

圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	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
COUNTRY PARK	CP	郊野公園
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
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)
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	
COMPREHENSIVE DEVELOPMENT AREA	3.52	1.75	綜合發展區
RESIDENTIAL (GROUP A)	45.71	22.70	住宅 (甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	16.07	7.98	政府、機構或社區
OPEN SPACE	9.89	4.91	休憩用地
OTHER SPECIFIED USES	44.15	21.92	其他指定用途
GREEN BELT	45.87	22.77	綠化地帶
COUNTRY PARK	5.88	2.92	郊野公園
MAJOR ROAD ETC.	30.31	15.05	主要道路等
TOTAL PLANNING SCHEME AREA	201.40	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/H9/20 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H9/20

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
AMENDMENT ITEM B

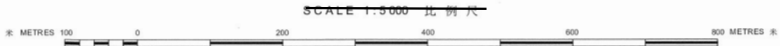
修訂項目 A 項
修訂項目 B 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2025年5月23日 按照城市規劃條例第5條展示的
核准圖編號 S/H9/20 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H9/20 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
23 MAY 2025

Ms 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筲箕灣（港島規劃區第9區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
HONG KONG PLANNING AREA No. 9 - SHAU KEI WAN - OUTLINE ZONING PLAN



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

圖則編號
PLAN No. S/H9/21

**SCHEDULE OF AMENDMENTS TO
THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site occupied by the Former Shau Kei Wan Market (SKWM) Building and the SKWM Building Sitting-out Area from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)7” (“R(A)7”) with stipulation of building height restriction.
- Item B – Rezoning of a site occupied by the Kam Wah Street Rest Garden from “G/IC” to “Open Space” (“O”).

II. Amendment to the Notes of the Plan

Revision to the Remarks of the Notes for the “Residential (Group A)” (“R(A)”) zone to incorporate “R(A)7” sub-zone with development restrictions.

23 May 2025

Town Planning Board

《筲箕灣分區計劃大綱草圖編號 S/H9/21》
Draft Shau Kei Wan Outline Zoning Plan No. S/H9/21

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/H9/21-R001	TPB/R/S/H9/21-S001	吳清清
TPB/R/S/H9/21-R002	TPB/R/S/H9/21-S002	Mary Mulvihill

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_H9_21.html > 查閱就《筲箕灣分區計劃大綱草圖編號 S/H9/21》提出的申述。

Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/21 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_H9_21.html >.

Hong Kong District

[Ms Janet K.K. Cheung, District Planning Officer/Hong Kong (DPO/HK), Mr Elton H.T. Chung, Senior Town Planner/Hong Kong (STP/HK), and Ms Gloria Y.L. Sze, Town Planner/Hong Kong, were invited to the meeting at this point.]

Agenda Item 4

[Open Meeting]

Proposed Amendments to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/20
(MPC Paper No. 2/25)

Presentation and Question Sessions

8. With the aid of a PowerPoint presentation, Mr Elton H.T. Chung, STP/HK, briefed Members on the background of the proposed amendments to the approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/20 (the approved OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments included:

- (a) Item A – rezoning of a site at the Former Sau Kei Wan Market (SKWM) Building and SKWM Building Sitting-out Area from “Government, Institution or Community” (“G/IC”) to “Residential (Group A) 7” (“R(A)7”) subject to a maximum domestic plot ratio (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 building height (BH) of 120mPD; and
- (b) Item B – rezoning of a site to the west of Ming Wah Dai Ha from “G/IC” to “Open Space” (“O”).

9. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and minor adjustment of zoning boundaries of three pieces of land to the immediate south of the proposed public housing development at A Kung Ngam Village.

10. As the presentation of the Planning Department (PlanD)'s representative had been completed, the Chairperson invited questions from Members.

11. Noting that a stepped BH profile was adopted in the approved OZP and the BH restriction for the surrounding areas of Item A site was 100mPD, a Member enquired the reasons for proposing an additional BH of 20m (i.e. a maximum BH of 120mPD) for Item A Site. In response, Ms Janet K.K. Cheung, DPO/HK, with the aid of some PowerPoint slides, said that while Item A Site was mainly surrounded by "R(A)" and "R(A)2" zones with a BH restriction of 100mPD, for those sites designated "R(A)2" to the south, a maximum BH of 120mPD would be permitted for sites with an area of 400m² or more. The two-tier approach was indicated in the Notes of the OZP, mainly to cater for provision of on-site parking, loading and unloading (L/UL) facilities and other supporting facilities. Besides, according to the Notes of the OZP for the "R(A)" zone, some commercial uses, such as 'Eating Place' and 'Shop and Services', were always permitted on the lowest three floors of a building. The proposed BH restriction of 120mPD had taken into account the flexibility for architectural design, possible accommodation of permitted commercial facilities (shop and services/eating places), carpark, L/UL facilities, and possible provision of public/community facilities which was being actively considered among relevant government bureaux and departments (B/Ds) at Item A Site.

12. The Chairperson supplemented that as the site area for Item A Site was over 1,000m², the BH restriction of 120mPD was in line with that of the "R(A)2" sites to its south.

13. Two Members raised the following questions:

- (a) whether there were sufficient government, institution and community (GIC) facilities in Shau Kei Wan;
- (b) whether there was any specific requirement or restriction stipulated in the OZP for the provision of GIC facilities at Item A Site; and
- (c) the area of a site that would necessitate the provision of on-site parking and L/UL facilities.

14. In response, Ms Janet K.K. Cheung, DPO/HK, with the aid of some PowerPoint slides, made the following main points:

- (a) the provision of GIC facilities for the planning area was generally adequate to meet the demand of the planned population as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG), except for shortfalls in hospital beds, child care centres, rehabilitation and elderly services/facilities. Premises-based GIC facilities could be incorporated in other large-scale development/redevelopment in future when opportunities arose;
- (b) given the relatively small size of Item A Site and the recent trend in land sale, there might be certain challenges in the provision of GIC facilities at Item A Site. Nevertheless, the provision of public/community facilities at Item A Site was being actively considered by the relevant B/Ds; and
- (c) the Transport Department (TD) was consulted regarding the provision of on-site car parking spaces and L/UL facilities at Item A site. According to TD, on-site car parking spaces and L/UL facilities were necessary for Item A Site although the amount to be provided might not be substantial as the site was well served by public transport networks. The necessity for parking and L/UL facilities was evaluated on a site-by-site basis, and the provision should be in accordance with the HKPSG.

15. The Chairperson recapitulated that Item A Site had been identified as a land sale site for private residential development. As the market use was no longer required, the proposed rezoning was to facilitate better utilisation of land resources in the urban area. The relevant B/Ds consulted had no in-principle objection to or no adverse comment on the proposed amendments to the OZP. The proposed development was considered not incompatible with the surrounding areas, and GIC facilities might be provided at Item A Site subject to further review.

16. Members generally supported the proposed amendments of the OZP. A Member opined that the Former SKWM Building was left vacant, which represented a waste

of valuable land resources. The Chairperson supplemented that there was a mechanism for the Government to regularly review the uses of vacant government land. Item A Site had been identified as having potential for private residential development under this mechanism.

17. The Chairperson remarked that the proposed amendments to the OZP mainly involved rezoning Item A Site from “G/IC” to “R(A)7” for private residential development through land sale and rezoning Item B Site from “G/IC” to “O” to reflect the as-built condition. 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.

18. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Shau Kei Wan Outline Zoning Plan (OZP) and that the draft Shau Kei Wan OZP No. S/H9/20A at Attachment II of the Paper (to be renumbered to S/H9/21 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 Shau Kei Wan OZP No. S/H9/20A (to be renumbered to S/H9/21 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.”

19. 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 PlanD’s representatives for attending the meeting. They left the meeting at this point.]

Action

~~Agenda 1. Confirmation of the Draft Minutes of the 7th Meeting of District Facilities and Works Committee~~

~~2. The above draft minutes were confirmed without amendment.~~

Agenda 2. Proposed Amendments to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/20
(DFWC Paper No. 4/2025)

3. The representative of the Planning Department (PlanD) briefed Members on Paper No. 4/2025.

4. Members supported the captioned project, and their views and enquiries about the agenda item were summarised as follows:

- (a) Members had consulted stakeholders such as residents, community groups and associations near the proposed development site. They suggested that the department should reserve public area as open space for the elderly to take rest. It was also proposed that the department should refer to the Stanley Ma Hang Park and install display boards illustrating the history of Main Street East or the district. In addition, the proposed development site was originally the starting point of the Tam Kung Festival Parade and the place for displaying the flower boards for Tam Kung Festival. Members hoped that the departments concerned could reserve space for the relevant groups to continue to organise the parade and display the flower boards.
- (b) Currently, table tennis facilities were provided on the third floor of the Former Shau Kei Wan Market. Members suggested that the relevant departments provide a multi-functional conference room at the proposed development site and place the table tennis facilities there. This multi-functional conference room could also be used as a community canteen or for holding owners' corporations (OCs) meetings.
- (c) As the proposed building height was not more than +110mPD, Members enquired about the number of floors that could be built. Besides, as there was no dental clinic with general public sessions in the Eastern

Action

District, Members proposed that the departments concerned should provide such clinics at the proposed development site. Members also suggested the provision of a public car park to solve the problem of insufficient parking spaces on Main Street East.

- (d) It was suggested that the departments should remind the developer of the close proximity of the proposed development site to the Shing Wong Temple, and the need to be mindful of the possible conflicts between the residents of the proposed development site and the Shing Wong Temple due to air quality problems.
- (e) The Tam Kung Festival was an annual event in Shau Kei Wan, attracting many tourists and nearby residents to participate. Members suggested that the relevant departments should consider building a Tam Kung cultural exhibition hall on the proposed development site as a tourist attraction, while passing on the traditional history and intangible cultural heritage of Shau Kei Wan, such as Tam Kung, dragon boats and Main Street East.
- (f) Members enquired about the public facilities to be provided at the proposed development site, and suggested that the relevant departments should specify in the land lease conditions the public facilities that the developer was responsible for building.
- (g) Members recommended that the department should properly plan the transportation facilities of the proposed development site.

5. The representative of the PlanD responded to Members' enquiries as follows:

- (a) Although the supply-demand imbalance for housing seemed to have been alleviated, the PlanD was still actively identifying suitable residential land to meet market demand in light of continued population growth and the influx of talent. In view of the prime location of the Former Shau Kei Wan Market and its convenient transportation network, the PlanD considered the Former Shau Kei Wan Market site and the Shau Kei Wan Market Building Sitting-out Area suitable for residential development.
- (b) According to the planning intention of the "Residential (Group A)" zone,

Action

in addition to residential development, the lowest three floors of a building could also be used for commercial purposes (such as shops and service and eating places). Noting Members' view on the provision of public facilities at the proposed development site, the PlanD would actively explore with the relevant bureaux/departments (B/Ds) the feasibility of providing suitable public facilities (such as recreational and sports venues) at the proposed development site.

- (c) The proposed development site was relatively small, and community facilities would also be provided in other development projects currently under construction or planning in the district, such as the public housing development project at A Kung Ngam Village and the public housing development project to the north of Ming Wah Dai Ha (built by the Hong Kong Housing Society). However, the relevant B/Ds would actively consider the provision of suitable public facilities in the area subject to the scale of the site and the impact of the proposed facilities on the project.
- (d) The proposed development site had convenient transportation, and it was expected that residents would mainly use public transportation to travel in the future. The departments concerned would also require the developer to follow the relevant guidelines and provide sufficient parking spaces and pick-up/drop-off facilities at the proposed development site.
- (e) As for public car parks, the PlanD would study with the relevant departments (such as the Transport Department (TD)) whether the location of the proposed development site was suitable for providing public car parks.
- (f) The PlanD had consulted the relevant departments on the air quality of the Shing Wong Temple. The joss paper burner of the Shing Wong Temple had been installed with air pollution control equipment in accordance with the relevant guidelines¹ to minimise the impact on nearby residential areas. In addition, the emission of air pollutants from the Temple was also regulated by the Air Pollution Control Ordinance. The developer would also need to take appropriate mitigation measures

¹ Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places

Action

in the future to address the potential impact of air pollutants emitted by the Shing Wong Temple on the proposed private residential development, such as avoiding the installation of openable windows and fresh air vents of the mechanical ventilation system on the south side facing the Shing Wong Temple. By implementing the relevant mitigation measures, the proposed development project was expected to have no insurmountable impact on the environment.

- (g) The “Residential (Group A)” zone allowed developers to have planning flexibility to determine the ratio of residential and non-residential properties, and the lowest three floors of the building could be used for commercial purposes.
- (h) If the relevant B/Ds decided after discussion that public facilities were required to be provided at the proposed development site, the public facilities that the developer was responsible for constructing would be listed in the land lease conditions with the consent of the relevant B/Ds.

Agenda 3. Alteration Works to the Covered Playground of Ex-TWGHs Lee Chi Hung Memorial Primary School at Siu Sai Wan Estate, Chai Wan **(DFWC Paper No. 5/2025)**

6. The representative of the Eastern District Office (EDO) briefed Members on Paper No. 5/2025.

7. Members supported the captioned project, and their views and enquiries about the agenda item were summarised as follows:

- (a) Members opined that there was a high demand for community halls in Chai Wan and Siu Sai Wan and therefore supported the captioned project.
- (b) Members hoped that the department could complete the alteration works as soon as possible, and consider giving priority to residents of Siu Sai Wan Estate and members of local communities in using the community facility.
- (c) Members suggested incorporating works related to the basketball court on the roof of the covered playground in the captioned project, including

Provision of Major Community Facilities and Open Space in the Eastern District Council Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements 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 [#]	51.51ha	45.09ha	54.23ha	+2.72ha
Local Open Space	10 ha per 100,000 persons [#]	51.51ha	61.71ha	68.96ha	+17.45ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	7	6	6	-1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	2	1	1	-1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	1	2	2	+1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	2	2	2	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements based on planned population	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	1	1	+1
Community Hall	No set standard	N.A.	9	9	N.A.
Library	1 district library per 200,000 persons ^π (assessed on a district basis)	2	6	7	+5
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	158 classrooms	390 classrooms	400 classrooms	+242 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by the Education Bureau (EDB) on a district/ school network basis)	411 classrooms	723 classrooms	723 classrooms	+312 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	265 classrooms	871 classrooms	873 classrooms	+608 classrooms

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements 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 the Hospital Authority (HA) on a regional/ cluster basis)	2,984 beds	1,941 beds	2,125 beds	-859 beds [^]
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	5	6	7	+2
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by the Social Welfare Department (SWD) on a local basis)	2,060 places	423 places	623 places	-1,437 places [~]
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	3	9	10	+7
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	3	6	8	+5

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements 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.	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.	12	12	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	3,508 places	1,295 places	1,625 places	-1,883 places [~]
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)	4,344 beds	1,199 beds	1,569 beds	-2,775 beds [~]

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements based on planned population	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	264 places	461 places	461 places	+197 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	1,018 places	598 places	598 places	-420 places~
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	1,593 places	487 places	527 places	-1,066 places~
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	1	0	1	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	1	1	2	+1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	1	1	3	+2

Notes:

1. Facilities and open space figures of all OZPs (S/H8/28(Part), S/H9/21, S/H20/27 and S/H21/28) within the Eastern DC district are included.
2. The planned resident population in the Eastern DC district is about 515,100. If including transients, the overall planned population is about 542,600. All population figures have been adjusted to the nearest hundred.

Remarks:

- # The requirements exclude planned population of transients.
- ^ The deficit in provision under HKPSG is based on the Eastern District Council planned population while the Health Bureau (HHB) / Hospital Authority (HA) adopts a wider spatial context in the assessment and plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. Under the on-going First Hospital Development Plan (HDP) and the Second HDP currently under planning, the Government and HA will implement hospital development projects to provide additional beds and other medical facilities in order to meet the anticipated service demand.
- ~ The deficit in provision is based on District Council planned population while the 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.
- * Consisting of 40% centre-based CCS and 60% home-based CCS.

SEPTEMBER 2025

Provision of Major Community Facilities and Open Space in Shau Kei Wan Planning Scheme Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements 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 [#]	12.25ha	11.76ha	13.77ha	+1.52ha
Local Open Space	10 ha per 100,000 persons [#]	12.25ha	12.56ha	16.44ha	+4.18ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	1	1	1	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
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	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements based on planned population	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
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.	1	1	N.A.
Library	1 district library per 200,000 persons ^π (assessed on a district basis)	0	1	1	+1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	43 classrooms	73 classrooms	77 classrooms	+34 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by the Education Bureau (EDB) on a district/ school network basis)	105 classrooms	205 classrooms	205 classrooms	+100 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	54 classrooms	126 classrooms	128 classrooms	+74 classrooms

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements 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 the Hospital Authority (HA) on a regional/ cluster basis)	702 beds	12 beds	196 beds	-506 beds [^]
Clinic/ Health Centre	1 per 100,000 persons (assessed on a district basis)	1	1	1	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by the Social Welfare Department (SWD) on a local basis)	490 places	161 places	261 places	-229 places [~]
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	0	3	3	+3
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements 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.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	4	4	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	863 places	347 places	467 places	-396 places~
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)	1,069 beds	709 beds	799 beds	-270 beds~

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirements based on planned population	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	69 places	0 places	0 places	-69 places~
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	251 places	127 places	127 places	-124 places~
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	393 places	189 places	189 places	-204 places~
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	1	+1
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	0	1	+1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0	1	2	+2

Note:

The planned resident population is about 122,500. If including transients, the overall planned population is about 127,700. All population figures have been adjusted to the nearest hundred.

Remarks:

- # The requirements exclude planned population of transients.
- ^ The deficit in provision under HKPSG is based on the Shau Kei Wan Planning Scheme Area planned population while the Health Bureau (HHB) / Hospital Authority (HA) adopts a wider spatial context in the assessment and plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. Under the on-going First Hospital Development Plan (HDP) and the Second HDP currently under planning, the Government and HA will implement hospital development projects to provide additional beds and other medical facilities in order to meet the anticipated service demand.
- ~ The deficit in provision is based on OZP planned population while the 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.
- * Consisting of 40% centre-based CCS and 60% home-based CCS.

SEPTEMBER 2025