



圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
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		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
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)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		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 & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	7.47	2.19	商業
RESIDENTIAL (GROUP A)	69.00	20.22	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.74	1.39	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	48.66	13.67	政府、機構或社區
OPEN SPACE	48.66	14.26	休憩用地
OTHER SPECIFIED USES	40.49	11.86	其他指定用途
GREEN BELT	52.63	15.42	綠化地帶
MAJOR ROAD ETC.	71.61	20.99	主要道路等
TOTAL PLANNING SCHEME AREA	34126	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 3 / 3 2 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K13/32

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按原城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A 1	修訂項目 A 1 項
AMENDMENT ITEM A 2	修訂項目 A 2 項
AMENDMENT ITEM B 1	修訂項目 B 1 項
AMENDMENT ITEM B 2	修訂項目 B 2 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2025年3月21日
核准圖編號 S/K13/32 的修訂
AMENDMENTS TO APPROVED PLAN No. SK13/32 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
21 MARCH 2025

Ma Donna Tam 譚燕萍
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頭角及九龍灣（九龍規劃區第 1 3 及 1 7 區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREAS No. 13 & 17 - NGAU TAU KOK & KOWLOON BAY - 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擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/K13/33

**SCHEDULE OF AMENDMENTS TO
THE APPROVED NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/32
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site at Choi Hing Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)4” (“R(A)4”) with stipulation of building height (BH) restriction.
- Item A2 – Rezoning of two strips of land at Choi Hing Road from “G/IC” to areas shown as ‘Road’.
- Item B1 – Rezoning of a site at Choi Ha Road from “G/IC” to “R(A)4” with stipulation of BH restriction.
- Item B2 – Rezoning of a strip of land at Choi Ha Road from “G/IC” to “G/IC(3)”.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “R(A)” zone to incorporate “R(A)4” sub-zone with development restrictions.
- (b) Deletion of the Remark of the Notes for “R(A)2” zone in relation to indoor recreation centre.
- (c) Deletion of ‘Educational Institution (ground floor only)’, ‘Place of Entertainment (ground floor only)’, ‘Religious Institution (ground floor only)’ and ‘Training Centre’ from Column 2 of Schedule II of the Notes for “Other Specified Uses” annotated “Business” zone.

21 March 2025

Town Planning Board

《牛頭角及九龍灣分區計劃大綱草圖編號 S/K13/33》
Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/33

申述人名單
Index of Representations

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/K13/33-R001	TPB/R/S/K13/33-S004	Ma Ngai Chi Peter 馬毅智
TPB/R/S/K13/33-R002	TPB/R/S/K13/33-S002	Lee Ho Man
TPB/R/S/K13/33-R003	TPB/R/S/K13/33-S003	Mary Mulvihill
TPB/R/S/K13/33-R004	TPB/R/S/K13/33-S001	Lee Ho Ming

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁
 < https://www.tpb.gov.hk/tc/plan_making/S_K13_33.html > 查閱就《牛頭角及九龍灣分區計劃
 大綱草圖編號 S/K13/33》提出的申述。

Representations in respect of the Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/33 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at
 < https://www.tpb.gov.hk/en/plan_making/S_K13_33.html >.

Kowloon District**Agenda Item 5**

[Open Meeting]

Proposed Amendments to the Approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/32

(MPC Paper No. 1/25)

7. Noting that the sites at Choi Hing Road under Amendment Items A1 and A2 were in close proximity to St. Joseph's Anglo-Chinese School, Mr Stanley T.S. Choi declared an interest on the item for being an alumni of St. Joseph's Anglo-Chinese School and was currently involving in the school affairs. As the interest of Mr Stanley T.S. Choi was considered indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

8. The following government representatives and the consultants were invited to the meeting at this point:

Planning Department (PlanD)

Ms Vivian M.F. Lai	-	District Planning Officer/Kowloon (DPO/K)
Mr Patrick W.Y. Wong	-	Senior Town Planner/Kowloon (STP/K)
Ms Peggy L.Y. Wong	-	Town Planner/Kowloon

Civil Engineering and Development Department (CEDD)

Mr Jason K.C. Wong	-	Senior Engineer/10 (East)
Mr Ephes M.K. Lau	-	Senior Architect/1 (East) (SA/1(E))

Consultants

AtkinsRealis Asia Limited

Mr Louis N.K. Lau

Ms F.C. Kwan

Mr Kelvin H.F. Chau

Mr Alex P.Y. Sung

Mr Kevin Lee

Mr W.K. Chiu

9. With the aid of a PowerPoint presentation, Mr Patrick W.Y. Wong, STP/K, PlanD, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments included:

- (a) Amendment Item A1 – rezoning a site at Choi Hing Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group A) 4” (“R(A)4”) subject to a maximum plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that was partly domestic and partly non-domestic and a maximum building height (BH) of 175mPD;
- (b) Amendment Item A2 – rezoning two residual strips of land at the northwestern and southeastern corners of Item A1 Site from “G/IC” to areas shown as ‘Road’;
- (c) Amendment Item B1 – rezoning a site at Choi Ha Road from “G/IC” to “R(A)4” subject to a maximum PR of 7.5 for a domestic building or 9.0 for a building that was partly domestic and partly non-domestic and a maximum BH of 140mPD; and
- (d) Amendment Item B2 – rezoning the staircase to the north of Item B1 Site from “G/IC” to “G/IC(3)”.

[Ms Sandy H.Y. Wong joined the meeting during PlanD’s presentation.]

10. As the presentation of PlanD’s representative was completed, the Chairperson invited questions from Members.

Planning Context

11. Two Members raised the following questions:

- (a) what the major shortfalls of government, institution and community (GIC) facilities in the district were, and how the situation could be alleviated through the proposed amendments;
- (b) whether the proposed residential developments at Items A1 and B1 Sites were justified given the abundant housing supply in Kowloon Bay and Kai Tak; and
- (c) whether the requirements to provide GIC facilities at Items A1 and B1 Sites would discourage developers from purchasing the two residential sites in public tenders.

12. In response, Ms Vivian M.F. Lai, DPO/K, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) information on the provision of GIC facilities in the district was provided in Attachment VI of the Paper. In general, the existing and planned provisions of GIC facilities and open space were adequate to meet the demand of the overall planned population in the district, except for child care, elderly and rehabilitation services/facilities. In consideration of the individual site context and the requirements of the concerned government departments, it was the current practice to incorporate suitable GIC facilities into development sites where appropriate, such as the proposed rehabilitation facilities at Item A1 Site and elderly and other social welfare facilities at Item B1 Site. It was expected that the GIC facilities to be provided in the proposed residential developments could alleviate part of the GIC shortfall in the district. Other shortfalls would be addressed gradually through the provision of appropriate GIC facilities in new developments/redevelopments when opportunities arose;

- (b) both Items A1 and B1 Sites were currently zoned “G/IC” on the OZP. Item A1 Site was originally reserved for a social welfare complex and an electricity substation, but there was no implementation programme for the facilities. Item B1 Site comprised the vacant school premises (VSP) of the Former Maryknoll Secondary School. Relevant government departments had been consulted and did not require the sites for GIC uses. To optimise the use of valuable land resources, PlanD had reviewed the land use of the two sites. Taking into account various land use scenarios and site considerations, the feasibility study conducted by CEDD confirmed that both sites were suitable for residential use. There was a long-term housing demand in the territory, and the proposed residential developments aligned with the Government’s policy of a continued increase in land supply through a multi-pronged approach to support housing needs; and
- (c) the proposed GIC facilities constituted only a small portion of the residential developments. With reasonable site configurations, the future developers should be able to effectively integrate the GIC facilities into the residential developments through appropriate layout and building design.

13. The Chairperson supplemented that according to the Annual Progress Report 2024 of the Long Term Housing Strategy (LTHS), the projected total housing supply target for the 10-year period from 2025-26 to 2034-35 was about 440,000 units and the public/private split of new housing supply remained at 70:30, accounting for about 132,000 private housing units in the coming 10-year period. Ms Vivian M.F. Lai, DPO/K, PlanD further explained that as both sites were located in a well-established community and were ready for development, the proposed residential developments could be completed by 2030/31 for Item A1 Site and 2031/32 for Item B1 Site. As such, they could contribute to the private housing supply during the first 5 years of the 10-year LTHS when the demand was more acute.

Land Use Compatibility

14. Noting that there were three schools in the vicinity of Item A1 Site, two Members raised the following questions:

- (a) whether the proposed residential use would be in conflict with the neighbouring schools, considering that future residents might be disturbed by noise from the schools and that the proposed residential development overlooking the schools might have impact on students' activities; and
- (b) what measures could be taken to minimise nuisances to the schools during construction stage.

15. In response, Ms Vivian M.F. Lai, DPO/K, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) Item A1 Site was separated from the neighbouring St. Joseph's Anglo-Chinese School by a road, and Sing Yin Secondary School was farther away. Only the school hall and classroom building of St. Joseph's Anglo-Chinese School were fronting Item A1 Site, and the basketball courts with more noise-generating activities were located at the eastern side farther from Item A1 Site. Therefore, the future residents would be less susceptible to noise from the schools and direct overlooking was considered minimal. For Caritas Mother Teresa School to the south of Item A1 Site, as it was situated in a higher platform, the interface was minimal. The future developer would have to follow the requirements under the building regulations, including the Sustainable Building Design Guidelines, in the detailed design of the residential development; and
- (b) the construction of Item A1 Site would be governed by relevant legislation and guidelines to control and mitigate noise impact, air emissions and solid waste discharge.

Site Context and Current Land Use

16. In response to a Member's enquiry on tree removal and any ecological impact arising from the proposed developments, Mr Ephes M.K. Lau, SA/1(E), CEDD said that a Preliminary Environmental Review and a tree survey had been conducted, which confirmed

that the proposed developments at both Item A1 and B1 Sites would not have significant ecological impacts and there were no Old Valuable Trees or Trees of Particular Interest in both sites. Instead, only common tree species found in urban areas, such as *Acacia confusa* (台灣相思), *Ficus virens* (大葉榕), *Aleurites moluccana* (石栗), *Macaranga tanarius* var. *tomentosa* (血桐), were recorded.

17. Two Members raised the following questions:

- (a) whether the proposed rehabilitation facilities at Item A1 Site could be provided in a standalone low-rise block to minimise interface issues with the residential building and enhance convenience for future users. If so, whether the current BH restriction could accommodate a combination of low-rise and high-rise blocks; and
- (b) the current land use at Item B1 Site, and whether re-provisioning was necessary.

18. In response, Ms Vivian M.F. Lai, DPO/K, PlanD made the following main points:

- (a) a scenario for separating the uses in low-rise and high-rise blocks had been devised and tested, and the result indicated that the proposed BH of 175mPD for Item A1 Site could accommodate such a separation. Alternatively, the uses could be physically separated within the same building with separate entrances; and
- (b) the VSP at Item B1 Site was currently used as a temporary training and youth development centre by the Hong Kong Customs and Excise Department. Upon termination of the temporary use, the site had been handed over to the Government. The re-provisioning arrangement, if necessary, would be subject to further discussions with relevant government departments.

19. As Item B1 Site was one of the VSP sites, the Chairperson explained that a Central Clearing House Mechanism (the Mechanism) was in place to monitor the uses of these sites. At the invitation of the Chairperson, Ms Vivian M.F. Lai, DPO/K, PlanD further elaborated on the Mechanism for VSP sites that the Mechanism would be activated when the Education Bureau confirmed that a VSP site was no longer required for school use. In accordance with the Mechanism, PlanD would review the use of VSP sites to identify and recommend suitable long-term uses. To optimise land resources, some VSP sites could be put to short-term uses prior to implementation of the long-term uses. The Lands Department compiled and published a list of VSP sites available for short-term community, institutional or non-profit making uses in their website. Users, including government departments and non-governmental organisations, were fully aware of the short-term availability of those sites. Upon confirmation of the long-term uses, the Government would take back the sites to implement the long-term uses.

20. Members generally supported the proposed amendments to the OZP. The Chairperson remarked that the proposed amendments to the OZP mainly involved rezoning Item A1 and B1 Sites from “G/IC” to “R(A)4” for private residential developments through land sale. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Town Planning Board for consideration.

[Professor Bernadette W.S. Tsui joined the meeting during the question and answer session.]

21. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) and that the draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/32A at Attachment II of the Paper (to be renumbered to S/K13/33 upon exhibition) and its Notes at Attachment III of the Paper are suitable for 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 Ngau Tau Kok and Kowloon Bay OZP No.

S/K13/32A (to be renumbered to S/K13/33 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

22. 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.

[The Chairperson thanked the government representatives and the consultants for attending the meeting. They left the meeting at this point.]

Agenda Item 7

Any Other Business

[Open Meeting]

23. There being no other business, the meeting was closed at 9:45 a.m.

~~wai and Mr WONG Chun-ping before the meeting. HDPC consented to the above two applications for absence due to their compliance with Order 64 (1) of the Kwun Tong District Council Standing Orders.~~

I. Confirmation of Minutes of Last Meeting

3. Members had no further comments or amendments and the minutes of the 6th meeting were confirmed.

II. Proposed Amendments to the Approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/32
(KTDC HDPC Paper No. 1/2025)

4. The representative of the Planning Department (“PlanD”) presented the paper.
5. Members raised views and enquiries as follows:
- 5.1 Members pointed out that nearly 10 000 people would move into the housing projects near Choi Hing Road in the future, and considered that Choi Hing Road and Clear Water Bay Road would be unable to cope with the corresponding traffic flow.
- 5.2 Members noted that there were often people learning to drive on Choi Hing Road, posing a risk to the safety of nearby students crossing the road.
- 5.3 Members highlighted the pressing demand for childcare services in the Kwun Tong West area and urged PlanD to provide such services in the two projects.
- 5.4 Members hoped that PlanD would provide community halls in the projects.
- 5.5 Members hoped that PlanD would enhance pedestrian connectivity for the two projects, particularly the connection between the Choi Ha Road site and the downhill area.
- 5.6 Members expressed concerns that the land lease conditions for the Choi Hing Road project, which stipulated that the social welfare facility must be used as a hostel cum day activity centre for severely mentally handicapped persons, might reduce the project’s attractiveness to developers.

5.7 Members hoped that PlanD would pay attention to the future vehicular run-in/out arrangements for the Choi Ha Road project, as the project was located between Amoy Gardens and the car park of Choi Ha Estate, both of which had a high volume of traffic.

5.8 Members hoped that PlanD would provide public transport interchanges (“PTIs”) in the two projects and carry out proper traffic planning in advance, including the consideration of widening footpaths.

6. The representative of PlanD responded to Members’ views and enquiries as follows:

6.1 PlanD stated that it would relay the views regarding the provision of childcare services in the Kwun Tong West area to the Social Welfare Department (“SWD”).

6.2 Regarding the hostel cum day activity centre for severely mentally handicapped persons in the Choi Hing Road project, PlanD stated that flexibility could be provided in the design, such as separating the entrances and exits of the centre and the residential portion to minimise the impact on residents.

6.3 PlanD stated that there were currently nine community halls/centres in Kwun Tong District and that further studies were required to determine whether it was necessary to provide community halls in the projects. As space at the Choi Ha Road site was limited, a preliminary assessment had indicated that incorporating a community hall into the project, while adhering to the building height restrictions, would significantly reduce the provision of the proposed social welfare facilities. Therefore, the matter would need to be referred to the relevant departments for review and assessment of the needs.

7. The representative of the Civil Engineering and Development Department (“CEDD”) responded to Members’ views and enquiries as follows:

7.1 CEDD stated that a traffic impact assessment had been conducted for the Choi Hing Road project, which found that the project would not have an unacceptable impact on nearby roads. In addition, the Transport Department (“TD”) had proposed road improvement works in the vicinity of Choi Hing Road, including the widening of sections of Clear Water Bay Road and New Clear Water Bay Road, and the construction of a connecting road to allow vehicles turn left from New Clear Water Bay Road to Choi Hing Road. It was expected that the vehicular flow at the Choi Hing Road roundabout would increase in the future, which would in turn reduce

learner driver activities that Members had expressed concern about.

7.2 Regarding pedestrian connectivity for the Choi Ha Road project, CEDD explained that the construction sites surrounding the project were private land. Although the feasibility of constructing a footbridge connecting to the adjacent private housing estate had been studied, it was found that the clearance below the proposed footbridge would be insufficient for vehicle passage, thereby affecting the operation of the private housing estate's car park. In addition, the footbridge could potentially impact the privacy of nearby residents. Furthermore, CEDD had explored the feasibility of installing an escalator next to the staircase between Cheerful Court and Amoy Gardens but found that there was insufficient space at the location.

7.3 Regarding the vehicular run-in/out on Choi Ha Road, CEDD noted that a car park was situated opposite the proposed project. As such, vehicles would be restricted to entering the proposed project via a left turn from Choi Ha Road and exiting via a left turn onto Choi Ha Road, ensuring that the traffic flow of the opposite car park would not be affected.

7.4 CEDD stated that it would relay the suggestion of adding PTIs to the relevant departments.

8. Members raised follow-up views and enquiries as follows:

8.1 Members stated that private residential projects were likely to have more private car users and hoped that PlanD would carefully consider the parking space supply and transport arrangements for the projects.

8.2 Members enquired about the service targets of the Short-term Food Assistance Service Team ("Service Team") under the Choi Ha Road project.

8.3 Members expressed confusion as to why the road section near the Choi Hing Road project had not been widened during the initial widening works on New Clear Water Bay Road. They enquired whether vehicles from the project would only access Choi Hing Lane via the roundabout beside St. Joseph's Anglo-Chinese School in the future, without using New Clear Water Bay Road.

8.4 Members noted that the "Learner Drivers Prohibited" restrictions were in place near other schools and questioned why such restrictions could not be implemented on Choi Hing Road.

- 8.5 Members enquired with PlanD about the procedures and timeline for land use rezoning.
- 8.6 Members noted that the site of the Choi Hing Road project was currently being used as a temporary car park and expressed concern that the change in land use might reduce the supply of parking spaces in the district.
- 8.7 Members hoped that SWD would provide suitable social welfare facilities in response to the needs of the area.
- 8.8 Members hoped that PlanD would provide more pedestrian connection facilities for the Choi Hing Road project.
- 8.9 Members were concerned that the Choi Ha Road development project would create a wall effect upon completion.
9. The representative of PlanD responded to Members' views and enquiries as follows:
- 9.1 PlanD said that the design of the Choi Ha Road project complied with the provisions of the Buildings Ordinance and the Sustainable Building Design Guidelines, and would not result in a wall effect.
- 9.2 PlanD stated that the service targets of the Service Team were families in need in the district. According to data provided by SWD for 2022-2023, a total of 14 309 beneficiary units were recorded in Kwun Tong District. The Service Team serving Kwun Tong District currently operated from rented premises, and there was a need to identify long-term premises for operation.
- 9.3 PlanD explained that the land use rezoning procedure included the exhibition of the draft plan incorporating the proposed amendments for public inspection for two months. Subsequently, the Town Planning Board ("TPB") would conduct hearings to consider public representations and comments. Finally, TPB would submit the draft plan to the Chief Executive in Council for approval.
10. The representative of CEDD responded to Members' views and enquiries as follows:
- 10.1 CEDD said that both projects were private developments, and as such, the final number of parking spaces could not be confirmed at this stage. However, during the traffic impact assessment, CEDD had estimated the number of parking spaces for both

projects based on the upper limit stipulated in the Hong Kong Planning Standards and Guidelines. The assessment results showed that the two projects would not cause any unacceptable impacts on nearby traffic.

10.2 CEDD noted that both projects were located near bus and minibus stops, allowing future residents to use nearby public transport services. Furthermore, TD would also collaborate with bus or minibus operators to assess the need to increase service frequency when the projects were occupied.

10.3 CEDD stated that the vehicular run-in/out for the Choi Hing Road project would be located on Choi Hing Road instead of New Clear Water Bay Road.

10.4 CEDD would relay Members' views on the regulation of learner driver routes to TD for follow-up.

10.5 CEDD stated that the Choi Hing Road project was located near major pedestrian walkways, allowing residents to walk to nearby bus stops and minibus stops for transportation.

11. The Chairman summarised the issues of concern to Members and requested that PlanD and CEDD follow up on their views.

12. Members noted the paper.

~~III. Progress Report of Public Housing Projects under the Housing Department~~ (KTDC HDPC Paper No. 2/2025)

13. The representative of the Housing Department ("HD") presented the paper.

14. Members raised views and enquiries as follows:

14.1 Members pointed out that multiple development projects would be completed in the Yau Tong area in the future, and hoped that HD and TD would plan the public transport arrangements for Ko Chiu Road in advance.

14.2 Members enquired when the polyclinic at Site A on Pik Wan Road would be put into service.

**Provision of Open Space and Major Government, Institution and Community Facilities
in Ngau Tau Kok & Kowloon Bay Planning Areas**

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 [#]	19.28 ha	30.42 ha	43.33 ha	+24.05 ha
Local Open Space	10 ha per 100,000 persons [#]	19.28 ha	29.79 ha	36.18 ha	+16.90 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	2	3	3	+1
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	1	1	+1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	2	2	N.A.
Library	1 district library for every 200,000 persons ^π (assessed on a district basis)	0	1	1	+1

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)	
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	88 classrooms	99 classrooms	114 classrooms	+26 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	280 classrooms	245 classrooms	245 classrooms	-35 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	241 classrooms	281 classrooms	311 classrooms	+70 classrooms
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority on a regional/cluster basis)	1,095 beds	0 beds	0 beds	-1,095 beds
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	1	2	2	+1
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	772 places	113 places	301 places	-471 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	2	4	4	+2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	1	2	2	+1

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 [#] (assessed by SWD)	N.A.	2	2	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 [#] (assessed by SWD)	N.A.	7	7	N.A.
Community Care Services (CCS) Facilities (Elderly)	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	1099 places	653 places	703 places	-396 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	1361 beds	910 beds	1,120 beds	-241 beds [@] (A long-term target assessed on a wider spatial context by SWD [@])
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	136 places	162 places	347 places	+211 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	390 places	0 places	0 places	-390 places [@] (A long-term target assessed on a wider spatial context by SWD [@])

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)	
Residential Care Services (Rehabilitation)	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	610 places	160 places	210 places	-400 places [@] (A long-term target assessed on a wider spatial context)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	1	0	0	-1

Note:

The planned resident population is 192,800. If including transients, the overall planned population is about 199,100. The population figures have been adjusted downwards to the nearest hundred for assessment purpose.

The requirements exclude planned population of transients.

^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon East Cluster provides services for residents in Kwun Tong and Sai Kung districts.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

@ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

π Small libraries are counted towards meeting the HKPSG requirement.

February 2025

**Provision of Open Space and Major Government, Institution and Community Facilities
in Kwun Tong District (Including Anderson Road Quarry (ARQ&))**

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 [#]	79.89 ha	63.15	115.99	+36.10
Local Open Space	10 ha per 100,000 persons [#]	79.89 ha	121.92	145.35	+65.46
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	523 classrooms	939	999	+476
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	858 classrooms	941	1,061	+203
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	334 classrooms	398	490	+156
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	1	2	3	+2
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	4	1	2	-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)	
Hospital	5.5 beds per 1,000 persons [^] (assessed by Hospital Authority on a regional/cluster basis)	4,565 beds	1,574	2,134	-2,431
Clinic/Health Centre	1 per 100,000 persons	8	5	8	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	1	1	1	0
Child Care Centre	100 aided places per 25,000 persons ^{#@}	3,196 places	578	1,566	-1,630
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#]	6	13	14	+8
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	5	7	8	+3
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	4	4	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 [#] (assessed by SWD)	N.A.	21	24	N.A.

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)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} @	4,881 places	2,237	2,955	-1,926
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] @ (assessed by SWD on a cluster basis)	6,045 beds	2,536	3,616	-2,429
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#]	520 places	576	1,181	+661
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#]	1,645 places	1,146	1,646	+1
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	2,576 places	1,108	1,698	-878
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#]	2	1	1	-1
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#]	3	2	2	-1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#]	2	2	2	0
Community Hall	No set standard	N.A	9	10	N.A
Library	1 district library for every 200,000 persons ^π	4	6	7	+3

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)	
Sports Centre	1 per 50,000 to 65,000 persons [#]	12	9	11	-1
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#]	3	1	1	-2
Swimming Pool Complex – standard	1 complex per 287,000 persons [#]	2	1	1	-1

Note:

Facilities and open space figures of all OZPs (S/K13/33, S/K14N/15, S/K14S/26, S/K15/27 and S/K22/8(part)) within Kwun Tong DC district are included.

The planned resident population in Kwun Tong District (including ARQ) is about 798,900. If including transients, the overall planned population is about 830,100. All population figures have been adjusted to the nearest hundred.

[#] The requirements exclude planned population of transients.

[^] The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.

^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.

[@] 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.

^π Small libraries are counted towards meeting the HKPSG requirement.

[&] ARQ falls within Sai Kung DC.

July 2025