



圖例
NOTATION

ZONES

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)

VILLAGE TYPE DEVELOPMENT

V

鄉村式發展

GOVERNMENT, INSTITUTION OR COMMUNITY

GIC

政府、機構或社區

OPEN SPACE

O

休憩用地

OTHER SPECIFIED USES

OU

其他指定用途

GREEN BELT

GB

綠化地帶

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)

鐵路及車站 (地下)

MAJOR ROAD AND JUNCTION

主要道路及路口

ELEVATED ROAD

高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

規劃範圍界線

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

最高建築物高度
(在主水平基準上若干米)

PETROL FILLING STATION

加油站

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	
COMPREHENSIVE DEVELOPMENT AREA	2.17	1.13	綜合發展區
RESIDENTIAL (GROUP A)	37.28	19.33	住宅 (甲類)
RESIDENTIAL (GROUP B)	5.00	2.59	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	1.06	0.55	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	22.42	11.62	政府、機構或社區
OPEN SPACE	7.99	4.14	休憩用地
OTHER SPECIFIED USES	9.60	4.98	其他指定用途
GREEN BELT	91.21	47.29	綠化地帶
MAJOR ROAD ETC.	16.14	8.37	主要道路等
TOTAL PLANNING SCHEME AREA	192.87	100.00	規劃範圍總面積

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

核准圖編號 S / K 1 2 / 1 6 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K12/16

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

修訂項目 A 項

AMENDMENT ITEM B

修訂項目 B 項

AMENDMENT ITEM C

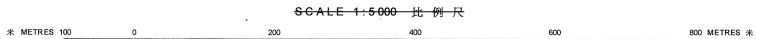
修訂項目 C 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2022年6月24日 按照城市規劃條例第5條展示的
核准圖編號 S/K12/16 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K12/16 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
24 JUNE 2022

Mr C K YIP 葉子季
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的牛池灣（九龍規劃區第12區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 12 - NGAU CHI WAN - OUTLINE ZONING PLAN



本摘要圖於2022年12月7日擬備
EXTRACT PLAN PREPARED ON 7.12.2022

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/K12/17

參考編號
REFERENCE No. R/S/K12/17

**SCHEDULE OF AMENDMENTS TO THE
APPROVED NGAU CHI WAN
OUTLINE ZONING PLAN NO. S/K12/16
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of two sites abutting Wing Ting Road from “Residential (Group B)” (“R(B)”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”), “Village Type Development” (“V”) and areas shown as ‘Road’ to “Residential (Group A)1” (“R(A)1”) with stipulation of building height restrictions.
- Item B – Rezoning of two pieces of land abutting Wing Ting Road and Lung Cheung Road from “R(B)”, “G/IC” and an area shown as ‘Road’ to “O”.
- Item C – Rezoning of a strip of land along Lung Cheung Road from “G/IC” to an area shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Refinement to paragraphs 3(c) and (10) of the Covering Notes to clarify the planning intention with respect to “existing use” and revise the definition of “existing building”.
- (b) Revision to the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Revision to the Remarks for the “R(A)” zone to incorporate development restrictions and requirements for the new “R(A)1” sub-zone.
- (d) Revision to the Remarks for the “R(A)” zone to incorporate development restriction to specify that the relevant maximum plot ratios of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building.
- (e) Deletion of ‘Market’ from Column 2 of the “Comprehensive Development Area” (“CDA”), “R(B)” and “V” zones.
- (f) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and “G/IC” zones.
- (g) Refinement to the planning intention of the “O” zone.

- (h) Revision to the Remarks for the “R(A)”, “R(B)” and “Other Specified Uses” annotated “Funeral Parlour” zones to incorporate minor relaxation clause for development restrictions.
- (i) Revision to the exemption clause on maximum plot ratio in the Remarks for the “CDA”, “R(A)” and “R(B)” zones to clarify that exemption of caretaker’s quarters and recreational facilities are only applicable to those facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building.

Town Planning Board

24 June 2022

List of Representatives in respect of the
Draft Ngau Chi Wan Outline Zoning Plan No. S/K12/17

Representation No. TPB/R/S/K12/17	Name of Representatives
R1	Hong Kong Housing Society (香港房屋協會)
R2	Wong Man Kwan
R3	Fu Yee Ming
R4	Poon Benson Fu Kit
R5	East Kowloon Property Development Limited (東九龍地產發展有限公司)
R6	Keyman One Development Limited
R7	Poon Samson Fu Ho
R8	Mary Mulvihill

List of Commenters in respect of the
Draft Ngau Chi Wan Outline Zoning Plan No. S/K12/17

Comment No. TPB/R/S/K12/17	Name of Commenters
C1	Hong Kong Housing Society (香港房屋協會) (also R1)
C2	Mary Mulvihill (also R8)

~~information to address departmental comments.~~

6. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

Kowloon District

Agenda Items 4 to 6

[Open Meeting]

S/K8/23A	Proposed Amendments to the Approved Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/23 (MPC Paper No. 6/22)
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S/K11/29A	Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/29 (MPC Paper No. 7/22)
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S/K12/16A	Proposed Amendments to the Approved Ngau Chi Wan Outline Zoning Plan No. S/K12/16 (MPC Paper No. 8/22)
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7. Members noted that the three items had a common background and agreed that they would be considered together.

8. The Secretary reported that the proposed amendments involved public housing developments to be developed by the Hong Kong Housing Authority (HKHA) (Agenda Item 4) and the Hong Kong Housing Society (HKHS) (Agenda Items 5 and 6), and the amendment site of Agenda Item 5 was located in Wong Tai Sin (WTS). The following Members had declared interests on the items:

- | | | |
|---|---|---|
| Mr Ivan M.K. Chung
(<i>Chairman</i>)
(<i>as the Director of Planning</i>) | - | being an ex-officio member of the Supervisory Board of HKHS; |
| Mr Paul Y.K. Au
(<i>as Chief Engineer (Works), Home Affairs Department</i>) | - | being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidized Housing Committee of HKHA; |
| Mr Franklin Yu | - | being a member of the Building Committee and Tender Committee of HKHA; |
| Mr Daniel K.S. Lau | } | being a member of HKHS, and HKHS currently had discussion with Housing Department (the executive arm of the HKHA) on housing development issues; |
| Ms Lilian S.K. Law | | |
| Mr Timothy K.W. Ma | - | being a member of the Supervisory Board of HKHS; and HKHS currently had discussion with Housing Department (the executive arm of the HKHA) on housing development issues; and |
| Mr Stanley T.S. Choi | - | his spouse being a director of a company which owned a property in WTS. |

9. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments to the Outline Zoning Plans

(OZPs) in relation to the public housing developments were proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA and HKHS only needed to be recorded and they could stay in the meeting. As the property owned by the company of Mr Stanley T.S. Choi's spouse had no direct view of the amendment site of Agenda Item 5, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

10. The following representatives from PlanD, Civil Engineering and Development Department (CEDD) and AECOM Asia Company Limited (AECOM) (consultants of CEDD) were invited to the meeting at this point:

PlanD

Ms Vivian M.F. Lai - District Planning Officer/Kowloon (DPO/K)

Mr Derek W.O. Cheung - Planning Coordinator/Kowloon (PC/K)

Mr Viko K.H. Wan - Town Planner/Kowloon (TP/K)

CEDD

Mr Clarence C.T. Yeung - Chief Engineer/South 1 (CE/S1)

Ms Candy Y.S. Li - Senior Engineer/11 (South) (SE/11(S))

Mr Brandon C.K. Cheng - Engineer/16 (South) (E/16(S))

AECOM

Mr David Ho

Mr Leo Lo

Mr Sing Wong

Mr Patrick Lai

Mr Ben Leung

11. With the aid of a PowerPoint presentation, Mr Derek W.O. Cheung, PC/K, briefed Members on the background of the proposed amendments to the OZPs, the technical considerations, consultation conducted and departmental comments as detailed in the Papers. The proposed amendments were as follows:

Proposed Amendments to the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/23

- (a) Amendment Item A – to rezone the Wong Tai Sin Community Centre (WTSCC) site at Ching Tak Street from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)1” (“R(A)1”) for public housing development with provision of Government, institution and community (GIC) facilities;

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29

- (b) Amendment Item A – to rezone the Chuk Yuen United Village (CYUV) site, comprising two portions located to the east (eastern portion) and west (western portion) of Shatin Pass Road, from “G/IC” and area shown as ‘Road’ to “Residential (Group A)4” (“R(A)4”) for public housing development with provision of GIC facilities and commercial uses;
- (c) Amendment Item B – to rezone a piece of land to the south of the western portion of the CYUV site from “G/IC” to “Open Space” (“O”) to reflect the as-built condition of the existing WTS Square;

Proposed Amendments to the Approved Ngau Chi Wan OZP No. S/K12/16

- (d) Amendment Item A – to rezone the Ngau Chi Wan Village (NCWV) site, comprising two portions which both abutted Wing Ting Road, from “Residential (Group B)” (“R(B)”), “G/IC”, “O”, “Village Type Development” (“V”) and areas shown as ‘Road’ to “R(A)1” for public

housing development with provision of GIC facilities and commercial uses;

- (e) Amendment Item B – to rezone two pieces of land in NCWV abutting Wing Ting Road and Lung Cheung Road respectively from “R(B)”, “G/IC” and area shown as ‘Road’ to “O” to form a public open space together with the portion of the existing “O” zone; and
- (f) Amendment Item C – to rezone a strip of land along Lung Cheung Road from “G/IC” to area shown as ‘Road’ to reflect the existing and proposed alignment of the road and pavement.

[Dr Sunny C.W. Cheung and Mr Franklin Yu joined the meeting during the presentation session.]

12. As the presentation by PlanD’s representative had been completed, the Chairman invited questions from Members.

13. The Chairman and some Members raised the following questions:

Proposed Amendments to the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/23

- (a) noting that the WTSCC was built in the 1960s, whether there were other similar community centres constructed in that period and what the relevant preservation measures were;
- (b) whether the future construction works at the WTSCC site would impact on the Wong Tai Sin Government Primary School and Wong Tai Sin Catholic Primary School which were located to the west of the site;

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29

- (c) why (i) the land located between the WTS Temple and the western portion

of the CYUV site, and (ii) the cul-de-sac at the Shatin Pass Road (between the eastern and western portions) were excluded from the CYUV site;

- (d) why the existing WTS Public Transport Terminus (WTS PTT) (to the north of the western portion) was not included for public housing development integrating the WTS PTT therein;
- (e) how visual permeability towards the WTS Temple would be maintained with the proposed CYUV public housing development;
- (f) whether covered walkway/escalator would be provided to connect the MTR WTS Station with the WTS PTT (where the mini-bus terminus at Shatin Pass Road would be relocated);

Proposed Amendments to the Approved Ngau Chi Wan OZP No. S/K12/16

- (g) why the NCWV Refuse Collection Point (RCP) cum public toilet was recommended to be retained at the existing location instead of being integrated into the proposed NCWV public housing development;
- (h) why the resited NCWV within the “V” zone located to the south of Lung Chi Path was excluded from the NCWV site;
- (i) why the Tai Wong Kung (大王宮) was excluded from the NCWV site;
- (j) why the squatters located between Bay View Garden and Wealth Garden further northeast were not included into the NCWV site;
- (k) noting that there was a high-rise building located immediately behind the Man Fat Nunnery (萬佛堂) as shown on Plan 9 of the MPC Paper No. 8/22, whether there would be design requirements to enhance visual harmony with the Man Fat Nunnery;
- (l) what the proposal for in-situ preservation and revitalization of the Man Fat Nunnery was;

- (m) noting the East Kowloon District Residents' Committee's letter in Appendix VIIa of the MPC Paper No. 8/22 providing comments on, inter alia, cultural heritage aspect, what the history and heritage value of the NCWV were, especially regarding the claim that the NCWV had a history dating back to the Song Dynasty;

General Issues

- (n) compatibility of the proposed building heights (BHs) of the three public housing developments with the existing developments in the surroundings;
- (o) noting that social welfare facilities (SWFs) with floor area of not less than 5% of the proposed domestic gross floor area (GFA) would be provided in each public housing development, whether the GFA for SWFs would be disregarded from plot ratio/GFA calculation;
- (p) the types of GIC facilities currently provided in WTSCC and whether such facilities would be sufficiently reprovisioned within the proposed public housing developments at CYUV and NCWV sites upon their completion;
- (q) whether the GFA of GIC facilities currently provided in the WTSCC would be generally increased upon relocation and reprovisioning; and
- (r) the definition and preservation value of Trees of Particular Interest (TPIs) and the relevant criteria for tree felling/preservation/compensation.

14. In response, Ms Vivian M.F. Lai, DPO/K, PlanD, Mr Derek W.O. Cheung, PC/K, PlanD, Mr Clarence C.T. Yeung, CE/S1, CEDD, and Mr David Ho and Mr Patrick Lai, AECOM, made the following main points:

Proposed Amendments to the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/23

- (a) as advised by the Antiquities and Monuments Office (AMO), whilst not being a graded historic building, the WTSCC had some heritage value as it was the

earliest government community centre built in 1960. It was recommended, inter alia, to preserve the WTSCC through photographic recording and 3D scanning prior to demolition. Preservation measures for the WTSCC could be further reviewed in the upcoming stages of development;

- (b) while no unacceptable impact was anticipated, environmental mitigation measures, such as the use of noise barriers, would be implemented to minimise the impact arising from construction works at the WTSCC site on the surrounding developments, including the two adjacent schools;

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29

- (c) when the boundary of the CYUV site was delineated, considerations had been given to the site context, optimisation of land resources, technical aspects and facilities provision. The area between the WTS Temple and the western portion of the CYUV site was reserved for future expansion of the WTS Temple. The cul-de-sac at the Shatin Pass Road was planned for development of public open space under the proposal of the Wong Tai Sin Folk Culture Area, which was a project supported by the WTS District Council and would be pursued after relocation of the mini-bus stands to the WTS PTT and permanent closure of the cul-de-sac section. Also, there was a drainage reserve with existing underground utilities underneath Shatin Pass Road which would affect the development potential of the site. Hence, the said areas were not included in the CYUV site;
- (d) the railway tunnel of the MTR Tuen Ma Line ran underneath the WTS PTT site, and there would be substantial engineering risk and costs if the area was to be included for public housing development;
- (e) while there were high-rise residential developments located to the west and north of the WTS Temple, the existing WTS Square to the south was an open area providing setback from Lung Cheung Road, which would allow clear vista to the WTS Temple;

- (f) pedestrians from the MTR WTS Station could access the western portion of the CYUV site via the WTS Square. Subject to detailed design, a weather-protected pedestrian route comprising walkway, footbridge, lift and/or escalator would be provided through the podium of the western portion of the CYUV site to further facilitate access to the WTS PTT;

Proposed Amendments to the Approved Ngau Chi Wan OZP No. S/K12/16

- (g) the NCWV RCP cum public toilet was currently in active use servicing a defined catchment area, including the resited NCWV and other nearby developments, and any relocation would affect its service to the public. As the existing RCP was in good condition and only occupied a small piece of land at the periphery of the NCWV site, in-situ retention was considered appropriate;
- (h) the low-rise resited NCWV to the south of Lung Chi Path comprised village houses that were reprovisioned for villagers affected when the MTR Kwun Tong Line was constructed. The MTR Choi Hung Station and railway tunnel of the MTR Kwun Tong Line were located underneath the resited NCWV. As there was limited depth between the existing land surface and the railway tunnel, there would be significant technical constraints for construction of high-rise public housing above. Hence, the area was not included in the NCWV site;
- (i) the Tai Wong Kung was located at the farthest southeast corner and was an active place of worship frequently visited by local residents, therefore it was not included in the NCWV site;
- (j) the area between Bay View Garden and Wealth Garden with a few squatters to the northeast was zoned “O” and intended for a public open space for local residents. Also, it was at a higher level than the NCWV site and was separated by Wing Ting Road. The concerned area might potentially be used for provision of off-site compensatory planting for the proposed NCWV public housing development;

- (k) the high-rise building in the backdrop of the Man Fat Nunnery as shown on Plan 9 of the MPC Paper No. 8/22 was an existing building i.e. Fortune Garden. The building disposition of the proposed NCWV public housing development, with a setback of not less than 10m from the Man Fat Nunnery, would respect the visual significance of the Man Fat Nunnery, and the design and layout would be further enhanced at the detailed design stage;
- (l) Man Fat Nunnery was a Grade 3 historic building, and was proposed to be preserved in-situ for adaptive reuse. The revitalisation proposal was yet to be ascertained, and uses such as eating place or museum which would allow public access might be considered. As the Man Fat Nunnery fell within the proposed “R(A)1” zone, there was flexibility for uses to be accommodated in the revitalised building. At the detailed design stage, a Heritage Impact Assessment (HIA) would be prepared in accordance with the relevant Technical Circular for approval of AMO;
- (m) the oldest written record of NCWV was found in the Jiaqing edition of Xin’an Gazetteer, which suggested that NCWV had a history of over 200 years. According to a journal article published by Dr. P.H. Hase, oral history record had indicated that NCWV was a Hakka village founded in the early 18th century. Heritage Impact Study had been conducted and no historic building/relic that originated from the Song Dynasty was found in the NCWV;

General Issues

- (n) the proposed BHs of the three public housing sites were generally compatible with the surrounding BH profile of existing/planned developments: (i) for the WTSCC site, the proposed BH of 120mPD was compatible with the surrounding BH profile ranging from 100mPD to 145mPD; (ii) for the CYUV site, the surrounding BH profile ranged from 100mPD to 140mPD and the proposed BHs were 120mPD for the western portion and 145mPD for the eastern portion. A lower BH was proposed for the western portion to enhance compatibility with the WTS Temple; and (iii) for the NCWV site, the surrounding BH profile of existing developments ranged from 61mPD to

114mPD, while an approved development at the former St. Joseph's Home for the Aged site to the southeast would have a maximum BH of 230mPD. The proposed BHs of 130mPD for the northwestern portion and 115mPD for the southeastern portion for the NCWV site were compatible with the local context;

- (o) at each proposed public housing development, SWFs with floor area not less than 5% of the proposed domestic GFA would be provided. Such floor area for SWF facilities was proposed to be disregarded from the PR/GFA calculation under the Notes of the OZP;
- (p) the existing facilities in WTSCC included (i) Day Activity Centre of Neighbourhood Advice-Action Council; (ii) Sisters of Immaculate Heart of Mary – Wong Tai Sin Kindergarten/Day Care Centre; (iii) Integrated Family Service Centre; (iv) Family and Child Protective Services Unit (Wong Tai Sin/Sai Kung) of Social Welfare Department (SWD); (v) Wong Tai Sin Children Choir; (vi) WTSCC Hall & Stage Area and Conference Room; and (vii) Lower Wong Tai Sin Sub-office of Wong Tai Sin District Office. Most of the existing facilities would be reprovisioned within the CYUV development, and the Family and Child Protective Services Unit of SWD would be reprovisioned within the NCWV development. Moreover, additional GIC facilities including a team of Home Care Services for Frail Elderly Persons, a 30-place Supported Hostel for Mentally Handicapped Persons and a small library would be provided at the WTSCC development;
- (q) the reprovisioning proposal of the GIC facilities had factored in the operational requirements of relevant government departments and would meet the prevailing standards. The existing facilities in WTSCC would be reprovisioned with increased floor area; and
- (r) TPIs generally referred to trees with a diameter (at breast height) over 1m, while Old and Valuable Trees had to be identified and registered based on a set of criteria, including trees of large size, trees of precious or rare species, trees of particularly old age, trees of cultural, historical or memorable significance, and trees of outstanding form. Tree preservation and removal

proposals including sensitivity analysis for the affected TPIs would be prepared at the detailed design stage in accordance with Development Bureau Technical Circular (Works) No. 4/2020 on Tree Preservation and latest Guidelines for Tree Risk Assessment and Management Arrangement.

15. A Member highlighted the historic value of WTSCC and raised concern on whether it was worth pursuing the proposed public housing development which could only deliver one residential block to be completed in 2038. The Chairman said that the proposed rezoning of the WTSCC for public housing was to take forward the Policy Initiative announced in the 2019 Policy Address, and the redevelopment would allow upgrading of existing facilities and key heritage elements would be preserved. With regard to the heritage value of NCWV, a Member said that more efforts should be given to preservation of intangible socio-cultural heritage in the development process. Another Member suggested to draw on the past experience in preservation of historic buildings and relevant structures and character defining elements should be properly preserved and/or documented. In response, the Chairman explained that HIAs would be carried out at the detailed design stage and the intangible value of heritage could be duly examined.

16. A Member observed that the existing landscape character would be changed upon removal of trees for the proposed public housing developments, and suggested that a more systematic approach should be adopted to provide sufficient compensatory planting. Ms Vivian M.F. Lai, DPO/K said that the Member's view on compensatory planting was noted and such planting would be provided as far as practicable, and off-site compensatory planting could be explored in surrounding locations, for example in the WTS Square.

17. Members had no questions regarding other proposed amendments to the three OZPs and generally agreed to them.

18. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Wang Tau Hom and Tung Tau OZP No. S/K8/23 and that the draft Wang Tau Hom and Tung Tau OZP No. S/K8/23A at Attachment II (to be renumbered to S/K8/24 upon exhibition) and its Notes at Attachment III of MPC Paper No. 6/22 were suitable for exhibition under section 5 of the Town Planning

Ordinance;

- (b) agree to the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29 and that the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A at Attachment II (to be renumbered to S/K11/30 upon exhibition) and its Notes at Attachment III of MPC Paper No. 7/22 were suitable for exhibition under section 5 of the Town Planning Ordinance;
- (c) agree to the proposed amendments to the approved Ngau Chi Wan OZP No. S/K12/16 and that the draft Ngau Chi Wan OZP No. S/K12/16A at Attachment II (to be renumbered to S/K12/17 upon exhibition) and its Notes at Attachment III of MPC Paper No. 8/22 were suitable for exhibition under section 5 of the Town Planning Ordinance; and
- (d) adopt the revised Explanatory Statements (ES) at Attachment IV of MPC Paper No. 6/22 for the draft Wang Tau Hom and Tung Tau OZP No. S/K8/23A, Attachment IV of MPC Paper No. 7/22 for the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A and Attachment IV of MPC Paper No. 8/22 for the draft Ngau Chi Wan OZP No. S/K12/16A as expressions of the planning intentions and objectives of the Board for various land use zonings of the OZPs and the revised ES would be published together with the OZPs.

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

[The Chairman thanked the government representatives and the consultants from AECOM for their attendance to answer Members' enquiries. They left the meeting at this point.]

[Mr Stanley T.S. Choi left the meeting at this point]

[Ms Jessie K.P. Kwan, Senior Town Planner/Kowloon (STP/K) was invited to the meeting at

this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/809 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Office, Shop and Services and Eating Place Uses in “Other Specified Uses” annotated “Business” Zone, 1 Tai Yip Street and 111 Wai Yip Street, Kwun Tong, Kowloon
(MPC Paper No. A/K14/809B)

Presentation and Question Sessions

20. With the aid a PowerPoint presentation, Ms Jessie K.P. Kwan, STP/K, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

21. Some Members raised the following questions:

- (a) whether the 3.5m aboveground setback along the back alley had included the 1.5m non-building area (NBA) required under the Outline Development Plan (ODP), and whether the setback area would be opened for use by the public;
- (b) whether the width of the back alley would be sufficient to accommodate the loading/unloading (L/UL) bays and allow vehicles to go through at the same time, and the access arrangement for the L/UL bays proposed at the back alley;
- (c) vehicular maneuvering space on G/F within the proposed development;
- (d) ~~noting that four levels of basement carpark were proposed, what the design~~

**Provision of Major Community Facilities and Open Space
in Ngau Chi Wan (K12)**

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 [#]	9.40 ha	4.08 ha	4.08 ha	-5.32 ha
Local Open Space	10 ha per 100,000 persons [#]	9.40 ha	14.16 ha	16.29 ha	6.89 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	1	1	1	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	1	1	1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (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	0	0	0

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	1	2	N.A.
Library	1 district library for every 200,000 persons ^π (assessed on a district basis)	0	2*	2*	2*
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	49 classrooms	42 classrooms	55 classrooms	6 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	147 classrooms	78 classrooms	102 classrooms	-45 classrooms ^{&} (Sufficient at present based on EDB's assessment on a district/school network basis ^{&})
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	113 classrooms	139 classrooms	139 classrooms	26 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)	530 beds	0 beds	0 beds	-530 beds^ (Will be catered for in the 1 st and 2 nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis^)
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	1	1	1
Child Care Centre	100 aided places per 25,000 persons# (assessed by SWD on a local basis)	375	67	167	-208~ (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# (assessed by SWD on a local basis)	1	2	2	1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons# (assessed by SWD on a service boundary basis)	0	0	0	0

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 [#] (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 [#] (assessed by SWD)	N.A.	3	4	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	538 places	409 places	439 places	-99 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 [#] (assessed by SWD on a cluster basis)	667 beds	60 beds	300 beds	-367 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 [#] (assessed by SWD on a district basis)	75 places	214 places	214 places	139 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	188 places	125 places	125 places	-63 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 [#] (assessed by SWD on a cluster basis)	294 places	0 place	0 place	-294 places~ (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	1	1
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (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 [#] (assessed by SWD on a district basis)	0	0	0	0

Note :

The planned resident population is about 94,000. If including transients, the overall planned population is about 96,400. All population figures have been adjusted to the nearest hundred.

Remark :

- # The requirements exclude planned population of transients.
- π Small libraries are counted towards meeting the HKPSG requirement.
- * There are one district library (i.e. Ngau Chi Wan Public Library) and one local library (i.e. Fu Shan Public Library) in Ngau Chi Wan Planning Scheme Area.
- & 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 Wong Tai Sin 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.

November 2022