

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

MPC Paper No. 6/23  
For Consideration by the  
Metro Planning Committee on 9.6.2023

**PROPOSED AMENDMENTS TO  
THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18**

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**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18 (**Attachment I**) as shown on the draft OZP No. S/H9/18A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) 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 draft OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 31.3.2015, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance approved the draft Shau Kei Wan OZP, which was subsequently renumbered as S/H9/18. On 17.4.2015, the approved OZP No. S/H9/18 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 18.10.2022, the CE in C referred the approved Shau Kei Wan OZP No. S/H9/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 28.10.2022, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

**3. Background**

**Feasibility Study for Proposed Public Housing Development at A Kung Ngam Village**

- 3.1 As set out in various Policy Addresses in recent years, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting the housing and other development needs. To meet and expedite housing land supply in the short and medium terms, among other things, the Government has been carrying out various land use reviews on an on-going basis, with a view to identifying more suitable sites for conversion to residential use. A site at A Kung Ngam Village in Shau Kei Wan (the AKNV Site) has been identified for development of public housing by the Hong Kong Housing Authority (HKHA) (**Amendment Items A1 to A3**).

- 3.2 An Engineering Feasibility Study (EFS) for the AKNV Site has been conducted by the Civil Engineering and Development Department (CEDD) to confirm the technical feasibility of the proposed public housing development. The technical assessments under the EFS have demonstrated no insurmountable technical problems arising from the development proposals. The findings will be further elaborated in paragraphs 4.9 to 4.20. To take forward the recommendations of the proposed public housing development, rezoning of the AKNV Site with stipulation of appropriate development restrictions is required.

*Taking Forward the Decision of the Metro Planning Committee (the Committee) of the Board on the s.12A Application No. Y/H9/6*

- 3.3 The site (about 0.46 ha), located at A Kung Ngam Road, falls within an area zoned “Open Space” (“O”), “Residential (Group A)” (“R(A)”) and “Government, Institution or Community” (“G/IC”) on the OZP. It is a sloping site and is the former squatter area of Shan Pin Terrace (山邊臺). It is currently vacant<sup>1</sup> and partly covered by vegetation with trees (**Plans 3a to 3c**). To its immediate south is Ming Wah Dai Ha which is a public housing estate of the Hong Kong Housing Society (HKHS) and is undergoing redevelopment in phases and to its west is a residential neighbourhood along Shau Kei Wan Main Street East. HKHS intends to develop the site for public housing development integrated with a number of supporting community facilities. On 6.5.2022, the Committee decided to agree to the s.12A application No. Y/H9/6 for rezoning the site from “O”, “R(A)” and “G/IC” to “R(A)5”. To take forward the decision of the Committee, it is proposed to rezone the site to “R(A)5” zone (**Amendment Item B**).

*Taking Forward the Decision of the Committee on the s.12A Application No. Y/H9/7*

- 3.4 The site at 5 A Kung Ngam Village Road is currently occupied by the existing Hong Kong Sanatorium & Hospital (HKSH) Eastern Medical Centre - Li Shu Fong Building (養和東區醫療中心 - 李樹芳樓) which provides clinical and out-patient services including diagnostics, family medicine and primary care, health assessment, geriatrics, clinical health psychology, dietetics and podiatry. HKSH proposes to undertake wholesale conversion of the existing building to hospital with a view to providing out-patient as well as in-patient medical services on the site. The development will provide out-patient and in-patient medical services including hospital and cancer care support services with up to 160 beds. On 2.6.2022, the Committee decide to partially agree to the s.12A application No. Y/H9/7 for rezoning the site from “Other Specified Uses” annotated “Business” (“OU(B)”) to “OU(B)1”. To take forward the decision of the Committee, it is proposed to rezone the site to “OU(B)1” and amend the Notes of the OZP for “OU(B)1” zone with wholesale conversion of existing building for hospital use being a Column 1 use (**Amendment Item C**).

*Redevelopment of the Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre*

- 3.5 The Chief Executive announced in his 2013 Policy Address that the Government would seek to use the Lotteries Fund more flexibly, and make better use of the land owned by non-governmental organisations through redevelopment or expansion to provide diversified subvented and self-financing facilities. The Labour and Welfare Bureau

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<sup>1</sup> HKHS is currently undertaking ground investigation works for the proposed public housing development at the site.

(LWB)/Social Welfare Department (SWD) subsequently launched the Special Scheme on Privately Owned Sites for Welfare Uses in September 2013, aiming to increase social welfare services provisions, particularly related to elderly and rehabilitation services, through expansion, redevelopment or new development on its own sites.

- 3.6 The site at 456 Shau Kei Wan Road is currently occupied by the existing Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre which is a 3-storey building with a day activities centre providing life skills and rehabilitation training for medium to severely mentally handicapped persons (45 places). The Salvation Army would like to expand the existing provision of welfare services to meet the soaring demand and applied under the Special Scheme for the redevelopment of the Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre (**Amendment Item D**). The Salvation Army has received the LWB/SWD's support for the redevelopment project. It is proposed to rezone the site from "G/IC", "O" and an area shown as 'Road' to "G/IC(1)" zone.

#### **4. Amendment Items A1 to A3: Proposed Public Housing Development at A Kung Ngam Village**

##### **The Site and its Surroundings (Plans 1 to 2g)**

- 4.1 The AKNV Site (about 2.59 ha) is located to the immediate south of the A Kung Ngam Industrial Area (AKNIA) in Shau Kei Wan. It falls within an area zoned "O" (36%), "Green Belt" ("GB") (32%), "OU(B)" (16%), "OU" annotated "Comprehensive Recreational Development Area" ("OU(CRDA)")<sup>2</sup> (12%) and areas shown as 'Road' on the OZP (4%). The western portion of the AKNV Site is currently occupied by the CEDD's temporary works area zoned "O" while the eastern portion is occupied by an existing village settlement of A Kung Ngam Village as well as unnamed industrial buildings built in 1961 with building heights of 2 and 7 storeys.
- 4.2 The AKNV Site is located in a community intermixed with business/industrial, residential, community and recreational uses. To its north are commercial developments along Tung Wong Road and A Kung Ngam Village Road including Sing Tao News Corporation Building and Hang Tung Resources Centre and industrial developments along Tung Kin Road and A Kung Ngam Village Road including Manson Industrial Building, and existing medical centre/planned hospital at A Kung Ngam Village Road including HKSH Eastern Medical Centre - Tsao Yin Kai Block (養和東區醫療中心 - 曹延榮院) and HKSH Eastern Medical Centre - Li Shu Fong Building (the subject of **Amendment Item C**). To its west are Shau Kei Wan Tsung Tsin School and Shau Kei Wan Government Primary School and a cluster of private residential developments along Shau Kei Wan Main Street East. To its south is a steep uphill area with man-made and natural slopes and to the further south is the Lei Yue Mun Park and Holiday Village which is the former Lyemun Barracks Compound. To its east is the Island Eastern Corridor and to the further east across Island Eastern Corridor is the Hong Kong Museum of Coastal Defence. While the topography of the Shau Kei Wan area within the OZP boundary rises further uphill in the southern and eastern peripheries, the building height restrictions (BHRs) within "R(A)" zones are in the range of 100mPD (at the Aldrich Bay reclamation area and the town centre area) to

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<sup>2</sup> The "OU(CRDA)" zone by large covers the area of Lei Yue Mun Park and Holiday Village. Nevertheless, the portion of the "OU(CRDA)" zone within the AKNV Site does not cover the said facility.

190mPD (in the southern periphery area near the foothills of Mount Parker). The BHR within “OU(B)” and “OU(B)1” is 80mPD in order to protect the view from the Lei Yue Mun Park and Holiday Village behind AKNIA.

### Rezoning Proposal

#### *Amendment Item A1*

- 4.3 Having regard to the site context, the land use compatibility with surrounding development, infrastructural capacity and recommendations of the EFS, it is proposed to rezone the AKNV Site from “O”, “GB”, “OU(B)”, “OU(CRDA)” and areas shown as ‘Road’ to “R(A)6” for public housing development subject to a BHR of 110mPD and a maximum gross floor area (GFA) of 85,800m<sup>2</sup> (**Plans 1 and 2**). Under the “R(A)6” zone, ‘Public Vehicle Park (excluding container vehicle)’ use is always permitted and any floor space that is constructed or intended for use solely as government, institution or community (GIC) facilities, as required by the Government, may be disregarded from GFA calculation. The planning intention of “R(A)” zone is primarily for high-density residential development with provision of GIC facilities and commercial uses. The indicative layout and sections for the proposed public housing development are at **Attachment VI**. The key development parameters of the proposed development are summarized as follows:

Zoning Area	About 2.59 ha <sup>(i)</sup>
Net Site Area <sup>(ii)</sup>	About 1.44 ha
Maximum GFA	Not more than 85,800m <sup>2</sup>
Plot Ratio (PR) <sup>(iii)</sup>	About 6
BH	Not more than 110mPD <sup>(iv)</sup>
No. of Storeys	- 27 domestic storeys on top of 3-storey podium (Phase 1) - 19 to 24 domestic storeys on top of 4-storey podiums (Phase 2)
No. of Domestic Blocks	7
No. of Flats	About 1,500
Population <sup>(v)</sup>	About 4,050
Local Open Space and Recreational Facilities	Provision of local open space at 1m <sup>2</sup> per person in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. not less than 4,050m <sup>2</sup> ). Recreational facilities and children play area will also be provided.
Greenery Coverage	Minimum 20% of the housing site in accordance with HKPSG requirement
Car Parking Provision	No. of private car parking spaces and loading/unloading bays to be provided in accordance with HKPSG requirement

Other Facilities <sup>(vi)</sup>	<p>(a) Social welfare facilities<sup>(vii)</sup> including:</p> <ul style="list-style-type: none"> <li>- Home Care Service for Frail Elderly Persons (2-team size non-kitchen based)</li> <li>- Integrated Community Centre for Mental Wellness</li> <li>- Day Care Centre for the Elderly (60 places)</li> <li>- Community Rehabilitation Day Centre</li> <li>- District Support Centre for Persons with Disabilities</li> </ul> <p>(b) 6-classroom kindergarten; and</p> <p>(c) retail facilities</p>
Anticipated Completion Year	<p>Phase 1: 2032</p> <p>Phase 2: 2037</p>

Notes

- (i) The total zoning area of about 2.59 ha includes small portions of the adjoining slope and an area between the development site and A Kung Ngam Village Road (i.e. Stone House pending grading assessment by the Antiquities Advisory Board). The concerned portions are excluded from public housing development.
- (ii) The net site area is subject to review at the detailed design stage.
- (iii) The PR is calculated based on a net site area and is subject to review at the detailed design stage.
- (iv) The BH of the public housing development has taken into account the adoption of the Modular Integrated Construction.
- (v) Based on assumed 2.7 person per flat.
- (vi) The actual provision of the facilities will be subject to confirmation by relevant Government departments at detailed design stage.
- (vii) Gross floor area (GFA) equivalent to about 5% of the attainable domestic GFA of the public housing development will be reserved for the provision of social welfare facilities as per advice from SWD. The proposed social welfare facilities have been included for assessment under the EFS. The location, type and actual provision of social welfare facilities will be subject to advice from SWD and Housing Department (HD) at the detailed design stage.

- 4.4 The conceptual development scheme is subject to refinement at detailed design stage. The proposed public housing development will be guided by planning brief prepared by HD in consultation with relevant bureaux/departments, which would set out planning parameters, design requirements, provision of GIC, local open space, recreational, social welfare and parking facilities, as well as any further technical assessments to be conducted.

*Amendment Item A2*

- 4.5 Arising from the proposed public housing development under **Amendment Item A1**, an area of 909m<sup>2</sup> is proposed to be rezoned from “O” and “OU(B)” to an area shown as ‘Road’ to reflect the proposed upgrading of the existing A Kung Ngam Village Lane to standard road for access and circulation to the future public housing development.

*Amendment Item A3*

- 4.6 The existing Yuk Wong Po Din Temple (玉皇寶殿) at A Kung Ngam Village Lane is proposed to be retained in-situ. It is proposed to rezone the existing temple area and the proposed expansion for installation of smoke abatement facilities (64m<sup>2</sup> in total) from “OU(B)” and “O” to “G/IC”.

### Land Use and Development Intensity

- 4.7 Shau Kei Wan district is dominated by high-density public and private residential developments inter-mixed with GIC uses and business/industrial area. The proposed public housing development is generally compatible with the surrounding context in respect of development type and built form (**Plans 1 and 2**).
- 4.8 According to the conceptual scheme comprising seven residential towers (**Attachment VI**), the proposed development intensity has taken into account various site-specific and technical considerations, including sloping terrain, requirements of specific building design, layout and disposition for mitigating air ventilation, visual, noise and air quality impacts and the need to optimise land resources. Besides, the AKNV Site is connected to the major roads and pedestrian network and is easily accessible by public transportation. Given that the AKNV Site is located on a sloping terrain (the foothill of Lei Yue Mun Park and Holiday Village) in the AKNIA (with the site formation levels ranging from about 4.5mPD to 12mPD), the proposed BHR of 110mPD for the proposed public housing development is considered not incompatible with the surrounding developments.

### Technical Assessments

- 4.9 Concerned Government departments have confirmed that the proposed amendments to the OZP for the proposed public housing development would not cause insurmountable problems on traffic, visual, air ventilation, landscape, environmental and cultural heritage aspects as well as infrastructural capacity and land requirements, as detailed in the ensuing paragraphs.

### Traffic Aspect

- 4.10 A preliminary traffic and transport impact assessment (TTIA) has been conducted under the EFS (Section 3 at **Attachment V**), which has ascertained the technical feasibility of the proposed public housing development at the AKNV Site from traffic engineering perspective. According to the preliminary TTIA, most of the assessed critical junctions near the AKNV Site will be operated in satisfaction except a junction at Tung Hei Road/A Kung Ngam Village Road/Oi Lai Street. To enhance the junction performance, it is proposed to revise the road marking at A Kung Ngam Road (westbound) (**Attachment VII**). With the implementation of road improvement works, the preliminary TTIA concluded that the public housing development will not induce insurmountable adverse traffic impact on the nearby road network, junctions and transport facilities. The AKNV Site is located about 450m from the MTR Shau Kei Wan Station and about 550m from the bus terminus at Nam On Street, which can be accessible on foot via Shau Kei Wan Main Street East. The Commissioner for Transport (C for T) has no adverse comments on the findings of the preliminary TTIA and no in-principle objection to the rezoning proposal.

### Visual Aspect

- 4.11 The proposed public housing development with a maximum BH of 110mPD (seven residential blocks ranging from +80mPD to +107mPD) at the AKNV Site sitting at the foothill of the Lei Yue Mun Park and Holiday Village as a backdrop is generally not incompatible with the surrounding BH profile of existing/planned residential developments as well as the BHRs of the adjacent “R(A)” ranging from 100mPD to

120mPD and the adjacent “OU(B)” and “OU(B)1” of 80mPD (**Plan 1**). The residential blocks of lower BH (i.e. +80mPD) will be deposited in the middle part of the AKNV Site in order to protect the view from the Lei Yue Mun Park and Holiday Village while BHs of the other residential blocks located in the eastern and western parts of the AKNV Site ascend up to +107mPD to strike a balance in optimising land resources for housing production. As illustrated by the photomontages under the preliminary Landscape and Visual Impact Assessment (LVIA) (Section 10 at **Attachments V and VIII**), the proposed development would not cause significant visual impacts to the surrounding environment. In particular, the photomontage at Viewpoint No. 7 – Lei Yue Mun Park Lookout Area (at about 98mPD) indicates that the residential blocks in the middle part of AKNV Site with not more than +80mPD would protect the view to the harbour area despite that there are blockages to the peripheral areas of the view. With incorporation of good design measures including careful layout design, the control of development massing, landscape treatment and aesthetic design, the visual impact arising from proposed development is considered acceptable. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) and Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) have no adverse comment on the proposed rezoning from urban design and visual point of view.

#### *Air Ventilation Aspect*

- 4.12 A preliminary air ventilation assessment (AVA) Expert Evaluation has been carried out (Section 9 at **Attachment V**) to assess the potential air ventilation impacts arising from the proposed public housing development. Given that the building design of the proposed residential blocks would incorporate a number of wind enhancement features, including approximately 15m building separations in between the residential towers at the eastern part of the AKNV Site (**Attachment IX**) and aligning building blocks with prevailing winds, the potential air ventilation impact induced by the proposed development under prevailing winds could be alleviated. To further reduce the impact and improve the wind environment, good design features could be considered in detailed design stage.

#### *Landscape Aspect*

- 4.13 A landscape impact assessment (LIA) has been conducted to assess the potential landscape impact arising from the proposed public housing development (Section 10 at **Attachment V**). According to the preliminary tree and vegetation survey under the LIA, 527 trees will be felled due to the proposed public housing development, including 16 *Leucaena leucocephala* (銀合歡) which is undesirable species exempted from compensation. While no registered Old and Valuable Tree is found, 3 Trees of Particular Interest (TPIs) (i.e. *Ficus microcarpa* (細葉榕)) are proposed to be removed<sup>3</sup>. The remaining are common species, located on slope and/or in direct conflict with the proposed works.
- 4.14 Suitable mitigation measures and amenity planting/landscape treatment including planting of new trees will be provided to alleviate the landscape impact (**Attachment X**). Furthermore, a minimum of 20% overall green coverage and local open space (i.e. 1m<sup>2</sup> per person) with new tree planting will be provided in the proposed public housing

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<sup>3</sup> The trees are in direct conflict with the proposed works and located on slope. Excavation of the root ball for transplanting would be infeasible.



development to contribute to a desirable landscape setting to enhance living environment. Details of the compensatory planting proposal, including off-site planting, will be explored at the detailed design stage in accordance with the relevant technical circular.

- 4.15 In view of the above, the incorporation of the proposed mitigation measures into the proposed public housing development will effectively reduce the residual landscape impact and provide landscape enhancement to the area. CTP/UD&L of PlanD and Director of Agriculture, Fisheries and Conservation (DAFC) have no adverse comment on the rezoning proposal.

#### *Environmental Aspect*

- 4.16 A preliminary environmental study (PES) has been conducted (Sections 8 and 11 of **Attachment V**) to identify the key environmental issues associated with the proposed public housing development and related site formation and infrastructure works. Based on the findings of the PES, there is no insurmountable environmental impact on air quality, noise, water quality, waste management, land contamination and cultural heritage aspects arising from the proposed public housing development with implementation of the proposed mitigation measures. More detailed assessment will be carried out at the detailed design stage to formulate appropriate mitigation measures.
- 4.17 According to the review on air quality, there are air sensitive uses (including air sensitive receivers with openable windows, fresh air intake and active recreational uses) in the proposed public housing development. Sufficient buffer distance in accordance with the HKPSG should be allowed from the adjacent roads including the Island Eastern Corridor. The existing Yuk Wong Po Din Temple is in proximity to the proposed public housing development and its joss paper burning activity would be a potential air nuisance to the proposed development. To minimise the potential nuisance while preserving the traditional Chinese ritual activity of the temple, it is proposed to install smoke abatement plant in the temple for joss paper burning and adopt full compliance of joss paper furnace with high efficiency air purification system, and the exhaust outlet of joss paper furnace and smoke abatement plant shall be positioned to avoid facing the air sensitive uses directly. Sensitive building design for the public housing development may be adopted to minimise potential environmental nuisance to the air sensitive receivers of the proposed public housing development. The findings of the noise impact assessment revealed that there are potential traffic noise and fixed noise sources near the proposed public housing development including the Island Eastern Corridor and the chillers/cooling towers of the surrounding commercial and industrial buildings. With the provision of suitable noise mitigation measures such as acoustic window, architectural fin and building orientation etc., all the noise sensitive receivers could comply with the relevant noise criteria. Director of Environmental Protection (DEP) has no adverse comment on the rezoning proposal.
- 4.18 According to the review on cultural heritage under the PES, there are declared monuments and graded historic buildings in the vicinity of the AKNV Site including the buildings in Lei Yue Mun Park and Holiday Village (former Lyemun Barracks Compound) which are heritage sites within 50m from the AKNV Site. A heritage impact assessment would be conducted in the Investigation, Design and Construction stage. A Stone House<sup>4</sup> in A Kung Ngam Village (**Plans 2 and 2f**) is pending for

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<sup>4</sup> The Stone House falls within Government land. It is currently occupied by a company selling fishing appliances and

historic building grading assessment by Antiquities Advisory Board and is not included in the boundary of the proposed public housing development.

*Infrastructural and Land Requirement Aspects*

- 4.19 The EFS has covered the technical assessments for infrastructural aspects including drainage, sewerage, water supply and utilities as well as geotechnical works (Sections 4 to 6 of **Attachment V**). It is concluded that the proposed public housing development is technically feasible and would not result in insurmountable problem with the implementation of mitigation measures and improvement works proposed. Relevant departments have no in-principle objection to or no adverse comment on the rezoning proposal from infrastructural and geotechnical perspectives.
- 4.20 A preliminary land requirement study (PLRS) has been prepared to identify the land requirements of the proposed site formation and infrastructural works (Section 7 of **Attachment V**). According to the PLRS, the proposed site formation works and housing development would encroach onto private village lots and private lots of the unnamed industrial buildings. Land resumption of these lots is required for the site formation and roadworks. Squatters are also identified on unallocated and unleased Government land within the AKNV Site. They would be removed before the site formation works and the affected residents would be rehoused and compensated in accordance with the established practice. District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD) and District Officer (East), Home Affairs Department (DO(E), HAD) have no adverse comment on the rezoning proposal.

**5. Amendment Item B: Public Housing Development at A Kung Ngam Road (Plans 1, 3, 3a to 3c)**

- 5.1 To take forward the decision of the Committee on the agreed s.12A application, it is proposed to rezone the site from “O”, “R(A)” and “G/IC” to “R(A)5” with stipulation of a BHR of 100mPD. Under the “R(A)5” zone, the PR restriction is the same as that of the “R(A)” zone<sup>5</sup>. ‘Public Vehicle Park (excluding container vehicle)’ use is always permitted; any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, and public vehicle parks may be disregarded from PR calculation, which are in line with the agreed indicative development scheme by HKHS under the s.12A rezoning application (indicative scheme at **Attachment XI** and relevant meeting minutes at **Attachment XII**).
- 5.2 According to the indicative scheme under the agreed s.12A rezoning application, the proposed public housing development will comprise a single block building with a total floor area of 30,383m<sup>2</sup>, BH of 100mPD and 28 storeys including 3 storeys of lower ground for carpark and retail facilities. The proposed public housing development will provide about 646 flats, a Child Care Centre (CCC) and a Boys’ Hostel, shop and services/eating place and public vehicle park, etc.

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<sup>5</sup> Development within this zone is restricted to a maximum domestic PR of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic PR of 15. For new development that is partly domestic and partly non-domestic, the domestic PR shall not exceed the product of the difference between the maximum permitted non-domestic PR of 15 and the actual non-domestic PR proposed for the building and the maximum permitted domestic PR for the building divided by the maximum permitted non-domestic PR of 15.

**6. Amendment Item C: Proposed Wholesale Conversion to Hospital at 5 A Kung Ngam Road (Plans 1, 2, 2a, 2c, 2d, 2g and 2h)**

- 6.1 The site (0.21 ha), located at 5 A Kung Ngam Road, falls within an area zoned “OU(B)” on the OZP. On 2.6.2022, the Committee of the Board partially agreed to the s.12A application No. Y/H9/7 submitted by HKSH to rezone the site from “OU(B)” to “OU(B)1” in which ‘Hospital’ use is a Column 2 use which requires planning permission from the Board to facilitate the wholesale conversion of existing HKSH Eastern Medical Centre – Li Shu Fong Building to a hospital providing out-patient as well as in-patient medical services at the Site. An extract of the relevant meeting minutes is at **Attachment XIV**.
- 6.2 According to HKSH, as the development proposal involves wholesale conversion of the existing building, there will be no increase in building bulk (i.e. GFA, PR, BH and site coverage) and no change in the building outlook (indicative scheme at **Attachment XIII**).
- 6.3 Members generally supported the application and agreed with PlanD’s recommendation to amend the Notes for the “OU(B)1” zone with wholesale conversion of existing building for hospital use being a Column 1 use whereas other hospital uses being a Column 2 use. To take forward the decision of the Committee, it is proposed to rezone the Site from “OU(B)” to “OU(B)1” with the same provision. The current BHR of 80mPD and PR restriction of 12 of the “OU(B)1” zone remain unchanged.

**7. Amendment Item D: Proposed Redevelopment at 456 Shau Kei Wan Road (Plans 1, 4, 4a and 4b)**

- 7.1 The site (0.06 ha), located at 456 Shau Kei Wan Road, falls within an area zoned “G/IC” (with a BHR of 3 storeys), “O” and an area shown as ‘Road’ on the OZP. The “G/IC” portion is currently occupied by the existing Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre. The “O” portion is currently used for Shau Kei Wan Road Sitting-out Area managed by the Leisure and Cultural Services Department. The site is located in a mixed use setting. To its north and west is the existing residential neighbourhood of Shau Kei Wan mainly zoned “R(A)” and “R(A)2”. To its south and east are schools and open space mainly zoned “G/IC” and “O”.
- 7.2 To expand and improve the provision of rehabilitation facilities and social services for the community, the Salvation Army proposes to redevelop the centre with site area enlarged by including the adjoining sitting-out area. The sitting-out area will be reprovisioned in-situ with the same area, and will be managed by Salvation Army and opened to the public at reasonable hours. Policy support has been given by LWB for the proposed redevelopment. According to the indicative scheme submitted by the Salvation Army, the proposed building comprises day activities centre, hostel and family and child development centre (**Attachment XV**). The development parameters of the proposed redevelopment are as follows:

Site Area	652m <sup>2</sup>
- Existing Salvation Army Site	280m <sup>2</sup>
- Adjoining Sitting-out Area	187m <sup>2</sup>

- Town Gas Pressure Regulator and Maintenance Area	16m <sup>2</sup>
- Adjoining Vacant Government Land	169m <sup>2</sup>
Development Area*	636m <sup>2</sup>
PR	5.54
Total GFA	3,522m <sup>2</sup>
- Non-domestic	2,358m <sup>2</sup>
- Domestic (hostel)	1,164m <sup>2</sup>
Site Coverage	
- G/F – 3/F	Not more than 70%
- 4/F – 10/F	Note more than 47.5%
No. of Block	1
No. of Storeys	11
BH	Not more than 40.7mPD
Social Welfare Facilities	<ul style="list-style-type: none"> <li>- Day Activity Centre for Medium to Severely Mentally Handicapped Persons (110 places)</li> <li>- Hostel for Severely Mentally Handicapped Persons (60 places)</li> <li>- Family and Child Development Centre (130 children and 80 parents and families)</li> </ul>
Parking Spaces	
- Light Goods Vehicles and Private Light Bus Parking Spaces	2
- Private Car Parking Space	1

\* The development area has excluded the area of the town gas pressure regulator and maintenance area (about 16m<sup>2</sup>) as it will not form part of the redevelopment site.

- 7.3 To facilitate the proposed redevelopment, it is proposed to rezone the site from “G/IC”, “O” and an area shown as ‘Road’ to “G/IC(1)” with stipulation of a BHR of 11 storeys. Under the “G/IC(1)” zone, an at-grade public open space of not less than 187m<sup>2</sup> shall be provided.

#### Technical Assessments

- 7.4 To ascertain the technical feasibility of the proposed redevelopment, various technical assessments have been conducted by the Salvation Army including TIA, VIA, LIA, Tree Preservation Proposal (TPP), AVA - Initial Study, EA, DIA and SIA. It is confirmed that the proposed redevelopment would not cause insurmountable problems on traffic, visual, landscape, air ventilation, environmental and infrastructural capacity aspects. A summary of the technical assessments is at **Attachment XVI** and the findings are summarised in the following paragraphs.

#### *Traffic Aspect*

- 7.5 The TIA conducted has demonstrated that the proposed redevelopment will not generate any adverse traffic impact to its vicinity. In this regard, C for T has no comment on the proposed amendments from traffic engineering perspective.

### *Urban Design and Visual Aspect*

- 7.6 The Site is located in the inland area of Shau Kei Wan with residential communities to its north and west which have a BHR of 100mPD and GIC facilities to its south and east which are restricted by BHRs ranging from 3 to 8 storeys. According to the VIA and the photomontages, the visual impact of the selected viewing points are negligible to moderate. Mitigation measures such as introduction of greenery on podium garden would also be adopted to further reduce the impacts. The proposed redevelopment is considered compatible in terms of overall visual context with the existing urban setting. CTP/UD&L, PlanD has no comment from urban design and visual perspectives.

### *Landscape Aspect*

- 7.7 The LIA conducted has indicated that since the proposed redevelopment is small in scale and is located in the urban area of Shau Kei Wan, it will not generate any adverse impacts to most of the identified Landscape Resources and Landscape Character Areas. With the application of the mitigation measures such as preservation of a mature tree, compensatory planting and reprovisioning of sitting-out area at-grade, all the residual landscape impacts can be alleviated.
- 7.8 The TPP revealed that there are 15 trees within the site and none of them is Old and Valuable Tree. While 14 trees are proposed to be felled as they are in direct conflict with the proposed redevelopment, an existing mature tree is proposed to be retained on site and the trees proposed to be felled will be compensated with ratio of 1:1. CTP/UD&L, PlanD has no comment on the redevelopment proposal from landscape planning perspective.

### *Air Ventilation Aspect*

- 7.9 An AVA has been conducted to evaluate the air ventilation performance of the proposed redevelopment as compared with the existing condition. The AVA demonstrated that the ventilation performance of the proposed redevelopment would not significantly affect the ventilation performance of its surrounding areas under annual and summer wind conditions. CTP/UD&L, PlanD has no comment from air ventilation perspective.

### *Environmental Aspect*

- 7.10 An EA has been carried out to assess the environmental feasibility in terms of air quality and noise impact of the proposed redevelopment. In terms of air quality, the vehicular emission associated with the proposed redevelopment and nearby existing road network have been taken into account, and it is concluded that the predicted cumulative air quality impacts on all existing air sensitive receivers (ASRs) and planned ASRs (including the proposed redevelopment) would comply with the Air Quality Objectives during the operational phase, and hence adverse impacts are not anticipated. In terms of noise impact, it is found that the existing noise climate is dominated by road traffic noise, mainly from Chai Wan Road, Shau Kei Wan Road and Island Eastern Corridor. It is confirmed that all noise sensitive uses in the proposed redevelopment will be provided with split-type air-conditioning and the intended future users would not be subject to noise impacts. As such, there would be no insurmountable road traffic noise impact arising from the proposed redevelopment and

no mitigation measures are considered necessary. DEP has no comment on the proposed amendments from environmental planning perspective.

### *Sewerage and Drainage Aspects*

- 7.11 DIA and SIA have been carried out to assess the drainage and sewerage impacts of the proposed redevelopment. On drainage aspect, there are existing public drainage systems along Chai Wan Road and Shau Kei Wan Road. Under the existing condition, the runoff from the Site to public drainage system is conveyed to the storm drain running along Shau Kei Wan Road. It is recommended to upgrade the said storm drain to convey peak flow from a 50 year storm period event by the project proponent. On sewerage aspect, hydraulic assessment has been carried out and it revealed that the existing sewerage system would be able to convey sewage flow from Site to the sewer along Mong Lung Street. Notwithstanding that, the existing sewer along Shau Kei Wan Road between Site and Factory Street is proposed to be upgraded by the project proponent. DEP and Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD) have no objection from environmental planning and drainage perspectives.

## **8. Provision of GIC Facilities and Open Space**

- 8.1 Taking into account the proposed developments, the planned population of the Planning Scheme Area is estimated to be about 127,700 persons. As shown in **Attachment XVII**, the planned provision for various community facilities and open space is generally sufficient, except for some facilities stated in paragraph 8.2 below, to meet the demand in accordance with the requirements of the HKPSG and concerned bureaux/departments' assessments.

### *GIC Facilities*

- 8.2 According to the population-based planning standards for community facilities under HKPSG, there would be a shortfall in the provision of secondary school classrooms, hospital beds, community care services facilities for elderly (CCS), residential care home for the elderly (RCHE), CCC, pre-school rehabilitation services (PRS), day rehabilitation services (DRS) and residential care services (RCS). The shortfall of the secondary school classrooms in the area can be catered by the surplus of secondary school classrooms in the Eastern District. For hospital beds, the Health Bureau adopts a wider spatial context/cluster in the assessment of provision for such facilities. Regarding the deficits in some elderly, child care and rehabilitation services/facilities, the standards set for these services/facilities are long-term goal assessed on a wider spatial context and the actual provision would be subject to the consideration of SWD in the planning and development process as appropriate. The Government will continue to adopt a multi-pronged approach with long, medium and short term strategies to identify suitable sites or premises for provision of more welfare services, so as to meet the ongoing welfare service needs of the district. Social welfare facilities (equivalent to 5% of the total attainable domestic GFA) will be provided in the proposed public housing developments. The location, type and actual provision of social welfare facilities will be subject to further advice from SWD, HD and HKHS at the detailed design stage. New hospital beds and social welfare facilities will be provided in the proposed wholesale conversion of the HKSH Eastern Medical Centre –

Li Shu Fong Building to hospital and proposed redevelopment of Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre respectively.

### *Open Space*

- 8.3 Although Amendment Items A1 to A3, B and D involve rezoning of “O” (about 1.35 ha) to other zones, there is a surplus of about 3.72 ha of local open space and about 1.01 ha of district open space in the Shau Kei Wan Planning Area after the rezoning.

## **9. Proposed Amendments to Matters shown on the OZP**

The proposed amendments as shown on the draft Shau Kei Wan OZP No. S/H9/18A (**Attachment II**) are as follows:

### Amendment Item A1 (2.59 ha)

- (a) Rezoning of a site at A Kung Ngam Village and its adjacent areas from “O”, “GB”, “OU(B)”, “OU(CRDA)” and areas shown as ‘Road’ to “R(A)6” with the stipulation of a maximum BH of 110mPD.

### Amendment Item A2 (909m<sup>2</sup>)

- (b) Rezoning of a site at A Kung Ngam Village Lane from “O” and “OU(B)” to an area shown as ‘Road’.

### Amendment Item A3 (64m<sup>2</sup>)

- (c) Rezoning of a site occupied by the Yuk Wong Po Din Temple and its proposed expanded area from “OU(B)” and “O” to “G/IC”.

### Amendment Item B (0.46 ha)

- (d) Rezoning of a site at A Kung Ngam Road from “O”, “R(A)” and “G/IC” to “R(A)5” with the stipulation of a maximum BH of 100mPD.

### Amendment Item C (0.21 ha)

- (e) Rezoning of a site at 5 A Kung Ngam Village Road from “OU(B)” to “OU(B)1” with the stipulation of a maximum BH of 80mPD.

### Amendment Item D (0.06 ha)

- (f) Rezoning of a site at 456 Shau Kei Wan Road from “G/IC”, “O” and an area shown as ‘Road’ to “G/IC(1)” with the stipulation of a maximum BH of 11 storeys.

## **10. Proposed Amendments to the Notes of the OZP**

- 10.1 Amendments to the Notes of the OZP are proposed as follows.

“R(A)” zone

- 10.2 In relation to the Amendment Items A1 and B, the Remarks for “R(A)” zone will be revised to incorporate relevant development restrictions for “R(A)5” and “R(A)6” sub-area as mentioned in paragraphs 4.3 and 5.1 above.
- 10.3 It is specified that any floor space for use solely as GIC facilities, as required by the Government, may be disregarded from PR/GFA calculation. The Notes for the “R(A)” zone will also specify that ‘Public Vehicle Park (excluding container vehicle)’ use is always permitted on land designated as “R(A)5” and “R(A)6”. For “R(A)5” zone, any floor space that is constructed or intended for use solely as public vehicle park may be disregarded from PR calculation.

“G/IC” zone

- 10.4 In relation to the Amendment Item D, the Remarks for “G/IC” zone will be revised to incorporate new development restriction for “G/IC(1)” sub-area regarding the provision of an at-grade public open space of not less than 187m<sup>2</sup>.

“OU(B)” zone

- 10.5 In relation to the Amendment Item C, the Notes for the Schedule I of the “OU(B)” zone will specify that ‘Hospital (wholesale conversion of existing building only)’ use is always permitted and ‘Hospital (not elsewhere specified)’ requires planning permission from the Board on land designated as “OU(B)1”.

Technical Amendments

- 10.6 On 11.1.2019, the Board has promulgated a revised set of MSN to Statutory Plans. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes of “Comprehensive Development Area”, “R(A)”, “G/IC”, “OU(Residential cum Commercial and Community Facilities)” zones.
- 10.7 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.

**11. Revision to the Explanatory Statement of the OZP**

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

**12. Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/H9/19.



### 13. Consultation

#### Consultation with District Council

- 13.1 On 25.4.2023, PlanD, HD, LandsD and CEDD jointly consulted the Planning, Works and Housing Committee (PWHC) of Eastern District Council on the proposed amendments to the OZP and the related public housing developments and infrastructural works. PWHC in general supported the proposed amendments to the OZP and the proposed public housing developments. Their major concerns/comments raised at the meeting are summarised as below:

##### *Items A1 to A3*

- (a) concerned about the potential air quality and noise impact from the Island Eastern Corridor to the proposed public housing development;
- (b) queried whether the infrastructural capacity especially traffic aspect could accommodate the additional population of the proposed public housing development;
- (c) queried whether there is any public car parking spaces and public transport interchange (PTI) in the proposed public housing development;
- (d) queried whether the proposed public housing development could be completed sooner;

##### *Items A1 to A3 and B*

- (e) suggested to consider adding new minibus and bus routes to serve the residents of the proposed public housing developments;

##### *Item D*

- (f) queried the types of facilities to be provided upon the redevelopment and suggested to provide elderly facilities; and
- (g) queried where would the existing open space be re-provided upon the redevelopment and whether re-provided open space would be opened to the public.

- 13.2 Responses from the relevant Government departments are as follows:

##### *Items A1 to A3*

- (a) buffer distance between the building blocks of the proposed public housing development and adjacent roads would be provided to mitigate any potential air quality impact arising from vehicular emission. Noise mitigation measures including sensitive building layout, acoustic windows and omission of flats facing noise source would be implemented to mitigate any potential noise impact;
- (b) according to the findings of the preliminary TTIA conducted under the EFS, the existing traffic near the AKNV Site is not busy. The capacity for nearby junctions has been assessed and road improvement measure has been proposed;

- (c) there is no public carpark and PTI in the proposed public housing development. Subject to detailed design, high-side of the HKPSG's requirement would be considered for the private car parking provision in the proposed public housing development;
- (d) the relevant proposed amendments to the OZP would be put up for consideration by the Committee in June 2023, and CEDD, LandsD and HD have been working on the site formation and infrastructural works, land resumption and clearance as well as superstructure works with a view to implementing the project in a timely manner;

*Items A1 to A3 and B*

- (e) the proposed public housing developments are in proximity to the MTR Stations within about ten minutes' walk. Transport Department would conduct assessment on public transport demand for the proposed developments two years before their completion;

*Item D*

- (f) the facilities provided upon redevelopment is stated in paragraph 7.2 above and the suggestion of providing elderly facilities in the proposed redevelopment would be relayed to Salvation Army for their consideration;
- (g) according to the Salvation Army, the existing open space would be reprovisioned in-situ. It would be managed by Salvation Army and opened to the public at reasonable hours taking into consideration the operation of hostel facilities upon redevelopment.

- 13.3 On 26.7.2022, SWD and Salvation Army consulted the PWHC regarding the redevelopment proposal of its centre. Members generally supported the proposal.

Briefing session with stakeholders of the proposed public housing development at A Kung Ngam Village

- 13.4 On 8.5.2023, the affected villagers/owners/occupiers of A Kung Ngam Village and the unnamed industrial buildings as well as the affected owners/occupiers of Manson Industrial Building were invited to a Town Hall briefing session jointly arranged by CEDD, LandsD, PlanD and HD, on the broad development proposal, programme and compensation and rehousing (C&R) arrangements. The concerns and enquiries of the attendees were mainly on the C&R issues.

Departmental Circulation

- 13.5 The proposed amendments have been circulated to the relevant Government departments for comments. Comments from relevant bureaux/departments have been incorporated into the above paragraphs, where appropriate. The following bureaux/departments have no objection to/no adverse comment on the proposed amendments:

- Secretary for Development;
- Secretary for Housing;
- Secretary for Health;

- Secretary for Labour and Welfare;
- Secretary for Home and Youth Affairs;
- C for T;
- CA/CMD2, ArchSD;
- Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- CE/HK&I, DSD;
- Chief Engineer/Special Duties (Works), CEDD;
- Chief Highway Engineer/Hong Kong, Highways Department;
- Commissioner of Police;
- CTP/UD&L, PlanD;
- DAFC;
- Director of Electrical and Mechanical Services;
- Director of Fire Services;
- Director of Food and Environmental Hygiene;
- Director of Health;
- Director of Housing;
- Director of Social Welfare;
- DEP;
- Director of Leisure and Cultural Services;
- DLO/HKE, LandsD;
- DO(E), HAD;
- Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau;
- Government Property Administrator;
- Head of Geotechnical Engineering Office, CEDD; and
- Project Manager (South), CEDD.

#### Public Consultation

- 13.6 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/H9/19 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection period. EDC will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

#### **14. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Shau Kei Wan OZP No. S/H9/18 and that the draft Shau Kei Wan OZP No. S/H9/18A at **Attachment II** (to be renumbered to S/H9/19 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES for the draft Shau Kei Wan OZP No. S/H9/18A at **Attachment IV** 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.

## **15. Attachments**

<b>Attachment I</b>	Approved Shau Kei Wan OZP No. S/H9/18 (Reduced Size)
<b>Attachment II</b>	Draft Shau Kei Wan OZP No. S/H9/18A
<b>Attachment III</b>	Revised Notes of Draft Shau Kei Wan OZP No. S/H9/18A
<b>Attachment IV</b>	Revised ES of Draft Shau Kei Wan OZP No. S/H9/18A
<b>Attachment V</b>	Report for Zoning Amendment (for Amendment Items A1 to A3)
<b>Attachment VI</b>	Indicative Layout and Sections for the Proposed Public Housing Development at A Kung Ngam Village
<b>Attachment VII</b>	Proposed Road Improvement Works
<b>Attachment VIII</b>	Photomontages
<b>Attachment IX</b>	Indicative Layout and Prevailing Winds of the AKNV Site
<b>Attachment X</b>	Conceptual Landscape Plan for the Proposed Public Housing Development at A Kung Ngam Village
<b>Attachment XI</b>	Indicative Scheme of Section 12A application No. Y/H9/6
<b>Attachment XII</b>	Extract of the minutes of the MPC meeting on 6.5.2022
<b>Attachment XIII</b>	Indicative Scheme of Section 12A application No. Y/H9/7
<b>Attachment XIV</b>	Extract of the minutes of the MPC meeting on 2.6.2022
<b>Attachment XV</b>	Indicative Scheme of the Proposed Redevelopment of the Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre
<b>Attachment XVI</b>	Summary of Technical Assessments for the Proposed Redevelopment of the Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre
<b>Attachment XVII</b>	Provision of Major GIC Facilities and Open Space in Shau Kei Wan
<b>Plan 1</b>	Comparison of Existing and Proposed Zonings for Amendment Items A1 to A3, B, C and D
<b>Plans 2, 2a to 2h</b>	Site Plan, Aerial Photo and Site Photos for Amendment Items A1 to A3 and C
<b>Plans 3, 3a to 3c</b>	Site Plan, Aerial Photo and Site Photos for Amendment Item B
<b>Plans 4, 4a to 4b</b>	Site Plan, Aerial Photo and Site Photos for Amendment Item D