





**SCHEDULE OF AMENDMENTS TO**  
**THE APPROVED CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/37**  
**MADE BY THE TOWN PLANNING BOARD**  
**UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

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

- Item A – Rezoning of Wang Cheong Factory Estate and the adjacent section of Tan Lai Street from “Open Space” (“O”) to “Residential (Group A)11” (“R(A)11”) with stipulation of building height restriction.
- Item B1 – Rezoning of a piece of land at the Sham Shui Po Sports Ground from an area shown as ‘Road’ to “O”.
- Item B2 – Rezoning of a section of Cheung Sha Wan Road between Cheung Sha Wan Path and Hing Wah Street from “Government, Institution or Community” (“G/IC”) and “O” to an area shown as ‘Road’.
- Item B3 – Rezoning of a strip of land at Cheung Sha Wan Path from “O” and an area shown as ‘Road’ to “Other Specified Uses” annotated “Business (3)” (“OU(B)3”) with stipulation of building height restriction.
- Item B4 – Rezoning of a strip of land at Cheung Sha Wan Path from “O” to “OU(B)” with stipulation of building height restriction.
- Item C – Incorporation of the area covered by the approved Urban Renewal Authority (URA) Lai Chi Kok Road/Kweilin Street and Yee Kuk Street Development Scheme Plan (DSP) No. S/K5/URA1/2 into the Plan and zoning the area as “R(A)12” with stipulation of building height restrictions.
- Item D – Incorporation of the area covered by the approved URA Hai Tan Street /Kweilin Street and Pei Ho Street DSP No. S/K5/URA2/2 into the Plan and zoning the area as “R(A)13” with stipulation of building height restrictions.
- Item E1 – Rezoning of a site at Tai Po Road from “Comprehensive Development Area” (“CDA”) and “Green Belt” (“GB”) to “Residential (Group C)7” (“R(C)7”).
- Item E2 – Rezoning of a strip land at Tai Po Road from “CDA” and “GB” to an area shown as ‘Road’.

Since the construction work of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link has been completed, opportunity is taken to delete the annotations indicating its authorisation by the Chief Executive in Council under the Railway Ordinance (Chapter 519).

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

- (a) Deletion of “CDA” zone.
- (b) Revision to the “R(A)” zone to revise ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)2” and “R(A)10” only)’ to ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)2”, “R(A)10” and “R(A)11” only)’ under Column 1.
- (c) Revision to the Remarks for the “R(A)” zone to incorporate development restrictions and requirements for new “R(A)11”, “R(A)12” and “R(A)13” sub-areas.
- (d) Revision to the Remarks for the “R(C)” zone to incorporate development restrictions for new “R(C)7” sub-area.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and Schedule I of “G/IC” zones.
- (f) Deletion of ‘Market’ from Column 2 in Schedule I of “Residential (Group E)” zone.

Town Planning Board

28 January 2022

**List of Representers in respect of**  
**Draft Cheung Sha Wan Outline Zoning Plan No. S/K5/38**

<b>Representation No. (TPB/R/S/K5/38- )</b>	<b>Name of Representer</b>
R1	Lam Chi Kin
R2	Lo Man Yi Maggie
R3	Lam Kar Kai
R4	蔣雪剛
R5	Lam Mei Kwan
R6	Lam Choi Kwan
R7	余家照
R8	Cheng Wan Lung
R9	Mary Mulvihill

**List of Commenters in respect of**  
**Draft Cheung Sha Wan Outline Zoning Plan No. S/K5/38**

<b>Comment No. (TPB/R/S/K5/38- )</b>	<b>Name of Commenter</b>
C1	Tong Wai Ping
C2	Lo Cham Fai
C3	Lo Pui Yin
C4	Leung Suk Ching
C5	Zheng Xin
C6	Lo Tat Ming Michael
C7	Lam Suet Ngan Annie
C8	Ngai Chi Kin
C9	Mok Chi Kit
C10	Liu Man Chun
C11	Lai Po Yi
C12	Lau Ka Ho Patrick
C13	Tse Ka Man
C14	Lo Kam Chung
C15	Ling Siu Fung
C16	Wu On I
C17	Ng Chi Ho
C18	Mang Man Kong Jason
C19	Zhang Yu
C20	Lin Mushou
C21	Lok Hei Yin
C22	Lam Kam Choi
C23	Lok Chu Keung
C24	William Li
C25	Kong Lai Ying
C26	Wong Tik Nga
C27	Mary Mulvihill

香港特別行政區  
第6屆深水埗區議會  
第12次會議記錄

日期：2021年11月9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

覃德誠議員

議員

何坤洲議員 (上午9時32分出席，下午3時27分離席)

劉佩玉議員，MH (下午3時27分離席)

李庭豐議員

麥偉明議員 (上午9時40分出席，下午1時45分離席)

吳美議員 (上午9時38分出席，下午1時45分離席)

伍月蘭議員

袁海文議員

列席者

黃昕然先生，JP

深水埗民政事務專員

謝爾霖女士

深水埗民政事務助理專員 1

錢惠嫦女士

深水埗民政事務處高級聯絡主任 1

陳小萍女士

深水埗民政事務處高級聯絡主任 2

劉詩雅女士

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)

鄭葉秀芳女士

房屋署高級房屋事務經理(西九龍及西貢一)

余偉業先生

社會福利署深水埗區福利專員

謝于毅先生

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
曾 婕女士	康樂及文化事務署深水埗區副康樂事務經理(分區支援)
許志平先生	食物環境衛生署深水埗區環境衛生總監
呂世達先生	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
關以輝先生	市區重建局規劃及設計總經理
賴美瑜女士	市區重建局規劃及設計高級經理
張愛弟女士	市區重建局收購及遷置高級經理
余彩雯女士	市區重建局收購及遷置經理
梁靄玲女士	市區重建局社區發展經理
陳成焜先生	房屋署高級建築師(13)
高逸芙女士	房屋署建築師(101)
劉麗琪女士	房屋署高級規劃師(5)
謝日佳先生	房屋署規劃師(19)
李文光先生	房屋署高級土木工程師(3)
伍雋立先生	房屋署土木工程師(36)
李淑芬女士	房屋署高級房屋事務經理(東九龍)(2)
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
李穎琛女士	規劃署城市規劃師/深水埗 1
何俊傑先生	香港社會服務聯會計劃總監
郭鈞悅女士	香港社會服務聯會項目經理
羅秀英女士	東華三院計劃經理(服務發展)
蔡世傑先生	東華三院助理策劃主任(服務發展)

秘書

何錦萍女士	深水埗民政事務處高級行政主任(區議會)
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(b) 重建長沙灣宏昌工廠大廈作公營房屋發展計劃(深水埗區議會文件 120/21)

26. 陳成焜先生以投影片輔助，介紹文件 120/21。

27. 袁海文議員表示，他對「重建長沙灣宏昌工廠大廈作公營房屋發展計劃」(「重建計劃」)有保留，認為選址不當。他指出，西九龍走廊的交通噪音問題不利發展公營房屋(公屋)，而「重建計劃」及鄰近的住宅項目亦會令發展密度過高，擔憂附近居民會反對。同時，亦嚴重影響原有租戶的生計。他續查詢，政府會否承諾僅利用宏昌工廠大廈作公屋發展，並保留宏昌大廈和長沙灣臨時家禽批發市場作休憩用地用途。

28. 李文光先生回應表示，香港房屋委員會(房委會)已就「重建計劃」進行環境影響評估，結果顯示大廈在配合減音措施後



會減低西九龍走廊所帶來的交通噪音影響。措施包括於住宅大廈和西九龍走廊之間預留緩衝區，並會為個別單位安裝隔音窗和隔音簷片，預期噪音水平符合標準。房委會亦將按交通影響評估報告的建議，於「重建計劃」附近進行道路改善工程。

29. 劉麗琪女士補充表示，因應 2019 年施政報告的建議，房委會就重建轄下工廠大廈為公屋進行可行性研究(「可行性研究」)，結果顯示宏昌工廠大廈在技術上可作公屋發展。而「重建計劃」亦加設公共休憩區空間，積極回應區內居民訴求。

30. 陳成焜先生回應表示，因應地盤的限制及《香港規劃標準與準則》(《標準與準則》)的規定，房屋署將於擬建大廈與西九龍走廊之間預留緩衝區，確保擬建大廈不受鄰近商住大廈及交通噪音的影響。此外，兩幢擬建住宅大廈之間會預留一條約 15 米闊的通風走廊，加上兩棟大廈之間的休憩空間，對地區的通風亦有幫助。

31. 袁海文議員要求部門提供海達邨和海盈邨與西九龍走廊緩衝區的實際距離及其噪音水平的數據，以作比較。他續查詢，宏昌大廈有否被納入「可行性研究」的範圍，以及兩所分別位於「重建計劃」和鄰近重建項目(潤發貨倉及嘉里鴻基(長沙灣)貨倉)內的自閉症人士支援中心(支援中心)及其分處，其服務內容是否重疊。

32. 麥偉明議員查詢，「重建計劃」可提供的泊車位數量及出租安排。

33. 覃德誠主席表示，宏昌工廠大廈早年因發展公屋而被改劃為休憩用地，現再改劃為住宅用途，查詢區內休憩用地的供應是否符合標準。他表示宏昌大廈屬政府自置物業，遷置成本較低，為何署方不選擇重建該大廈。他擔憂日後政府若發展宏昌大廈，會影響「重建計劃」的住戶。

34. 李庭豐議員表示，政府積極推動再工業化，惟現時把原屬工業用地的宏昌工廠大廈發展為公屋，會影響區內的工業發展。他續查詢部門會否協助受重建影響的租戶。

35. 劉麗琪女士綜合回應表示，房委會會參照《標準與準則》的指引提供泊車位數量，並會與有關部門商討細節及出租安排。署方亦會與社署探討有關支援中心及其分處的選址事宜，期望能優化項目內所提供的社福設施。

36. 李文光先生綜合回應表示，目前未能就議員要求提供海達邨和海盈邨的數據。房委會在進行環境影響評估時，會透過電腦模擬分析擬建大廈落成後的噪音水平而建議相應措施，並計劃預留約 20 米作擬建大廈與西九龍走廊的緩衝區。

37. 劉麗琪女士補充回應表示，「可行性研究」只針對房委會轄下的工廠大廈，而宏昌大廈並不屬於房委會物業，所以不屬此列。

38. 謝佩強先生綜合回應表示，長沙灣工業／商貿區主要集中於青山道、永康街及長順街一帶，上述用地劃作「其他指定用途」註明「商貿」地帶，亦可作非污染工業用途。「重建計劃」旁邊是宏昌大廈和部分長沙灣臨時家禽批發市場，這些地方部分劃為「政府、機構或社區」地帶，預留作小學發展，而部分則劃為「休憩用地」地帶，長遠規劃作休憩用地用途。整體而言，目前深水埗區的休憩用地均沒有短缺情況，「鄰舍休憩用地」及「地區休憩用地」分別比標準多出 20 公頃和 12.5 公頃。由於在已發展的地區較難規劃面積較大的「地區休憩用地」，因此長沙灣分區計劃大綱圖的「地區休憩用地」比標準欠缺 11 公頃，而「鄰舍休憩用地」則比標準多出 3.4 公頃。規劃署亦致力於區內其他地方的新發展項目規劃更多休憩用地，例如於長沙灣海旁的海濱長廊，預計於 2024 年落成；而海達邨和維港匯均設有公共休憩用地。在「重建計劃」附近亦有長沙灣遊樂場和深水埗運動場等大型設施供居民使用。

39. 袁海文議員要求房屋署於會後提供區內樓宇與西九龍走廊緩衝區的距離，以便與「重建計劃」的設計作比較。他對部門未有採取其他方式評估噪音水平，以及政府日後或會發展宏昌大廈表示擔憂。他再次向社署查詢支援中心及其分處的選址事宜。

40. 余偉業先生回應表示，為配合支援中心新增的服務內容，社署會於「重建計劃」預留地方作上述中心的分處，以提供更完善的服務。

41. 袁海文議員建議合併支援中心及其分處，以方便有需要人士和妥善運用土地資源。

42. 余偉業先生表示，備悉議員意見。社署會研究合併的可行性，如未能找到合適選址，則須維持現行方案。

43. 覃德誠主席查詢，20 米的緩衝區是否足以減低交通噪音。

44. 陳成焜先生綜合回應表示，房屋署會與社署商討研究支援中心分處的事宜。由於是次「重建計劃」的住宅大廈直接面向西九龍走廊的立面比較小，較多是面向內園的單位，加上住宅大廈和西九龍走廊之間又會預留緩衝區，相信可減少受西九龍走廊交通噪音的影響。

45. 覃德誠主席總結表示，備悉文件內容，而在席議員並無強烈反對計劃，亦理解政府的做法是為了滿足市民的住屋需求；惟對當中的社福設施安排、交通噪音問題，以及日後長沙灣土地用途規劃感到憂慮，並期望部門能妥善處理受影響租戶的要求，以平衡地區上不同行業的發展。

46. 袁海文議員表示，由於尚有技術問題仍未解決，並會為鄰近居民帶來影響，因此他反對計劃。

47. 覃德誠主席表示，備悉議員意見並會記錄在案，期望部門能妥善處理議員的關注，並補充總結表示，大部分在席議員並不反對「重建計劃」。

(c) 擬議修訂《長沙灣分區計劃大綱核准圖編號S/K5/37》(深水埗區議會文件121/21)

48. 謝佩強先生和何婉貞女士以投影片輔助，介紹文件121/21。

49. 袁海文議員建議部門可參考麗翠苑換地補償的做法，將宏昌工廠大廈旁，以及西九龍走廊與荔枝角道交界的兩幅「政府、機構或社區」用地改劃為「休憩用途」地帶，以補償因「重建計劃」中而被改劃用途的休憩用地，並責成部門應盡量規劃較大面積的休憩空間。他續查詢「重建計劃」對長沙灣分區休憩用地供應的影響。

50. 覃德誠主席表示，區內存在土地實際用途與規劃不符的情況，查詢部門會否就改善區內的土地用途發展訂立時間表。

51. 吳美議員查詢，項目 E 是否屬於長沙灣分區。

52. 袁海文議員查詢，修訂項目 C、D 和 E 在完成相關發展項目後才改劃土地用途的原因。

53. 謝佩強先生綜合回應表示，項目 E 的地點位於大埔道近呈祥道一段，在長沙灣分區計劃大綱圖內。而修訂項目 C、D 和 E 的用地均在分區計劃大綱圖上劃作「綜合發展區」地帶，進行發展前須獲城規會批出規劃許可。規劃署一般會於有關發展計劃完成後，建議把「綜合發展區」用地改劃作其他適合的用途地帶，以反映有關用地發展完成後的狀況。據悉，土木工程拓展署預計於明年中完成有關搬遷現有批發市場，包括長沙灣臨時家禽批發市場和長沙灣蔬菜批發市場的可行性技術研究，相關政府部門會視乎研究結果，再考慮上述批發市場的搬

遷安排，而有關用地分別已劃為「休憩用途」和「政府、機構或社區」地帶，以及「住宅(甲類)」地帶。至於西九龍走廊與荔枝角道交界的「政府、機構或社區」用地，已預留給中華電力有限公司興建電力支站以維持區內日後的電力供應需求，因此署方不擬改劃該用地的土地用途。他續表示，目前長沙灣分區計劃大綱圖內的地區休憩用地有所欠缺，惟深水埗區整體的地區休憩用地及鄰舍休憩用地的規劃均足夠區內人口所需。現時區內較新發展的休憩用地較集中在新發展區，包括海達邨的公共休憩用地(約一公頃)、愛海頌的地面休憩用地(約 1 500 平方米)和將落成的維港匯公共休憩用地(不少於 3 600 平方米)和長沙灣海濱長廊(約 0.99 公頃)，以供區內居民使用。

54. 袁海文議員查詢，為何宏昌工廠大廈毗鄰的「政府、機構或社區」用地不能改劃為「休憩用地」，以及「重建計劃」沒有採用與麗翠苑相同的換地補償休憩用地的原因。

55. 覃德誠主席查詢，把上述用地預留發展小學是否已正式納入長遠規劃，以及現時有否規定在改劃土地用途時須於區內覓地補償。

56. 謝佩強先生綜合回應表示，因應教育局的要求，該「政府、機構或社區」用地須預留作興建一所 30 個課室的小學。此外，麗翠苑相關的改劃安排是因應當時情況而作出。如先前提及，近年有不少新發展的休憩用地，深水埗區內已規劃的休憩用地已足夠區內人口所需。規劃署亦會致力於區內物色其他合適的休憩用地。再者，宏昌工廠大廈附近已提供大型休憩設施。

57. 袁海文議員表示，「四小龍」一帶密度較高，擔憂私人項目提供的休憩用地未能滿足居民需要。此外，除了興建新校舍，該用地也可用作遷置區內的「火柴盒校舍」，建議教育局就實際需求評估資源分配。他續向規劃署查詢可否只限把該用地作發展學校或休憩用途。

58. 伍月蘭議員表示，區內不少舊式校舍出現結構問題，期望能妥善規劃區內的土地資源，以便進行遷置。

59. 覃德誠主席總結表示，備悉議員意見，大會同意擬議修訂項目 B 至 E，並擬就項目 A 向教育局查詢重置校舍及興建新校舍的可行性。有關改劃「政府、機構或社區」用地為休憩用地的建議，可留待適當時候再作討論。



Mr Thomas O.S. Ho - having current business dealings with HKHA, AECOM and URA;

- Mr Franklin Yu - being a member of the Building Committee and Tender Committee of HKHA;
- Mr Alex T.H. Lai - his former firm having current business dealings with HKHA and URA;
- Mr Daniel K.S. Lau - being a member of the Hong Kong Housing Society currently having discussion with HD and URA on housing development issues;
- Dr Lawrence W.C. Poon - being a former non-executive director of the URA Board and its Committees' former chairman/member, and a former director of the Board of the Urban Renewal Fund, and his spouse being an employee of the Housing Department (HD), which was the executive arm of HKHA, but not involved in planning work; and
- Ms Lilian S.K. Law - being a former director of the Board of the Urban Renewal Fund of URA.

5. The Committee noted that Mr Thomas O.S. Ho had tendered an apology for being unable to attend the meeting, and according to the procedure and practice adopted by the Town Planning Board, the proposed amendments to the OZP in relation to the public housing development and the URA sites were proposed by the Planning Department (PlanD), the interests of those Members in relation to HKHA and URA only needed to be recorded and they could stay in the meeting.

#### Presentation and Question Sessions

6. The following representatives from PlanD, and the Housing Department (HD) 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)        |
| Ms Winsome W. S. Lee | - | Town Planner/Tsuen Wan and West Kowloon                         |

HD

- |                      |   |   |
|----------------------|---|---|
| Mr William S.K. Chan | - | Senior Architect/13, Housing Department       |
| Ms Glory Y. F. Kou   | - | Architect 101, Housing Department             |
| Ms Belinda L. K. Lau | - | Senior Planning Officer/5, Housing Department |
| Mr Alex Y. K. Tse    | - | Planning Officer/19, Housing Department       |
| Mr David M. K. Lee   | - | Senior Civil Engineer/3, Housing Department   |
| Mr Andy C. L. Ng     | - | Civil Engineer/36, Housing Department         |

7. With the aid of a PowerPoint presentation, Ms Jessica Y. C. Ho, STP/TWK, briefed Members on the background of the proposed amendments to the OZP, the technical consideration, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A – to rezone a piece of government land (about 1.05ha) currently occupied by Wang Cheong Factory Estate (WCFE) and a section of Tan Lai Street from “Open Space” to “Residential (Group A)11” for a

public housing development;

- (b) Amendment Items B1 to B4 – to rezone areas adjoining the draft Cheung Wah Street/Cheung Sha Wan Road Development Scheme Plan (DSP) No. S/K5/URA3/A to rationalise the zoning boundaries and reflect the as-built conditions;
- (c) Amendment Items C and D – to incorporate two completed developments of two URA DSPs (i.e. URA Lai Chi Kok Road/Kweilin Street and Yee Kuk Street DSP No. S/K5/URA1/2 and URA Hai Tan Street/Kweilin Street and Pei Ho Street DSP No. S/K5/URA2/2) into the OZP with suitable zonings; and
- (d) Amendment Items E1 and E2 – to rezone a site currently occupied by a residential development at Tai Po Road from “Comprehensive Development Area” and “Green Belt” to “Residential (Group C)7” and area shown as ‘Road’ to reflect the as-built condition.

[Mr Franklin Yu and Dr Roger C.K. Chan joined the meeting during the presentation session.]

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

9. The Chairman and some Members raised the following questions on proposed public housing development at the WCFE site (Amendment Item A):

- (a) pedestrian connectivity between the proposed public housing development and the nearby MTR stations;
- (b) building height (BH) of the proposed public housing development in comparison with those of the surrounding developments;
- (c) noting the shortfall of elderly facilities especially Residential Care Home for the Elderly (RCHE) in both Cheung Sha Wan area and Sham Shui Po

District, whether such facilities would be provided in the proposed public housing development, and if further increase in proposed BH might provide scope to accommodate more government, institution and community (GIC) facilities;

- (d) the planning for the nearby government sites e.g. Wang Cheong Building and Cheung Sha Wan Temporary Wholesale Poultry Market; and
- (e) the rationale for providing information on the provision of open space within the Sham Shui Po District and Cheung Sha Wan Planning Area.

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

- (a) as shown on Plan 14 of the Paper, the proposed public housing development was about 400m to 500m away from the MTR Cheung Sha Wan and Lai Chi Kok Stations taking about 15 minutes to walk at a slower pace. It was well-connected to the nearby existing public housing estates where daily necessities could be found via the pedestrian network, and was also well-served by bus and mini-bus services. While 'Road' use including pedestrian facilities was always permitted on the OZP, relevant government departments would take opportunities to improve the pedestrian environment for enhancing walkability as appropriate and necessary;
- (b) as shown on Plan 13 of the Paper, the proposed public housing development with a maximum BH of 152mPD would be the same of the adjoining residential development, namely The Sparkle, and similar to the surrounding high-rise residential developments with BH of about 108mPD to 185mPD. Although the development would inevitably result in loss of visual openness, reduction in the width of existing view corridor and visual permeability, the proposed BH of the proposed public housing development was considered not incompatible with those of the surrounding area in general. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD considered that the proposed

development was generally visually compatible with the surrounding urban built environment;

- (c) according to the planning standards for elderly and child care services/facilities recently incorporated into the Hong Kong Planning Standards and Guidelines (HKPSG), there would be shortfalls in the Cheung Sha Wan Planning Area in the provision of RCHE (a shortfall of 515 beds), community care services facilities (a shortfall of 656 places) and child care centres (a shortfall of 685 places). In the Sham Shui Po District, there would be a shortfall of 1,265 beds for RCHE. As the HKPSG requirements for these facilities were a long-term goal, the actual provision would be subject to consideration and priority of the Social Welfare Department (SWD) in the planning and development process. Currently, there were already various GIC facilities in the nearby public housing developments. For example, RCHEs were found at Lai On Estate, Lai Kok Estate and Un Chau Estate, and had been proposed at the public housing development at the North West Kowloon Reclamation Site 1 (East) to the southeast and comprehensive development at the sites of the Kerry Hung Kai Warehouse and Yuen Fat Warehouse to the south. Opportunities had already been taken to provide appropriate social welfare facilities within the proposed public housing development with a gross floor area (GFA) of not less than 5% of the total attainable domestic GFA, i.e. about 2,963m<sup>2</sup> and the type of facilities would be determined in consultation with relevant government departments. A planning brief would subsequently be prepared to guide the detailed design of the public housing development;
- (d) to the northwest of the proposed public housing site was Wang Cheong Building and Cheung Sha Wan Temporary Wholesale Poultry Market, which were zoned partly “Government, Institution or Community” (reserved for a primary school) and partly “Open Space”. Wang Cheong Building was allocated to the Government Property Agency as a government storage depot and currently there was no relocation programme for the building. A technical study to explore the feasibility of relocating Cheung Sha Wan Temporary Wholesale Poultry Market and



some other wholesale markets to North West Tsing Yi was being undertaken by the Civil Engineering and Development Department and was anticipated to be completed in 2022. Implementation of the proposed open space and primary school would be further reviewed subject to the relocation of the existing uses on the concerned sites; and

- (e) for the Cheung Sha Wan Planning Area, while there was a surplus of about 3.7 ha of planned local open space (LO), there was a deficit of about 11.2 ha of planned district open space (DO). Nevertheless, for the Sham Shui Po District, there was a surplus of about 20 ha and 12.5 ha of planned LO and DO respectively. While the proposed public housing development would provide a public open space (POS) of not less than 800m<sup>2</sup>, the loss in open space provision could be met by the existing and planned provisions nearby. For instance, there would be new provision at the recently completed Hoi Ying Estate and Hoi Tat Estate, and the public waterfront promenade along the Cheung Sha Wan waterfront being implemented for completion by 2024.

11. In response to two Members' questions on how the site constraint of the proposed public housing site had affected the design and layout of building blocks and POS, Mr William K.S. Chan, Senior Architect/13, HD, said that in view of the 15m-wide air quality zone and traffic noise from the West Kowloon Corridor and Lai Chi Kok Road, some mitigation measures including building setback, podium design, building orientation and disposition, and acoustic windows etc. had been incorporated in the notional scheme. To alleviate the potential impact of the fixed noise from the surrounding buildings, the proposed building block 2 would be in a single aspect design. A noise barrier along the site boundary facing the West Kowloon Corridor would be built to provide noise mitigation for the children's play area on the podium level. Furthermore, an at-grade POS would be provided between the two building blocks so as to maximise the visual openness and permeability for the adjoining developments, including The Sparkle.

12. In response to a Member's question on the relocation arrangement for the existing tenants in WCFE, Ms Belinda L. K. Lau, Senior Planning Officer/5, HD, said that HKHA had announced the clearance arrangements on 24.5.2021 for the tenants in HKHA's factory estates affected by the redevelopment proposals, including restricted tenders for

priority bidding of vacant factory units in HKHA's two remaining factory estates. As of early January 2022, over 60% of the tenants in all four factory estates, namely Yip On Factory Estate, Sui Fai Factory Estate, WCFE and Kwai On Factory Estate had already moved out or applied for termination of their tenancies.

13. The Chairman remarked that the scheme as shown in the Paper was notional only, and a planning brief would be prepared to guide the proposed public housing development. On the provision of open space, the Chairman supplemented that, in general, opportunities would be taken to provide more open space within urban renewal or redevelopment projects. For the subject proposed public housing development, about 3,200m<sup>2</sup> of open space for the residents and about 800m<sup>2</sup> POS would be provided. The design and layout of POS would be further enhanced at the detailed design stage. As for the provision of social welfare facilities, a GFA equivalent to not less than 5% of the total attainable domestic GFA of the proposed public housing development would be reserved and the exact type of facilities would be subject to further discussion among departments concerned. Members generally had no objection to the proposed Amendment Item A on the OZP.

14. Members had no question regarding other proposed amendments to the OZP and generally considered that they were acceptable.

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

15. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Cheung Sha Wan OZP No. S/K5/37 as shown on the draft Cheung Sha Wan OZP No. S/K5/37A at **Attachment II** (to be renumbered as S/K5/38 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Cheung Sha Wan OZP No. S/K5/37A (to be renumbered as S/K5/38) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and the revised ES will be published together with the OZP.”

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

[The Chairman thanked the representatives of PlanD and HD for their attendance to answer Members' enquiries. They left the meeting at this point.]

[Mr Stephen C. Y. Chan, Senior Town Planner/Tsuen Wan and West Kowloon District (STP/TWK) was invited to the meeting at this point.]

**Provision of Major Community Facilities and Open Space in Cheung Sha Wan Planning Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	24.33 ha	9.64 ha	13.18 ha	-11.15 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	24.33 ha	27.49 ha	28.01 ha	+ 3.68 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	330 classrooms	185 classrooms	185 classrooms	-145 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	396 classrooms	431 classrooms	491 classrooms	+ 95 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	129 classrooms	159 classrooms	171 classrooms	+ 42 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	1	1	+ 1
Divisional Police Station	1 per 100,000 to 200,000 persons	1	2	2	+ 1
Hospital	5.5 beds per 1,000 persons <sup>^</sup>	1,407 beds	1,305 beds	1,805 beds	+ 398 beds
Clinic/Health Centre	1 per 100,000 persons	2	3	3	+ 1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons <sup>#@</sup>	973 places	339 places	339 places	- 634 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>	3	3	3	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>	1	3	3	+ 2

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>	N.A.	7	7	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#*@</sup>	1,246 places	519 places	710 places	-536 places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#@</sup>	1,543 beds	1,046 beds	1,106 beds	-437 beds
Library	1 district library for every 200,000 persons <sup>π</sup>	1	2	2	+ 1
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>	3	3	3	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>	0	1	1	+ 1
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>	0	2	2	+ 2

Note:

Facilities and open space figures of S/K5/38 are included.

The planned resident population in Cheung Sha Wan Planning Area is about 243,400. If including transients, the overall planned population is about 255,900. All population figures have been adjusted to the nearest hundred.

<sup>#</sup> The requirements exclude planned population of transients.

<sup>^</sup> The provision of hospital beds is to be assessed by Hospital Authority on a regional basis.

<sup>\*</sup> Consisting 40% centre-based CCS and 60% home-based CCS.

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

<sup>π</sup> Small libraries are counted towards meeting the HKPSG requirement.

**Provision of Major Community Facilities and Open Space in Sham Shui Po District**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	49.33 ha	53.58 ha	62.05 ha	+ 12.72 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	49.33 ha	61.09 ha	69.86 ha	+ 20.53 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	639 classrooms	758 classrooms	758 classrooms	+ 119 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	844 classrooms	807 classrooms	915 classrooms	+ 71 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	274 classrooms	328 classrooms	364 classrooms	+ 90 classrooms
District Police Station	1 per 200,000 to 500,000 persons	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons	2	2	3	+ 1
Hospital	5.5 beds per 1,000 persons <sup>^</sup>	2,835 beds	1,305 beds	1,805 beds	-1,030 beds
Clinic/Health Centre	1 per 100,000 persons	5	5	6	+ 1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	1	1	+ 1
Child Care Centre	100 aided places per 25,000 persons <sup>#@</sup>	1,973 places	546 places	746 places	-1,227 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>	6	7	8	+ 2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>	3	5	5	+ 2



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>	N.A.	3	3	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>	N.A.	13	15	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#*@</sup>	2,489 places	1,137 places	1,621 places	-868 places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#@</sup>	3,083 beds	1,776 beds	1,896 beds	-1,187 beds
Library	1 district library for every 200,000 persons <sup>π</sup>	2	4	5	+ 3
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>	7	6	8	+ 1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>	1	1	2	+ 1
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>	1	3	3	+ 2

Note:

Facilities and open space figures of all OZPs (S/K4/30, S/K5/38, S/K16/16, S/K20/30 (Part) and S/SC/10 (Part)) within Sham Shui Po District Council are included.

The planned resident population in Sham Shui Po District Council is about 493,400. If including transients, the overall planned population is about 515,600. All population figures have been adjusted to the nearest hundred.

<sup>#</sup> The requirements exclude planned population of transients.

<sup>^</sup> The provision of hospital beds is to be assessed by Hospital Authority on a regional basis.

<sup>\*</sup> Consisting 40% centre-based CCS and 60% home-based CCS.

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

<sup>π</sup> Small libraries are counted towards meeting the HKPSG requirement.