

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 2/25
For Consideration by the
Metro Planning Committee on 2.5.2025**

**PROPOSED AMENDMENTS TO
THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/20**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/20 (**Attachment I**) as shown on the draft OZP No. S/H9/20A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 14.5.2024, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Shau Kei Wan OZP, which was subsequently renumbered as S/H9/20. On 24.5.2024, the approved Shau Kei Wan OZP No. S/H9/20 was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 16.4.2025, the Secretary for Development (SDEV) referred the approved Shau Kei Wan OZP to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 25.4.2025 under section 12(2) of the Ordinance.

3. Background

- 3.1 Increasing land supply through a multi-pronged approach to support housing and other development needs has been a key policy direction of the Government. In pursuit of this policy initiative, the Government has been carrying out various land use reviews on an on-going basis, including reviews on the Government land currently vacant, under Short Term Tenancies (STTs) or different short-term government uses, and on sites reserved for Government, Institution or Community (GIC) uses but without concrete development plan or sites used for various government purposes which are no longer required or could be relocated, with a view to identifying suitable sites for conversion to residential use. The Former Shau Kei Wan Market (SKWM) Building (**Plan 2a and Photo 1 on Plan 4a**), located at Shau Kei Wan Main Street East and closed since 2018 due to the low occupancy rate and patronage, along with the adjacent SKWM Building Sitting-out Area (SOA) (**Plan 2a and Photo 2 on Plan 4a**), has been identified as

having potential for private residential development (**Item A**). The Food and Environmental Hygiene Department has confirmed that there is no need for the reprovisioning of the public market. Other relevant government bureaux and departments (B/Ds) have also confirmed that there is no need to reserve the site for other GIC uses and have raised no objection to or no adverse comments on the proposed rezoning of the site from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”) to take forward the proposed residential development.

- 3.2 Opportunity has also been taken to amend the OZP to reflect the current as-built condition of the existing Kam Wah Street Rest Garden (**Plan 2a and Photo 5 on Plan 4b**) (**Item B**) and to update the ES of the OZP to reflect the latest planning circumstances.

4. **Proposed Amendments**

Amendment Item A: Proposed Residential Development at the Former SKWM Building and SKWM Building SOA (Plans 1, 2a, 3, 4a and 4b)

The Site and its Surroundings

- 4.1 The site (about 1,490m²), which is entirely government land zoned “G/IC”¹, abuts Shau Kei Wan Main Street East on its western boundary. It is currently occupied by the Former SKWM Building and the SKWM Building SOA² (about 156.2m²) (**Plan 2a**). The Former SKWM Building (**Photo 1 on Plan 4a**), constructed in 1972, is a 4-storey structure. The first and second floors, previously used as market, are currently vacant, while the third and roof floors are in active use by the Leisure and Cultural Services Department (LCSD) for table tennis facilities (**Photo 3 on Plan 4b**) and a children’s playground (**Photo 4 on Plan 4b**) respectively. The site is well served by public transport, with Shau Kei Wan MTR Station (**Plan 2a**) located about 120m to the northwest, the Shau Kei Wan Tram Terminus (**Plan 2a**) about 30m to the southwest, the Shau Kei Wan Bus Terminus (**Plan 5**) approximately 200m to the west, and several bus/minibus stops within a 150m radius.
- 4.2 The surrounding areas of the site, which are predominantly residential developments intermixed with various GIC facilities and open spaces, have the following characteristics:
- (a) to its immediate east, northeast and southeast lies the Hong Kong Housing Society (HKHS)’s Ming Wah Dai Ha public rental housing estate, which is currently undergoing phased redevelopment and is zoned “Comprehensive Development Area” (“CDA”) ³. To the north, south and west are a mix of old and new residential clusters zoned “Residential (Group A)” (“R(A)”) and

¹ The majority of the site is subject to a building height restriction (BHR) of 4 storeys, with a narrow strip of land along its southern boundary subject to a BHR of 1 storey.

² The SOA is hard-paved with planters, and does not include benches or recreational facilities.

³ Redevelopment within this “CDA” zone is subject to a maximum plot ratio (PR) of 6 as well as a maximum building heights (BH) of 100mPD for the northern part of the zone and 120mPD for the southern part.

“Residential (Group A)2” (“R(A)2”)⁴. These residential developments are subject to building height restrictions (BHRs) of 100mPD and 120mPD, which increase progressively from the waterfront in the north to the inland areas in the south (**Plan 5**);

- (b) to the immediate south are the Shing Wong Temple (a Grade 3 historic building) and the Kam Wah Street Rest Garden (**Plan 2a**);
- (c) to the further south across Kam Wa Street is a refuse collection point and a public toilet, both zoned “G/IC” with a BHR of 3 storeys (**Plan 2a**); and
- (d) the lower floors of the residential developments along Shau Kei Wan Main Street East, Kam Wa Street and Mong Lung Street, to the north and west of the site, are occupied by commercial uses such as shops and eating places.

Rezoning Proposal

- 4.3 Having considered (i) the high-rise and high-density residential neighbourhood surrounding the site; (ii) good accessibility to the public transport networks; and (iii) the availability of community and retail facilities in the neighbourhood, the site is considered suitable for high-rise and high-density residential development. To optimise site utilization and provide more flexibility in site planning, it is proposed to include the SKWM Building SOA (**Plan 2a and Photo 2 on Plan 4a**) within the same “G/IC” zone for development.
- 4.4 Taking into account the site context, land use compatibility with surrounding developments and infrastructural capacity, it is proposed to rezone the site from “G/IC” to “R(A)7” subject to a BHR of 120mPD to take forward the proposed residential development. The proposed BH has taken into account the flexibility for architectural design, possible accommodation of permitted commercial facilities (shop and services / eating places), public/ community facilities and aboveground carpark, interface issue with Shing Wong Temple, and adoption of the Modular Integrated Construction. Provision of public/ community facilities within the site is being actively considered among relevant B/Ds. The public/ community facilities, if any, are proposed to be exempted from PR calculation under the OZP. The domestic and/or non-domestic plot ratios (PRs) of the “R(A)7” zone align with those of the “R(A)” and “R(A)2” zones in the surrounding area, which are subject to a maximum domestic PR of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic PR of 15. The major development parameters of the proposed development are summarised as follows :

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|---|------------------------------------|
| Rezoning Area | About 1,490m ² |
| Development Area (excluding the existing footpath at Shau Kei Wan Main Street East) | About 1,450m ² (i) (ii) |

⁴ Developments or redevelopments within the “R(A)” zones are subject to a maximum domestic PR of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic PR of 15 and a maximum BH of 100mPD. On land designated “R(A)2”, BH of 120mPD would be permitted for sites with an area of 400m² or more to cater for amalgamation of sites and inclusion of on-site parking and loading/unloading and other supporting facilities for larger sites.

| | |
|---------------------------|---|
| Maximum PR | Domestic PR of 8 for Class A site, 9 for Class B site and 10 for Class C site ⁽ⁱⁱⁱ⁾ , or Non-domestic PR of 15 |
| Maximum BH | 120mPD |
| No. of Block | 1 ^(iv) |
| Estimated No. of Flats | About 200 ^(iv) |
| Estimated Population | About 520 ^(iv) |
| Assumed Average Flat Size | 60m ^{2(iv)} |

Notes:

- (i) The development area is subject to subsequent detailed site survey.
- (ii) The total gross floor area will be calculated based on the development area.
- (iii) The definition of Class A, Class B and Class C sites shall be in accordance with the Building (Planning) Regulations.
- (iv) Subject to change at detailed design stage. 2.6 persons per occupied flat is assumed for estimating the population.

Land Use Compatibility and Development Intensity

- 4.5 Situated in an area of high-rise and high-density residential neighbourhood intermixed with low-rise GIC facilities and open spaces, the PR of the proposed residential development, as specified in Paragraph 4.4 above, is considered not incompatible with the surrounding residential developments in the “R(A)” and “R(A)2” zones with the same maximum PR.
- 4.6 While the topography of the Shau Kei Wan area rises from the waterfront in the north uphill towards Mount Parker in the south and Chai Wan Au in the east, the BHRs within the “R(A)” zones and “CDA” zone range from 100mPD (at the Aldrich Bay reclamation area and the town centre area) to 145mPD (Yiu Tung Estate and Tung Shing Court at the foothill area). Given that the site is located in the town centre area of Shau Kei Wan with high-rise residential developments within “R(A)”, “R(A)2” and “CDA” zones (with BHRs ranging from 100mPD to 120mPD) (**Plan 5**), the proposed BHR of 120mPD for the proposed residential development is considered not incompatible with the surrounding developments. It respects the stepped height concept, with BHs increasing progressively from the waterfront to the inland area, while also considering the views to and from the viewpoints in the Lei Yue Mun Park (**Plan 5**).

Technical Assessments

- 4.7 The preliminary assessments on the potential impacts of the proposed development indicate that there will be no insurmountable technical problems with regards to traffic and transport, noise, air quality, visual, landscape, and other infrastructural aspects. The relevant B/Ds consulted have expressed no adverse comments or no in-principle objection to the proposed amendments to the OZP.

Traffic and Transport

- 4.8 The site is well-served by public transport networks, including the Shau Kei Wan MTR Station, the Shau Kei Wan Tram Terminus (**Plan 2a**) and the Shau Kei Wan Bus Terminus (**Plan 5**), all within walking distance. The Commissioner for Transport (C for T) has advised that large volume of trip generations and attractions arising from the

proposed development is not anticipated, and the impact on the local road networks should not be significant. The proposed development would not cause insurmountable traffic impact. Nonetheless, the future developer of the site will be required to conduct a Traffic Review under the lease to ascertain the traffic impact during the construction and operational stages, based on the actual design and development parameters of the site. Any necessary measures identified in the Traffic Review will be implemented to the satisfaction of the C for T. In addition, the provision of appropriate internal transport facilities, such as loading/ unloading and parking, will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). The Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD) and the Commissioner of Police (C of P) have also expressed no adverse comments on the proposed rezoning.

Environment

- 4.9 While the site abuts Shau Kei Wan Main Street East (**Plan 2a**), insurmountable noise impacts are not anticipated, as advised by the Director of Environmental Protection (DEP). A traffic noise impact assessment to be conducted by the future developer will be required under the lease. With a buffer distance of 5m between air sensitive uses of the proposed development and Shau Kei Wan Main Street East in accordance with the HKPSG, no adverse vehicular emission impact is anticipated. Besides, the site is located immediately north of Shing Wong Temple (**Plan 2a**), the requirement for appropriate measures can be incorporated under the lease to minimise potential adverse air quality impacts (e.g. smoke and odour) from Shing Wong Temple. These include avoiding openable windows and fresh air intake of mechanical ventilation on lower floors from being positioned on the southern facade facing the temple.
- 4.10 Provided that sufficient distance is maintained in accordance with the HKPSG and incorporation of necessary measures to avoid adverse air quality impact from Shing Wong Temple, DEP has no in-principle objection to the proposed residential development at the site.

Visual Aspect

- 4.11 A Visual Appraisal (VA) has been conducted (**Attachment V**) to assess the potential visual impact arising from the proposed development. According to the VA, the potential visual impact of the proposed development at the site on surrounding visual sensitive receivers primarily ranges from “negligible” to “slightly adverse” (**Drawings 1a to 1g**). Only one viewpoint (VP) from the Shau Kei Wan Tram Terminus (Viewpoint 4) is rated “moderately adverse” (**Drawing 1d**), mainly due to its close proximity to Item A, which causes visual obstruction to the existing open sky view and the building gap between Ming Wai Dai Ha Phases 2 and 3 redevelopment. Notwithstanding this, the proposed development forms part of the existing high-rise and high-density residential neighbourhood and the proposed scale of development is considered not incompatible with the surrounding residential neighbourhood in Shau Kei Wan. The Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) and the Chief Architect/3, Architectural Services Department (CA/3, ArchSD) have no adverse comments on the VA and the proposed rezoning.

Landscape Aspect

- 4.12 A Landscape Assessment (LA), based on tree surveys conducted by the Lands Department (LandsD) and LCSD respectively, in support of the rezoning, is at **Attachment VI**. According to the tree surveys, there are a total of six trees of common species within the site (including three palm trees grown in pots/ planters within the existing SOA and three Ficus trees along the northeastern boundary). No registered Old and Valuable Tree (OVT) or rare/ protected species were identified within the site. CTP/UD&L, PlanD has no adverse comments on the tree surveys and considers that the proposed development at the site is not incompatible with the surrounding environment. Significant adverse impact on the existing landscape resources within the site arising from the proposed development is not anticipated.

Infrastructural and Other Technical Aspects

- 4.13 Regarding infrastructural and other technical aspects such as drainage, sewerage, water supply and geotechnical concerns, the relevant departments including Drainage Services Department (DSD), Environmental Protection Department, Water Supplies Department (WSD) and Geotechnical Engineering Office of the Civil Engineering and Development Department (GEO, CEDD) have no adverse comments on the proposed rezoning. DSD has confirmed that there are existing drainage facilities serving the site. As advised by DEP, sewage generated by the proposed development is not expected to cause insurmountable sewerage problem, however, a Sewerage Impact Assessment to be conducted by the future developer is required under the lease, and some local sewers may need to be upgraded depending on the development scale. WSD has confirmed that no insurmountable issues with the existing water supply are anticipated. GEO, CEDD has indicated that geotechnical investigations and studies, and any necessary slope upgrading works on the existing man-made feature No. 11SE-B/R210 (portion within the development area) (**Plan 2a**) may be required to be conducted and implemented by the future developer under the lease during the redevelopment of the subject site, and the proposed rezoning would cause no insurmountable impact.

Amendment Item B: Proposed Rezoning of a Site to the West of Shing Wong Temple to Reflect the Existing Kam Wah Street Rest Garden (Plans 1, 2a, 3 and 4b)

- 4.14 An area (about 101m²) located immediately west of Shing Wong Temple, i.e. portions of Kam Wah Street Rest Garden, is proposed to be rezoned from “G/IC” to “Open Space” (“O”) to reflect the as-built condition and align with its government land allocation (GLA) boundary.

5. Provision of Open Space and Major GIC Facilities

- 5.1 Taking into account the proposed amendments above, the planned population of the planning scheme area of Shau Kei Wan OZP (the Area) would be about 122,500. A summary of the existing and planned provision of open space and major GIC facilities for the Area is at **Attachment VII**. The existing and planned provision for GIC facilities and open space are generally adequate to meet the demand of the overall planned population in accordance with the requirements of Chapters 3 and 4 of the HKPSG and relevant B/D’s assessments.

GIC Facilities

- 5.2 Although there would be shortfalls in the provision of hospital beds, child care centres, rehabilitation and elderly services/facilities, the Health Bureau adopts a wider spatial context/ cluster in the assessment of provision for hospital beds. Regarding the deficits in some child care, elderly and rehabilitation services/facilities, the standards set for these services/ facilities are long-term goal assessed on a wider spatial context and the actual provision would be subject to the consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate. These services/facilities will be carefully planned/reviewed by relevant B/Ds, and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise.

Open Space

- 5.3 Based on the requirements under HKPSG, there will be a surplus of about 4.18 ha of local open space and about 1.52 ha of district open space in the Area after the rezoning. The overall provision of open space is sufficient to meet the demand of the planned population.

6. Proposed Amendments to Matters Shown on the Plan

- 6.1 The proposed amendments as shown on the draft Shau Kei Wan OZP No. S/H9/20A (**Attachment II**) are as follows:
- (a) Amendment Item A (about 1,490m²)
- Rezoning of the Former SKWM Building and SKWM Building SOA (**Item A** site) from “G/IC” to “R(A)7” with a maximum domestic PR of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic PR of 15 and a maximum BH of 120mPD as stipulated on the OZP.
- (b) Amendment Item B (about 101m²)
- Rezoning of a site to the west of Ming Wah Dai Ha (**Item B** site) from “G/IC” to “O”.
- 6.2 Opportunity has also been taken to slightly adjust zoning boundaries of two pieces of land to the immediate south of the proposed public housing development at A Kung Ngam Village from “Green Belt” to “Residential (Group A)6” (“R(A)6”) (about 85m²) and a piece of land from “Other Specified Uses” annotated “Comprehensive Recreational Development Area” (“OU(CRDA)”) to “R(A)6” (about 14m²) to reflect the latest extent of the proposed slope works of the public housing development as advised by CEDD (**Plan 2b**). Such minor adjustment of zoning boundaries would not have any material implications on the land use zonings.

7. Proposed Amendments to the Notes of the OZP

- 7.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

“R(A)” zone

- 7.2 In relation to **Item A** above, the Remarks for the Notes of the “R(A)” zone will be revised to incorporate the development restrictions for the new “R(A)7” sub-zone as mentioned in paragraph 4.4 above. Floor space constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded in determining the maximum PR for the “R(A)7” sub-zone.

8. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/H9/21.

10. Consultation

Departmental Circulation

- 10.1 The proposed amendments to the OZP had been circulated to the relevant B/Ds. All of them have no objection to/ no adverse comments on the proposed amendments and their comments have been incorporated in the above paragraphs, where appropriate.

- SDEV;
- Secretary for Home and Youth Affairs;
- Secretary for Labour and Welfare;
- C for T;
- CA/3, ArchSD;
- Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department;
- Chief Engineer/Construction, WSD
- Chief Engineer/Hong Kong & Islands, DSD;
- Chief Estate Surveyor/Land Supply, LandsD;
- CHE/HK, HyD;
- Commissioner for Heritage;
- C of P;
- CTP/HOLS, PlanD;
- CTP/TPB1, PlanD;
- CTP/UD&L, PlanD;
- DEP;

- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Director of Fire Services;
- Director of Food and Environmental Hygiene;
- Director of Health;
- Director of Housing;
- Director of Leisure and Cultural Services;
- Director of Social Welfare;
- District Lands Officer/Hong Kong East, LandsD;
- District Officer (Eastern), Home Affairs Department;
- Government Property Administrator;
- Head of GEO, CEDD; and
- Project Manager (South), CEDD.

Consultation on the Proposed Zoning Amendments

- 10.2 On 11.3.2025, PlanD consulted the District Facilities and Works Committee (DFWC) of the Eastern District Council (EDC) on the proposed amendments to the OZP⁵. In general, DFWC members had no objection to the proposed OZP amendments. However, for Amendment Item A, while Members acknowledged the development needs of the site, they expressed concerns about the provision of public or community facilities that would benefit the local community within the proposed development. They urged the government to consider incorporating such facilities on the site and made some suggestions including multi-purpose room(s) for table tennis facilities, meeting venues for incorporated owners in the neighbourhood, etc.; facilities for the elderly; a public dental clinic; a public vehicle park; and exhibition space to promote intangible cultural heritage in Shau Kei Wan, such as the Tam Kung Festival and dragon boat racing.
- 10.3 The provision of public/ community facilities is being actively considered by the relevant B/Ds taking into account the potential impacts on the proposed development.

Public Consultation after Exhibition of OZP

- 10.4 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/H9/21 upon exhibition) and its Notes will be exhibited for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory exhibition period. EDC will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

⁵ The proposed BHR for Item A was initially set at 110mPD during the consultation with DFWC of EDC. Members had no adverse comments on the proposed BHR. However, to provide greater design flexibility in addressing interface concerns with the adjoining Shing Wong Temple raised by DFWC of EDC, possible accommodation of permitted commercial facilities (shop and services/ eating places), public/ community facilities and aboveground carpark, and adoption of the Modular Integrated Construction, the proposed BHR for Item A is now revised to 120mPD. Relevant B/Ds have no adverse comments on the revised BHR.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Shau Kei Wan OZP No. S/H9/20 and that the draft Shau Kei Wan OZP No. S/H9/20A at **Attachment II** (to be renumbered to S/H9/21 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES for the draft Shau Kei Wan OZP No. S/H9/20A at **Attachment IV** as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

12. Attachments

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| Attachment I | Approved Shau Kei Wan OZP No. S/H9/20 (Reduced Size) |
| Attachment II | Draft Shau Kei Wan OZP No. S/H9/20A |
| Attachment III | Revised Notes of the Draft Shau Kei Wan OZP No. S/H9/20A |
| Attachment IV | Revised ES of the Draft Shau Kei Wan OZP No. S/H9/20A |
| Attachment V | Visual Appraisal for Amendment Item A |
| Attachment VI | Landscape Assessment for Amendment Item A |
| Attachment VII | Provision of Open Space and Major Government, Institution or Community Facilities in Shau Kei Wan Planning Area |
| Drawings 1a to 1g | Photomontages for Amendment Item A |
| Plan 1 | Comparison of Existing and Proposed Zonings on the OZP |
| Plan 2a | Site Plan for Amendment Items A and B |
| Plan 2b | Proposed Technical Amendments |
| Plan 3 | Aerial Photo for Amendment Items A and B |
| Plans 4a and 4b | Site Photos for Amendment Items A and B |
| Plan 5 | Plan showing the Building Height Restrictions for Surrounding Developments of Amendment Item A site |

PLANNING DEPARTMENT
MAY 2025