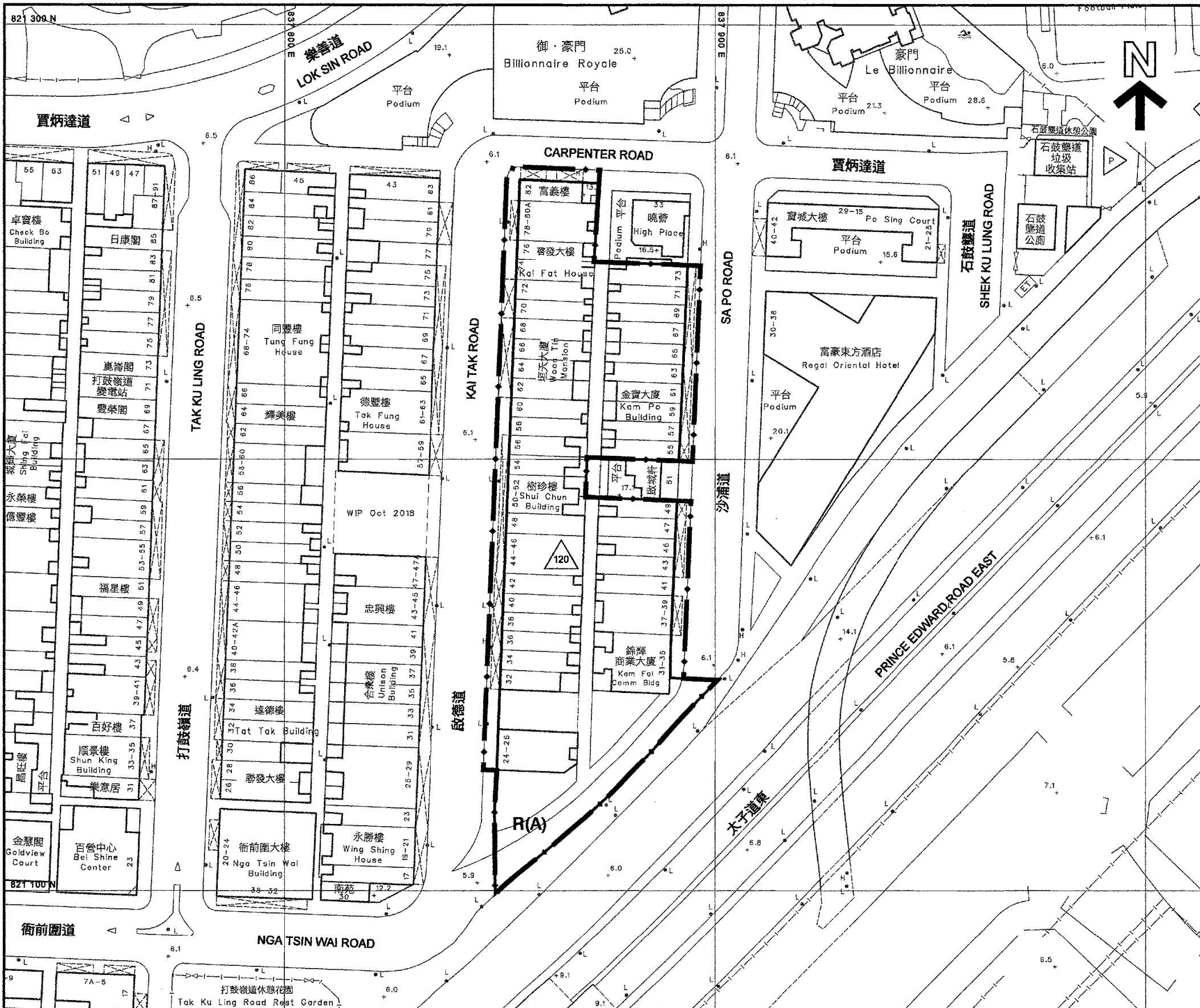


# 圖例 NOTATION

- BOUNDARY OF DEVELOPMENT SCHEME —◆— 發展計劃範圍界線
- RESIDENTIAL (GROUP A) R(A) 住宅(甲類)
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 120 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

2019年6月14日城市規劃委員會根據市區重建局條例第25(6)(b)條認為圖則適宜公布，並於2019年7月5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)(b) OF THE URBAN RENEWAL AUTHORITY ORDINANCE ON 14 JUNE 2019 AND EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 5 JULY 2019

Fiona LUNG 龍小玉  
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

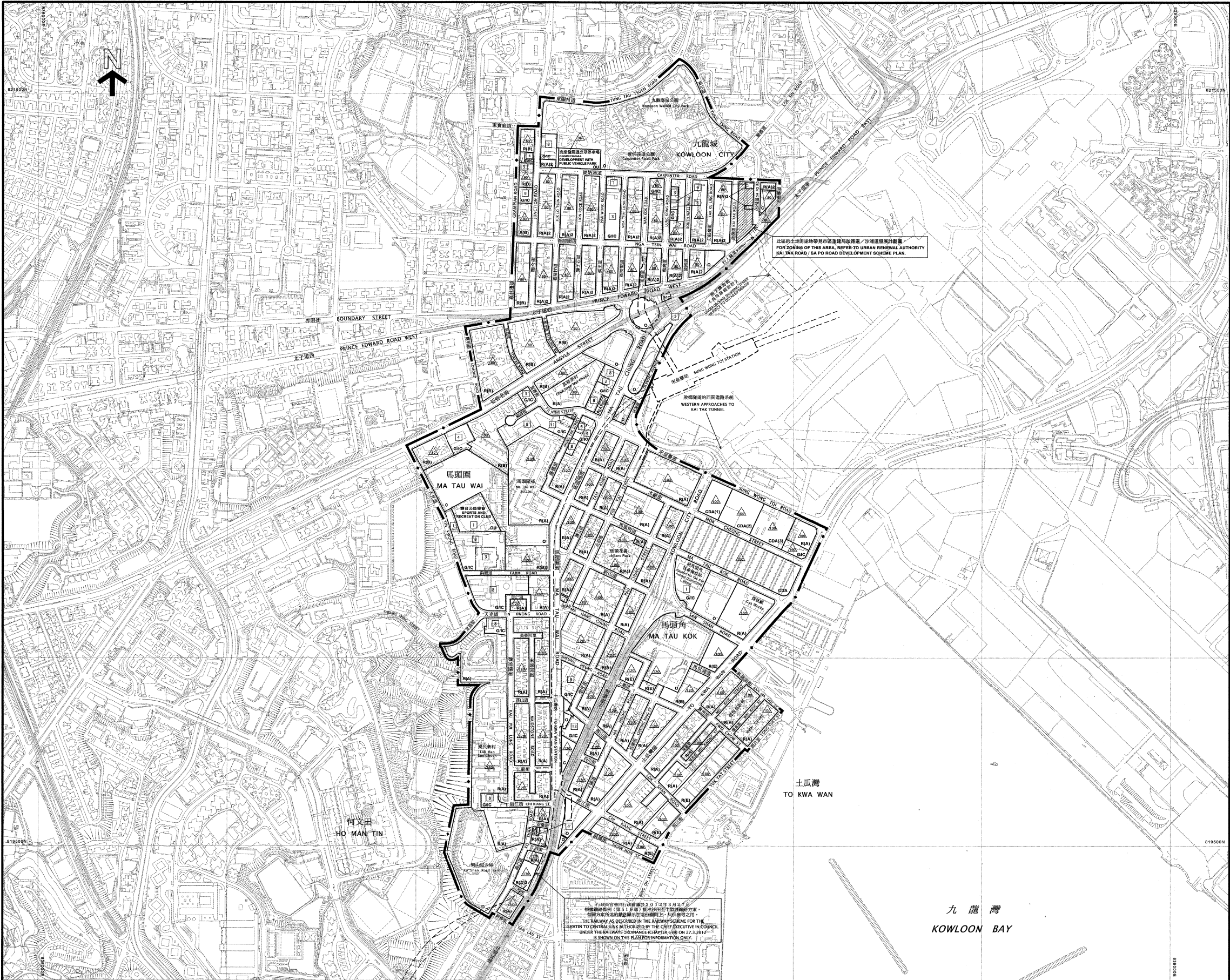
香港城市規劃委員會依據城市規劃條例擬備的市區重建局啟德道 / 沙浦道發展計劃圖

## TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD URBAN RENEWAL AUTHORITY KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME PLAN

SCALE 1:1 000 比例尺  
米 METRES 20 0 20 40 60 80 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/URA1/1



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	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
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 (在主水平基準上十米)
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)	44.45	32.08	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	8.83	6.37	政府、機構或社區
OPEN SPACE	21.84	15.76	休憩用地
OTHER SPECIFIED USES	1.46	1.05	其他指定用途
MAJOR ROAD ETC.	43.85	31.66	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.53	0.38	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，  
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

(參看附表)  
(SEE ATTACHED SCHEDULE)

2019年7月5日 按照城市規劃條例第5條展示的  
核准圖編號 S/K10/24 的修訂  
AMENDMENT TO APPROVED PLAN No. S/K10/24 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
5 JULY 2019  
Fiona LUNG 龍小玉  
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/K10/25

**SCHEDULE OF AMENDMENTS TO THE  
APPROVED MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/24  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to the Notes of the Plan**

Deletion of ‘Market’ from Column 1 of the Notes for the “Commercial” and “Other Specified Uses” annotated “Commercial Development with Public Vehicle Park” zones, and from Column 2 of the Notes for the “Comprehensive Development Area” zone, “Residential (Group B)” zone and Schedule I of “Residential (Group E)” zone, and revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “Residential (Group A)” and “Government, Institution or Community” zones.

Town Planning Board

5 July 2019

### List of Representers

in respect of the Draft Urban Renewal Authority Kai Tak Road/Sa Po Road Development Scheme Plan (DSP) No. S/K10/URA1/1

申述人名單

市區重建局啟德道／沙浦道發展計劃草圖編號 S/K10/URA1/1

Representation No. 申述編號 (TPB/R/S/K10/ URA1/1-)	Name of Representer 申述人名稱
1	Ng Po Keung (Kowloon City District Council member of Lung Shing Constituency) 吳寶強 (九龍城區議員-龍城選區)
2	Kai Yu Yun
3	Wu Mei Shan
4	Tsang Yuk Ling
5	Tsang Suk Ling
6	Cheung Kwan Ho
7	Fung Kwan Yiu
8	Tang Sau Ling
9	Chan Suet Wan
10	李桂清
11	高炳輝
12	朱淑然
13	何麗霞
14	許珍

Representation No. 申述編號 (TPB/R/S/K10/ URA1/1-)	Name of Representer 申述人名稱
15	梁啟昌
16	盧友森
17	Leung Wan Yeuk
18	黃素娟
19	許月圓
20	林子華
21	舊區街坊自主促進組
22	Leung Wing Tat
23	楊勁賢
24	劉頌祈
25	Joe Wong
26	陳在心
27	Lai Hiu Kwan
28	鍾麗玲
29	鍾松輝
30	Chan Chiu Wai
31	馮凱恩

<b>Representation No.</b> 申述編號 (TPB/R/S/K10/ URA1/1-)	<b>Name of Representer</b> 申述人名稱
32	Wong Hiu Ting
33	Mak Yin Ting
34	Joe Chan
35	鄭治中
36	Heung Man Chung Angus
37	彭俊榮
38	Chung Jason Yu Kit
39	黃楚芬
40	Cheung Yu Mei
41	Lo Ka Shing
42	Cheung Vince
43	Kwan Wing Ki
44	楊皓鉞
45	何宇霆
46	Yong Karen
47	Liang Xilan Selena
48	Wong Kai Hing
49	Chaung Wing Yee
50	Siu Long Yee
51	Ng Lok Hei
52	Enoch Ng
53	Wong Ka Po

<b>Representation No.</b> 申述編號 (TPB/R/S/K10/ URA1/1-)	<b>Name of Representer</b> 申述人名稱
54	陳學風
55	Gabriel Tam
56	Hi Kit Yee
57	Tsang Hing Fai
58	Chabao Tam
59	楊健濱
60	Yip Mei Yung
61	Tse Wai Yue
62	張善怡
63	Wong Hon Leung
64	葉沛渝
65	Kwong Shun Yee
66	Chan Wing Shan
67	Jantarapraprai Surasorn
68	Jaroennon Parichat
69	Ma Uraporn
70	Saechan Veeraray
71	Gasing Phobsuk (Chairperson of the Thai Migrant Workers' Union) (泰國移工工會主席)
72	Maneerak Raroengchon
73	Chan Methawee

Representation No. 申述編號 (TPB/R/S/K10/ URA1/1-)	Name of Representer 申述人名稱
74	Hengthong Tawan
75	Chung Malee
76	胡家明
77	張國輝
78	Cheung Tsz Ting
79	陳志強
80	周錦榮
81	Poon Lok Man
82	劉志能
83	Ng Yik Fai
84	陳共慶

Representation No. 申述編號 (TPB/R/S/K10/ URA1/1-)	Name of Representer 申述人名稱
85	林勳忠
86	唐漢球
87	基督教愛協團契有限公司
88	鄭明儀
89	香港郭汾陽崇德總會有限公司
90 (same submission as <b>R1 of OZP</b> ) (與 分區計劃大綱圖的 <b>R1</b> 內容相同)	Mary Mulvihill

Note: For the Representations and Comments in relation to the DSP, they are notated as **R1 to R90**, and **C1 to C10**. For those in relation to the OZP, they are notated as **R1 of OZP**, and **C1 to C3 of OZP**.

註：與發展計劃圖相關的申述和意見，以 **R1 至 R90**，以及 **C1 至 C10** 表示。至於與分區計劃大綱圖相關的申述及意見，則以分區計劃大綱圖的 **R1**，以及分區計劃大綱圖的 **C1 至 C3** 表示。

**Annex IIIb of TPB Paper No. 10618**  
**城市規劃委員會文件第 10618 號附件 IIIb**

**List of Commenters in respect of the Draft Urban Renewal Authority**  
**Kai Tak Road/Sa Po Road Development Scheme Plan (DSP) No. S/K10/URA1/1**

提意見人名單  
市區重建局啟德道／沙浦道發展計劃草圖編號 S/K10/URA1/1

<b>Comment No. 意見編號 (TPB/R/S/K10/URA1/1-)</b>	<b>Name of Commenter 提意見人名稱</b>
<b>C1</b>	Urban Renewal Authority 市區重建局
<b>C2</b> (submitted by <b>R4</b> ) (由 <b>R4</b> 提交)	Tsang Yuk Ling
<b>C3</b> (submitted by <b>R6</b> ) (由 <b>R6</b> 提交)	Cheung Kwan Ho
<b>C4</b> (submitted by <b>R2</b> ) (由 <b>R2</b> 提交)	Kai Yu Yun
<b>C5</b> (same submission as <b>C2 of OZP</b> ) (與分區計劃大綱圖的 <b>C2</b> 內容相同) (submitted by <b>R1</b> ) (由 <b>R1</b> 提交)	Ng Po Keung (Kowloon City District Council member of Lung Shing Constituency) 吳寶強 (九龍城區議員－龍城選區) (夾附 194 個簽名 with 194 signatures enclosed)
<b>C6</b> (submitted by <b>R3</b> ) (由 <b>R3</b> 提交)	Wu Mei Shan
<b>C7</b> (submitted by <b>R9</b> ) (由 <b>R9</b> 提交)	Chan Suet Wan
<b>C8</b>	陳碧雲
<b>C9</b>	黃玉云
<b>C10</b> (same submission as <b>C3 of OZP</b> ) (與分區計劃大綱圖的 <b>C3</b> 內容相同) (submitted by <b>R90</b> ; and <b>R1 of OZP</b> ) (由 <b>R90</b> ; 及分區計劃大綱圖的 <b>R1</b> 提交)	Mary Mulvihill

Note: For the Representations and Comments in relation to the DSP, they are notated as **R1 to R90**, and **C1 to C10**. For those in relation to the OZP, they are notated as **R1 of OZP**, and **C1 to C3 of OZP**.

註： 與發展計劃圖相關的申述和意見，以 **R1 至 R90**，以及 **C1 至 C10** 表示。至於與分區計劃大綱圖相關的申述及意見，則以分區計劃大綱圖的 **R1**，以及分區計劃大綱圖的 **C1 至 C3** 表示。

**Annex IIIc of TPB Paper No. 10618**  
**城市規劃委員會文件第 10618 號附件 IIIc**

**List of Representer and Commenters in respect of**  
**Draft Ma Tau Kok Outline Zoning Plan No. S/K10/25**

**申述人及提意見人名單**  
**馬頭角分區計劃大綱草圖編號 S/K10/25**

**Representer 申述人**

<b>Representation No.</b> 申述編號 (TPB/R/S/K10/25-)	<b>Name of Representer</b> 申述人名稱
<b>R1 of OZP</b> 分區計劃大綱圖的 R1 (same submission as <b>R90</b> ) (與 <b>R90</b> 內容相同)	Mary Mulvihill

**Commenters 提意見人**

<b>Comment No.</b> 意見編號 (TPB/R/S/K10/25-)	<b>Name of Commenter</b> 提意見人名稱
<b>C1 of OZP</b> 分區計劃大綱圖的 C1	Peter V Poon
<b>C2 of OZP</b> 分區計劃大綱圖的 C2 (same submission as <b>C5</b> ) (與 <b>C5</b> 內容相同) (submitted by <b>R1</b> ) (由 <b>R1</b> 提交)	Ng Po Keung (Kowloon City District Council member of Lung Shing Constituency) 吳寶強 (九龍城區議員—龍城選區) (夾附 194 個簽名 with 194 signatures enclosed)
<b>C3 of OZP</b> 分區計劃大綱圖的 C3 (same submission as <b>C10</b> ) (與 <b>C10</b> 內容相同) (submitted by <b>R90</b> ; and <b>R1 of OZP</b> ) (由 <b>R90</b> ; 及 分區計劃大綱圖的 <b>R1</b> 提交)	Mary Mulvihill

Note: For the Representations and Comments in relation to the DSP, they are notated as **R1 to R90**, and **C1 to C10**. For those in relation to the OZP, they are notated as **R1 of OZP**, and **C1 to C3 of OZP**.

註：與發展計劃圖相關的申述和意見，以 **R1 至 R90**，以及 **C1 至 C10** 表示。至於與分區計劃大綱圖相關的申述及意見，則以分區計劃大綱圖的 **R1**，以及分區計劃大綱圖的 **C1 至 C3** 表示。



**Summary of Representation, Proposals and Government Departments' Responses**

**in respect of the Draft Urban Renewal Authority (URA) Kai Tak Road/Sa Po Road Development Scheme Plan (DSP) No. S/K10/URA1/1 and the Draft  
Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25**

**A. The Draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/1<sup>1</sup>**

1. Supportive Representations

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal		Government Departments' Responses
<b>R1</b>	Ng Po Keung (Kowloon City District Council (KCDC) member of Lung Shui Constituency)	A1	Support commencement of the Kai Tak Road/Sa Po Road project, and to expedite urban renewal in Kowloon City.	- Noted.
		A2	To offer assistance, reasonable compensation and rehousing in public rental housing, and to expedite urban renewal in Kowloon City.	<i><u>Matters not within the purview of the Town Planning Board (the Board)</u></i> - The issues of offering assistance, compensation and rehousing are outside the ambit of the Town Planning Ordinance (the Ordinance) and purview of the Board. These issues should be addressed by URA under their

<sup>1</sup> For the Representations and Comments in relation to the DSP, they are notated as **R1 to R90**, and **C1 to C10**. For those in relation to the OZP, they are notated as **R1 of OZP**, and **C1 to C3 of OZP**.

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal		Government Departments' Responses
				prevailing policies. URA's prevailing acquisition, compensation and rehousing policy are stated in Appendices 11 and 12 of the Planning Report attached to TPB Paper No. 10542, and considered by the Board on 14.6.2019, and summarised in URA's comment (C1).
		A3	<u>Proposal on the extension of Development Scheme</u>  To extend the DSP boundary to include Shek Ku Lung Road and the odd nos. of Kai Tak Road ( <b>Plan H-10</b> ).	- The District Urban Renewal Forum (DURF) proposed an Urban Renewal Plan (URP) for Kowloon City in 2014 ( <b>Plan H-1</b> ) after two rounds of extensive public consultation and engagement with local stakeholders. The URP for Kowloon City highlighted that the street block to the east of Kai Tak Road (covering substantial portion of the subject DSP) is at a strategic location as it will be directly connected to the Kai Tak Development Area (KTDA) via a subway, and a gateway development comprising a

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal		Government Departments' Responses
				<p>comprehensive commercial/residential development with community facilities to enhance the connection with KTDA is recommended. As the subject DSP boundary is based on the above proposal formulated through local engagement, with refinements to extend the boundary further south to include and restructure Sha Po Road and two amenity areas (<b>Plan H-3</b>), it is considered appropriate for taking forward the proposal of DURF that had the support of majority of public views collected in the public engagement.</p> <p>- URA indicated that the boundary of the DSP is generally in line with that recommended for the street block under URP for Kowloon City. The project seeks to restructure and re-plan the area through redevelopment to rationalise the land uses and to improve the overall living and environmental conditions. A split-level sunken plaza is proposed in the southern part of the DSP leading to KTDA and its</p>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal		Government Departments' Responses
				underground shopping street (USS). It will allow better connection between the old and new districts. The redevelopment plan also aims at alleviating part of the parking demand in the area and providing appropriate community facilities. In addition, URA will also conduct a Preliminary Project Feasibility Study and work with relevant stakeholders to explore opportunities of urban renewal in the wider district under the planning-led strategy and approach.
		A4	<u>Proposal on the provision of additional carparks and Government, institution or community (GIC) facilities</u> To provide additional public carparks, community hall/multi-purpose rooms and child-care services in the redevelopment.	<u>Public carparks</u> - With reference to the Traffic Impact Assessment conducted by URA submitted under the DSP, an underground public vehicle park (PVP) of about 300 public car parking spaces is proposed to meet the

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal		Government Departments' Responses
				<p>existing shortfall of car parking spaces in the eastern part of Kowloon City. If considered necessary, URA will carry out studies to seek opportunities to enhance the traffic and walking environment of the area through a planning-led and an integrated urban renewal approach, and will share the result with relevant government departments to help further address the insufficient supply of car parking spaces condition in the area. Commissioner for Transport (C for T) has no adverse comment on URA's intention in providing an underground PVP.</p> <p><u>GIC facilities</u></p> <ul style="list-style-type: none"> <li>- Based on the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG), the planned provision for various major community facilities in the area is generally sufficient except for secondary school classrooms (-80 classrooms) and</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal		Government Departments' Responses
				<p>elderly community care services facilities (-573 subsidised places). For secondary school classrooms, they are assessed on a wider district basis, and there is a surplus provision of about 520 classrooms in Kowloon City District.</p> <p>- Regarding the existing shortfall in the provision of elderly community care services facilities and residential care home for the elderly, it should be noted that the population-based planning standards for elderly services and facilities were reinstated in the HKPSG on 28.12.2018. The revised standards reflect the long-term target towards which the provision of elderly services and facilities would be adjusted progressively. Since elderly facilities are premise-based, consideration will be given to include facilities requested by Social Welfare Department (SWD) in the planned GIC and residential developments in the area. In fact, requirements for</p>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal	Government Departments' Responses
			<p>Residential Care Home for the Elderly (RCHE) were incorporated in land sale conditions on various lots in KTDA with a total provision of 1,000 spaces in KTDA to increase the supply within district in the medium term.</p> <ul style="list-style-type: none"> <li>- Under the notional scheme of the DSP, not less than 800m<sup>2</sup> non-domestic GFA is reserved for community use to meet local needs. In addition, there is provision under the Notes to exempt floor space for GIC facilities (including social welfare facilities that is an always permitted use) required by Government from GFA calculation. URA has been invited to further liaise with SWD and consider including more GIC facilities in the redevelopment at the detailed design stage where feasible.</li> <li>- In addition, a neighbourhood elderly centre<sup>2</sup> is within 500m radius of the DSP within Kowloon City. Tung</li> </ul>

<sup>2</sup> Yan Chai Hospital Ng Wong Yee Man Neighbourhood Elderly Centre is located at 55 Hau Wong Road.

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal		Government Departments' Responses
				Tau Community Centre and Kai Tak Community Hall are located about 200m and 600m from the DSP respectively.



Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal	Government Departments' Responses
<b>R2 to R20</b>	Kai Yu Yun Wu Mei Shan Tsang Yuk Ling Tsang Suk Ling Cheung Kwan Ho Fung Kwan Yiu Tang Sau Ling Chan Suet Wan 李桂清 高炳輝 朱淑然 何麗霞 許珍 梁啟昌 盧友森 Leung Wan Yeuk 黃素娟	A5 <ul style="list-style-type: none"> <li>- Support the DSP. <b>(R2 to R20)</b></li> <li>- There are many old and dilapidated buildings in Kowloon City. <b>(R2, R4, R9 &amp; R19)</b></li> <li>- The redevelopment would make better use of land. <b>(R2 &amp; R18)</b></li> <li>- The redevelopment and/or the connection to KTDA would regenerate Kowloon City/enhance accessibility. <b>(R4, R7, R8, R13 &amp; R16)</b></li> <li>- The redevelopment would provide more housing. <b>(R2, R3, R17 &amp; R18)</b></li> <li>- The redevelopment would provide more car parks. <b>(R2, R3, R4, R5, R6, R7, R8 &amp;</b></li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal	Government Departments' Responses
	許月圓 林子華	<div data-bbox="853 365 1267 1289"> <p><b>R10)</b></p> <ul style="list-style-type: none"> <li>- The redevelopment would provide more circulation space/pedestrian, sunken plaza/public space or greenery/building gap. <b>(R3, R4, R5, R6 &amp; R12)</b></li> <li>- The redevelopment would provide more barrier free facilities. <b>(R5)</b></li> <li>- The realignment of Sa Po Road would improve the environment of queueing at bus stops. <b>(R6)</b></li> <li>- The redevelopment would provide more community facilities such as community hall. <b>(R9, R10 &amp; R11)</b></li> </ul> </div>	

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation and Proposal		Government Departments' Responses
			<ul style="list-style-type: none"> <li>- The redevelopment would provide more retail shops. <b>(R14)</b></li> <li>- There are too many 'in-fill' buildings in the area without holistic planning. <b>(R20)</b></li> </ul>	
		A6	The acquisition process should be expedited. <b>(R15)</b>	- See responses to A2 above.

## 2. Adverse Representations

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation		Government Departments' Responses
<b>R21 to R86</b>	For the names of the representers, please see <b>Annex IIIa</b> .	B1	<p><u>Local character, social network and/or livelihood of residents/business operators</u></p> <ul style="list-style-type: none"> <li>- Oppose the implementation of the redevelopment plan until the matters relating to the impacts on local character of the area, social network and livelihood of residents/business operators have been addressed, particularly for the Thai community. <b>(R21 to R66, R74 to R85)</b></li> <li>- Oppose and/or express views on the redevelopment plan mainly on matters relating to relocation</li> </ul>	<ul style="list-style-type: none"> <li>- The Kowloon City area is pre-dominantly with mixed residential buildings with eating places and shops on lower floors. There are many restaurants and shops, including specialty restaurants serving different country cuisines, mainly concentrated along the streets to the west of Kai Tak Road. URA (C1) indicated that according to their freezing survey, 19 households (5% of the total 401 surveyed households), and 6 business operators (8% of the total 75 surveyed business operators) are of Thai background. There are also a few households of other ethnic</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation	Government Departments' Responses
		<p>arrangement, and impacts on local character, social network and livelihood/business. <b>(R67 to R73)</b></p> <ul style="list-style-type: none"> <li>- To allow local shops to continue operation at concessionary rent within the redevelopment <b>(R21 only)</b>.</li> <li>- To assess the impacts of the redevelopment on local residents and consult relevant stakeholders <b>(R66 only)</b>.</li> <li>- There are jobs and well-established social services available in Kowloon City. If they have to leave Kowloon City, their jobs and social network will be affected <b>(R72 only)</b>.</li> </ul>	<p>minority groups. Although only a small portion of the affected households and business operators are Thai community, URA indicated that the social service team (SST) will continue to provide assistance to the ethnic minority groups to alleviate their concerns.</p> <ul style="list-style-type: none"> <li>- According to the URS, URA will help identify suitable premises in the district of the redevelopment project to enable the affected shop operators to relocate and continue operation in the same district as far as practicable. As an example, the URA Board gave special approval for a development project at Sung Hing Lane/Kwai Heung Street to assist dried seafood selling operators to continue their operations in the Central and Western District to preserve such local character. For the subject DSP, similar arrangements will be considered for the affected</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation		Government Departments' Responses
			<ul style="list-style-type: none"> <li>- To reserve land in the Kai Tak Development Area for relocating purpose and providing social facilities for the Thai community (<b>R73</b> only).</li> </ul>	<p>shops constituting a recognised local character, if the DSP is approved by the Chief Executive in Council (CE in C). Moreover, a sunken plaza will be provided within the redevelopment for public enjoyment and place-making as well as to nourish and celebrate the local character of the area. URA is advised to carefully take into account preservation of local character in the DSP project.</p> <ul style="list-style-type: none"> <li>- Regarding the suggestion of <b>R73</b> to reserve land in KTDA for relocating and providing social facilities for the Thai community, it should be noted that there are land reserved for various GIC facilities in KTDA to serve the needs of the local residents and/or a wider district, including Kowloon City residents of different ethnic group. As also advised by the Director of Social Welfare</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation		Government Departments' Responses
				(DSW), there are non-government organisations (e.g. Lok Sin Tong Lee Yin Yee United Centre for Ethnic Minorities (李賢義裔群社少數族裔支援服務中心)) providing services for ethnic minority groups including the Thai in the Kowloon City area.
		B2	<p><u>Matters not within the purview of the Board</u></p> <ul style="list-style-type: none"> <li>- Oppose the implementation of the redevelopment plan until the matters relating to resettlement/relocation arrangements have been addressed. <b>(R21 to R66, R74 to R85)</b></li> <li>- Oppose and/or express views on the redevelopment plan mainly on matters relating to relocation arrangement. <b>(R67 to R73, R86)</b></li> </ul>	<ul style="list-style-type: none"> <li>- Some representations <b>(R21 to R86)</b> have raised concerns on resettlement/rehousing, compensation arrangements, business re-establishment and the freezing survey. As these issues are outside the ambit of the Ordinance and purview of the Board, they should be addressed by URA under their prevailing policies. URA's prevailing acquisition, compensation and rehousing policy are stated in Appendices 11 and 12 of the Planning Report attached to TPB Paper</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation	Government Departments' Responses
		<ul style="list-style-type: none"> <li>- To introduce measures to alleviate impacts of the redevelopment project, including local rehousing and re-establish businesses in the area. <b>(R74 to R85)</b></li> <li>- To provide local rehousing (including in public rental housing), 'Flat-for-Flat' or 'Shop-for-Shop' arrangement, and constructing buildings in Kowloon City area for decanting purpose. <b>(R21 to R66)</b></li> <li>- URA to alleviate the negative impacts of the redevelopment on living and working conditions of the affected parties <b>(R70 only)</b>.</li> <li>- URA to guarantee the relocation of the office of Thai Migrant Workers' Union in Kowloon City, and to</li> </ul>	No. 10542, and considered by the Board on 14.6.2019, and summarised in URA's comment <b>(C1)</b> .



Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation	Government Departments' Responses
		<p>provide relocation options with affordable rent at the beginning of the redevelopment project for residents and business operators (<b>R71</b> only).</p> <ul style="list-style-type: none"> <li>- Affected owners to have priority in Home Ownership Scheme application and provision of community facilities for the elderly in the redevelopment project (<b>R85</b> only).</li> <li>- Oppose the redevelopment plan as they considered that there were problems related to the freezing survey, and they requested URA to conduct the freezing survey accurately, and compensation should be based on the freezing</li> </ul>	

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation		Government Departments' Responses
			survey registration. <b>(R74 to R86)</b>	
		B3	<p><u>Matters not relating to the DSP and OZP</u></p> <ul style="list-style-type: none"> <li>- Oppose the redevelopment plan as they considered that there was insufficient information and translation of documents in Thai and other languages. They proposed to extend the consultation period for the DSP and provide translation of documents in Thai and other languages. <b>(R74 to R85)</b></li> <li>- Without clear and sufficient information available, the affected parties could not make decision or plan further <b>(R81 and R82 only)</b>.</li> </ul>	<ul style="list-style-type: none"> <li>- Noting that there were submissions made in Thai and some residents in the Ma Tau Kok area are of Thai background, simultaneous interpretation service between Cantonese/English and Thai would be provided at this hearing. As the hearing paper was prepared by PlanD in English and Chinese only, a briefing with interpreter to briefly explain the paper to the Thai representers/commenters has been arranged before the meeting. Regarding the remark to extend the publication period for the DSP, there is no provision under the Ordinance for such time extension.</li> </ul>

### 3. Providing Views

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation	Government Departments' Responses
<b>R87 to R89</b>	<p>基督教愛協團契有限公司 (Christian Oi Hip Fellowship Limited (COHFL))</p> <p>鄭明儀</p> <p>香港郭汾陽崇德總會有限公司 (Kwok Fan Yeung Virtue-Promoting Association, Hong Kong Limited)</p>	<p>D1</p> <p><u>Matters not within the purview of the Board</u></p> <ul style="list-style-type: none"> <li>- Express concerns on the redevelopment plan as it would affect the operation of the Christian Oi Hip Fellowship (基督教愛協團契) and/or the provision of services on mental health (<b>R87 to R88</b> only) currently operating within the Development Scheme (DS).</li> <li>- Express concerns on the redevelopment plan as it would affect the Kwok Fan Yeung Virtue-promoting Association, Hong Kong Limited (香港郭汾陽崇德總會有限公司) and/or the provision its services (<b>R89</b> only) currently operating within the DS.</li> </ul>	<ul style="list-style-type: none"> <li>- Please see responses to B2 above.</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation		Government Departments' Responses
			<ul style="list-style-type: none"> <li>- Offer reasonable compensation.</li> <li>- Provide assistance and support on relocation arrangement.</li> <li>- Provision of mental health services and related facilities in Kowloon City (<b>R87</b> only).</li> </ul>	<ul style="list-style-type: none"> <li>- Regarding <b>R87</b>'s<sup>3</sup> proposal to provide mental health and related services in Kowloon City, SWD has subvented a non-governmental organisation (NGO) to operate an Integrated Community Centre for Mental Wellness<sup>4</sup> (ICCMW) providing one-stop, district-based community mental health support services in Kowloon City. There are also eight subvented vocational rehabilitation units in Kowloon City district (including sheltered workshops, supported employment and integrated vocational rehabilitation services centres) for persons with disabilities, including ex-mentally</li> </ul>

<sup>3</sup> **R87** is submitted by COHFL, operating in a premise within the DSP area, it is a non-profit making body which targets to serve persons with mental illness and is one of the beneficiaries of SWD's time-limited "Financial Support Scheme for Self-Help Organisations of Persons with Disabilities/ Chronic Illness" from October 2018 to September 2020.

<sup>4</sup> Vitality Place by The Society of Rehabilitation and Crime Prevention, Hong Kong at Hunghom Commercial Centre, 37 Ma Tau Wai Road. The services provided range from early prevention to risk management for ex-mentally ill persons, persons with suspected mental health problems, their families/carers and residents living in Kowloon City District

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation		Government Departments' Responses
				ill persons, to facilitate their re-integration into the community.
<b>R90</b> (same submission as <b>R1 of OZP</b> )	Mary Mulvihill	D2	<ul style="list-style-type: none"> <li>- Express concerns on both the DSP and OZP.</li> <li>- Express concerns mainly relating to the provision of open space, community facilities in the area, the absence of an attachment of the relevant TPB paper detailing the provision of open space and major community facilities in the Ma Tau Kok area, and adverse air quality of the proposed sunken plaza which is the entrance to the proposed subway connecting KTDA.</li> </ul>	<p><u>GIC facilities and open space provision in the area</u></p> <ul style="list-style-type: none"> <li>- Regarding GIC facilities, please see responses to A4 above.</li> <li>- For open space provision, there is a surplus provision of about 4 ha of district open space in Ma Tau Kok area (<b>Annex VII &amp; Plan H-12</b>). For local open space, while there is a shortfall (about -6.6 ha) in the area, there is a surplus provision of about 3.5 ha in the wider Kowloon City District. Local open space at 1m<sup>2</sup> per person in accordance with the HKPSG will be provided within the DSP to meet the demand generated by the residents. In addition, a sunken plaza of 1,000m<sup>2</sup>, connecting the proposed</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation	Government Departments' Responses
			<p>pedestrian subway to KTDA, will be opened for public use (<b>Plan H-1</b>). The sunken plaza will allow better connection between the older district of Kowloon City and KTDA, and it will be a vibrant plaza with hard and soft landscape, event space and place making elements at various levels for public enjoyment.</p> <p><u><i>Air qualities of the proposed sunken plaza</i></u></p> <ul style="list-style-type: none"> <li>- According to the Environmental Assessment (EA) submitted under the DSP, sufficient buffer distances are provided between air sensitive receivers and roads as required. No sensitive use, fresh air intake or openable windows will fall within the air quality buffer zone which covers part of the sunken plaza and pedestrian subway entrance area. Director of Environmental Protection (DEP) advised that the above design considerations have</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation	Government Departments' Responses
		<ul style="list-style-type: none"> <li>- Lack of direct link to separate technical assessments of the TPB Paper on the proposed amendments to the OZP and submission of the draft DSP prepared under s.25 of Urban Renewal Authority Ordinance (URAO).</li> <li>- Express concerns that a welfare complex at a “Government,</li> </ul>	<p>demonstrated compliance with the relevant buffer distance requirement for vehicular emission under HKPSG and no adverse vehicular emission impacts from nearby roads including Prince Edward Road East to the area concerned is anticipated.</p> <p><u>Attachment of the TPB Paper</u></p> <ul style="list-style-type: none"> <li>- The concern on the arrangement of uploading TPB Papers to the Board's website is noted. It will be taken into consideration as appropriate when there is an opportunity to revamp the website.</li> </ul> <p><u>Matters not relating to the DSP and OZP</u></p> <ul style="list-style-type: none"> <li>- <b>R90</b> raised concern that the proposed welfare complex planned by Lok Sin Tong Benevolent</li> </ul>

Representation No. (TPB/R/S/K10/ URA1/1-)	Representer	Subject of Representation	Government Departments' Responses
		<p>Institution or Community” (“G/IC”) site (i.e. the Lok Sin Tong site at Lung Kong Road, Kowloon City) originally proposed for providing services for the elderly, children and minority groups and health care will now be used for transitional housing instead.</p>	<p>Society (LST) in Kowloon City (that was subject of OZP amendment in the previous round) will now be used for transitional housing instead. DSW advised that the LST redevelopment for provision of elderly and rehabilitation services including care and attention home for the elderly, nursing home, day care centre for the elderly, early education and training centre, carer support centre, parents resource centre, home care services and medical services, etc. will proceed as planned in the long term. The site is planned to be used for transitional housing during the interim period before the redevelopment commence to allow an optimal use of available land.</p>



**B. The Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25**

Providing Views

<b>Representation No. (TPB/R/S/K10/25-)</b>	<b>Representer</b>	<b>Subject of Representation and Proposal</b>	<b>Government Departments' Responses</b>
<b>R1 of OZP</b> (same submission as <b>R90</b> )	Mary Mulvihill	Please see D2 above.	Please see responses to D2 above.

**Summary of Comments on Representations (Comments) and Government Departments' Responses**  
**in respect of the Draft Urban Renewal Authority (URA) Kai Tak Road/Sa Po Road Development Scheme Plan (DSP) No. S/K10/URA1/1**  
**and the Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25**

**A. The Draft URA Kai Tak Road/Sa Po Road DSP No. S/K10/URA1/1<sup>1</sup>**

<b>Comment No. (TPB/R/S/K10/ URA1/1-)</b>	<b>Related Representation</b>	<b>Commenter</b>	<b>Gist of Comment</b>	<b>Government Departments' Responses</b>
<b>C1</b>	<b>R1 to R90</b>	Urban Renewal Authority	- Provided responses to all representations ( <b>R1 to R90</b> ) including the delineation of the scheme boundary, provision of social welfare and community facilities, sunken plaza, PVP within the Site, preservation of social network and social characters, dissemination of information for the draft DSP, acquisition,	- Noted.

<sup>1</sup> For the Representations and Comments in relation to the DSP, they are notated as **R1 to R90**, and **C1 to C10**. For those in relation to the OZP, they are notated as **R1 of OZP**, and **C1 to C3 of OZP**.

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
			compensation, rehousing arrangement, and matters related to SIA and freezing survey.		
<b>C2</b> (submitted by <b>R4</b> )	<b>R10</b>	Tsang Yuk Ling	<ul style="list-style-type: none"> <li>- Support redevelopment.</li> <li>- Expressed views that there is lack of community facilities, parking space and insufficient residential units.</li> </ul>		- Noted.
<b>C3</b> (submitted by <b>R6</b> )	<b>R20</b>	Cheung Kwan Ho	<ul style="list-style-type: none"> <li>- Support to commence and expedite redevelopment, in order to improve the living environment, increase public car parks and enhance the connectivity to Kai Tak Development Area (KTDA).</li> </ul>		- Noted
	<b>R21 to R66</b>		E1	<ul style="list-style-type: none"> <li>- Trust URA would offer reasonable compensation and rehousing arrangement</li> </ul>	<p><i>Matters not within the purview of the Town Planning Board (the Board)</i></p> <ul style="list-style-type: none"> <li>- The issues of offering assistance,</li> </ul>

<b>Comment No. (TPB/R/S/K10/ URA1/1-)</b>	<b>Related Representation</b>	<b>Commenter</b>	<b>Gist of Comment</b>		<b>Government Departments' Responses</b>
					compensation and rehousing are outside the ambit of the Town Planning Ordinance (the Ordinance) and purview of the Board. These issues should be addressed by URA under their prevailing policies. URA's prevailing acquisition, compensation and rehousing policy are stated in Appendices 11 and 12 of the Planning Report attached to TPB Paper No. 10542, and considered by the Board on 14.6.2019, and summarised in URA's comment (C1).
<b>C4</b> (submitted by <b>R2</b> )	<b>R20</b>	Kai Yu Yun	E2	- Support redevelopment and to extend the Development Scheme.	- The District Urban Renewal Forum (DURF) proposed an Urban Renewal Plan (URP) for Kowloon

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					<p>City in 2014 (<b>Plan H-1</b>) after two rounds of extensive public consultation and engagement with local stakeholders. The URP for Kowloon City highlighted that the street block to the east of Kai Tak Road (covering substantial portion of the subject DSP) is at a strategic location as it will be directly connected to the Kai Tak Development Area (KTDA) via a subway, and a gateway development comprising a comprehensive commercial/residential development with community facilities to enhance the connection with KTDA is recommended. As the subject DSP boundary is based on the above</p>

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					<p>proposal formulated through local engagement, with refinements to extend the boundary further south to include and restructure Sha Po Road and two amenity areas (<b>Plan H-3</b>), it is considered appropriate for taking forward the proposal of DURF that had the support of majority of public views collected in the public engagement.</p> <ul style="list-style-type: none"> <li>- URA indicated that the boundary of the DSP is generally in line with that recommended for the street block under URP for Kowloon City. The project seeks to restructure and re-plan the area through redevelopment to rationalise the land uses and to improve the overall living and</li> </ul>

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					<p>environmental conditions. A split-level sunken plaza is proposed in the southern part of the DSP leading to KTDA and its underground shopping street (USS). It will allow better connection between the old and new districts. The redevelopment plan also aims at alleviating part of the parking demand in the area and providing appropriate community facilities. In addition, URA will conduct a Preliminary Project Feasibility Study and work with relevant stakeholders to explore opportunities of urban renewal in the wider district under the planning-led strategy and approach.</p>

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
	<b>R67 to R71</b>		E3	- URA should take extra care of the minority group.	<p>- Please see responses to D1 above. <i><u>Matters not relating to the DSP and OZP</u></i></p> <p>- Noting that there were submissions made in Thai and some residents in the Ma Tau Kok area are of Thai background, simultaneous interpretation service between Cantonese/English and Thai would be provided at this hearing. As the hearing paper was prepared by PlanD in English and Chinese only, a briefing with interpreter to briefly explain the paper to the Thai representers/commenters has been arranged before the meeting.</p>



Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					Regarding the remark to extend the publication period for the DSP, there is no provision under the Ordinance for such time extension.
<b>C5</b> (same submission as <b>C2 of OZP</b> ) (submitted by <b>R1</b> )	<b>C5</b> has not specified the related representation. The context of <b>C5</b> is similar to <b>R1</b> .	Ng Po Keung (Kowloon City District Council member of Lung Shing constituency) (with 194 signatures enclosed)	E4	- To expedite urban renewal in Kowloon City, and to extend the redevelopment to include Shek Ku Lung Road and the odd nos. of Kai Tak Road.	- Please see responses to E2 above.
			E5	- To provide additional public car parks in the redevelopment project.	<u>Public car parks</u> - With reference to the Traffic Impact Assessment conducted by URA submitted under the DSP, an underground public vehicle park (PVP) of about 300 public car parking spaces is proposed to meet

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					<p>the existing shortfall of car parking spaces in the eastern part of Kowloon City. If considered necessary, URA will carry out studies to seek opportunities to enhance the traffic and walking environment of the area through a planning-led and an integrated urban renewal approach, and will share the result with relevant government departments to help further address the insufficient supply of car parking spaces condition in the area. Commissioner for Transport (C for T) has no adverse comment on URA's intention in providing an underground PVP.</p>

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
			E6	<ul style="list-style-type: none"> <li>- To provide community hall/multi-purpose rooms and child-care services in the redevelopment project.</li> </ul>	<p><u>Government, institution or community (GIC) facilities</u></p> <ul style="list-style-type: none"> <li>- Based on the requirements in the Hong Kong Planning Standards and Guidelines (HKPSG), the planned provision for various major community facilities in the area is generally sufficient except for secondary school classrooms (-80 classrooms) and elderly community care services facilities (-573 subsidised places). For secondary school classrooms, they are assessed on a wider district basis, and there is a surplus provision of about 520 classrooms in Kowloon City District.</li> <li>- Regarding the existing shortfall in</li> </ul>

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					<p>the provision of elderly community care services facilities and residential care home for the elderly, it should be noted that the population-based planning standards for elderly services and facilities were reinstated in the HKPSG on 28.12.2018. The revised standards reflect the long-term target towards which the provision of elderly services and facilities would be adjusted progressively. Since elderly facilities are premise-based, consideration will be given to include facilities requested by Social Welfare Department (SWD) in the planned GIC and residential developments in the area. In fact,</p>

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					<p>requirements for Residential Care Home for the Elderly (RCHE) were incorporated in land sale conditions on various lots in KTDA with a total provision of 1,000 spaces in KTDA to increase the supply within district in the medium term.</p> <p>- Under the notional scheme of the DSP, not less than 800m<sup>2</sup> non-domestic GFA is reserved for community use to meet local needs. In addition, there is provision under the Notes to exempt floor space for GIC facilities (including social welfare facilities that is an always permitted use) required by Government from GFA calculation. URA has been invited to further</p>

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					liaise with SWD and consider including more GIC facilities in the redevelopment at the detailed design stage where feasible.  - In addition, a neighbourhood elderly centre <sup>2</sup> is within 500m radius of the DSP within Kowloon City. Tung Tau Community Centre and Kai Tak Community Hall are located about 200m and 600m from the DSP respectively.
			E7	- To offer assistance, reasonable compensation and rehousing in public rental housing.	<i><u>Matters not within the purview of the Board</u></i>  - Please see responses to E1 above.

<sup>2</sup> Yan Chai Hospital Ng Wong Yee Man Neighbourhood Elderly Centre is located at 55 Hau Wong Road.

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
<b>C6</b> (submitted by <b>R3</b> )	<b>R67</b>	Wu Mei Shan	- Support redevelopment.		- Noted.
			E8	- Expressed views that there is lack of GIC facilities.	<u>GIC facilities</u> - Please see responses to E6 above.
			E9	- Expressed views that there is deficiency of road network.	<u>Road network</u> - Commissioner for Transport (C for T) advised that, at present, Kowloon City District enjoys good accessibility with its road network, there are 7 major roads (Waterloo Road, Princess Margaret Road, Ma Tau Wai Road, Chatham Road North, Kowloon City Road, To Kwa Wan Road and Hung Hom Road) running through the whole district from south to north. The major roads linking east and west include Lung

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					<p>Cheung Road, Prince Edward Road West, Argyle Street, Pui Ching Road, Fat Kwong Street and Sung Wong Toi Road.</p> <p>- Some proposed, gazetted or commissioned large-scale transport projects which involve the building of routes and railway covering Kowloon City District, including Kowloon Central Route, MTR Shatin to Central Link, and Kwun Tong Line Extension, would enhance the accessibility and speed up the traffic flow to sub-districts of Kowloon City, especially for To Kwa Wan, Hung Hom and Ho Man Tin, hence expediting urban development and renewal in the</p>



Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					district.
<b>C7</b> (submitted by <b>R9</b> )	<b>R10 and R45 to R66</b>	Chan Suet Wan	E10	- Expressed views that there should be more carparking spaces through redevelopment.	<u>Public car parks</u> - With reference to the Traffic Impact Assessment conducted by URA submitted under the DSP, an underground public vehicle park (PVP) of about 300 public car parking spaces is proposed to meet the existing shortfall of car parking spaces within 300m of the site. If considered necessary, URA will carry out studies to seek opportunities to enhance the traffic and walking environment of the area through a planning-led and an integrated urban renewal approach,

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
					and will share the result with relevant government departments to help further address the insufficient supply of car parking spaces condition in the area. C for T has no adverse comment on URA's intention in providing an underground PVP.
			E11	- Expressed views that there should be reasonable rehousing arrangement.	<u>Matters not within the purview of the Board</u> - Please see responses to E1 above.
C8	Nil	陳碧雲	E12	Provided comments on compensation arrangement for affected owners and tenants.	<u>Matters not within the purview of the Board</u> - Please see responses to E1 above.

Comment No. (TPB/R/S/K10/ URA1/1-)	Related Representation	Commenter	Gist of Comment		Government Departments' Responses
C9	R73	黃玉云	E13	To reserve land in KTDA for relocating purpose and providing social facilities for the Thai community.	<p><u>Local character, social network and/or livelihood of residents/business operators</u></p> <p>- It should be noted that there are land reserved for various GIC facilities in KTDA to serve the needs of the local residents and/or a wider district, including Kowloon City residents of different ethnic group. As also advised by the Director of Social Welfare (DSW), there are non-government organisations (e.g. Lok Sin Tong Lee Yin Yee United Centre for Ethnic Minorities (李賢義裔群社少數族裔支援服務中心)) providing services for ethnic minority groups including the Thai</p>

<b>Comment No. (TPB/R/S/K10/ URA1/1-)</b>	<b>Related Representation</b>	<b>Commenter</b>	<b>Gist of Comment</b>		<b>Government Departments' Responses</b>
					in the Kowloon City area.
<b>C10</b> (same submission as <b>C3 of OZP</b> ) (submitted by <b>R90</b> ; and <b>R1 of</b> <b>OZP</b> )	<b>Nil</b>	Mary Mulvihill	E14	Expressed views that URA has no intention to address the urgent need for providing community facilities.	<u><i>GIC facilities</i></u> - Please see responses to E6 above.

**B. The Draft Ma Tau Kok Road OZP No. S/K10/25**

<b>Comment No. (TPB/R/S/K10/ 25-)</b>	<b>Related Representation</b>	<b>Commenter</b>	<b>Gist of Comment</b>	<b>Government Departments' Responses</b>
<b>C1 of OZP</b>	Nil	Peter V Poon	- Indicated support, but without providing reasons.	- Noted.
<b>C2 of OZP</b> (same submission as <b>C5</b> ) (submitted by <b>R1</b> )	<b>C2 of OZP</b> has not specified the related representation. The context of <b>C2 of OZP</b> is similar to <b>R1</b> .	Ng Po Keung (Kowloon City District Council member of Lung Shing constituency) (with 194 signatures enclosed)	- Please see E4 to E7 above.	- Please see responses to E4 to E7 above.
<b>C3 of OZP</b>	Nil	Mary Mulvihill	- Please see E14 above.	- Please see responses to E14 above.

<b>Comment No. (TPB/R/S/K10/ 25-)</b>	<b>Related Representation</b>	<b>Commenter</b>	<b>Gist of Comment</b>	<b>Government Departments' Responses</b>
(same submission as <b>C10)</b> (submitted by <b>R90; and R1 of OZP)</b>				

九龍城區議會轄下  
房屋及基礎建設委員會第 20 次會議記錄

日期： 2019 年 3 月 21 日(星期四)  
時間： 下午 2 時 30 分  
地點： 九龍城民政事務處會議室

出席者：

主席： 何顯明議員, BBS, MH

副主席： 吳奮金議員

委員： 邵天虹議員

黎廣偉議員 (於下午 4 時 13 分離席)

余志榮議員 (於下午 4 時 15 分離席)

林德成議員

鄭利明議員

楊振宇議員

林 博議員 (於下午 3 時 45 分離席)

蕭亮聲議員

陸勁光議員 (於下午 4 時 52 分離席)

何華漢議員 (於下午 3 時 39 分離席)

楊永杰議員 (於下午 3 時 35 分離席)

勞超傑議員 (於下午 3 時 13 分出席)

(於下午 4 時 13 分離席)

吳寶強議員, MH

潘國華議員, JP

張仁康議員, MH

左滙雄議員, MH

李慧琼議員, SBS, JP (於下午 2 時 57 分出席)

(於下午 4 時 32 分離席)

關浩洋議員

秘書： 葉偉剛先生 九龍城民政事務處一級行政主任(區議會)

缺席者： 丁健華議員

梁婉婷議員

列席者：

蘇鉦靜女士	九龍城民政事務助理專員
黃鑑強先生	九龍城民政事務處高級聯絡主任(大廈管理)
麥仲恒先生	規劃署高級城市規劃師/九龍 2
劉正光先生	房屋署高級物業服務經理(西九龍及西貢)
謝芷穎女士	屋宇署高級屋宇測量師/E3
馬俊恒先生	水務署工程師/九龍區(客戶服務)視察

應邀出席者：

議程二	關以輝先生	市區重建局規劃及設計總經理
	殷倩華女士	市區重建局社區發展高級經理
	許乃坤先生	市區重建局收購及遷置高級經理

<del>議程三</del>	<del>李聖潑先生</del>	<del>九龍樂善堂主席</del>
	<del>劉愛詩女士</del>	<del>九龍樂善堂總幹事</del>
	<del>李艷明女士</del>	<del>九龍樂善堂項目經理</del>
	<del>符傳富先生</del>	<del>運輸及房屋局局長政治助理</del>
	<del>陳立銘先生</del>	<del>運輸及房屋局項目總監(一)</del>
	<del>李志恒先生</del>	<del>運輸及房屋局高級項目經理</del>

議程四	周嘉慧獸醫	漁農自然護理署高級獸醫師(動物管理)發展
	陶文慧獸醫	漁農自然護理署高級獸醫師(動物管理)行動
	吳海艷獸醫	漁農自然護理署獸醫師(動物管理)九龍
	甄錦榮先生	漁農自然護理署高級行政主任(檢驗及檢疫)
	林耀漢先生	建築署高級工程策劃經理 323
	陳育康先生	建築署工程策劃經理 354
	鍾健勤先生	關善明建築師事務所有限公司董事
	冼汶詠小姐	關善明建築師事務所有限公司建築師

議程五	黎曉樺女士	房屋署屋宇保養測量師(西九龍)
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議程六至九	陳寶敏女士	房屋署副房屋事務經理(愛民二)
	周巧芬女士	房屋署副房屋事務經理(愛民三)

議程六、八 及九	吳鴻揮先生	領展公共事務助理總經理
	姚漢生先生	領展社區關係經理



## 開會辭

房屋及基礎建設委員會(下文簡稱「房建會」)主席歡迎各委員、部門代表及旁聽人士出席會議，並表示秘書處於會議前收到梁婉婷議員的書面通知及醫生證明書，表示因產後需要調理身體未能出席今日的會議。在諮詢委員的意見後，主席宣布根據《九龍城區議會會議常規》(下文簡稱「《會議常規》」)接納梁婉婷議員缺席今日的會議。此外，丁健華議員表示因公務未能出席會議。在部門常任代表方面，水務署工程師/九龍區(客戶服務)視察馬俊恆先生代表水務署出席房建會會議。

2. 在開始商討議程前，主席請委員留意申報利益的責任。《會議常規》已列明申報利益制度，若稍後討論的事項與委員的物業業權、職業或投資等個人利益有所衝突，便須在討論前申報，以便他考慮是否須要請有關委員於討論或表決時避席。此外，根據《會議常規》，委員會舉行會議的法定人數為委員數目的一半。由於房建會有22名委員，如在會議期間在座委員人數不足11名，主席會立即中止討論。

## 通過上次會議記錄

3. 主席宣布第19次會議記錄無須修訂，並獲委員會一致通過。

## 市區重建局啟德道／沙浦道發展計劃 (KC-015) (九龍城房建會文件第12/19號)

4. 市區重建局社區發展高級經理 殷倩華女士表示市區重建局(下稱「市建局」)已在2019年2月22日的憲報上刊登公告，公布開展啟德道／沙浦道發展計劃。

5. 市建局規劃及設計總經理 關以輝先生簡介計劃內容，重點如下：

- 項目的地盤面積約6,100平方米，包括啟德道24至82號(雙數)、沙浦道31至49號及55至73號(單數)。受影響樓宇涉及約50個街號的樓宇及約450個業權，初步估計有約670伙住戶及40個地舖受影響，確實數目待第二階段的社會影響評估及凍結人口調查核實。

- 樓宇的總樓面面積約48,100平方米，住宅樓面佔40,100平方米，涉及約810個中小型住宅單位及8,000平方米商業/零售樓面(亦預留800平方米的樓面面積作社區用途)。此外，地下停車場共有420個私家車泊車位，其中約有300個公眾泊車位。
- 項目考慮了「九龍城市區更新地區諮詢平台」在該區所建議的規劃意向，及按2011年公布的《市區重建策略》所訂定的目標，透過重整及重新規劃、設計更有效和更環保的交通及道路網絡、以園林景觀和城市設計美化市容，讓周邊土地用途互相配合，為該區帶來規劃效益，故並非單純為舊樓重建計劃。
- 配合政府規劃，重建項目範圍會連接衙前圍道一帶舊區及啟德發展區，及政府擬議的啟德地下購物街。當中會興建一個約1,000平方米的分層地下廣場，包括餐飲零售，亦有地方作舉行戶外活動及休憩用途，並將九龍城舊區及啟德新發展區連接；而重整項目地盤內的沙涌道走線，將提供更多地面空間改善行人流通情況，及為該處的巴士站提供更多乘客上落車空間，以改善候車環境。
- 公眾停車場可望緩解區內車位不足的問題，長遠而言在泊車位供求平衡下，則希望騰出附近路邊泊車位作行人路，以改善區內步行環境。
- 項目涉及重整及重新規劃，將部分道路空間改為住宅(甲類)用途，故項目需經城市規劃委員會(下文簡稱「城規會」)批准處理。市建局已於2月22日提交規劃報告及發展計劃草圖，並於稍後呈交第二階段社會影響評估報告，公眾可於城規會及市建局網站閱覽有關資料。歡迎公眾、當區議員及受影響人士向城規會提交意見。
- 城規會考慮後，可根據《城市規劃條例》展示草圖並刊憲，屆時將再有2個月諮詢期，然後交予行政長官會同行政會議批核。整個規劃申請程序需約18至24個月，最快至2020年尾完成。完成程序後，市建局才會作出收購建議及賠償安排。

6. 吳寶強議員感謝市建局於舊區啟動是次重建項目，並提出以下意見/查詢：(一) 周邊街道的居民希望重建規模能夠再擴大；(二) 出租物業的業主較自住業主獲得較少賠償，對他們欠缺吸引力；(三) 最近區內已出現租客被迫

遷的情況，希望市建局向業主加強宣傳，解釋不合理的解除租約為不合法，及迫租客遷出不會獲得較多賠償；(四) 希望在區內增加社區會堂及提供托兒服務等設施；(五) 若居民選擇「樓換樓」的賠償方案，重建期間或需暫時租住其他單位，以致失去補償資格，建議市建局向受影響人士提供賠償；(六) 2030年的預計完工期太遲，希望能加快興建進度；以及(七) 照顧少數族裔的語言需要，提供足夠的文件翻譯服務。

7. **林博議員**表示支持是項重建項目，並提出以下意見/查詢：(一) 希望土瓜灣區可作整體規劃及發展，更多地點將納入作收購重建範圍，包括土瓜灣道、新柳街及馬頭圍道等主要幹道；(二) 建議增加連接鴻福街通往土瓜灣站的地下隧道，以應對日後人口急升；(三) 現時市建局的賠償政策早於2001年制定，建議作出適度調整；(四) 增加賠償限額，使合資格商戶的經營年期不限於30年；(五) 積極考慮擴大重建範圍；以及(六) 安置條款中有關租客可申請購買居屋，希望市建局詳細解釋申請資格。

8. **邵天虹議員**提出以下意見/查詢：(一) 收購項目的佔地面積雖大，但所興建的中小型住宅單位數目卻較少，查詢是否有空間增加單位數目；(二) 查詢地下停車場預計有多少層及能否增加層數，及希望局方與運輸署聯繫，探討解決道路飽和的問題；以及(三) 連接啟德發展區的地下通道配備能否加快完成，讓一般市民盡早使用。

9. **潘國華議員**歡迎市建局增加區內的重建項目，以配合議員早前於市區更新策略提出的要求，並提出以下意見/查詢：(一) 建議市建局日後考慮小區規劃的意見，善用啟德道旁邊一帶的空間，更進取開展規劃；(二) 於啟德新區設隧道連接城寨公園；(三) 擴大智能停車場300個車位的規模；以及(四) 查詢項目範圍內的非商業社團會所的賠償安排如何。

10. **黎廣偉議員**查詢300個公眾泊位會如何分配予私家車、重型車及旅遊巴等車輛。此外，現時的賠償方案是否已預留單位或舖位作更換，及為數多少。他又建議於住戶搬遷前提供租金援助津貼，加大誘因推動更多人參與「樓換樓」計劃。

11. **林德成議員**提出以下意見/查詢：(一) 希望有關部門增加接聽熱線人手，讓市民能直接查詢相關資料；(二) 地下購物城與重建範圍的興建進度不一，擔心影響銜接及未來發展；以及(三) 停車場泊位會否容許各類型車輛使用，並建議增加停車場面積及以智能方式增加泊位。

12. 余志榮議員表示項目的停車場泊位預留給住戶的比例較其他屋苑低，擔心會加劇區內車位競爭及推高車位價格，希望市建局能夠調高有關比例。

13. 主席提出以下意見/查詢：(一) 會否於城規會申請增加收購地段的地積比率；(二) 九龍城區的樓宇密度甚高，會否增加區內綠化地帶；(三) 沙浦道一帶由於車輛流量甚高，建議研究該處是否適合各類型車輛出入；以及(四) 建議於直達廣場的電動樓梯加設上蓋。

14. 鄭利明議員提出以下查詢：(一) 有關的商業樓面總面積；(二) 現有商戶可否優先租用新舖位或享有優惠政策；以及(三) 因應項目的停車場會增加大量車流，局方會否推出或修改相關措施以解決交通問題及保持道路暢通。

15. 市建局關以輝先生就規劃事宜作出綜合回應，重點如下：

- 項目的面積達6,100平方米，現在範圍已達到規劃裨益的目標，可擴大的空間不多，惟局方歡迎議員將有關擴大重建範圍的意見提交至城規會。
- 已預留約800平方米樓面面積作社區用途，會適時就有關社區用途再諮詢區議會及相關政府部門，以配合社區需要。
- 項目涉及收購及遷置等工作，需時較長，故預計將於2030年完工，局方會盡量加快有關進度。
- 項目提供約810個住宅單位屬初步估算，確實單位數目有待進一步落實，而現時項目內有約350個單位，重建後所提供的單位數目較現時多超過一倍。而重建後單位的建築面積平均約50平方米，雖有增加單位數目的空間，但現時有不少意見均對面積太細的「納米樓」單位有保留，局方將盡量在可行情況下提供更多單位。
- 啟德新區的購物街及隧道由土木工程拓展署負責，市建局正與該署聯繫協調，期望項目的分層地下廣場能配合啟德地下購物街及其相連的行人隧道啟用。
- 擬興建的地下停車場的420個車位均為私家車泊車位，而當中120個供住戶使用的車位數量已達到《香港規劃標準及準則》所訂明的上限，而由顧問進行的交通影響評估預計道路及附近交通網絡未必能

負荷再增加的泊車位。項目的停車場共有五層，局方已就推行智慧型停車場進行研究。

- 發展參數已遵從九龍區住宅(甲類) 用地的地積比率上限，即住宅及商業類別分別為7.5及1.5，難以再增加有關項目的地積比。
- 視乎進一步設計，項目的整體綠化覆蓋率將不少於20%，惟現時只屬初步規劃階段，將來會盡量提供更多綠化空間。
- 交通影響評估報告已包括改變沙浦道走線的有關技術事宜，如體積較大的車輛如何轉彎等，並會在詳細設計中列出更完整數據。
- 市建局備悉有關在銀漢街道路興建地下行人隧道連接港鐵站，以及進行詳細小區規劃研究的意見。
- 社會影響評估報告建議，若區內有意見及需要，會考慮預留將來發展計劃內的舖位讓當區具特色的商戶優先租用。
- 局方會在原址或同區或適當項目預留單位作「樓換樓」安排。然而，基於各種原因，現時較少業主選擇「樓換樓」安排，而選擇自行購買單位。此外，2001年的賠償準則經過全港的廣泛討論，如有任何更改需交由立法會再作審議。

**16. 市建局收購及遷置高級經理 許乃坤先生就賠償及遷置事宜作出綜合回應，重點如下：**

- 所有業主均能獲得等同物業本身市值的補償，當中自住業主可獲得全額「自置居所津貼」，以協助他們購買重置居所，而出租或空置物業的業主本身並不是居住在物業內，故此沒有重置居所的逼切性，因此所獲得物業市值以外的津貼額會與自住業主所獲得的「自置居所津貼」有所不同。有關政策多年來行之有效，在適當時候亦可再作檢討。
- 留意到有租客被業主迫遷的情況，故已不斷提醒業主即使在公布重建計劃後迫令租客遷出，亦不會獲得額外賠償。租客如遇到以上情況可通知市建局，日後會視乎每宗個案給予適當的補償。

- 「樓換樓」計劃是給予業主現金補償及特惠金以外的的另一選擇，在獲得應有補償後，自住業主可選擇「樓換樓」單位。市建局會於業主接受收購建議後，向業主作出補償，惟不會提供暫時出外租住的現金津貼。
  - 營商特惠津貼的連續營商年期以30年為上限，有關安排已考慮到大部分店舖經營者的情況，惟日後亦可就營商年期再作檢討。
  - 市建局會對住宅及非住宅單位的租客作相應的補償，按照現行政策，市建局會根據非住宅租客的基準向租用住宅單位的社團提供補償。
  - 目前沒有提供「舖換舖」的安排，而局方亦沒有向住宅租客提供申請居屋安排。
17. 市建局殷倩華女士表示完成人口凍結調查後得悉項目內有19戶泰裔家庭及1個泰裔的非住宅物業佔用人。局方於2月27日居民簡報會上已安排泰語傳譯員，及於3月18日特別為受影響的泰裔人士舉行簡報會，當天共有約15位泰裔人士出席。早前進行人口凍結調查時，隨行也有泰語傳譯員一起到訪，局方亦會向泰裔居民派發以泰語編製的賠償政策及規劃程序資訊，照顧他們的需要。
18. 主席作出總結，表示委員原則上支持市建局啟德道／沙浦道重建計劃，惟希望局方能擴大計劃範圍，協助九龍城舊區的重建。

~~樂善堂社會房屋計劃——改建校舍作「過渡性社會房屋」~~  
(九龍城房建會文件第13/19號)

19. 主席表示由於樂善堂提出的改建校舍作「過渡性社會房屋」屬市民關心的新計劃，因此根據《會議常規》，批准樂善堂及運輸及房屋局(下文簡稱「運房局」)派代表出席會議及進行簡介。
20. 九龍樂善堂總幹事 劉愛詩女士簡介計劃內容，重點如下：
- 樂善堂於2013年向勞工及福利局「私人土地作福利用途特別計劃」申請重建樂善堂小學及樂善堂總辦事處為綜合福利大樓。學校將於

**Provision of Open Space and Major Government, Institution and Community Facilities in**

**Ma Tau Kok OZP Area**

在馬頭角分區計劃大綱圖範圍提供的休憩用地及主要政府、機構及社區設施

Type of Facilities  設施種類	Hong Kong Planning Standards and Guidelines (HKPSG)  《香港規劃標準與準則》	HKPSG Requirement (based on planned population)  《香港規劃標準與準則》的要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision)  剩餘/短缺 (與已規劃供應比較)
			Existing Provision  現有供應	Existing and Planned Provision 現有及已規劃供應	
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons 每 100,000 人 10 公頃	13.29 ha 公頃	4.97 ha 公頃	6.68 ha 公頃	-6.61 ha 公頃
District Open Space 地區休憩用地	10 ha per 100,000 persons 每 100,000 人 10 公頃	13.29 ha 公頃	16.69 ha 公頃	17.61 ha 公頃	+4.32 ha 公頃
Secondary School 中學	1 whole-day classroom for 40 persons aged 12 - 17 每 40 名 12-17 歲青少年設一個全日制學校課室	167 classrooms 個課室	87 classrooms 個課室	87 classrooms 個課室	-80 classrooms 個課室
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6 - 11 每 25.5 名 6-11 歲兒童設一個全日制學校課室	174 classrooms 個課室	257 classrooms 個課室	287 classrooms 個課室	+113 classrooms 個課室
Kindergarten/ Nursery 幼兒班及幼稚園	34 classrooms for 1,000 children aged 3 to 6 每 1,000 名 3-6 歲以下幼童設 34 個課室	50 classrooms 個課室	89 classrooms 個課室	89 classrooms 個課室	+39 classrooms 個課室

Type of Facilities  設施種類	Hong Kong Planning Standards and Guidelines (HKPSG)  《香港規劃標準與準則》	HKPSG Requirement (based on planned population)  《香港規劃標準與準則》的要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision)  剩餘/短缺 (與已規劃供應比較)
			Existing Provision  現有供應	Existing and Planned Provision  現有及已規劃供應	
Sports Centre 體育中心	1 per 50,000 to 65,000 persons 每 50,000 至 65,000 人設一個	2	2	2	0
Sports Ground/ Sports Complex 運動場／運動場館	1 per 200,000 to 250,000 persons 每 200,000 250,000 人設一個	0	0	0	0
Swimming Pool Complex – standard 游泳池場館－標準池	1 complex per 287,000 persons 每 287,000 人設一個場館	0	0	0	0
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24 每 12,000 名 6-24 歲兒童／青年設一間	1	1	1	0
Integrated Family Services Centre 綜合家庭服務中心	1 for 100,000 to 150,000 persons 每 100,000 至 150,000 人設一間	0	3	3	+3
Library 圖書館	1 district library for every 200,000 persons 每 200,000 人設一間分區圖書館	0	2	2	+2



Type of Facilities  設施種類	Hong Kong Planning Standards and Guidelines (HKPSG)  《香港規劃標準與準則》	HKPSG Requirement (based on planned population)  《香港規劃標準與準則》的要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision)  剩餘/短缺 (與已規劃供應比較)
			Existing Provision  現有供應	Existing and Planned Provision  現有及已規劃供應	
Specialist Clinic/ Polyclinic 專科診療所／分科診療所	1 whenever a regional or district hospital is built 每興建一所醫院，便應同時設置一所專科診療所／分科診療所	Not Applicable (N/A) 不適用	1	1	N/A 不適用
Clinic/Health Centre 普通科診療所／健康中心	1 per 100,000 persons 每 100,000 人設一間	1	3	4	+3
District Police Station 警區警署	1 per 200,000 to 500,000 persons 每 200,000 至 500,000 設一間	0	0	0	0
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每 100,000 至 200,000 人設一間	0	1	1	+1
Post Office 郵政局	accessible within 1.2 km in urban & within 3.2 km in rural 在市區設於 1.2 公里的範圍內，在鄉郊地區則設於 3.2 公里的範圍內	N/A 不適用	2	2	N/A 不適用

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》的要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (與已規劃供應比較)
			Existing Provision 現有供應	Existing and Planned Provision 現有及已規劃供應	
District Elderly Community Centres 長者地區中心	One in each new development area with a population of around 170,000 or above <sup>8</sup> 每個人口約為 170,000 人或以上的新發展區設一間 <sup>8</sup>	N/A 不適用	1	1	N/A 不適用
Neighborhood Elderly Centres 長者鄰舍中心	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>8</sup> 每個人口為 15,000 人至 20,000 人的新建和重新發展的住宅區(包括公營及私營房屋)設一間 <sup>8</sup>	N/A 不適用	3	3	N/A 不適用

Type of Facilities  設施種類	Hong Kong Planning Standards and Guidelines (HKPSG)  《香港規劃標準與準則》	HKPSG Requirement (based on planned population)  《香港規劃標準與準則》的要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision)  剩餘/短缺 (與已規劃供應比較)
			Existing Provision  現有供應	Existing and Planned Provision 現有及已規劃供應	
Community Care Services (CCS) facilities (including Day Care Centres/Unit for the Elderly and Integrated Home Care Services) 社區照顧服務設施(包括長者日間護理中心/單位及綜合家居照顧服務)	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>7,8</sup> 每 1,000 名年滿 65 歲或以上的長者設 17.2 個資助服務名額 <sup>7,8</sup>	742	165	169	-573
Residential Care Homes for the Elderly 安老院舍	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>7,8</sup> 每 1,000 名 65 歲或以上的長者設 21.3 個資助床位 <sup>7,8</sup>	918 beds 床位	705	1105	+187 beds 床位

Note:

1. The population of the Area in 2016 was about 133,100.
2. The planned population of the Area (including the rezoning proposals) would be about 132,800 (usual residents and mobile residents). This is the basis for assessment of open space. Planned provision includes existing provision and planned but not yet developed facilities.
3. Some facilities do not have set requirement under HKPSG, e.g. elderly facilities, community hall, study room, etc. They are not included in this table.

4. Some facilities are assessed on a wider district basis by the relevant departments, e.g. district open space, secondary school, primary school, sports ground. The shortfall in the OZP area could be addressed by the provision in the adjoining area within the Kowloon City District, subject to the assessment of concerned departments.
5. Some facilities do not require reservation of a standalone site, e.g. post office, kindergarten / nursery, and their shortfall can be addressed by provision in premises in developments.
6. The planning standards for kindergarten have been revised in July 2018.
7. The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
8. This is a long-term goal and the actual provision would be subject to the consideration of the SWD in the planning and development process as appropriate.

註：

1. 馬頭角區在二零一六年的人口約為 133 100 人。
2. 馬頭角區的規劃人口(包括改劃用途地帶建議所涉人口)約為 132 800 人(包括常住居民與流動居民)。當局會以此為依據，就休憩用地進行評估。已規劃提供的休憩用地包括現有用地和已規劃但尚未發展的設施。
3. 《香港規劃標準與準則》對某些設施沒有列明要求，例如長者設施、社區會堂、自修室等。因此，這些設施並無包括在本附表內。
4. 某些設施是由相關部門從較廣義的地區層面作評估，這些設施的例子包括地區休憩用地、中學、小學、運動場。倘這些設施在分區計劃大綱圖所涵蓋的地區供應短缺，可由九龍城區內毗連馬頭角區的地方補足供應，但須經由相關部門作出評估。
5. 某些設施無須預留獨立地盤，例如郵政局、幼稚園／託兒所。倘有短缺，可在發展項目的處所內供應，以應付短缺情況。
6. 關於幼稚園的規劃標準已在二零一八年七月修訂。

7. 社區照顧服務設施(包括中心為本及家居為本)的規劃標準是以人口為基礎。《安老服務計劃方案》對中心為本及家居為本的社區照顧服務的分配沒有硬性的規定。不過，一般來說，家居為本的服務及中心為本的服務分別滿足六成和四成社區照顧服務方面的需求。
8. 此乃長遠目標，在規劃和發展過程中，社會福利署會就實際提供的服務作出適當考慮。