



圖例 NOTATION	
ZONES	地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA 綜合發展區
RESIDENTIAL (GROUP A)	R(A) 住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B) 住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	V 鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC 政府、機構或社區
OPEN SPACE	O 休憩用地
OTHER SPECIFIED USES	OU 其他指定用途
GREEN BELT	GB 綠化地帶
COMMUNICATIONS	交通
RAILWAY AND STATION (UNDERGROUND)	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
PETROL FILLING STATION	加油站

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS			
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	2.17	1.13	綜合發展區
RESIDENTIAL (GROUP A)	37.28	19.33	住宅 (甲類)
RESIDENTIAL (GROUP B)	5.00	2.59	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	1.06	0.55	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	22.42	11.62	政府、機構或社區
OPEN SPACE	7.99	4.14	休憩用地
OTHER SPECIFIED USES	9.60	4.98	其他指定用途
GREEN BELT	91.21	47.29	綠化地帶
MAJOR ROAD ETC.	16.14	8.37	主要道路等
TOTAL PLANNING SCHEME AREA	192.87	100.00	規劃範圍總面積

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

核准圖編號 S / K 1 2 / 1 6 的修訂 AMENDMENTS TO APPROVED PLAN No. S/K12/16	
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第5條 展示的修訂
AMENDMENT ITEM A	修訂項目A項
AMENDMENT ITEM B	修訂項目B項
AMENDMENT ITEM C	修訂項目C項
(參看附表) (SEE ATTACHED SCHEDULE)	

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

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

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

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

規劃署遵照城市規劃委員會指示提備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K12/17

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

參考編號
REFERENCE No. R/S/K12/17

城市規劃委員會根據《城市規劃條例》(第 131 章)
對牛池灣分區計劃大綱核准圖編號 S/K12/16
所作修訂項目附表

I. 就圖則所顯示的事項作出的修訂項目

- A 項 — 把毗鄰永定道的兩幅用地由「住宅(乙類)」、「政府、機構或社區」、「休憩用地」、「鄉村式發展」地帶及顯示為「道路」的地方改劃為「住宅(甲類)1」地帶，並訂明建築物高度限制。
- B 項 — 把毗鄰永定道及龍翔道的兩塊土地由「住宅(乙類)」、「政府、機構或社區」地帶及顯示為「道路」的地方改劃為「休憩用地」地帶。
- C 項 — 把沿龍翔道的一塊土地由「政府、機構或社區」地帶改劃為顯示為「道路」的地方。

II. 就圖則《註釋》作出的修訂項目

- (a) 略為修訂說明頁第(3)(c)段及第(10)段，以清楚闡釋有關「現有用途」的規劃意向，以及修訂「現有建築物」的釋義。
- (b) 修訂「住宅(甲類)」地帶，在第一欄用途內加入「公眾停車場(貨櫃車除外) (只限在指定為「住宅(甲類)1」的土地範圍內)」，並相應把第二欄用途的「公眾停車場(貨櫃車除外)」修訂為「公眾停車場(貨櫃車除外)(未另有列明者)」。
- (c) 修訂「住宅(甲類)」地帶的「備註」，以納入有關「住宅(甲類)1」新支區的發展限制及要求。
- (d) 修訂「住宅(甲類)」地帶的「備註」，以納入發展限制說明現有建築物的相關最高地積比率，只適用於與現有建築物用途相同的加建、改動及/或修改或重建。
- (e) 刪除「綜合發展區」、「住宅(乙類)」及「鄉村式發展」地帶的第二欄用途內的「街市」。

- (f) 把「住宅(甲類)」及「政府、機構或社區」地帶的第二欄用途內的「商店及服務行業」修訂為「商店及服務行業(未另有列明者)」。
- (g) 略為修訂「休憩用地」地帶的規劃意向。
- (h) 修訂「住宅(甲類)」、「住宅(乙類)」及「其他指定用途」註明「殯儀館」地帶的「備註」，以納入略為放寬發展限制的條款。
- (i) 在「綜合發展區」、「住宅(甲類)」及「住宅(乙類)」地帶的「備註」中，修訂豁免可計算於最高地積比率的條款，闡明對於管理員宿舍及康樂設施的豁免，只適用於有關設施是供住用建築物或建築物住用部分的全部擁有人或佔用人使用及使其受益。

城市規劃委員會

2022 年 6 月 24 日

有關《牛池灣分區計劃大綱草圖編號 S/K12/17》的
申述人名單

申述編號 TPB/R/S/K12/17	申述人名稱
R1	Hong Kong Housing Society (香港房屋協會)
R2	Wong Man Kwan
R3	Fu Yee Ming
R4	Poon Benson Fu Kit
R5	East Kowloon Property Development Limited (東九龍地產發展有限公司)
R6	Keyman One Development Limited
R7	Poon Samson Fu Ho
R8	Mary Mulvihill

有關《牛池灣分區計劃大綱草圖編號 S/K12/17》的
提意見人名單

意見編號 TPB/R/S/K12/17	提意見人名稱
C1	Hong Kong Housing Society (香港房屋協會) (亦為 R1)
C2	Mary Mulvihill (亦為 R8)

~~information to address departmental comments.~~

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

Kowloon District

Agenda Items 4 to 6

[Open Meeting]

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

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

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

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

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

Presentation and Question Sessions

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

PlanD

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

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

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

CEDD

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

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

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

AECOM

Mr David Ho

Mr Leo Lo

Mr Sing Wong

Mr Patrick Lai

Mr Ben Leung

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

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

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

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

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

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

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

housing development with provision of GIC facilities and commercial uses;

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

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

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

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

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

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

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

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

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

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

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

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

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

General Issues

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

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

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

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

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

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

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

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

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

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

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

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

General Issues

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

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

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

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

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

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

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

18. After deliberation, the Committee decided to :

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

Ordinance;

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

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

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

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

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

this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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

Presentation and Question Sessions

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

21. Some Members raised the following questions:

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

牛池灣規劃區(九龍規劃區第12區)的
主要社區設施和休憩用地供應

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘/短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
地區休憩用地	每 100,000 人 10 公頃 [#]	9.40 公頃	4.08 公頃	4.08 公頃	-5.32 公頃
鄰舍休憩用地	每 100,000 人 10 公頃 [#]	9.40 公頃	14.16 公頃	16.29 公頃	6.89 公頃
體育中心	每 50,000 至 65,000 人設 1 個 [#] (按地區估算)	1	1	1	0
運動場／運動場館	每 200,000 至 250,000 人設 1 個 [#] (按地區估算)	0	1	1	1
游泳池－標準池	每 287,000 人設 1 個場館 [#] (按地區估算)	0	0	0	0
警區警署	每 200,000 至 500,000 人設 1 間 (按區域估算)	0	0	0	0
分區警署	每 100,000 至 200,000 人設 1 間 (按區域估算)	0	0	0	0

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘/短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
裁判法院 (8 個法庭)	每 660,000 人設 1 間 (按區域估算)	0	0	0	0
社區會堂	沒有既定標準	不適用	1	2	不適用
圖書館	每 200,000 人 1 間 分區圖書館 ^π (按地區估算)	0	2*	2*	2*
幼稚園／幼兒園	每 1,000 名 3-6 歲 幼童設 34 個課室	49 個課室	42 個課室	55 個課室	6 個課室
小學	每 25.5 名 6-11 歲 兒童設 1 個全日制 課室 (由教育局按地區/ 學校網估算)	147 個課室	78 個課室	102 個課室	-45 個課室 ^{&} (根據教育局按地 區/學校網估算，現 時供應是足夠的 ^{&})
中學	每 40 名 12-17 歲青 少年設 1 個全日制 課室 (由教育局按全港 估算)	113 個課室	139 個課室	139 個課室	26 個課室

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘/短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
醫院	每 1,000 人設 5.5 張病床 (由醫院管理局按區域/聯網估算)	530 張病床	0 張病床	0 張病床	-530 張病床 [^] (根據醫院管理局按區域/聯網估算，將由第一個和第二個十年醫院發展計劃提供 [^])
診所／健康中心	每 100,000 人設 1 間 (按地區估算)	0	1	1	1
幼兒中心	每 25,000 人設 100 個資助服務名額 [#] (由社會福利署按社區估算)	375	67	167	-208 [~] (由社會福利署按較大的範圍估算下的長遠目標 [~])
綜合青少年服務中心	每 12,000 名 6 至 24 歲的人士設 1 間 [#] (由社會福利署按社區估算)	1	2	2	1
綜合家庭服務中心	每 100,000 至 150,000 人設 1 間 [#] (由社會福利署按服務範圍估算)	0	0	0	0

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘/短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
長者地區中心	每個人口約 170,000 人或以上的新發展區設 1 間 [#] (由社會福利署估算)	不適用	1	1	不適用
長者鄰舍中心	每個人口為 15,000 至 20,000 人的新建和重建的住宅區設 1 間 [#] (由社會福利署估算)	不適用	3	4	不適用
社區照顧服務設施	每 1,000 名 65 歲或以上的長者設 17.2 個資助服務名額 [#] (由社會福利署按地區估算)	538 個名額	409 個名額	439 個名額	-99 個名額~ (由社會福利署按較大的範圍估算下的長遠目標~)
安老院舍	每 1,000 名 65 歲或以上的長者設 21.3 個資助床位 [#] (由社會福利署按聯網估算)	667 個床位	60 個床位	300 個床位	-367 個床位~ (由社會福利署按較大的範圍估算下的長遠目標~)

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘/短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
學前康復服務	每 1,000 名 0 - 6 歲 幼童設 23 個資助 名額 [#] (由社會福利署按 地區估算)	75 個名額	214 個名額	214 個名額	139 個名額
日間康復服務	每 10,000 名 15 歲 或以上人士設 23 個資助名額 [#] (由社會福利署按 地區估算)	188 個名額	125 個名額	125 個名額	-63 個名額 [~] (由社會福利署按 較大的範圍估算 下的長遠目標~)
院舍照顧服務	每 10,000 名 15 歲 或以上人士設 36 個資助名額 [#] (由社會福利署按 聯網估算)	294 個名額	0 個名額	0 個名額	-294 個名額 [~] (由社會福利署按 較大的範圍估算 下的長遠目標~)
日間社區康復中心	每 420,000 人設 1 間 [#] (由社會福利署按 地區估算)	0	0	1	1
殘疾人士地區支援 中心	每 280,000 人設 1 間 [#] (由社會福利署按 地區估算)	0	0	0	0
精神健康綜合社區 中心	每 310,000 人設 1 間 [#] (由社會福利署按 地區估算)	0	0	0	0

註：

規劃居住人口約為 94 000 人。如包括流動人口，整體規劃人口約為 96,400 人。所有人口數字已調整至最接近的百位數字。

備註：

有關要求不包括規劃流動人口。

π 小型圖書館亦計算在內以符合《香港規劃標準與準則》的要求。

* 牛池灣規劃區有一間分區圖書館(即牛池灣公共圖書館)和一間當區圖書館(即富山公共圖書館)。

& 欠缺的課室數目是根據分區計劃大綱圖的規劃人口計算得出，而根據教育局的資料，整體而言，公營小學學額供應的規劃是以區為本，而公營中學學額供應則按全港整體情況規劃。按現行機制，教育局會參考根據政府統計處定期更新的人口推算而編製的學齡人口推算，並考慮現時各級學生的實際人數，以及最新人口變化(包括內地新來港兒童的數目)，以估計未來對學額和有關資源的需求。教育局在考慮最新的推算數字、其他可能影響個別地區學額需求的因素、在有關地區增加學額供應的不同方案，以及現行的教育政策(包括透過重置改善教學環境)等因素後，會決定是否需要分配校舍營辦新學校或重置現有學校。根據教育局的評估，目前黃大仙區有足夠的學額應付合資格的學齡人口。

^ 欠缺的病床數目是根據分區計劃大綱圖的規劃人口計算得出，而醫院管理局是根據醫院聯網規劃其服務，並會在規劃及發展各項公營醫療服務時考慮多項因素。九龍中聯網為油麻地、尖沙咀、旺角、九龍城及黃大仙區的居民提供服務。第一個及第二個 10 年醫院發展計劃已籌劃進行多項醫院重建項目，以提供額外病床服務九龍中聯網的人口。第一個及第二個 10 年醫院發展計劃可應付預計的服務需求。

~ 欠缺的設施數目是根據分區計劃大綱圖的規劃人口計算得出，而社會福利署(下稱「社署」)在評估這些設施的供應時所採用的範圍／地區較大。當局採用以人口為基礎的規劃標準時，須考慮福利設施的分布情況、不同地區的供應、人口增長及人口結構轉變所帶來的服務需求，以及不同福利設施的供應等因素。由於《香港規劃標準與準則》就這些設施所訂立的要求乃長遠目標，在規劃和發展過程中，社署會就實際供應作出適當考慮。政府一直採取多管齊下的方式，透過長、中和短期策略，物色合適的用地或處所，以提供更多需求殷切的福利服務。

2022 年 11 月