Prepared under Section 25 of the Urban Renewal Authority Ordinance

(TPB Paper No. 10886)

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[The item was conducted in Cantonese.]

**Deliberation Session**

1. The Chairperson remarked that Members generally had no objection to the proposed relaxation of building height restriction (BHR) from 120mPD to 140mPD, and the adoption of a total plot ratio (PR) of 9 (with domestic PR of 8 and non-domestic PR of 1) for the Development Scheme (DS) site (the Site).

2. The Chairperson invited Members to consider whether the draft Development Scheme Plan (DSP) was acceptable and could be deemed suitable for publication under the Town Planning Ordinance. Members generally supported or had no objection to the draft DSP, and some Members had the following views and suggestions:

- (a) there was concern on whether the Housing Bureau (HB) had been consulted on the proposed provision of 1,374 private housing units and 950 Starter Home (SH) units, and whether such provision ratio could meet market demands;

- (b) the layout design should not be constrained by the original street pattern by simply adopting Maidstone Road and Kiang Su Street as pedestrianised avenue/pedestrian connection which would divide the Site into small land parcels, thereby undermining the development potential of the Site. Consideration should be given to re-configuring and restructuring the original urban form/street pattern to achieve better site utilisation;
- (c) concerted efforts by the Urban Renewal Authority (URA)/Mass Transit Railway Corporation Limited/relevant government departments were required to facilitate the implementation of the proposed redevelopment, in particular for the provision of underground shopping street and more GIC facilities, etc.;
- (d) for the proposed underground public vehicle park, smart design initiatives such as mechanical parking system should be adopted which could help minimise the extent of underground excavation and enhance spatial efficiency;
- (e) there was concern on ageing population and shortfalls in the provision of elderly services, and there should be timely provision of elderly services such as Residential Care Homes for the Elderly (RCHE) to meet the needs; and
- (f) there should be strong planning gains in exchange of inclusion of road areas in the Site for PR calculation. While URA's good intention to enhance pedestrian connectivity and walkability was noted, it would be better if more information/details in respect of the design merits could be presented at the meeting.

3. In response to a Member's enquiry on whether the provision of private housing units and SH units could meet market demands, the Chairperson said that URA's proposal of providing private housing units and SH units had been duly considered by the Government. As mentioned in URA's presentation, the southern portion of the Site was originally assigned to the Hong Kong Housing Authority for public housing development. However, in view of the strong market demand for SH units also being one form of subsidised housing, URA shared its social responsibility to provide SH flats in the proposed redevelopment at the Site.

4. The Chairperson said that Members' views/suggestions, including those on refinements to the layout design such as enhancing the design of building blocks, ventilation corridors/pedestrianised avenue/pedestrian connection and underground shopping street, adopting mechanical parking system, details of planning gains, co-ordination between URA/relevant departments, as well as traffic arrangements, would be recorded in the minutes of the meeting for URA/relevant departments' consideration and follow-up actions, as appropriate. The Chairperson remarked that the Town Planning Board could further scrutinize the proposed redevelopment during the hearing meeting of representations and comments in respect of the draft DSP, and it was believed that more details of the layout design and planning gains/design merits could be provided by URA at that time.

5. Noting Members' concern on ageing population and the need for timely provision of elderly services such as RCHE, the Chairperson said that the Social Welfare Department would be invited to brief Members on the requirements of elderly services and the current policy and planning of elderly services in addressing the need and shortfalls.

6. After deliberation, Members agreed that the draft DSP was suitable for publication under the Town Planning Ordinance and decided to:

- (a) deem the draft Urban Renewal Authority Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan (DSP) No. S/K10/URA2/A (to be renumbered to No. S/K10/URA2/1 upon exhibition for public inspection) and its Notes at Annexes F-1 and F-2 of the TPB Paper No. 10886 (the Paper) respectively as being suitable for publication as provided for under section 25(6) of the Urban Renewal Authority Ordinance, so that the draft DSP shall be exhibited for public inspection under section 5 of the Town Planning Ordinance; and
- (b) endorse the Explanatory Statement (ES) of the draft DSP at Annex F-3 of the Paper and adopt it as an expression of the Town Planning Board's planning intention and objectives of the draft DSP and agree that the ES as being suitable for public inspection together with the draft DSP.

7. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft DSP including its Notes and ES, if appropriate, before its publication under the Town Planning Ordinance. Any major revisions would be submitted for the Board's consideration.

8. The Chairperson reminded Members that according to the Town Planning Board Guidelines No. 29B, the Board's decision on the draft DSP would be kept confidential for three to four weeks after the meeting and would be released when the draft DSP was exhibited for public inspection. Members should exercise due care so as to avoid inadvertent divulgence of their views on the boundaries of the draft DSP to the public before its publication.

[Mr Stanley T.S. Choi left the meeting during the deliberation.]

Management of the underground public vehicle park will be arranged at the development stage.

### **GIC Facilities**

- 7.12 To meet the need for community facilities in the vicinity and the increased population after redevelopment, GIC uses are proposed in the Development Scheme. Not less than ~~2,500~~ **4,500** m<sup>2</sup> non-domestic gross floor area would be proposed for GIC use in the GIC block or within the non-domestic portion of the development, subject to confirmation of usage and funding from relevant Government departments. In order to facilitate provision of GIC facilities, in determining the relevant maximum plot ratio of the development and / or redevelopment, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.

### **Landscaping and Greening**

- 7.13 A cohesive landscaping, tree planting and greening will be provided in the pedestrianised avenue / event plaza and POS to meet the Sustainable Building Design (SBD) Guidelines to enhance the local streetscape and walking environment. According to SBD Guidelines, minimum site coverage of greening of 20% of the net site area will be provided.

### **Air Ventilation**

- 7.14 According to the air ventilation assessment report (AVA 2022) for the proposed development, two major wind enhancement features will be provided, i.e. a minimum 15m-wide breezeway along the pedestrianised avenue for north-south wind flow; and a minimum 20m-wide podium separation along Kiang Su Street for east-west wind flow, with footbridges, canopies and architectural features provided in between the podia. Various building and podium separations are also provided where appropriate and practicable to enhance the local pedestrian wind environment. The two major wind enhancement features should be incorporated in the design and layout of the developments in the “R(A)” zone. In the event that the two proposed wind enhancement features are not adopted in the future design scheme, further AVA study should be



**Provision of Major Community Facilities and Open Space in Kowloon City District Council Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	54.09 ha	61.83 ha	103.16 ha	49.07 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	54.09 ha	43.33 ha	54.00 ha	-0.09 ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	8	5	7	-1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	2	2	3	1
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	1	2	2	1
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	2	3	3	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	1	1	1
Community Hall	No set standard	N.A.	5	6	N.A.
Library	1 district library for every 200,000 persons  (assessed on a district basis)	2	4	5	3
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	295 classrooms	648 classrooms	666 classrooms	371 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11  (assessed by EDB on a district/school network basis)	899 classrooms	1,087 classrooms	1,201 classrooms	302 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17  (assessed by EDB on a territory-wide basis)	626 classrooms	1,050 classrooms	1,115 classrooms	489 classrooms

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	3,129 beds	3,957 beds	6,381 beds	3,252 beds
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	5	7	8	3
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	2,163	562	962	-1,201~  (A long-term target assessed on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	7	6	6	-1~  (A long-term target assessed on a wider spatial context by SWD~)
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	3	4	6	3

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	3	3	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N.A.	9	15	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a district basis)	2,765 places	867 places	1,647 places	-1,118 places~  (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	3,424 beds	2,539 beds	3,709 beds	-285 beds~  (A long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 <sup>#</sup>  (assessed by SWD on a district basis)	428 places	120 places	800 places	372 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	943 places	802 places	1,222 places	279 places~  (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	1,476 places	586 places	1,546 places	70 places
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	1	0	0	-1~  (A long-term target assessed on a wider spatial context by SWD~)
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	1	1	3	2
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	1	1	1	0

Note :

The planned resident population is about 541,000. If including transients, the overall planned population is about 569,000. All population figures have been adjusted to the nearest hundred.

Remark :

# The requirements exclude planned population of transients.

~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

**APRIL 2023**