

TOWN PLANNING BOARD

TPB Paper No. 11076

**For Consideration by
the Town Planning Board on 2.10.2026**

**DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG
OUTLINE ZONING PLAN NO. S/K11/32**

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K11/32-R1

**DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG
OUTLINE ZONING PLAN NO. S/K11/32
CONSIDERATION OF REPRESENTATION NO. TPB/R/S/K11/32-R1**

Subject of Representation	Representer (No. TPB/R/S/K11/32-)
<u>Amendment to the Plan (Plan H-1)</u> <u>Item A1</u> Rezoning of a site abutting Choi Hung Road from “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) to “Open Space (1)” (“O(1)”) and deletion of building height (BH) restriction. <u>Item A2</u> Rezoning of a site abutting Sheung Hei Street from “O” and “G/IC” to “G/IC” and deletion of BH restriction. <u>Amendments to the Notes of the Plan</u> (a) Revision to paragraph (7)(a) of the covering Notes to allow provision, maintenance or repair of small unmanned aircraft (SUA) 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. (c) Incorporation of ‘Government Use (not elsewhere specified)’ under Column 1 of Schedule I of the Notes for “Other Specified Uses” annotated “Business” (“OU(B)”) zone; and corresponding deletion of ‘Government Use (Police Report Centre, Post Office only)’ under Column 1 and ‘Government Use (not elsewhere specified)’ under Column 2 of Schedule I of the Notes for “OU(B)” zone.	Total: 1 <u>Oppose Items A1 and A2 and Amendments to the Notes (a) and (c)</u> R1: Individual

Note: The name of the representer is available at the Board’s website at https://www.tpb.gov.hk/tc/plan_making/S_K11_32/S_K11_32_index_of_representations_eng_chi.pdf. Soft copy of the submission is sent to Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_K11_32.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 15.5.2026, the draft Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/32 (the Plan) at **Annex I**, together with the Notes and Explanatory Statement (ES)^[1], was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments is at **Annex II** and the location of the amendment items is shown on **Plan H-1**.
- 1.2 During the two-month public exhibition period, one valid representation was received. On 21.8.2026, the Board agreed to consider the representation by itself.
- 1.3 This Paper is to provide the Board with information for consideration of the representation. The name of the representer is available at Board's website^[2]. The representer has been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Amendment Items A1 and A2 – Rezoning for the Redevelopment of Choi Hung Road Playground

- 2.1 The existing Choi Hung Road (CHR) Playground, Sports Centre (including CHR Market) and Badminton Centre (collectively named the CHR Playground) 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 CHR Playground with an aim to improve the recreational and sports facilities and integrate other uses for better utilization of land resources and meeting societal needs as well as revamping the existing open space. Having considered relevant Government bureaux/departments' (B/Ds) comments, EKEO proposes to redevelop the CHR Playground 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 sports, welfare, healthcare, community and parking facilities will be consolidated in the proposed redevelopment (**Drawings H-1 to H-2**).
- 2.2 To facilitate the proposed redevelopment, the "G/IC" boundaries within the CHR Playground in the previous OZP have been reconfigured. The CHR Playground has been rezoned from "G/IC" with BH restriction of 4 storeys and "O" to "G/IC" with no BH restriction and "O(1)".

^[1] The Notes and ES are available at the Board's website at https://www.tpb.gov.hk/en/plan_making/S_K11_32.html.

^[2] The name of the representer is available at the Board's website at https://www.tpb.gov.hk/tc/plan_making/S_K11_32/S_K11_32_index_of_representations_eng_chi.pdf

Amendments to the Notes and ES of the OZP

2.3 The following amendments to the Notes of the OZP have been made:

Covering Notes

- (a) To facilitate low-altitude economy, paragraph (7)(a) of the Covering Notes has been revised to allow provision, maintenance or repair of SUA 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 at the CHR Playground Site (“O” zone)

- (b) User 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. 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.

“Other Specified Uses” annotated “Business” (“OU(B)”) zone

- (c) 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, ‘Government Use (not elsewhere specified)’ use has been moved from Column 2 to Column 1 and correspondingly ‘Government Use (Police Reporting Centre, Post Office only)’ use has been deleted from Column 1 under Schedule I of the Notes for the “OU(B)” zone.

Technical Amendments

- (d) 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.

2.4 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 Plan

2.5 On 17.4.2026, the Committee of the Board agreed that the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/31 (the previous OZP) were suitable for public inspection under section 5 of the Ordinance.

The relevant MPC Paper No. 2/26 and minutes of the said Committee's meeting are available at the Board's website^[3]. Subsequently, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/32 was gazetted on 15.5.2026.

3. Local Consultation

During the statutory exhibition period of the Plan, members of the Wong Tai Sin District Council (WTSDC) were notified that members of the public could submit representations on the amendments to the Secretary of the Board. No representation from members of the WTSDC was received.

4. The Representation Sites and Its Surrounding Areas

- 4.1. The representation sites involving Item A1 and Item A2 (at about 4 ha) is situated on a relatively flat terrain with a natural knoll at the northeastern portion (**Plans H-1 to H-4c**). It is currently occupied by the existing CHR Playground which was completed in 1988. It is a District Open Space (DOS) encompassing a one-storey badminton centre and a four-storey Government, Institution and Community (GIC) complex that includes a market and a sports centre. The DOS and sports and recreational facilities are currently in use, while the ex-CHR Market was closed in 2022 due to low utilization rate.
- 4.2. The surrounding area of Item A1 and Item A2 sites is a mixed neighbourhood comprising the San Po Kong Business Area (SPKBA) in the northeast and southeast, and housing and GIC developments in the southwest, west and north. Item A1 and Item A2 sites abut the entire Sheung Hei Street connecting to the main streets of SPKBA, while the CHR thoroughfare severs the Item A1 and Item A2 sites 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 H-5**).
- 4.3. Item A1 and Item A2 sites are zoned "O(1)" (about 3.38ha) and "G/IC" (about 0.62ha) respectively on the OZP. Item A1 site is intended for redevelopment into a new DOS; while Item A2 site is intended for redevelopment of a GIC complex. In addition, a semi-sunken PVP that straddles across Item A1 and Item A2 sites will be provided. Detailed development parameters of the redevelopment proposal are summarized below. The indicative layout and section plan illustrating the disposition of the proposed facilities are shown at **Drawings H-1 and H-2**.

^[3] The MPC Paper No. 2/26 and the minutes of the said Committee's meeting are available at the Board's website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/786_mpc_agenda.html and https://www.tpb.gov.hk/en/meetings/MPC/Minutes/m786mpc_e.pdf respectively.

Site Area	about 4ha - about 3.38ha (Item A1 site zoned “O(1)”) - about 0.62ha (Item A2 site zoned “G/IC”)
Building Height	- Proposed Indoor Sports Facilities Building: one storey (on Item A1 site) - Proposed GIC complex: nine storeys (on Item A2 site)
Proposed Facilities within Item A1 site ^[d] ^[e]	Sports and Recreational Facilities <u>Proposed DOS with Outdoor Facilities</u> - Two futsal cum handball pitches - Two basketball/volleyball courts - A beach volleyball cum beach handball court - Jogging tracks - Children’s play area - Exercise area - Sheltered sitting-out areas - Landscaped areas <u>Proposed Indoor Sports Facilities Building</u> - An indoor futsal cum handball court ^[a] - Three tennis courts on the rooftop
Proposed Facilities within Item A2 site ^[d] ^[e]	Sports and Recreational Facilities - An indoor sports centre consists of: • 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 ^[a] - A roller hockey rink on the rooftop Welfare Facilities ^[a] - Integrated Home Care Services Team - 60-place Day Care Centre for the Elderly (DE) - 100-place Child Care Centre (CCC) - Neighbourhood Elderly Centre (NEC) - Reprovisioning of the Office for San Po Kong Social Security Field Unit at Stelux House Healthcare Facilities ^[a] - Reprovisioning of the Wong Tai Sin District Health Centre at Kai Chuen Shopping Centre Community Facilities ^[a] - Reprovisioning of the San Po Kong Public Library at San Po Kong Plaza
Proposed Parking Facility straddles	- Semi-sunken Public Vehicle Park (PVP) providing about 300 parking spaces for

across Item A1 and Item A2 sites ^[a]	heavy/medium/light goods vehicles, coaches, light buses, private cars and motorcycles ^[c]
Implementation Program	- The implementation program will be worked out in the consultancy services to be commissioned by the ArchSD, which is subject to allocation of funding resource - The project team will closely liaise with LCSD in formulating the implementation phasing of the redevelopment proposal with a view to maintaining sufficient provision of facilities at various stages

Notes:

- [a] New facilities proposed at Item A1 or Item A2 sites
- [b] Can be converted into two basketball courts, two volleyball courts or eight badminton courts
- [c] Exact provision of parking spaces is subject to the agreement of relevant Government B/Ds and review in detailed design stage
- [d] Committee of the Board raised concern about the provision of all-weather public access. With a view to enhancing pedestrian connectivity and comfort within Item A1 and Item A2 sites, EKEO will explore the provision of shading / shelters on major pathways within the park leading to the new GIC complex in the detailed design stage
- [e] In response to the suggestions made by the Committee of the Board, EKEO will explore the feasibility of incorporating and displaying historical elements of the CHR Playground into the redevelopment proposal in the detailed design stage

4.4. Planning Intentions

The planning intentions of the zones in relation to the above sites are as follows:

- (a) the “O(1)” zone under Item A1 as a sub-zone of “O” is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public; and
- (b) the “G/IC” zone under Item A2 is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

5. The Representation

5.1 Subject of Representation

- 5.1.1 During the two-month exhibition period, one valid representation was received. The representation (**R1**) was submitted by an individual.

- 5.1.2 **R1** opposes Items A1 and A2, and Amendments to the Notes (a) and (c). The major grounds/views of the representation and PlanD's responses, in consultation with relevant Government B/Ds, are summarized in paragraph 5.2 below.

5.2 Opposing Representation / Adverse Views

Items A1 and A2

5.2.1 Provision of Sports, Recreational, GIC and Parking Facilities

Major Ground(s)/View(s)
(1) The redevelopment proposal has limited gain as it only involves reprovioning of existing community facilities. There is a net reduction in size and number of sports facilities and children's facilities. No new facilities such as a children's bike track will be provided. There is no information on the provision of elderly exercise facilities. (2) The redevelopment proposal is mainly for provision of parking spaces. (3) The rezoning paper has no information on the GIC provision of the district. Based on the information in 2022, there are deficits in child and elderly related facilities. It is unclear how the redevelopment will address the shortfalls.
Responses
In response to (1) and (2): (a) To optimize land utilization and meeting societal needs, EKEO's redevelopment proposal has adopted the principle of SSMU to provide various sports, recreational, welfare, cultural, community and parking facilities. These facilities will be available to the public at this one-stop location. (b) According to EKEO's proposal, new sports/recreational facilities will be provided including two badminton courts (in addition to the existing provision of six), one indoor futsal cum handball court and a dance room. Existing sports and recreational facilities will be enhanced and upgraded by following latest standards. For example, the retained roller hockey rink will be enlarged with buffer zones to meet the latest standards for competition. Some existing facilities will also be consolidated while maintaining or increasing their overall floor area. For example, the existing two children's play rooms with a total area of about 150m² are proposed to be consolidated and expanded to a single children's play room with an area not less than 400m². New separate children's toilet will also be provided. Outdoor fitness facilities, including elderly fitness facilities, will be provided. (c) While currently the representation sites contain no social welfare facilities, EKEO has proposed to provide new welfare facilities in the redevelopment,

such as a 60-place DE, 100-place CCC and a NEC. For facilities to be reprovisioned, improvements to their services will be made. For example, the proposed public library will be larger with better environment as compared to the current one in San Po Kong. It will be able to hold a more comprehensive collection, and equipped with more space for holding exhibitions and reading activities, self-service facilities, computers and seatings for the public.

- (d) To take forward the principle of SSMU and to address the parking demand of commercial vehicles in the district, EKEO has proposed a PVP in the redevelopment proposal. The PVP provides an opportunity to enhance the current traffic arrangement along Sheung Hei Street which is a two-lane one-way carriageway with one lane occupied by on-street metered parking spaces. Relevant Government B/Ds, including EKEO and TD, will work closely together to review the current traffic, parking and loading/unloading arrangements of Sheung Hei Street and surrounding road sections, and to optimize the use of the proposed PVP in a holistic manner.

In response to (3):

- (e) For the WTSDC area, the existing and planned provision of population-based community facilities are generally adequate to meet the demand of the overall population in the district in accordance with the Hong Kong Planning Standards and Guidelines (**Annex III**) and concerned Government B/Ds' assessments, except for some welfare facilities and hospital beds.
- (f) The redevelopment proposal does not involve population change and hence it will not affect the demand of welfare and healthcare facilities. Rather, it will provide additional welfare facilities in the GIC Complex as listed in paragraph 4.3 above. These provisions will address the demand for child and elderly services in the district. The Government will sustain its effort in 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.
- (g) Provision of facilities would be carefully planned/reviewed by concerned B/Ds. In any event, PlanD would continue to liaise with relevant Government B/Ds to facilitate the provision of GIC facilities in future development/redevelopment when opportunities arise.

5.2.2 BH Restriction

Major Ground(s)/View(s)

- (1) Removal of BH restriction without justification would result in development with ever-increasing height and wall effect in parks. Similar to another renewal project at Carpenter Road of Kowloon City, the proposed facilities will eventually build on the open space. Therefore, BH restriction should be stipulated to control the development intensity of the proposed GIC complex and Indoor Sports Facilities Building.

- (2) No more than 10% of the DOS should be built on and any development must support the recreational intent of the zoning.

Responses

In response to (1) to (2):

- (a) Items A1 and A2 are intended to reconfigure the existing “G/IC” zone into a square-shaped site, which is conducive to optimizing and enhancing design efficiency of the new GIC complex as well as the new open space. The planning intentions of the representation sites for open space and GIC uses thereat remain unchanged.
- (b) BH restriction of four storeys that reflected the existing GIC complex has been deleted. The proposed BHs of the GIC complex (nine storeys) and the Indoor Sports Facilities Building (one storey) have adhered to the initiative of SSMU, balancing the types and quantities of facilities under latest standards as requested by relevant Government B/Ds and WTSDC, as well as the potential air ventilation and visual impacts arising from the redevelopment. To allow for flexibility in developing the proposed GIC complex and open space at the detailed design stage, no BH restriction has been imposed. Should there be any major changes to the provision of Government facilities in the redevelopment and BH, such changes would be governed by established mechanism including that the project proponent will consult WTSDC and other related stakeholders as appropriate.
- (c) According to the Visual Appraisal submitted by EKEO, the proposed redevelopment generally blends in with the existing townscape and the character of the surrounding areas. A building separation of minimum 15m wide between the GIC complex and Indoor Sports Facilities Building will also be incorporated to alleviate the visual impact from public viewing points. Other mitigation measures including maximization of greenery coverage and adopting appropriate building colour and façade design will be considered in detailed design stage. For air ventilation aspect, the Air Ventilation Assessment – Expert Evaluation as submitted concluded that with the incorporation of design measures in the redevelopment proposal, including building separation and building setback from Choi Hung Road, no significant adverse air ventilation impact on the surrounding pedestrian wind environment is anticipated. In this regard, the rezoning proposal is considered appropriate from land use and site utilization point of view. Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) has no adverse comment from visual and air ventilation perspectives on the redevelopment proposal.
- (d) Under the indicative layout, the proposed single storey Indoor Sports Facilities Building occupies less than 10% of the “O(1)” zone, accommodating an indoor futsal cum handball court with three rooftop tennis courts. Its scale is therefore considered not unacceptable in terms of land utilization. Site particulars for the open space, including building site coverage as mentioned in the Hong Kong Planning Standards and Guidelines, will be referenced in the detailed design stage.

5.2.3 Tree removal

Major Ground(s)/View(s)
(1) The number of trees to be fallen is extensive. The removal of trees will also result in loss of shade, tree coverage and buffer zone between recreational facilities and streets. (2) Given the new buildings will build over the area occupied by existing buildings, it is not necessary to remove over 200 trees. Instead of felling the trees, they should be treated or replaced.
Responses
In response to (1) and (2): (a) EKEO's redevelopment proposal involves the revamping of the existing opens space and the sports centre and it strives to maintain existing trees as far as possible. The disposition of the proposed GIC Complex, Indoor Sports Facilities Building, outdoor ball courts and PVP in the southern part of the representation sites are concentrated within the footprint of the existing buildings and outdoor ball courts to minimise the possible adverse impact to the existing trees in the open space, especially from the excavation works. (b) According to the Landscape Impact Assessment submitted by EKEO, 66 trees (including four Tree of Particular Interests (TPI) and eight mature trees) will be retained in-situ, and 83 trees with high transplantation suitability will be transplanted within the representation sites. Remaining 234 trees are mainly in poor structural and health conditions, and unavoidably be affected due to the proposed redevelopment. In accordance with DEVB Technical Circular (Works) No. 4/2020, compensatory planting will be provided at a minimum ratio of 1:1 in terms of quantity, utilizing a combination of on-site (62 nos.) and off-site (172 nos.) planting, subject to review in detailed design stage by relevant Government B/Ds. EKEO has mentioned that the current tree density is undesirable from health and safety perspective. The tree density as proposed in the redevelopment proposal is much lower than the existing condition, providing adequate space required for tree growth and maximizing tree health and stability in accordance with the latest standards. (c) The proposed redevelopment will provide a total greenery coverage of not less than 30%, of which not less than 15% is at grade to meet the requirements set out in the DEVB Technical Circular (Works) No. 3/2012. Under the Broad-brush Tree Compensation Plan, and with reference to (a) above, it is the intention to have trees and landscape features concentrated in the revamped open space at the northern part. In addition, shrub and landscape features will be provided in the southern part of the revamped open space. Multi-level landscape decks will be provided at the proposed GIC complex to supplement the overall open space setting. These features will create a pleasant environment for public enjoyment. CTP/UD&L of PlanD has no adverse comment on the proposed redevelopment from landscape perspective.

- (d) Further, the proposed Tree Compensation Plan (**Drawing H-10**) is broad-brush and subject to adjustment including the exact tree compensation ratio at later stage upon availability of detailed design. Due consideration would also be given in the detailed design stage to revisit the arrangement of the existing trees along Sheung Hei Street. A detailed Tree Preservation and Removal Proposal (TPRP) including details of the Tree Compensatory Plan will be prepared and subject to approval by Tree Works Vetting Panel under the DEVB Technical Circular (Works) No. 4/2020.

5.2.4 Amendments to the Notes (a) and (c)

Major Ground(s)/View(s)

- (1) Allowing the provision of SUA take-off and landing facilities will create noise pollution and hazards. It would also commercialize public open spaces.
- (2) Incorporation of ‘Government Use (not elsewhere specified)’ under Column I of Schedule I of the “OU(B)” zone will allow ‘Government Use’ that are not welcomed by the community to operate.

Responses

In response to (1):

- (a) The amendment to the covering Notes of the OZP is to facilitate the provision, maintenance or repair of SUA take-off and landing facilities to take place with the boundaries of the OZP (except otherwise specified), which complements the Government’s policy to foster the development of low altitude economy.
- (b) To cater for the applications and developments of SUA while safeguarding aviation and public safety, the Small Unmanned Aircraft Order (Cap. 448G) regulates SUA operations, be they for recreational or commercial purposes, under a risk-based approach. To ensure that aviation safety will not be compromised, applications received by the Civil Aviation Department to take forward the development of SUA take-off and landing facilities are required to conduct safety assessment for the SUA operations in accordance with the established procedures. Apart from the SUA Order, the SUA operations are required to observe all other legislative or regulatory requirements governed by other legislation in Hong Kong, and follow the relevant requirements and/or guidelines set out by any other Government B/Ds, regulatory authorities, land owners or other stakeholders where necessary to ensure the safe operations of the SUA at all times.

In response to (2):

- (c) ‘Government use’ are uses directly in connection with or in support of Government administration, or the provision of Government services and facilities for use by and for the benefit of the public. Provision of Government facilities is governed by established mechanism subject to scrutiny and up to the latest standards.

- (d) The amendment is to align the control of ‘Government Use (not elsewhere specified)’ across the two schedules (namely Schedule I and Schedule II) in the Notes for the “OU(B)” zone of the OZP. The amendment accords with the recent streamlined approach to facilitate developments befitting the public.

6. Departmental Circulation

6.1 The following B/Ds have been consulted and their responses, if any, have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) Executive Secretary (Antiquities and Monuments), DEVB;
- (c) Head of Energizing Kowloon East Office, 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, Drainage Services Department;
- (i) Chief Engineer/Construction, Water Supplies Department;
- (j) Chief Highway Engineer/Kowloon, Highways Department;
- (k) Chief Building Surveyor/Kowloon, Buildings Department;
- (l) Commissioner of Police;
- (m) Commissioner for Transport;
- (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;
- (z) Director-General of Civil Aviation; and
- (aa) CTP/UD&L, PlanD

7. Planning Department’s Views

Based on the assessments in paragraph 5.2 above, PlanD does not support R1 and considers that the Plan should not be amended to meet the representation for the following reasons:

Items A1 and A2

- (a) Items A1 and A2 are intended to reconfigure the existing “G/IC” zone into a square-shaped site, which is conducive to optimizing and enhancing design efficiency of the new GIC complex as well as the new open space. The planning intentions of the representation sites for open space and GIC uses thereat remain unchanged. The redevelopment will upgrade existing sports and recreational facilities to the latest standards. Alongside reprovisioning existing cultural and healthcare facilities, the redevelopment will introduce new sports, recreation, welfare and parking facilities to meet diverse societal needs. To allow for flexibility in developing the proposed GIC complex and open space at the detailed design stage, no BH restriction would be imposed. Any major changes to the redevelopment proposal would be governed by established mechanism subject to scrutiny;
- (b) the proposed redevelopment is considered not incompatible with their surroundings and relevant technical assessments covering various aspects, among others, landscape (including trees preservation) and visual, have concluded that no insurmountable technical problems on the surrounding areas are anticipated. Relevant Government B/Ds consulted have no objection or no adverse comment on the proposal. The zonings and relevant development restrictions for the representation sites on the OZP are considered appropriate;

Amendments to the covering Notes regarding SUA take-off and landing facilities

- (c) allowing provision, maintenance or repair of SUA take-off and landing facilities under the covering Notes of the OZP is to facilitate the low-altitude economy development. Any proposals for the aforesaid uses will be governed by other legislations in Hong Kong, and follow the relevant requirements and guidelines set out by relevant Government B/Ds and regulatory authorities; and

Amendments to the Notes for “OU(B)” zone

- (d) the amendment is to align the control of ‘Government Use (not elsewhere specified)’ across the two schedules in the Notes for the “OU(B)” zone of the OZP and accords with the streamlined approach. The provision of Government facilities will follow the established government procedures.

8. Decision Sought

- 8.1. The Board is invited to consider the representation taking into account the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representation.
- 8.2. Should the Board decide that no amendment should be made to the Plan to meet the representation, Members are also invited to agree that the Plan, together with its Notes and ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

9. Attachments

Annex I	Draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/32 (reduced size)
Annex II	Schedule of Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/31
Annex III	Provision of Major Community Facilities and Open Space in Wong Tai Sin District Council Area
Drawing H-1	Indicative Layout Plan of the Redevelopment Proposal
Drawing H-2	Indicative Section Plan of the Redevelopment Proposal
Drawing H-3	Viewing Points Adopted for the Visual Appraisal
Drawings H-4 to 9	Photomontages of the Redevelopment Proposal
Drawing H-10	Indicative Tree Compensation Plan of the Redevelopment Proposal
Plan H-1	Location Plan
Plan H-2	Site Plan
Plan H-3	Aerial Photo
Plans H-4a to 4c	Site Photos
Plan H-5	Building Height Plan

**PLANNING DEPARTMENT
OCTOBER 2026**