

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

MPC Paper No. 2/26

For Consideration by the
Metro Planning Committee on 17.4.2026

PROPOSED AMENDMENTS TO THE
APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG
OUTLINE ZONING PLAN NO. S/K11/31

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1. Introduction

This paper is to seek Members' agreement that:

1. the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/31 (**Attachment I**) as shown on the draft OZP No. S/K11/31A (**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
2. the revised Explanatory Statement (ES) of the OZP (Attachment IV) should be adopted 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 is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 25.4.2023, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP, which was subsequently renumbered as S/K11/31. On 5.5.2023, the approved OZP No. S/K11/31 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 27.6.2023, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/31 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 7.7.2023, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 The existing Choi Hung Road (CHR) Playground, Sports Centre (including CHR Market) and Badminton Centre (the Site) were commissioned between 1985 and 1988. Following the closure of the CHR Market in 2022, the Energizing Kowloon East Office (EKEO) of the Development Bureau (DEVB) commenced a study to redevelop the Site with an aim to improve the recreational and sports facilities and integrate other uses for better utilization of land resources and meeting societal needs. Considering relevant Government bureaux/departments' (B/Ds) comments, EKEO proposes to redevelop the Site under the principle of single site, multiple

use (SSMU). Existing sports and recreational facilities will be reprovisioned, enhanced and upgraded following the latest standards. New facilities for welfare, healthcare, community and parking facilities will be consolidated in the proposed redevelopment.

- 3.2 Opportunity is taken to revise the Notes of the OZP for the “Other Specified Uses” annotated “Business” (“OU(B)”) zone to align the provisions and control of the two Schedules for “Government Use (not elsewhere specified)” use. ES of the OZP is also updated to reflect the latest planning circumstances as appropriate.

4. Proposed Amendments to the OZP

Amendment Items A1 and A2 – Rezoning for the Redevelopment of the Site (Plans 1 to 5)

The Site and its Surroundings

- 4.1 The Site of about 4 ha, is situated on a relatively flat terrain with a natural knoll¹ at the northeastern portion. It is currently occupied by the existing CHR Playground which is a District Open Space (DOS), and is zoned “G/IC” and “Open Space” (“O”) on the OZP (**Plans 1 to 4c**). The zonings, effective since 1986, are drawn up to facilitate the then redevelopment of the ex-Kai Tak Amusement Park to a DOS encompassing a 1-storey badminton center and a 4-storey Government, Institution and Community (GIC) complex that includes a market and a sports center. The previous redevelopment at the Site was completed in 1988. The DOS and sports and recreational facilities are currently in use (**Plans 4b and 4c**), while the ex-CHR Market was closed in 2022 due to low utilization rate.
- 4.2 The Site falls within a mixed neighborhood comprising the San Po Kong Business Area (SPKBA) in the northeast and southeast and housing cum GIC developments in the southwest, west and north. It abuts the entire Sheung Hei Street connecting to the main streets of SPKBA, while the Choi Hung Road thoroughfare severs the Site from the housing estates in Wong Tai Sin. The nearest station is Diamond Hill MTR station (about 200m away). The surrounding developments are namely (i) residential developments, such as San Po Kong Mansion, Lower Wong Tin Sin Estate and Lions Rise (subject to maximum BH of 80mPD to 140mPD); (ii) GIC developments such as Hong Kong Examinations and Assessment Authority and Wong Tai Sin District Headquarters and Wong Tai Sin Police Station (subject to maximum BH of 75mPD and nine storeys respectively); and (iii) commercial, office and industrial developments at the SPKBA (subject to maximum BH of 120mPD) (Plan 5).

¹ The natural knoll is the remnants of a small mountain north of the previous Po Kong Village, which was an ancient village demolished in the 1940s (see paragraph 5.10 below). The natural knoll forms an integral part of the DOS and is currently landscaped with a pavilion and walkways. According to the redevelopment proposal, the natural knoll will be preserved in-situ.

Rezoning Proposal

- 4.3 Considering the site context and recommendations of the study conducted by EKEO, the Site is proposed to be rezoned from “Government, Institution or Community” (“G/IC”) (about 0.57ha) and “Open Space” (“O”) (about 3.43ha) to “G/IC” (about 0.62ha) and “Open Space (1)” (“O(1)”) (about 3.38ha) (**Plans 1 and 2**). The proposal involves reconfiguration of the existing “G/IC” boundaries to optimize the design and use of a new GIC complex, and introducing “O(1)” zone to facilitate the SSMU on the new open space. No building height restriction will be imposed to the new “G/IC” zone so as to allow flexibility in developing the proposed GIC complex and open space in detailed design stage.
- 4.4 The indicative layout plan and section plan of the proposed GIC complex and open space illustrating the disposition of the proposed facilities are shown in **Drawings 1 and 2**. EKEO has consolidated requirements from various B/Ds including the Leisure and Cultural Services Department (LCSD), Transport Department (TD), Social Welfare Department (SWD), Health Bureau (HHB); and the comments from Wong Tai Sin District Council on the provision of facilities at the Site. Relevant B/Ds will take up the management and maintenance responsibility of the respective requested facilities, subject to further agreement in detailed design stage. The development parameters of the proposed GIC complex and open space are summarized as follow:

Site Area	<p>about 4ha</p> <ul style="list-style-type: none"> - about 3.38ha for the proposed “O(1)” zone (currently 3.43ha) - about 0.62ha for the proposed “G/IC” zone (currently 0.57ha)
Building Height	<p>Proposed GIC complex: 9-storey (on land zoned “G/IC”) Proposed Indoor Sports Facilities Building: 1-storey (on land zoned “O(1)”)</p>
Proposed Facilities within “O(1)” zone	<p>Sports and Recreational Facilities</p> <p><u>Proposed DOS with Outdoor Facilities</u></p> <ul style="list-style-type: none"> - 2 futsal cum handball pitches - 2 basketball/volleyball courts - 1 beach volleyball cum beach handball court - jogging tracks - children’s play area - exercise area - sheltered sitting-out areas - landscaped areas <p><u>Proposed Indoor Sports Facilities Building</u></p> <ul style="list-style-type: none"> - An indoor futsal cum handball court ^[a] - 3 tennis courts on the rooftop
Proposed Facilities within “G/IC” zone	<p>Sports and Recreational Facilities</p> <ul style="list-style-type: none"> - An indoor sports center consists of: <ul style="list-style-type: none"> • a multi-purpose arena ^[b] • a multi-purpose activity room • a fitness room • a children's play room • a table tennis room • a dance room

	<ul style="list-style-type: none"> - 1 roller hockey rink on the rooftop <p>Welfare Facilities ^[a]</p> <ul style="list-style-type: none"> - Integrated Home Care Services Team - 60-place Day Care Centre for the Elderly - 100-place Child Care Centre - Neighborhood Elderly Centre - Reprovisioning of the Office for San Po Kong Social Security Field Unit at Stelux House <p>Healthcare Facilities ^[a]</p> <ul style="list-style-type: none"> - Reprovisioning of the Wong Tai Sin District Health Centre at Kai Chuen Shopping Centre <p>Community Facilities ^[a]</p> <ul style="list-style-type: none"> - Reprovisioning of the San Po Kong Public Library at San Po Kong Plaza
<p>Proposed Parking Facility straddles across the “O(1)” and “G/IC” zones ^[a]</p>	<p>Semi-sunken Public Vehicle Park (PVP) providing about 300 parking spaces for heavy/medium/light goods vehicles, coaches, light buses, private cars and motorcycles^[c]</p>

Notes:

^[a] New facilities proposed at the Site

^[b] Can be converted into 2 basketball courts, 2 volleyball courts or 8 badminton courts

^[c] Exact provision of parking spaces is subject to the agreement of relevant B/Ds and review in detailed design stage

4.5 According to the redevelopment proposal, a total of two ingress/egress points at Sheung Hei Street are proposed² (**Drawings 1 and 2**). One of which is located at the proposed minimum 15m-wide building separation for accessing the at-grade lay-bys and loading/unloading bays to serve the proposed GIC Complex and the proposed indoor sports facilities building. Another ingress/egress is located opposite to Win Plaza providing access to the proposed PVP at basement level. For the provision of the aforementioned ingress/egress points, existing roadside parking spaces for goods vehicles along Sheung Hei Street will be reprovisioned within the proposed PVP. To improve pedestrian connectivity, connections between (i) the proposed GIC Complex and the proposed indoor sports facilities building, and (ii) the proposed GIC Complex and the existing footbridge across CHR linking Lower Wong Tai Sin Estate are proposed² (**Drawings 1 and 2**).

Implementation

4.6 The implementation program of the proposed redevelopment will be subject to funding availability for the Architectural Services Department (ArchSD) to commission consultancy services. EKEO and ArchSD will proceed to the detailed design stage and review the technical issues identified in the feasibility study stage before proceeding to construction works project. The construction works will commence only after the commissioning of the DOS with a sports center and a

² Subject to review in the detailed design stage.

PVP at Sze Mei Street³ to ensure continuous provision of relevant facilities in the district (**Plan 3**).

5. Planning Considerations and Technical Assessments

Planning Intention and Compatibility

- 5.1 The proposal involves redevelopment of existing facilities and reconfiguration of the Site for a new GIC complex and sports and recreational facilities on a new open space. The planning intention of the Site and uses thereat remain unchanged. The reconfiguration will provide a square-shaped “G/IC” site at the eastern portion of the existing CHR Sports Centre and the entire existing badminton center abutting Sheung Hei Street and is conducive to optimizing and enhancing design efficiency of the new GIC complex as well as the new open space. The overall area of the new open space under the “O(1)” zone remains largely unchanged. The Site will continue to serve as a major DOS and act as a buffer between the SPKBA and residential/GIC developments across CHR.
- 5.2 On development scale, the proposed GIC complex on the reconfigured “G/IC” site is considered compatible with the adjoining Ho Lap College and HKEAA center (subject to maximum BH of 8 storeys and 75mPD respectively) and with the neighboring developments in the SPKBA (**Plan 5**). By leveraging on the good accessibility and connectivity of the Site with major transport node, the proposed GIC complex will provide floorspace for reprovisioning and upgrading of existing sports and recreational facilities as well as additional welfare/healthcare/community and parking facilities to address the need of the district.

Technical Assessments

- 5.3 According to the findings of the various technical assessments as highlighted below, the proposed redevelopment at the Site is technically feasible and with no insurmountable problems.

Visual, Air Ventilation and Landscape

- 5.4 According to the Visual Appraisal, the proposed redevelopment generally blends in with the existing townscape and the character of the surrounding areas, although some selected public viewing points would be subject to moderately adverse to partly enhanced/partly adverse impacts (**Drawings 3 to 8**) as compared to the current situation. The minimum of 15m-wide building separation proposed between the new GIC complex and the new Indoor Sports Facilities Building (**Drawing 1**) would help alleviate the visual impact from public viewing points,

³ The development at Sze Mei Street is subject to a planning application No. A/K11/238 approved by the Committee in 2020. The development comprising a 5-storey sports centre, an at-grade outdoor basketball court, a 7-a-side football pitch cum handball court and an underground PVP providing about 300 parking spaces. It is now under construction and scheduled for completion in 2026/2027 for handing over of the facilities to concerned government departments for testing and to prepare for commissioning.

particularly those along Sheung Hei Street (**Drawings 7 to 8**). Other mitigation measures including maximization of greenery coverage and adopting appropriate building color and façade design will be considered in detailed design stage and subsequently implemented.

- 5.5 An Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been conducted by EKEO to examine the potential impacts induced by the proposed redevelopment. The AVA-EE concludes that with the design measures in the redevelopment proposal including (i) the abovementioned minimum 15m-wide building separation, and (ii) 55m-wide building setback from Choi Hung Road (**Drawings 1 and 9**), no significant adverse air ventilation impact to the surrounding pedestrian wind environment is anticipated.
- 5.6 Based on the tree survey and the Landscape Impact Assessment, there are 383 existing trees of common species (including a total of 4 Tree of Particular Interests (TPI) and 8 mature trees in the north, east and west of the Site) and no Old Valuable Tree are found at the Site (**Drawing 10**). Amongst the existing trees, 66 trees (including all TPI and mature trees) will be retained in-situ; 83 trees will be transplanted within the Site; while the remaining 234 trees are mainly in poor structural and health conditions and will be affected due to conflict with the proposed buildings and at-grade ballcourts. For these 234 affected trees, 62 compensatory trees are proposed within the Site. The proposed tree density after redevelopment would be much lower than the existing condition as it is required to provide adequate space for tree growth and to maximize tree health and stability in accordance with the latest standard. In addition, 172 trees will be planted offsite in accordance with the development program of the Site⁴. The proposed tree compensation plan for the Site is at **Drawing 11**. The proposed redevelopment will provide a total greenery coverage of not less than 30%, of which not less than 15% at grade to meet the requirements set out in the DEVB Technical Circular (Works) No. 3/2012. Besides, multi-level landscape decks at the proposed GIC Complex are also proposed to supplement the overall open space setting. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the rezoning proposal from visual, air ventilation and landscape perspectives.

Traffic

- 5.7 EKEO has conducted a traffic assessment under the “SPKBA Pedestrian Environment and Traffic Improvement – Feasibility Study” to examine the ingress/egress provisions, and pedestrian connectivity with surrounding areas, as well as to assess the potential traffic impacts induced by the proposed redevelopment on the surrounding traffic network.
- 5.8 Considering the planned/committed junction and pedestrian improvement works recommended under the “SPKBA Pedestrian Environment and Traffic

⁴ Compensatory trees will be planted within Wong Tai Sin District by phases subject to review in the detailed design stage. LCSD has no objection to the tree compensatory proposal.

Improvement – Feasibility Study”⁵, no adverse traffic impact will be induced to the surrounding road junctions and the existing pedestrian environment at the design year of 2036. Commissioner for Transport (C for T) and Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD) have no adverse comment on the rezoning proposal.

Environment and Cultural Heritage

- 5.9 A Preliminary Environmental Review (PER) for the proposed redevelopment concludes that no insurmountable environmental issues are anticipated. The proposed redevelopment is not subject to adverse air impact as (i) no chimney is identified in the nearby SPKBA where industrial buildings are located, and (ii) adequate buffer distance for vehicular emission as stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. not less than 10m) is provided. Insurmountable noise impact is not anticipated as noise mitigation measures will be reviewed and provided at the noise sensitive uses of the proposed redevelopment (i.e. welfare facilities and District Health Centre of the proposed GIC Complex) at detailed design stage to mitigate the traffic noise from CHR and Sheung Hei Street, as well as the fixed noise from the SPKBA. The fixed plant and ventilation equipment of the proposed GIC Complex will be designed to face away from surrounding Noise Sensitive Receivers and would be properly managed. As the Site was previously used as the Kai Tak Amusement Park which is considered as a land contamination hot spot, a detailed land contamination assessment and associated remediation works (if required) will be conducted before commencing the construction works.
- 5.10 According to the findings of the PER, the former Po Kong Village located at the northeast part of the Site, was an ancient village demolished in 1940s and significantly disturbed by subsequent developments at the Site⁶. Given the historic background of the Site and the coverage of the proposal, a review led by an archaeologist on the need for further examination will be conducted in consultation with the Antiquities and Monument Office of the DEVB before commencement of works. The Executive Secretary (Antiquities and Monuments), DEVB has no adverse comment on the rezoning proposal from cultural heritage perspectives.

Infrastructural and Other Aspects

- 5.11 The PER concluded that no adverse drainage, water quality/sewerage, noise, utilities impacts would be generated by the proposed redevelopment. Relevant Government departments including Drainage Services Department (DSD), Water Supplies Department (WSD), Environmental Protection Department (EPD),

⁵ Junction improvement works includes the (i) proposed widening at Tai Yau Street/Ng Fong Street; (ii) completed modification of signalised junction at Tai Yau Street/Sheung Hei Street/Sam Chuk Street; and (iii) completed crossing conversion at Tai Yau Street/Tseuk Luk Street. Pedestrian improvement works to enhance pedestrian crossing conditions at Tai Yau Street/Sam Chuk Street/Sze Mei Street are being implemented.

⁶ History of Po Kong Village can be dated to the 13th century. During the Japanese occupation, the village was demolished and developed as the extension part of the ex-Kai Tak Airport. In 1960s, portion of the Site was developed as the ex-Kai Tak Amusement Park that was de-commissioned in early 1980s. The existing DOS and other facilities were completed in 1988.

Electrical and Mechanical Services Department (EMSD) have no adverse comments on the rezoning proposal.

- 5.12 The PER anticipates that no significant additional sewerage discharge would be generated from the proposed redevelopment. Nevertheless, a detailed Sewerage Impact Assessment (SIA) will be conducted to evaluate potential impact and subject to the approval by EPD and DSD. Moreover, in view of the existing fresh water mains and salt water mains located within the Site near the junction of CHR and Shatin Pass Road, imposing a waterworks reserve (WWR) area (about 104m²) and relevant WWR clauses are required by the WSD.
- 5.13 With reference to the technical requirements of the proposed redevelopment mentioned in paragraphs 5.4 to 5.12, the imposition of relevant requirements for further technical assessment(s) and/or implementation of mitigation measure(s) will be subject to agreement within concerned department(s) and will be made through administrative provisions and measures as appropriate.

6. Provision of Open Space and Major GIC Facilities

The proposed amendments to the OZP are mainly for rezoning of the Site to facilitate the redevelopment proposal, which do not generate additional population. Therefore, there is no population implication on the provision of GIC facilities and open space within the planning scheme area of the Tsz Wan Shan, Diamond Hill and San Po Kong OZP.

7. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/31A (**Attachment II**) are as follows:

Amendment Item A - For Proposed Redevelopment of the Site (about 4 ha)

- Item A1 – Rezoning of a site abutting Choi Hung Road from “O” and “G/IC” to “O(1)” and deletion of building height restriction
- Item A2 – Rezoning of a site abutting Sheung Hei Street from “O” and “G/IC” to “G/IC” and deletion of building height restriction

8. Proposed Amendments to the Notes of the OZP

- 8.1 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.

Covering Notes

- 8.2 To facilitate low-altitude economy, paragraph (7)(a) of the Covering Notes will

be revised to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan, except where the uses or developments are specified in Column 2 of the Notes of individual zones.

Proposed Redevelopment of the Site (“O” zone)

- 8.3 Use terms of ‘Place of Recreation, Sports or Culture (on land designated “O(1)” only)’ and ‘Public Vehicle Park (excluding container vehicle) (on land designated “O(1)” only)’ are added to Column 1 of the Notes.
- 8.4 A remark ‘(not elsewhere specified)’ is added to ‘Place of Recreation, Sports or Culture’ and ‘Public Vehicle Park (excluding container vehicle)’ in Column 2 of the Notes.

“OU(B)” zone

- 8.5 Opportunity is taken to align the control of ‘Government Use (not elsewhere specified)’ across the two schedules (namely Schedule I for open-air development or for building other than industrial or industrial-office building and Schedule II for industrial or industrial-office building) in the Notes for the “OU(B)” zone of the OZP. Same as the current control for Schedule II, it is proposed to move ‘Government Use (not elsewhere specified)’ use from Column 2 to Column 1 and correspondingly delete ‘Government Use (Police Reporting Centre, Post Office only)’ use from Column 1 under Schedule I of the Notes for the “OU(B)” zone.

Technical Amendments

- 8.6 The Chinese text of the user term ‘Research, Design and Development Centre’ is revised from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for “Comprehensive Development Area”, “G/IC” and “OU(B)” zones.

9. Revision to the ES 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.

10. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K11/32.

11. Consultation

Departmental Consultation

11.1 The proposed amendments have been circulated to the relevant B/Ds for comments. 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:

- (a) Secretary for Development;
- (b) Executive Secretary (Antiquities and Monuments), DEVB;
- (c) Head of EKEO, DEVB;
- (d) Secretary for Education;
- (e) Secretary for Health;
- (f) Project Manager/East, Civil Engineering and Development Department (CEDD);
- (g) Chief Architect/3, Architectural Services Department;
- (h) Chief Engineer/Mainland South, DSD;
- (i) Chief Engineer/Construction, WSD;
- (j) CHE/K, HyD;
- (k) Chief Building Surveyor/Kowloon, Buildings Department;
- (l) Commissioner of Police;
- (m) C for T;
- (n) District Land Officer/Kowloon East, Lands Department;
- (o) Director of Environmental Protection;
- (p) Director of Food and Environment Hygiene;
- (q) Director of Agriculture, Fisheries and Conservation;
- (r) Director of Electrical and Mechanical Services;
- (s) Director of Housing;
- (t) Director of Leisure and Cultural Services;
- (u) Director of Fire Services;
- (v) Director of Social Welfare;
- (w) District Officer (Wong Tai Sin), Home Affairs Department;
- (x) Government Property Administrator;
- (y) Head of Geotechnical Engineering Office, CEDD; and
- (z) CTP/UD&L, PlanD

Consultation with the Wong Tai Sin District Council (WTSDC)

11.2 PlanD and EKEO jointly consulted the WTSDC on 3.3.2026 regarding the proposed redevelopment at the Site. The WTSDC in general supports the proposed amendments and suggests to incorporate the unique theme for the Wong Tai Sin District into the DOS design. Nevertheless, Members raise concerns mainly on potential traffic and noise impacts caused by the proposed redevelopment and suggest to provide more GIC facilities. In response, EKEO commits to convey their comments to relevant departments and Members' views will be taken into account for developing the redevelopment proposal in detailed design stage. Members have also been briefed on the considerations on planning for local GIC facilities and vehicular traffic arrangement.

Public Consultation after Exhibition of OZP

11.3 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/K11/32 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 to the Board during the two-month statutory exhibition period. The WTSDC will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

12. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/31 and that the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/31A at **Attachment II** (to be renumbered to S/K11/32 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/31A (to be renumbered to S/K11/32 upon exhibition) 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.

13. Attachments

Attachment I	Approved OZP No. S/K11/31 (reduced scale)
Attachment II	Draft OZP No. S/K11/31A
Attachment III	Revised Notes of the draft OZP No. S/K11/31A
Attachment IV	Revised ES of the draft OZP No. S/K11/31A
Attachment V	Rezoning Report submitted by EKEO
Drawing 1	Indicative Layout Plan of the Redevelopment Proposal
Drawing 2	Indicative Section Plan of the Redevelopment Proposal
Drawing 3	Viewing Points Adopted for the Visual Appraisal
Drawings 4 to 9	Photomontages of the Redevelopment Proposal
Drawing 10	Tree Survey of the Redevelopment Proposal
Drawing 11	Indicative Tree Compensation Plan of the Redevelopment Proposal
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2	Location Plan

Plan 3	Aerial Photo
Plans 4a to 4c	Site Photos
Plan 5	Building Height Plan

**PLANNING DEPARTMENT
APRIL 2026**