

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

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	6.77	5.53	商業
RESIDENTIAL (GROUP A)	11.50	9.39	住宅（甲類）
RESIDENTIAL (GROUP B)	7.41	6.05	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	31.39	25.63	政府、機構或社區
OPEN SPACE	18.73	15.30	休憩用地
OTHER SPECIFIED USES	11.09	9.05	其他指定用途
GREEN BELT	2.16	1.76	綠化地帶
MAJOR ROAD ETC.	33.40	27.29	主要道路等
TOTAL PLANNING SCHEME AREA	122.45	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

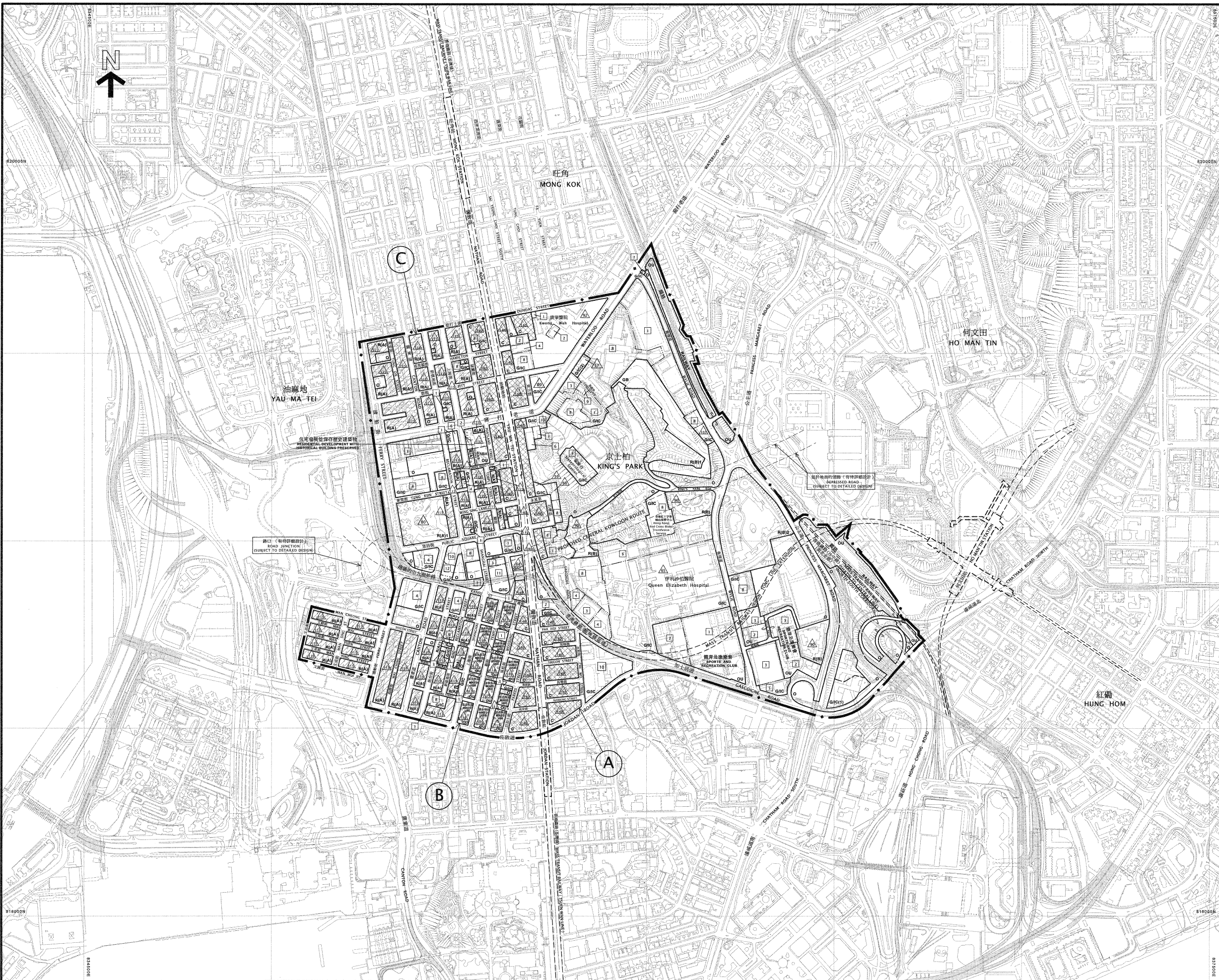
核准圖編號 S / K 2 / 2 4 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K2/24

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條
展示的修訂

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)



2023年6月30日 按照城市規劃條例第5條展示的
核准圖編號 S/K2/24 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K2/24 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
30 JUNE 2023

C. K. YIP 黃子季
SECRETARY
TOWN PLANNING BOARD
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油麻地（九龍規劃區第2區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 2 - YAU MA TEI - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺
* METRES 100 0 200 400 600 800 METRES 米

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/K2/25

**SCHEDULE OF AMENDMENTS TO
THE APPROVED YAU MA TEI OUTLINE ZONING PLAN NO. S/K2/24
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Revision of building height restriction (BHR) for the “Commercial” (“C”) zones on the two sides of Nathan Road from 110 metres above Principal Datum (mPD) to 140mPD.
- Item B – Rezoning of various sites in the area bounded by Kansu Street, Shanghai Street, Jordan Road, Parkes Street and Woosung Street from “Residential (Group A)” (“R(A)”) to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) with stipulation of BHR of 115mPD.
- Item C – Revision of BHR for the “R(A)” zones from 100mPD to 115mPD.

Since the construction works of Mass Transit Railway Shatin to Central Link (now known as the East Rail Line cross-harbour extension) have been completed, opportunity is taken to delete the annotations indicating its authorization by the Chief Executive in Council under the Railways Ordinance (Chapter 519).

II. Amendment to the Notes of the Plan

- (a) Deletion of the maximum plot ratio restriction from the Remarks for the “C” zone.
- (b) Incorporation of a new set of Notes for the “OU(MU)” zone.
- (c) Revision to the Remarks for the “R(A)” zone to adjust the maximum domestic plot ratio restriction for the “R(A)” zone from 7.5 to 8.5.

Town Planning Board

30 June 2023

List of Representer in respect of the
Draft Yau Ma Tei Outline Zoning Plan No. S/K2/25

Representation No. TPB/R/S/K2/25	Name of Representer
R1	Mary Mulvihill

List of Commenters in respect of the
Draft Yau Ma Tei Outline Zoning Plan No. S/K2/25

Comments No. TPB/R/S/K2/25	Name of Commenters
C1	Urban Renewal Authority
C2	Mary Mulvihill (also R1)

Tsuen Wan and West Kowloon District

Agenda Item 3

[Open Meeting (Presentation and Question Sessions only)]

Proposed Amendments to the Approved Yau Ma Tei Outline Zoning Plan No. S/K2/24

(MPC Paper No. 5/23)

3. The Secretary reported that the proposed amendments to the Outline Zoning Plan (OZP) for the planning area of Yau Ma Tei (the Area) were to take forward some of the recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS) conducted by the Urban Renewal Authority (URA). The following Members had declared interests on the item:

- | | |
|---|---|
| Mr Ivan M.K. Chung
(<i>the Chairman</i>)
(<i>as Director of Planning</i>) | - being a non-executive director of the URA Board and a member of its Committee; |
| Mr Wilson Y.W. Fung
(<i>Vice-chairman</i>) | - being a former director of the Board of the Urban Renewal Fund (URF) of URA; |
| Ms Lilian S.K. Law | - being a former director of the Board of URF of URA and a member of the Hong Kong Housing Society (HKHS) which was currently in discussion with URA on housing development issues; |
| Mr Ben S.S. Lui | - being a former employee of URA; |
| Mr Daniel K.S. Lau | being a member of HKHS which was currently in discussion with URA on housing development issues; |

- | | |
|----------------------|---|
| Mr Ricky W.Y. Yu | - being a director of the Board of URF of URA and director and CEO of Light Be (Social Realty) Company Limited which was a licensed user of a few URA's residential units in Sheung Wan; |
| Mr Timothy K.W. Ma | - being a director of the Board of URF and a member of Development Project Objection Consideration Committee and Land, Rehousing & Compensation Committee of URA, and a member of the Supervisory Board of HKHS which was currently in discussion with URA on housing development issues; and |
| Mr Stanley T.S. Choi | - his spouse being a director of a company which owned properties in Yau Ma Tei. |

4. The Committee noted that Messrs Ricky W.Y. Yu, Timothy K.W. Ma and Stanley T.S. Choi had tendered apologies for not being able to attend the meeting, and according to the procedure and practice adopted by the Town Planning Board, as the proposed amendments to the OZP in relation to URA's YMDS were proposed by the Planning Department (PlanD), the interests of Messrs Ivan M.K. Chung, Wilson Y.W. Fung, Ben S.S. Lui and Daniel K.S. Lau, and Ms Lilian S.K. Law only needed to be recorded and they could stay in the meeting.

5. The following representatives from PlanD were invited to the meeting at this point:

PlanD

- | | |
|---------------------|--|
| Mr Derek P.K. Tse | - District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK) |
| Miss Maggie H.K. Wu | - Town Planner/Tsuen Wan and West Kowloon (TP/TWK) |

Presentation and Question Sessions

6. With the aid of a PowerPoint presentation, Miss Maggie H.K. Wu, TP/TWK, briefed Members on the background of the proposed amendments to the OZP, technical

considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were:

- (a) Amendment Item A – removal of plot ratio (PR) restriction and revision of building height restriction (BHR) for the “Commercial” (“C”) zones on the two sides of Nathan Road from 110 metres above Principal Datum (mPD) to 140mPD;
- (b) Amendment Item B – rezoning of the “Residential (Group A)” (“R(A)”) sites in the area bounded by Kansu Street, Shanghai Street, Jordan Road, Parkes Street and Woosung Street to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) and revision of BHR from 100mPD to 115mPD; and
- (c) Amendment Item C – revision of BHR for the “R(A)” zones from 100mPD to 115mPD. In relation to the amendment, the maximum domestic PR for the “R(A)” zones would be adjusted from 7.5 to 8.5.

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

Infrastructural Aspect

Garbage Collection and Sewage Treatment

8. A Member raised concern that the Area had a lot of old and dilapidated buildings with no centralised garbage collection facilities. Although YMDS recommended several larger comprehensive development areas which might provide opportunities to improve the garbage collection and sewage treatment facilities in the area, it was imperative to adopt a forward-looking approach to tackle the problem in the district holistically, instead of in a building-by-building approach. In that connection, a few Members asked the following questions:

- (a) whether there was a standard for provision of refuse collection facilities;
- (b) whether YMDS had recommended a long-term solution to deal with the

garbage collection problem in the Area; and

- (c) the Government's policy and strategy in treating solid waste in the territory and the future plan to improve sewage treatment facilities in the Area.

9. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) according to Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG), one refuse collection point (RCP) should be provided to serve the needs of each population of 20,000 persons or areas within a distance of 500m;
- (b) currently, garbage in individual buildings was separately collected and disposed to the nearby RCPs, e.g. Parkes Street RCP. There would be room for more modern and dedicated garbage handling facilities in new buildings or comprehensive developments, in particular those at the Development Nodes and Street Consolidation Areas (SCAs) as recommended under YMDS in the long run; and
- (c) the Drainage Services Department (DSD) had upgraded the sewerage systems in Kowloon and the sewage collected could be diverted to Stonecutters Island Sewage Treatment Plant under Harbour Area Treatment Scheme (HATS). As for the proposed amendments, the Sewerage Impact Assessment (SIA) under YMDS had identified that Anchor Street Sewage Pumping Station, Sham Shui Po No. 1 and 2 Sewage Screening Plant and some sewers within Yau Mong Areas needed to be upgraded to cater for future developments. DSD commented that sewerage upgrading works might be required as recommended in the SIA for the possible increase in sewerage generation arising from the future developments. The sewerage upgrading works, if required, would be implemented by relevant government departments/project proponents at suitable juncture as detailed planning proceeded.

10. A Member who raised concern on garbage collection earlier asked whether the requirement of improving garbage collection facilities could be stated in the Explanatory

Statement (ES) of the OZP. Another Member considered that any such inclusion in the ES should hinge on whether the Government had policy or a comprehensive plan for garbage collection for Hong Kong.

11. The Chairman, while noting the issues related to garbage collection in old buildings mentioned by Members, said that consideration of the proposed amendments to the OZP should focus on land use planning. In the absence of any clear Government policy steer, it would not be appropriate to include the requirement of improving garbage collection facilities in the ES of the OZP at the current juncture.

12. Miss Queenie Ng, Principal Environmental Protection Officer (PEPO) (Territory S), Environmental Protection Department (EPD), supplemented that EPD had provided advices in municipal solid waste management to URA in the context of their district studies. In addition to the provision of RCPs with more advanced technology to collect municipal solid waste and mitigate their nuisances, a more important initiative was to encourage sorting and recycling of municipal solid waste. While the provision of sorting and recycling facilities was not mandatory for new buildings, EPD had been strengthening public awareness of waste sorting and recycling through promotion and education, and provision of community recycling centres and smart bins in housing estates in pilot projects. EDP would continue to provide environmental advices for development proposals.

Drainage Facilities

13. A Member enquired whether the existing drainage facilities had sufficient capacity to support the increased development intensities of the Development Nodes recommended in YMDS and whether new drainage facilities were needed to prevent flooding in the Area. In response, Mr Derek P.K. Tse, DPO/TWK, said that while URA had conducted a Drainage Impact Assessment for YMDS as a whole to confirm the technical feasibility of the recommendations, the drainage impacts of individual Development Node would have to be further assessed by the future project proponent. As for flooding problem, DSD had identified flooding blackspots over the years and would consider building appropriate drainage facilities, e.g. flood storage ponds at appropriate locations, to reduce flood risks in the Area.

Social Aspect

“OU(MU)” and Preservation of Local Characters

14. A Member said that the Area had its own distinctive local characters, e.g. Yau Ma Tei Fruit Market, Jade Hawker Bazaar and Kitchenware Street (i.e. Shanghai Street). Having noted that one of the OZP amendments was to rezone some sites along Temple Street and Woosung Street (i.e. the character streets) from “R(A)” to “OU(MU)” and relax the restriction of commercial uses in general from only the lowest three floors to the purpose-designed non-residential portion of a building (i.e. Amendment Item B), there was a down-side that the proposed amendment might encourage large-scale shopping mall developments. Such mode of urban renewal would transform the Area into a high-end neighbourhood, thus displacing the local shops with special characters as well as existing residents with a high proportion of aged and underprivileged people. The Member asked what could be done under the planning regime to avoid the impacts on local residents and to preserve the local characters.

15. In response, Mr Derek P.K. Tse, DPO/TWK, said that there was an urgency to expedite urban renewal in the Area, as the number of old and dilapidated buildings was increasing at phenomenal rate. Although some of the buildings could be rehabilitated to prolong their life span, demolition and redevelopments were unavoidable. There might be opportunities to preserve the local character through reprovisioning of local shops affected by URA’s comprehensive redevelopment within the future development. As for individual sites, the proposed “OU(MU)” zone would facilitate mixed-use developments by allowing more commercial floors. Taking a new development in Temple Street as an example, local shops and restaurants with special characters were accommodated on lower floors of the newly-developed buildings. Hence, with flexibility to enrich the commercial mix within buildings, there was more scope to preserve the local character streets with specialty shops. To strengthen the local character, YMDS also recommended enhancement of signage and streetscape improvement which would be taken forward by relevant government departments.

16. Two Members further suggested that consideration should be given to (i) having a proper place-branding strategy to give the place a distinguishable market position and a recognisable brand identity, and (ii) having a Master Design Plan resembling the one adopted by URA for To Kwa Wan to guide individual developments by different developers for creating a coherent local character, especially in SCA.

17. A Member enquired the details of the requirement for separation between domestic and non-domestic uses in buildings within the “OU(MU)” zone. In response, Mr Derek P.K. Tse, DPO/TWK, explained that for mixed use buildings in “OU(MU)” zones, physical segregation between the residential and non-residential portions, including separate entrances/lift lobbies/staircases, should be provided to prevent nuisance caused by non-residential uses to the residents. Details of physical segregation would be checked at the building plan submission stage

Population Change

18. A Member enquired whether the proposed amendments to the OZP had taken into account the forecasted population change in the Area. In response, Mr Derek P.K. Tse, DPO/TWK, said that according to the latest population projection, the population in the existing Metro areas would be thinning out in the longer run with implementation of the Northern Metropolis and Kau Yi Chau Artificial Islands developments. Nevertheless, YMDS adopted the assumption that the population of the Area would remain at the existing level of about 213,000 which took into account the initiative to increase the average size of living quarters from Gross Floor Area of about 47m² to 55m².

Development Parameters

19. A Member enquired whether the future development on sites which were relatively small in size with setback requirement could achieve the maximum permissible PR stipulated under the OZP. In response, Mr Derek P.K. Tse, DPO/TWK, said that a minimum setback of 3m or 6m from the lot boundary above 15m measured from mean street level (i.e. setback at above podium level) abutting various streets had already been stipulated on earlier versions of the OZP for air ventilation purpose. All sites would be able to accommodate the maximum permissible PR even with those setback requirements.

Pedestrian Walkability

20. A Member enquired whether there were measures to improve the walkability of pedestrian footpaths, in particular, provision of all-weather walking environment. In response, Mr Derek P.K. Tse, DPO/TWK, said that YMDS had recommended to widen the footpaths

along the primary distributor roads, e.g. Nathan Road, through building setback to achieve the minimum requirements in HKPSG (i.e. 5.5m including 4.5m for Through Zone and 1m for shopping frontage in Building Frontage Zone). The footpath after widening would provide more space for consideration of street beautification measures such as tree planting and greening, as well as the provision of canopies. The same Member added that consideration should be given to enhance walkability of the character streets by pedestrianisation of some sections of the streets.

Other Recommendations in YMDS

21. Two Members raised the following questions:

- (a) whether YMDS had recommended ways to encourage amalgamation of small sites for more comprehensive developments ;
- (b) to strike a balance between conservation and development, YMDS had recommended to transfer the plot ratio (TPR) of some sites with low development potential or with buildings worthy of conservation to sites in the Development Nodes, what the implementation details were and whether the ES of the OZP would specify the sites suitable for TPR; and
- (c) details for relaxation of BHR in the Development Nodes recommended in YMDS.

22. In response, with the aid of a PowerPoint slide, Mr Derek P.K. Tse, DPO/TWK, made the following main points:

- (a) as shown in the Master Renewal Concept Plan Framework proposed under YMDS, amongst others, five Development Nodes for more comprehensive developments with higher development intensity were identified. The TPR was one of the planning tools to provide incentives for expediting urban renewal;
- (b) the TPR mechanism was not restricted to the Development Nodes. There was flexibility for TPR to be implemented for a larger number of sites and

for provision of planning benefits, e.g. open space etc., on the sites where PR was transferred out; and

- (c) YMDS recommended that the BHRs in the Development Nodes had to be relaxed to accommodate higher PRs. Those mega-tall buildings needed to be supported by technical assessments and be submitted to the Board for consideration.

23. The Chairman supplemented that PlanD was preparing a set of Town Planning Board Guidelines for TPR mechanism, which would soon be submitted to the Board for consideration.

[Mr Franklin Yu joined the meeting during the question and answer session.]

24. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Yau Ma Tei Outline Zoning Plan (OZP) No. S/K2/24 and that the draft Yau Ma Tei OZP No. S/K2/24A at Attachment II of the Paper (to be renumbered as S/K2/25 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) for the draft Yau Ma Tei OZP No. S/K2/24A at Attachment IV of the Paper (to be renumbered as S/K2/25 upon exhibition) as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the draft OZP.

25. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP 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 representatives from PlanD for their attendance to answer Members' enquiries. They left the meeting at this point.]

Provision of Major Community Facilities and Open Space in Yau Ma Tei OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	7.03ha	8.21ha	10.58ha	+3.55ha
Local Open Space	10 ha per 100,000 persons [#]	7.03ha	3.65ha	5.38ha	-1.65ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	1	0	0	-1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
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
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	1	N.A.
Library	1 district library for every 200,000 persons ^π (assessed on a district basis)	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	22 classrooms	38 classrooms	38 classrooms	+16 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis ^{&})	86 classrooms	202 classrooms	202 classrooms	+116 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis ^{&})	83 classrooms	170 classrooms	170 classrooms	+87 classrooms
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority on a regional/cluster basis)	462 beds	3,203 beds	3,723 beds	+3,261 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	2	2	+2
Child Care Centre	100 aided places per 25,000 persons ^{#@} (assessed by SWD on a local basis)	281 places	116 places	116 places	-165 places (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)	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	1	1	+1
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	2	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)	415 places	145 places	145 places	-270 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)	514 beds	87 beds	87 beds	-427 beds (A long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	34 places	0 places	0 places	-34 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	136 places	150 places	150 places	+14 places (A long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	214 places	147 places	147 places	-67 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	0	0
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 includes Usual Residents (UR) and Mobile Residents (MR) in Yau Ma Tei is about 70,300. If including Transients, the overall planned population is about 84,000. All population figures have been adjusted to the nearest hundred.

[#] The requirements exclude planned population of transients.

[&] The 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).

[^] The provision of hospital beds is to be assessed by the Hospital Authority on a regional 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.

^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.

[@] This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

^π Small libraries are counted towards meeting the HKPSG requirement.

[~] The 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.

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