



圖例  
NOTATION

**ZONES**

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
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
GREEN BELT	GB	綠化地帶

**COMMUNICATIONS**

RAILWAY AND STATION (UNDERGROUND)	[Symbol]	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路

**MISCELLANEOUS**

BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	[Symbol]	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	[Symbol]	最高建築物高度 (樓層數目)
PETROL FILLING STATION	P F S	加油站
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	大約面積及百分比 APPROXIMATE AREA & % 公頃 HECTARES	% 百分比	用途
COMPREHENSIVE DEVELOPMENT AREA	2.09	0.80	綜合發展區
RESIDENTIAL (GROUP A)	39.20	14.94	住宅 (甲類)
RESIDENTIAL (GROUP B)	0.17	0.08	住宅 (乙類)
RESIDENTIAL (GROUP C)	41.33	15.75	住宅 (丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	42.94	16.36	政府、機構或社區
OPEN SPACE	38.24	14.57	休憩用地
OTHER SPECIFIED USES	12.65	4.82	其他指定用途
GREEN BELT	58.23	22.19	綠化地帶
MAJOR ROAD ETC.	27.56	10.51	主要道路等
TOTAL PLANNING SCHEME AREA	262.41	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 4 / 2 9 的修訂  
AMENDMENT TO APPROVED PLAN No. S/K4/29

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A

(參看附表)  
(SEE ATTACHED SCHEDULE)

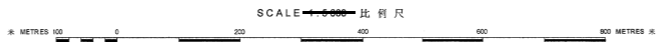
核對圖則編號 S/K4/30  
PLAN No. S/K4/30

2021年8月20日 按照城市規劃條例第5條展示的  
核准圖編號 S/K4/29 的修訂  
AMENDMENT TO APPROVED PLAN No. S/K4/29 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
20 AUGUST 2021

Fiona LUNG  
SECRETARY  
TOWN PLANNING BOARD

龍小玉  
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石硤尾 (九龍規劃區第4區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 4 - SHEK KIP MEI - 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

**SCHEDULE OF AMENDMENTS TO THE  
APPROVED SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/29  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendment to Matters shown on the Plan**

- Item A – Rezoning of a site at Chak On Road South abutting Nam Cheong Street from “Government, Institution or Community” (“G/IC”) and “Residential (Group A)” (“R(A)”) to “R(A)2” with stipulation of building height restriction.

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

- (a) Revision to the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)2” only)’ under Column 1, and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (b) Revision to the Remarks for “R(A)” zone to incorporate development restrictions and requirements for “R(A)2” sub-zone.
- (c) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and “G/IC” zones.
- (d) Deletion of ‘Market’ from Column 2 of “Comprehensive Development Area” and “Residential (Group B)” zones.

Town Planning Board

20 August 2021

**TOWN PLANNING BOARD**

**Minutes of 676<sup>th</sup> Meeting of the**  
**Metro Planning Committee held at 9:00 a.m. on 23.7.2021**

**Present**

Director of Planning  
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Dr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

Dr Roger C.K. Chan

Mr C.H. Tse

Chief Traffic Engineer (Hong Kong), Transport Department  
Mr Horace W. Hong

Chief Engineer (Works), Home Affairs Department  
Mr Gavin C.T. Tse

Principal Environmental Protection Officer (Metro Assessment),  
Environmental Protection Department  
Dr Sunny C.W. Cheung

Assistant Director (Regional 1), Lands Department  
Mr Albert K.L. Cheung

Deputy Director of Planning/District  
Miss Fiona S.Y. Lung

Secretary

**Absent with apologies**

Mr Stanley T.S. Choi

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Ms Johanna W.Y. Cheng

Town Planner/Town Planning Board  
Ms Carman C.Y. Cheung

**Opening Remarks**

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.

**Agenda Item 1**

Confirmation of the Draft Minutes of the 675<sup>th</sup> MPC Meeting held on 9.7.2021

[Open Meeting]

2. The draft minutes of the 675<sup>th</sup> MPC meeting held on 9.7.2021 were confirmed without amendments.

**Agenda Item 2**

Matter Arising

[Open Meeting]

3. The Secretary reported that there were no matters arising.

**Tsuen Wan and West Kowloon District**

**Agenda Item 3**

[Open Meeting]

Proposed Amendments to the Approved Shek Kip Mei Outline Zoning Plan No. S/K4/29  
(MPC Paper No. 6/21)

4. The Secretary reported that the proposed amendment item involved two public housing developments to be developed by the Hong Kong Housing Authority (HKHA) which was supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD) with WSP (Asia) Limited (WSP) as the consultant of the EFS. The following Members had declared interests on the item:

- Mr Gavin C.T. Tse - being a representative of the Director of Home  
(as Chief Engineer Affairs who was a member of the Strategic  
(Works), Home Affairs Planning Committee and Subsidised Housing  
Department) Committee of the HKHA;
- Mr Alex T.H. Lai - his former firm had business dealings with  
HKHA and WSP;
- Mr Thomas O.S. Ho - having current business dealings with HKHA ;
- Dr Lawrence W.C. Poon - his spouse being an employee of the Housing  
Department (HD) (the executive arm of HKHA),  
but not involved in planning work;
- Mr Franklin Yu - being a member of Building Committee of  
HKHA; and
- Mr Daniel K.S. Lau - being a member and an ex-employee of the  
Hong Kong Housing Society which had  
discussed with HD on development issues.

5. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendment for public housing development was the subject of amendment to the outline zoning plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA on the item only needed to be recorded and they could stay in the meeting. As Mr Alex T.H. Lai had no involvement in relation to the amendment item, the Committee agreed that he could stay in the meeting.

6. The following government representatives were invited to the meeting at this point:

PlanD

- |                    |   |  |
|--------------------|---|--|
| Mr Derek P.K. Tse  | - | District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK) |
| Ms Jessica Y.C. Ho | - | Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK)       |
| Mr Chi Keong Fung  | - | Town Planner/Tsuen Wan and West Kowloon (TP/TWK)               |

CEDD

- |                       |   |  |
|-----------------------|---|--|
| Mr Fung Sing Sit      | - | Chief Engineer/Housing Projects 3 (CE/HP3) |
| Mr Patrick C.Y. Yeung | - | Senior Engineer/Housing Project 3 (SE/HP3) |

HD

- |                     |   |                                   |
|---------------------|---|-----------------------------------|
| Ms Belinda L.K. Lau | - | Senior Planning Officer/5 (SPO/5) |
| Mr Alex Y.K. Tse    | - | Planning Officer/19 (PO/19)       |

Presentation and Question Sessions

7. With the aid of a PowerPoint presentation, Ms Jessica Y.C. Ho, STP/TWK, presented the proposed amendments as detailed in the Paper and covered the following main points :

Background

- (a) to meet and expedite housing land supply, the Government had been carrying out various land use reviews, including those on Government land (GL) with temporary uses. A piece of GL abutting the upper end of Nam Cheong Street (the Site) was identified as suitable for public housing

development. It would be developed as two sites, namely Chak On Road South (CORS) Development and Pak Tin Extension (PTE) Development separated by a public road, Chak On Road South;

Proposed Amendment

- (b) Amendment Item A: rezoning of the Site (about 1 ha) currently occupied by an existing public road namely Chak On Road South, the temporary Chak On Road Driving Test Centre (DTC), Geotechnical Engineering Office's temporary site office and depot area, a temporary transit nursery and a small strip of man-made cut slope from "Government, Institution or Community" ("G/IC") and "Residential (Group A)" ("R(A)") to "Residential (Group A)2" ("R(A)2") subject to a maximum plot ratio (PR) of 9 with domestic PR not more than 7.5 and a maximum building height (BH) of 200mPD;

Technical Assessments

- (c) the EFS conducted by CEDD covered various technical aspects, which confirmed that the proposed public housing development was technically feasible with no insurmountable technical problem subject to implementation of appropriate mitigation measures;

Provision of Government, Institution and Community Facilities and Open Space

- (d) the existing and planned provision of Government, institution and community (GIC) facilities and open space were generally adequate to meet the demand of the overall planned population in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG);
- (e) according to the HKPSG, there would be shortfalls in the provision of residential care homes for the elderly, community care services facilities and child care centres. As for hospitals, the assessment of the overall

provision was based on a hospital cluster, and a number of hospital redevelopment projects were planned in the Kowloon West Cluster. Social welfare facilities would be provided in the proposed development. The actual provision of social welfare facilities would be subject to the consideration of the Social Welfare Department (SWD) in the planning and development process;

Departmental Comments

- (f) relevant government bureaux and departments had no objection to or no adverse comment on the proposed OZP amendments; and

Consultation

- (g) the Sham Shui Po District Council (SSPDC) was consulted on 29.6.2021 regarding the proposed amendments to the OZP. While SSPDC members had no in-principle objection to the proposed public housing development, they expressed concerns mainly on the potential traffic impacts of the reprovisioned DTC at the PTE site, the potential traffic and safety issues posed by the temporary DTC at Pak Wan Street and the supply of parking spaces in the vicinity as well as the amount and types of social welfare facilities to be provided.

8. As the presentation by PlanD's representative had been completed, the Chairman remarked that if Members agreed to the proposed OZP amendments, the draft OZP would be exhibited for public inspection and the public could submit representations and comments on the OZP to the Board during the statutory publication period. The representations and comments received would then be considered by the Board. The Chairman then invited questions from Members.

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

Site Division

- (a) the rationale of retaining Chak On Road South which divided the Site into

two housing projects;

- (b) HD's view on separating the Site into the CORS and PTE Developments;
- (c) whether Chak On Road South could be changed from a public road to an estate road under the management of HD;
- (d) the rationale of inclusion of Chak On Road South into the "R(A)2" zone instead of an area shown as 'Road';
- (e) noting that the PTE Development abutted the boundary of the existing Pak Tin Estate site, why the PTE site was not integrated into the Pak Tin Estate Redevelopment;

#### Building Height

- (f) the rationale of stipulating the BH restriction of 200mPD;
- (g) compatibility of the proposed BH restriction of 200mPD with surrounding developments and whether the BH of the proposed housing development could be further increased to allow more design flexibility;

#### Accessibility/Pedestrian Network

- (h) details on the traffic and pedestrian accessibility (including barrier-free access) of the proposed development to the surrounding areas;
- (i) details on the proposed new footbridge with lift tower;
- (j) the connectivity between the CORS and PTE Developments;

#### GIC Facilities

- (k) the types of GIC facilities in the neighbourhood to serve the needs of future residents;

- (l) details on the provision of GIC facilities for the elderly in the area;
- (m) estimated number of the elderly in the Shek Kip Mei planning area;
- (n) the types of elderly facilities which would be in need at the time of completion of the developments;
- (o) whether other GIC facilities, such as community hall and wet market, would be provided in the area;

Others

- (p) the type of flats to be provided and the type of families and age groups to be accommodated in the proposed housing development;
- (q) whether there were environmental impacts, especially from surrounding roads, on the future residents;
- (r) the maintenance responsibility of the slope at the southern portion of the PTE site;
- (s) the relocation and rehousing arrangement of residents at Pak Tin Estate during its redevelopment;

Driving Test Centre

- (t) reasons for re-provisioning the DTC at the PTE site;
- (u) whether the driving test routes would include the use of Chak On Road South and create traffic or noise impacts on the surroundings; and
- (v) whether there were examples of DTC re-provisioned within other public housing developments.

10. In response, Mr Derek P.K. Tse, DPO/TWK, PlanD, Mr Fung Sing Sit, CE/HP3, CEDD, and Ms Belinda L.K. Lau, SPO/5, HD, made the following main points:

Site Division

- (a) the existing public road, Chak On Road South, provided vehicular access to the CORS and PTE sites as well as the Shek Kip Mei Fresh Water Service Reservoir and drainage facilities located at the western end of the road. During the EFS, relevant government departments were consulted and it was considered that Chak On Road South should be retained with possible minor modifications to be further determined at the detailed design stage. Considering the sloping topography of the Site, with a higher site formation level at the CORS site to the north of Chak On Road South and a lower site formation level at the PTE site, retaining Chak On Road South could reduce excavation and achieve better site optimization. Chak On Road South also served as air ventilation corridor to the area. Furthermore, if Chak On Road South was relocated to the northern part of the Site, it would be too close to the Nam Cheong Street/Lung Yuet Road junction and it would require a steep gradient to connect to Nam Cheong Street;
- (b) in view of the site constraints and technical considerations as well as the estimated construction time and costs, the EFS found that the current division of the Site into two developments would be desirable for site formation and the public housing development. It would also provide opportunities for different types of public housing at two sites. Flexibility would be allowed for the housing type to cater for possible demand change between Public Rental Housing/Green Form Subsidised Home Ownership Scheme (HOS) and other Subsidised Sale Flats. HD would look into the housing type for CORS and PTE Developments at the detailed design stage;
- (c) a 24-hour access to Chak On Road South for regular or emergency maintenance of the water and drainage facilities located at the western end of the road should be provided. Maintaining Chak On Road South as a public road would allow free access as required;

- (d) inclusion of Chak On Road South into the proposed “R(A)2” zone would allow design flexibility, and any road re-alignment which might be required at the detailed design stage would be permissible under the OZP. Members’ comments about better integration of the CORS and PTE sites would be taken into consideration at the detailed design stage;
- (e) the planning controls for Pak Tin Estate zoned as “R(A)” were different from those for the proposed development zoned as “R(A)2”. As assessed in the EFS, the inclusion of social welfare facilities with a GFA equivalent to about 5% of the domestic GFA was technically feasible and was proposed to be exempted from the overall PR calculation. In addition, there was a requirement for a DTC to be re-provisioned and integrated within the PTE Development. As such, a “R(A)2” zone for the Site was proposed to accommodate those special requirements which were exempted from GFA calculation while “R(A)” zone had no such exemption clause;

*Building Height*

- (f) a number of factors would be taken into account to determine the BH restriction in general, and they included site constraint, technical feasibility, topography, the spatial relationship and compatibility with the surrounding environment, and the planning parameters of the proposed scheme. For the proposed amendment item, taking into account the surrounding residential developments, particularly the Pak Tin Estate Redevelopment with a maximum BH of 157mPD, the Site was planned with similar intensity of domestic PR of 7.5 and overall PR of 9.0, and the site level being at least 42m higher compared with the Pak Tin Estate Redevelopment, the proposed scheme with BH of 199mPD was adequate to accommodate both re-provisioning of the DTC and the equivalent of 5% of domestic GFA for social welfare facilities in the podium. The maximum BH restriction of 200mPD was hence proposed for the “R(A)2” zone;
- (g) the Site was located in the vicinity of various residential developments including Chak On Estate with existing BH of about 119mPD and private residential developments above Lung Cheung Road with existing BHs up to

about 191mPD to the further north, and the Pak Tin Estate Redevelopment with a maximum BH at 157mPD to the south. The proposed development with a BH restriction of 200mPD would be amongst the highest BHs in the surrounding area. The BH restriction of 200mPD was adequate to accommodate the proposed development intensity and GIC facilities. The minor relaxation clause stipulated under the Notes of the “R(A)2” zone could cater for any future increase in building height, if needed, with justifications;

Accessibility/Pedestrian Network

- (h) as shown on Plan 2 of the Paper, there were existing facilities at the northern tip of the Site allowing pedestrian crossing at Nam Cheong Street and Lung Yuet Road. The Site was also accessible from Chak On Estate via an existing footbridge across Lung Yuet Road to the western side. In addition, a new footbridge with lift tower was proposed to connect the Site with the Pak Tin Estate Redevelopment to the south. The new footbridge would facilitate the future residents of the proposed public housing development to gain easy access to the retail facilities and Public Transport Interchange (PTI) at the Pak Tin Estate Redevelopment. Moreover, as compared with the existing distance of about 1km to reach MTR station from the Site via Nam Cheong Street, walking distance would be shortened to about 800m with the proposed footbridge and lift tower. The feasibility to provide more at-grade crossing at Nam Cheong Street would be explored at the detailed design stage. There were also existing public transport services including franchised bus and green minibus services along Nam Cheong Street and in the vicinity of the Site to different locations as well as MTR stations. The PTI in the Pak Tin Estate Redevelopment would be in proximity to the Site;
- (i) the proposed new footbridge with lift tower would be designed and managed by HD. The intention of the new footbridge was to link the Site with the Pak Tin Estate Redevelopment so that future residents at the Site could have easy access to facilities thereat. The design of the new footbridge and lift tower would be further investigated at the next stage and

their carrying capacities would meet the requirements in accordance with the prevailing relevant regulations;

- (j) HD would explore and investigate how best to provide appropriate pedestrian facilities to enhance accessibility between the CORS and PTE developments at the detailed design stage;

GIC Facilities

- (k) in the Shek Kip Mei area, there were a number of public housing estates near the Site including Chak On Estate, Pak Tin Estate, Shek Kip Mei Estate and Nam Shan Estate, which provided various elderly, child care services and other GIC facilities. The existing and planned provisions of GIC facilities were generally adequate to meet the demand of the planned population in accordance with the HKPSG, except the residential care homes for the elderly (RCHE), community care services facilities and child care centres, the requirements of which were recently incorporated in the HKPSG as a long-term goal. As the Pak Tin Estate Redevelopment was scheduled to be completed in year 2027/2028 with provision of GIC facilities including day care centre for the elderly, RCHE, neighbourhood elderly centre, centre for children and youth development and participation programme, welfare clinic (dental), community hall, and other special needs care facilities, the future residents of the proposed development scheduled for completion in 2030 or beyond at the Site could also use these GIC facilities. The type of GIC facilities to be provided at the Site would be determined at the detailed design stage in consultation with relevant government departments including SWD;
- (l) there were several existing GIC facilities for elderly in the area such as day care centres for the elderly in Chak On Estate and Nam Shan Estate; neighbourhood centres for senior citizens in Chak On Estate and Shek Kip Mei Estate; centre for senior citizens and residence for senior citizens in Nam Shan Estate, care and attention home for the elderly on Nam Cheong Street; health clinics in Shek Kip Mei Estate and Nam Shan Estate;

- (m) according to the population data in 2019, there were about 73,600 persons aged 65 or over in the Sham Shui Po area and the elderly population was projected to increase to 114,000 in 2029. There was no information on the elderly population projection for the Shek Kip Mei planning area, which might be broadly estimated taking into account that the population in the Shek Kip Mei planning area was some 20% of the population in Sham Shui Po;
- (n) the proposed development at the Site would provide GIC facilities (GFA equivalent to about 5% of the domestic GFA) and SWD initially indicated that elderly facilities should be provided at the Site to meet the future population in the area. It had been assumed a RCHE would be provided on the Site for EFS assessment purpose, though the type and actual provision of the facilities would be determined in consultation with SWD at the detailed design stage;
- (o) in terms of other GIC facilities, there were currently two community halls in the Pak Tin Estate Redevelopment and Shek Kip Mei Estate and a public library in Shek Kip Mei. The community hall and the wet market in the Pak Tin Estate Redevelopment were located within walking distance from the Site. The retail facilities, shops and wet market in the Pak Tin Estate Redevelopment would be managed by the HD;

Others

- (p) as the proposed development was still in an early planning stage, HD had not yet determined the type of public housing to be provided nor the target family/age group distribution of future residents. Flexibility would be allowed for the housing type to cater for possible demand change between Public Rental Housing/Green Form Subsidised HOS and other Subsidised Sale Flats and HD would look into the housing type at the detailed design stage;
- (q) the EFS had confirmed that the proposed public housing development was technically feasible with no insurmountable technical problems including

traffic and transport, urban design and visual, air ventilation, landscape, environment, risk, infrastructure and other aspects. For traffic noise aspect, proposed mitigation measures including provision of acoustic window might be considered for residential units facing Nam Cheong Street and Lung Yuet Road to alleviate any potential impacts;

- (r) the slope within the PTE site was currently within the vesting order boundary of Pak Tin Estate which was managed by HD. HD would update the vesting order as appropriate;
- (s) Pak Tin Estate was redeveloped by phases. Residents at Phase 7 & 8 were first relocated to Shek Kip Mei Estate while the blocks were redeveloped. The newly re-developed blocks would then become the reception for residents of the remaining Pak Tin Estate. The scheduled completion date of the Pak Tin Estate Redevelopment was 2027/2028;

*Driving Test Centre*

- (t) the DTC had been operating at the Site since 1995 and it involved three driving test routes. It was considered that re-provisioning of the DTC, with the same size as the existing centre, within the Site was necessary to continue providing driving test facilities for people in the wider area. The proposal to incorporate the DTC into the PTE development was in line with the “single site, multiple use” policy;
- (u) the ingress/egress point of the DTC would be at Nam Cheong Street rather than Chak On Road South. Normally, the candidates would drive into and wait within the DTC. The Preliminary Traffic and Transport Impact Assessment demonstrated that the traffic impact caused by the re-provisioned DTC was acceptable from traffic point of view and no insurmountable traffic problem was anticipated; and
- (v) there was no example of DTC re-provisioned within other public housing developments.

11. A Member further asked about the operation of a DTC. As invited by the Chairman, Mr Horace W. Hong, Chief Traffic Engineer/Hong Kong, Transport Department, said that the driving tests were scheduled with a controlled number of candidates taking the tests each day. The relocated DTC would conduct driving tests during the non-peak hours to minimize traffic impacts on the surroundings. Another Member considered that there would be traffic impacts induced by people practising driving on the test routes at other times. Mr Hong advised that there was other similar DTC in Ho Man Tin, that was close to but not within a public housing estate, which also received driving test applications.

12. Members generally had no objection to the proposed amendments to the OZP, but some Members raised concern on retaining the existing Chak On Road South which would separate the Site into two housing developments and would pose constraints on the design and generate undesirable noise or traffic impacts on future residents. However, noting the topography of the Site and the need to keep the existing Chak On Road South as a 24 hour-vehicular access to the water services and drainage facilities located at the western end of the road, Members agreed to the proposed amendment to rezone the Site including Chak On Road South to “R(A)2” to allow flexibility so that HD and CEDD could further investigate and explore the possibility to better integrate the access road into the housing development at the detailed design stage. Members also suggested the project proponents to explore further enhancement of pedestrian connections between the two housing developments at the Site and more convenient pedestrian linkages to the surrounding areas including the Pak Tin Estate Redevelopment and Kowloon Tong area through Cornwall Street. Both HD and CEDD noted Members’ suggestions which would be considered during the detailed design stage.

13. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/29 and that the draft Shek Kip Mei OZP No. S/K4/29A at Attachment II of the Paper (to be renumbered to S/K4/30 upon exhibition) and its Notes at Attachment III of the Paper were suitable for public exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and

- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Shek Kip Mei OZP No. S/K4/29A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES would be published together with the OZP.

14. 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 Ordinance. Any major revisions would be submitted for the Board's consideration.

[Dr Frankie W.C. Yeung joined the meeting during the question and answer session.]

[The Chairman thanked the government representatives for their attendance to answer Members' enquiries. Ms Jessica Y.C. Ho, STP/TWK, stayed at the meeting for the next item while others left the meeting at this point.]

[Dr Lawrence W.C. Poon and Mr Franklin Yu joined the meeting at this point.]

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#### **Agenda Item 4**

##### Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K5/829          Further Consideration of Section 16 Application  
Proposed Minor Relaxation of Plot Ratio Restriction for Permitted  
Non-polluting Industrial Use (Excluding Industrial Undertakings  
Involving the Use/Storage of Dangerous Goods) in "Other Specified  
Uses" annotated "Business (1)" Zone, Nos. 550-556 Castle Peak Road,  
Cheung Sha Wan, Kowloon  
(MPC Paper No. A/K5/829B)

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Presentation and Question Sessions

香港特別行政區  
第6屆深水埗區議會  
第10次會議記錄

日期：2021年6月29日(星期二)

時間：上午9時30分

地點：深水埗區議會會議室

出席者

主席

楊 彧議員

議員

鄒穎恒議員 (上午 10 時 10 分出席)

覃德誠議員 (上午 10 時 25 分出席)

何啟明議員 (中午 12 時正出席)

何坤洲議員

江貴生議員 (上午 9 時 55 分出席)

劉家衡議員 (上午 9 時 49 分出席)

劉佩玉議員，MH

劉偉聰議員 (下午 12 時 35 分離席)

利瀚庭議員 (上午 11 時 55 分出席)

李文浩議員 (上午 9 時 50 分出席)

李俊晞議員

李 炯議員 (上午 9 時 40 分出席，下午 1 時 50 分離席)

李庭豐議員 (上午 9 時 38 分出席)

麥偉明議員 (上午 9 時 37 分出席，下午 12 時 30 分離席)

吳 美議員 (下午 12 時 35 分離席)

伍月蘭議員 (上午 9 時 42 分出席)

冼錦豪議員

譚國僑議員，MH，JP

徐溢軒議員 (上午 11 時 55 分出席)

衛煥南議員

黃傑朗議員 (上午 10 時正出席)

甄啟榮議員  
袁海文議員

(下午 5 時 50 分離席)  
(上午 9 時 49 分出席)

列席者

黃昕然先生，JP	深水埗民政事務專員
李瑋然先生	深水埗民政事務助理專員 1
林滙川先生	深水埗民政事務助理專員 2
錢惠嫦女士	深水埗民政事務處高級聯絡主任 1
劉詩雅女士	深水埗民政事務處高級聯絡主任 2
陳小萍女士	深水埗民政事務處高級聯絡主任 3
譚建輝先生	深水埗民政事務處高級聯絡主任 4
凌菊儀女士	房屋署物業管理總經理(西九龍及西貢)
鄒鳳梅女士	社會福利署深水埗區福利專員
吳樂俊先生	香港警務處深水埗區指揮官
陳志宣先生	香港警務處深水埗區警民關係主任
關仲偉先生	康樂及文化事務署總康樂事務經理(香港東)
成麗金女士	康樂及文化事務署深水埗區康樂事務經理
許志平先生	食物環境衛生署深水埗區環境衛生總監
林榮南先生	食物環境衛生署深水埗區衛生總督察 3
楊創德先生	土木工程拓展署總工程師/南 1
謝剛偉先生	運輸署總運輸主任/九龍 1
薛鳳聲先生	土木工程拓展署總工程師/房屋工程 3
楊志遠先生	土木工程拓展署高級工程師/4
劉麗琪女士	房屋署高級規劃師(5)
謝佩強先生	規劃署署理荃灣及西九龍規劃專員
何婉貞女士	規劃署高級城市規劃師/深水埗
曾達明先生	消防處分區指揮官(九龍西)
劉子威先生	消防處助理消防區長(海務)2
梁啟明博士	環境保護署首席環境保護主任(空氣科學)
李裕韜先生	環境保護署高級環境保護主任(空氣科學)3
李淑芬女士	房屋署高級房屋事務經理(東九龍)(2)

秘書

何錦萍女士 深水埗民政事務處高級行政主任(區議會)

開會詞

楊彧主席歡迎各議員及政府部門代表出席深水埗區議會第 10 次會議。

議程第 1 項：通過 2021 年 5 月 11 日第 9 次會議記錄

2. 議員並無提出修訂建議，上述會議記錄獲得通過。

3. 冼錦豪議員要求提交人撤回文件 68/21。

4. 楊彧主席回應表示，將於相關議程時另作處理。

議程第 2 項：討論事項

(a) 深水埗澤安道南與白田伸延公營房屋發展 - 土地平整及基礎設施工程可行性研究及擬議道路改善工程及《石硤尾分區計劃大綱核准圖編號 S/K4/29》的相關擬議修訂項目(深水埗區議會文件 59/21)

5. 謝佩強先生和薛鳳聲先生以投影片輔助，介紹文件 59/21。

6. 譚國僑議員查詢，「擬議發展」中用作政府、機構或社區設施的用地和澤安道駕駛考試中心(考試中心)的面積，以及將白雲街的空置用地作考試中心的安全性。他亦查詢部門會否考慮把考試中心的用地作停車場，以紓緩泊車位不足，以及「擬議發展」中改建的迴旋處會否由房屋署管理。

7. 冼錦豪議員表示，擔心該迴旋處會聚集大量住戶車輛和考試車輛，容易出現違泊情況，並查詢部門有否為「擬議發展」的公營房屋提供足夠泊車位。他亦指出，白田街近巴域街一帶會受練習和考試車輛影響而出現交通擠塞，期望部門為「擬議發展」的交通及運輸事宜作長遠規劃。

8. 甄啟榮議員表示，「擬議發展」會影響石硤尾、南昌街、偉倫街、白田街一帶的交通，以及周遭的環境和景觀，惟部門未有就此進行全面評估。他亦關注「擬議發展」及重建白田邨所涉及的重型車輛，以及考試中心的遷移會令附近交通擠塞，因此對文件第7項建議有保留。此外，設有約300個泊車位的白田邨停車場已遭拆卸，惟新建停車場僅提供約80個泊車位，查詢部門有否就此諮詢房屋署。他認為「擬議發展」對附近地區和現有基建或會帶來負面影響。

9. 吳美議員表示，部門應提供可行性研究報告的詳情，並期望「擬議發展」可提供更多青少年服務設施。她亦要求部門審慎考慮考試中心的遷移及重置地點為附近交通流量帶來的影響。此外，她查詢迴旋處的設計能否應付鄰近重建工程的重型及考試車輛出入，以及會否為鄰近天橋的擬議公營房屋提供緩解噪音的設施。

10. 麥偉明議員查詢，在維持現行駕駛考試路線(考試路線)的情況下，如何安排各類型貨車牌照考試和確保駕駛者的安全，以及如何藉南昌街及龍悅道路口的改善工程(改善工程)增加路口容量。他指出上述路口的兩組交通燈並不同步，容易釀成交通意外，而目前各道路的車流量甚高，他期望部門慎重考慮是否維持現行的考試路線。

11. 劉佩玉議員表示，「擬議發展」提供的公營房屋單位有助縮短公屋輪候時間及紓緩市民的住屋需要，因此她表示支持。此外，她指出「擬議發展」會影響附近一帶的交通，查詢「擬議發展」的新設泊車位比例和數量，以及處理違泊的特別措施。

12. 楊彧主席表示，改建的迴旋處或未能應付樓宇入伙後增加的交通流量，並造成嚴重交通擠塞問題。他認為考試中心的運作會令上述問題惡化，期望部門考慮其他重置地點。

13. 薛鳳聲先生綜合回應表示，土木工程拓展署(土拓署)與

其他部門經審視和進行交通及運輸影響評估後，認為現行的考試路線已使用多年，在配合一地多用的政策下，以白田伸延部分重置考試中心較為合適，亦不會帶來不可克服的交通影響。根據運輸署的規定，任何人士不能於早晚繁忙時段進行學習駕駛，相信此舉能改善交通情況。此外，署方亦會考慮設立交通標誌，禁止學習駕駛者進入澤安道南。

14. 劉麗琪女士綜合回應表示，房屋署會按照《香港規劃標準與準則》為每名居民提供不少於一平方米的鄰舍休憩用地。根據初步設計，「擬議發展」可為居民提供不少於2 700平方米的鄰舍休憩用地。「擬議發展」亦會根據《香港規劃標準與準則》內的指引提供附屬停車場，並於平台提供社會福利設施(社福設施)。至於具體方案和實際安排，有待在詳細設計階段與各持份者及相關政府部門進一步磋商。

15. 薛鳳聲先生補充回應表示，除了附件圖1的紅圈範圍，土拓署亦有為紅圈範圍外的主要道路進行交通及運輸評估，結果顯示各路口容量能應付擬建的房屋發展。有關的路口改善工程擬於南昌街北行方向近龍悅道路口新增一條行車線，以增加路口容量。

16. 李庭豐議員表示，部門需提供公共交通配套以應付白田邨重建項目及「擬議發展」帶來的新增人口，並查詢龍悅道可否應付相關車流。

17. 譚國僑議員表示，部門應提供有關「擬議發展」的社福設施詳情，並提及南昌街是公共交通運輸集中點，容易因交通繁忙釀成意外。他又指出由於泊車位不足，考試中心或不宜重置，並建議部門把重置地點作「搵食車」的泊車位，以紓緩滯泊問題。

18. 甄啟榮議員表示，根據過往經驗，部門僅就「擬議發展」及附近範圍作可行性評估，而較遠的道路或不屬評估範圍，並批評部門未有全面評估遷置考試中心對交通的影響。現行考試

路線途經的偉倫街及南昌街，違泊問題嚴重，以及經常發生交通意外而造成擠塞。因此他重申，「擬議發展」會對附近地區和現有基建帶來負面影響。

19. 吳美議員查詢遷移考試中心的時間表，並認為重置地點並不適合，要求部門考慮於該處設立社福設施，並於澤安道擺放廢棄車輛的位置重置考試中心。

20. 伍月蘭議員感謝部門積極興建公屋，惟對考試中心的重置安排及潛在的交通問題有保留，並期望部門提供具體措施處理違泊問題。

21. 麥偉明議員質疑改善工程對解決交通擠塞的成效，並查詢在維持現行考試路線的情況下，如何安排各類型貨車牌照考試。

22. 楊彧主席表示，考試中心重置地點鄰近南昌街巴士站，考試車輛和巴士或會造成擠塞，期望部門提出具體措施解決擠塞問題。

23. 薛鳳聲先生綜合回應表示，土拓署為「擬議發展」進行的交通及運輸評估並不限於附件圖1的紅圈範圍，附近的主要路口(如歌和老街及龍悅道)亦在評估範圍內。考試中心的考試路線和模式會維持不變，而現行的路線亦需經過南昌街巴士站，相信考試中心的遷移不會對該處交通造成太大影響。

24. 劉麗琪女士綜合回應表示，備悉議員意見。房屋署會繼續與社會福利署(社署)磋商社區設施的具體方案和實際安排，並會以提供不少於5%的總建築樓面面積(住用部分)(約2 700平方米)作社福設施用途為目標，以配合未來居民及社區的需要。

25. 楊彧主席表示，土拓署的回應未能釋除議員對考試中心遷移及重置選址的疑慮，查詢運輸署能否就交通及運輸評估提供更多資料。

26. 謝剛偉先生回應表示，運輸署曾就「擬議發展」提供意見。根據署方紀錄，去年考試中心曾進行10 000場駕駛考試，而考試中心臨時遷移地點的面積較現時澤安道考試中心為小，因此署方會考慮將部分場次的考試移至其他駕駛中心進行，期望減低對臨時遷移地點附近交通的影響，有關安排須待進一步與土拓署磋商後才能落實。

27. 譚國僑議員查詢，改建的迴旋處會否由房屋署負責管理。

28. 薛鳳聲先生回應表示，澤安道南為公眾馬路，未來會繼續維持現有的道路狀況，供公眾車輛及政府部門使用。

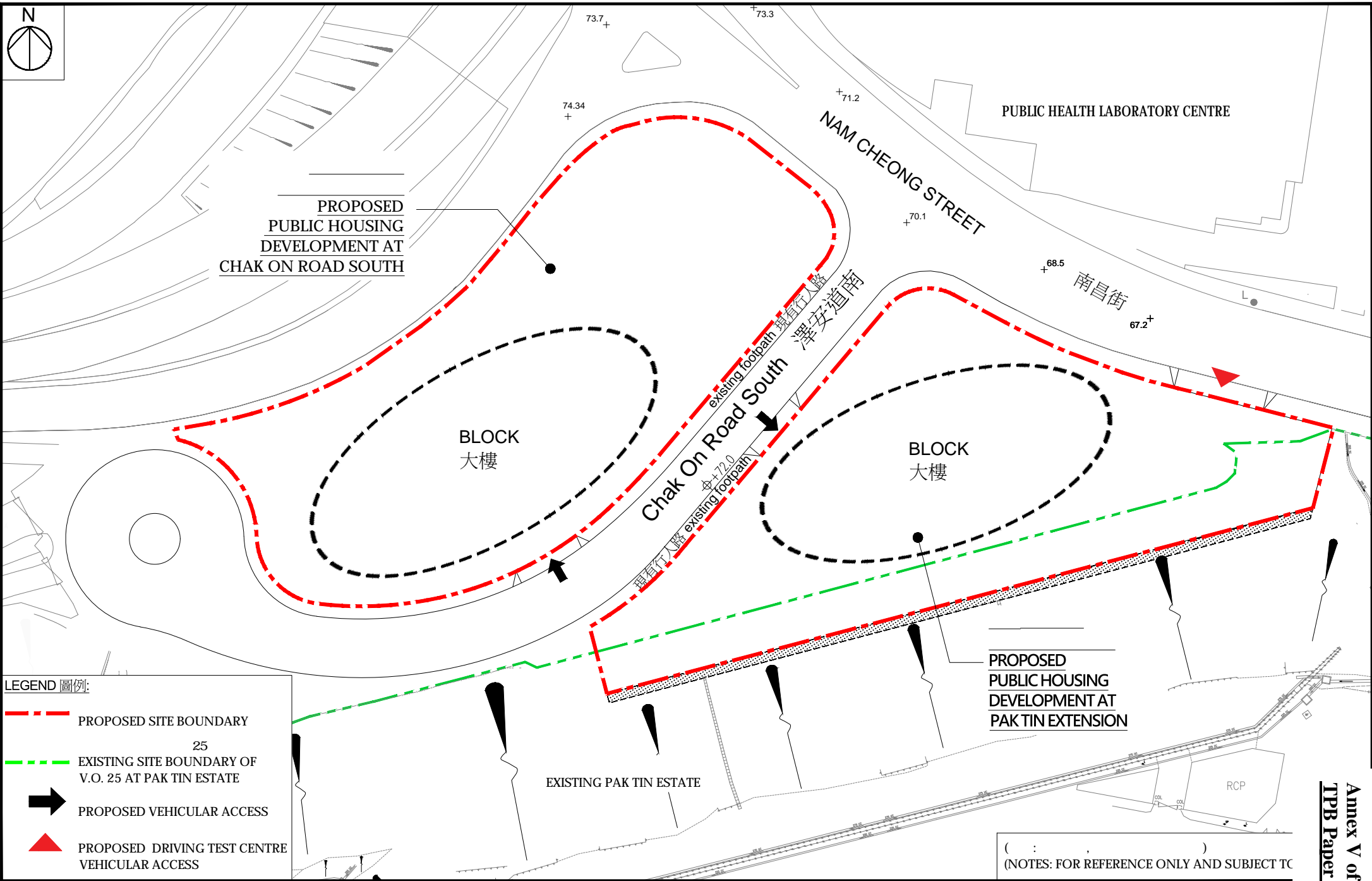
29. 譚國僑議員期望部門檢視上述道路的安排，以配合居民的實際需要，並要求部門為「擬議發展」提供足夠的社福設施。

30. 吳美議員表示，運輸署應減少考試中心的考試場次，並要求部門會後提供禁止學習駕駛者使用澤安道南的時段及相關執法詳情，以及「擬議發展」中所需移除的樹木數量及詳情。

31. 甄啟榮議員重申，文件提及的臨時考試中心選址並不合適，並指即使考試路線維持不變，惟臨時考試中心會影響白雲街附近的交通。他批評署方的交通及運輸評估僅涵蓋「擬議發展」附近的道路，未有提及距離較遠但交通狀況將受嚴重影響的道路，如白田街及偉倫街等。

32. 麥偉明議員查詢，如何在改建後的澤安道南進行「泊位」及「窄路掉頭」考核，並建議部門就改善工程進行可行性研究後，盡快展開工程。

33. 楊彧主席總結表示，議員均贊成興建更多公營房屋，惟要求部門妥善處理目前「擬議發展」的潛在問題，例如為附近範圍帶來的交通影響，以及考試中心的臨時遷移及重置安排，期望部門備悉及轉達議員的意見。



LEGEND 圖例:

- PROPOSED SITE BOUNDARY
- EXISTING SITE BOUNDARY OF V.O. 25 AT PAK TIN ESTATE
- PROPOSED VEHICULAR ACCESS
- PROPOSED DRIVING TEST CENTRE VEHICULAR ACCESS

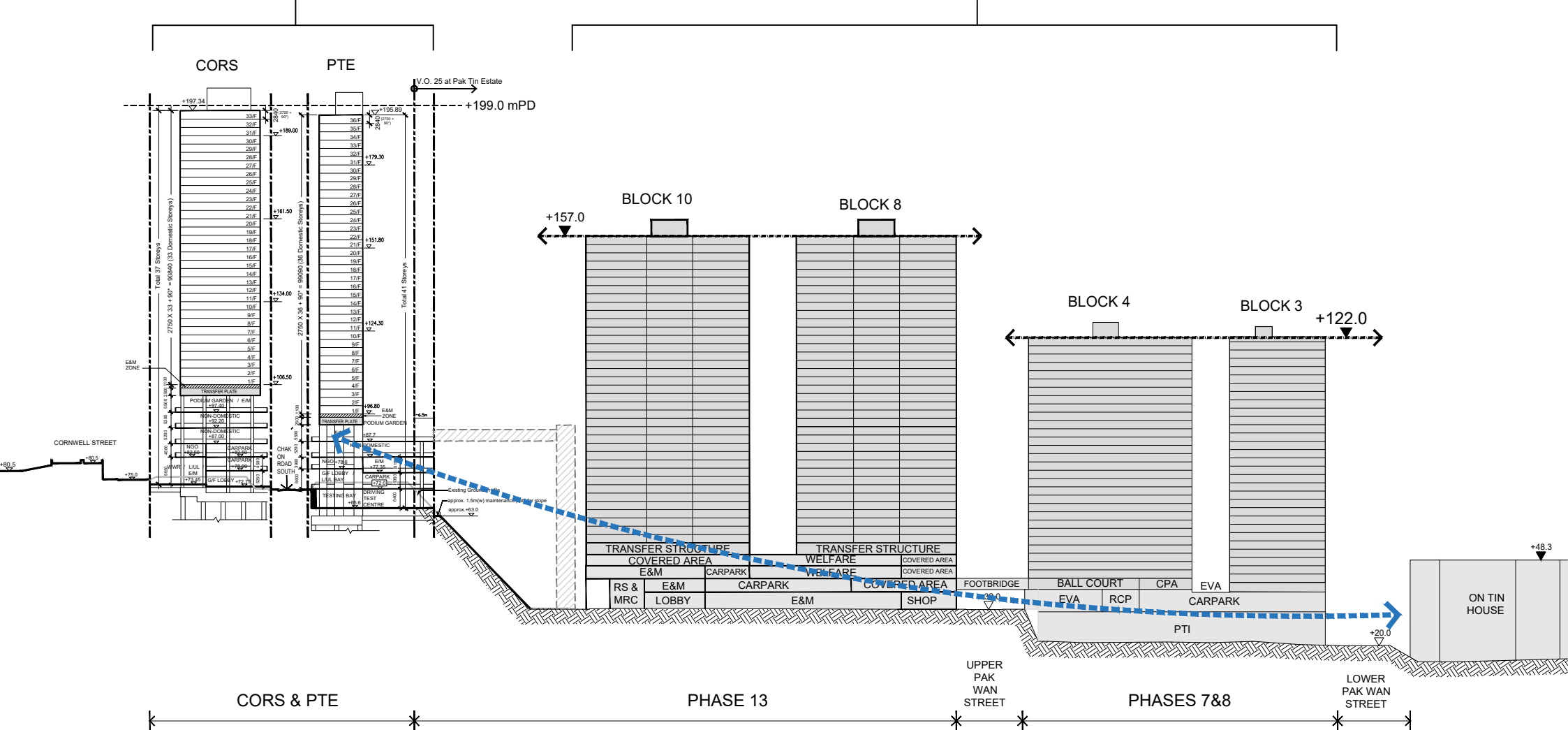
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(NOTES: FOR REFERENCE ONLY AND SUBJECT TO

PROPOSED PUBLIC HOUSING DEVELOPMENT AT PAK TIN EXTENSION & CHAK ON ROAD SOUTH -  
CONCEPTUAL LAYOUT PLAN

比例 Scale : 1:750 @ A4 日期 Date

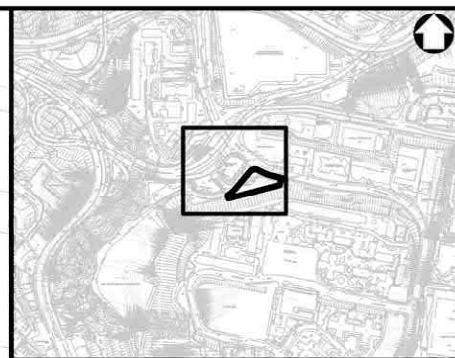
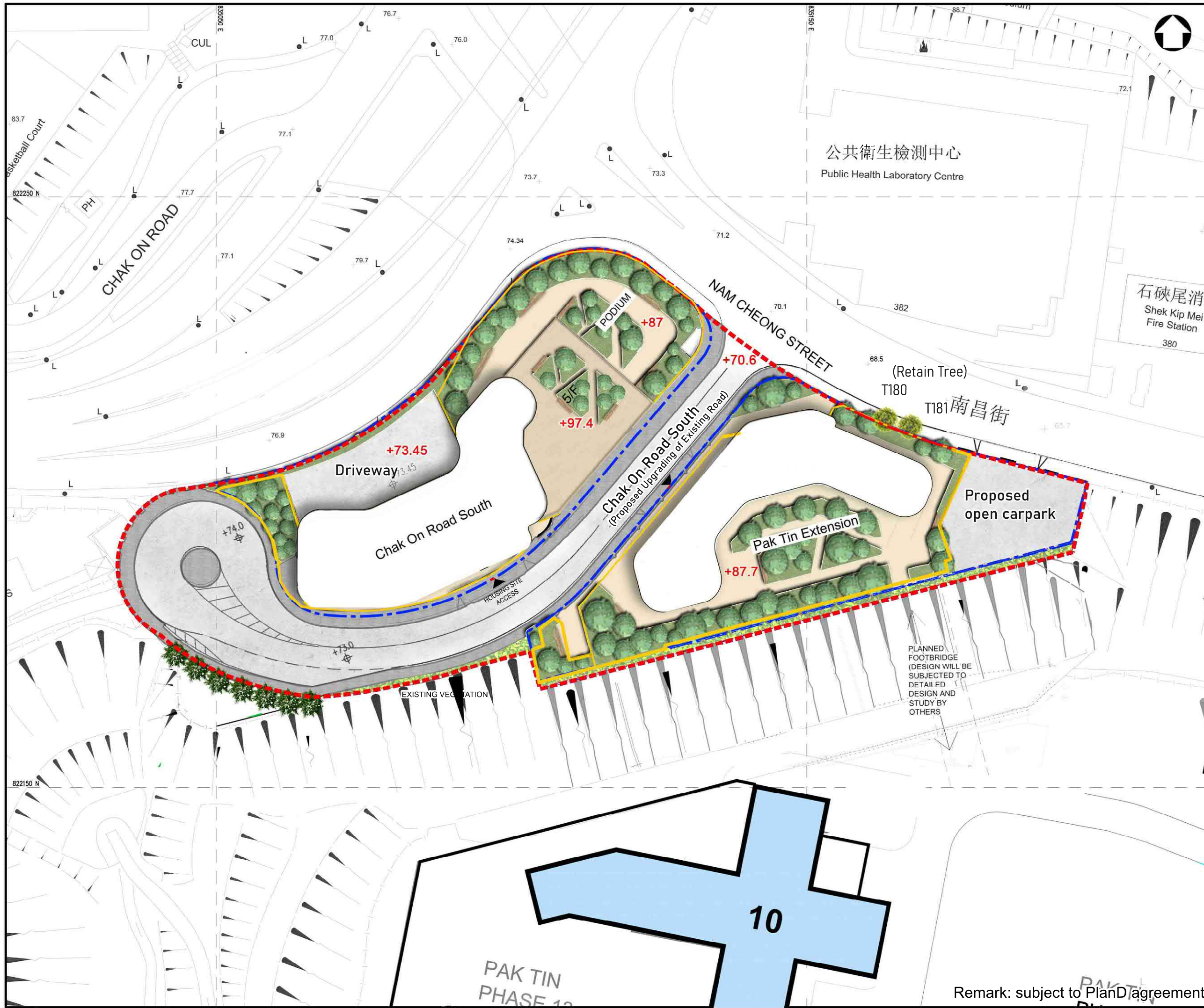
# Amendment Item A

# Pak Tin Estate Redevelopment





SITE SECTION

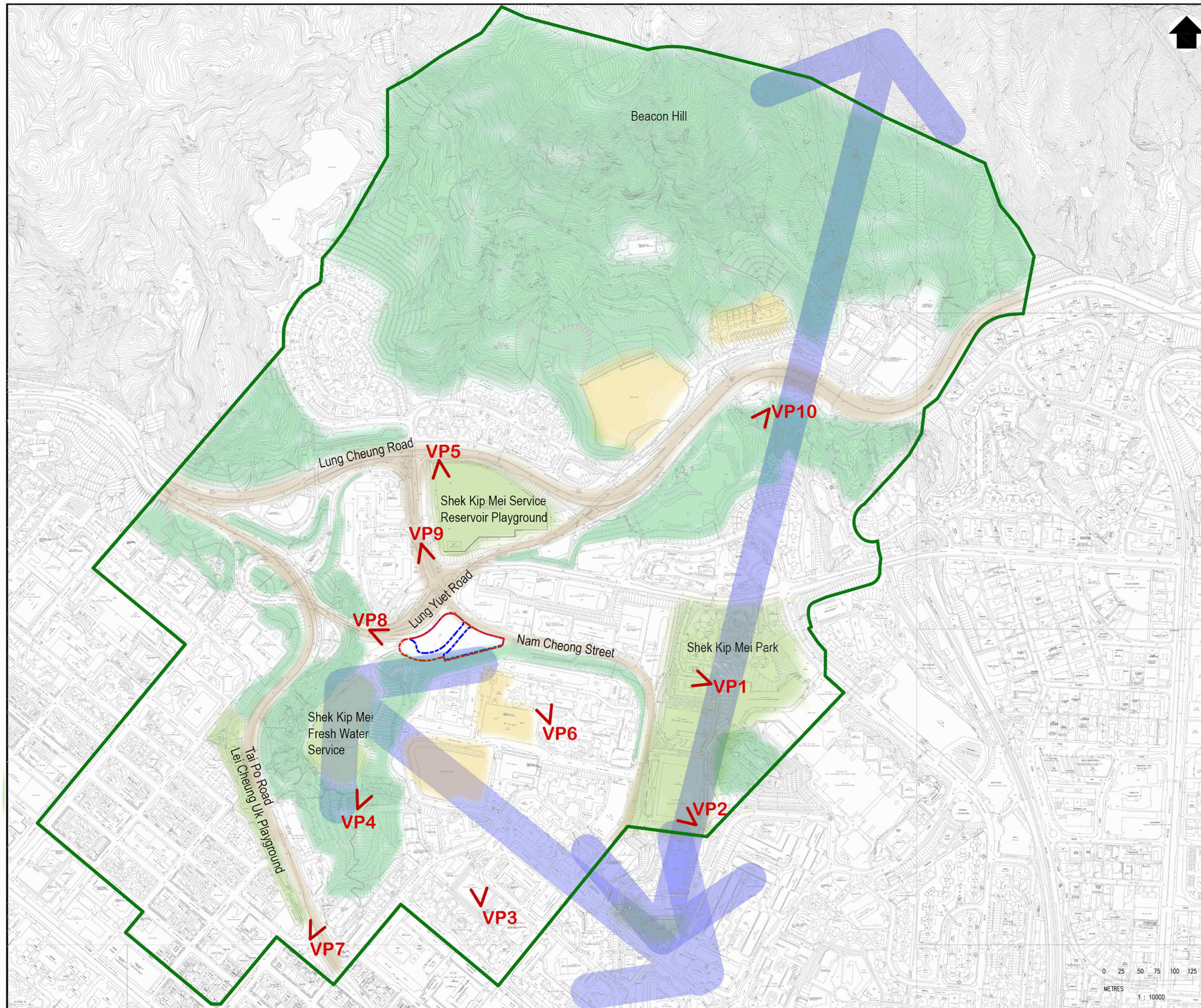
--- Possible Pedestrian Flow  
Scale: 1:1750@A4





- KEY PLAN**
- SITE BOUNDARY WITH PROPOSED INFRASTRUCTURE WORK
  - SITE BOUNDARY
  - NEW PROPOSED LEVEL
  - EDGE OF PODIUM
  - EXISTING VEGETATION
  - EXISTING TREE TO BE RETAINED
  - NEW TREE PLANTING (APPROXIMATELY 80 NOS)
  - COMPENSATORY TREE PLANTING (APPROXIMATELY 7 NOS)
  - SHRUB AND GROUNDCOVER PLANTING

A	ISSUE 2	KP	11/20
Rev	Description	By	Date
Consultant			
			
Project Title			
AGREEMENT NO. CE49/2018 (CE) SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAK ON ROAD SOUTH, SHAM SHUI PO AND CHOI SHUN STREET, SHEUNG SHUI -FEASIBILITY STUDY			
Drawing Title			
CONCEPTUAL LANDSCAPE PLAN			
Drawing no.		CE49/A/LV/008.1	Rev. A
Drawn CS LUI	Date MAR 2021	Checked KP	Approved LW
Scale 1:750 (A3)		Status	
C COPYRIGHT RESERVED			
 <div>土木工務拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 土木工程處 房屋工程 3 部 HOUSING PROJECTS 3 DIVISION CIVIL ENGINEERING OFFICE</div>			

Remark: subject to PlanD agreement



- LEGEND :**
- SITE BOUNDARY WITH PROPOSED INFRASTRUCTURE WORK
  - SITE BOUNDARY
  - VISUAL ENVELOPE
  - ➔ VISUAL CORRIDOR (IDENTIFIED UNDER ES OF THE OZP)
- KEY VISUAL ATTRACTORS**
- VEGETATED SLOPES & GREEN BELT
  - PUBLIC OPEN SPACE
- KEY VISUAL DETRACTORS**
- CONSTRUCTION SITE
  - MAIN ROADS

Description	By	Date
Consultant		
		
Project Title		
AGREEMENT NO. CE49/2018 (CE) SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAK ON ROAD SOUTH, SHAM SHUI PO AND CHOI SHUN STREET, SHEUNG SHUI -FEASIBILITY STUDY		
Drawing Title		
VIEWING POINT PLAN (SHEET 2)		
Drawing no.		
CE49/A/VP/005.2		Rev. —
Drawn CS LUI	Date JAN 2021	Checked —
Scale 1:10000 (A3)	Approved Status	
C COPYRIGHT RESERVED		
 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT 土木工程處 房屋工程 3 部 HOUSING PROJECTS 3 DIVISION CIVIL ENGINEERING OFFICE		





VP1 – EXISTING VIEW TAKEN AT SHEK KIP MEI PARK TENNIS COURTS



VP1 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE




VP2 – EXISTING VIEW TAKEN AT SHEK KIP MEI PARK ARTIFICIAL TURF PITCH



VP2 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE

NOTE: FOR ILLUSTRATION PURPOSES ONLY.  
SUBJECT TO DETAIL DESIGN CHANGES.

Rev	Description	By	Date
Consultant			
			
Project Title AGREEMENT NO. CE49/2018 (CE) SITE FORMATION & INFRASTRUCTURE WORKS FOR HOUSING DEVELOPMENTS AT PAK TIN EXTENSION AND CHAK ON ROAD SOUTH, SHAM SHUI PO AND CHOI SHUN STREET, SHEUNG SHUI – FEASIBILITY STUDY			
Drawing Title VIEWING POINT VP1 & VP2			
Drawing no. CE49/A/VP/009.1			Rev. —
Drawn CS LUI	Date APR 2021	Checked —	Approved —
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VP3 – EXISTING VIEW TAKEN AT WAI CHI STREET PLAYGROUND



VP3 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE




VP4 – EXISTING VIEW TAKEN AT THE KNOLL BEHIND YHA MEI HO HOUSE YOUTH HOSTEL



VP4 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE

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Consultant			
			
Project Title			
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Drawing Title			
VIEWING POINT VP3 & VP4			
Drawing no. CE49/A/VP/009.2			Rev. —
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VP5 – EXISTING VIEW TAKEN AT SHEK KIP MEI SERVICE RESERVOIR PLAYGROUND



VP5 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE



VP6 – EXISTING VIEW TAKEN AT PLAYGROUND IN PAK TIN ESTATE ADJACENT TO TSUI TIN HOUSE



VP6 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE

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Rev	Description	By	Date
Consultant			
wsp			
Project Title			
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Drawing Title			
VIEWING POINT VP5 & VP6			
Drawing no. CE49/A/VP/009.3			Rev. —
Drawn CS LUI	Date JAN 2021	Checked —	Approved —
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VP7 – EXISTING VIEW TAKEN AT JUNCTION OF TAI PO ROAD AND CASTLE PEAK ROAD



VP7 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE




VP8 – EXISTING VIEW TAKEN AT THE FOOTBRIDGE ACROSS LUNG YUET ROAD



VP8 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE

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Consultant			
wsp			
Project Title			
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Drawing Title			
VIEWING POINT VP7 & VP8			
Drawing no.		Rev.	
CE49/A/VP/009.4		—	
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VP9 – EXISTING VIEW TAKEN AT FOOTBRIDGE ACROSS NAM CHEONG STREET



VP9 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE





VP10 – EXISTING VIEW TAKEN AT LUNG CHEUNG ROAD LOOKOUT



VP10 – PHOTOMONTAGE OF THE DEVELOPMENT DURING OPERATION PHASE

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Project Title			
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Drawing Title			
VIEWING POINT VP9 & VP10			
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