



Attachment I of
MPC Paper No. 7/22

圖例
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP E)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

GREEN BELT

CDA

RIA

R(E)

QIC

O

OU

GB

地帶

綜合發展區

住宅（甲類）

住宅（戊類）

政府、機構或社區

休憩用地

其他指定用途

綠化地帶

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

交通

鐵路及車站（地下）

主要道路及路口

高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

NON-BUILDING AREA

其他

規劃範圍界線

建築物高度管制區界線

最高建築物高度（在主水平基準上若干米）

最高建築物高度（樓層數目）

非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	7.18	2.21	綜合發展區
RESIDENTIAL (GROUP A)	105.91	32.58	住宅（甲類）
RESIDENTIAL (GROUP E)	0.93	0.29	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	46.80	14.40	政府、機構或社區
OPEN SPACE	28.94	8.90	休憩用地
OTHER SPECIFIED USES	13.82	4.25	其他指定用途
GREEN BELT	70.43	21.67	綠化地帶
MAJOR ROAD ETC.	51.03	15.70	主要道路等
TOTAL PLANNING SCHEME AREA	325.04	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2016年12月6日 根據城市
規劃條例第9(1)(a)條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON
6 DECEMBER 2016

Ms Kinnie WONG
CLERK TO THE EXECUTIVE COUNCIL

黃潔怡女士
行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的慈雲山、鑽石山及新蒲崗（九龍規劃區第11區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 11 - TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG - OUTLINE ZONING PLAN

圖則編號
PLAN No.

S/K11/29

本摘要圖於2022年5月27日擬備
PLAN PREPARED ON 27.5.2022

參考編號
REFERENCE No. M/K11/21/198

圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	COA	綜合發展區
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
RESIDENTIAL (GROUP E)	RE(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMPREHENSIVE DEVELOPMENT AREA	7.18	2.21	綜合發展區
RESIDENTIAL (GROUP A)	106.96	32.91	住宅 (甲類)
RESIDENTIAL (GROUP E)	0.93	0.29	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	45.73	14.07	政府、機構或社區
OPEN SPACE	29.02	8.93	休憩用地
OTHER SPECIFIED USES	13.82	4.25	其他指定用途
GREEN BELT	70.43	21.67	綠化地帶
MAJOR ROAD ETC.	50.97	15.67	主要道路等
TOTAL PLANNING SCHEME AREA	325.04	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / K 1 1 / 2 9 的修訂
AMENDMENTS TO APPROVED PLAN No. SK/11/29

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

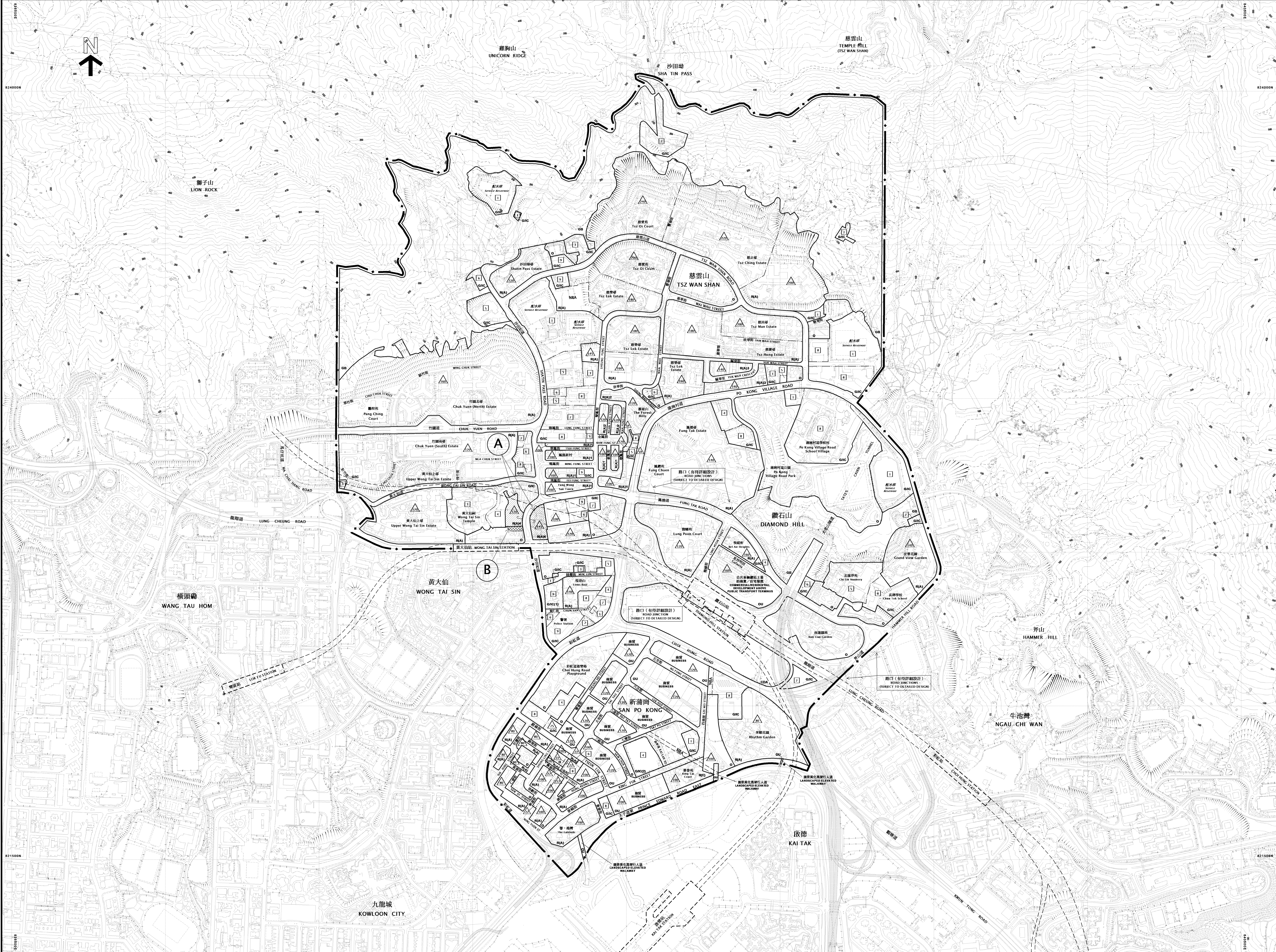
按照城市規劃條例第 5 條
展示的修訂

AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項

(參看附表)
(SEE ATTACHED SCHEDULE)

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

圖則編號
PLAN No. **S/K11/29A**



香港城市規劃委員會依據城市規劃條例擬備的慈雲山、鑽石山及新蒲崗（九龍規劃區第 1 1 區）分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 11 - TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

米 METRES 100 0 200 400 600 800 METRES 米

核准圖編號 S/K11/29 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K11/29 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON

按照城市規劃條例第 5 條展示的

SECRETARY
TOWN PLANNING BOARD
城市規劃委員會秘書

KOWLOON PLANNING AREA NO. 11

**APPROVED ~~DRAFT~~ TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG
OUTLINE ZONING PLAN NO. S/K11/29A**

(Being an Approved ~~a~~ **Draft** Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted 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:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
 - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
- on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

KOWLOON PLANNING AREA NO. 11

**APPROVED DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG
OUTLINE ZONING PLAN NO. S/K11/29A**

Schedule of Uses

	<u>Page</u>
COMPREHENSIVE DEVELOPMENT AREA	1
RESIDENTIAL (GROUP A)	4
RESIDENTIAL (GROUP E)	8
GOVERNMENT, INSTITUTION OR COMMUNITY	11
OPEN SPACE	15
OTHER SPECIFIED USES	16
GREEN BELT	24

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Information, Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library <i>Market</i> Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA –(Cont’d)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated “Comprehensive Development Area” shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :-
 - (i) the area of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA– (Cont'd)

Remarks –(Cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the total development and/or redevelopment in excess of a maximum gross floor area of 314,700m², of which not more than 127,500m² should be used for non-domestic purpose.
- (4) In determining the relevant maximum gross floor area for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, railway station development or Government, institution, community or social welfare facilities as required by the Government, may also be disregarded.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage
Flat	Establishment
Government Use (not elsewhere specified)	Eating Place
House	Educational Institution
Library	Exhibition or Convention Hall
Market	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Hospital
Public Clinic	Hotel
Public Transport Terminus or Station (excluding open-air terminus or station)	Institutional Use (not elsewhere specified)
<u>Public Vehicle Park (excluding container vehicle) (on land designated "R(A)4" only)</u>	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle) <u>(not elsewhere specified)</u>
	Religious Institution
	School (not elsewhere specified)
	Shop and Services <u>(not elsewhere specified)</u>
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) –(Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”), “Residential (Group A)1” (“R(A)1”), “Residential (Group A)2” (“R(A)2”) and “Residential (Group A)3” (“R(A)3”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (131) and/or (142) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) On land designated “R(A)”, “R(A)1”, “R(A)2” and “R(A)3”, ~~F~~for a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (131) and/or (142) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) –(Cont'd)

Remarks –(Cont'd)

(3) For the purposes of paragraph (1) above, on land designated “R(A)”, “R(A)1”, “R(A)2” and “R(A)3”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable -

(i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or

(ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(4) Except as otherwise provided herein, on land designated “Residential (Group A)4” (“R(A)4”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum domestic and non-domestic gross floor area specified below:

<u>Sub-zone</u>	<u>Maximum Domestic Gross Floor Area</u>	<u>Maximum Non-Domestic Gross Floor Area</u>
<u>R(A)4</u>	<u>75,000m²</u>	<u>15,000m²</u>

(53) On land designated “R(A)”, “R(A)1”, “R(A)2”₁ and “R(A)3” and “R(A)4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(64) On land designated “R(A)1”, a maximum building height restriction of 120mPD would be permitted for sites with an area of 400m² or more.

(75) On land designated “R(A)2”, a maximum building height restriction of 140mPD would be permitted for sites with an area of 400m² or more.

(86) On land designated “R(A)3”, a maximum building height restriction of 160mPD would be permitted for sites with an area of 400m² or more.

(Please see next page)

RESIDENTIAL (GROUP A) –(Cont’d)

Remarks– (Cont’d)

- ~~(97)~~ On land demarcated for 12m-wide building gap from Tseuk Luk Street across Shung Ling Street and Yi Lun Street to Ning Yuen Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 22mPD.
- ~~(108)~~ On land demarcated for 15m-wide building gap fronting Wan Fung Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 54mPD.
- ~~(119)~~ In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community (GIC) facilities including school(s) as may be required by the Government shall be deducted in calculating the relevant site area.
- ~~(120)~~ In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraphs (1), ~~and (2)~~ and (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, on land designated “R(A)4”, may also be disregarded.
- ~~(134)~~ Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/gross floor area for the building on land to which paragraph (1), ~~(2)~~ or ~~(42)~~ above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/gross floor area specified in paragraphs (1), ~~(2)~~ and ~~(24)~~ above may thereby be exceeded.
- ~~(142)~~ Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1), ~~(2)~~ and (4) to ~~(68)~~ above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- ~~(153)~~ Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan and the building gap restrictions as stated in paragraphs ~~(97)~~ and ~~(108)~~ above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station (excluding open-air terminus or station)	Educational Institution
Utility Installation for Private Project	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Ceont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Social Welfare Facility
Training Centre

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

(Please see next page)

RESIDENTIAL (GROUP E) (Ceont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.0.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan.
- (3) Non-building area (s) from the lot boundary shall be provided:
 - (i) a minimum of 3m-wide abutting King Fuk Street; and
 - (ii) a minimum of 1.5m-wide abutting Prince Edward Road East.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan and stated in paragraphs (3)(i) and 3(ii) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Government, Institution or Community” and “Government, Institution or Community (1)” only</u>	
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (<u>not elsewhere specified</u>) Utility Installation for Private Project Zoo

(Please see next page)

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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.

Remarks

- (1) On land designated “Government, Institution or Community” (“G/IC”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys or metres above Principal Datum (mPD), as stipulated on the Plan or the height of the existing building, whichever is the greater.
- (2) On land designated “G/IC(1)”, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan.
- (3) On land demarcated for 12m-wide building gap from Tseuk Luk Street to Yi Lun Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 22mPD.
- (4) On land demarcated for 15m-wide building gap fronting Po Kong Village Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 54mPD.
- (5) In determining the relevant maximum number of storeys for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan and the building gap restrictions as stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Government, Institution or Community (2)” only

Eating Place (Canteen only)	Eating Place (not elsewhere specified)
Educational Institution	Exhibition or Convention Hall
Field Study/Education/Visitor Centre	Flat
Government Use	Holiday Camp
Institutional Use (not elsewhere specified)	Hotel
Library	Mass Transit Railway Vent Shaft and/or
Place of Recreation, Sports or Culture	Other Structure above Ground Level
Public Clinic	other than Entrances
Public Convenience	Office
Public Utility Installation	Place of Entertainment
Recyclable Collection Centre	Private Club
School	Public Vehicle Park (excluding container
Social Welfare Facility	vehicle)
Training Centre	Residential Institution
	Religious Institution
	Shop and Services
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of a holistic centre for youth development including youth centre, performance venue, hostel, and public open space serving the needs of the local residents and/or a wider district, region or the territory.

Remarks

- (1) Any new development, except alteration and/or modification to an existing building, requires permission from the Town Planning Board under section 16 of Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) A public open space of not less than 3,530 m², of which not less than 2,000 m² at grade, shall be provided.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks (Cont'd)

- (4) A minimum setback of 15m and 16m from the lot boundary fronting Tsat Po Street and King Fuk Street shall be provided respectively.
- (5) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction as stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the setback requirements as stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone 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.

Remarks

On land demarcated for 12m-wide building gap from Tseuk Luk Street to Yi Lun Street as shown on the Plan, no new development shall exceed the maximum building height restriction of 22mPD.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Business” only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Hotel
Government Use (Police Reporting Centre, Post Office only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Information Technology and Telecommunications Industries	Non-polluting Industrial Use (not elsewhere specified)
Institutional Use (not elsewhere specified)	Petrol Filling Station
Library	School (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Social Welfare Facility (excluding those involving residential care)
Off-course Betting Centre	Warehouse (excluding Dangerous Goods Godown)
Office	Wholesale Trade
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose-designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

(Please see next page)

OTHER SPECIFIED USES– (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Business” only –(Cont'd)

Schedule II: for industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (excluding those involving direct provision of customer services or goods)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[△], the following use is always permitted :

Office

OTHER SPECIFIED USES –(Cont’d)

For “Business” only– (Cont’d)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES –(Cont’d)

For “Business” only –(Cont’d)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Non-building area(s) from the lot boundary shall be provided:
 - (i) a minimum of 3m-wide abutting Tai Yau Street and King Fuk Street; and
 - (ii) a minimum of 1.5m-wide abutting Choi Hung Road, Tseuk Luk Street, Sheung Hei Street, Sam Chuk Street, Sze Mei Street, Ng Fong Street, Luk Hop Street, Tsat Po Street, Pat Tat Street and Prince Edward Road East.
- (4) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES– (Cont’d)

For “Business” only– (Cont’d)

Remarks –(Cont’d)

- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as stated in paragraphs (3)(i) and 3(ii) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES –(Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial/Residential Development Above Public Transport Terminus” only</u>	
Ambulance Depot	Commercial Bathhouse/Massage
Flat	Establishment
Government Use (not elsewhere specified)	Eating Place
House	Educational Institution
Library	Exhibition or Convention Hall
Market	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Hospital
Public Clinic	Hotel
Public Transport Terminus or Station	Institution Use (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Utility Installation
	Religious Institution
	School (not elsewhere specified)
	Shop and Services <u>(not elsewhere specified)</u>
	Training Centre

In addition, the following uses are always permitted in the purpose-designed non-residential portion of an existing building, excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

OTHER SPECIFIED USES –(Cont’d)

For “Commercial/Residential Development
Above Public Transport Terminus” only– (Cont’d)

Planning Intention

This zone is intended primarily for a residential development incorporating commercial uses on the podium above public transport terminus. Commercial uses are always permitted in the purpose-designed non-residential portion of the commercial and residential building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 107,500m² and a maximum non-domestic gross floor area of 52,200m².
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) In determining the relevant maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities, railway station development or Government, institution, community or social welfare facilities, as required by the Government, may also be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For “Landscaped Elevated Walkway” only—

Landscaped Elevated Walkway
Government Use

Planning Intention

This zone is primarily intended for the provision of landscaped elevated walkway to create an enhanced pedestrian environment for connecting San Po Kong with Kai Tak.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Cable Car Route and Terminal Building
Nature Trail	Columbarium (within a Religious Institution or extension of existing Columbarium only)
On-Farm Domestic Structure	Crematorium (within a Religious Institution or extension of existing Crematorium only)
Picnic Area	Field Study/Education/Visitor Centre
Public Convenience	Flat
Tent Camping Ground	Golf Course
Wild Animals Protection Area	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Helicopter Landing Pad
	Holiday Camp
	House
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution
	School
	Service Reservoir
	Social Welfare Facility
	Utility Installation for Private Project
	Zoo

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

KOWLOON PLANNING AREA NO. 11

DRAFT APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG

OUTLINE ZONING PLAN NO. S/K11/29A

EXPLANATORY STATEMENT

KOWLOON PLANNING AREA NO. 11

DRAFT APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/29A

<u>Contents</u>	<u>Page</u>
1. INTRODUCTION	1
2. AUTHORITY FOR THE PLAN AND PROCEDURES	1
3. OBJECT OF THE PLAN	3
4. NOTES OF THE PLAN	4 3
5. THE PLANNING SCHEME AREA	4
6. POPULATION	4
7. BUILDING HEIGHT RESTRICTIONS IN THE AREA	4
8. LAND USE ZONINGS	
8.1 Comprehensive Development Area	6
8.2 Residential (Group A)	7 6
8.3 Residential (Group E)	10 9
8.4 Government, Institution or Community	11 10
8.5 Open Space	13 12
8.6 Other Specified Uses	14 13
8.7 Green Belt	15 14
9. COMMUNICATIONS	16 15
10. UTILITY SERVICES	18 17
11. CULTURAL HERITAGE	18 17
12. IMPLEMENTATION	18 17

KOWLOON PLANNING AREA NO. 11

DRAFT APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/29A

(Being an Approved a Draft Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the draft approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/29A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 The first statutory Layout Plan (LP) No. L/K11/36/3, covering a portion of the Kowloon Planning Area No. 11, was gazetted on 25 April 1958 under section 5 of the Town Planning Ordinance (the Ordinance) and was subsequently approved by the then Governor-in-Council (G in C) on 2 September 1958 under section 8 of the Ordinance. On 13 May 1960, the Outline Development Plan (ODP) No. LK 11/41B, covering Kowloon Planning Areas No. 8 and 11, was gazetted under section 5 of the Ordinance. On 6 December 1960, the then G in C, under section 8 of the Ordinance, approved the draft ODP. On 12 July 1963, the then G in C referred the approved ODP No. LK 11/41C to the Board for amendment under section 11 of the Ordinance. The ODP was then amended once and exhibited for public inspection under section 5 of the Ordinance. On 28 January 1964, the then G in C, under section 8 of the Ordinance, approved the draft ODP.
- 2.2 On 12 August 1969, the then G in C, under section 12(1)(b)(i) of the Ordinance, referred the approved ODP No. LK 11/63 and the approved LP No. L/K11/36/3, to the Board for replacement by two new plans. On 19 May 1978, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. LK 11/75, covering the Planning Area No. 11, was gazetted under section 5 of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 7 of the Ordinance.
- 2.3 On 4 July 1989, the then G in C considered the draft OZP No. S/K11/3 and agreed to refer the draft OZP to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.4 On 18 November 1997, 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/K11/9. On 9 February 1999, the CE in C referred the approved ~~Tsz Wan Shan, Diamond Hill and San Po Kong~~ OZP No. S/K11/9 to the Board for amendment under 12(1)(b)(ii) of the Ordinance. Since then, the OZP was amended twelve times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 6 November 2007, the 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/K11/22. ~~On 16 November 2007, the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/22 was exhibited for public inspection under section 9(5) of the Ordinance.~~
- 2.6 ~~On 8 April 2008, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in Gazette on 18 April 2008 under section 12(2) of the Ordinance. Since then, the OZP was amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.~~
- 2.7 6 On 12 January 2010, the 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/K11/25. ~~On 22 January 2010, the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25 was exhibited for public inspection under section 9(5) of the Ordinance.~~
- 2.8 ~~On 7 January 2014, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 17 January 2014 under section 12(2) of the Ordinance.~~
- 2.9 ~~On 31 March 2015, the 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/K11/27. On 17 April 2015, the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27 was exhibited for public inspection under section 9(5) of the Ordinance. On 1 December 2015, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/27 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 11 December 2015 under section 12(2) of the Ordinance. Since then, the OZP was subsequently amended twice and exhibited for public inspection under section 5 of the Ordinance.~~
- 2.10 On 24 March 2016, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/28, incorporating mainly amendments to rezone a site at Sheung Fung Street from “G/IC” to “Residential (Group A)” (“R(A)”) with revision to building height restriction, was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, one

~~supportive representation was received. On 3 June 2016, the representation was published for three weeks for public comments and no comment was received.~~

~~2.11 After giving consideration to the representation under section 6B(1) of the Ordinance on 7 October 2016, the Board noted the supportive representation.~~

~~2.127~~ On 6 December 2016, the 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/K11/29. On 16 December 2016, the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29 (*the Plan*) was exhibited for public inspection under section 9(5) of the Ordinance. On 21 August 2018, the CE in C referred the approved OZP No. S/K11/29 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 31 August 2018 under section 12(2) of the Ordinance.

2.8 On XX XXXXX 2022, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A (the Plan), incorporating amendments mainly to rezone Chuk Yuen United Village and the area nearby for housing development cum Government, institution or community (GIC) facilities from “Government, Institution or Community” (“G/IC”) and area shown as ‘Road’ to “Residential (Group A)4” (“R(A)4”) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.

3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning within the Area. As ~~it~~ is a small-scale plan and the transport, the alignments of roads and railways and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.

3.3 Since the Plan is to show broad land use zoning, there would be cases that small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tsz Wan Shan, Diamond Hill and San Po Kong areas and not to overload the road network in this the area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

5. THE PLANNING SCHEME AREA

- 5.1 The Area is located in Wong Tai Sin District within East Kowloon. It is bounded by Hammer Hill to the east and southeast; Unicorn Ridge and Temple Hill to the north; Lion Rock to the west; and the Kai Tak area to the south. The boundary of the Area is delineated in a heavy broken line on the Plan. It covers about 325 hectares of land.
- 5.2 The predominant land use in the Area to the north of Lung Cheung Road and Po Kong Village Road is residential use which consists mainly of public housing estates. To the south of Choi Hung Road is the San Po Kong Business Area where flatted factory buildings have been developed and is under transformation to meet the changing needs of the industrial and business sectors. The south-western part of San Po Kong, bounded by Choi Hung Road, Tseuk Luk Street and King Fuk Street, has been developed mainly for mixed commercial and residential uses and serves as a local commercial centre. The squatter areas in Tai Hom Village and Yuen Leng Village have been cleared to cater for a comprehensive development mainly for residential uses, together with open space, some commercial/retail and community facilities.

6. POPULATION

~~According to the 2011~~**Based on the 2016 Population Census By-census**, the population of the Area was **estimated by the Planning Department as** about ~~216,900~~**224,900 persons**. ~~If the planned uses on the Plan are developed, It is estimated that the planned population of the Area would be about~~ **247,470 237,500 persons**.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, the Kowloon OZPs are subject to revisions to incorporate building height restrictions to guide future development/redevelopment. With the

removal of ex-Kai Tak Airport and relaxation of the airport height restriction, the Area has been subject to redevelopment pressure, in particular San Po Kong Business Area. In order to prevent out-of-context tall buildings while respecting the existing building height profile of the Area, a review ~~has been~~ was undertaken to ascertain the appropriate building height restrictions for the “Residential (Group A)” (“R(A)”), “G/IC” and “Other Specified Uses” (“OU”) zones on the Plan.

- 7.2 The building height restrictions are to preserve the views to the ridgelines of the Lion Rock, Tsz Wan Shan and Kowloon Peak from the vantage point of Quarry Bay Park. The stepped building height concept adopted for the Area has taken into account the Urban Design Guidelines, the overall natural topography, local area context, local wind environment, the existing building height profile and the need to maintain visually compatible building masses in the wider setting. There are ten main building height bands – 80 metres above Principal Datum (mPD), 100mPD, 120mPD, 140mPD, 145mPD, 160mPD, 180mPD, 200mPD, 220mPD and 240mPD in the Area for the “R(A)”, “Residential (Group E)” (“R(E)”) and “OU” zones. The proposed building height bands help achieve a stepped height profile for visual permeability and wind penetration and circulation in the Area.
- 7.3 Moreover, specific building restrictions for the “G/IC” zone in terms of mPD or number of storeys, which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan. Building height control for ~~Government, institution or community~~ (GIC) buildings of not more than 13 storeys will be specified in terms of number of storeys so as to allow more design flexibility, and to accommodate specific functional requirements. For those GIC developments which are higher than 13 storeys, a building height restriction in mPD will be adopted.
- 7.4 An air ventilation assessment (~~AVA~~)—by expert evaluation has been undertaken in 2008 (AVA 2008) to assess the likely impact of the proposed building heights of the development sites within the Area on the pedestrian wind environment ~~(AVA 2008)~~. The building height bands, non-building areas (NBAs), and building gaps as shown on the Plan have taken into account the recommendations of the AVA 2008.
- 7.5 A minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide flexibility for development/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
 - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;

- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air ventilation and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan;
- (f) providing a pronounced height profile in areas of sloping sites; and
- (g) other factors such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

7.6 However, for existing buildings where the building height has already exceeded the maximum building height restrictions in terms of mPD or number of storeys as stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. LAND USE ZONINGS

8.1 “Comprehensive Development Area” (“CDA”) - Total Area 7.18 ha

- 8.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 8.1.2 The area bounded by Lung Cheung Road and Choi Hung Road to the south of ~~Diamond Hill~~ Mass Transit Railway (MTR) *Diamond Hill* Station is within this zone. It is intended for a comprehensive development comprising public housing development with commercial and GIC –facilities, a water feature park, a landscaped walk with cultural theme, religious facility and an open space and relocated public transport interchange.
- 8.1.3 In order to ensure that the intensity of the development is under statutory planning control, the maximum gross floor area (GFA) including a maximum non-domestic GFA~~gross floor area~~ has been specified in the Notes of the “CDA” zone.
- 8.1.4 Pursuant to section 4A(1) of the Ordinance, any development within the “CDA” zone would require approval of the Board by way of a planning application under section 16 of the Ordinance. A Master Layout Plan (MLP) should be submitted in accordance with the

requirements as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP would be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

8.2 “Residential (Group A)” (“R(A)”) - Total Area 105.946.96 ha

8.2.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shop, services and eating place are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

8.2.2 ~~Existing and proposed public rental housing estates and Home Ownership Schemes (HOS) developments are zoned “R(A)”.~~ Existing public rental housing estates, ~~which including~~ Chuk Yuen (North and South) Estates, Fung Tak Estate, Upper Wong Tai Sin Estate (Phases 1, 3 and 4), Shatin Pass Estate, Tsz Lok, Tsz Ching, Tsz Hong and Tsz Man Estates, are located in the northern part of the Area. The ~~existing Home Ownership Schemes (HOS)~~ developments, which including Lung Poon Court, Pang Ching Court, Fung Chuen Court, Fung Lai Court, Tsz Oi Court, Tsz On Court and Ying Fuk Court, are located in the central and northern part of the Area.

8.2.3 Public housing developments in “R(A)” zone are covered by a range of height bands of 120mPD, 140mPD, 160mPD, 180mPD, 200mPD and 240mPD. For large public housing sites with different formation platforms, distinct building height bands are imposed. Tsz Lok Estate is subject to two height bands of 160mPD and 180mPD, Tsz On Court is 180mPD and 200mPD, Tsz Ching Estate is 200mPD and 220mPD, while Tsz Oi Court is 200mPD and 240mPD. –

8.2.4 A wide range of GIC facilities such as primary schools, community halls, local open space, markets and shopping centres are provided within these estates to serve the residents. Some of the community facilities are free-standing within the housing estates. They are counted as follows:

<u>Name of Estate</u>	<u>No. of Free-standing Facilities</u>	<u>No. of Storeys</u>
Chuk Yuen (South) Estate	1 primary school	7
Fung Tak Estate	1 special school 1 community hall	7 5
Tsz Ching Estate	1 primary school	7
Tsz Lok Estate	2 primary schools	7

Within the large public housing estates, the free-standing GIC facilities should be kept as breathing spaces and visual relief to the building

masses and any redevelopment of these GIC facilities should not exceed their existing building heights.

- 8.2.5 In order to preserve the existing open playground and green areas of about 1.09_ha to the west of Tsz Oi Court but within Tsz Lok Estate boundary as a breathing space in the densely built-up area, they are designated as a “non-building-area” NBA.
- 8.2.6 Existing private housing developments are zoned “R(A)” subject to height bands of 80mPD, 100mPD, 120mPD, 140mPD and 160mPD. These include the existing developments at Lung Cheung Road near Wong Tai Sin Station, the area bounded by Tseuk Luk Street, King Fuk Street and Choi Hung Road in San Po Kong, Lions Rise bounded by Muk Lun Street and Chun Yan Street, The Latitude abutting Prince Edward Road East, sandwich-class housing of Bel Air Heights at the junction of Lung Poon Street and Fung Tak Road, as well as Private Sector Participation Schemes developments of Grand View Garden at the junction of Po Kong Village Road and Hammer Hill Road, and Rhythm Garden bounded by ~~Prince Edward Road East~~ Prince Edward Road East and Choi Hung Road. A site at Sheung Fung Street is reserved for Government staff quarters development and is subject to a maximum building height restriction of 145mPD.
- 8.2.7 Existing private housing developments include Fung Wong New Village San Tsuen to the north of Fung Tak Road/Shatin Pass Road, the area around Kam Fung Street and Wan Fung Street as well as Forest Hills at Po Kong Village Road, and the area around Yuk Wah Crescent to the north of Po Kong Village Road are zoned “Residential (Group A)1” (“R(A)1), “Residential (Group A)2” (“R(A)2”) and “Residential (Group A)3” (“R(A)3”) respectively.
- 8.2.8 Developments and redevelopments in “R(A)1”, “R(A)2” and “R(A)3” zones are subject to maximum building heights of 100mPD, 120mPD, 140mPD respectively. To avoid pencil-like buildings to be developed on small lots and to encourage amalgamation of sites for more comprehensive development, including the provision of parking and loading/unloading and other supporting facilities, maximum building height restrictions of 120mPD, 140mPD and 160mPD will be allowed for sites with an area of 400m² or more in the respective zones.
- 8.2.9 The “R(A)4” site is intended for residential housing development which is subject to a maximum domestic GFA of 75,000m² and a maximum non-domestic GFA of 15,000m², and maximum building heights of 120mPD/145mPD as stipulated on the Plan. In determining the relevant maximum GFA for land designated “R(A)4”, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. A public pedestrian link between the Wong Tai Sin Public Transport Terminus and Wong Tai Sin Square/MTR Station should be provided within the western portion of the development.

8.2.9¹⁰ Based on the AVA 2008 study, due to the narrow widths of the streets, the air ventilation environment in San Po Kong area can be weak. To allow penetration of summer prevailing winds from Choi Hung Road in the south into Tai Yau Street in the north, the areas zoned “R(A)”, which fall within the strip of 12m-wide land demarcated as a building gap in a north-south direction starting from Tseuk Luk Street across Shung Ling Street and Yi Lun Street to Ning Yuen Street as shown on the Plan, are subject to a maximum building height restriction of 22mPD.

8.2.10¹¹ Based on the AVA 2008 study, within the “R(A)2” zone, a strip of 15m-wide land fronting Wan Fung Street is demarcated as a building gap subject to a maximum building height restriction of 54mPD. This would create an air path from Po Kong Village Road to Kam Fung Street Sitting Out Area.

8.2.12 A Preliminary Air Ventilation Assessment-Expert Evaluation (AVA-EE) under the Site Formation and Infrastructure Works for Proposed Public Housing Developments at Ying Fung Lane, Wong Tai Sin Community Centre and Ngau Chi Wan Village, Wong Tai Sin – Feasibility Study has been carried out for the “R(A)4” site and several mitigation measures such as building separations and building/podium setbacks have been proposed in the assessment to alleviate the potential air ventilation impacts on the surrounding wind environment. These measures could be incorporated in the proposed development to facilitate air flow, subject to detailed design.

8.2.14³ In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Review, completed in early 2002, developments or redevelopments within the “R(A)” zone and its sub-zones are subject to specific control on plot ratios as specified in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building and a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the ~~gross floor area~~ **GFA** for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.

8.2.12⁴ In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios/**GFA**s may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.2.13⁵ For large housing development sites (including public housing sites), it is required to provide varying building height profile within the same building height band to avoid wall effect of buildings, add variation to the sites and help wind penetration at street level.

8.2.14~~6~~ To provide design/architectural flexibility, minor relaxation on the plot ratio/GFA restrictions ~~mentioned in paragraph 8.2.11 above~~ may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restrictions as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.

8.2.17 No above ground structure is allowed within the NBA except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure for footbridge connection or covered walkway may be allowed. Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA non-building area and building gaps restrictions ~~mentioned in paragraphs 8.2.5, 8.2.9 and 8.2.10 above~~ may be considered by the Board on application under section 16 of the Ordinance.

8.2.18 The PR/GFA control under the “R(A)4” zone is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

8.3 “Residential (Group E)” (“R(E)”) - Total Area 0.93 ha

8.3.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

8.3.2 The major part of the San Po Kong Business Area is anticipated to transform gradually to business type development. In August 2006, Housing Department commissioned a consultancy study on the review of land use of the ex-San Po Kong Flatted Factory Sites at King Fuk Street. ~~The consultancy study recommended that with the provision of suitable environmental mitigation measures and adoption of environmentally sensitive design,~~ **Taking into account its recommendation,** the south site ~~could be~~ **has been** developed for residential use, **namely King Tai Court.** ~~After obtaining planning permission from the Board, the site is currently under construction for public housing development.~~

8.3.3 Developments within this zone are subject to specific control on plot ratio as stipulated in the Notes, i.e. any new development or redevelopment should not exceed a maximum plot ratio of 6.0. Moreover, development and redevelopment within this zone are subject to a maximum building height restriction of 100mPD as

stipulated on the Plan.

8.3.4 The AVA 2008 Study has recommended that the existing East Kai Tak East Playground and the site to its west are important openings to allow air penetration from the south to different parts of the San Po Kong Business Area. A strip of 12m-wide land is designated in the north-eastern part of the zone to provide an air path extending from Pat Tat Street across the “O” sites to Prince Edward Road East. Also, within the zone, a minimum of 3m-wide NBA “non-building area” from the lot boundary abutting King Fuk Street and a minimum of 1.5m-wide NBA “non-building area” abutting Prince Edward Road East shall be provided. Such designation would largely tie in with the proposed Traffic Improvement Works for Industrial Land in San Po Kong by Transport Department since 2001 requiring setbacks from public roads for future road widening.

8.3.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

8.3.6 To provide design/architectural flexibility, minor relaxation on the plot ratio restriction ~~mentioned in paragraph 8.3.3 above~~ may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restriction as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.

8.3.7 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA ~~non-building area~~ restrictions may be considered by the Board on application under section 16 of the Ordinance.

8.4 “Government, Institution or Community” (“G/IC”) - Total Area 46-85.73 ha

8.4.1 This zone 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.

8.4.2 Most of the existing facilities are sited in groups. Major facilities include Wong Tai Sin Police Station, Tung Wah Group of Hospitals Wong Tai Sin Hospital and Our Lady of Maryknoll Hospital located at Shatin Pass Road, Wu York Yu Clinic at Sheung Fung Street, Chi Lin Nunnery and Home for the Aged, Hong Kong School for the Deaf at Hammer Hill Road, two indoor games halls at San Po Kong and one

indoor recreation centre at Diamond Hill. This zone also covers three covered service reservoirs to the west of Tsz Wan Shan, Wong Tai Sin Temple at Wong Tai Sin Road, a divisional fire station and an ambulance depot at Fung Tak Road, **Wong Tai Sin Public Transport Terminus** and a number of primary and secondary schools.

- 8.4.3 Sites have also been reserved for the development of additional community facilities. The majority of them are located in the Diamond Hill, Tai Hom and San Po Kong areas. Tentatively, they include a clinic, a service reservoir and pumping station, and a number of primary and secondary schools. An area of about ~~2.26~~**0.4** ha located immediately to the east of Wong Tai Sin Temple is reserved ~~for the provision of institution and community facilities to better serve the needs of the district as well as for development of tourism-related~~ **religious use** and ancillary uses that would enhance the character of the area as a place of visitor attraction.
- 8.4.4 Development and redevelopment in the “G/IC” sites are subject to maximum building heights in terms of mPD or number of storeys (excluding basement floor(s)) as stipulated on the Plan. Building height restriction for most of the “G/IC” sites is stipulated in terms of number of storeys while the proposed redevelopment of the Hong Kong Examinations and Assessment Authority at Tseuk Luk Street and the Fire Services Department Wong Tai Sin Rank and Fire Married Quarters at Fung Tak Road are subject to maximum building heights of 75mPD and 100mPD respectively to reflect the proposed and existing building heights.
- 8.4.5 In order to maintain the continuity of air flow along the two sides of Shatin Pass Road, the existing 30-storey Wong Tai Sin Disciplined Services Quarters at Shatin Pass Road, which is zoned “G/IC(1)”, is subject to a maximum building height of 9 storeys upon its redevelopment. Redevelopment of the site exceeding the building height restriction or up to the existing building height is not permitted.
- 8.4.6 A site bound by King Fuk Street, Sam Chuk Street and Tsat Po Street is zoned “G/IC(2)” and subject to a building height restriction of 4 storeys. The “G/IC(2)” zone is intended for the provision of a holistic centre for youth development including youth centre, performance venue, hostel, and public open space serving the needs of the local residents and/or a wider district, region or the territory. A public open space of not less than 3,530 m², of which not less than 2,000 m² at grade, shall be provided. A minimum setback of 15m and 16m from the lot boundary fronting Tsat Po Street and King Fuk Street shall be provided respectively to facilitate the air ventilation along the two streets. In order to address the concerns of the Board on the content and design of the proposed holistic centre and the provision of public open space, any new development, except alteration and/or modification to an existing building, requires permission from the Board under section 16 of the Ordinance. In submitting the section 16 application, information on the accessibility of public open space within the development to the

public, landscape and urban design proposals for the development as well as other relevant aspects should be provided.

8.4.7 To allow penetration of summer southerly prevailing winds into the San Po Kong area, an area zoned “G/IC” falling within the strip of 12m-wide land demarcated as a building gap in a north-south direction from Tseuk Luk Street and Yi Lun Street is subject to a maximum building height restriction of 22mPD. _This measure will help improving the air ventilation condition of the area upon its redevelopment.

8.4.8 To allow the down flow of easterly winds from Po Kong Village Road merging with the Kam Fung Street Sitting Out Area via Wang Fung Garden, a strip of 15m-wide land is demarcated as building gap within the “G/IC” zone fronting Po Kong Village Road subject to a maximum building height restriction of 54mPD.

8.4.9 To facilitate north-south airflow to the inner part of Diamond Hill, a 15m-wide NBA ~~non-building~~ area is designated at the western boundary of the “G/IC” zone at Sze Mei Street._ The remaining part of the “G/IC” site is subject to a building height restriction of 8 storeys.

8.4.10 For development with special design merits, minor relaxation of the building height restrictions as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taken into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.

8.4.11 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the setback requirements, building gap restrictions and NBA ~~non-building~~ area restrictions mentioned in paragraphs 8.4.6 to 8.4.9 may be considered by the Board on application under section 16 of the Ordinance.

8.5 “Open Space” (“O”) - Total Area 28.949.02 ha

8.5.1 This zone 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.

8.5.2 Major existing open spaces are mainly located in San Po Kong and Tsz Wan Shan, including Choi Hung Road Playground opposite to Wong Tai Sin Police Station, ~~East~~-Kai Tak **East** Playground at Luk Hop Street, Muk Lun Street Playground, the children’s playgrounds at Shung Ling Street and Yan Oi Street, Tsz Wan Shan Estate Central Playground, Lok Wah Street Rest Garden, the existing temple courtyard and open landscaped area ~~in front of~~ at Wong Tai Sin Square Temple, Fung Tak Road Park, Nan Lian Garden opposite to Chi Lin Nunnery and Po Kong Village Road Park. Local open spaces and rest areas are incorporated in other land use zones.

- 8.5.3 An open space fronting Sze Mei Street which may include a possible road link between Kai Tak area and Choi Hung Road has been reserved within the area for urban park and other recreational uses.
- 8.5.4 East Kai Tak East Playground at Luk Hop Street serves as a buffer between the industrial operations in the core of San Po Kong Business Area and the “R(E)” zone at Prince Edward Road East. It serves the workers in the business area and to meet demand from additional population arising from King Tai Court ~~the proposed housing development~~ in the “R(E)” zone.
- 8.5.5 Based on the AVA 2008 Study, a strip of 12m-wide NBA ~~“non-building area”~~ is designated within the “O” zones at King Fuk Street and Sze Mei Street in a northwest-southeast direction creating an air path from Pat Tat Street to Prince Edward Road East. In addition, the portion of “O” zone at Shung Ling Street falling within the strip of 12m-wide land demarcated as a building gap in a north-south direction from Tseuk Luk Street to Yi Lun Street as shown on the Plan is subject to a maximum building height restriction of 22mPD, in order to allow penetration of summer prevailing winds from the south into San Po Kong area. No above ground structure is allowed within the NBA except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure for footbridge connection or covered walkway may be allowed.
- 8.6 “Other Specified Uses” (“OU”) - Total Area 13.82 ha
- 8.6.1 This zoning covers land allocated for specific uses.
- 8.6.2 The commercial/residential development, known as Plaza Hollywood and the Galaxia, at Lung Cheung Road is zoned “OU” annotated “Commercial/Residential Development Above Public Transport Terminus”. In order to ensure that the intensity of this development is under statutory planning control, maximum domestic and non-domestic ~~gross floor area~~ GFA have been specified in the Notes. The public transport terminus provides transport interchange facilities for ~~Diamond Hill~~ MTR Diamond Hill Station.
- 8.6.3 About 10.96 ha of land is zoned “OU” annotated “Business”. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted as of right in existing industrial and industrial-office (I-O) buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building and

in the San Po Kong area until the whole area is transformed to cater for the new non-polluting business uses. Developments within this zone are subject to a maximum plot ratio of 12.0. Development within this zone should make reference to the relevant Town Planning Board Guidelines.

- 8.6.4 About 0.18 ha of land is zoned “OU” annotated “Landscaped Elevated Walkway”. This zone is primarily intended for the provision of landscaped elevated walkway to create an enhanced pedestrian environment for connecting San Po Kong area with Kai Tak.
- 8.6.5 In order to accommodate traffic growth resulted from the land use transformation, appropriate traffic improvement measures, including road widening and building set back requirements, would be provided subject to detailed design and further study. To facilitate maintenance by Government departments, the rear lanes within this zone would also be widened.
- 8.6.6 Based on the AVA 2008 Study, measures have been taken to reinforce air path and improve the wind environment within San Po Kong Business Area. Opportunity is also taken to enhance the overall streetscape of the area. A minimum of 3m-wide NBA “~~non-building area~~” from the lot boundary abutting Tai Yau Street and King Fuk Street, and a minimum of 1.5m-wide NBA “~~non-building area~~” from the lot boundary abutting Choi Hung Road, Sheung Hei Street, Sam Chuk Street, Sze Mei Street, Ng Fong Street, Luk Hop Street, Tsat Po Street, Pat Tat Street, Tseuk Luk Street and Prince Edward Road East shall be provided within this zone. Such designation would largely tie in with the proposed traffic improvement works for industrial land in San Po Kong by Transport Department since 2001 requiring setbacks from public roads for future road widening.
- 8.6.7 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.6.8 To provide design/architectural flexibility, minor relaxation on the maximum plot ratio/GFA restrictions ~~mentioned in paragraphs 8.6.2 and 8.6.3 above~~ may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits. Moreover, for development with special design merits, minor relaxation of the building height restrictions as stipulated on the Plan may be considered by the Board on application under section 16 of the Ordinance taking into account its own merits and relevant criteria set out in paragraphs 7.5 and 7.6 above.
- 8.6.9 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA ~~non-building area~~ restrictions may be considered by the Board on application under

section 16 of the Ordinance.

8.7 “Green Belt” (“GB”) - Total Area 70.43 ha

- 8.7.1 The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account the Town Planning Board Guidelines.
- 8.7.2 This zoning covers mainly steep hillslopes which are unsuitable for urban development and are retained in their natural state. Passive recreational uses may however be possible at certain locations.
- 8.7.3 The steep hillslopes to the north of the public housing estates at Chuk Yuen and Tsz Wan Shan and to the east of Fung Tak Estate north of *Chi Lin Nunnery* at Diamond Hill North are within this zone.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 Majority of the sections of Lung Cheung Road, which passes through the central part of the Area, is an urban trunk road primary distributor serving North Kowloon. Prince Edward Road East at the southern edge of the Area is also an urban trunk road primary distributor which connects East and West Kowloon.
- 9.1.2 The district distributor network within the Area consists of Choi Hung Road, section of Shatin Pass Road between Chuk Yuen Road and Lung Cheung Road, Ma Chai Hang Road, Wong Tai Sin Road, Tsz Wan Shan Road, Po Kong Village Road, Hammer Hill Road and Fung Tak Road.
- 9.1.3 Tate’s Cairn Tunnel connects Siu Lek Yuen in Sha Tin New Town with Diamond Hill in the Area. It links up with Kwun Tong By-pass and, via the Eastern Harbour Crossing, with the Island Eastern Corridor, and is a part of the trunk road system connecting Hong Kong Island with North East New Territories.
- 9.1.4 A local distributor, namely Kai San Road L1, is proposed to provide provides a convenient route linking up San Po Kong and Kai Tak Development. ~~This local distributor is being constructed under the Kai Tak Development Project.~~

9.2 Mass Transit Railway

9.2.1 The existing MTR Kwun Tong Line runs through the central part of the Area beneath Lung Cheung Road. There are two stations viz. **MTR** Wong Tai Sin and Diamond Hill MTR Stations. The former serves the housing estates in Wong Tai Sin and Chuk Yuen, while the latter serves the Tai Hom and San Po Kong areas.

9.2.2 The railway scheme for the Shatin to Central Link ~~—(SCL)—~~ was authorized by CE in C on 27 March 2012 and the railway tracks and station within the ~~a~~Area **have been completed** ~~are currently under construction.~~ Pursuant to section 13A of the Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance. The railway alignment, stations and structures within the ~~a~~Area are shown on the Plan for information only.

9.3 Public Transport Terminus

A public transport terminus, including a bus terminus, a public light bus terminus and a taxi stand, is provided at the “OU” annotated “Commercial/Residential Development Above Public Transport Terminus” zone at Lung Cheung Road. It provides transport interchange facilities for **MTR** Diamond Hill MTR Station. **A public transport terminus, including a coach park and a public light bus terminus, is provided at the “G/IC” zone at the junction of Wong Tai Sin Road and Shatin Pass Road. It provides transport interchange facilities for MTR Wong Tai Sin Station.**

9.4 Pedestrian Connections with Kai Tak Development

9.4.1 To facilitate pedestrian connections between San Po Kong area with the Kai Tak Development, a comprehensive pedestrian connection system including public passageway in form of subway, **and** landscaped elevated walkways ~~and underground shopping street~~ is indicated on the Plan. It aims to provide pedestrians with a convenient, comfortable and animated walking experience. The detailed design of this comprehensive pedestrian connection system is ~~being examined~~ **completed** under the **Civil Engineering and Development Department** (CEDD)’s Kai Tak Development Engineering Study. Details of the connection points between San Po Kong and Kai Tak are shown below:

- (a) Existing subway at the interchange between Prince Edward Road East and Choi Hung Road was enhanced to connect Trade and Industry Tower and Kai Tak Community Hall.
- (b) **A curvilinear landscaped** Landscaped elevated walkway **connecting** ~~is proposed to connect the residential development, the Latitude;~~ **and** with Trade and Industry Tower and Kai Tak Community Hall **will be further extended to connect with the future developments in Kai Tak.**
- (c) A subway **has been provided** ~~is being constructed in~~

conjunction with Kai San Road the local road under para. 9.1.4 to connect Tsat Po Street and King Fuk Street in San Po Kong to the westbound footpath of Prince Edward Road East in Kai Tak. It will be further extended to connect ex-San Po Kong Flatted Factory site with the proposed Shatin to Central Link Kai Tak Station.

- (d) ~~Existing subway near Kai Tak Operational Base of Prince Edward Road East is being extended.~~ An existing subway underneath Prince Edward Road East connecting with the proposed site for the Kowloon East Regional Headquarters and Operational Base-cum-Ngau Tau Kok Divisional Police Station has been enhanced and extended provided.
- (e) Landscaped elevated walkway over Prince Edward Road East near Kai Tak East Playground will be provided is proposed.
- (f) Landscaped elevated walkway over Prince Edward Road East near Rhythm Garden to connect with Kai Tak City Centre was completed.

9.4.2 Pursuant to section 13A of the Ordinance, the road scheme authorized by the CE in C on 31 March 2009 under the Roads (Works, Use and Compensation) Ordinance (Chapter 370), i.e. the alignments of the elevated walkway as mentioned in paragraphs 9.4.1 (b) and (f) above, shall be deemed to be approved under the Ordinance.

10. UTILITY SERVICES

The Area is well served with piped water supply, drainage and sewerage systems. Electricity, gas and telephone services are also available. To cater for the future developments in Diamond Hill and Tai Hom, sites have been reserved for a service reservoir and a pumping station. Additional waterworks and sewerage upgrading works may be required to upgrade existing infrastructure provision to cater for future development.

11. CULTURAL HERITAGE

Wong Tai Sin Temple (Grade 1), Old Pillbox (Grade 2) and Former Royal Air Force Hangar (Grade 3) are graded historic buildings located within the Area. On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which ~~the~~ some buildings/structures within the Area have been accorded gradings. The AAB also released a number of new items in addition to the ~~list of~~ 1,444 historic buildings. These items are subject to the grading assessment by the AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of the AAB at <http://www.aab.gov.hk>. Prior consultation with the Antiquities and Monuments Office (AMO) of the ~~Leisure and Cultural Services Department~~ should be made if any development, redevelopment or rezoning proposals that might affect the ~~above~~ graded historic buildings/structures,

and the new items pending for grading mentioned above, as well as the government sites identified by AMO as listed at <https://www.amo.gov.hk>, and any other historic buildings/structures, both at grade and underground, and their immediate environs.

12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the CEDD in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Wong Tai Sin District Council would also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans, layout plan and the guidelines published by the Board. The outline development plans and layout plan are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and guidance notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.



土木工程拓展署
Civil Engineering and
Development Department

Attachment V of
MPC Paper No. 7/22

Agreement No. CE 32/2019 (CE)

Site Formation and Infrastructure Works for Proposed Public Housing Developments at Ying Fung Lane, Wong Tai Sin Community Centre and Ngau Chi Wan Village, Wong Tai Sin – Feasibility Study

Planning Report (PR) for Re-zoning
(Ying Fung Lane)
(Ref: TR16b-04)

May 2022





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(Ref: TR16b-04)

May 2022


Reviewed:



Leo Lo

31 May 2022

Approved for Issue:



David Ho

31 May 2022

AECOM ASIA COMPANY LIMITED

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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Background	1
1.2	Purpose of this Report	1
1.3	Structure of Report	2
2	THE SITE AND ITS SURROUNDING CONTEXT	3
2.1	Study Site and Location	3
2.2	Statutory Planning Context	3
2.3	The Surrounding Area	3
2.4	Site Accessibility	5
2.5	Land Status	5
3	PROPOSED DEVELOPMENT SCHEME FOR THE DEVELOPMENT	6
3.1	Scope of Development and Infrastructure Works	6
3.2	Proposed Layout and Development Parameters	6
3.3	Built Form and Layout	7
3.4	Provision of Government, Institution or Community and Supporting Facilities	8
3.5	Open Space Provision	8
3.6	Car Parking Space	8
3.7	Pedestrian and Vehicular Access	9
3.8	Technical Assessment for YFL Development	9
4	TRAFFIC AND TRANSPORTATION ASPECTS	11
4.1	General.....	11
4.2	Existing Traffic Condition	11
4.3	Existing Pedestrian Network	11
4.4	Existing Public Transport Facilities	11
4.5	Traffic Survey	11
4.6	Traffic Impact Assessment for Year 2036	15
4.7	Proposed Traffic Engineering Works under YFL Development	18
4.8	Ancillary Parking Provision in Housing Development	18
4.9	Pedestrian Traffic Impact Assessment for Year 2036.....	21
4.10	Public Transport Demand Assessment for Estimation of Public Transport Facilities	23
4.11	Summary	24
5	INFRASTRUCTURE ASPECTS.....	25
5.1	General.....	25
5.2	Drainage Aspects	25
5.3	Sewerage Aspects	27
5.4	Waterworks Aspects	27
5.5	Underground Utilities Aspects.....	29
6	GEOTECHNICAL AND SITE FORMATION ASPECTS	30
6.1	General.....	30
6.2	Proposed Site Formation Works	30
6.3	Natural Terrain	30
6.4	Geotechnical Design Parameters	30
7	ENVIRONMENTAL ASPECTS	32
7.1	General.....	32
7.2	Air Quality Impact Assessment	32
7.3	Noise Impact Assessment.....	32
7.4	Water Quality Assessment.....	33
7.5	Waste Management Implication.....	33
7.6	Land Contamination Study.....	34
7.7	Cultural Heritage Aspects	34

8	LANDSCAPE ASPECTS	38
8.1	General.....	38
8.2	Findings of Tree and Vegetation Survey.....	38
8.3	Landscape Impact Assessment	38
8.4	Proposed Landscape Mitigation Measures	40
8.5	Tree Preservation Proposals.....	43
8.6	Provision of Local Open Space (LOS) and Greenery Coverage	43
8.7	Landscape Design Proposal	43
8.8	Summary	44
9	VISUAL ASPECTS.....	45
9.1	General.....	45
9.2	Preliminary Visual Impact Assessment.....	45
9.3	Existing Visual Condition and Key Visual Elements	45
9.4	Appraisal of Visual Changes	45
9.5	Evaluation of Overall Visual Impact	46
9.6	Summary	48
10	AIR VENTILATION ASPECTS.....	49
10.1	General.....	49
10.2	Summary on Wind Availability and Air Ventilation Performance	49
10.3	Potential Strategies for Future Design Optimization	51
10.4	Summary	51
11	LAND REQUIREMENT ASPECTS	52
11.1	Existing Land Uses	52
11.2	Land Requirement for Proposed Works.....	52
11.3	Affected Government Land	53
11.4	Affect Private Land	53
11.5	Affected Buildings / Structures	54
11.6	Other Features	55
11.7	Tentative Programme.....	55
12	CONCLUSION	56

List of Tables

Table 2.1	Development Parameters and OZP Restrictions for Major Housing Developments in Proximity to the Site
Table 3.1	Major Development Parameters
Table 3.2	Potential Provision of G/IC Facilities at YFL Site
Table 3.3	Required Ancillary Carparking and L/UL Provision at Housing Site at YFL
Table 4.1	Junction Capacity Assessment for Existing Year (2020)
Table 4.2	Road Link Capacity Assessment for Existing Year (2020)
Table 4.3	Pedestrian LOS Assessment for Existing Year (2020)
Table 4.4	Junction Capacity Assessment for Design Year (2036)
Table 4.5	Road Link Capacity Assessment for Design Year (2036) – AM Peak
Table 4.6	Road Link Capacity Assessment for Design Year (2036) – PM Peak
Table 4.7	Junction Capacity Assessment for Design Year (2036) – with Proposed Improvement Scheme
Table 4.8	Parking and Loading / Unloading Provision
Table 4.9	Pedestrian LOS Assessment for Design Year (2036) – AM Peak
Table 4.10	Pedestrian LOS Assessment for Design Year (2036) – PM Peak
Table 5.1	Drainage Characteristic Before and After Development
Table 5.2	Details of Proposed Lead-ins
Table 6.1	Summary Table of Recommended Soil Design Parameters
Table 8.1	Baseline Landscape Resources (LRs) and their Sensitivity
Table 8.2	Baseline Landscape Character Areas (LCAs) and their Sensitivity
Table 8.3	Significance of Landscape Impacts during Construction and Operation Phases
Table 9.1	Summary of Visual Impact to Corresponding Viewpoints (VPs)
Table 11.1	Affected Government Land Lot
Table 11.2	Affected Private Land

Appendices

Appendix A	Notional Scheme of Proposed Public Housing Development at YFL by HKHS (Development Scheme for Technical Assessment Only)
Appendix B	Tree Assessment Schedule
Appendix C	Photographic Record of Trees of Particular Interest

Figure

60625506/TR16b/FIGURE 1.1	General Layout Plan
60625506/TR16b/FIGURE 1.2	Location Plan of Ying Fung Lane Site
60625506/TR16b/FIGURE 2.1	The Site and Surrounding Area
60625506/TR16b/FIGURE 2.2	Statutory Planning Context
60625506/TR16b/FIGURE 2.3	Land Status Plan – Ying Fung Lane Site
60625506/TR16b/FIGURE 4.1	Location of Study Junction
60625506/TR16b/FIGURE 4.2	Existing Junction Layouts (Sheet 1 of 4)

60625506/TR16b/FIGURE 4.3	Existing Junction Layouts (Sheet 2 of 4)
60625506/TR16b/FIGURE 4.4	Existing Junction Layouts (Sheet 3 of 4)
60625506/TR16b/FIGURE 4.5	Existing Junction Layouts (Sheet 4 of 4)
60625506/TR16b/FIGURE 4.6	Traffic Improvement Scheme for Wong Tai Sin Road and Shatin Pass Road
60625506/TR16b/FIGURE 4.7	Traffic Improvement Scheme for Junction of Fung Tak Road and Po Kong Village Road
60625506/TR16b/FIGURE 5.1	Existing Drainage Plan of Ying Fung Lane Site
60625506/TR16b/FIGURE 5.2	Drainage Layout Plan
60625506/TR16b/FIGURE 5.3	Existing Sewerage Plan of Ying Fung Lane Site
60625506/TR16b/FIGURE 5.4	Sewerage Layout Plan
60625506/TR16b/FIGURE 5.5	Existing Water Supply Network Plan
60625506/TR16b/FIGURE 5.6	Existing Fresh Water Plan of Ying Fung Lane Site
60625506/TR16b/FIGURE 5.7	Existing Flushing Water Plan of Ying Fung Lane Site
60625506/TR16b/FIGURE 5.8	Layout Plan of Fresh Water Main
60625506/TR16b/FIGURE 5.9	Layout Plan of Flushing Water Main
60625506/TR16b/FIGURE 5.10	CLP Cable Layout Plan – Ying Fung Lane Site
60625506/TR16b/FIGURE 5.11	Lighting Cable Layout Plan – Ying Fung Lane Site
60625506/TR16b/FIGURE 5.12	Towngas Layout Plan – Ying Fung Lane Site
60625506/TR16b/FIGURE 5.13	Telecommunication Duct Layout Plan – Ying Fung Lane Site
60625506/TR16b/FIGURE 6.1	Site Formation Plan
60625506/TR16b/FIGURE 6.2	Geological Section (Sheet 1 of 3)
60625506/TR16b/FIGURE 6.3	Geological Section (Sheet 2 of 3)
60625506/TR16b/FIGURE 6.4	Geological Section (Sheet 3 of 3)
60625506/TR16b/FIGURE 8.1	Tree and Vegetation Survey Plan
60625506/TR16b/FIGURE 8.2	Landscape Resources Overlaid with Proposed Development – Ying Fung Lane
60625506/TR16b/FIGURE 8.3	Landscape Character Areas Overlaid with Proposed Development – Ying Fung Lane
60625506/TR16b/FIGURE 8.4	Landscape and Visual Mitigation Measures Plan
60625506/TR16b/FIGURE 8.5	Calculations of Local Open Space
60625506/TR16b/FIGURE 8.6	Calculations of Greenery Coverage
60625506/TR16b/FIGURE 8.7	Conceptual Landscape Plan
60625506/TR16b/FIGURE 9.1	Visual Envelope and Viewpoints
60625506/TR16b/FIGURE 9.2	Photomontage of VP1 – Bus Stop at Temple Mall South (+120mPD, +145mPD)
60625506/TR16b/FIGURE 9.3	Photomontage of VP2 – Fung Tak Park (+120mPD, +145mPD)
60625506/TR16b/FIGURE 9.4	Photomontage of VP3 – Fei Fung Street Sitting-out Area (+120mPD, +145mPD)
60625506/TR16b/FIGURE 9.5	Photomontage of VP4 – Southeast of Wong Tai Sin Temple & Good Wish Garden (+120mPD, +145mPD)

- 60625506/TR16b/FIGURE 9.6 Photomontage of VP5 – Choi Hung Road Playground (+120mPD, +145mPD)
- 60625506/TR16b/FIGURE 10.1 Annual and Summer Prevailing Winds at the YFL Development
- 60625506/TR16b/FIGURE 11.1 Land Requirement Plan – Ying Fung Lane Site

Expression and Abbreviation

The following words and expressions shall have the meaning hereby assigned to them.

- a) “Site” means the site of Ying Fung Lane proposed for housing developments as shown in **60625506/TR16b/FIGURE 1.2**. As compared to the original site boundary under the Brief, the site at YFL would be extended to cover the adjacent area, which is being reserved for government, institution or community facilities (G/IC) developments, with a view to enhancing the development potential and improving the development flexibility.
- b) “Development” means the proposed public housing development(s) within the Site(s) and any G/IC, retail, welfare, open space and/or amenities necessary for supporting the proposed housing developments and the local community.
- c) “Infrastructure Work” means the site formation works and the essential engineering infrastructure works within/outside the Site necessary for supporting the Development, including but not limited to the proposed site access, land decontamination works (if required), environmental mitigation measures, upgrading/reprovisioning of existing facilities, provision of proposed new landscape works, preservation and maintenance of existing trees and landscape areas affected by the Development, public transportation interchange/laybys, flyovers, footbridges, roadworks, stormwater drains, sewers, sewage pumping stations, waterworks, etc.
- d) “Government” means the Government of the Hong Kong Special Administrative Region.
- e) “Assignment” means the feasibility studies on the site formation and infrastructure works for supporting the housing developments.
- f) “Project” means the project for proposed housing developments at the Site.

The following table lists the abbreviated titles of Government bureau, departments, offices, statutory bodies, public organizations, etc. mentioned in the Report.

<u>Abbreviation</u>	<u>Full Title</u>
ACABAS	Advisory Committee on the Appearance of Bridges and Associated Structures
ACE	Advisory Council on the Environment
AFCD	Agriculture, Fisheries and Conservation Department
AMO	Antiquities and Monuments Office of Development Bureau
AOI	Area of Influence
ArchSD	Architectural Services Department
ASRs	Air Sensitive Receivers
AQOs	Air Quality Objectives
B/Ds	Bureaux/departments
BDTM	Base District Traffic Model
CBD	Central Business District
CEDD	Civil Engineering and Development Department

<u>Abbreviation</u>	<u>Full Title</u>
CDA	Comprehensive Development Area
CLP	CLP Power Hong Kong Limited
DC	District Council
DEVB	Development Bureau
DLC	District Land Conference
DLO	District Lands Office
DoH	Department of Health
DR	Director's Representative
DSD	Drainage Services Department
EDB	Education Bureau
EFS	Engineering Feasibility Study
EIAO	Environmental Impact Assessment Ordinance
EIAO-TM	Technical Memorandum on Environmental Impact Assessment Process
EKEO	Energizing Kowloon East Office
EMSD	Electrical and Mechanical Services Department
EPD	Environmental Protection Department
ExCo	Executive Council
FC	Finance Committee
FSD	Fire Services Department
GB	Green Belt
GEO	Geotechnical Engineering Office of CEDD
GLA	Government Land Allocation
GMB	Green Minibus
GSH	Green Form Subsidised Home Ownership Scheme
G/IC	Government, Institution or Community
ha	Hectare
HAD	Home Affairs Department
HATS	Harbour Area Treatment Scheme
HD	Housing Department
HKHS	Hong Kong Housing Society
HKPSG	Hong Kong Planning Standard and Guidelines
HyD	Highways Department
KTPTW	Kwun Tong Preliminary Treatment Works
LandsD	Lands Department
LCAs	Landscape Character Areas
LCSD	Leisure and Cultural Services Department
LegCo	Legislative Council

<u>Abbreviation</u>	<u>Full Title</u>
LRs	Landscape Resources
LTHS	Long Term Housing Strategy
NCWV	Ngau Chi Wan Village
NSRs	Noise Sensitive Receivers
O	Open Space
OVTs	Old and Valuable Trees
OZP	Outline Zoning Plan
PFC	Public Fill Committee of the CEDD
PlanD	Planning Department
PlanD/UD&L	Urban Design and Landscape Section of PlanD
PNAP	Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers
PR	Plot Ratio
PRH	Public Rental Housing
PTI	Public Transport Interchange
PTT	Public Transport Terminus
PWSC	Public Works Subcommittee
R(A)	Residential (Group A)
R(B)	Residential (Group B)
RC	Rural Committee
SCL	Shatin to Central Link
SIS	Slope Information System
SMO	Survey and Mapping Office of LandsD
SSF	Subsidised Sale Flats
SWD	Social Welfare Department
TD	Transport Department
TPB	Town Planning Board
TPEDM	The Territorial Population and Employment Data Matrix
TTIA	Traffic and Transport Impact Assessment
V	Village Type Development
VCAB	Vetting Committee on Aesthetic Design of Pumping Station Buildings
VRs	Visual Resources
WPCO	Water Pollution Control Ordinance
WSD	Water Supplies Department
WTSCC	Wong Tai Sin Community Centre
YFL	Ying Fung Lane

1 INTRODUCTION

1.1 Background

- 1.1.1 The Government is committed to facilitating steady and continued land supply, not only for providing people with a place to live and work, but also for the developments of Hong Kong's commerce, industry, innovation and technology and various emerging sectors. In the short to medium term, the Government will continue to optimize the use of built-up land and its surrounding areas to meet the community's pressing demand for land for housing and other purposes.
- 1.1.2 Three (3) potential individual sites, namely Ying Fung Lane, Wong Tai Sin Community Centre and Ngau Chi Wan Village, Wong Tai Sin, are identified for housing developments and supporting facilities. The respective locations of these sites are shown in **60625506/TR16b/FIGURE 1.1**. Boundaries of these sites would be subject to review throughout the course of this Assignment and subject to determination from the review findings of this Assignment.
- 1.1.3 An EFS is required for each of the aforementioned individual sites (i.e. a total of three (3) EFSs are to be conducted under this Assignment) to determine the scope of the Infrastructure Works to make available the formed land for housing and associated developments, to assess the various impacts due to the provision of these infrastructures and housing developments and to recommend the mitigation measures to keep the potential impacts due to the Development within the acceptable level of the current standard/regulation. The EFSs shall take into account the cumulative demand/impact of other adjoining existing, planned, committed and possible developments to establish the recommended Infrastructure Works and the required mitigation measures, based on the notional development layout agreed with relevant Government departments. Under this Assignment, deliverables are to be produced to support the PlanD's re-zoning of the sites and hence outputs of this Assignment shall also satisfy the re-zoning requirements of the relevant departments, authorities and organizations.
- 1.1.4 According to 2020 Policy Address, the Government will invite HKHS to undertake the redevelopment of Chuk Yuen United Village into high-density public housing in the view of the experience of the HKHS in housing production, rehousing of residents and integrated community planning.
- 1.1.5 This report focuses on the site at YFL. The development boundary of the Site is shown in **60625506/TR16b/FIGURE 1.2**. The two remaining sites will be presented in separate submissions.

1.2 Purpose of this Report

- 1.2.1 According to Clause 6.19 of the Brief, the Report shall be prepared to facilitate re-zoning exercise including essential information of the Developments and Infrastructure Works to identify possible problems, introduce the assessment methodologies, recommend development parameters (including domestic and non-domestic gross floor area / plot ratio, building height, number of flats and population, provision of G/IC facilities / open space), illustrate the analysis, and address issues such as the planning intention, land use, development intensity and building height compatibility, adequacy of the Infrastructure Works required to support the proposed housing and related developments as well as the ways to minimize any adverse impact.

1.3 Structure of Report

1.3.1 Apart from this introductory section, there will be other sections as follows:-

- **Section 1 – Introduction:** to introduce and provide the background of this Project. The scope of this report also outlined;
- **Section 2 – Review on Site and Planning Context:** to review the Site's and its planning context for identification of key issues and constraints to be addressed in formulating the development layout for the Developments;
- **Section 3 – Proposed Development Layout for the Development and Infrastructure Works:** to introduce the proposed development layout for Development and the development scheme for the public housing development and development parameters; and
- **Section 4 to Section 11 – Summary of Technical Assessments:** to summarise the findings from the technical assessments on the proposed development scheme and proposed mitigation measures.

2 THE SITE AND ITS SURROUNDING CONTEXT

2.1 Study Site and Location

- 2.1.1 Site A, as shown in **60625506/TR16b/FIGURE 1.2**, with an area of about 0.48 ha as provided in the Study Brief, is located in the central part of Wong Tai Sin District within East Kowloon. The Site is proposed for public housing development to be implemented by the HKHS. With the policy directive to seek for opportunity for more public housing development, an area (Site B) located to the west of Site A across Shatin Pass Road which is reserved for development of a G/IC building as part of the planned Wong Tai Sin Folk Culture Area was identified to incorporate into the Study Site to enhance the development potential and improve the development flexibility. As a result, the revised site area is increased to about 1 ha. A strip of land at the southeast of Site A is excluded from the Site to maintain the existing footpath connecting Ying Fung Lane and Lung Cheung Road. Minor adjustment to the Site boundary has also been made to exclude the existing footpaths along the cul-de-sac section of Shatin Pass Road and align with the reserved area for G/IC building development under the layout for Wong Tai Sin Folk Culture Area. The Site location and revised site boundary is shown in **60625506/TR16b/FIGURE 2.1**.
- 2.1.2 The revised Study Site (the Site) is bounded by Shatin Pass Road and Wong Tai Sin Road to its north, Ying Fung Lane to its east and Lung Cheung Road to its south. Wong Tai Sin MTR Station can be accessed via Exits A and E at Wong Tai Sin Square. The predominant land use in the area is high-density residential use, coupled with G/IC facilities and open spaces.
- 2.1.3 The Site, with formation levels at about +15mPD to +23mPD, locates partly to the east of Shatin Pass Road at the existing Chuk Yuen United Village (Site A), and partly to the north of Wong Tai Sin Square (Site B), with a proposed footbridge in between connecting the two Sites. Site A is currently an urban squatter area with some cooked food stalls along the Shatin Pass Road. Site B is currently a parking area for medium to large vehicles with a small portion at the north corner remained vacant and formed.
- 2.1.4 The Site is well served by public transport such as MTR, franchised buses and minibuses.

2.2 Statutory Planning Context

- 2.2.1 Under the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29, the Site falls within “G/IC” zone and area shown as ‘Road’. The Site is currently subject to building height restrictions of 2 and 4 storeys respectively (see **60625506/TR16b/FIGURE 2.2**).
- 2.2.2 As the “G/IC” zone and its stipulated building height restrictions (BHR) are not intended for high-density residential developments, it is considered necessary to rezone the Site from “G/IC” and area shown as ‘Road’ to “R(A)” to facilitate the proposed public housing development..

2.3 The Surrounding Area

- 2.3.1 The predominant land use in the area is residential use which consists of public housing estates and private housing, coupled with G/IC and open space uses serving the local community. Details of the surrounding land uses are described below.

Surrounding Residential Developments

- 2.3.2 Majority of the existing residential uses in proximity to the Site are large scale public rental housing located to the northwest (Upper Wong Tai Sin Estate and Chuk Yuen (South) Estate), to the southwest (Lower Wong Tai Sin Estate) and to the further east (Fung Tak Estate) of the Site. High-rise private housing namely Hsin Kuang Centre and Tropicana Gardens are found to the immediate east of the Site (**60625506/TR16b/FIGURE 2.2**).

- 2.3.3 The existing residential development are zoned “R(A)” intended for high-density residential uses in the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29 and approved Wang Tau Hom and Tung Tau OZP No. S/K8/23. Under the two OZPs, the maximum plot ratio restriction for “R(A)” zone is 7.5 for domestic building or 9.0 for partly domestic and partly non-domestic building. The “R(A)” zone in close proximity to the Site is subject to maximum building height restriction mainly ranging from +100mPD to +120mPD.
- 2.3.4 Development parameters and OZP restrictions of a number of major housing developments in proximity to the Site are summarized and illustrated in the **Table 2.1** below.

Table 2.1 Development Parameters and OZP Restrictions for Major Housing Developments in Proximity to the Site

Residential Development	Housing Type	OZP Zoning	Existing Building Height (mPD)	Plot Ratio (PR) and Building Height Restriction (BHR) stipulated under OZP
Upper Wong Tai Sin Estate	Public	R(A)	+136	PR 7.5 * or PR 9.0 # Building Height: 120 mPD
Chuk Yuen (South) Estate	Public	R(A)	+109 to +121	PR 7.5 * or PR 9.0 # Building Height: 120 mPD
Lower Wong Tai Sin Estate	Public	R(A)	+83 to +108	PR 7.5 * or PR 9.0 # Building Height: 100 mPD
Fung Tak Estate	Public	R(A)	+133 to +148	PR 7.5 * or PR 9.0 # Building Height: 140 mPD
Fung Chuen Court	Public	R(A)	+140	PR 7.5 * or PR 9.0 # Building Height: 140 mPD
Lung Poon Court	Public	R(A)	+111 to +129	PR 7.5 * or PR 9.0 # Building Height: 120 mPD
Hsin Kuang Centre	Private	R(A)	+130	PR 7.5 * or PR 9.0 # Building Height: 120mPD
Tropicana Gardens	Private	R(A)	+100	PR 7.5 * or PR 9.0 # Building Height: 120mPD
Lions Rise	Private	R(A)	+146	PR 7.5 * or PR 9.0 # Building Height: 140mPD

* For a domestic building

For a partly domestic and partly non-domestic building

Comprehensive Development Area

- 2.3.5 A CDA site with an area of about 7.18ha next to the Diamond Hill Station is located to the southeast of the Site (see **60625506/TR16b/FIGURE 2.2**). The site is a subject of an approved planning application (No. A/K11/223) for public housing development with commercial and community uses and is currently under construction. The approved scheme comprises 2 domestic building blocks of 32 and 38 storeys (+104mPD and +120mPD), 5 composite building blocks of 29 to 39 storeys (+111mPD to +128mPD) and 3 non-domestic building blocks of 1 to 2 storeys (+17mPD and +19mPD), with proposed domestic plot ratios of 7.17 and 6.51 for SSF and public rental housing developments respectively.

Surrounding Open Spaces

- 2.3.6 In order to provide outdoor open-air public space for active and/or passive recreational uses for local residents and general public, open spaces are planned and developed in the area (see **60625506/TR16b/FIGURE 2.2**). Wong Tai Sin Square is located to the immediate south of Site

B. Fung Tak Park is located to the further east of the Site along Lung Cheung Road. To the further southeast across Lung Cheung Road is Muk Lun Street Playground, which accommodates a cluster of recreational facilities including basketball court and football field.

- 2.3.7 An existing cul-de-sac section of Shatin Pass Road, located in between the Sites A and B, is intended to be closed for development of a landscaped open space (i.e. Cultural Link) under the Layout Plan for Folk Culture Area.
- 2.3.8 To the further southwest of the Site (about 1km walking distance from the Site), there is a cluster of recreational and leisure facilities including the Morse Park basketball courts, tennis courts and football fields (see **60625506/TR16b/FIGURE 2.2**).

Government, Institution or Community

- 2.3.9 A cluster of G/IC facilities are located to the north and northeast of the Site, including Kowloon Command Central Division Headquarters cum Wong Tai Sin Division Fire Station, Fire Services Department Wong Tai Sin Rank and Fire Married Quarters, Tung Wah Group of Hospitals Wong Tai Sin Hospital, Our Lady of Maryknoll Hospital and various educational institutions. Wong Tai Sin Temple is located to the immediate west of the Site.
- 2.3.10 There are various educational institutions along Ching Tak Street, including Wong Tai Sin Government Primary School and Wong Tai Sin Catholic Primary School. To the further south of the Site across Muk Lun Street are Wong Tai Sin Disciplined Services Quarters, Wong Tai Sin District Headquarters and Wong Tai Sin Police Station. The Morse Park Swimming Pool is located at corner of Lung Cheung Road and Fung Mo Street to the further southwest of the Site.

2.4 Site Accessibility

- 2.4.1 The Site is accessible via Shatin Pass Road and Wong Tai Sin Road to its north, which connects to Fung Tak Road. The Site is well served by public transport such as MTR, franchised buses and minibuses. The Site is located within short walking distance of about 100m from Wong Tai Sin MTR Station via the existing pedestrian connections along Lung Cheung Road and Shatin Pass Road. Public bus stops are currently located near the two landing areas of the footbridge which is to the immediate south of Site A along Lung Cheung Road. Minibus terminus is currently located at the cul-de-sac section of Shatin Pass Road and will be relocated to the Wong Tai Sin PTT to continue the service provision in the future.
- 2.4.2 Elevated walkways and MTR subways in the vicinity of the Site provide pedestrian connection across heavily trafficked Lung Cheung Road. A footbridge at the south of the Site provides linkage to the Muk Lun Street Playground and Lower Wong Tai Sin Estate. Another elevated connection at the southwest of the Site links up Wong Tai Sin Temple Mall North to Wong Tai Sin Temple Mall South for seamless pedestrian movement within the shopping mall.

2.5 Land Status

- 2.5.1 Based on the information collected from the LandsD, the land status of the Site is shown in **60625506/TR16b/FIGURE 2.3**. Regarding Site A, preliminary review of the land status found that about 64% of the Site area is unallocated Government land and about 24% of the Site area is private land, which consists of 17 nos. of private lot, all being Old Schedule Lots. There are also three land parcels with GLA at the centre, southern portion and eastern boundary of the Site respectively, occupying around 12% of the Site area.
- 2.5.2 A Short Term Tenancy (STT) is allocated for vehicle parking area at the southern portion of Site B. Whereas, the northern portion of Site B is located on unallocated Government land.

3 PROPOSED DEVELOPMENT SCHEME FOR THE DEVELOPMENT

3.1 Scope of Development and Infrastructure Works

3.1.1 The scope of the Development includes public housing development and the supporting welfare facilities, open space, amenities and G/IC facilities for supporting the proposed housing development at YFL site and the local community. To develop the layout options and formulate the details of the Development, different B/Ds were approached to seek for potential site requirements.

3.1.2 The scope of the proposed Infrastructure Works consists of the site formation works and other essential engineering works necessary to enable the Development, including but not limited to:-

- Site formation works of about 1 ha area for public housing development;
- Minor slope works;
- Off-site junction improvement works;
- Ancillary works including drainage, sewerage, water supply and landscaping; and
- Any environmental mitigation measures.

3.2 Proposed Layout and Development Parameters

3.2.1 Under the Assignment, relevant B/Ds have been consulted on development requirements (including provision of G/IC and social welfare facilities, open space and car parking spaces) and necessary upgrades on infrastructure facilities. A development scheme is formulated with a view to achieve domestic plot ratio of 7.5. The basic development parameters are summarized in **Table 3.1** below. Development scheme for the public housing at the Site is shown in **Appendix A**.

3.2.2 Based on the proposed development layout, the development parameters for the proposed development, which is subject to review at later investigation and design stage, are summarized in **Table 3.1** below.

Table 3.1 Major Development Parameters

Site Area		about 1.0 ha
Plot Ratio (Total / Domestic)		9 / 7.5
Gross Floor Area	Domestic	75,400 m ²
	Non-domestic	15,080 m ²
	G/IC facilities (to be exempted from PR calculation under the OZP)	about 10,400 m ²
Building Height		+145 mPD (Site A) +120 mPD (Site B)
Domestic Site Coverage		about 38 % (Site A) about 33 % (Site B)
Estimated No. of Flats		about 1,500
Estimated No. of Population^		about 4,050

Estimated Year of Population	2029/30
-------------------------------------	---------

Note:

^ 2.7 persons per flat is assumed

3.3 Built Form and Layout

- 3.3.1 Under the indicative design (**Appendix A**), three residential towers are proposed within the Site i.e. two residential towers with 32 domestic storeys over a 7-storey podium at Site A and one residential tower of 27 domestic storeys over a 4-storey podium at Site B.. An elevated footbridge is proposed to connect the two Sites. Considering the footbridge is opened for public use, it is not counted towards the domestic plot ratio calculation.

General

- 3.3.2 Large podium with basement design is adopted to enable flexible space planning for ancillary car park, retail shops and G/IC facilities in support of the public housing development and community. Residential towers are proposed with building heights up to +145mPD and +120mPD at Site A and Site B respectively, which are compatible with the surrounding residential developments (BHR on OZP mainly range from +100mPD to +120mPD).
- 3.3.3 To enhance connectivity, a footbridge above the planned Cultural Link is proposed to connect the two Sites and open for public use. A covered walkway connection is also proposed to link up the Wong Tai Sin MTR station and Site B, which further connects to Wong Tai Sin PTT. All weather pedestrian connection would be provided either via internal passage within podium level or along the edge of the podium at Site B. The weather protected pedestrian routes (including walkways and footbridge) would be created to link up various mode of public transports and a larger public circulation network in the neighbourhood. As such, the pedestrian walkway system would help augment the connectivity and walkability of the area.

Site A

- 3.3.4 As a mitigation measure to minimize potential roadside air and noise impacts, a 20m-wide and a 10m-wide residential tower setback from Lung Cheung Road and Shatin Pass Road are proposed respectively. To enable east-west wind flow at Site A, an east-west wind corridor of about 15m wide is proposed between the two podia. In accordance with DEVB TC(W) No. 1/2019, no pile, foundation, borehole/drillhole, well, soil nail, horizontal drain, rock bolt/dowel or other geotechnical installation shall be driven, constructed or installed within a distance of 3m from any point of the underground railway structures. As such, no foundation of the podium structure will be built on the abovementioned 3m-wide area for the existing SCL tunnel underneath Site A. The potential drainage reserve will be designated as non-building area (NBA) along the eastern boundary of Site A.

Site B

- 3.3.5 The existing drainage reserve and avoidance of structure footprint above SCL tunnel will lead to NBA at the north portion of the Site. A roundabout is thus proposed at the subject portion to better utilize the land resource. Wind corridors (approximate 15m wide) at northeast/east-north-east direction is proposed to align with the prevailing wind path to maintain air movement.
- 3.3.6 To minimize potential roadside air and noise impacts, a 10m-wide building setback from Shatin Pass Road which leads to Wong Tai Sin PTT is proposed along the north eastern boundary of Site B. With the proposed covered walkway connection at Wong Tai Sin Square, pedestrian could access the Wong Tai Sin PTT from Wong Tai Sin MTR Station in a more direct manner with weather protected pedestrian environment.

3.4 Provision of Government, Institution or Community and Supporting Facilities

- 3.4.1 To support the future population at the Site and the wider district, retail shops and G/IC facilities are proposed to be accommodated within the podia of Site A and Site B Subject to further consideration at detailed design stage, amongst others, retail shops are accommodated at the ground level podium of Site A and Site B to create a welcoming and active frontage.
- 3.4.2 As announced in the 2020 Policy Address, increased provision of social welfare facilities in future public housing projects is advocated to improve liveability while ensuring the original flat production of the projects. The Hong Kong Housing Authority (HKHA) and HKHS, together with the DEVB, will explore increasing the development potential of future public housing projects so that at least 5% of the domestic GFA can be set aside for the provision of social welfare facilities within the future public housing projects.
- 3.4.3 With the attainable domestic GFA of the Site is about 75,400 m², about 4,000 m² non-domestic GFA (which is about 5.4% of attainable domestic GFA) is reserved for accommodation of social welfare facilities. The G/IC facilities to be provided at the Site is summarized in **Table 3.2** below. The provision of such within the Site will be subject to further liaison and confirmation with relevant B/Ds.

Table 3.2 Potential Provision of G/IC Facilities at Site A

B/Ds	Requirement
SWD	Neighbourhood Advice – Action Council – 50-place Day Activity Centre
	Integrated Family Service Centre
	60-place Day Care Centre for Elderly
	Sisters of the Immaculate Heart of Mary, Wong Tai Sin Day Care Centre
HAD	Wong Tai Sin Children Choir (subject to Policy Support) (To be provided as retail facility)
	Wong Tai Sin Community Hall and Stage Area and Conference Room
	Wong Tai Sin DO/DC Office (including Home Affairs Enquiry Centre and Lower Wong Tai Sin Sub-office)

3.5 Open Space Provision

- 3.5.1 The planned population at the Site is about 4,050. With reference to the HKPSG, 1m² local open space per person is required for public housing developments. As such, approximately 4,050m² local open space is proposed on podium for landscaping and passive recreational use.

3.6 Car Parking Space

- 3.6.1 The parking and L/UL facilities are generally provided in accordance with the HKPSG requirement for parking provision as well as special requirement by relevant users. With reference to the development parameters presented in **Table 3.1** above, the parking and L/UL provision for the Development is presented in **Table 3.3** below. Detailed breakdown of the parking and L/UL provision are discussed in **Section 4.8**.

Table 3.3 Required Ancillary Carparking and L/UL Provision

Parking and L/UL Provision	Proposed No. of Parking
Public Housing Development	
Private Car and Light Van Parking	169 (including 3 disabled car parking space)
Non-van-type LGV and PLB Parking	6

Parking and L/UL Provision	Proposed No. of Parking
Public Housing Development	
Motorcycle Parking	14
Visitor Car Parking	15 (including 3 disabled car parking space)
L/UL Bay	6
Non-domestic Development	
Private Car Parking	101
L/UL Bay	19
G/IC Facilities	
PLB Parking for Neighbourhood Advice – Action Council – Day Activity Centre	1
PLB L/UL Bay for Neighbourhood Advice – Action Council – Day Activity Centre	1 (Shared use)
PLB Parking for Day Care Centre for Elderly	3
PLB L/UL Bay for Day Care Centre for Elderly	1 (Shared use)
School Bus L/UL Bay for Sisters of Immaculate Heart of Mary – Wong Tai Sin Kindergarten cum Child Care Centre)	1 (Shared use)

Note:

1. Parking and U/UL provision is subject to reviewed in detailed design stage, in consultation with relevant departments.

3.7 Pedestrian and Vehicular Access

- 3.7.1 As mentioned in **Section 2.4**, the Site is well served by public transport such as MTR, franchised buses and minibuses. The Site is located within short walking distance of about 100m from Wong Tai Sin MTR Station. Public bus stops are currently located near the two landing areas of the footbridge which is to the immediate south of the Site at Lung Cheung Road. Minibus terminus is currently located at the cul-de-sac section of Shatin Pass Road and will be relocated to the Wong Tai Sin PTT for continuous service provision. The relocation of the minibus terminus will free up land for potential landscaped open space, which would enhance the environment of the area. For public circulation network within the area, existing elevated walkways and MTR subways in the vicinity of the Site would enable seamless pedestrian movement across the heavily trafficked Lung Cheung Road. Proposed covered walkways and footbridges as mentioned in **Section 3.3.3** would create continuous weather protected pedestrian routes between destinations and various mode of public transports. As such, the connectivity and walkability of the area will be enhanced.
- 3.7.2 In terms of vehicular connection, Site A abuts and is accessible via Ying Fung Lane to its east. Sufficient visibility towards the junction of Fung Tak Road would be provided to meet TPDM's requirement in ensuring traffic and pedestrian safety. Another vehicular access is proposed at the northwest boundary of Site B, which connects to Wong Tai Sin Road.

3.8 Technical Assessment for YFL Development

- 3.8.1 Preliminary technical assessments in various aspects are carried out for the Developments and Infrastructure Works at YFL according to the development scheme as mentioned in this Section. The preliminary technical assessments are to demonstrate the technical feasibility, to set out the constraints, to control the extent of site boundary and to support the subsequent proposed zoning amendment for proposed zoning amendment for proposed public housing development.

Summary of findings of various technical assessments are discussed in following Sections below.

4 TRAFFIC AND TRANSPORTATION ASPECTS

4.1 General

- 4.1.1 Preliminary Traffic and Transport Impact Assessment (TTIA) has been conducted under this Project to assess the traffic impact for the proposed Developments and Infrastructure Works to the road network within the Area of Influence (AOI). AOI identified in TTIA and the relative critical junctions are identified and shown in **60625506/TR16b/FIGURE 4.1**. This section provides a summary of the key findings in the Preliminary TTIA.

4.2 Existing Traffic Condition

- 4.2.1 The Site is bounded by Ying Fung Lane to the east, Lung Cheung Road to the south, Wong Tai Sin Road / Shatin Pass Road to the north and unnamed access road for Wong Tai Sin Temple to the west. It is currently accessible via the cul-de-sac section of Shatin Pass Road (i.e. section to the immediate north of Lung Cheung Road) and the unnamed access road for Wong Tai Sin Temple. The existing road network surrounding the Site is shown in **60625506/TR16b/FIGURE 4.1** and the existing junction layouts are illustrated in **60625506/TR16a/FIGURE 4.2** to **60625506/TR2a/FIGURE 4.5**.

4.3 Existing Pedestrian Network

- 4.3.1 At-grade footpaths and pedestrian crossings are the major form of pedestrian facilities for connections near the Site. There are footbridges available to cross the heavily trafficked Lung Cheung Road, Po Kong Village Road and Fung Tak Road, and a subway is also available to cross Shatin Pass Road at the north of the Site, providing a safer means for pedestrian movements with better walking environment.
- 4.3.2 Within the Site A, the accessible location to reach the squatter houses is along the eastern footpath of Shatin Pass Road. As for the Site B currently used by coach and goods vehicle parking, it can only be reached via the unnamed access road for Wong Tai Sin Temple connecting Wong Tai Sin Road to the north.

4.4 Existing Public Transport Facilities

- 4.4.1 The Site is well served by public transport such as MTR, franchised buses and public light buses. The walking distance is within 100 m to the nearest Wong Tai Sin MTR Station Entrance E. Furthermore, the Site is located within 100 m to 150 m walking distance from Lung Cheung Road of which there are over 40 franchised bus routes and GMB routes available.
- 4.4.2 There will also be a new PTT adjacent to the Site, which is designated for minibus and passenger pick-up/drop-off facilities at lower level with open air coach parking facilities at upper level. At the lower level, the PTT is currently under construction as part of the SCL project. After the completion of the PTT, all the GMB terminus and passenger pick up/drop off facilities would be relocated from Shatin Pass Road to the PTT. At the upper level, the coach parking facility with 25 spaces was opened on 30 September 2019. It is expected that the reasonable parking fee (i.e. \$15/30 minutes from 07:00 to 18:00; \$120/each time from 18:00 to 07:00) would attract on-street coach parking activities nearby (i.e. Wong Tai Sin Road).

4.5 Traffic Survey

- 4.5.1 In view of the outbreak of COVID-19 in the territory, the traffic flows observed in mid-May 2020 are expected lesser even during peak hours, Although the uplifting of some anti-epidemic measures by the government after 07 May 2020 and phased resumption of public services starting from 04 May 2020, it is proposed to apply the factors to adjust the observed flows which aims at reflecting the normal traffic conditions before the outbreak of COVID-19.

- 4.5.2 Vehicular and pedestrian traffic surveys were carried out in mid-May and early-July 2020 respectively to understand the existing traffic demands and patterns within the AOI as shown in **60625506/TR16b/FIGURE 4.1**. Results of the survey form the basis of the junction capacity, pedestrian LOS assessment for the existing situation and of the traffic forecasts.
- 4.5.3 Various types of traffic surveys were conducted, including vehicular and pedestrian count surveys, public transport (i.e. bus and GMB) utilization survey and trip generation survey.
- 4.5.4 Junction and road link capacity assessments have been carried out at the surveyed junctions for peak hours. The results of the year 2020 are presented in **Table 4.1** below.

Table 4.1 Junction Capacity Assessment for Existing Year (2020)

Index	Junction	Type	RC/DFC	
			AM Peak	PM Peak
J1	Ming Fung Street / Fei Fung Street	Priority	0.11	0.14
J2	Wong Tai Sin Road / Shatin Pass Road	Signal	9%	6%
J3	Fung Tak Road / Shatin Pass Road	Priority	0.52	0.44
J4	Fung Tak Road / Ying Fung Lane	Priority	0.23	0.23
J5	Ming Fung Street / Sheung Fung Street	Signal	29%	66%
J6	Fung Tak Road / Sheung Fung Street	Signal	40%	33%
J7	Fung Tak Road / Po Kong Village Road	Signal	2%	12%
J8	Fung Tak Road / Lung Poon Street	Signal	27%	49%
J9	Tate's Cairn Tunnel Slip Road / Lung Poon Street	Priority	0.58	0.43
J10	Tai Hom Road / Lung Poon Street	Priority	0.50	0.45
J11	Fung Tak Road / Fung Tak Estate Access Road	Priority	0.34	0.15
J12	Lung Cheung Road Slip Road / Po Kong Village Road NB	Priority	0.54	0.53
J13	Po Kong Village Road / Lung Cheung Road Slip Road N.	Signal	31%	63%
J14	Po Kong Village Road / Lung Cheung Road Slip Road EB	Priority	0.60	0.60
J15	Po Kong Village Road / Lung Cheung Road Slip Road S.	Signal	72%	85%
J16	Wong Tai Sin Road / Nga Chuk Street	Signal	57%	56%

Notes:

- Figures shown represent "Reserved Capacity" (R.C.) for signalized junctions and "Design Flow to Capacity" (DFC) for roundabouts and/or priority junctions.
- For signalised junctions, R.C. $\leq 0\%$ indicates that the junction is operating over/at capacity while R.C. $>0\%$ indicates that the junction is operating within capacity.
- For roundabouts and/or priority junctions, DFC ≥ 1 indicates the junction is operating over /at capacity while DFC <1 indicates that the junction is operating within capacity.

Table 4.2 Road Link Capacity Assessment for Existing Year (2020)

Road	Section	Capacity	V/C Ratio			
			AM Peak		PM Peak	
			Flow (pcu/hr)	v/c ratio ⁽¹⁾	Flow (pcu/hr)	v/c ratio ⁽¹⁾
Wong Tai Sin Road EB	Between unnamed access road for Wong Tai Sin Temple and Shatin Pass Road	1,400	655	0.47	490	0.35
Wong Tai Sin Road WB	Between unnamed access road for Wong Tai Sin Temple and Shatin Pass Road	1,400	735	0.53	810	0.58
Fung Tak Road EB	Between Po Kong Village Road and Sheung Fung Street	2,600	940	0.36	840	0.32
Fung Tak Road WB	Fronting Wong Tai Sin Fire Station	2,300	1,355	0.59	1,380	0.60
Po Kong Village Road NB	Between Lung Cheung Road Slip Road and Tai Hom Road	4,400	1,550	0.35	1,965	0.45
Po Kong Village Road SB	Between Fung Tak Road and Tai Hom Road	2,800	2,050	0.73	1,525	0.54

Note:

1. V/C ratio less than 1.0 indicated that the road link is operating with spare capacity whereas V/C ratio equal to or above 1.0 indicates that the road link is overloaded

- 4.5.5 The results in **Table 4.1** and **Table 4.2** above show that the performance of all the study junctions and road links are currently operating within capacity. However, junctions of Wong Tai Sin Road / Shatin Pass Road (J2) and Fung Tak Road / Po Kong Village Road (J7) are approaching its capacity during peak hours.
- 4.5.6 Pedestrian LOS assessment is carried out to assess the pedestrian footpath condition during peak hours on weekday based on data from the pedestrian count survey. The results for the year 2020 are presented in **Table 4.3**.

Table 4.3 Pedestrian LOS Assessment for Existing Year (2020)

Index	Location	Clear Width (Effective Width)	AM Peak			PM Peak		
			2-way Ped/hr	Flow Rate (ped/min/m)	LOS	2-way Ped/hr	Flow Rate (ped/min/m)	LOS
P1	Western f/p of Shatin Pass Rd (near WTS PTT)	4.1m (3.6m)	1,550	7	A	850	4	A
P2	Southern f/p of Fung Tak Rd (fronting FSD WTS Rank and	3.5m (3.0m)	950	5	A	550	3	A

Index	Location	Clear Width (Effective Width)	AM Peak			PM Peak		
			2-way Ped/hr	Flow Rate (ped/min/m)	LOS	2-way Ped/hr	Flow Rate (ped/min/m)	LOS
	File Married Quarters)							
P3	Northern f/p of Lung Cheung Rd (fronting WTS Square)	3.3m (2.8m)	2,500	15	A	3,750	22	B
P4	Eastern f/p of Shatin Pass Rd	2.4m (1.9m)	2,050	18	B	650	6	A
P5	F/p between Ying Fung Ln and Lung Cheung Rd (b/t Hsin Kuang Centre and the Site)	5.9m (5.4m)	1,100	3	A	950	3	A
P6	Northern f/p of Lung Cheung Rd (south of the Site)	5.0m (4.5m)	1,300	5	A	1,950	7	A
P7	Elevated Walkway crossing Lung Cheung Rd (near Muk Lun St Playground and Hsin Kuang Centre)	4.0m (4.0m)	2,050	9	A	1,400	6	A
P8	Southern f/p of Lung Cheung Rd (near Shatin Pass Rd)	3.5m (2.0m)	1,300	11	A	1,150	10	A
P9	Southern f/p of Lung Cheung Rd (near Temple Mall South)	3.7m (3.2m)	750	4	A	850	4	A
P10	Western f/p of Shatin Pass Rd	3.0m (1.5m)	1,550	17	B	850	9	A

Note: Pedestrian flows are rounded up to the nearest 50.

- 4.5.7 Results in **Table 4.3** indicate that the pedestrian LOS is currently acceptable at all assessed footpaths.
- 4.5.8 The provision of universal accessibility facilities (UAF) is important for creating a barrier free environment for people with disabilities through which they can travel with relative freedom. The major pedestrian desire lines between various public transport facilities and the Site on Lung Cheung Road, Shatin Pass Road and Fung Tak Road are gentle with sufficient width (i.e. minimum 2 m wide footway according to paragraph 8.3.2.1 in TPDM Vol. 6). In addition, dropped kerbs, ramps and elevators are provided at all the at-grade pedestrian crossing facilities, subways and footbridges along the desire lines. In this regard, it is considered that

the existing provision of UAF is sufficient thereby new provision and improvement of UAF will not be necessary.

4.6 Traffic Impact Assessment for Year 2036

4.6.1 Apart from the proposed developments at YFL and NCWV as well as major committed/ planned developments considered in BDTM such as Kai Tak Development, Kowloon East Development, Anderson Road Development, Development of Ex-Cha Kwo Ling Kaolin Mine Site and Development of Anderson Road Quarry Site, other planned/committed developments in the vicinity advised by PlanD are incorporated in the corresponding LATM zones:-

- Junction Road Site;
- Redevelopment at Mei Tung;
- Tung Tau Phase 8 Site;
- Diamond Hill Comprehensive Development Area;
- Fung Tak Road Site;
- Fung Shing Street Site (near Fu Shan Estate);
- 35 Clear Water Bay Road Comprehensive Development Area;
- Fung Shing Street Site (near Ngau Chi Wan Park);
- Wang Chiu Road Site;
- Choi Wing Road Site; and
- Diamond Hill Service Reservoirs.

4.6.2 Based on the latest implementation programme, the planned population intake of the housing development is targeted in Year 2029/30. With reference to TD's TIA Guidelines of Department Circular 1/2011, the design year for the traffic forecast is proposed to be set at least 3 years after the planned completion of the development. Therefore, the proposed design year is 2036 for the TTIA.

4.6.3 To gauge the traffic impact due to the development site, performance of the study junction is assessed for design year 2036 and summarized in **Table 4.4 to 4.6**.

Table 4.4 Junction Capacity Assessment for Design Year (2036)

Index	Junction	Type	RC/DFC			
			Reference Case		Design Case	
			AM Peak	PM Peak	AM Peak	PM Peak
J1	Ming Fung Street / Fei Fung Street	Priority	0.13	0.15	0.13	0.16
J2	Wong Tai Sin Road / Shatin Pass Road	Signal	6%	0%	-3%	-6%
J3	Fung Tak Road / Shatin Pass Road	Priority	0.53	0.44	0.55	0.46
J4	Fung Tak Road / Ying Fung Lane	Priority	0.24	0.26	0.41	0.40
J5	Ming Fung Street / Sheung Fung Street	Signal	27%	57%	21%	52%

Index	Junction	Type	RC/DFC			
			Reference Case		Design Case	
			AM Peak	PM Peak	AM Peak	PM Peak
J6	Fung Tak Road / Sheung Fung Street	Signal	36%	30%	28%	22%
J7	Fung Tak Road / Po Kong Village Road	Signal	8%	12%	4%	5%
J8	Fung Tak Road / Lung Poon Street	Signal	16%	39%	15%	37%
J9	Tate's Cairn Tunnel Slip Road / Lung Poon Street	Priority	0.62	0.54	0.64	0.55
J10	Tai Hom Road / Lung Poon Street	Priority	0.59	0.50	0.59	0.50
J11	Fung Tak Road / Fung Tak Estate Access Road	Priority	0.39	0.16	0.39	0.16
J12	Lung Cheung Road Slip Road / Po Kong Village Road NB	Priority	0.55	0.59	0.58	0.62
J13	Po Kong Village Road / Lung Cheung Road Slip Road N.	Signal	19%	55%	16%	52%
J14	Po Kong Village Road / Lung Cheung Road Slip Road EB	Priority	0.71	0.63	0.72	0.63
J15	Po Kong Village Road / Lung Cheung Road Slip Road S.	Signal	55%	70%	52%	65%
J16	Wong Tai Sin Road / Nga Chuk Street	Signal	46%	45%	37%	40%

Notes:

- Figures shown represent "Reserved Capacity" (R.C.) for signalized junctions and "Design Flow to Capacity" (DFC) for roundabouts and/or priority junctions.
- For signalised junctions, R.C. $\leq 0\%$ indicates that the junction is operating over/at capacity while R.C. $>0\%$ indicates that the junction is operating within capacity.
- For roundabouts and/or priority junctions, DFC ≥ 1 indicates the junction is operating over /at capacity while DFC < 1 indicates that the junction is operating within capacity

Table 4.5 Road Link Capacity Assessment for Design Year (2036) – AM Peak

Road	Section	Capacity	V/C Ratio			
			Reference Case		Design Case	
			Flow (pcu/hr)	v/c ratio ⁽¹⁾	Flow (pcu/hr)	v/c ratio ⁽¹⁾
Wong Tai Sin Road EB	Between unnamed access road for Wong Tai Sin Temple and Shatin Pass Road	1,400	720	0.51	770	0.55
Wong Tai Sin Road WB	Between unnamed access road for Wong Tai Sin Temple and Shatin Pass Road	1,400	760	0.54	830	0.59
Fung Tak Road EB	Between Po Kong Village Road and Sheung Fung Street	2,600	1,005	0.39	1,110	0.43

Road	Section	Capacity	V/C Ratio			
			Reference Case		Design Case	
			Flow (pcu/hr)	v/c ratio ⁽¹⁾	Flow (pcu/hr)	v/c ratio ⁽¹⁾
Fung Tak Road WB	Fronting Wong Tai Sin Fire Station	2,300	1,405	0.61	1,595	0.69
Po Kong Village Road NB	Between Lung Cheung Road Slip Road and Tai Hom Road	4,400	1,600	0.36	1,690	0.38
Po Kong Village Road SB	Between Fung Tak Road and Tai Hom Road	2,800	2,235	0.80	2,325	0.83

Note: 1. V/C ratio less than 1.0 indicated that the road link is operating with spare capacity whereas V/C ratio equal to or above 1.0 indicates that the road link is overloaded

Table 4.6 Road Link Capacity Assessment for Design Year (2036) – PM Peak

Road	Section	Capacity	V/C Ratio			
			Reference Case		Design Case	
			Flow (pcu/hr)	v/c ratio ⁽¹⁾	Flow (pcu/hr)	v/c ratio ⁽¹⁾
Wong Tai Sin Road EB	Between unnamed access road for Wong Tai Sin Temple and Shatin Pass Road	1,400	530	0.38	565	0.40
Wong Tai Sin Road WB	Between unnamed access road for Wong Tai Sin Temple and Shatin Pass Road	1,400	845	0.60	900	0.64
Fung Tak Road EB	Between Po Kong Village Road and Sheung Fung Street	2,600	895	0.34	970	0.37
Fung Tak Road WB	Fronting Wong Tai Sin Fire Station	2,300	1,430	0.62	1,600	0.70
Po Kong Village Road NB	Between Lung Cheung Road Slip Road and Tai Hom Road	4,400	2,005	0.46	2,095	0.48
Po Kong Village Road SB	Between Fung Tak Road and Tai Hom Road	2,800	1,665	0.59	1,725	0.62

Note: 1. V/C ratio less than 1.0 indicated that the road link is operating with spare capacity whereas V/C ratio equal to or above 1.0 indicates that the road link is overloaded

- 4.6.4 The results in **Table 4.4** to **4.6** above show that the performance of all the study junctions and road links are operating within capacity, with the exception of junction of Wong Tai Sin Road / Shatin Pass Road (J2) would operate over its capacity. In addition, junction of Fung Tak Road / Po Kong Village Road (J7) would be approaching its capacity during peak hours.

4.7 Proposed Traffic Engineering Works under YFL Development

- 4.7.1 To improve the performance of critical junctions identified in **Section 4.6**, the following traffic engineering works are proposed under this Project:-

- Junction improvement works at Junction J2 and J7.

- 4.7.2 In order to optimize the junction operation, the proposed improvement scheme for the junction of Wong Tai Sin Road / Shatin Pass Road (J2) includes modification of the existing method of control, lane configuration and configuration of the pedestrian crossing of the junction which could minimize the loss time of the signal setting so as to increase the overall capacity. In addition, conversion of pedestrian stagger crossing to straight crossing at Wong Tai Sin Road and Shatin Pass Road would allow pedestrians to cross the road more directly thereby enhance walkability. The proposed junction arrangement is shown in **60625506/TR16b/FIGURE 4.6**.

- 4.7.3 Owing to the increased traffic between Po Kong Village Road and Fung Tak Road (J7), reconfiguration of junction including lane marking arrangement and method of control are proposed. A traffic island is proposed to facilitate the provision for a split-phase operation thereby allow for an additional stage for the left-turn traffic from Fung Tak Road westbound to Po Kong Village Road southbound. The proposed junction arrangement is shown in **60625506/TR16b/FIGURE 4.7**.

- 4.7.4 Performance of the study junctions are assessed in order to examine whether the proposed traffic improvement schemes would maintain the capacity of the improved junctions to an acceptable level under the worst-case scenario (i.e. 2036 design scenario). The assessment results are shown in **Table 4.7**.

Table 4.7 Junction Capacity Assessment for Design Year (2036) – with Proposed Improvement Scheme

Index	Junction	Type	RC/DFC			
			Design Case (without improvement)		Design Case (with improvement)	
			AM Peak	PM Peak	AM Peak	PM Peak
J2	Wong Tai Sin Road / Shatin Pass Road	Signal	-3%	-6%	32%	24%
J7	Fung Tak Road / Po Kong Village Road	Signal	4%	5%	5%	15%

Note: 1. Figures shown represent "Reserved Capacity" (R.C.) for signalized junctions. R.C. <= 0% indicates that the junction is operating over/at capacity while R.C. >0% indicates that the junction is operating within capacity.

4.8 Ancillary Parking Provision in Housing Development

- 4.8.1 In consideration of ancillary parking and loading / unloading (L/UL) spaces, it should be in general provided as much as possible unless deemed infeasible by site constraints subject to further investigation in subsequent study stage(s).

- 4.8.2 Car parking spaces for the CYUV housing development would be provided in accordance with the HKPSG as summarised in **Table 4.8** below. The number of levels of basement (about 2.5 levels) and the plan area of the car park have been optimized taking into account of the site constraints, programme and cost-effectiveness. Since the housing type of the development has yet to be fixed, and the non-domestic GFA might include ancillary facilities, retail facilities or kindergarten which would significantly affecting the parking provisions in accordance with HKPSG, a range of parking provision are recommended to be provided at this stage and subject to review in the later stage with more details to be confirmed. The actual parking provision, which is subject to the detailed design of the housing development and layout of the carparks, will be further reviewed and agreed with the relevant Government departments in the detailed design stage.

Table 4.8 Parking and Loading / Unloading Provision

Parking and L/UL Facilities	Standard	Required No. of Parking and L/UL Provision	Proposed No. of Parking and L/UL Provision	Reference
Public Housing Development				
Private Car and Light Van Parking	Parking Spaces = GPS ⁽¹⁾ x R1 ⁽²⁾ x R2 ⁽³⁾	97 – 169	Assume 97 – 169 parking spaces subject to further investigation in subsequent study stage(s)	HKPSG
	Disabled Car Parking: 2 spaces per 51 – 150 car parking spaces, 3 spaces per 151 – 250 car parking spaces in the lot	2 - 3	2-3	
Non-van-type LGV and PLB	1 space per 260 flats	6	6	HKPSG
Motorcycle Parking	1 space per 110 – 250 flats	7 – 14	Assume 7 – 14 parking spaces subject to further investigation in subsequent study stage (s)	HKPSG
Visitor Car Parking	Up to 5 spaces per residential block	Up to 15	Up to 15 1	HKPSG
	Disabled Car Parking: at least 1 visitor car parking space	1		
Refuse Collection Vehicle Parking	N/A	N/A	Assume 1 parking space subject to further investigation in subsequent study stage(s)	N/A

Parking and L/UL Facilities	Standard	Required No. of Parking and L/UL Provision	Proposed No. of Parking and L/UL Provision	Reference
L/UL Bay	2 L/UL bays per block for service vehicles and overnight parking of MGW/HGV and Coach	6	6	HKPSG
Non-domestic Development ⁽⁴⁾				
Private Car Parking	1 car space per 150 – 300m ² GFA	51 – 101	Assume 51 – 101 parking spaces subject to further investigation in subsequent study stage(s)	HKPSG
Loading / Unloading Bay	1 L/UL bay for goods vehicles for every 800 to 1,200m ² , or part thereof, GFA	13 – 19	Assume 13 – 19 parking spaces subject to further investigation in subsequent study stage(s)	HKPSG
Community Facilities: Neighbourhood Advice – Action Council – Day Activity Centre				
PLB Parking	One parking space (8m L x 3m W x 3.3m H) for a private light bus should be provided	1	1	Special Requirement by the user
PLB L/UL bay	A shared L/UL bay	1	1	Special Requirement by the user
Community Facilities: Integrated Family Service Centre				
Not required by the user				
Community Facilities: 60-p Day Care Centre for the Elderly				
PLB Parking	3 designated parking spaces for 3 private light buses with tail-lift each measuring 8m x 3m with minimum headroom of 3.3 m are required	3	3	Special Requirement by the user
PLB L/UL bay	A shared loading / unloading area for the DE private light buses and ambulances in close proximity to the entrance of the DE	1	1	Special Requirement by the user

Parking and L/UL Facilities	Standard	Required No. of Parking and L/UL Provision	Proposed No. of Parking and L/UL Provision	Reference
Community Facilities: Sisters of Immaculate Heart of Mary - Wong Tai Sin Kindergarten cum Child Care Centre				
School Bus L/UL	No parking space is required but should be accessible to a shared loading/unloading area	1 (shared use)	1 (shared use)	Special Requirement by the user

Notes:

1. GPS: Global Parking Standard = 1 space per 4 – 7 flats
2. R1: Demand Adjustment Ratio = 0.52
3. R2: Accessibility Adjustment Ratio = 0.85 for site within 500m-radius of rail station or 1.00 for site outside 500m-radius of rail station
4. Non-domestic development is assumed as retail facilities for assessment purpose
5. The exact no. of parking spaces and loading / unloading spaces shall be subject to the detailed design of the housing development and layout of the carparks, and shall comply with the parking requirements of HKPSG for the corresponding type of development

4.9 Pedestrian Traffic Impact Assessment for Year 2036

- 4.9.1 The purpose of the pedestrian demand forecast is for estimating the future pedestrian flows on each of the study footpath for LOS assessment. Pedestrian LOS assessment was carried out to assess the pedestrian footpath condition during peak hours on weekday based on the results of pedestrian demand forecast. The results of LOS assessment are presented in **Table 4.9** and **Table 4.10**.

Table 4.9 Pedestrian LOS Assessment for Design Year (2036) – AM Peak

Index	Location	Clear Width (Effective Width)	Reference Case (w/o dev.)			Design Case (with dev.)		
			2-way Ped/hr	Flow Rate (ped/min/m)	LOS	2-way Ped/hr	Flow Rate (ped/min/m)	LOS
P1	Western f/p of Shatin Pass Rd (near WTS PTT)	4.1m (3.6m)	2,050	9	A	2,100	10	A
P2	Southern f/p of Fung Tak Rd (fronting FSD WTS Rank and File Married Quarters)	3.5m (3.0m)	1,200	7	A	1,250	7	A
P3	Northern f/p of Lung Cheung Rd (fronting WTS Square)	3.3m (2.8m)	2,950	18	B	3,450	21	B
P4	Eastern f/p of Shatin Pass Rd	2.4m (1.9m)	1,900	17	B	2,300	20	B
P5	F/p between Ying Fung Ln and Lung Cheung Rd (b/t Hsin Kuang	5.9m (5.4m)	1,300	4	A	1,300	4	A

Index	Location	Clear Width (Effective Width)	Reference Case (w/o dev.)			Design Case (with dev.)		
			2-way Ped/hr	Flow Rate (ped/ min/m)	LOS	2-way Ped/hr	Flow Rate (ped/ min/m)	LOS
	Centre and the Site)							
P6	Northern f/p of Lung Cheung Rd (south of the Site)	5.0m (4.5m)	1,500	6	A	1,550	6	A
P7	Elevated Walkway crossing Lung Cheung Rd (near Muk Lun St Playground and Hsin Kuang Centre)	4.0m (4.0m)	2,400	10	A	2,600	11	A
P8	Southern f/p of Lung Cheung Rd (near Shatin Pass Rd)	3.5m (2.0m)	1,500	13	A	1,650	14	A
P9	Southern f/p of Lung Cheung Rd (near Temple Mall South)	3.7m (3.2m)	900	5	A	950	5	A
P10	Western f/p of Shatin Pass Rd	3.0m (2.5m)	2,050	14	A	2,100	14	A

Note: Pedestrian flows are rounded up to the nearest 50.

Table 4.10 Pedestrian LOS Assessment for Design Year (2036) – PM Peak

Index	Location	Clear Width (Effective Width)	Reference Case (w/o dev.)			Design Case (with dev.)		
			2-way Ped/hr	Flow Rate (ped/ min/m)	LOS	2-way Ped/hr	Flow Rate (ped/ min/m)	LOS
P1	Western f/p of Shatin Pass Rd (near WTS PTT)	4.1m (3.6m)	1,200	6	A	1,250	6	A
P2	Southern f/p of Fung Tak Rd (fronting FSD WTS Rank and File Married Quarters)	3.5m (3.0m)	650	4	A	650	4	A
P3	Northern f/p of Lung Cheung Rd	3.3m (2.8m)	4,400	26	C	4,800	29	C

Index	Location	Clear Width (Effective Width)	Reference Case (w/o dev.)			Design Case (with dev.)		
			2-way Ped/hr	Flow Rate (ped/min/m)	LOS	2-way Ped/hr	Flow Rate (ped/min/m)	LOS
	(fronting WTS Square)							
P4	Eastern f/p of Shatin Pass Rd	2.4m (1.9m)	300	3	A	500	4	A
P5	F/p between Ying Fung Ln and Lung Cheung Rd (b/t Hsin Kuang Centre and the Site)	5.9m (5.4m)	1,100	3	A	1,150	4	A
P6	Northern f/p of Lung Cheung Rd (south of the Site)	5.0m (4.5m)	2,300	9	A	2,350	9	A
P7	Elevated Walkway crossing Lung Cheung Rd (near Muk Lun St Playground and Hsin Kuang Centre)	4.0m (4.0m)	1,650	7	A	1,750	7	A
P8	Southern f/p of Lung Cheung Rd (near Shatin Pass Rd)	3.5m (2.0m)	1,350	11	A	1,450	12	A
P9	Southern f/p of Lung Cheung Rd (near Temple Mall South)	3.7m (3.2m)	950	5	A	1,000	5	A
P10	Western f/p of Shatin Pass Rd	3.0m (2.5m)	1,200	8	A	1,250	8	A

Note: Pedestrian flows are rounded up to the nearest 50.

4.9.2 Results in the above tables indicate that the pedestrian LOS would be acceptable (i.e. LOS C or above) at all assessed footpaths. The pedestrian walkway in the vicinity of the Site would be able to cater for the projected pedestrian demands in Year 2036.

4.10 Public Transport Demand Assessment for Estimation of Public Transport Facilities

Rail Based Public Transport (PT)

4.10.1 Since MTR is expected to be the main mode of transport for the proposed development, the MTR capacity is reviewed to ensure the induced passenger demands due to the proposed development could be catered by the MTR system. With reference made to Legislative Council's paper "LC Paper No. CB(4)712/20-21(03)", the existing carrying capacity of Kwun Tong Line during morning peak hour is 50,850 per hour per direction under a passenger density level of 4 standing persons per square meter. By adopting the growth factor of 1% proposed

on the current patronage in the first half of Year 2019 with the consideration of benefit brought about by SCL referring to MTRCL's website, the patronage for the scenario of "Without" the proposed development for design year 2036 is anticipated. The additional patronage generated from the Site is then equally distributed to each direction of Kwun Tong Line to produce the patronage for the scenario of "With" the proposed development.

- 4.10.2 The additional rail based public transport demand from the proposed development would only estimate to increase the loading by around 1%, impact on Kwun Tong Line would not be significant.

Road Based Public Transport

- 4.10.3 Additional passenger trips are distributed on top of 2036 background PT demand by different service routes in the vicinity of the Site according to the existing PT demand on a pro-rata basis.
- 4.10.4 Since the occupancy of the bus service routes 40P, 42C, and GMB service routes 37A and 37M would reach 100% or above during AM and PM peak hours for design year 2036, increase in frequency would be required. It is anticipated that one additional bus would be sufficient to satisfy the demand for each of the service routes 40P, 42C during peak hours. As for GMB service routes 37A and 37M, they will be relocated to the new Wong Tai Sin PTT which is currently under construction. In this regard, the existing PT facilities and the new Wong Tai Sin PTT would be able to cater the additional PT passenger demand generated by the Site.

4.11 Summary

- 4.11.1 Vehicular and pedestrian traffic impact and public transport demand assessment due to the YFL Development are assessed under the Preliminary TTIA. Majority of the critical junction within AOI, pedestrian footpath and public transport would operate with sufficient capacity with the Development Proposal. With the implementation of the proposed traffic engineering works, it is anticipated that the YFL Development will not induce insurmountable problem to the traffic network from traffic point of view.

5 INFRASTRUCTURE ASPECTS

5.1 General

- 5.1.1 Preliminary Drainage Impact Assessment (DIA), Sewage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA) and Utilities Impact Assessment (UIA) have been carried out to assess the potential impacts in different aspects arising from the proposed public housing development. This section provides a summary of the key findings in the assessment for infrastructure works.

5.2 Drainage Aspects

Existing Drainage Condition

- 5.2.1 The total catchment area of the Site is about 1 ha. Site A is bounded by YFL on the east side, Lung Cheung Road on the south side and Shatin Pass Road on the west and north sides. Based on drainage record and hydraulic model, the surface runoff of eastern portion is flowed towards east. The surface runoff of the Site is conveyed by existing box culvert (1800mm(W) x 1800mm(H)) along YFL, existing box culvert (4000mm(W) x 1800mm(H)) along Lung Cheung Road, existing box culvert (3048mm(W) x 3048mm(H)) along Po Kong Village Road and Chun Yan Street, and the Kai Tak Nullah along Choi Hung Road, for further discharging to Victoria Harbour. An existing drainage reserve is partially located within and along the eastern boundary of the Site.
- 5.2.2 Site B is bounded by Wong Tai Sin Road on the north side, Shatin Pass Road on the east side and Wong Tai Sin Square on the south side. Based on drainage record and hydraulic model, the surface runoff is currently flowed towards north to existing 600mm diameter drainage pipe at the slip road at north, and conveyed by 1500mm and 1800mm diameter drainage pipe along Lung Cheung Road and Shatin Pass Road, for further discharging to Victoria Harbour via Kai Tak Nullah along Choi Hung Road.
- 5.2.3 The existing storm drainage systems in the vicinity of YFL site are shown on **60625506/TR16b/FIGURE 5.1**. Currently, the Site is mainly paved areas covered by buildings and paved pedestrian footway, with a few unpaved area for plantings.

Drainage Impact Assessment

- 5.2.4 After the development, the existing catchments no. C1 and C2 will be combined into 1 catchment, while catchment no. C3 and C4 will be retained. The change of catchment characteristics before and after the development is summarized in **Table 5.1**.

Table 5.1 Drainage Characteristic Before and After Development

Catchment No.	Unpaved Area (m ²)	Paved Area (m ²)	Runoff in 50-year rainstorm return period (m ³ /s)	Runoff in 200-year rainstorm return period (m ³ /s)
Baseline Scenario (Before Development)				
C1	0	2,470	0.156	0.171
C2	0	2,720	0.172	0.188
C3	0	130	0.008	0.009
C4	0	4,730	0.299	0.328

Catchment No.	Unpaved Area (m ²)	Paved Area (m ²)	Runoff in 50-year rainstorm return period (m ³ /s)	Runoff in 200-year rainstorm return period (m ³ /s)
Total	0	10,050	-	-
<i>Proposed Scenario (After Development)</i>				
C1	0	5,190	0.328	0.359
C2	0	130	0.008	0.009
C3	0	4,730	0.299	0.328
Total	0	10,050	-	-

- 5.2.5 From **Table 5.1**, it shows that there is no increase of paved catchment of the Site after the Development, it is considered that the Site will have no major adverse drainage impact to the existing drainage in the vicinity of Site.

Proposed Drainage Works

- 5.2.6 It is proposed to provide 3 lead-ins for conveying the surface runoff from different proposed catchments. Details of the proposed lead-ins are presented in **Table 5.2**.

Table 5.2 Details of Proposed Lead-ins

Catchment No.	Terminal Manhole No.	Downstream Drainage	Node ID	Size of Proposed Lead-in (mm)
C1	TM1	1800 x 1800 mm 1 cell box culvert	SMH4042116	600
C2	TM2	975mm diameter drainage pipe	SMH4042101	225
C3	TM3	600mm diameter drainage pipe	SMH4041995	600

- 5.2.7 Terminal manholes (TMs) nos. TM1, TM2 and TM3 are proposed to convey the surface runoff from the developments in catchments no. C1, C2 and C3 respectively. In addition, there is 600mm diameter drainage pipe diverted under SCL project encroached into the Site. Since the aforementioned drainage pipe is located at the edge of north of YFL site, the impact is considered as insignificant. Hence, it is proposed to retain the drainage pipe with Drainage Reserve (DR).
- 5.2.8 The proposed drainage scheme for YFL site are shown in **Drawing No. 60625506/TR16b/FIGURE 5.2**. The locations of proposed drainage lead-in / terminal manhole shall be amended subject to detailed design stage.

Summary

- 5.2.9 By connecting the new drainage system to existing drainage network, it is concluded that the proposed Development is technical feasible and no insurmountable impacts will be aroused from the Development.

5.3 Sewerage Aspects

Existing Sewerage Condition

- 5.3.1 Based on DSD's record, existing major sewerage system in the vicinity of the Site A includes 300mm and 400mm diameter sewers along Shatin Pass Road on the west side, and 750mm diameter sewers along YFL on the east side. The sewage of existing development is currently discharged to the aforementioned 750mm diameter sewers, and conveyed to existing sewerage networks along Lung Cheung Road, for further discharging via existing sewerage along Po Kong Village Road, Chun Yan Street, and split into 2 directions along Choi Hung Road. One route will convey sewage to the To Kwa Wan Preliminary Treatment Work (TKWPTW) at Sung Ping Street, while another route will convey sewage to Kwun Tong Preliminary Treatment Works (KTPTW) at Wing Yip Street via Kwun Tong Intermediate Sewage Pumping Station (KTISPS) at Kei Yip Street. It is also noted that an existing drainage reserve (DR) is partially located within the Site and along the eastern boundary of the Site.
- 5.3.2 For Site B, there are existing 600mm diameter sewers with DR encroached into the north of Site, which are connected to the existing 750mm diameter sewers along YFL for further conveying sewage to existing sewerage networks along Lung Cheung Road, KTISPS, TKWPTW and KTPTW. Besides, there are existing sewers ranging from 225mm to 300mm diameter running at the south of Site, which convey sewage to existing sewerage network along Shatin Pass Road, for further discharging to TKWPTW. Existing sewerage systems in the vicinity of YFL site are shown on **60625506/TR16b/FIGURE 5.3**.

Sewerage Impact Assessment

- 5.3.3 The predicted peak sewage flow would be 0.0468m³/s and 0.0314m³/s after the proposed Development, which will only occupy 0.50% and 0.29% of the capacity of TKWPTW and KTPTW respectively. Hence, it is considered that the sewerage impact to the capacity of TKWPTW and KTPTW is minimal.

Proposed Sewerage Works

- 5.3.4 For Site A, the sewage generated from Development is proposed to discharge to existing manhole no. FMH4033127 via proposed sewers (300mm diameter) at south of the Site. For Site B, the sewage generated from Development is proposed to discharge to diverted drainage system at manhole no. FTPM-14 via proposed sewers (225mm diameter) at north of the Site.
- 5.3.5 Since the Development will generate additional sewage after population intake, the capacity of existing downstream sewers from manholes no. FMH4033127 to FMH4032170 and manholes no. FTPM-14 to FMH4032170 have been assessed. Based on hydraulic checking, it is noted that the utilization of existing sewers in the vicinity of YFL site will be increased up to 71.32%. Therefore, the existing downstream sewers are sufficiently capable to cater for the additional sewage generated from the Development. The proposed sewerage works for YFL site are shown on **60625506/TR16b/FIGURE 5.4**.

Summary

- 5.3.6 By connecting the new sewerage system to existing sewerage network, it is concluded that the proposed Development is technical feasible and no insurmountable impacts will be aroused from the Development.

5.4 Waterworks Aspects

Existing Water Supply Condition

- 5.4.1 Fresh water supply in the vicinity of the YFL Site is currently provided by the Diamond Hill Fresh Water Services Reservoir (DHFWSR) (Capacity 23,524m³; TWL = +92.354mA.P.D.; IL =

+85.420mA.P.D.) at Shatin Pass Road. For Site A, fresh water is distributed to the Site from existing trunk watermain along Shatin Pass Road with watermain branched off at southwest of Site. Also, there are existing DN80 fresh watermain lead-ins at south side of the Site for fresh water supply to buildings within the Site. For Site B, there is small diameter fresh watermain marginally encroached into the Site which are branched off from existing trunk watermain along Shatin Pass Road.

- 5.4.2 Salt water supply in the vicinity of the Site is within the supply zone of the Lok Fu Salt Water Services Reservoir (LFSWSR) (Capacity 8,597m³; TWL = +88.392mA.P.D.; IL = +82.296mA.P.D.) and Diamond Hill Salt Water Services Reservoir (DHSWSR) (Capacity 21,836m³; TWL = +88.392mA.P.D.; IL = +82.296mA.P.D.) at Shatin Pass Road of Tsz Wan Shan. Currently, there are existing salt water mains running along Shatin Pass Road. It is found that there is an existing fire hydrant located at the southeast of Site B.
- 5.4.3 The location of DHFWSR, LFSWSR and DHSWSR is shown in **60625506/TR16b/FIGURE 5.5**. The existing fresh and salt watermain in the vicinity of the Site are shown in **60625506/TR16b/FIGURE 5.6** and **5.7**.

Water Supply Impact Assessment

- 5.4.4 Total fresh water demand is 1,369.4 m³/day, which is about 5% of the total MDD of DHFWSR. total flushing water demand is 386.4 m³/day, which is about 0.32% of total MDD of LFSWSR and DHSWSR. Hence, it is considered that the impact to the DHFWSR, DHSWSR and LFSWSR is minimal.
- 5.4.5 It is noted from WSD that the proposed development at YFL site is located at the established District Metering Area (DMA) / Pressure Management Area (PMA) with PMA no. DH-DMA02, DH-DMA03 and DH-DMA05. The proposed works of development would not affect the existing district metering chamber or pressure reducing valve, therefore it is considered that no impact on DMA/PMA would be anticipated. However, modification of the DMA/PMA should be further reviewed during detailed design stage in order to suit the proposed development due to design changes, if any.

Proposed Water Supply Works

- 5.4.6 In order to enhance the development potential of the proposed Development, existing public fresh watermain within the development site would be abandoned or diverted away from site.
- 5.4.7 For Site A, since the existing fresh watermain lead-ins (ranging 25mm to 80mm diameter) would be inadequate to serve for the development, DN200 fresh watermain and DN300 fresh watermain branched off from existing DN600 fresh watermain along Shatin Pass Road is proposed to feed into the Site at southwest for serving fresh water supply and fire-fighting supply respectively. While for Site B, DN200 fresh watermain and DN300 fresh watermain branch off from existing DN600 fresh watermain along Shatin Pass Road is proposed to feed into Site at southeast for serving fresh water supply and fire-fighting supply respectively. The proposed fresh watermain in the vicinity of the Site is shown in **60625506/TR16b/FIGURE 5.8**.
- 5.4.8 DN80 flushing watermain are proposed to be branched off from the existing DN450 salt watermain along Shatin Pass Road at southwest and southeast of Site A and Site respectively for serving flushing water supply. The existing fire hydrant at the southeast of western portion of Site is proposed to be diverted outside the Site. The proposed salt watermain in the vicinity of the Site is shown in **60625506/TR16b/FIGURE 5.9**.

Summary

- 5.4.9 By connecting the new water supply system to existing water supply network, it is concluded that the proposed Development is technical feasible and no insurmountable impacts will be aroused from the Development.

5.5 Underground Utilities Aspects

- 5.5.1 Apart from the existing drainage, sewerage and water supplies systems as mentioned in **Sections 5.2, 5.3 and 5.4** above, potential conflicts between the Development and the existing and planned utilities including CLP cables for electricity power supply, public lighting, town gas supply, utilities for telecommunication services are identified. The utilities within and in the vicinity of the Site is presented in separate submission Preliminary Utilities Impact Assessment (UIA) (TR6b).
- 5.5.2 It is envisaged that majority of the existing and planned utilities laid underground do not have conflict with the Development. However, abandon, removal or diversion will be required for the portion of utilities and services encroached within the Development Area. The extent and location of re-provision of the utilities will be subject to agreement with corresponding utility undertakers in the next stage of the Project. The layouts of existing and planned utilities are presented in **60625506/TR16b/FIGURE 5.10 to 5.13**.
- 5.5.3 It is anticipated that the laying and construction of new utilities will be completed during construction stage. Detailed arrangement and locations of proposed utility works will be subjected to further liaison with utility undertakers in next stage of the Project based on the user's requirements of the Development.

6 GEOTECHNICAL AND SITE FORMATION ASPECTS

6.1 General

- 6.1.1 The total study site area of YFL Site is about 1 ha. Site A is located at Chuk Yuen United Village adjoining YFL, Shatin Pass Road and Lung Cheung Road with ground elevation ranging from +15 mPD at the south of the Site to +23 mPD at the north. Site B is located at the existing parking area for medium to large vehicles adjoining Wong Tai Sin Public Transport Terminus, Shatin Pass Road and Wong Tai Sin Square with ground level at about +17.9 mPD. According to (draft) Railway Protection Plans provided by MTR Corporation Limited, the southern tunnel of SCL runs underneath the northern ends of the Site at both eastern and western portions. Also, the northern and southern portion of the Site falls within the railway protection boundary of SCL and MTR Kwun Tong Line respectively.

6.2 Proposed Site Formation Works

- 6.2.1 For the Site A, the Site is currently occupied by squatter structures of Chuk Yuen United Village. The squatter structures should be cleared prior to the commencement of site formation. The proposed site formation levels will match with the existing ground levels ranging from about +23 mPD at the crest of the unregistered slope at the north to +15 mPD at the south of the Site. In addition, it is proposed to reprofile the unregistered slope located at the north-western end of the Site A to a compacted fill slope with gradient of 1:2. Subject to detailed design, the landscape treatment of the slopes shall follow GEO Publication No. 1/2011 Technical Guidelines on Landscape Treatment for Slope. Hydroseeding with erosion control mat could be provided on the slope surface. In addition, the existing retaining wall (i.e. feature no. 11NE-A/R32) will be retained without modification.
- 6.2.2 For the Site B, the Site is currently occupied by existing parking area for medium to large vehicles. The proposed site formation levels is at about +17.9mPD, with level ranging from +19.1mPD to +17.9mPD at the north western and from +19.5mPD to +17.9mPD at the eastern side of the Site to match with the existing ground level at the unnamed road and Shatin Pass Road respectively. It is also proposed to have a retaining wall with maximum retain height of 1.2m at the north-western part of the site to support the proposed vehicular access.
- 6.2.3 The proposed site formation plan accompanied with contour lines and sections are shown in **60625506/TR16b/FIGURE 6.1 to 6.4.**

6.3 Natural Terrain

- 6.3.1 No natural terrain catchment is identified overlooking the Site. In accordance with GEO Report No. 138 (2nd Edition), the Site does not satisfy the “Inclusion” guidelines, where there is no hillside sloping at more than 15° within 100 m horizontally upslope of the Site boundary and overlooking Group 1, 2 or 3 facilities. Therefore, the Site is not affected by natural terrain hazards and no further natural terrain hazard study is required. In addition, no reported landslide incident records are identified in within or in the vicinity of the Site.

6.4 Geotechnical Design Parameters

- 6.4.1 The preliminary design parameters for soil are summarized in Table 6.1 below. The design shear strength parameters, as well as the groundwater conditions, should be further reviewed and verified through site-specific ground investigation works and laboratory tests in the detailed design stage in future.

Table 6.1 Summary Table of Recommended Soil Design Parameters

Soil Stratum	Bulk Density (Mg/m ³)	Dry Density (Mg/m ³)	Effective Cohesion c' (kPa)	Effective Friction Angle Φ' (deg)	Design SPT "N" Value	Coefficient of Permeability k (m/s)
Fill	1.95	1.65	0	32	N=1.92D+4	8.50E-5
Colluvium	1.80	1.55	0	32	For D≤4, N=15; For D>4, N=3.37D+1.5	5.50E-05
Alluvium	1.85	1.60	0	32	For D≤7, N=12; For D>7, N=4.256D-17.8	2.50E-05
CDG	1.95	1.65	5	32	For D≤9, N=20; For 9<D≤45, N=3.171D-8.55	3.50E-05
HDG	1.95	1.65	5	33	N=200	3.50E-05

6.4.2 Only a limited groundwater monitoring information are recorded from the archival GI boreholes in the vicinity of the Site. In reference to groundwater morning records from the existing and project specific GIs in the Site, the highest groundwater level is approximately 2 m to 7 m below ground level.

7 ENVIRONMENTAL ASPECTS

7.1 General

- 7.1.1 A Preliminary Environmental Review (PER) has been undertaken to identify and assess the potential environmental impacts in respect of air quality, noise, water quality, waste management, land contamination and culture heritage impact. According to the PER, the development layout has incorporated appropriate environmental setback of the residential development from the local or district distributor road and no insurmountable environmental impacts on the surrounding areas.

7.2 Air Quality Impact Assessment

- 7.2.1 The potential fugitive and open dust impacts to ASRs located in the vicinity of the Site during construction phase of the Project would be arising from site clearance, site formation, excavation, infrastructure activities, filling, handling, transport, and wind erosion of dusty materials. No significant dust would be generated from the construction of superstructures. Extensive excavation and transportation of dusty material would not be required as part of this Project. Proper dust suppression as stated in Air Pollution (Construction Dust) Regulation and good site practices shall be adopted to minimize the dust impacts.
- 7.2.2 Fuel combustion from the use of powered mechanical equipment (PME) during construction works is also a source of particulates. However, the number of such equipment required on-site will be limited under normal operation. The Air Pollution Control (Fuel Restriction) (Amendment) Regulation becomes effective on 1 October 2008. Diesel fuel users in industrial and commercial sectors have to switch to using ultra low sulphur diesel (ULSD) with a sulphur content of not more than 0.005% by weight. In addition, according to the Air Pollution Control (Non-road Mobile Machinery (NRMM)) (Emission) Regulation, starting from 1 December 2015, only approved or exempted NRMMs with a proper label are allowed to be used in specified activities and locations including construction sites. The Contractor is required to ensure the adopted machines or non-road vehicle under the Project could meet the prescribed emission standards and requirement. Hence, with the implementation of the said Regulations, the emissions from PMEs are considered relatively low and will not cause adverse air quality impact to the surrounding ASRs.
- 7.2.3 Potential air quality impact on the proposed development during operation phase would be associated with the vehicular emissions from surrounding open roads. According to the tentative layout provided, the requirements from the HKPSG has been considered in the tentative layout. Separation distances between the residential buildings and the road kerbs of surrounding roads are more than the required buffer distance. Therefore, adverse air quality impact on the proposed development from the vehicular emission is not expected.
- 7.2.4 Based on chimney survey conducted on 3 July 2020, no active industrial chimney is identified within 200m away from the boundary of the proposed development. According to Chapter 9 of HKPSG, the required buffer distance from industrial chimneys is 200m, therefore, potential air quality impact from industrial chimneys on the proposed development is not expected.
- 7.2.5 With implementation of mitigation measures such as good site practices and the provision of setback, potential air impacts would be further minimized under the latest development layout. It is anticipated that no insurmountable impacts are anticipated to arise from the CYUV Development.

7.3 Noise Impact Assessment

- 7.3.1 Construction noise impact assessment is conducted based on the tentative construction programme and plant inventory. Since the maximum construction noise level at noise sensitive receivers (NSRs) is estimated to exceed the 75dB(A) noise criterion, noise mitigation measures, including good site management practices, use of fixed and movable noise barrier, use of

quieter PME and careful arrangement of specific construction activities during the construction period, no unacceptable impact arising from the construction of the Project site is anticipated.

- 7.3.2 Some of the predicted noise level for G/IC facilities is expected to exceed the noise criterion for diagnostic rooms and wards of hospitals, clinics, convalescences (55dB(A)) and educational including kindergartens (65 dB(A)) or all domestic premises including temporary housing accommodation, hotels and hostels and office (70 dB(A)). Possible mitigation measures such as careful layout design and provision of fixed window are recommended.
- 7.3.3 The cumulative predicted noise levels at the representative NSRs due to the operation of the identified fixed plant noise sources will not comply with the relevant noise criteria. To mitigate the fixed noise impacts on the proposed development, the future design of the southern block in the subject Site should avoid direct line of sight from the NSRs to the fixed noise sources.
- 7.3.4 The road traffic noise impacts on the proposed housing development and G/IC uses have been predicted based on the latest development layout by HKHS. In the absence of detailed layout plans for the development, representative noise sensitive facades of the proposed housing blocks have been selected for the assessment as a worst-case scenario. For the proposed G/IC uses, the general arrangement of rooms and their uses have not yet confirmed at this stage. The predicted noise levels at the identified NSRs for residential would range from 64 to 79 dB(A) in $L_{10}(1\text{-hour})$, which show exceedances to the noise criterion of 70 dB(A). The maximum noise level for the G/IC uses is 82 dB(A).
- 7.3.5 Subject to the detailed noise mitigation measures by HKHS in the detailed design stage, acoustic windows (baffle type) with sound absorptive material could be provided for residential units, and allocating the non-sensitive uses for the area facing Lung Cheung Road and Type III openable well-gasketed window could be provided for G/IC facilities. With the implementation of the above noise mitigation measures, the predicted traffic noise levels comply with the relevant noise criteria (i.e. 70 dB(A)), adverse traffic noise impact on the proposed housing development is not anticipated.

7.4 Water Quality Assessment

- 7.4.1 The construction works associated with the Project are land-based activities. The potential water quality impacts during the construction phase of the Project would be arisen from construction site runoff and drainage, general construction activities, accidental spillage of chemicals and sewage effluent from on-site workforce. Provided that proper site management practices and the mitigation measures including adequate construction site drainage, provision of sediment removal facilities and chemical toilets would be implemented, no adverse construction phase water quality impact would be expected.
- 7.4.2 The key potential sources of water quality impacts during operation phase would be related to non-point source stormwater runoff and sewage generated from the development. Adequate drainage system should be provided to collect the stormwater runoff. All sewage generated from the development should be collected and discharged to the public sewerage system and diverted to sewage treatment works for proper treatment. With proper design of drainage and sewerage system within the development site and implementation of the recommended mitigation measures, no adverse operation phase water quality impact would be anticipated.

7.5 Waste Management Implication

- 7.5.1 Waste management implications associated with the construction and operation of the Project were identified and assessed. Waste types generated by the construction activities of the Project would include C&D materials (from demolition of existing structures, excavation, and construction works), general refuse from workforce, and chemical waste from maintenance of construction plant and equipment. Provided that these wastes are handled, transported and disposed of using approved methods and that the recommended good site practices are strictly followed, adverse environmental impacts during the construction phase would not be anticipated.

- 7.5.2 During operation, the main waste types to be generated would be municipal solid waste and chemical waste. Recommendations have been made to ensure proper treatment and disposal of the waste.

7.6 Land Contamination Study

- 7.6.1 A site appraisal, in the form of desktop review and site walkover, had been carried out from March 2020 to May 2021 to identify the past and current land uses within the Site A. Based on the site appraisal, 1 potentially contaminated site (a former dyeing factory) was identified within the Site A. No potentially contaminated sites were identified within Site B.
- 7.6.2 A Contamination Assessment Plan (CAP) for the eastern site, presenting the findings of the site appraisal and the sampling and testing programme, was prepared and agreed by EPD. The associated SI works were carried out from March to April 2021 within the former dyeing factory. Based on the SI results, there were no exceedances of assessment criteria (i.e. RBRGs for Urban Residential Land Use Scenario, soil saturation limit (C_{sat}) or solubility limit) for all collected soil and groundwater samples. In addition, there were no oil/free product, distinctive or characteristic smell exhibiting signs of contamination identified in all soil and groundwater samples during the SI works.

7.7 Cultural Heritage Aspects

Chuk Yuen Village

- 7.7.1 One of the earliest civilian settlements in Wong Tai Sin area is the Lam (林) clans in Pang Po Wai (彭埔圍). According to the clan records, the ancestor Lam Cheung Shing (林長勝) moved from Putian, Fujian to Pang Po Wai in Southern Song Dynasty¹. In 19th century, numbers of villages had been formed in the area. The Alliance of Kowloon Seven Villages (九龍七約) was founded in late Qing Dynasty. The Six Villages Alliance (六鄉) was also founded including Ngau Chi Wan Village (牛池灣鄉) and Chuk Yuen Village (竹園鄉)². The area between Ngau Chi Wan and Lei Yue Mun formed Sze Shan (四山) in which quarrying was a prosperous business in the area.
- 7.7.2 According to Lam clan records of Chuk Yuen, the Lams in Chuk Yuen and Po Kong are believed to be the descendants of Lam To Yee (林道義) in Pang Po Wai, and the Lams moved to Chuk Yuen and Po Kong after the Coastal Evacuation Order was rescinded in late 17th Century³. With increased population during the post-war period, Chuk Yuen Village expanded⁴ (see **Plate 7.1**) Numerous squatter houses and factories were built in the Chuk Yuen Village and also spread across the current areas of Upper and Lower Wong Tai Sin Estates and Chuk Yuen Estates. In 1957, the colonial government announced the clearance of the village houses for the development in Wong Tai Sin. Chuk Yuen, together with other villages in Kowloon including Ngau Chi Wan, formed the Alliance of Kowloon Thirteen Villages (九龍十三鄉), to fight for compensation for the affected villagers⁵. Chuk Yuen villagers gradually moved to nearby public housing estates since the 1960s.

Built Heritage

- 7.7.3 A Grade 1 Historic Building, Wong Tai Sin Temple (see **Plate 7.2**), was identified at about 10m from the development boundary of the Site.

¹ 劉蜀永 (2016), 《簡明香港史 (第三版)》, 香港: 三聯書店。

² Chung Po Yin and Ko Tim Keung. (2012). *A Research on Lung Tsun Stone Bridge and its surrounding area*.

³ 張瑞威 (2002), 〈宗族的聯合與分歧: 竹園蒲崗林氏編修族譜原因探微〉, 《華南研究資料中心通訊》, 第二十八期。

⁴ Survey and Mapping Office, Lands Department. 124-SE-8 (Ed 1922). Crown Lands and Survey Office, Hong Kong. (1956). 163-SW-6.

⁵ 張瑞威 (2013), 《拆村: 消逝的九龍村落》, 香港: 三聯書店。

Wong Tai Sin Temple (Grade 1)

- 7.7.4 Wong Tai Sin Temple was set up by a Taoist priest, Leung Yan-am (梁仁菴), and his son Leung Gwan-juen (梁鈞轉) in 1921⁶. The temple was named after a Taoism deity, Wong Tai Sin, who was originally called Wong Choh-ping (黃初平). Numerous worshippers would visit the temple during Chinese New Year and the birthday of Wong Tai Sin, on the 23rd day of the eighth lunar month. The temple is currently owned and managed by a religious charitable organization, Sik Sik Yuen (薺色園). The temple compound comprises the main building, pavilions, ponds, halls a garden and a clinic. The main hall is constructed in the form of a Qing Chinese temple. The double-eave yellow-tiled roof is supported on red pillars and decorated with ridge ceramics. The temple is richly decorated with wall paintings, plaques and couplets. A large platform is constructed in front of the main hall to provide space for ceremonies and rituals.
- 7.7.5 Wong Tai Sin Temple (Grade 1), is located at 10m from the proposed site boundary (from the western site). Potential adverse direct impact, such as possible physical damage to the Temple, might be anticipated due to operation of construction machinery in close proximity. Indirect impacts, including ground-borne vibration, tilting and settlement, would also be anticipated.
- 7.7.6 As the proposed housing development is located on the other side of the access road, imminent direct impact is not anticipated. As a safety precaution, however, the contractor should set up protocols to enforce a hoarding area at the site boundary, and contain all use of construction machinery and storage of materials related to the construction works strictly within the hoarded area throughout the construction phase, and inform AMO of such protocol.
- 7.7.7 Regular inspection by qualified site supervisors should be carried out to keep track of any potential/unexpected impact. If damage to the built heritage in concern is observed/detected, all works should be stopped, and reported to AMO immediately. Remedial measures must be carried out subsequently to the satisfaction of the AMO.
- 7.7.8 To minimize the indirect impacts, monitoring of ground-borne vibration, alteration of water table levels, ground settlement, shall be employed to the sites of cultural heritage, incorporating with a set of Alert, Alarm and Action (AAA) system during the construction phase. Regular monitoring of vibration, tilting and settlement should be proposed to the satisfaction of AMO and employed during the construction phase. If the alert level is exceeded, the monitoring frequency should be increased. If the alarm level is exceeded, the design of the construction may need to be amended. If the action level is exceeded, all works should be stopped. Monitoring proposal, including type of monitoring, distribution of monitoring points and proposed actions to be taken when reaching respective monitoring limits, should be submitted to AMO for approval before commencement of the proposed works. Prior agreement and consent should be sought from the relevant stakeholder(s), e.g. owner(s), occupiers(s), AMO and other relevant government department(s) for the installation of monitoring points on Wong Tai Sin Temple before the construction phase. Record of monitoring should be submitted regularly to AMO during the construction. AMO should be alerted in case any irregularities are observed.
- 7.7.9 AMO's consultation and agreement on the recommended mitigation measures should be sought prior to the commencement of any works arising from the proposed works.

Archaeology

Archaeological Background

- 7.7.10 No Site of Archaeological Interest was identified within the assessment area. According to desk-top review, no previous archaeological survey was conducted within or in the close vicinity of the Site. The nearest archaeological potential area, Tai Hom Village, is located at about 700m

⁶ Antiquities Advisory Board. (2020). Historic Building Appraisal – Wong Tai Sin Temple. https://www.aab.gov.hk/historicbuilding/en/45_Appraisal_En.pdf.

southeast to the proposed Site, where an Archaeological Survey-cum-Excavation was conducted in 2013⁷ and a cultural layer dated to Song-Yuan dynasties was revealed.

Archaeological Potential

- 7.7.11 The eastern site is located at the granite foothills. Its superficial deposits are mainly alluvium (Qfa). This area is flat or very gently sloping and thus considered fit for human living and agricultural activities in ancient time. It is also recorded that the Lams moved to the area - Chuk Yuen after the Coastal Evacuation Order was rescinded in late 17th Century⁸. As such, the eastern site might have archaeological potential. However, orthophotos from 1963 and 2018 indicated that the original landscape of the village has been largely modified by the construction of the Chuk Yuen United Village, the site formation works of the urban areas to the north, the demolition of the Chuk Yuen United Village, as well as the construction of modern road networks, such as Sha Tin Pass Road and Ying Fung Lane. Any potential archaeological resources might have been removed or seriously disturbed. Therefore, archaeological potential of the assessment area is negligible.
- 7.7.12 The western site is composed of medium-grained biotite granite (Klk_{gm}), which extends further north and south. The usual elevation of natural terrain with such granitic rock in the superficial deposit has a range at approximately between +20mPD and +80mPD. However, the current elevation at Wong Tai Sin of the Site is averaged at +17mPD, implying that it has been levelled, probably for the urban development at Wong Tai Sin in the mid-late 20th century⁹. As such, the archaeological potential of the western site is negligible.

Objects of Cultural Heritage Interest

- 7.7.13 The Cloth Grinding Stone (碾布石) identified in the village was once an item probably belonged to a local textile factory “Kwong Lung On” (廣隆安), possibly established in the 1930s. It is a portable piece of equipment made of granite for grinding the cloth after they are dyed to create a smooth texture¹⁰. One other Grinding Stone was deposited from the village back in 2003, when the Museum of History has collected the piece and placed in their museum collection to witness the faded cloth dying industry of the area. The Cloth Grinding Stone is suggested to be retained within the YFL Development for display subject to the detailed design.
- 7.7.14 No Site of Archaeological Interest is identified within the Site and the 300m assessment area. The proposed sites have been modified with site formation, construction of modern buildings and road networks. Any potential archaeological resources might have been removed. The archaeological potential of the assessment area is negligible. No archaeological impact would be anticipated during the construction and the operation phases.

⁷ MTR Corporation Limited. (2017). *Shatin to Central Link- Tai Wai and Hung Hom Section: Archaeological Survey-cum-Excavation for Former Tai Hom Village Site Works Contract 1106- Diamond Hill Station (DIH): Archaeological Survey-cum-Excavation Report*.

⁸ 張瑞威 (2002), 〈宗族的聯合與分歧：竹園蒲崗林氏編修族譜原因探微〉, 《華南研究資料中心通訊》, 第二十八期。

⁹ Chan, Tin Kuen. (2021). *Wong Tai Sin X Kowloon City – History*. Hong Kong Jockey Club: Heritage x Arts x Design website. <https://had18.huluhk.org/article-history.php?region=22&lang=tc>

¹⁰ 香港歷史博物館民俗組 (2003) 《從路邊到展廳碾布石》。
http://nansha.schina.ust.hk/Article_DB/sites/default/files/pubs/news-033.05.pdf.

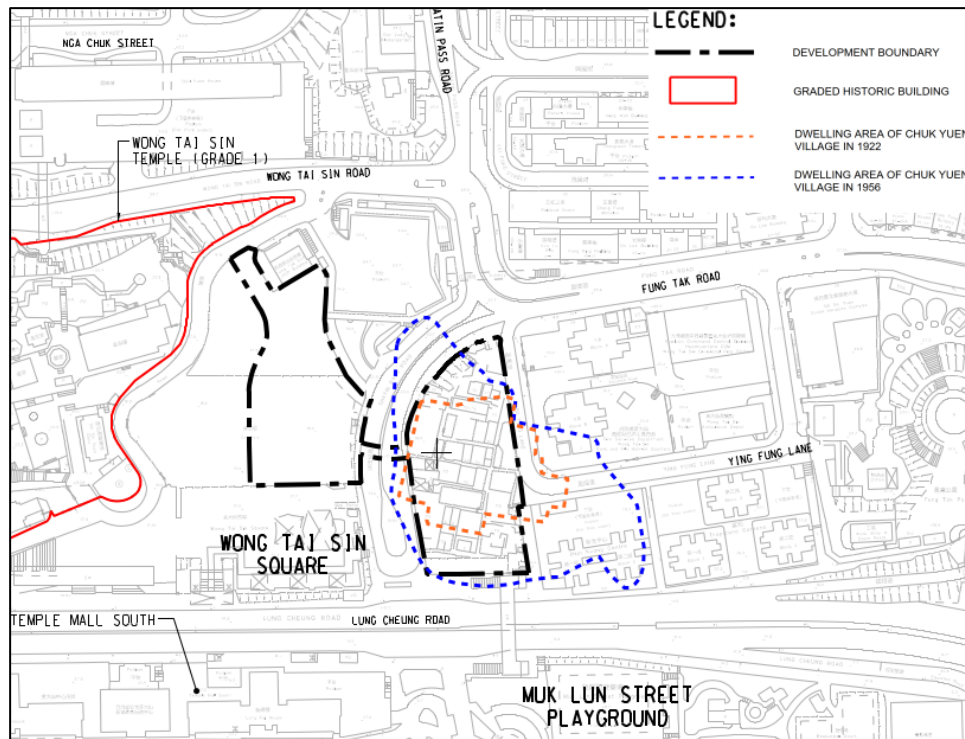


Plate 7.1 Development of Chuk Yuen Village



Plate 7.2 Main Hall of Wong Tai Sin Temple

8 LANDSCAPE ASPECTS

8.1 General

- 8.1.1 Preliminary Tree and Vegetation Survey and the Landscape Impact Assessment (LIA) were carried out to determine the value of the landscape, assess the potential landscape impacts arising from the proposed public housing development. This section provides a summary of the key findings in the Preliminary LIA.

8.2 Findings of Tree and Vegetation Survey

- 8.2.1 Based on the tree and vegetation survey, it is estimated there are 87 nos. of existing trees found on site. Identified tree species include but not limited to, *Broussonetia papyrifera*, *Bombax ceiba*, *Dimocarpus longan*, *Chrysalidocarpus lutescens*, *Ficus religiosa*, *Phoenix roebelenii*. 7 nos. of trees of particular interest are spotted with Diameter at Breast Height (DBH) of over 1m. Three of them are *Ficus microcarpa*, two of them are *Ficus religiosa*, one is *Ficus benjamina* and the remaining one is *Ficus elastica*. All of them are recorded within the site. No Registered OVTs under DEVB TC(W) No. 5/2020 are found. There are no rare or endangered species identified as well. The tree survey plan is shown in **60625506/TR16b/FIGURE 8.1** and the tree assessment schedule is presented in **Appendix B**.

8.3 Landscape Impact Assessment

- 8.3.1 8 nos. of Landscape Resources (LR) and 3 nos. of Landscape Character Area (LCA) are identified to be potentially affected by the proposed development. Location of LRs and LCAs are shown in **60625506/TR16b/FIGURE 8.2** and **8.3** respectively. The description with their sensitivities of LRs and LCAs are described in **Table 8.1** and **8.2** below.

Table 8.1 Baseline Landscape Resources (LRs) and their Sensitivity

LRs	Description	Sensitivity
LR1	Roadside Planting Dense roadside planting mainly found at the junction of Wong Tai Sin Road and Shatin Pass Road. The Streetscape of southern portion of Shatin Pass Road and of Lung Cheung Road is relatively sparse with shrub planting due to the locations of minibus terminal and several bus stops. No registered OVT is identified. The ability to accommodate change for this LR is consider as high.	Low
LR2	Village Planting at Ying Fung Lane The village is in the form of squatters with both residential and commercial use, such as grocery store and restaurant. Village planting within the low-density village houses is relatively fragmented. More dense vegetation can be found on slope along the periphery of the site. 4 out of the 7 nos. of identified TPis are found in this LR. Among them, 2 <i>Ficus microcarpa</i> , 1 <i>Ficus benjamina</i> and 1 <i>Ficus religiosa</i> are defined as trees with particular interest in terms of the mature size, i.e. with trunk diameter over 1m are found within the Site. Other tree species including <i>Broussonetia papyrifera</i> , <i>Clausena lansium</i> , <i>Ficus microcarpa</i> and <i>Mangifera indica</i> etc. are common village tree or fruit tree species. Several existing trees are grown and built-in with squatter houses and chain-link fences. No registered OVT is identified. In view of the presence of the tree of particular interest, this LR has medium ability to accommodate change.	Medium

LRs	Description	Sensitivity
LR3	Wong Tai Sin Square This LR involve a large plaza with sheltered stage for events and shows. Most of the area is hard-paved and the soft landscape elements in the form of sitting-out areas at the periphery. No registered OVT is identified. In general, this LR has medium ability to accommodate change.	Medium
LR4	Muk Lun Street Playground The Park provides active and passive recreation including soccer pitch, ballcourts, children play areas to the community use. It is densely vegetated with ornamental plantings. One OVT (LCSD WTS/8) <i>Ficus microcarpa</i> is identified at the entrance of the park. In view of the presence of the registered OVT, this LR has medium ability to accommodate change.	Medium
LR5	Landscape Areas in Residential Blocks in Ying Fung Lane Landscape areas within Wong Tai Sin Fire Services Department Quarters, Hsin Kuang Centre and Tropicana Gardens provide open space for the residents. The plantings are either within boundary wall or on podium that cannot be enjoyed in street level. No registered OVT is identified. In general, the ability to accommodate change for this LR is considered as high.	Low
LR6	Landscape Areas in Open Car Park and Works Area Patches of greenery are found in this open car park. Based on the tree survey, 3 out of the 7 nos. of identified TPIs are found in this LR. Among them, one <i>Ficus elastica</i> , one <i>Ficus microcarpa</i> and one <i>Ficus religiosa</i> are defined as trees with particular interest in terms of the mature size, i.e. with trunk diameter over 1m are found within the Site. Other tree species including <i>Bombax ceiba</i> , <i>Cinnamomum camphora</i> , <i>Ficus subpisocarpa</i> , etc. In view of the presence of the tree of particular interest, this LR has medium ability to accommodate change.	Medium
LR7	Wong Tai Sin Temple and Good Wish Garden The Temple and the good wish garden are a dedicated Chinese style architecture with sheltered corridors, ornamental planting, water feature and rockscape. These features form the identity for local context and held cultural importance. As a result, this LR serves as a landmark in this area and gather quite a number of individuals, such that the ability to accommodate change for this LR is considered as Low . Hence sensitivity is regard as High .	High
LR8	Landscape Areas in Residential block of Chuk Yuen South Estate This LR refers to the street level landscape amenity area of low shrub and tree defining the boundary of Chuk Yuen South Estate. This also include planting at podium level and play area which cannot be enjoyed at street level. The overall quality of this LR is fair. No registered OVT is identified. In general, the ability to accommodate change for this LR is considered as Medium .	Medium

Table 8.2 Baseline Landscape Character Areas (LCAs) and their Sensitivity

LCAs	Description	Sensitivity
LCA1	Transportation Corridor Landscape It is characterized by major highways corridors along Lung Cheung Road, Shatin Pass Road and Fung Tak Road. Major features include footbridge, signage gantries, traffic islands and associated roadside buffer planting areas. Its compatibility to accommodate change is high.	Low
LCA2	Residential Urban Landscape This area is mainly comprised of low to high-rise residential buildings, shopping centres, open carparking, amenity areas and open spaces of Wong Tai Sin Square in the west and Muk Lun Street Playground in the South. The medium to high built elements are mainly found in the east, and the low-rise squatters at the centre of the site as transition to the square and open carparking to the west. The general ability to accommodate change is medium.	Medium
LCA3	Industrial Urban Landscape This area is characterised by the exclusive industrial land use. Major features include occasional open areas used for vehicle parking or open storage. Sparse vegetation can be found within this area and part of the area is identified as works area with works in progress. The quality of it is medium and its ability to accommodate change is medium in view of three nos. of trees of particular interest (TPIs) are found.	Medium

Significance of Unmitigated Landscape Impacts

- 8.3.2 The predicted impact mainly occurs in the landscape area and village planting in Ying Fung Lane (LR2) and the landscape area and vegetation in the open car park and works area (LR6) due to removal of 84 nos. of existing tree, including 4 nos. of identified trees of particular interest and 1 undesirable species, *Leucaena leucocephala*. Therefore, the magnitude of change is considered as large during construction period. Other LRs would anticipate the magnitude of change to be negligible.
- 8.3.3 Affected areas are mainly located in the Residential Urban Landscape LCA2 and Industrial Urban Landscape LCA3 during construction phase, but it would not alter the overall landscape character of this area. In light of their medium compatibility to proposed change and medium sensitivity to change, their magnitude of change is therefore considered as small. For the Transportation Corridor Landscape LCA1, with high compatibility of proposed change and low sensitivity to change, the magnitude of change is anticipated to be negligible.
- 8.3.4 In view of the above, the proposed development is anticipated to have insubstantial to moderate landscape impact under unmitigated condition.

8.4 Proposed Landscape Mitigation Measures

- 8.4.1 With the implementation of proposed mitigation measures including erection of decorative screen hoarding, provision of screen planting, maximize greenery provision, tree preservation, aesthetical pleasing design of all man-made structures, the residual impact will be moderate during construction phase, slight in day 1 of operation and will further be reduced to insubstantial when the proposed screen planting and tree planting become matures in year 10 of operation. The overall predicted residual landscape impact of the proposed development is therefore reduced to an acceptable level. The potential significance of the impacts on landscape resources and character areas during the construction and operation phases before and after mitigation is provided in **Table 8.3**.

Table 8.3 Significance of Landscape Impacts during Construction and Operation Phases

ID No.	Landscape Resource / Character Areas	Sensitivity (Low, Medium, High)	Magnitude of Change (Negligible, Small, Intermediate, Large)	Impact Significance before Mitigation (Insubstantial, Slight, Moderate, Substantial)	Recommended Mitigation Measures	Significance of Residual Impact (Insubstantial, Slight, Moderate, Substantial)		
						Construction	Operation	
							Day 1	Year 10
Landscape Resources								
LR1	Roadside Planting	Low	Negligible	Insubstantial	N/A	Insubstantial	Insubstantial	Insubstantial
LR2	Village Planting at Ying Fung Lane	Medium	Large	Moderate	CM1, CM3, OM1, OM2, OM3, OM4 & OM5	Moderate	Slight	Insubstantial
LR3	Wong Tai Sin Square	Medium	Negligible	Insubstantial	N/A	Insubstantial	Insubstantial	Insubstantial
LR4	Muk Lun Street Playground	Medium	Negligible	Insubstantial	N/A	Insubstantial	Insubstantial	Insubstantial
LR5	Landscape Areas in Residential Blocks in Ying Fung Lane	Low	Negligible	Insubstantial	N/A	Insubstantial	Insubstantial	Insubstantial
LR6	Landscape Areas in Open Car Park and Works Area	Medium	Large	Moderate	CM1, CM3, OM1, OM2, OM3, OM4 & OM5	Moderate	Slight	Insubstantial
LR7	Wong Tai Sin Temple and Good Wish Garden	High	Negligible	Insubstantial	N/A	Insubstantial	Insubstantial	Insubstantial
Landscape Character Areas								
LCA1	Transportation Corridor Landscape	Low	Negligible	Insubstantial	N/A	Insubstantial	Insubstantial	Insubstantial
LCA2	Residential Urban Landscape	Medium	Small	Slight	CM1, CM3, OM1, OM3 & OM4	Slight	Insubstantial	Insubstantial

ID No.	Landscape Resource / Character Areas	Sensitivity (Low, Medium, High)	Magnitude of Change (Negligible, Small, Intermediate, Large)	Impact Significance before Mitigation (Insubstantial, Slight, Moderate, Substantial)	Recommended Mitigation Measures	Significance of Residual Impact (Insubstantial, Slight, Moderate, Substantial)		
						Construction	Operation	
							Day 1	Year 10
LCA3	Industrial Urban Landscape	Medium	Small	Slight	CM3, OM1, OM2, OM3 & OM4	Slight	Insubstantial	Insubstantial

8.5 Tree Preservation Proposals

8.5.1 Existing tree within and in the vicinity of the Development Area would be preserved as far as practicable. No tree shall be unnecessarily removed or excessively pruned in accordance with DEVB TC(W) No. 4/2020. Based on the tree survey findings, there are 87 nos. of trees located within the Site. Given the small site area, it is considered that the Development will inevitably result in the loss of landscape resources, i.e. 84 nos. of trees. Following the principle of “right tree for the right place”, a realistic, practicable and sustainable tree compensatory plantings with a holistic consideration to balance the quantity and quality of tree planting is proposed and presented in **60625506/TR16b/FIGURE 8.4**. The landscape conceptual plan for illustrating the tree treatment proposal is shown in **60625506/TR16b/FIGURE 8.7**.

8.5.2 Based on the landscape impact assessment results, 87 nos. of trees are identified within the Development Area, and 84 nos. of trees within the Site would be felled due to the Development. Moreover, 7 no. of TPIs (i.e. DBH > 1,000mm) is identified within the site. Due to conflict with the Development, 4 nos. of TPI within the Site would be removed. Location of the TPI is indicated in **60625506/TR16c/FIGURE 8.1**.

Preliminary Compensatory Planting Proposal

8.5.3 Any trees to be felled under the Project shall be compensated in accordance with DEVB TC(W) No. 4/2020 – Tree Preservation. In view of the site constraint, limited space is available for on-site compensatory tree planting, i.e. 1:1 tree planting compensation ratio in terms of tree numbers may not be achieved. Off-site compensatory tree planting shall be explored within the same district as far as possible if necessary. Due to the project needs and the site constraints identified, a total of 84 nos. of trees should be felled in the Project.

8.5.4 Approximately 45 nos. of new tree planting can be proposed within the housing site. The species recommended in the Greening Master Plan and the Street Tree Selection Guide can be used as reference. With regard to this, the new tree planting proposal within Housing Site is for indicative purpose at EFS Stage only, which was subject to further development and agreement with HKHS in subsequent stages.

8.6 Provision of Local Open Space (LOS) and Greenery Coverage

8.6.1 Based on the Proposed Development Layout, it is designed to meet the HKPSG requirement of a minimum of 1.0m² open space per person for the housing development, providing approximate 1m² local open space per person (i.e. 4,050m²). Around 20% of greenery coverage (i.e. 2,011m²) can be provided based on the Conceptual Landscape Plan, which the greenery coverage requirement of at least 20% of site area can be provided. Calculations of local open space and greenery coverage are illustrated in **60625506/TR16b/Figure 8.5**

8.7 Landscape Design Proposal

8.7.1 The Conceptual Design Proposal for the proposed infrastructures works sites are illustrated in **60625506/TR16b/FIGURE 8.7**. Landscape Design Proposal for the proposed infrastructures works sites include the followings:-

- Existing trees within the site boundary of proposed infrastructures works shall be preserved as much as possible; and
- Provision of green coverage and adequate quality open space in accordance with HKPSG and other relevant prevailing circulars/ guidelines.

8.7.2 The main landscape area for this development as per site boundary is on the podium floor. Part of the landscape will be overshadowed by the proposed building; the rest will be open to allow

sufficient sunlight penetration. The landscape aims to carve out various spaces for different activities while maintaining circulation walkways and ample buffer.

8.8 Summary

- 8.8.1 With the implementation of proposed mitigation measures including erection of decorative screen hoarding, provision of screen planting, maximize greenery provision, tree preservation, aesthetical pleasing design of all man-made structures, the residual impact will be moderate during construction phase, slight in day 1 of operation and will further be reduced to insubstantial when the proposed screen planting and tree planting become matures in year 10 of operation. The overall predicted residual landscape impact of the proposed development is therefore reduced to an acceptable level.
- 8.8.2 Based on the landscape impact assessment results, 87 nos. of trees are identified within the Development Area, and 84 nos. of trees within the Site would be felled due to the Development. Whilst approximately 45 nos. of new tree planting can be proposed within the Housing Site. The new tree planting proposal within the Site is for indicative purpose at EFS stage only, which was subject to further development and agreement with HKHS in subsequent stages.

9 VISUAL ASPECTS

9.1 General

- 9.1.1 Preliminary Visual Impact Assessment (VIA) has been undertaken in accordance with Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning application to the Town Planning Board (TPB PG No. 41) to assess the potential impacts arising from the CYUV Development from visual perspectives.

9.2 Preliminary Visual Impact Assessment

- 9.2.1 The Visual Envelope (VE) of the proposed development has been identified by desktop study maps, photographs and site visit to determine visibility of the project site from various locations. As the site area is surrounded by medium-to-high-rise commercial and residential developments, the VE therefore is defined by the nearest high-rise building development. The VE bounded by the Chuk Yuen South Estate and Fung Wong San Tsuen to the north; the Fung Tak Park and Wong Tai Sin Fire Services Department Quarters to the east, the Upper Wong Tai Sin Estate to the west and all the high-rise residential buildings including Lions Rise to the south and the Lower Wong Tai Sin Estate to the west and to the south, and extended to the building blocks within the Choi Hung Road Playground to the south. The extent of the VE is indicated in **60625506/TR16b/FIGURE 9.1**.

9.3 Existing Visual Condition and Key Visual Elements

- 9.3.1 Within the VE, most of them are dense high-rise residential buildings and open space areas. Housing developments are dominated within the VE. The visual resources are mainly comprised of several open spaces and ridgeline of Lion Rock within the VE. Wong Tai Sin Temple and Good Wish Garden and Wong Tai Sin Square are located at the centre of the VE. Muk Lun Street Playground and Fung Tak Park are located at the eastern side of the VE, while Lung Chui Yuen Stanley Ho Park and Choi Hung Road Playground are found at the southwestern and southern portions of the VE respectively. The ridgeline of Lion Rock serves as one of the visual elements and backdrop enjoyed by various visually sensitive receivers (VSRs).
- 9.3.2 Wong Tai Sin Temple and Good Wish Garden are the landmarks for the area. The temple with the Chinese garden serves as a special landmark of the area. The distinct Chinese architecture provides visual interest and creates the visual character of the area. Muk Lun Street Playground is also the key visual resource near the Site. As the site is surrounded by building blocks, the park serves as a major source of visual relief and provides visual openness for the Site. The key visual resources are indicated in **60625506/TR16b/FIGURE 9.1**.

9.4 Appraisal of Visual Changes

- 9.4.1 Visual changes may be positive or negative and they are not necessarily mutually exclusive. The visual changes of each viewpoint (VP) can be assessed in terms of (i) visual composition, (ii) visual obstruction, (iii) effects on public views, and (iv) effects of visual resources.

Visual Composition

- 9.4.2 In terms of visual composition, the proposed development is mainly surrounded by medium-to-high-rise residential developments. Open sky view is available at the top of most of the VPs and the ridgeline of Lion Rock is partially visible at some VPs under the Baseline Scenario. The existing vegetation found in the foreground of all VPs remain largely unaffected. The proposed development appears to be an extension of the existing building clusters in the background of all VPs and hence, the proposed development is considered compatible with the surrounding areas.

Visual Obstruction

- 9.4.3 When compared with the Baseline Scenario, the proposed development would inevitably create visual obstruction to the open sky view at most of the VPs and block the view towards the Lion Rock at some VPs. The sense of visual openness and visual permeability experienced by public viewers would generally be decreased at most VPs. There is little if any intervention to the vegetation in the foreground of all VPs. By implementation of the proposed mitigation measures such as the pleasing design of the building structure through choice of material and color, it shall help to alleviate the visual impacts.

Effect on Visual Resources

- 9.4.4 The open sky view, roadside planting and vegetation and ridgeline of Lion Rock are the key visual resources. Although the proposed development will bring obstructions to the open sky view at all VPs and partial obstruction to the ridgeline of Lion Rock at some VPs, the VSRs can still enjoy the visual amenity, such as the roadside planting and vegetation in the foreground at all VPs. Nonetheless, the visible building mass is compatible with the other adjoining buildings and read as an extension of the existing building cluster.

Effect on Public Viewers

- 9.4.5 The following public viewpoints (VPs) are identified with reference to TPB PG No. 41, where it is easily accessible and popular to the public and tourists from different directions and distances. When selecting the viewpoints, priority is given to major public open space, public focal points, existing / future pedestrian nodes, key pedestrian / vehicular corridor and existing major vistas, which are considered as major visual sensitive viewpoints.

- VP1 – Bus Stop at Temple Mall South;
- VP2 – Fung Tak Park;
- VP3 – Fei Fung Street Sitting-Out Area;
- VP4 – Southeast of Wong Tai Sin Temple & Good Wish Garden; and
- VP5 – Choi Hung Road Playground.

- 9.4.6 Photomontages of Baseline Scenario and Proposed Scenario based on the above VPs are presented in **60625506/TR16b/FIGURE 9.2 to 9.6**.

9.5 Evaluation of Overall Visual Impact

- 9.5.1 After the appraisal of the change of the VPs due to the proposed development, the visual impact with respect to different identified VPs are summarized in **Table 9.1** below.

Table 9.1 Summary of Visual Impact to Corresponding Viewpoints (VPs)

Viewpoint	Impact
VP1 - Bus Stop at Temple Mall South	Moderately adverse
VP2 - Fung Tak Park	Moderately adverse
VP3 - Fei Fung Street Sitting-Out Area	Moderately adverse
VP4 - Southeast of Wong Tai Sin Temple and Good Wish Garden	Moderately adverse
VP5 - Choi Hung Road Playground	Slightly adverse

- 9.5.2 The design and layout of the proposed development has carefully considered the surrounding contexts and key public viewers located within the assessment area. Key mitigation measures are listed and described below to alleviate the visual impacts of proposed development.

Creation of Screen Planting

- 9.5.3 Potential visual impact and obstruction resulting from the proposed development would be unavoidable. To reduce visual impacts during construction, decorative screen hoarding shall be erected during the construction period to screen off the construction activities. New tree planting at the podium level (+41.5mPD) and roadside tree planting are proposed at-grade. These would effectively reduce the visual impact brought about by the building mass and soften the hard edges.

Control of Development Heights and Massing

- 9.5.4 The proposed development has been designed to follow a height profile which is similar to the existing buildings in the Wong Tai Sin District (+145mPD and +120mPD for site A and B respectively.) Building disposition and massing control shall maximize the overall permeability of the area which shall also act to facilitate ventilation, allow sunlight penetration, and preserve views.

Visual Compatibility of the Proposed Development

- 9.5.5 The design and disposition of the proposed residential buildings are also determined by significant environmental concern. The overall setting of the proposed development, including building layouts and forms, materials, finishing (e.g. colour theme, pattern, texture), shall be carefully designed and effectuated to match the adjoining environment, in order to provide a compatible and aesthetically pleasing extension from the adjoining built-up areas.

Maximization of Greenery Provision

- 9.5.6 Other mitigation measures such as greening measures and facade treatments may be explored in the subsequent architectural detailed design stage. Greenery measures may include vertical greening, shrub planting and tree plantation at-grade and podium levels. This will further improve the overall aesthetics and visual interests of the proposed development.

Significance of Residual Visual Impact

- 9.5.7 With the introduction of the proposed visual mitigation measures in the design layout, it is anticipated that there would still be some visual changes to the adjacent public viewing points. Having considered the sensitivity of public viewers, the visual composition, the visual resources, the effects on public viewers and the effects visual resources, the proposed development will not generate significantly adverse visual impact to the surrounding areas. With the implementation of mitigation measures including compensatory planting, provision of aesthetically pleasing design of building structures, the residual impact of the proposed development will be alleviated in the view perceived from the identified VPs. The visual impacts of VP1 to VP4 are graded as moderately adverse; whereas VP5 is graded as slightly adverse. It will not detract the visual value attached to the views or have a significant impact to the existing visual amenity and resources nearby.
- 9.5.8 Other mitigation measures such as façade treatments may be explored in subsequent architectural detailed design stage to further improve the overall aesthetics and visual interests of the proposed development.
- 9.5.9 Efforts have been made to alleviate the potential visual impacts of the proposed development as far as possible. The proposed development has, in overall terms, no significant adverse visual impact to the surrounding areas. The proposed development will make a positive contribution to the supply of housing units and optimize land utilization.

9.6 Summary

- 9.6.1 The proposed site is currently used as a squatter area with some cooked food stalls and the proposed development at the site will involve resumption of private land and clearance of squatter area. The VE is bounded by the Chuk Yuen South Estate and Fung Wong San Tsuen to the north; the Fung Tak Park and Wong Tai Sin Fire Services Department Quarters to the east, the Upper Wong Tai Sin Estate to the west and all the high-rise residential buildings including Lions Rise to the south and the Lower Wong Tai Sin Estate to the west and to the south and extended to the building blocks within the Choi Hung Road Playground to the south. The visual resources of the site comprise of the open sky view, several open spaces and ridgeline of Lion Rock within the VE. The ridgeline of Lion Rock serves as one of the visual elements and backdrop enjoyed by various VSRs. Wong Tai Sin Temple and Good Wish Garden serve as key visual resources as landmarks for the area. The Chinese garden acts as a local landmark and the Chinese architectural style provides visual interest. In addition, Muk Lun Street Playground is also the key visual resource near the Site providing visual relief and sense of openness for the Site.
- 9.6.2 In summary, the visual impacts of the proposed development from all selected viewing points range from slightly to moderately adverse, depending on the viewing distances, visual sensitivity, visual composition, extent of visual obstruction, effect on public viewers and effect on visual resources. Efforts have been made to alleviate the potential visual impact of the proposed development as far as possible, albeit it is anticipated that some visual changes to the adjacent public viewing points may inevitably be induced. With the implementation of proposed mitigation measures, including screen planting and maximization of greenery provision, the proposed development has, in overall terms, no significant adverse visual impact to the surrounding areas. The proposed development will make a positive contribution to the supply of housing units and optimize land utilization.

10 AIR VENTILATION ASPECTS

10.1 General

- 10.1.1 Qualitative air ventilation assessment (AVA) of wind environments with the proposed YFL Development and nearby proposed housing development at the Wong Tai Sin Community Centre site have been carried out based on the development scheme by HKHS to assess the potential impacts arising from the Development Proposals from air ventilation perspectives.

10.2 Summary on Wind Availability and Air Ventilation Performance

Wind Availability

- 10.2.1 The annual prevailing winds for the YFL Site are mainly coming from NNE, E and ENE directions, with E and NNE winds being more predominate, while the summer wind are mainly coming from S, SSW, SW and E directions. The annual and summer prevailing winds towards the proposed development are shown in **60625506/TR16b/FIGURE 10.1**.

Existing Wind Environment

- 10.2.2 Despite being moderated and weakened by the high-rise hills and densely packed urban morphologies, the NNE annual wind would flow along Shatin Pass Road between the Chuk Yuen Estate and Our Lady of Maryknoll Hospital. The stream of wind would continue to flow towards Lung Cheung Road, passing through the YFL Site and the Wong Tai Sin Square. After flowing across the Lung Cheung Road, a portion of this wind will continue its flow along the Shatin Pass Road towards the Regions of San Po Kong, while another portion of the wind flow under the current condition may skim over the podium structure between Lung Fai House and Lung Kwong House to reach the WTSCC Site and Catholic Primary School as well as the Lung Wai House in Lower Wong Tai Sin Estate.
- 10.2.3 Owing to the high-rise and bulky morphologies of Fung Tak Estate, Plaza Hollywood and Lung Poon Court, the annual ENE and E wind from the open areas east to Fung Tak Estate would be limited along Fung Tak Road until reaching Fung Tak Park. The ENE prevailing wind would approach Ying Fung Lane after skimming over the Fung Tak Park and continue to flow across the YFL Site and Wong Tai Sin Square before reaching Lung Cheung Road. Meanwhile, the easterly wind will continue to flow along the Fung Tak Road after passing over the Fung Tak Park, and reach the northern portion of the YFL Site and Wong Tai Sin Temple.
- 10.2.4 The S and SSW summer winds flowing from the eastern portion of Morse Park would be channeled into the Lower Wong Tai Sin Estate via the air path of Tung Tau Tsuen Road, and directed towards the Temple Mall South Carpark A and reach the vicinity of WTSCC Site and towards Lung Fai House. Air under the S and SSW wind directions will flow from Choi Hung Road to the GIC areas near Chuk Yuen Estate along Shatin Pass Road, which is a major air path. Southerly quadrant wind would enter the Shatin Pass Road, crossing over the YFL Site and continue to flow into the region near Our Lady's Kindergarten.
- 10.2.5 The SW wind would approach the region near WTSCC Site from the open space of Morse Park, this portion of wind would be channeled into Lower Wong Tai Sin Estate via of Tung Tau Tsuen Road and be directed to the Temple Mall South Carpark A carpark and Lung Fai House located immediately west to Shatin Pass Road. In addition, the wind from Morse Park can also be channeled into the western portion of Lower Wong Tai Sin Estate and eventually stopped at the area near the existing Wong Tai Sin Community Centre. As a result, the existing wind availability at the YFL Site is anticipated to be relatively weak under the SW prevailing wind, when comparing to other prevailing wind directions.

Ventilation Performance of Proposed Scenario

- 10.2.6 Under the NNE wind, the wind wakes of the proposed developments within the YFL Site would reach Lung Cheung Road near Lower Wong Tai Sin Estate, as well as the Wong Tai Sin Square, which are located at the downstream areas. Muk Lun Street Playground is located at the downwind side of YFL Site A. The proposed developments within Site A will create greater shelter and generate wind wakes that will reach the park, reducing the wind availability under the Proposed Scenario as compared to the Baseline Scenario. The YFL Site abuts the air path along Shatin Pass Road, with the podia under the Proposed Scheme connected by a footbridge which is permeable underneath. As the Proposed Scheme within the Site does not step onto and obstruct the Shatin Pass Road by retaining podium separations of more than 25m in distance across the Shatin Pass Road, majority portion of NNE wind is still able to skim over or flow beneath the linked footbridge to reach eastern portion of Wong Tai Sin Square and flow across the Lung Cheung Road. Similar to that under the Baseline Scenario, after flowing across the Lung Cheung Road, this stream of wind flow would continue its way along Shatin Pass Road to reach the further downstream areas. This would help to maintain the wind environment at the areas near the Muk Lun Street Playground, Lung Fai House and the Lower Wong Tai Sin Estate.
- 10.2.7 The streams of local wind flow under the ENE/E prevailing wind directions are not likely to be altered under the Proposed Scenario as compared to the Baseline Scenario. The design of residential blocks and the podium beneath under the Proposed Scenario does not occupy whole Site B area by retaining an open ground at the northern section of it. No major obstruction to the easterly wind from Fung Tak Road is envisaged under the Proposed Scenario. Similar to the Baseline Scenario, the E/ENE prevailing wind flow along the Fung Tak Road may still reach the Wong Tai Sin Temple areas after flowing pass the open ground north to the Tower 1. In addition, separated podia linked by a footbridge are provided, with podium separation distance of approximately 15m. This allows the wind flow from Ying Fung Lane to penetrate Site A by flowing over / under the footbridge to reach Wong Tai Sin Square, Lung Cheung Road and its nearby regions and the Wong Tai Sin Temple areas. These good designs would help to minimize the wind impacts under the Proposed Scenario and attempt to maintain a wind environment as close as possible to the Baseline Scenario under the easterly quadrant prevailing wind directions. Moreover, the wind flow along Lung Cheung Road under ENE / E wind would not be affected by the proposed development layout within the Site. Same to the Baseline Scenario, the wind flow could still flow through the Muk Lun Street Playground and penetrate it to reach the eastern portion of Lower Wong Tai Sin Estate along Ching Tak Street near the Wong Tai Sin Community Centre.
- 10.2.8 Under the S/SSW wind, the wind flow could approach the Site via Shatin Pass Road south to the Lung Cheung Road. The incorporated podium separation of more than 25m in width across the Shatin Pass Road under the Development Proposal for the Site would still allow portions of wind flow to reach the area near Fung Tak EEP and Our Lady's Kindergarten at the downstream areas. Hence, the major air path of Shatin Pass Road is remained unobstructed, with non-alteration of the wind environment at north to the Site after the proposed developments when compared to the Baseline Scenario. Under the S/SSW wind, the wind flow from Shatin Pass Road south to the Site may skim over the Muk Lun Street Playground before crossing the Lung Cheung Road, after which the wind would be sheltered by Site A. As a result, the wind availability at region near the Kam Fat Building and Evergreen Tower would be reduced for the Proposed Scenario as compared to the Baseline Scenario under the SSW wind.
- 10.2.9 Owing to the shielding effect induced by the clusters of high-rise buildings in Lower Wong Tai Sin Estate, the SW wind flow may already be weakened before reaching the Site and its vicinity regions, resulting in a relatively low wind availability both under the Baseline Scenario and the Proposed Scenario. Hence, it is anticipated that the wind impacts under SW wind may not be as significant to those under other prevailing wind directions. Nevertheless, the construction of the proposed development within the Site will create shelter to the localized wind against the region to its northeast, such as the Kam Fat Building and Evergreen Tower. The wind availability at these regions is considered better under the Baseline Scenario compared to the Proposed Scenario because the SW wind could skim over the low-rise scattered squatters

under the current situation to reach these downstream areas. Weak localized SW wind flow originated from the local “ventilation breathing spaces”, which include Wong Tai Sin Square and the space between the Site and Wong Tai Sin Temple, may still able to flow via the open grounds north of Site B and via the podium separation of more than 25m between Site A and Site B along the Shatin Pass Road, before reaching the areas near Our Lady’s Kindergarten and Evergreen Tower/Kam Fat Building respectively. Therefore, it is anticipated with this proposed development, the wind environment between the Baseline Scenario and the Proposed Scenario would not result in great declination under the SW summer prevailing wind.

10.3 Potential Strategies for Future Design Optimization

- 10.3.1 The layout under the proposed development would keep the major air path unblocked under major prevailing wind directions. The design layout has incorporated several good design measures which include breaking up the podium between Tower 2 and Tower 3 to align with Ying Fung Lane, incorporate building separations and building setbacks as well as retaining the northern portion of YFL Site B as open ground. Apart from the above, the provision of a footbridge which is permeable beneath between Tower 1 and Tower 2 across Shatin Pass Road would promote the penetration of prevailing wind. Furthermore, the difference in building height profile of the proposed developments would promote vertical air movements. As a result, significant wind deterioration on district level after the construction of proposed development is not anticipated.

10.4 Summary

- 10.4.1 The proposed developments within the Site abuts the air path along the Shatin Pass Road as identified under the AVA Expert Evaluation for Tsz Wan Shan, Diamond Hill and San Po Kong Areas. In addition, the building layout design has incorporated several good design measures which include breaking up the podium between Tower 2 and Tower 3 to align with Ying Fung Lane, incorporate building separation between Tower 1 and Tower 2 across Shatin Pass Road, building separation between Tower 2 and 3, as well as retaining the northern portion of Site B as open ground. In addition, there are also building setbacks of the proposed Towers from Site boundaries. The proposed development within the Site would unlikely induce significant adverse air ventilation impacts on the surrounding pedestrian wind environment.
- 10.4.2 Moreover, several further mitigation measures are recommended for the Site, including the provision of permeable element at the center of the Site, reducing podium bulk, etc. These measures are suggested to be taken into consideration to further alleviate the wind environment in the further design stage.

11 LAND REQUIREMENT ASPECTS

11.1 Existing Land Uses

11.1.1 The Site, with a total area of about 1 ha, located at Wong Tai Sin district adjoining YFL, Shatin Pass Road and Lung Cheung Road. Chuk Yuen United Village (竹園聯合村), is located within the eastern portion of the Site and an existing parking area for medium to large vehicles adjoining Wong Tai Sin Public Transport Terminus is located within western portion of the Site. According to approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29, the Site is mainly zoned as “G/IC” and partly zoned as “Road”.

11.1.2 A large part of the eastern portion of the Site is currently occupied by squatter structures. Under the prevailing squatter control policy, squatter structures surveyed during the 1982 Squatter Control Survey (SCS) were allocated squatter survey numbers, but they remain unauthorised in nature. According to LandsD’s record as of 28 February 2020, there are totally 49 numbers of surveyed squatter structures in Chuk Yuen United Village.

11.1.3 A territory-wide squatter occupancy survey (SOS) was conducted by HD in 1984 to 1985 which recorded the personal particulars of the then residents of the surveyed domestic squatter structures registered in the Squatter Control Survey in 1982. No occupancy survey had been conducted by the Government after 1984-85. With the passage of time and given that Government does not prohibit the moving in-and-out of occupants of the 1982 surveyed squatter structures, no up-to-date information on the number of households and residents living in the surveyed domestic squatter structures in Chuk Yuen United Village were held by LandsD.

11.2 Land Requirement for Proposed Works

11.2.1 Based on the review of existing land status information as shown in **Figure no. 60625506/TR16b/FIGURE 2.3**, and the proposed development and infrastructure works described in **Section 3**, the proposed development boundary of the Site is adjusted and delineated as follows:-

- The eastern boundary of Site A will match with the western side of feature boundary of the existing retaining wall with feature no. 11 NE-A/R32 supporting YFL;
- The east-southern boundary of Site A will follow the alignment of existing chain link fence and railing such that the existing laneway between the Site and Hsin Kuang Centre would be maintained;
- The southern boundary of Site A runs along the edge of northern footpath section of Lung Cheung Road such that the existing footpath area would be maintained;
- The western and northern boundaries of Site A will generally follow the existing boundaries of the squatter area and the existing footpath along Shatin Pass Road would be maintained;
- The eastern boundary of Site B will match with the edge of western side of footpath of Shatin Pass Road;
- The east-northern boundary of Site B will follow the boundary of Wong Tai Sin PTT and Fung Tak EAP / EEP Building; and
- The western portion of Site B will follow the site boundary of Wong Tai Sin Folk Culture Area Project.

11.2.2 The vehicular access to the Site A is proposed to be located at YFL, while the vehicular access to the Site B is proposed to be located at the northern end near Fung Tak EAP / EEP Building connecting to the unnamed slip road.

11.2.3 Land requirement plans showing the proposed development boundary of the Site overdrawn on the land status plans obtained from LandsD in February 2021 are shown in **Figure no. 60625506/TR16b/FIGURE 11.1**.

11.3 Affected Government Land

11.3.1 Around 88% of the total area of the Site is Government land. Majority (~5,441 m²) of these areas are unleased / unallocated Government lands. The remaining areas include temporary GLA (~728 m²) and STT (~2,797 m²) located within the Site respectively. In order to provide land for the Development, termination / cancellation of the GLA and STT with advance notice would be required. 6 months' notice of cancellation at any time for GLA and termination with 3 calendar months' notice in writing for STT would be required.

11.3.2 Land status and available information of the affected permanent GLA, temporary GLA and STT are summarized in **Table 11.1** below.

Table 11.1 Affected Government Land Lot

Drawing No.	GLA No. / STT No.	Allocated Department / Tenant	Approx. Area (m ²)	Current Land Use / Remarks
FIGURE 11.1	GLA-TRD 42 (SITE 2)	HyD	93	Wong Tai Sin PTT; Southern end of the GLA would be required for Development
FIGURE 11.1	GLA-TNK 972	LCSD	349	Temporary GLA subject to 6 months' notice of cancellation at any time; Park / Sitting Out Area / Open Space
FIGURE 11.1	GLA-TNK 1022	LCSD	247	Temporary GLA subject to 6 months' notice of cancellation at any time; Works Area
FIGURE 11.1	GLA-TNK 1727	FEHD	40	Temporary GLA subject to 6 months' notice of cancellation at any time; Latrine/Bath House
FIGURE 11.1	KX3015	Goldway Parking Limited	2,797	Purpose for a fee-paying public car-park for the parking of buses, light buses and goods vehicles which are currently licensed for use on public streets and roads; Western portion of the STT would be required for Development

11.4 Affect Private Land

11.4.1 17 nos. of private lots, all being OSL, are identified to be affected by the Development and are listed in **Table 11.2**. The total area is around 1,227 m² (in graphical area), accounting for about 12% of the area of the Site. In order to provide land for the Development, land resumption procedure under the Lands Resumption Ordinance (Cap. 124) would be required for resumption of the private land.

Table 11.2 Affected Private Land

Drawing No.	Lot No. (OSL, Survey District No. 1)	Description of the Lots ⁽¹⁾	Approx. Area (m ²)	Occupied by building / structure?
FIGURE 11.1	7159	Agricultural, Building	218	Yes
FIGURE 11.1	7160 RP	Agricultural, Building	83	Yes
FIGURE 11.1	7160 s.A	Agricultural, Building	73	Yes
FIGURE 11.1	7163 s.A ss.1	Agricultural	79	Yes
FIGURE 11.1	7163 RP	Agricultural	72	Yes
FIGURE 11.1	7164	Building	56	Yes
FIGURE 11.1	7166 ⁽³⁾	Building	31	Yes
FIGURE 11.1	7167 ⁽³⁾	Building	31	Yes
FIGURE 11.1	7168 s.A	Building	41	Yes
FIGURE 11.1	7169 s.A RP	Agricultural, Building	93	Yes
FIGURE 11.1	7169 s.A ss.3	Agricultural, Building	46	Yes
FIGURE 11.1	7169 RP	Agricultural, Building	75	Yes
FIGURE 11.1	7170 s.A	Building	20	No
FIGURE 11.1	7170 RP	Building	45	Yes
FIGURE 11.1	7178 s.A	Building	33	No
FIGURE 11.1	7180 s.A	Agricultural, Building	4	No
FIGURE 11.1	7188	Agricultural	227	Yes

Note:

(1) The information is extracted from Integrated Registration Information System, The Land Registry (<https://www1.iris.gov.hk/eservices/common/selectuser.jsp>).

11.5 Affected Buildings / Structures

11.5.1 The existing structures of FEHD's latrine/bath house and the existing structures within the temporary GLA allocated to LCSD should be removed after cancellation of the temporary GLA.

11.5.2 Also, the existing squatter structures on the affected government land and private land would require clearance as a result of the Development. In this regard, the Government announced measures to revise the ex-gratia compensation and rehousing (C&R) arrangements for domestic occupants in squatter structures and business undertakings affected by the Government development clearance exercises in May 2018. The Finance Committee of the Legislative Council also endorsed the new measures in July 2018. Ex-gratia allowances and rehousing arrangement would be applicable to the occupants subject to their fulfilment of the eligibility criteria set out by the Government.

11.5.3 In addition, it is identified that there is a bridge segment of the previous footbridge, which is maintained by HAD, located at the southern end of the eastern portion of the Site. District Facilities Management Committee (DFMC) of the 5th term of WTSDC endorsed funding for the

"Beautification works to the former Hsin Kuang Bridge Remains" as proposed by the WTSDC Chairman, with an aim to preserving the bridge segment that signified the transport facilities history of Wong Tai Sin by converting it into a performance stage. However, the above proposal was cancelled on the DFMC meeting of the 6th term of WTSDC on 26 May 2020. As advised by HKHS, the bridge segment cannot be incorporated into the housing development due to the congested site environment. The relevant department should relocate the bridge segment timely prior to the handing over the Site. It could be relocated to the future Cultural Link, subject to further discussion with relevant project proponent in the next stage of the Project.

11.5.4 No re-provisioning / relocation of existing buildings or facilities is proposed.

11.6 Other Features

11.6.1 Due to the limited site area, it is anticipated the Development will inevitably involve removal of existing trees. No old and valuable tree (OVT) is identified within the Site. 7 nos. of existing trees with trunk diameter equals to about 1m are found within the Site. The trees are defined as tree of particular interest in terms of its mature size. Separate submission of tree treatment proposal will be made to detail the preservation, transplanting, felling and/or compensatory proposal of the affected trees with the Site.

11.7 Tentative Programme

11.7.1 According to LandsD's experience, a lead time of about 12 months would be required for land acquisition and site clearance after obtaining Executive Council's authorization and securing with funding from Finance Committee if the number of affected households is about 100, subject to provision of adequate staff resources.

11.7.2 Taking into consideration of the above time constraint and the target commencement date of Infrastructure Works, the zoning amendment shall commence at Q2 2022 and the land resumption and clearance procedure shall commence no later than 2023/2024. According to the latest progress of the Project, freezing survey is anticipated to be conducted in 2022 at the earliest. Funding application shall commence at about 2023/24 and the land resumption shall commence at 2023/24.

12 CONCLUSION

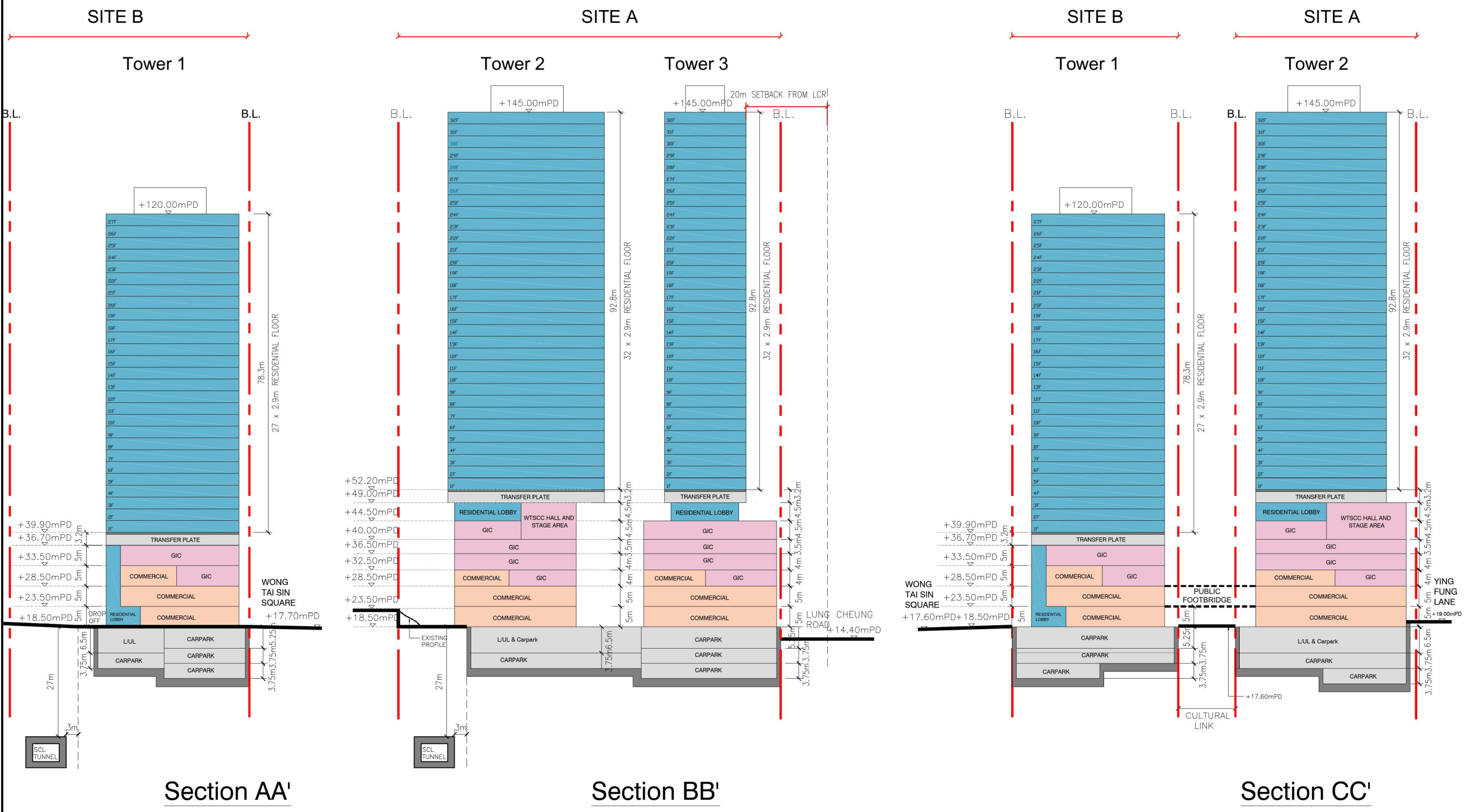
- 12.1.1 After conducting various technical assessments on the proposed Development and Infrastructure Works at YFL Development, with cumulative technical impacts from WTSCC developments, it is concluded that no insurmountable impact has been aroused from the proposed YFL Development and it is technically feasible in terms of traffic, infrastructure, geotechnical, site formation, environmental, landscape, visual, air ventilation and land requirement, subject to the implementation of the recommended mitigation measures and improvement works.

Appendix A

***Notional Scheme of Proposed Public
Housing Development at YFL by HKHS
(Development Scheme for
Technical Assessment Only)***



ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:
6/28/2021
Plot File by: ou.y



AECOM

PROJECT
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENTS AT WONG TAI SIN - FEASIBILITY STUDY

CLIENT
土木工務發展局
Civil Engineering and Development Department

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS
分判工程師有限公司

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS
待批

SCALE
A3 1: 1000

DIMENSION UNIT
METRES

KEY PLAN
索引圖

PROJECT NO.
項目編號
60625506

AGREEMENT NO.
協議編號
CE 32/2019(CE)

SHEET TITLE
圖紙名稱
NOTIONAL SCHEME BY HKHS (CYUV)

SHEET NUMBER
圖紙編號
APPENDIX A

SHEET 2 OF 2

Appendix B
Tree Assessment Schedule

Drawing No.	Tree No.	Photo No.	Species		Measurements			Amenity Value	Form	Health	Structural condition	Suitability for Transplanting		Conservation Status	Recommendation	Justification	Maintenance department to provide comments on TPRP		Additional Remarks
			Scientific name	Chinese name	Height (m)	DBH (mm)	Crown spread (m)	(high(H)/medium(M)/low(L))	(good(G)/average(A)/poor(P))		(high(H)/medium(M)/low(L))	Remarks	(retain/transplant/remove)		Before		After		
60625506/TR13b-01	T-0001	T-0001	<i>Ficus subpisocarpa</i>	筆管榕	8	350	7	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	HD	Cavity on branch; Cavity on trunk; Restricted root; Co-dominant trunks; Trunk topped; Trunk leaning
60625506/TR13b-01	T-0002	T-0002	<i>Dimocarpus longan</i>	龍眼	9	436	7	M	F	F	F	L	b	Nil	Remove	conflicted with site formation	LandsD	-	Girdling root; Restricted root; Truncated branch
60625506/TR13b-01	T-0003	T-0003	<i>Clausena lansium</i>	黃皮	6	154	5	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Co-dominant trunks; Crack on branch; Mesh in trunk; Restricted root; Truncated branch
60625506/TR13b-01	T-0004	T-0004	<i>Clausena lansium</i>	黃皮	6	131	4	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Co-dominant trunks; Inrolled crack on trunk_1; Inrolled crack on trunk_2; Restricted root
60625506/TR13b-01	T-0005	T-0005	<i>Plumeria rubra</i>	雞蛋花	5	102	3	L	P	F	P	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Cavity on trunk; Co-dominant trunks; Restricted root; Trunk topped; Wire embedded in trunk_1; Wire embedded in trunk_2
60625506/TR13b-01	T-0006	T-0006	<i>Ligustrum sinense</i>	山指甲	5	121	3	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Branch crooked; Mesh in trunk; Restricted root; Wire in trunk;
60625506/TR13b-01	T-0007	T-0007	<i>Litsea glutinosa</i>	潺槁樹	6	207	6	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Mesh in trunk; Restricted root; Unbalance crown
60625506/TR13b-01	T-0008	T-0008	<i>Ficus religiosa</i>	菩提樹	13	924	11	M	F	F	F	L	b, c, h	Nil	Remove	conflicted with site formation	LandsD	-	Abnormal bark crack on trunk; Restricted root; Truncated branch
60625506/TR13b-01	T-0009	T-0009	<i>Ficus microcarpa</i>	細葉榕	14	1019	13	M	F	F	P	L	b, c, h	DBH>1m	Retain	-	LandsD	HKHS	Restricted root; Codominant trunks; Included bark; Mature tree over 1m DBH
60625506/TR13b-01	T-0010	T-0010	<i>Celtis sinensis</i>	朴樹	10	369	6	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root; Unbalance crown
60625506/TR13b-01	T-0011	T-0011	<i>Ficus microcarpa</i>	細葉榕	13	1115	16	L	P	F	P	L	a, b, c, h	DBH>1m	Remove	conflicted with site formation	LandsD	-	Branch on house; Mesh in trunk; Metal plate in trunk; Restricted root; Unbalance crown; Mature tree over 1m DBH
60625506/TR13b-01	T-0012	T-0012	<i>Mangifera indica</i>	芒果	9	478	5	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Branch conflicted with plate; Restricted root; Truncated branch; Trunk conflicted with plate
60625506/TR13b-01	T-0013	T-0013	<i>Ficus religiosa</i>	菩提樹	11	924	7	L	P	F	F	L	a, b, c, h	Nil	Remove	conflicted with site formation	LandsD	-	Items on branch; Restricted root; Truncated branch_1; Truncated branch_2; Trunk conflicted with frames; Unbalanced crown
60625506/TR13b-01	T-0014	T-0014	<i>Broussonetia papyrifera</i>	構樹	7	133	4	M	F	F	F	L	b	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root;
60625506/TR13b-01	T-0015	T-0015	<i>Broussonetia papyrifera</i>	構樹	8	134	6	M	F	F	F	L	b	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root;
60625506/TR13b-01	T-0016	T-0016	<i>Broussonetia papyrifera</i>	構樹	7	192	5	M	F	F	F	L	b	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root;
60625506/TR13b-01	T-0017	T-0017	<i>Broussonetia papyrifera</i>	構樹	7	111	5	M	F	F	F	L	b	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root;
60625506/TR13b-01	T-0018	T-0018	<i>Plumeria rubra</i>	雞蛋花	5	248	5	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Co-dominant trunks; Restricted root
60625506/TR13b-01	T-0019	T-0019	<i>Ligustrum sinense</i>	山指甲	6	229	4	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Crossed branches; Mesh in trunk; Metal plate in branch; Restricted root; Truncated branches; Truncated trunk; Wound on trunk
60625506/TR13b-01	T-0020	T-0020	<i>Ficus religiosa</i>	菩提樹	10	669	7	M	F	F	F	L	b	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root
60625506/TR13b-01	T-0021	T-0021	<i>Bombax ceiba</i>	木棉	5	160	4	L-M	P	F	P	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks; Restricted root; Wound on trunk
60625506/TR13b-01	T-0022	T-0022	<i>Averrhoa carambola</i>	楊桃	3	134	2	L	P	F	P	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Abnormal bark crack on trunk; Leaning trunk; Restricted root; Trunk crooked
60625506/TR13b-01	T-0023	T-0023	<i>Prunus persica</i>	桃	5	156	3	L	P	F	P	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Crack on branch; Crossed branches; Restricted root; Trunk bending
60625506/TR13b-01	T-0024	T-0024	<i>Eriobotrya japonica</i>	枇杷	7	175	4	M	F	F	F	L	b	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root
60625506/TR13b-01	T-0025	T-0025	<i>Ficus benjamina</i>	垂葉榕	12	1019	10	L	P	F	P	L	a, b, c, h	DBH>1m	Remove	conflicted with site formation	LandsD	-	Mesh in trunk; Restricted root; Trunk conflicted with plates; Unbalance crown; Mature tree over 1m DBH
60625506/TR13b-01	T-0026	T-0026	<i>Melia azedarach</i>	苦楝	9	382	9	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Metal bar in trunk; Restricted root; Trunk bending; Trunk conflicted with mesh
60625506/TR13b-01	T-0027	T-0027	<i>Ficus religiosa</i>	菩提樹	12	892	14	M	F	F	F	L	b, h	Nil	Remove	conflicted with site formation	LandsD	-	Metal plate in trunk; Restricted root
60625506/TR13b-01	T-0028	T-0028	<i>Ficus subpisocarpa</i>	筆管榕	8	560	9	M	F	F	F	L	b	Nil	Remove	conflicted with site formation	LandsD	-	Metal bar in trunk; Restricted root; Trunk conflicted with plates
60625506/TR13b-01	T-0029	T-0029	<i>Macaranga tanarius</i>	血桐	8	414	9	L	P	F	F	L	a, c	Nil	Remove	conflicted with site formation	LandsD	-	Abnormal bark crack on trunk; Decay on branch; Unbalance crown; Wound on branch
60625506/TR13b-01	T-0030	T-0030	<i>Ligustrum sinense</i>	山指甲	6	151	4	L	F	F	P	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Crossed branches; Decay on trunk; Restricted root

Appendix B - Tree Assessment Schedule

Drawing No.	Tree No.	Photo No.	Species		Measurements			Amenity Value	Form	Health	Structural condition	Suitability for Transplanting		Conservation Status	Recommendation	Justification	Maintenance department to provide comments on TPRP		Additional Remarks
			Scientific name	Chinese name	Height (m)	DBH (mm)	Crown spread (m)	(high(H)/medium(M)/low(L))	(good(G)/average(A)/poor(P))			(high(H)/medium(M)/low(L))	Remarks				Before	After	
60625506/TR13b-01	T-0031	T-0031	<i>Ficus religiosa</i>	菩提樹	9	303	6	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root; Trunk bending
60625506/TR13b-01	T-0032	T-0032	<i>Carica papaya</i>	番木瓜	7	150	2	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Multiple attachments; Restricted root
60625506/TR13b-01	T-0033	T-0033	<i>Ficus religiosa</i>	菩提樹	7	175	5	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Co-dominant trunks; Mesh in trunk
60625506/TR13b-01	T-0034	T-0034	<i>Ficus hispida</i>	對葉榕	5	115	4	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Broken branch; Co-dominant trunks; Restricted root; Mesh in trunk, Trunk leaning
60625506/TR13b-01	T-0035	T-0035	<i>Carica papaya</i>	番木瓜	5	150	2	L	F	F	P	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Girdling root; Restricted root
60625506/TR13b-01	T-0036	T-0036	<i>Syzygium jambos</i>	蒲桃	4	134	4	L	P	F	F	L	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Decay on branch; Metal bar in trunk; Restricted root; Trunk leaning
60625506/TR13b-01	T-0037	T-0037	<i>Elaeocarpus japonicus</i>	杜英	7	159	3	L-M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Trunk bending
60625506/TR13b-01	T-0038	T-0038	<i>Elaeocarpus japonicus</i>	杜英	7	217	5	L-M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple attachments; Unbalance crown
60625506/TR13b-01	T-0039	T-0039	<i>Phoenix roebelenii</i>	江邊刺葵	2	96	1	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Nil
60625506/TR13b-01	T-0040	T-0040	<i>Phoenix roebelenii</i>	江邊刺葵	2	121	2	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Sign of borer on trunk
60625506/TR13b-01	T-0041	T-0041	<i>Phoenix roebelenii</i>	江邊刺葵	2	121	2	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Sign of borer on trunk
60625506/TR13b-01	T-0042	T-0042	<i>Phoenix roebelenii</i>	江邊刺葵	2	115	2	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Nil
60625506/TR13b-01	T-0043	T-0043	<i>Phoenix roebelenii</i>	江邊刺葵	2	127	2	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Nil
60625506/TR13b-01	T-0044	T-0044	<i>Phoenix roebelenii</i>	江邊刺葵	2	111	2	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Nil
60625506/TR13b-01	T-0045	T-0045	<i>Phoenix roebelenii</i>	江邊刺葵	2	127	2	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Nil
60625506/TR13b-01	T-0046	T-0046	<i>Phoenix roebelenii</i>	江邊刺葵	2	134	2	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Nil
60625506/TR13b-01	T-0047	T-0047	<i>Phoenix roebelenii</i>	江邊刺葵	2	127	2	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Nil
60625506/TR13b-01	T-0048	T-0048	<i>Phoenix roebelenii</i>	江邊刺葵	2	111	2	M	F	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Sign of borer on trunk
60625506/TR13b-01	T-0049	T-0049	<i>Mangifera indica</i>	芒果	4	255	3	L	P	P	P	M	a, b, c, f	Nil	Remove	conflicted with site formation	LandsD	-	Branch abrupt bend; Decay on branch
60625506/TR13b-01	T-0050	T-0050	<i>Citrus maxima</i>	柚	7	153	4	M	F	F	F	M	b	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root
60625506/TR13b-01	T-0051	T-0051	<i>Averrhoa carambola</i>	楊桃	6	121	4	L	P	F	F	M	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Crossed trunks; Multiple trunks; Restricted root; Trunk conflicted with wall
60625506/TR13b-01	T-0052	T-0052	<i>Clausena lansium</i>	黃皮	7	223	4	L	P	F	F	M	a, c	Nil	Remove	conflicted with site formation	LandsD	-	Co-dominant trunks
60625506/TR13b-01	T-0053	T-0053	<i>Morus alba</i>	桑	9	271	5	L	P	F	F	M	a, b, c	Nil	Remove	conflicted with site formation	LandsD	-	Crossed branches; Restricted root
60625506/TR13b-01	T-0054	T-0054	<i>Leucaena leucocephala</i>	銀合歡	6	96	3	L	F	F	F	M	a, b, g	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root
60625506/TR13b-01	T-0055	T-0055	<i>Morus alba</i>	桑	8	287	6	M	F	F	F	M	b	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root; Trunk conflicted with rock
60625506/TR13b-01	T-0056	T-0056	<i>Ficus religiosa</i>	菩提樹	13	1000	10	L	F	F	P	L	a, b, c, h	DBH>1m	Remove	conflicted with site formation	LandsD	-	Broken branch; Items on branch; Metal bar in branch; Restricted root; Mature tree over 1m DBH
60625506/TR13b-01	T-0057	T-0057	<i>Ficus subpisocarpa</i>	筆管榕	8	318	7	M	F	F	F	L	b	Nil	Remove	conflicted with site formation	LandsD	-	Restricted root
60625506/TR13b-01	T-0058	T-0058	<i>Chrysalidocarpus lutescens</i>	散尾葵	4	135	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Chairs locked on trunk; Multiple trunks
60625506/TR13b-01	T-0059	T-0059	<i>Chrysalidocarpus lutescens</i>	散尾葵	4	124	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Co-dominant trunks
60625506/TR13b-01	T-0060	T-0060	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	123	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks; Trunk topped
60625506/TR13b-01	T-0061	T-0061	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	118	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0062	T-0062	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	130	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0063	T-0063	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	141	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0064	T-0064	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	158	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0065	T-0065	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	124	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0066	T-0066	<i>Chrysalidocarpus lutescens</i>	散尾葵	2	112	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0067	T-0067	<i>Chrysalidocarpus lutescens</i>	散尾葵	2	148	4	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0068	T-0068	<i>Chrysalidocarpus lutescens</i>	散尾葵	2	153	4	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks

Appendix B - Tree Assessment Schedule

Drawing No.	Tree No.	Photo No.	Species		Measurements			Amenity Value	Form	Health	Structural condition	Suitability for Transplanting		Conservation Status	Recommendation	Justification	Maintenance department to provide comments on TPRP		Additional Remarks
			Scientific name	Chinese name	Height (m)	DBH (mm)	Crown spread (m)	(high(H)/medium(M)/low(L))	(good(G)/average(A)/poor(P))			(high(H)/medium(M)/low(L))	Remarks		(retain/transplant/remove)		Before	After	
60625506/TR13b-01	T-0069	T-0069	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	165	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0070	T-0070	<i>Chrysalidocarpus lutescens</i>	散尾葵	2	111	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0071	T-0071	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	126	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks; Wound on trunk
60625506/TR13b-01	T-0072	T-0072	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	142	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0073	T-0073	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	150	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0074	T-0074	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	110	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Co-dominant trunks
60625506/TR13b-01	T-0075	T-0075	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	121	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0076	T-0076	<i>Chrysalidocarpus lutescens</i>	散尾葵	3	139	2	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks
60625506/TR13b-01	T-0077	T-0077	<i>Chrysalidocarpus lutescens</i>	散尾葵	2	115	3	M	P	F	F	M	d	Nil	Remove	conflicted with site formation	LCSD	-	Multiple trunks; Pruned trunks
60625506/TR13b-01	T-0078	T-0078	<i>Cinnamomum camphora</i>	樟樹	6	430	7	L	P	F	P	L	a, c, d, f, h	Nil	Remove	conflicted with site formation	LandsD	-	pruned trunk, asymmetric crown
60625506/TR13b-01	T-0079	T-0079	<i>Cinnamomum camphora</i>	樟樹	6	541	7	M	P	F	F	L	c, d, f, h	Nil	Remove	conflicted with site formation	LandsD	-	broken trunk, suppress by T-0080
60625506/TR13b-01	T-0080	T-0080	<i>Ficus elastica</i>	印度榕	8	1369	14	L	F	F	F	L	Nil	DBH>1m	Retain	conflicted with site formation	LandsD	HKHS	aerial roots attached to trunk and ground
60625506/TR13b-01	T-0081	T-0081	<i>Ficus microcarpa</i>	細葉榕	8	1019	14	L	F	F	F	L	Nil	DBH>1m	Retain	conflicted with site formation	LandsD	HKHS	aerial roots attached to trunk and ground
60625506/TR13b-01	T-0082	T-0082	<i>Bombax ceiba</i>	木棉	6	159	4	L	F	F	P	L	a, h	Nil	Remove	conflicted with site formation	LandsD	-	grows on slope, conflicts with metal fence
60625506/TR13b-01	T-0083	T-0083	<i>Ficus religiosa</i>	菩提樹	5	191	6	L	F	F	P	L	a, h	Nil	Remove	conflicted with site formation	LandsD	-	grows on slope, conflicts with metal fence
60625506/TR13b-01	T-0084	T-0084	<i>Bombax ceiba</i>	木棉	6	236	6	M	F	F	P	L	c, f, h	Nil	Remove	conflicted with site formation	LandsD	-	grows on slope, conflicts with metal fence
60625506/TR13b-01	T-0085	T-0085	<i>Ficus subpisocarpa</i>	筆管榕	6	931	7	L	F	F	P	L	a, c, f, h	Nil	Remove	conflicted with site formation	LandsD	-	grows on slope, conflicts with metal fence, roots exposed, 9 nos. of multiple trunks
60625506/TR13b-01	T-0086	T-0086	<i>Bombax ceiba</i>	木棉	6	236	6	L	F	F	P	L	a, c, h	Nil	Remove	conflicted with site formation	LandsD	-	grows on slope, conflicts with metal fence, roots exposed, growing together with T-0084, T-0085
60625506/TR13b-01	T-0087	T-0087	<i>Ficus religiosa</i>	菩提樹	6	1880	8	M	G	F	P	L	c, d, f, h	DBH>1m	Remove	conflicted with site formation	LandsD	-	grows on slope, root exposed, 8 nos. of multiple trunks

Remarks for Suitability for Transplanting

- (a) Low amenity value;
(b) Irrecoverable form after transplanting (e.g. transplanting requires substantial crown and root pruning);
(c) Low chance of survival upon transplanting;
(d) Transplant with considering financial and technical constraint during investigation and design stage
(e) With evidence of over-maturity and onset of senescence;
(f) With poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits);
(g) Undesirable species (e.g. *Leucaena leucocephala* which is an invasive exotic and self-seeding tree); or
(h) Trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting (e.g. on steep slope)

Conservation status

- (A) The Protection of Endangered Species of Animals and Plants Ordinance (Cap.586)
(B) Forests and Countryside Ordinance (Cap. 96)
(C) Rare and Precious Plants of Hong Kong
(D) IUCN Red List of Threatened Species

Appendix C
Photographic Record of
Trees of Particular Interest

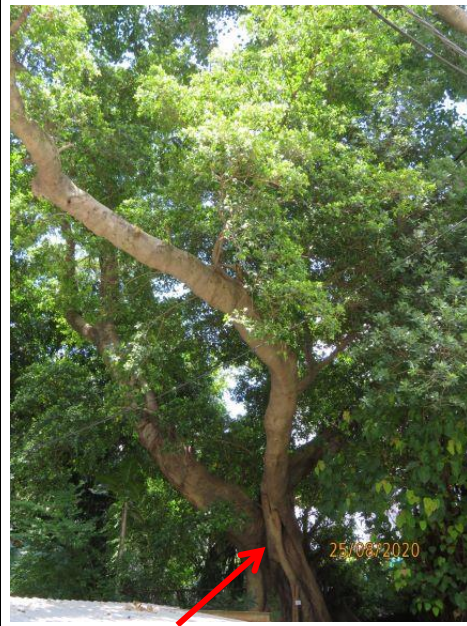


Photo No. 9 – YFL T-0009



Photo No. 11 – YFL T-0011



Photo No. 25 – YFL T-0025



Photo No. 56 – YFL T-0056



Photo No. 80 – YFL T-0080



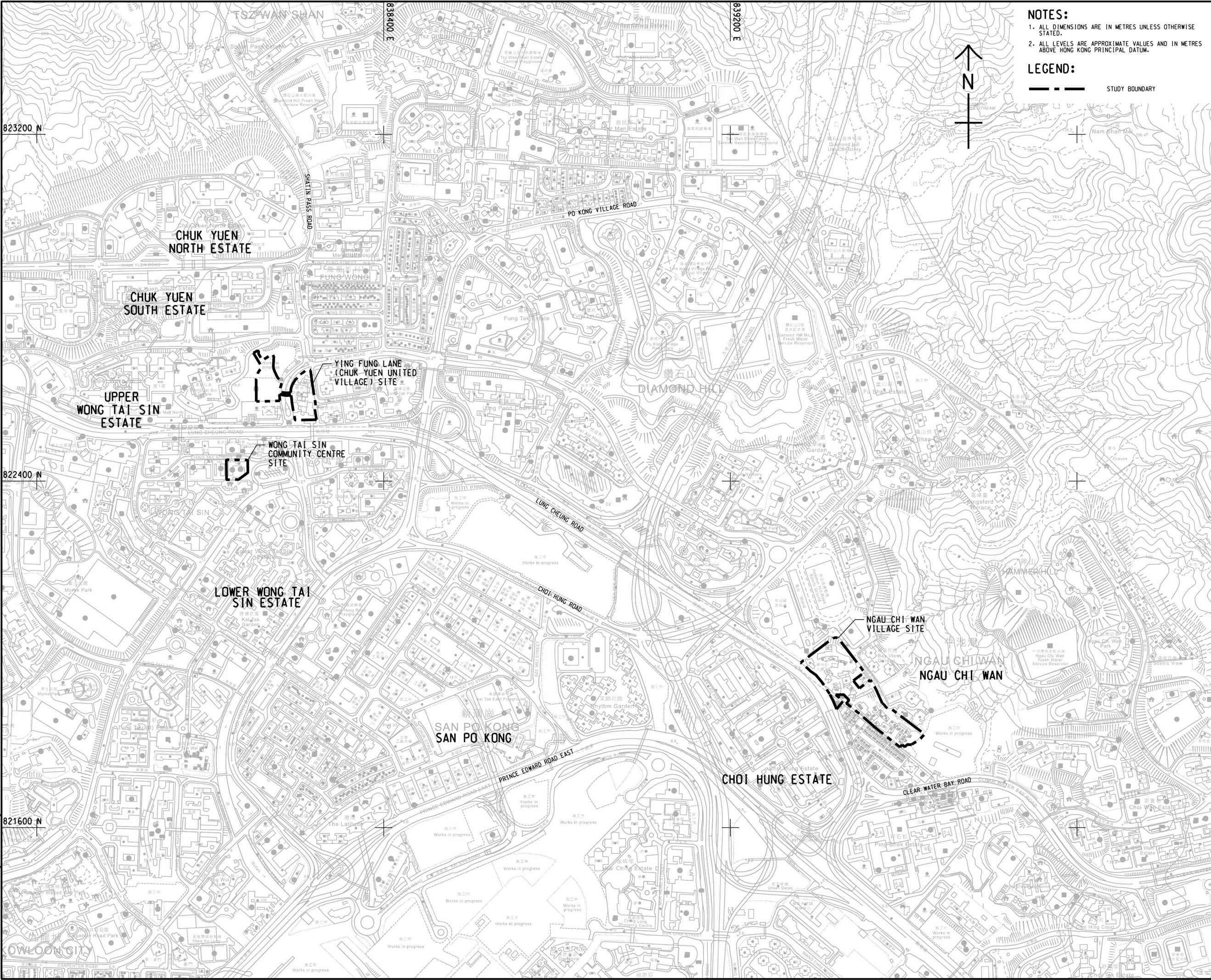
Photo No. 81 – YFL T-0081



Photo No. 87 – YFL T-0087

Figures

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Project Management Initials:
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LEGEND:

--- STUDY BOUNDARY

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STATUS
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SCALE
比例
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DIMENSION UNIT
尺寸單位
METRES

KEY PLAN
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PROJECT NO.
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60625506

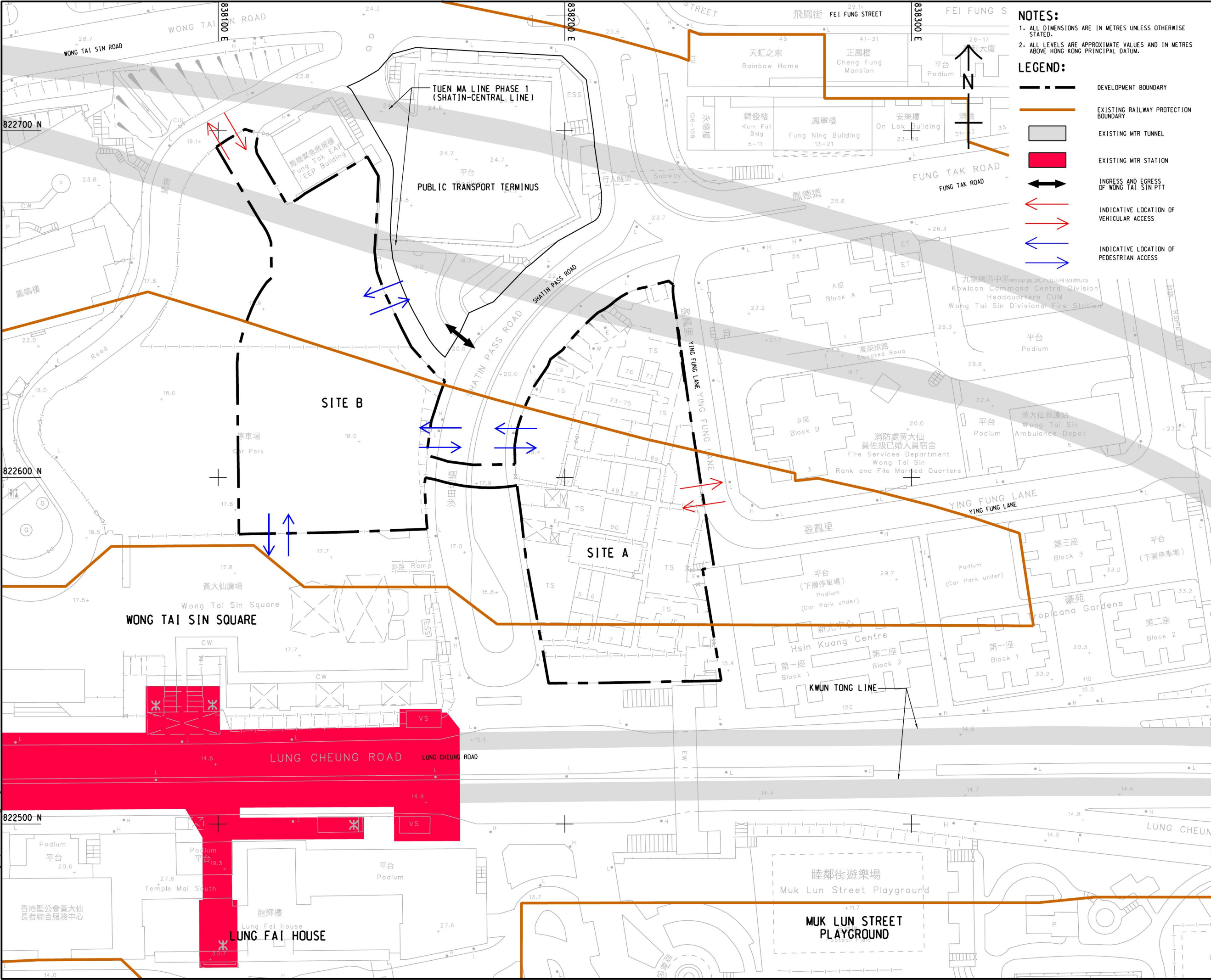
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圖紙名稱
GENERAL LAYOUT PLAN

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60625506/TR16b/FIGURE 1.1

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STATUS
階段

SCALE
比例
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尺寸單位
METRES

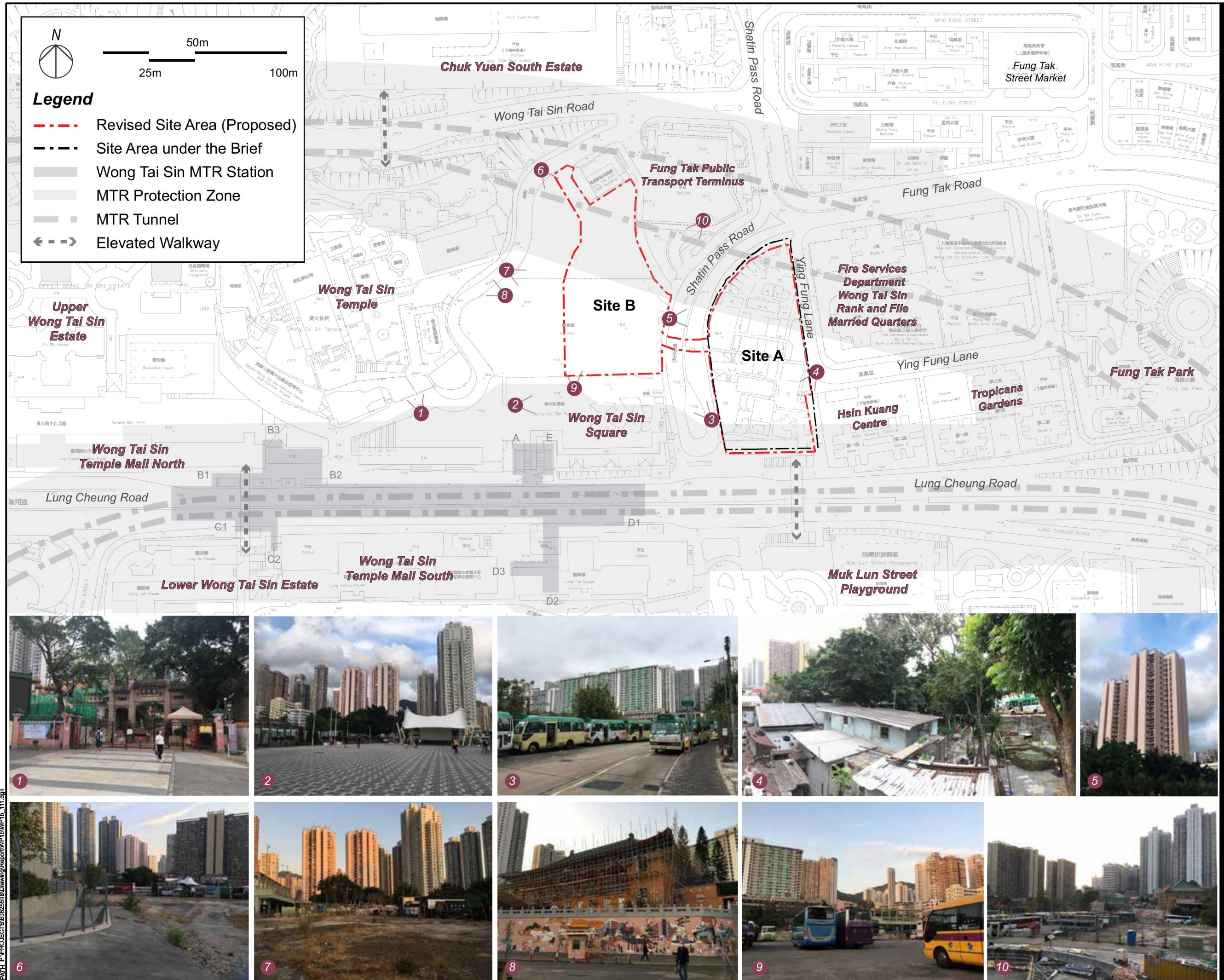
KEY PLAN
索引圖

PROJECT NO.
項目編號
60625506

AGREEMENT NO.
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CE 32/2019(CE)

SHEET TITLE
圖紙名稱
LOCATION PLAN OF YING FUNG LANE SITE

SHEET NUMBER
圖紙編號
60625506/TR16b/FIGURE 1.2

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STATUS
NR

SCALE

比例

A3 1 : 500

DIMENSION UNIT
尺寸單位

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圖紙名稱

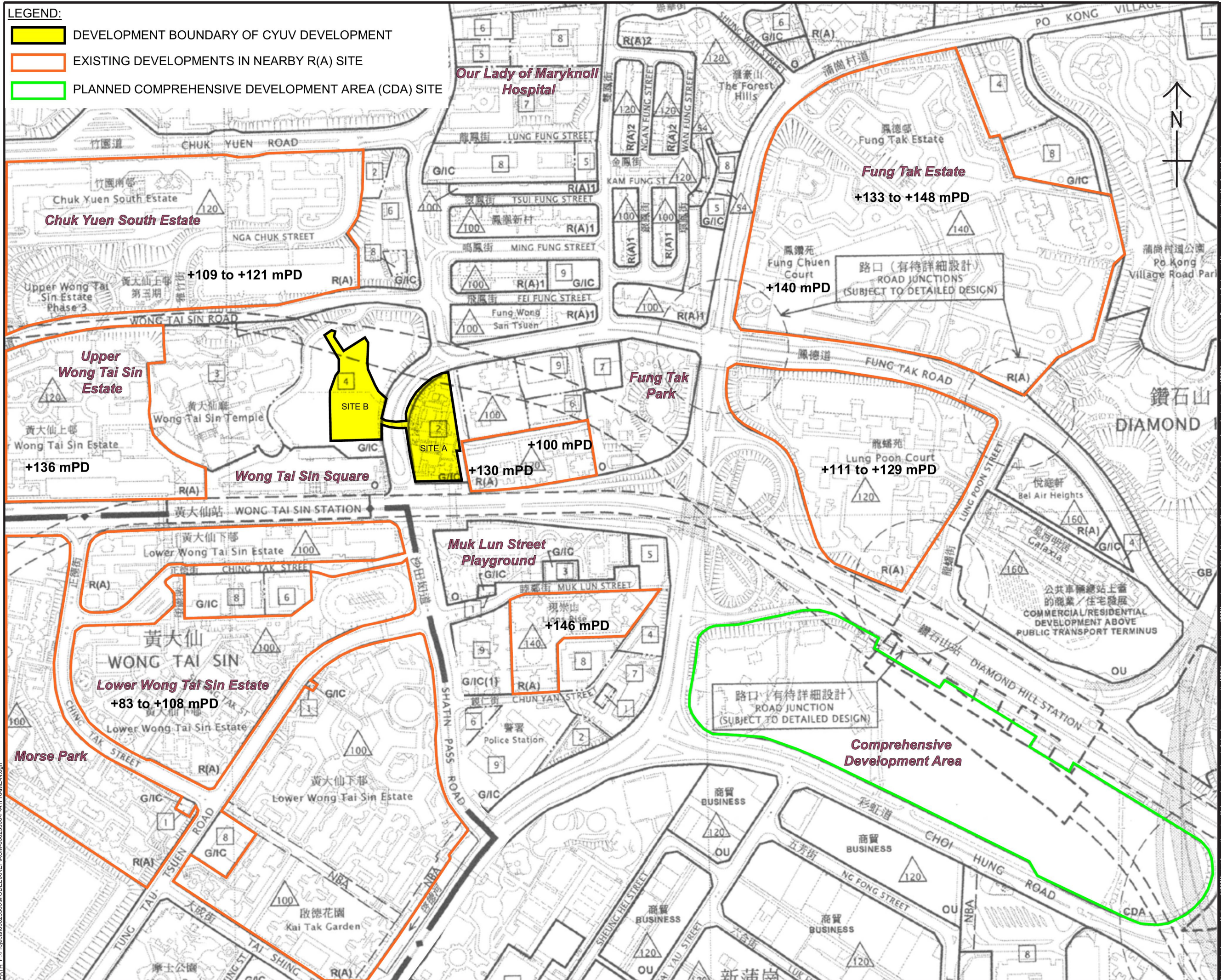
THE SITE AND SURROUNDING AREA

SHEET NUMBER

60625506/TR16b/FIGURE 2.1

LEGEND:

-  DEVELOPMENT BOUNDARY OF CYUV DEVELOPMENT
 EXISTING DEVELOPMENTS IN NEARBY R(A) SITE
 PLANNED COMPREHENSIVE DEVELOPMENT AREA (CDA) SITE



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STATUS

SCALE
比例

DIMENSION UNIT
尺寸單位

KEY PLAN

PROJECT NO. _____
and ITS Addenda

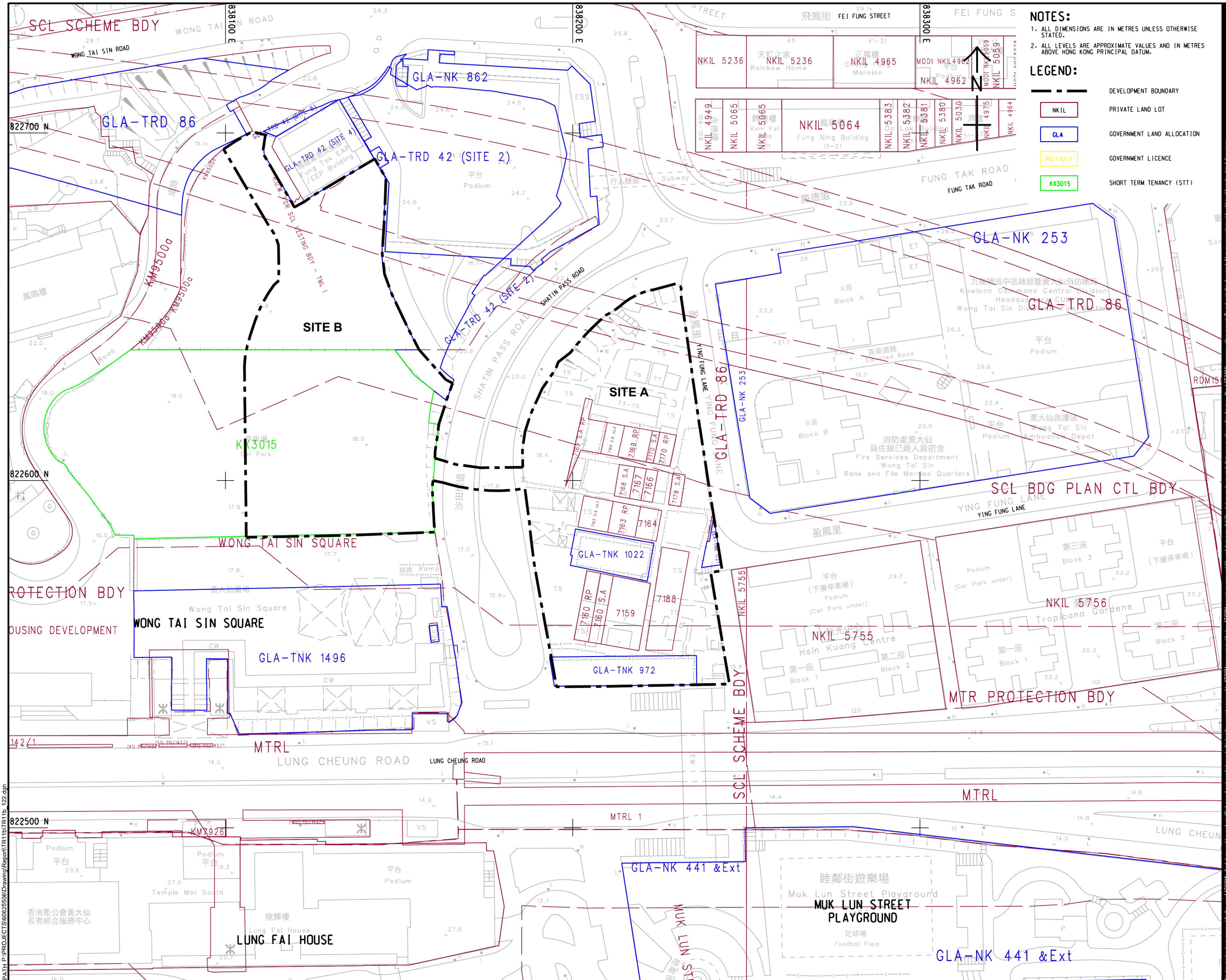
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SHEET TITLE
図紙名称

STATUTORY PLANNING CONTEXT

SHEET NUMBER

60625506/TR16b/FIGURE 2.2

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階段

SCALE 比例	DIMENSION UNIT 尺寸單位
A3 1 : 1000	METRES

KEY PLAN

索引圖

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60625506	CE 32/2019(CE

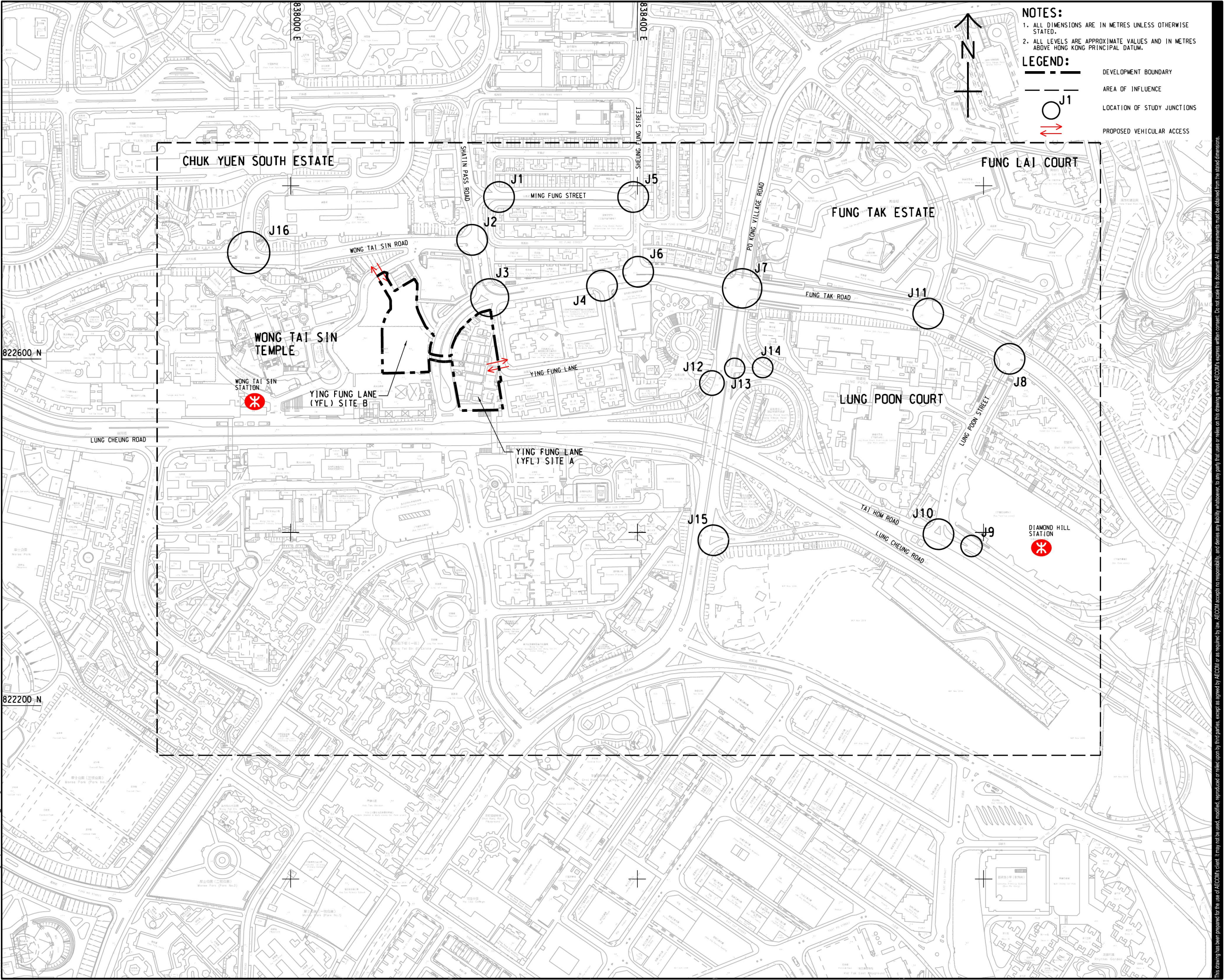
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LAND STATUS PLAN -
YING FUNG LANE SITE

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圖紙編號

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- LEGEND:**
- DEVELOPMENT BOUNDARY
 - AREA OF INFLUENCE
 - LOCATION OF STUDY JUNCTIONS
 - PROPOSED VEHICULAR ACCESS

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現狀

SCALE

比例

A3 1 : 4000

DIMENSION UNIT

尺寸單位

METRES

KEY PLAN

索引圖

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圖紙名稱

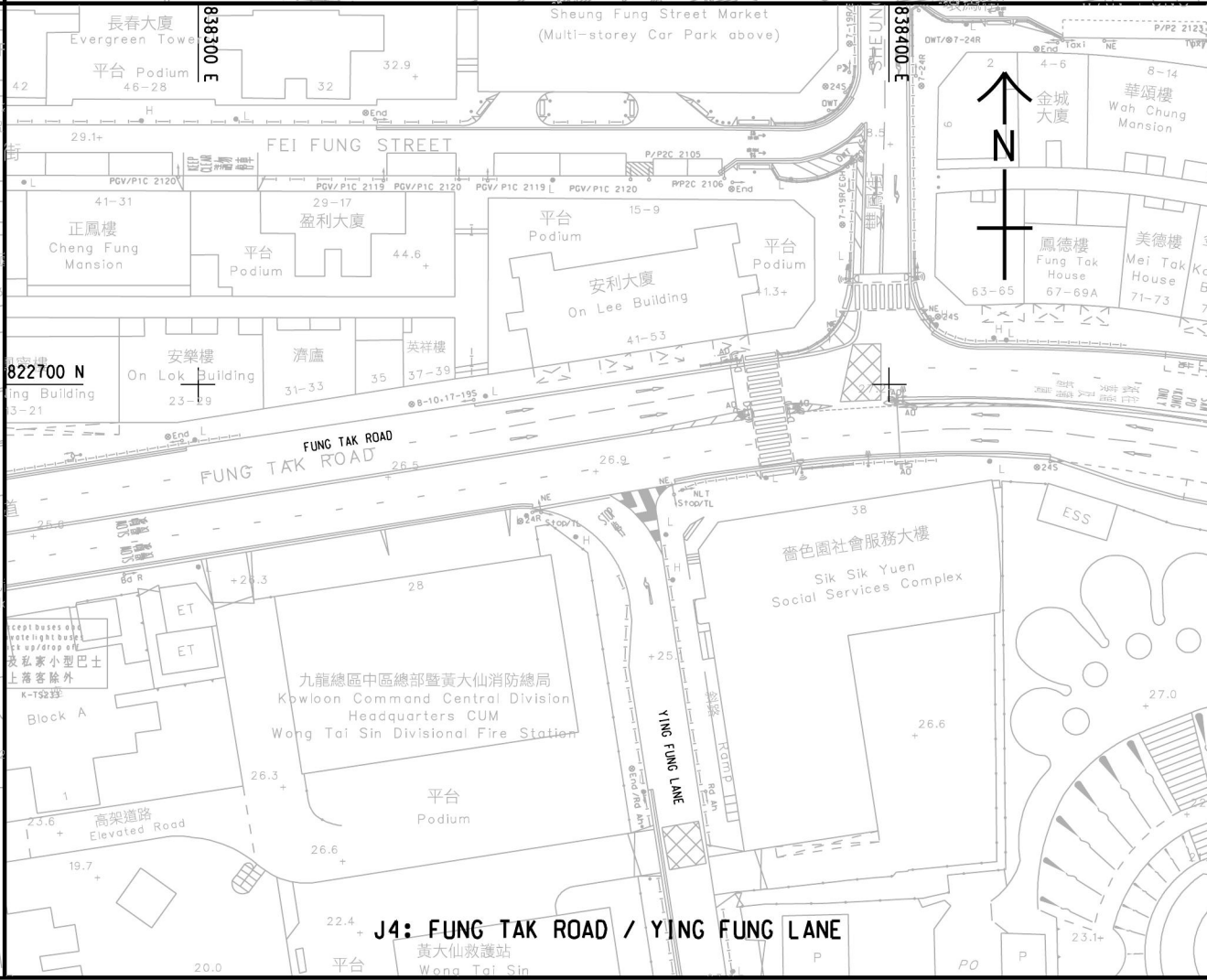
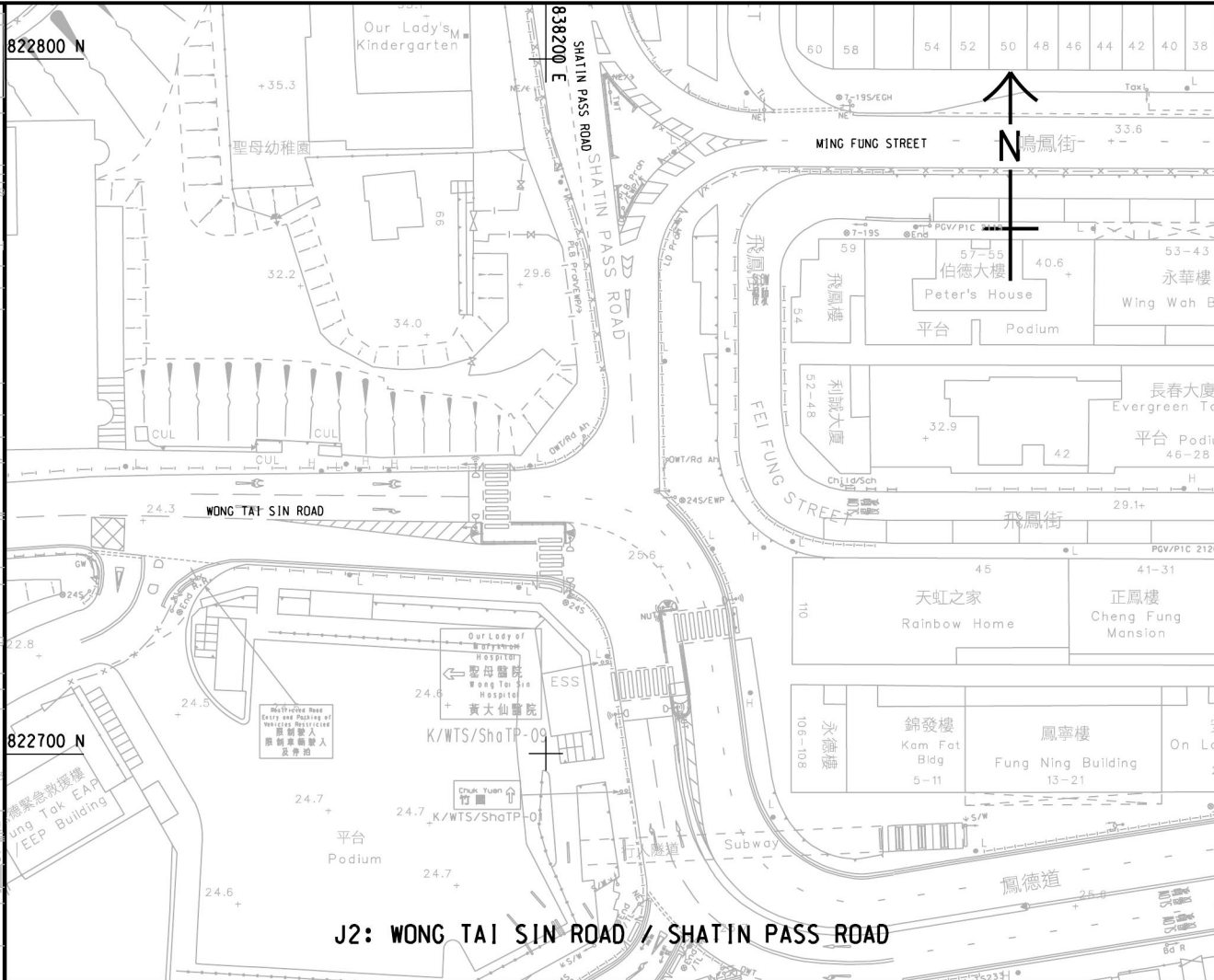
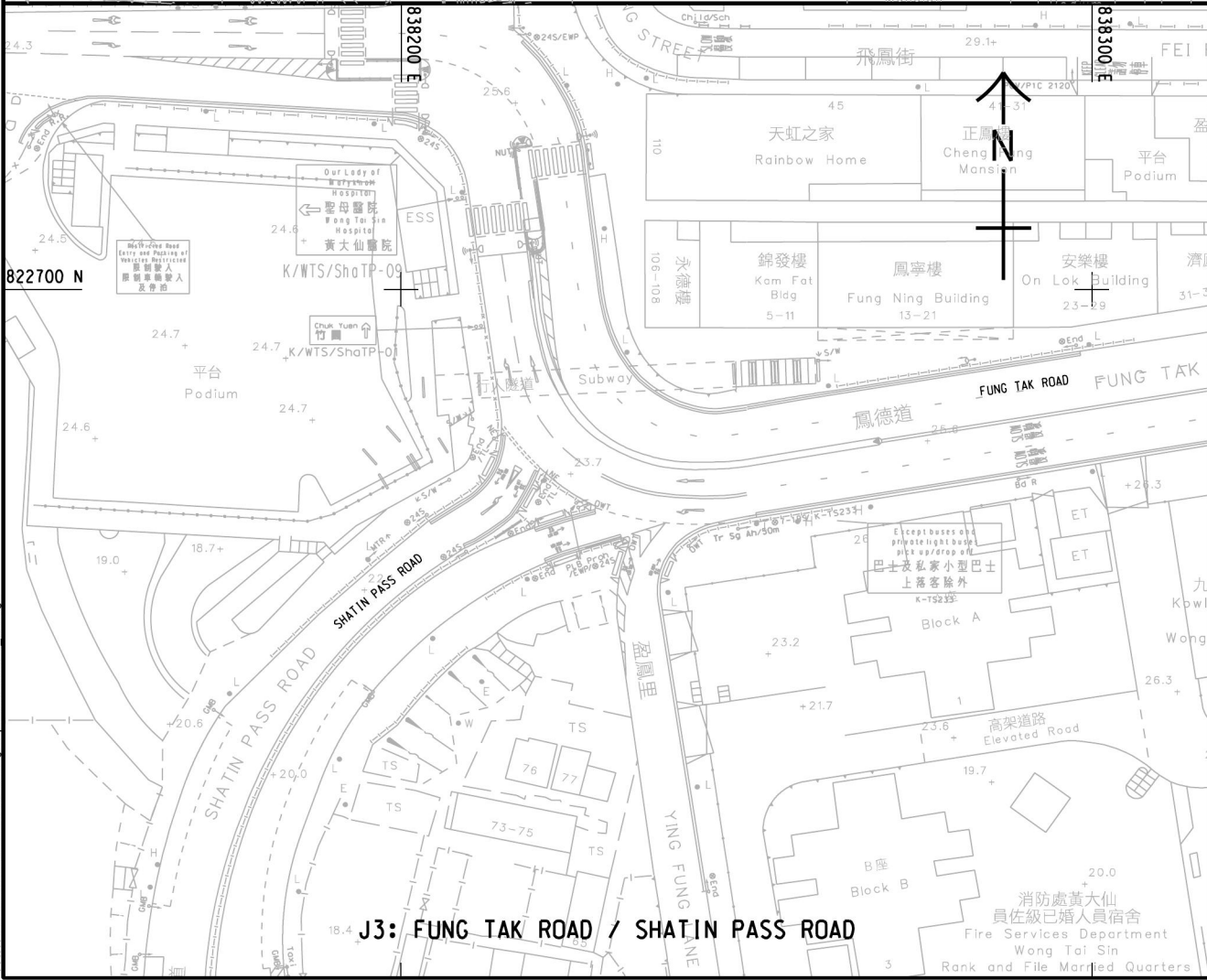
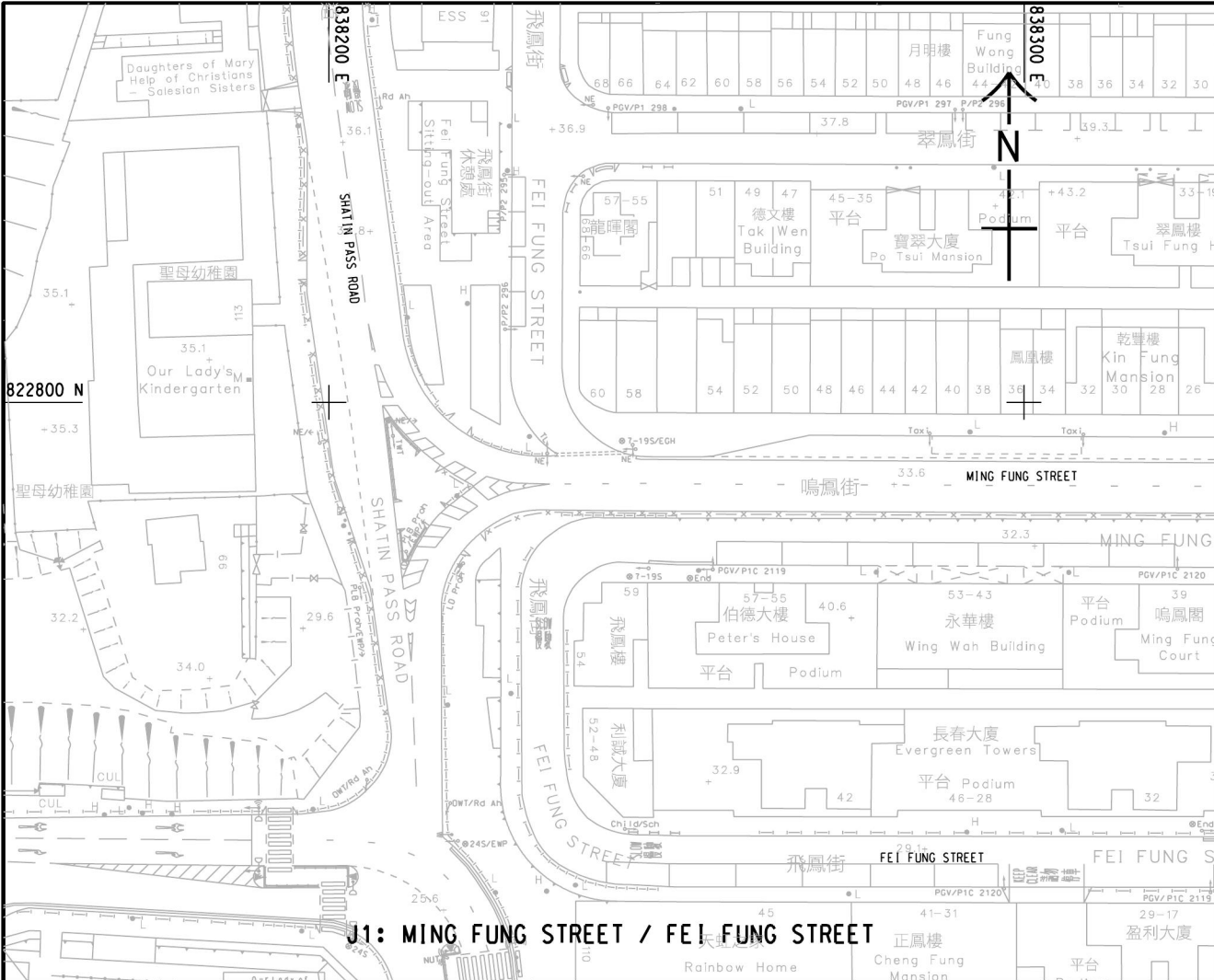
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SHEET NUMBER

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STATUS

現狀

SCALE
比例

A3 1:1000

DIMENSION UNIT
尺寸單位

METRES

KEY PLAN

索引圖

PROJECT NO.

項目編號

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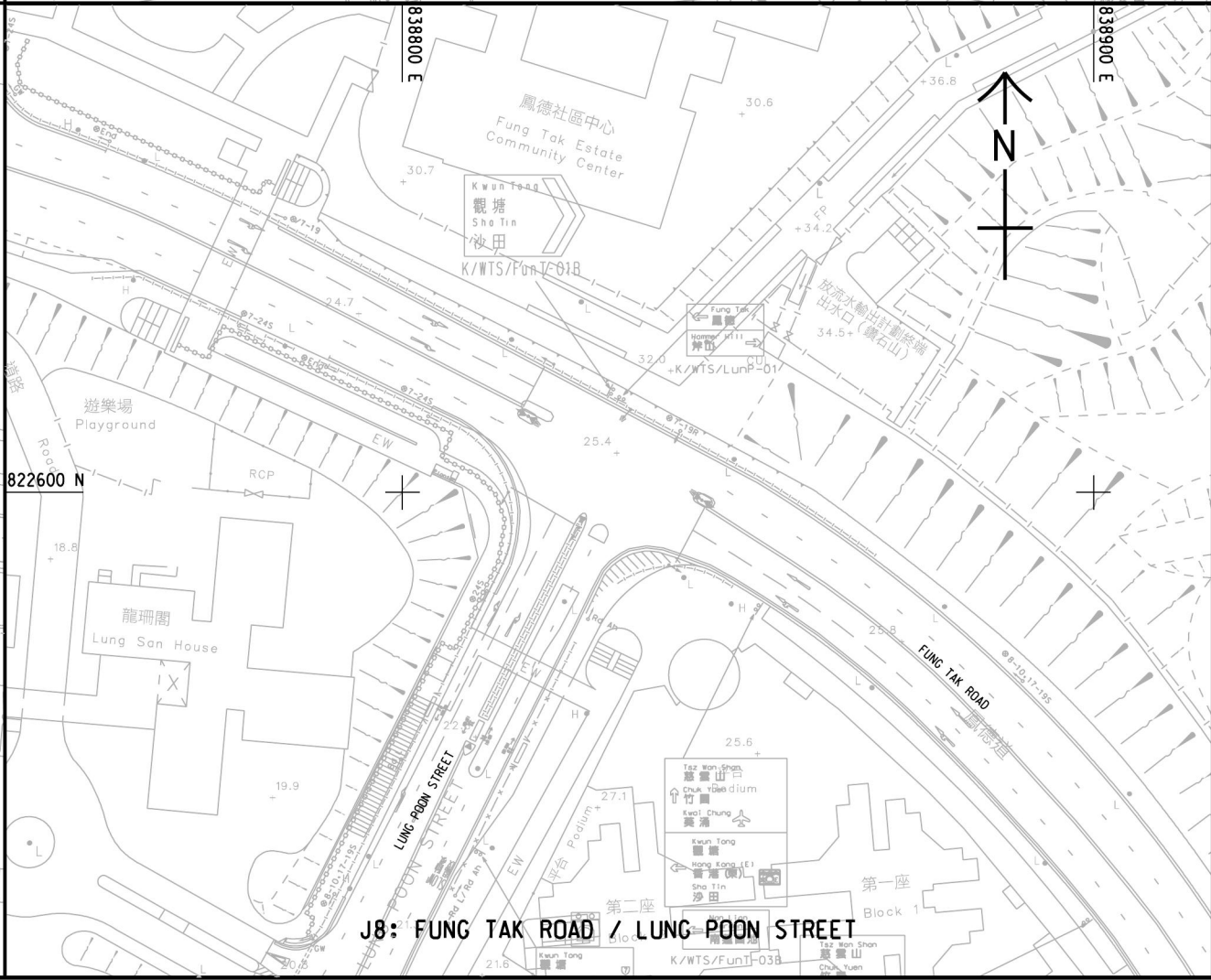
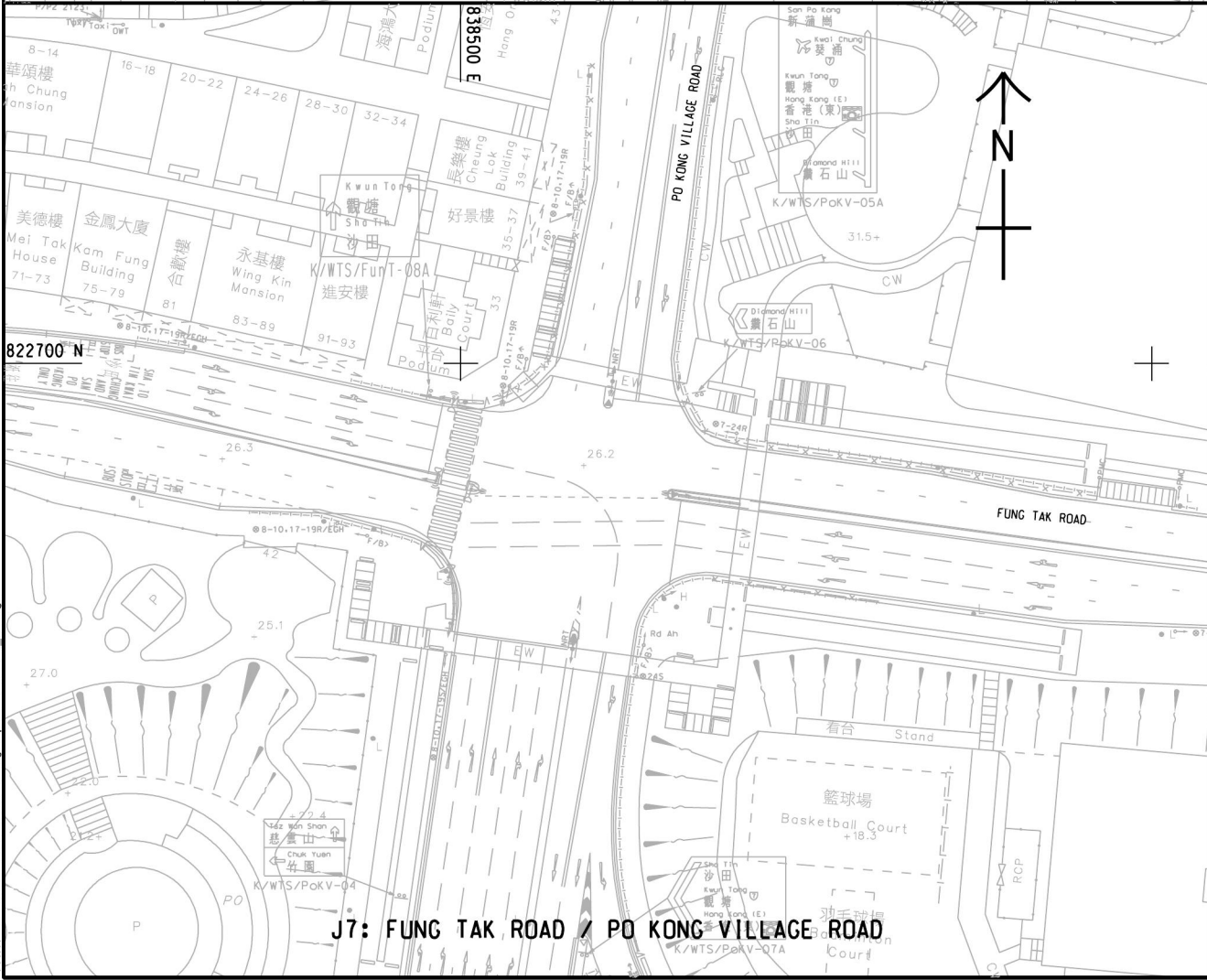
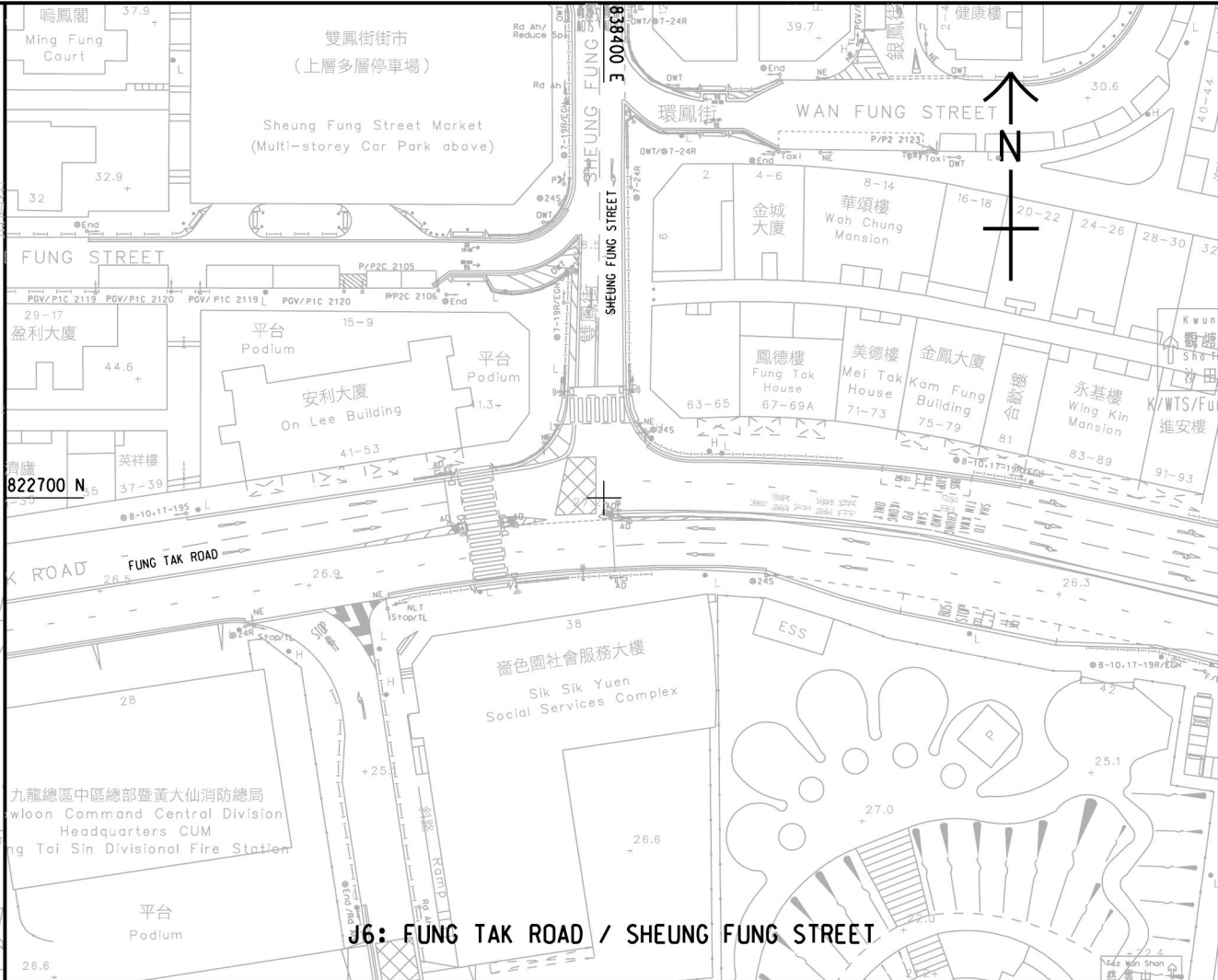
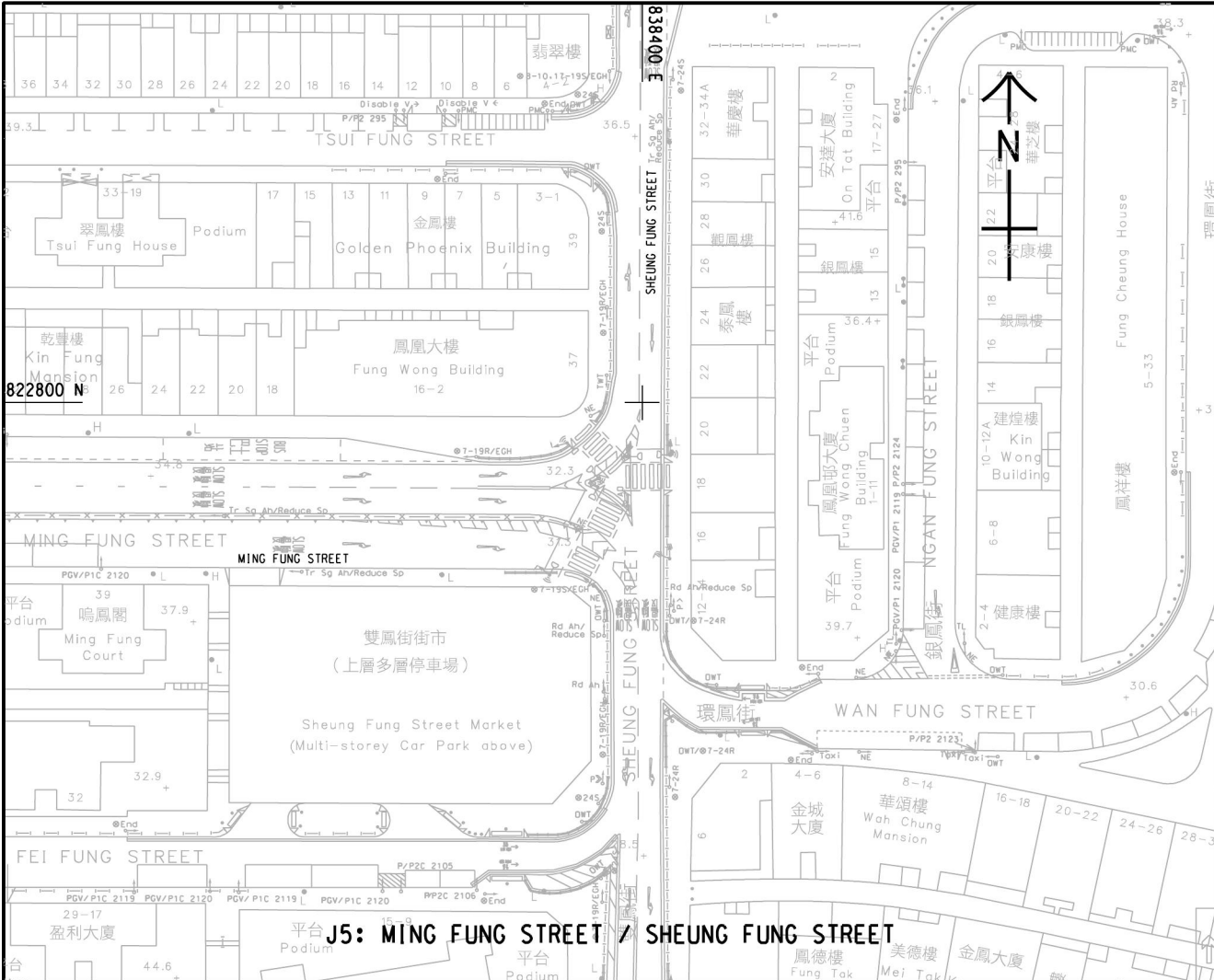
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現狀

SCALE

比例

A3 1: 1000

DIMENSION UNIT

尺寸單位

METRES

KEY PLAN

索引圖

PROJECT NO.

項目編號

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AGREEMENT NO.

協議編號

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SHEET TITLE

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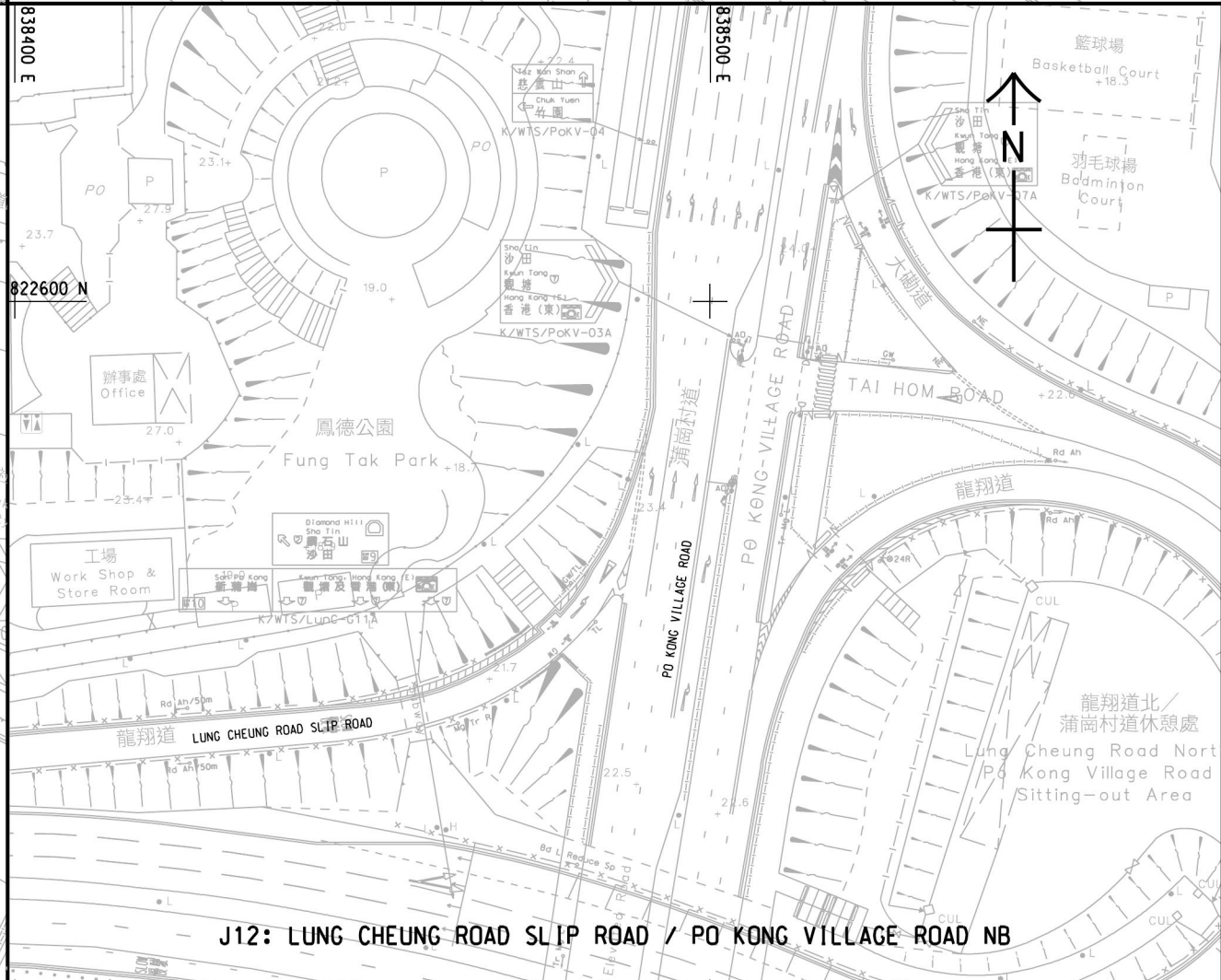
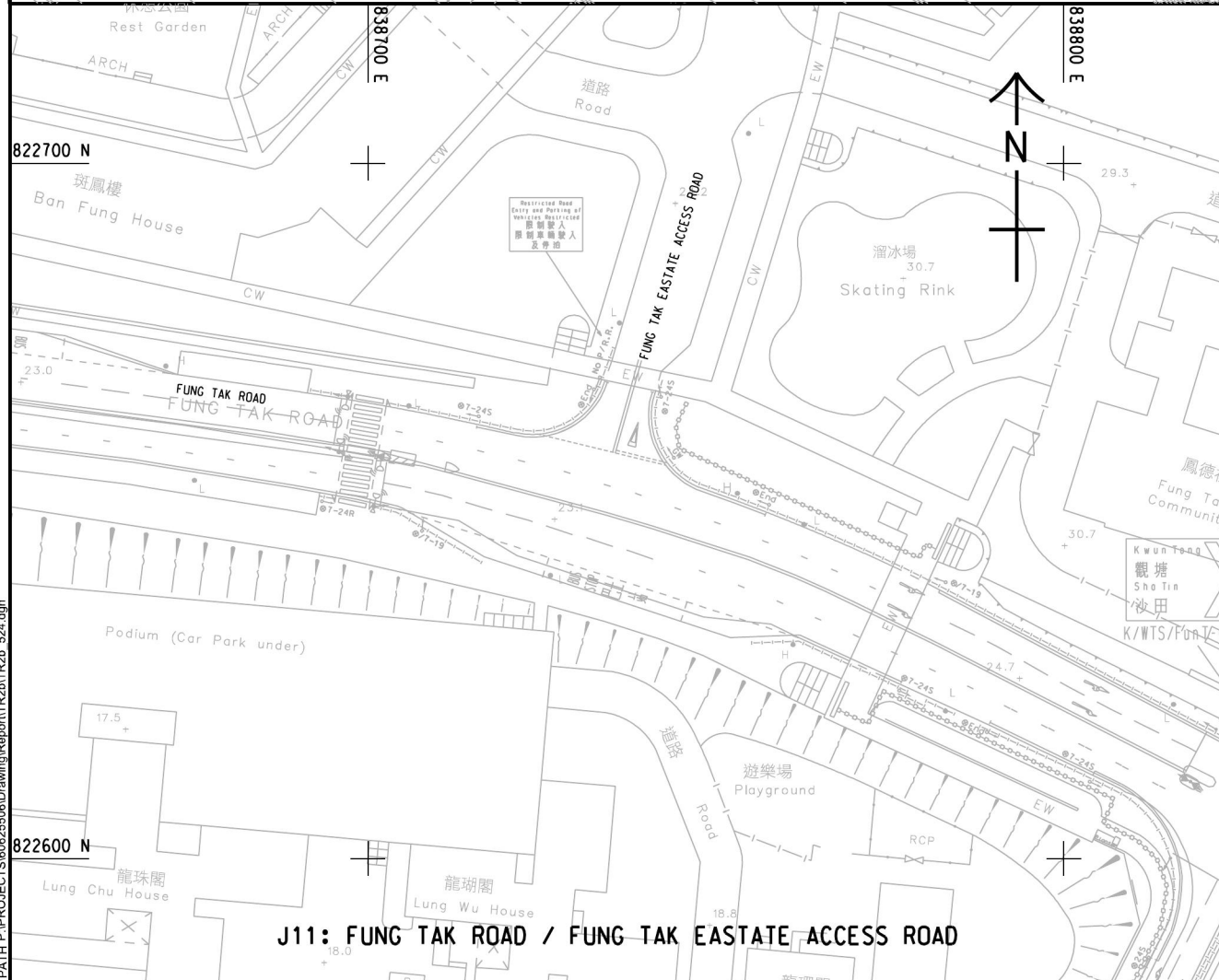
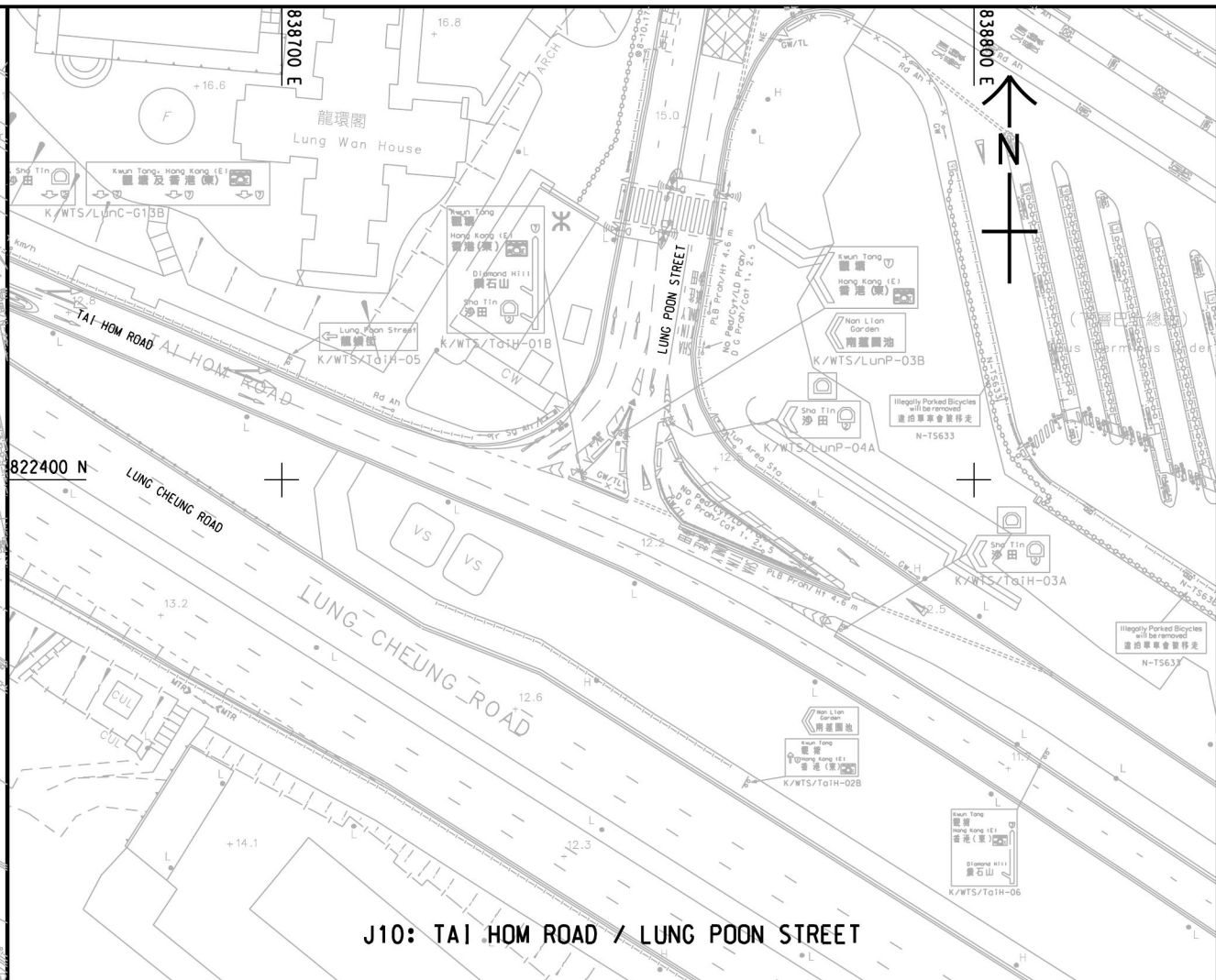
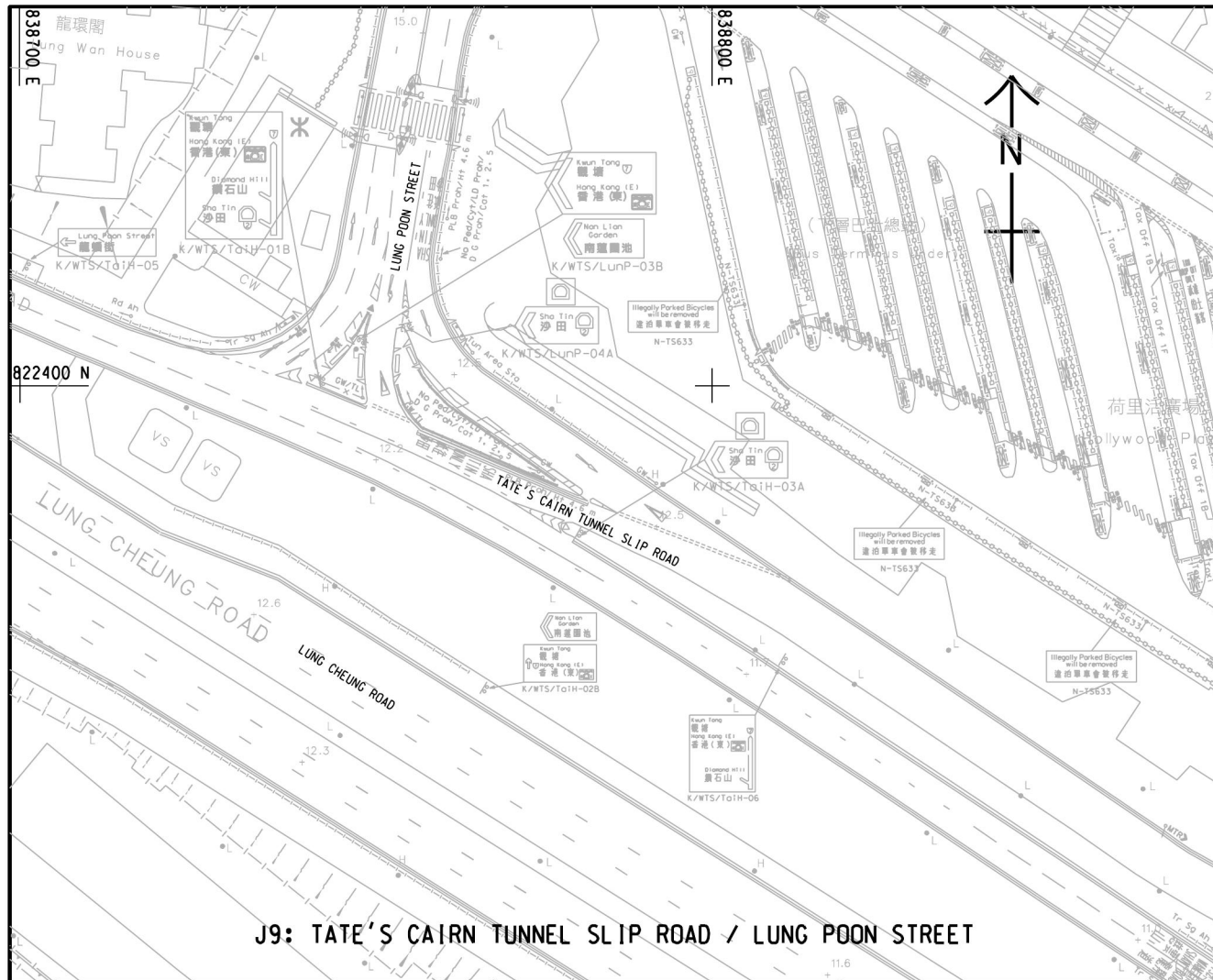
EXISTING JUNCTION
LAYOUTS

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SHEET 2 OF 4



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階段

SCALE
比例

A3 1 : 1000

DIMENSION UNIT
尺寸單位

METRES

KEY PLAN

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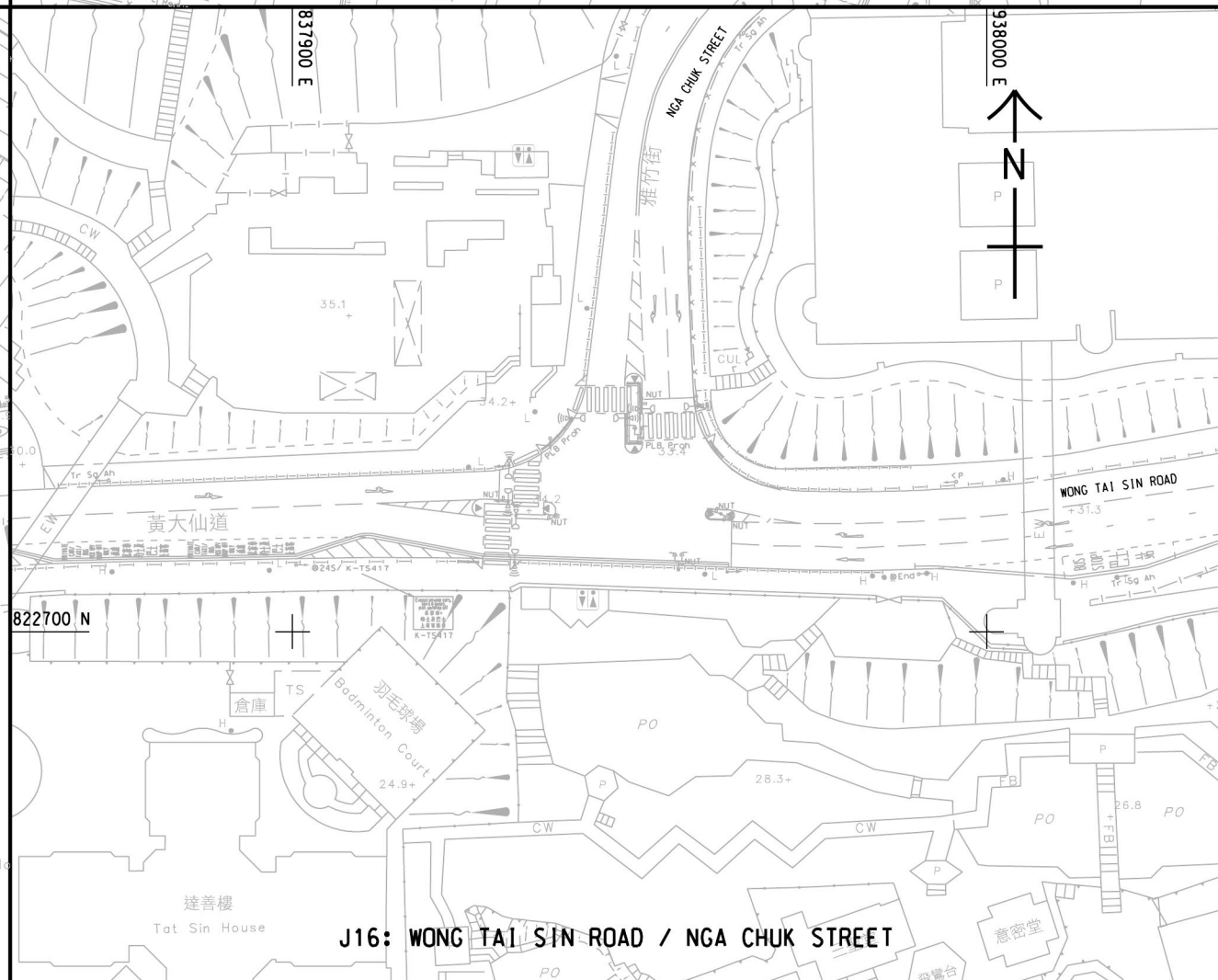
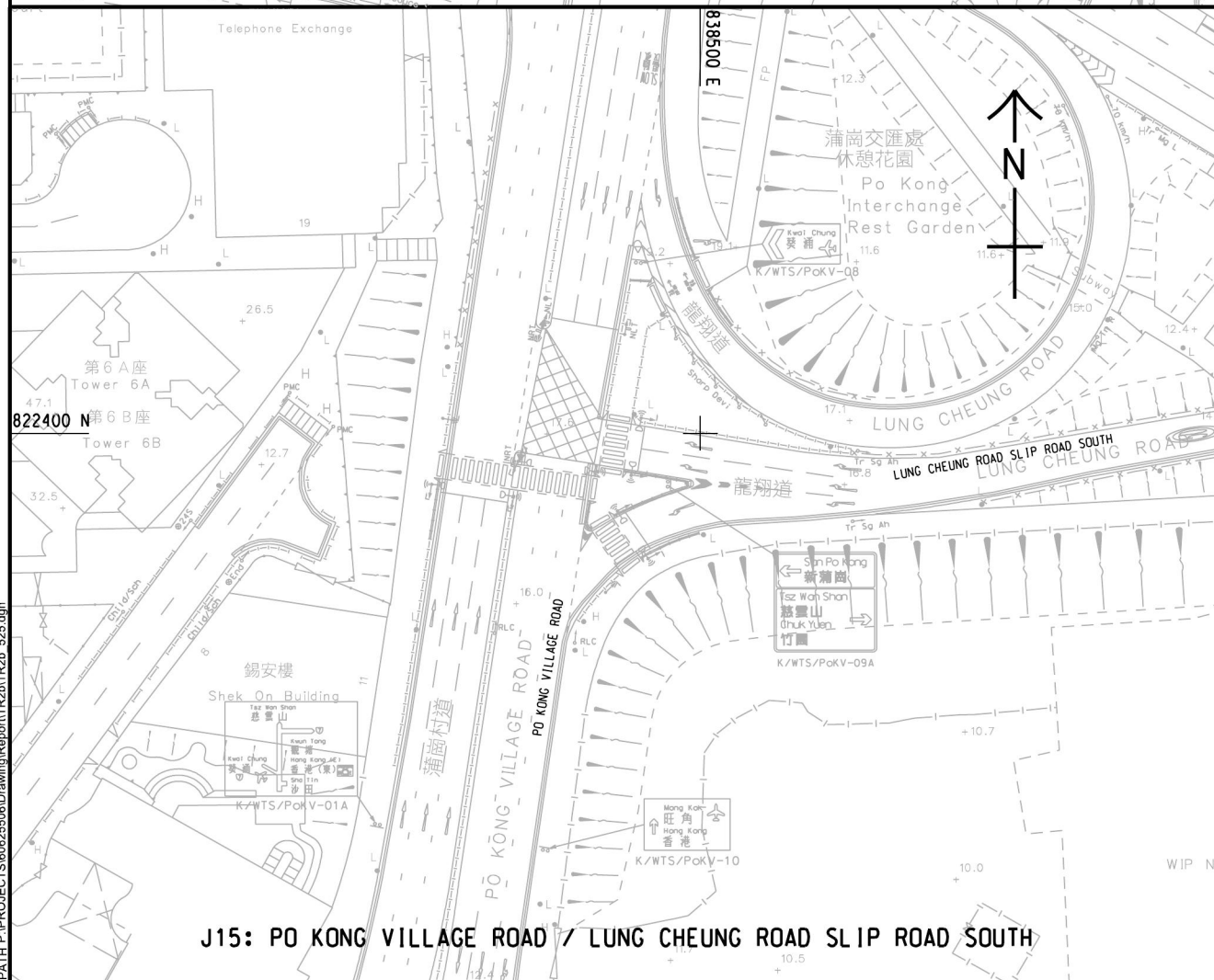
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SHEET TITLE
圖紙名稱

EXISTING JUNCTION LAYOUTS

SHEET NUMBER
圖紙編號

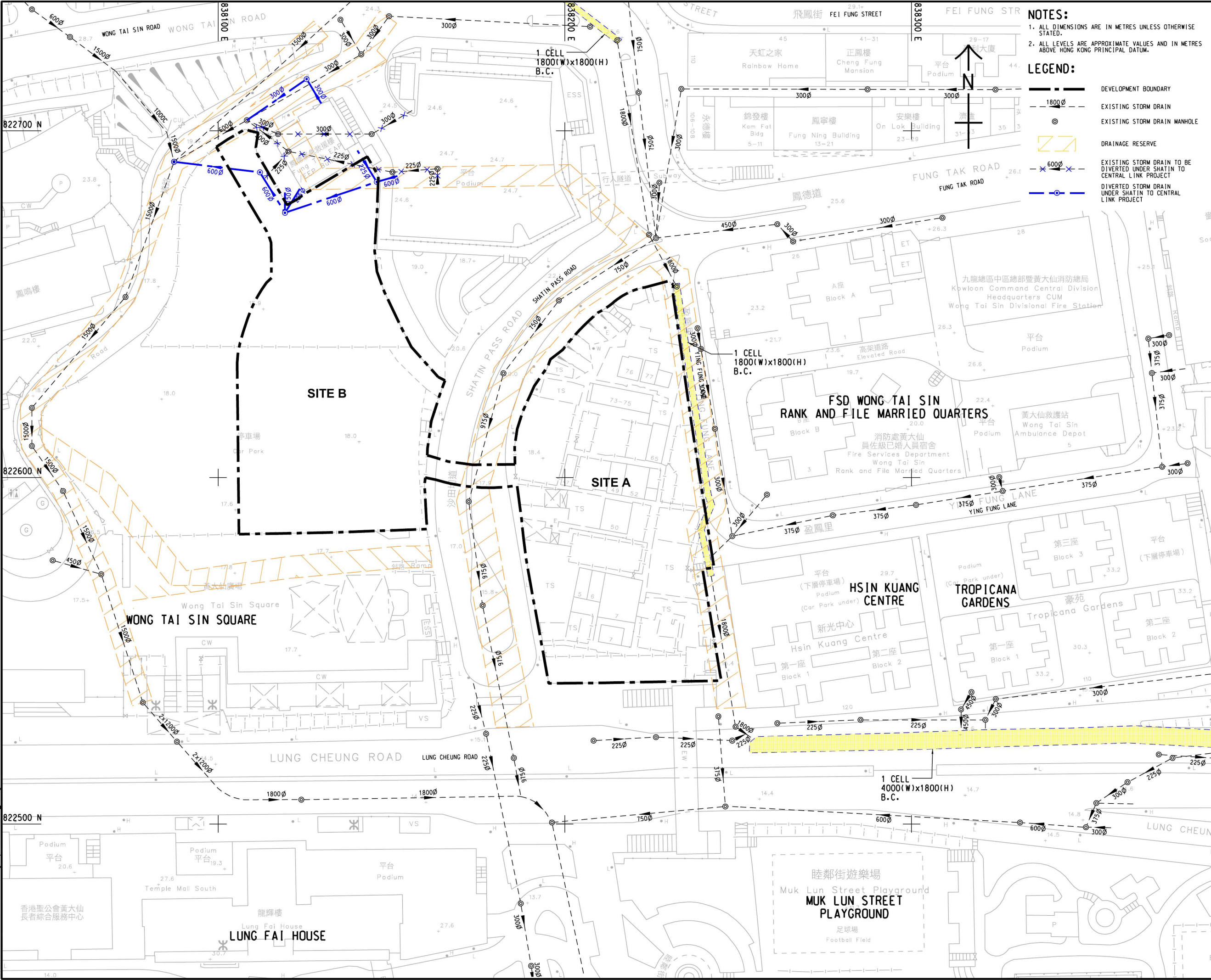
60625506/TR16b/FIGURE 4.4



60625506/TR16b/FIGURE 4.6

60625506/TR16b/FIGURE 4.7

ISO A1 594mm x 841mm
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PLOT FILE BY: GongYuLiu
PATH: P:\PROJECTS\60625506\Drawing\Report\WP2b\WP2b_401.dgn



- NOTES:**
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.
- LEGEND:**
- DEVELOPMENT BOUNDARY
 - EXISTING STORM DRAIN
 - EXISTING STORM DRAIN MANHOLE
 - DRAINAGE RESERVE
 - EXISTING STORM DRAIN TO BE DIVERTED UNDER SHATIN TO CENTRAL LINK PROJECT
 - DIVERTED STORM DRAIN UNDER SHATIN TO CENTRAL LINK PROJECT

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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENTS AT WONG TAI SIN - FEASIBILITY STUDY

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Civil Engineering and Development Department

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STATUS
階段

SCALE
比例

A3 1: 1000

DIMENSION UNIT
尺寸單位

METRES

KEY PLAN
索引圖

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SHEET TITLE
圖紙名稱

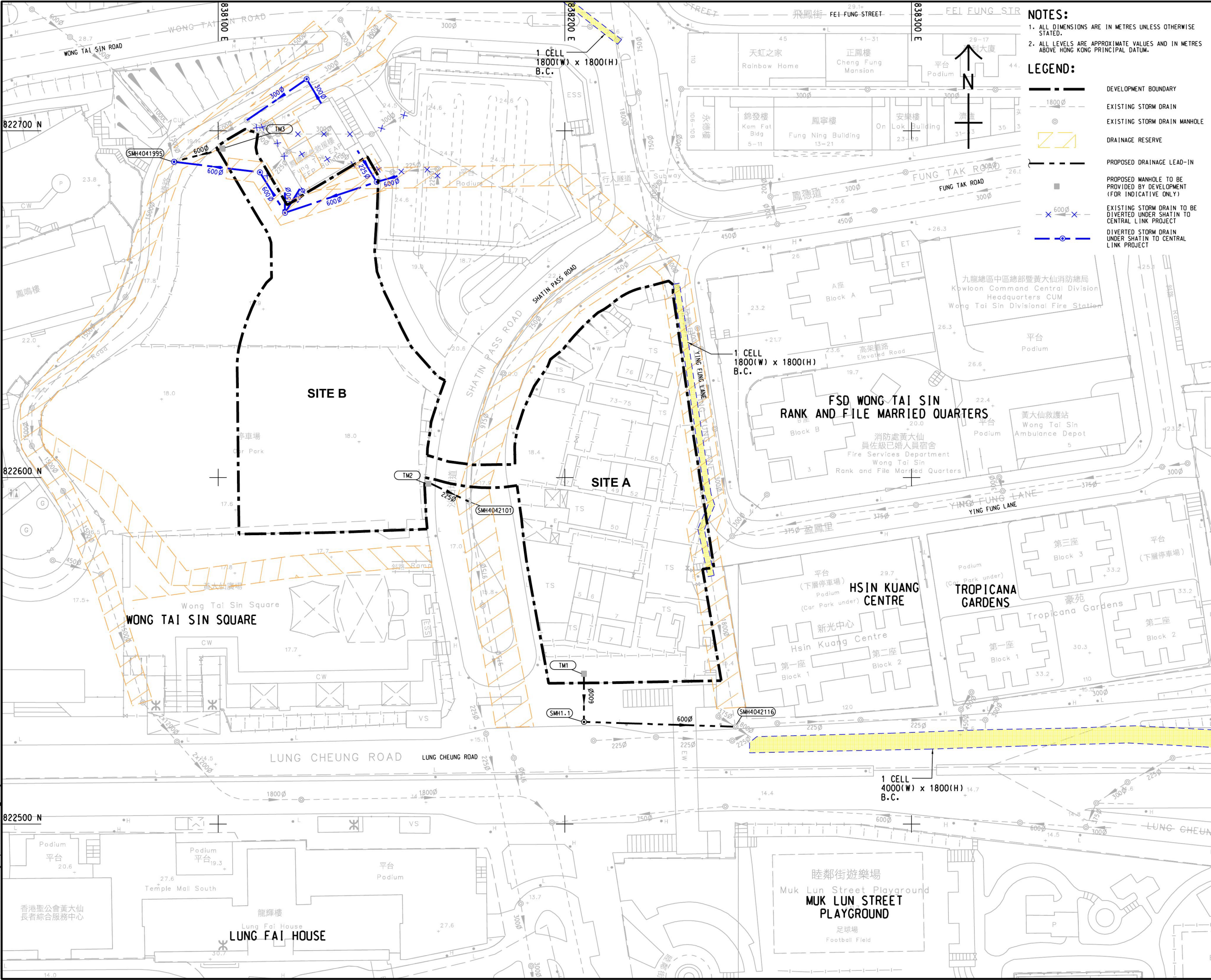
EXISTING DRAINAGE PLAN OF YING FUNG LANE SITE

SHEET NUMBER
圖紙編號

60625506/TR16b/FIGURE 5.1

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NOTES:

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LEGEND:

- DEVELOPMENT BOUNDARY
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN MANHOLE
- DRAINAGE RESERVE
- PROPOSED DRAINAGE LEAD-IN
- PROPOSED MANHOLE TO BE PROVIDED BY DEVELOPMENT (FOR INDICATIVE ONLY)
- EXISTING STORM DRAIN TO BE DIVERTED UNDER SHATIN TO CENTRAL LINK PROJECT
- DIVERTED STORM DRAIN UNDER SHATIN TO CENTRAL LINK PROJECT

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SCALE		DIMENSION UNIT		
比例		尺寸單位		
A3 1: 1000		METRES		
KEY PLAN				
索引圖				

PROJECT NO.
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圖紙名稱

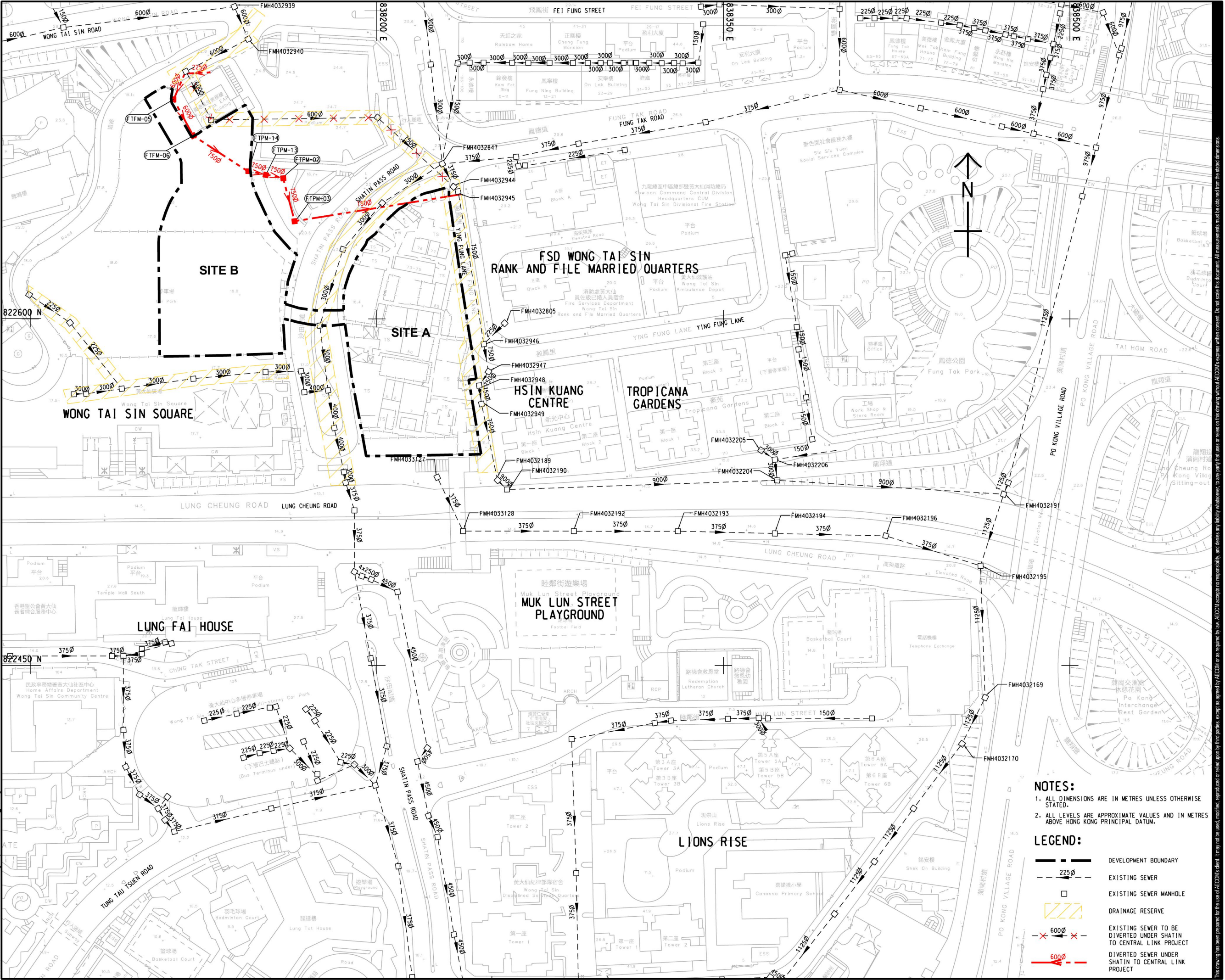
DRAINAGE LAYOUT PLAN

SHEET NUMBER
圖紙編號

60625506/TR16b/FIGURE 5.2

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PLOT File by: GongYulu
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- ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.

LEGEND:

- DEVELOPMENT BOUNDARY
- EXISTING SEWER
- EXISTING SEWER MANHOLE
- DRAINAGE RESERVE
- EXISTING SEWER TO BE DIVERTED UNDER SHATIN TO CENTRAL LINK PROJECT
- DIVERTED SEWER UNDER SHATIN TO CENTRAL LINK PROJECT

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SCALE
比例

A3 1: 1500

DIMENSION UNIT
尺寸單位

METRES

KEY PLAN
索引圖

PROJECT NO.
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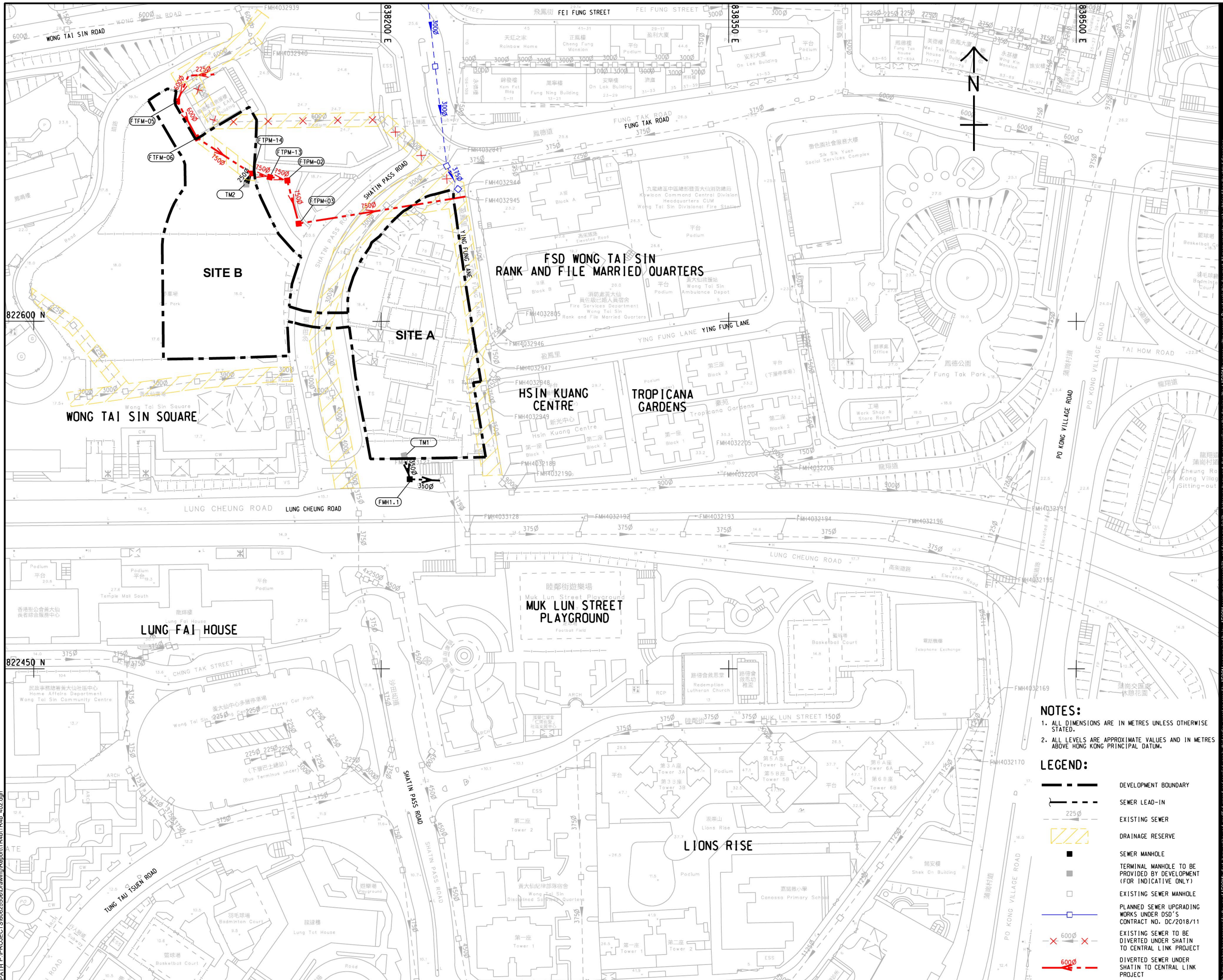
SHEET TITLE
圖紙名稱

EXISTING SEWERAGE PLAN OF YING FUNG LANE SITE

SHEET NUMBER
圖紙編號

60625506/TR16b/FIGURE 5.3

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階段

SCALE

比例
A3 1 : 1500

DIMENSION UNIT

METRES

KEY PLAN

索引圖

NOTES:

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LEGEND:

	DEVELOPMENT BOUNDARY
	SEWER LEAD-IN
	EXISTING SEWER
	DRAINAGE RESERVE
	SEWER MANHOLE
	TERMINAL MANHOLE TO BE PROVIDED BY DEVELOPMENT (FOR INDICATIVE ONLY)
	EXISTING SEWER MANHOLE
	PLANNED SEWER UPGRADING WORKS UNDER OSD'S CONTRACT NO. DC/2018/111
	EXISTING SEWER TO BE DIVERTED UNDER SHATIN TO CENTRAL LINK PROJECT
	DIVERTED SEWER UNDER SHATIN TO CENTRAL LINK PROJECT

PROJECT NO. 項目編號	AGREEMENT NO. 協議編號
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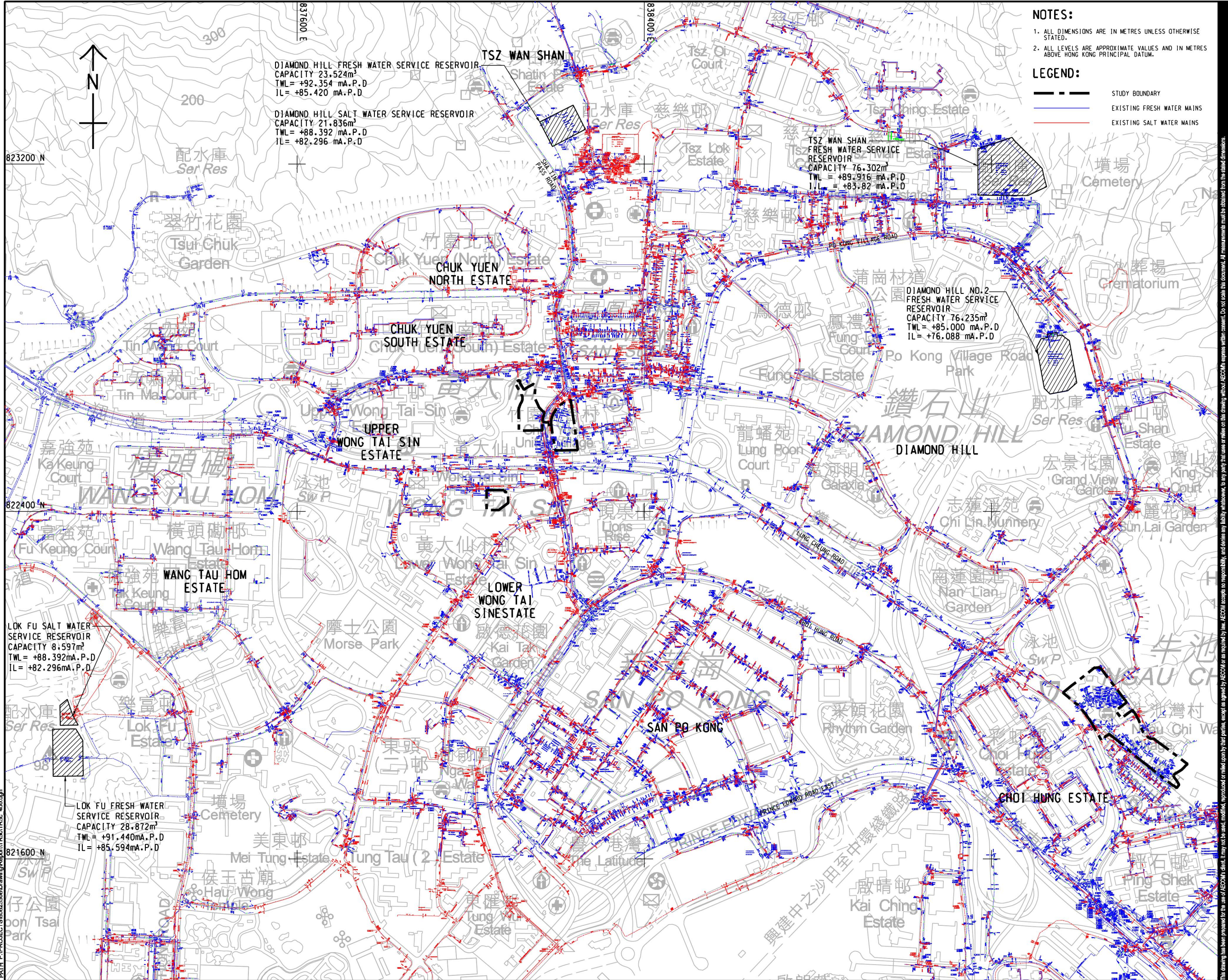
SHEET TITLE
[10] 100 1 x 80

SEWERAGE LAYOUT PLAN

SHEET NUMBER

60625506/TR16b/FIGURE 5.4

ISO A1 594mm x 841mm
Approved:
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Project Management Initials:
Pld File by: NHP2
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2020/10/15



NOTES:

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2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.

LEGEND:

- STUDY BOUNDARY
- EXISTING FRESH WATER MAINS
- EXISTING SALT WATER MAINS

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SCALE

A3 1 : 8000

DIMENSION UNIT

METRES

KEY PLAN

索引圖

PROJECT NO.

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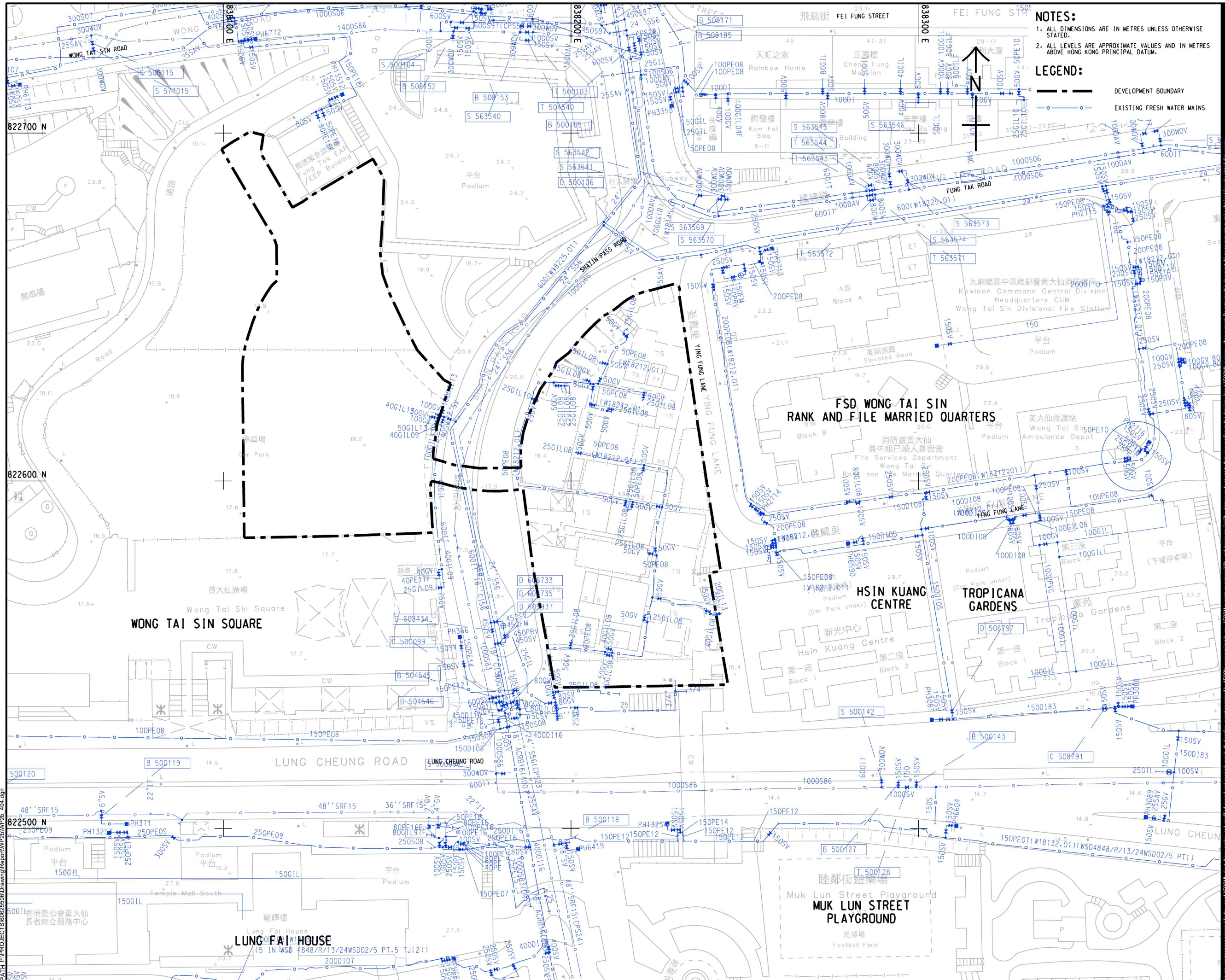
CE 32/2019(CE)

SHEET TITLE

EXISTING WATER SUPPLY
NETWORK PLAN

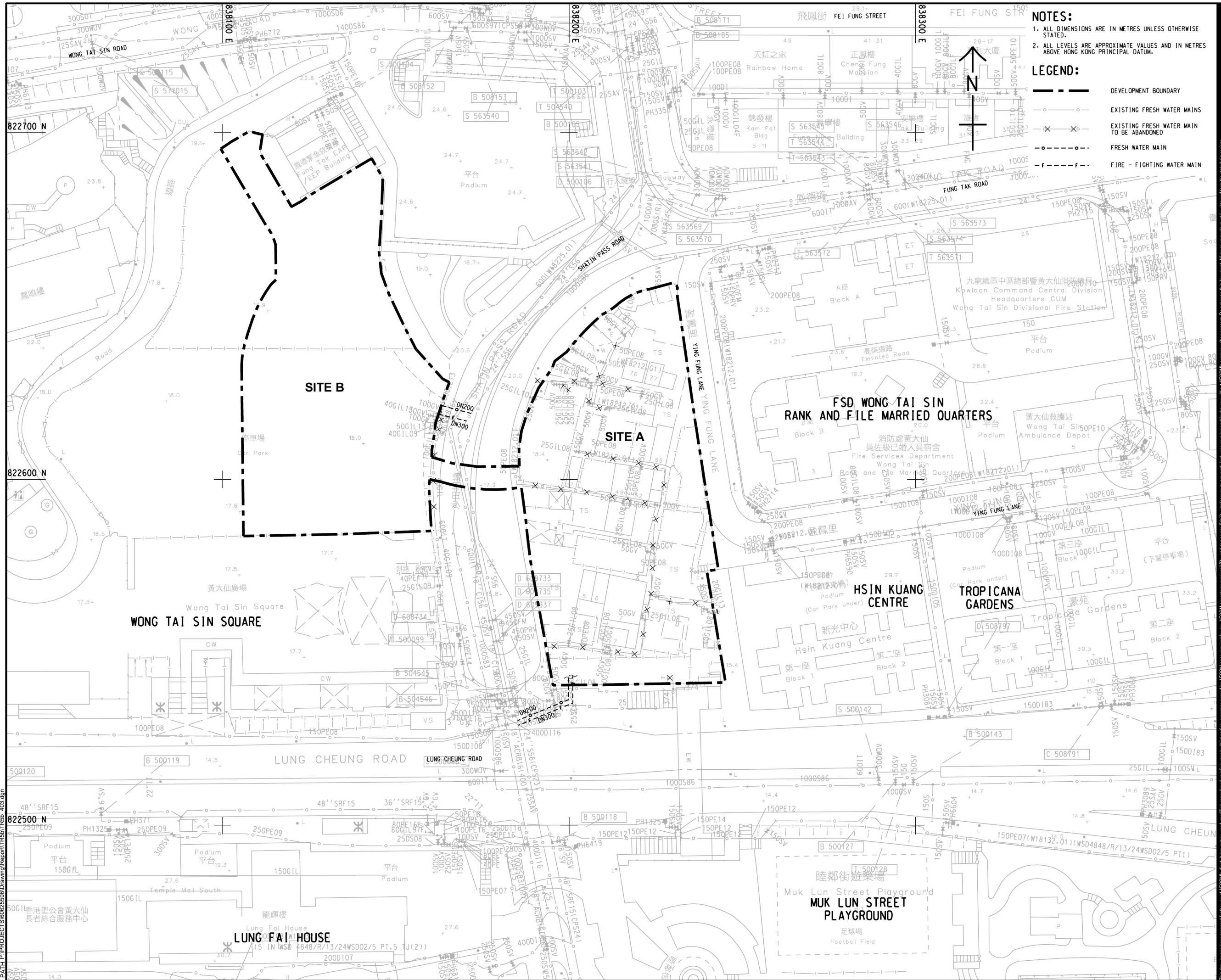
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60625506/TR16b/FIGURE 5.5



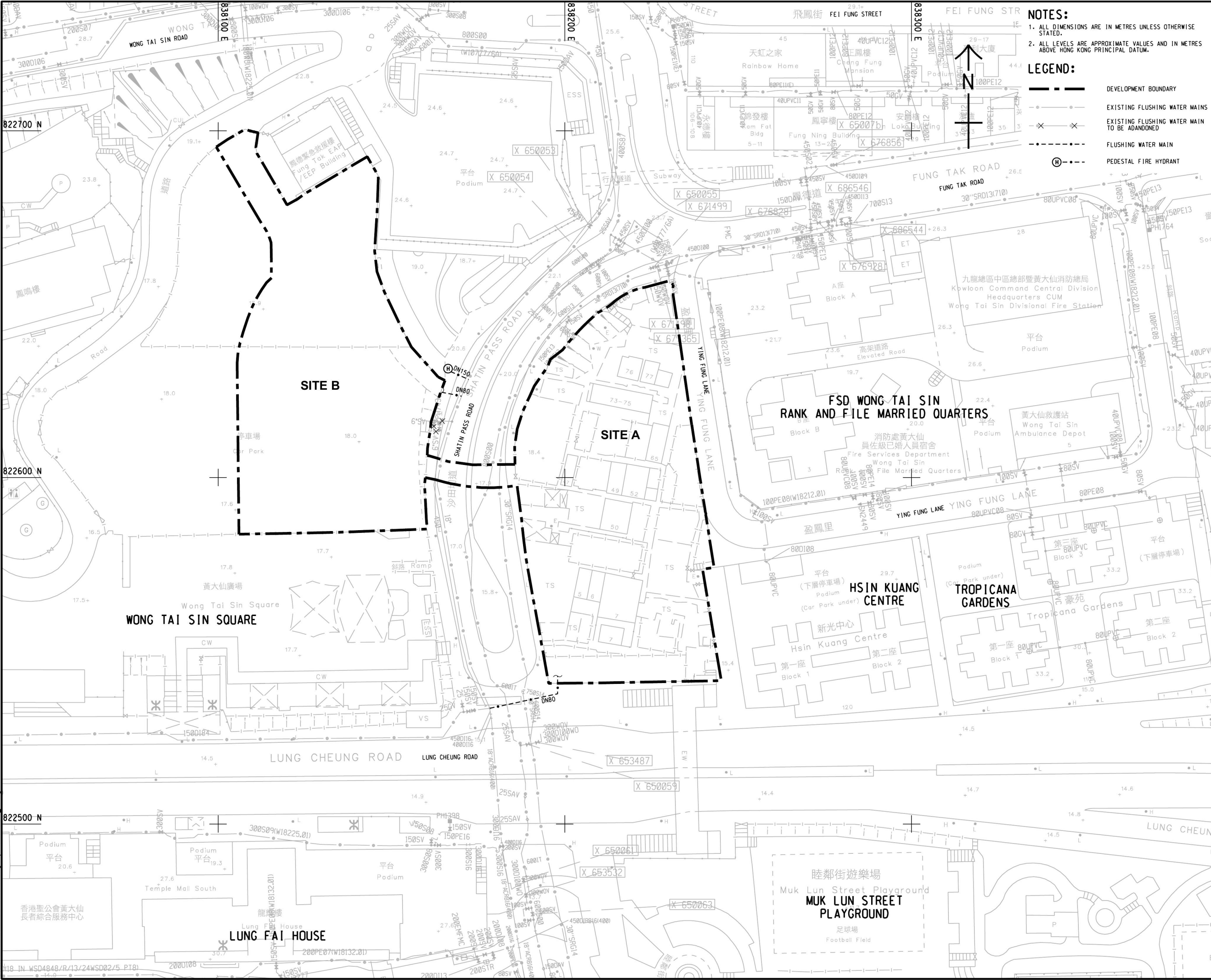
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60625506/TR16b/FIGURE 5.7



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PLOT FILE NO: 60625506
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 2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.
- LEGEND:**
- DEVELOPMENT BOUNDARY
 - - - EXISTING FLUSHING WATER MAINS
 - x - x - EXISTING FLUSHING WATER MAIN TO BE ADABONED
 - . - . - FLUSHING WATER MAIN
 - (H) - - - PEDESTAL FIRE HYDRANT

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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENTS AT WONG TAI SIN - FEASIBILITY STUDY

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階段				
SCALE		DIMENSION UNIT		
比例		尺寸單位		
A3 1 : 1000		METRES		
KEY PLAN				
索引圖				

PROJECT NO.

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協議編號

CE 32/2019(CE)

SHEET TITLE

圖紙名稱

LAYOUT PLAN OF FLUSHING WATER MAIN

SHEET NUMBER

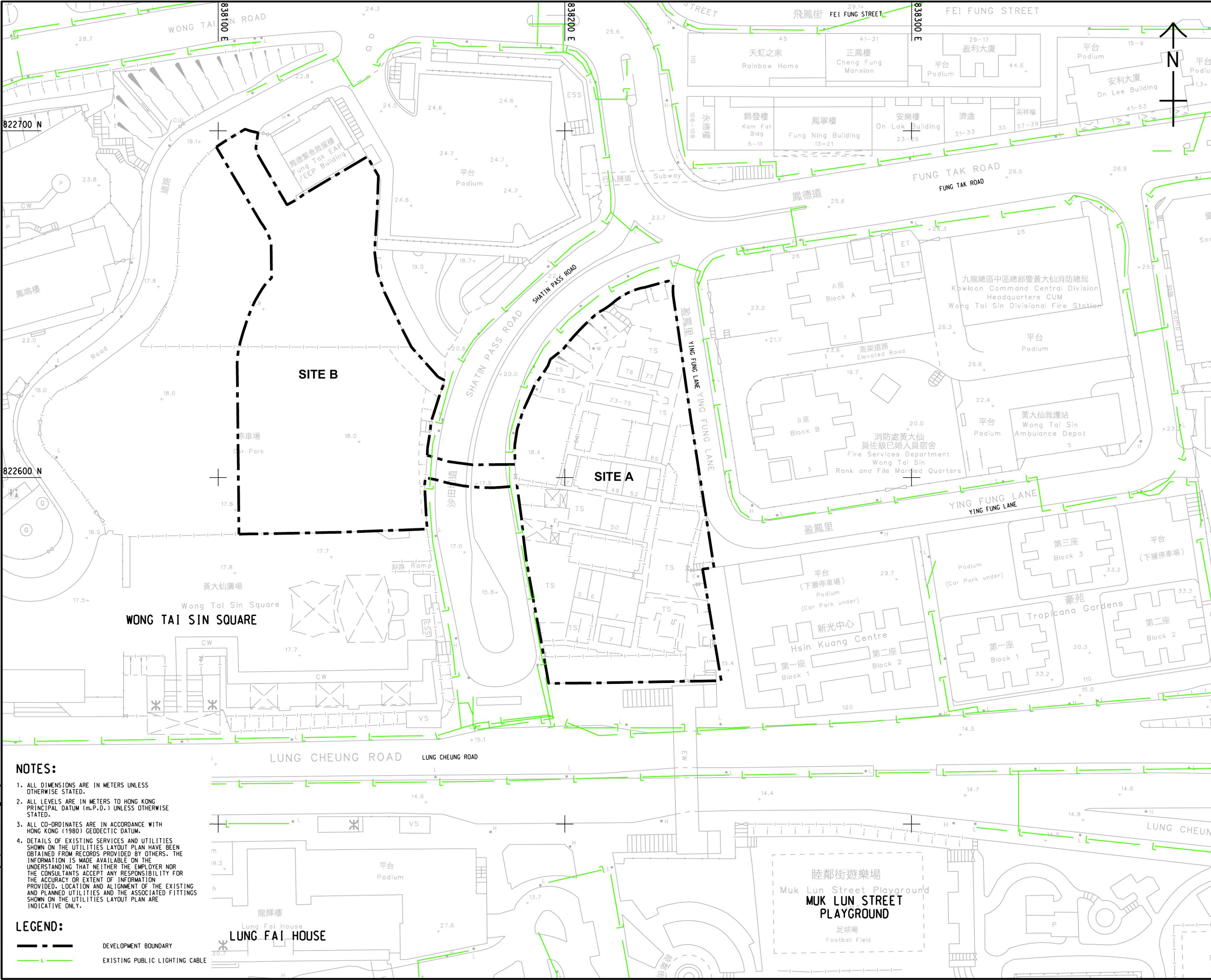
圖紙編號

60625506/TR16b/FIGURE 5.9

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- LEGEND:**
- DEVELOPMENT BOUNDARY
 - - - EXISTING PUBLIC LIGHTING CABLE

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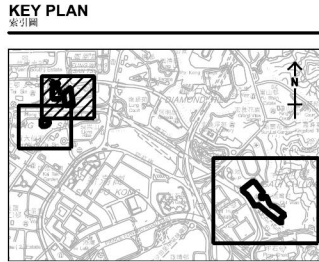
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STATUS
階段

SCALE
比例
A3 1: 1000

DIMENSION UNIT
尺寸單位
METRES



PROJECT NO.
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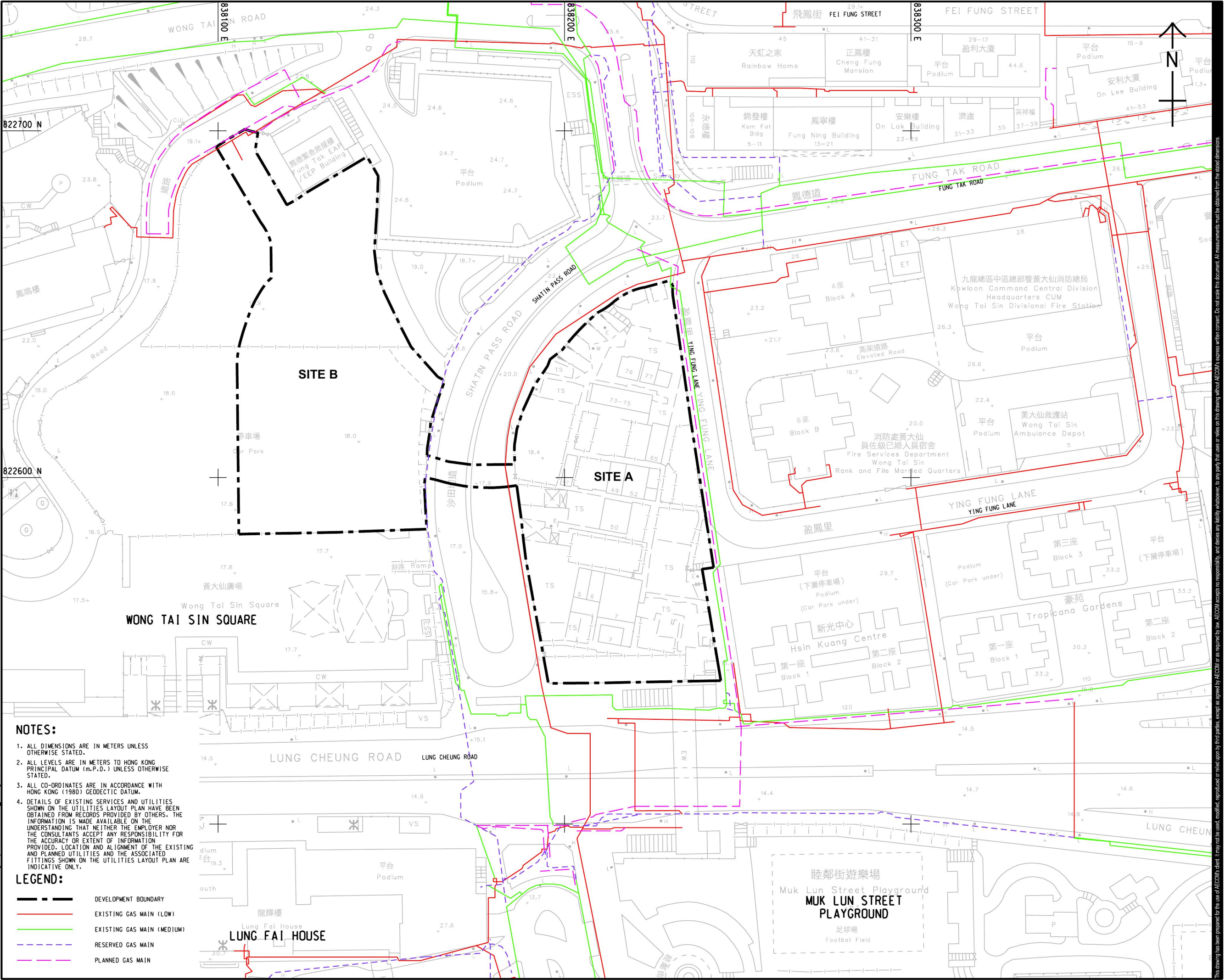
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SHEET TITLE
圖紙名稱
LIGHTING CABLE LAYOUT PLAN - YING FUNG LANE SITE

SHEET NUMBER
圖紙編號
60625506/TR16b/FIGURE 5.11

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- LEGEND:**
- DEVELOPMENT BOUNDARY
 - EXISTING GAS MAIN (LOW)
 - EXISTING GAS MAIN (MEDIUM)
 - RESERVED GAS MAIN
 - PLANNED GAS MAIN

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SCALE
比例

A3 1: 1000

DIMENSION UNIT
尺寸單位

METRES

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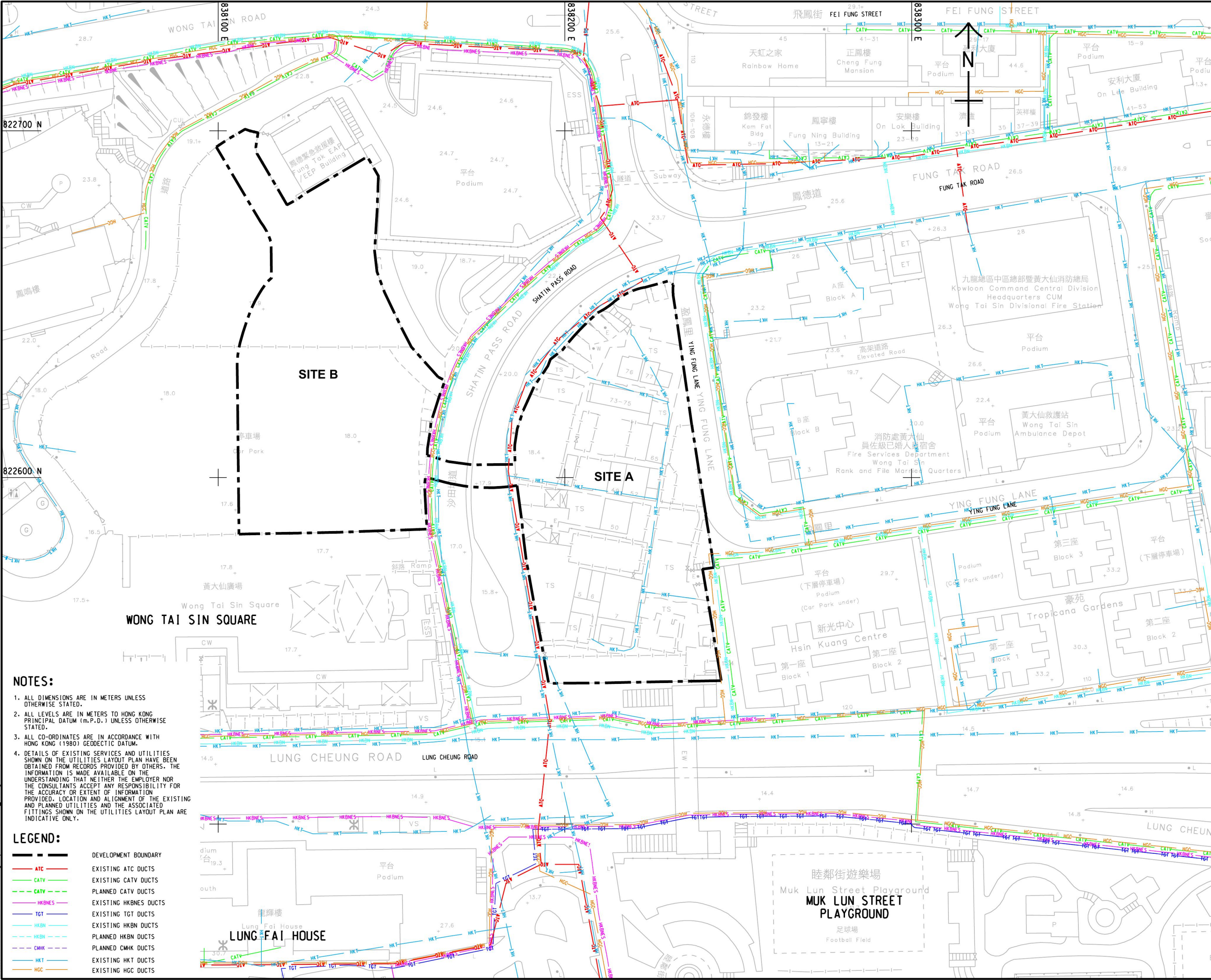
TOWNGAS LAYOUT PLAN - YING FUNG LANE SITE

SHEET NUMBER
圖紙編號

60625506/TR16b/FIGURE 5.12

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- LEGEND:**
- — — — — DEVELOPMENT BOUNDARY
 - — — — — EXISTING ATC DUCTS
 - — — — — EXISTING CATV DUCTS
 - — — — — PLANNED CATV DUCTS
 - — — — — EXISTING HKBNES DUCTS
 - — — — — EXISTING TGT DUCTS
 - — — — — EXISTING HKBN DUCTS
 - — — — — PLANNED HKBN DUCTS
 - — — — — PLANNED CMHK DUCTS
 - — — — — EXISTING HKT DUCTS
 - — — — — EXISTING HGC DUCTS

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SCALE
A3 1: 1000
DIMENSION UNIT
METRES

KEY PLAN



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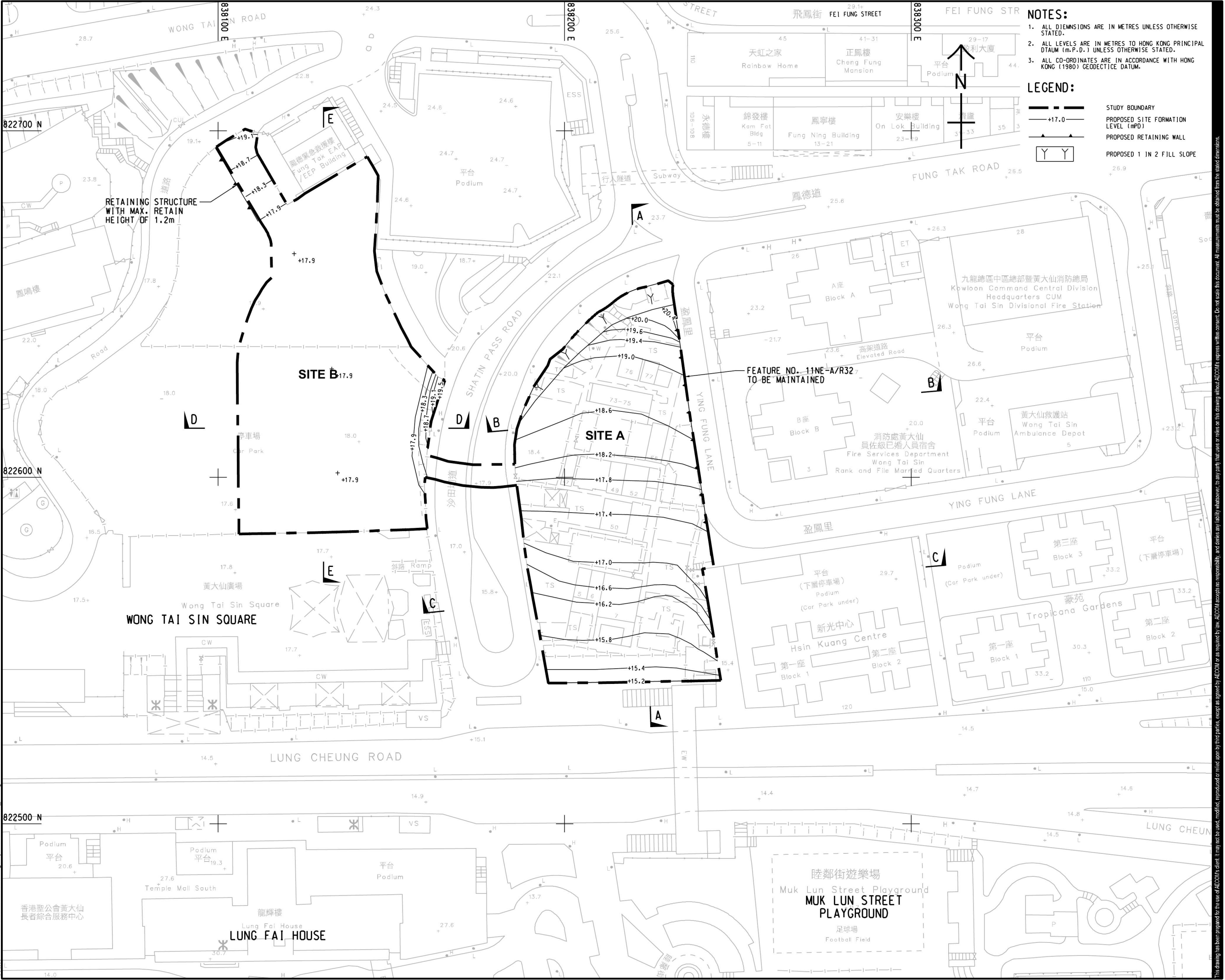
SHEET TITLE

TELECOMMUNICATION DUCT LAYOUT PLAN - YING FUNG LANE SITE

SHEET NUMBER

60625506/TR16b/FIGURE 5.13

ISO A1 594mm x 841mm
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PLOT File by: jiao.liu
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 3. ALL CO-ORDINATES ARE IN ACCORDANCE WITH HONG KONG (1980) GEODETIC DATUM.

LEGEND:

--- STUDY BOUNDARY
---+17.0--- PROPOSED SITE FORMATION LEVEL (mPD)
--- PROPOSED RETAINING WALL
--- PROPOSED 1 IN 2 FILL SLOPE

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SCALE 比例: A3 1: 1000

DIMENSION UNIT 尺寸單位: METRES

KEY PLAN

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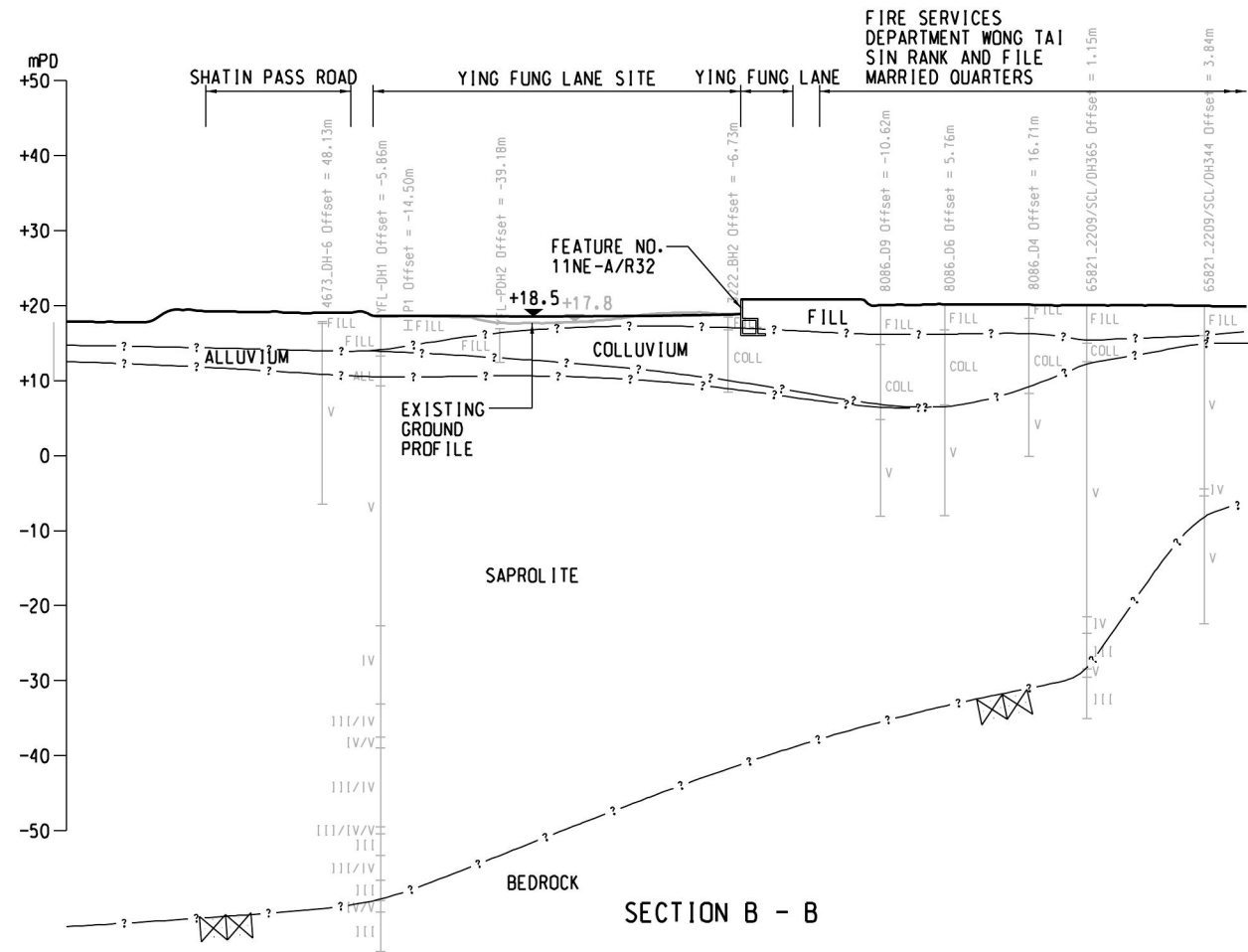
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AGREEMENT NO. 協議編號: CE 32/2019(CE)

SHEET TITLE 圖紙名稱: SITE FORMATION PLAN

SHEET NUMBER 圖紙編號: 60625506/TR16b/FIGURE 6.1

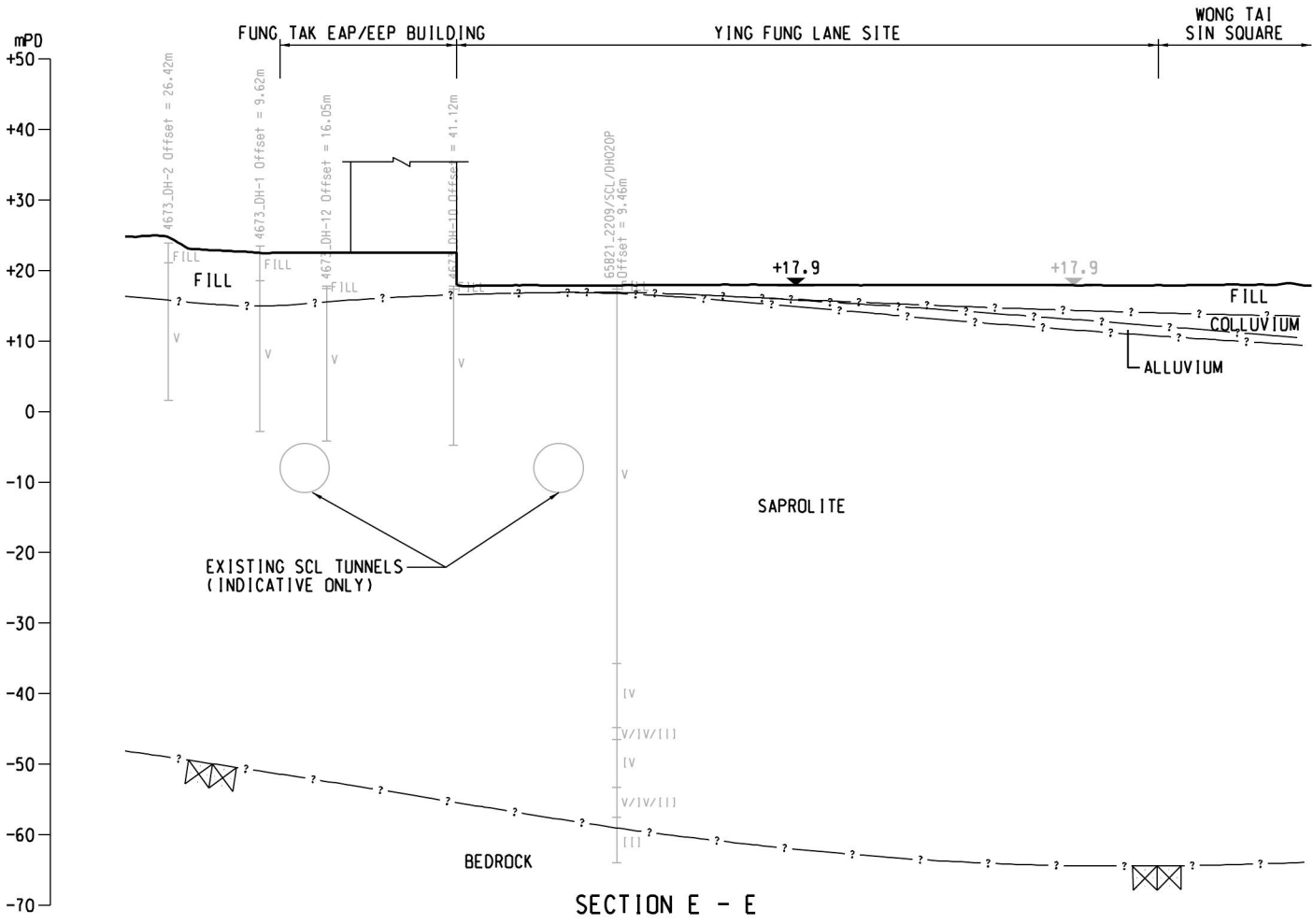
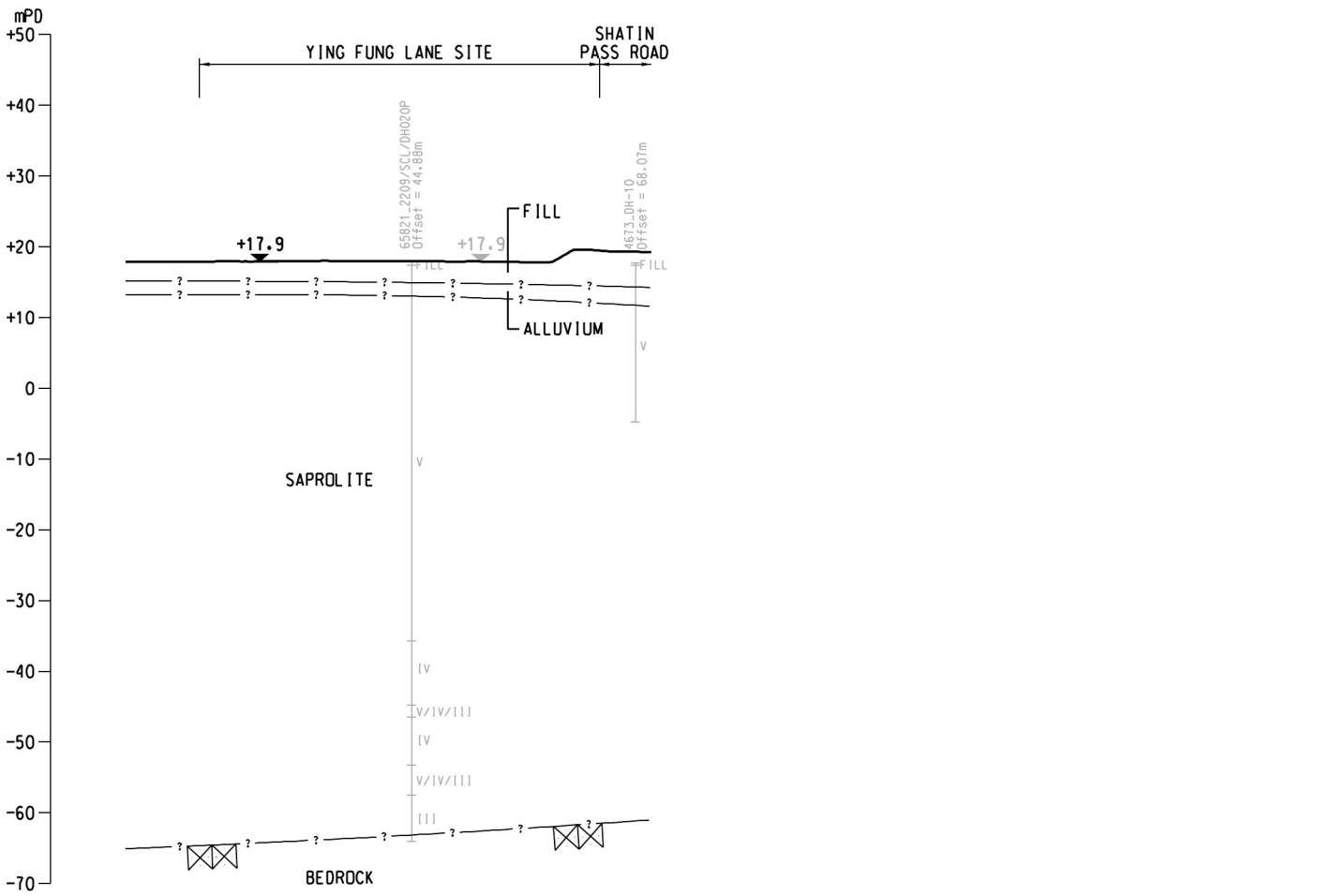
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FILL	FILL
ALL	ALLUVIUM
V	COMPLETELY DECOMPOSED TUFF
IV	HIGHLY DECOMPOSED TUFF
III	MODERATELY DECOMPOSED TUFF
II	SLIGHTLY DECOMPOSED TUFF
— ? —	INFERRED GEOLOGICAL BOUNDARY
	ROCKHEAD



60625506/TR16b/FIGURE 6.2



- NOTES:
1. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM (mPD).
 2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
 3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING NOS. 60625506/TR17b/301, 311 AND 312.
 4. ROCKHEAD LEVEL AND MATERIAL PROFILES ARE INFERRED FROM ADJACENT DRILLHOLES.
 5. GROUND PROFILE SHOWN IS THAT CUT ALONG THE SECTION LINE USING THE PUBLISHED TOPOGRAPHIC MAP BY HONG KONG GOVERNMENT.
 6. ROCK WEATHERING GRADES HAVE BEEN GENERALISED FOR ILLUSTRATION PURPOSES. REFER TO THE INDIVIDUAL DRILLHOLE RECORD FOR DETAILED ROCK WEATHERING GRADES.
 7. ROCK DECOMPOSITION GRADES WITHOUT BRACKET INDICATING ROCK TYPE SHOULD BE NOTED AS GRANITE.
 8. THE ACTUAL GROUND CONDITIONS MAY VARY FROM THAT SHOWN ON THE GEOLOGICAL SECTION.
 9. ALL INFORMATION SHOWN IN THE SECTIONS HAS BEEN INFERRED FROM LIMITED FACTUAL DATA, AS SUCH, THE ACTUAL GROUND CONDITIONS AND ENGINEERING IMPLICATIONS AT ANY LOCATION MAY BE DIFFERENT FROM THOSE INFERRED IN THIS DRAWING.
 10. ROCKHEAD HAS BEEN INFERRED FROM DRILLHOLE DATA BASED ON THE CRITERION OF AT LEAST 5M PENETRATION BY DRILLHOLES INTO ROCK OF DECOMPOSITION GRADE III OR BETTER AND WITH A MINIMUM OF 85% TOTAL CORE RECOVERY.

LEGEND:

+11.4
↓
+17.9

EXISTING GROUND LEVEL (mPD)

PROPOSED SITE FORMATION LEVEL (mPD)

LEGEND FOR GEOLOGICAL SECTIONS:

FILL FILL

ALL ALLUVIUM

V COMPLETELY DECOMPOSED TUFF

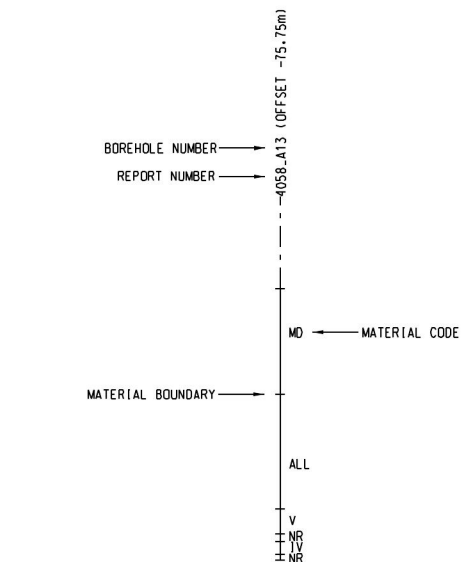
IV HIGHLY DECOMPOSED TUFF

III MODERATELY DECOMPOSED TUFF

II SLIGHTLY DECOMPOSED TUFF

— ? — INFERRED GEOLOGICAL BOUNDARY

Rockhead



AECOM

PROJECT

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENTS AT WONG TAI SIN - FEASIBILITY STUDY

CLIENT

CEDD 土木工程拓展署
Civil Engineering and Development Department

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ISSUE/REVISION

I/R	DATE	DESCRIPTION	CHK.
01	2021/09/10	Initial Issue	

STATUS

SCALE

DIMENSION UNIT

A3 1 : 1000

MILLIMETRES

KEY PLAN

PROJECT NO.

AGREEMENT NO.

60625506

CE 32/2019(CE)

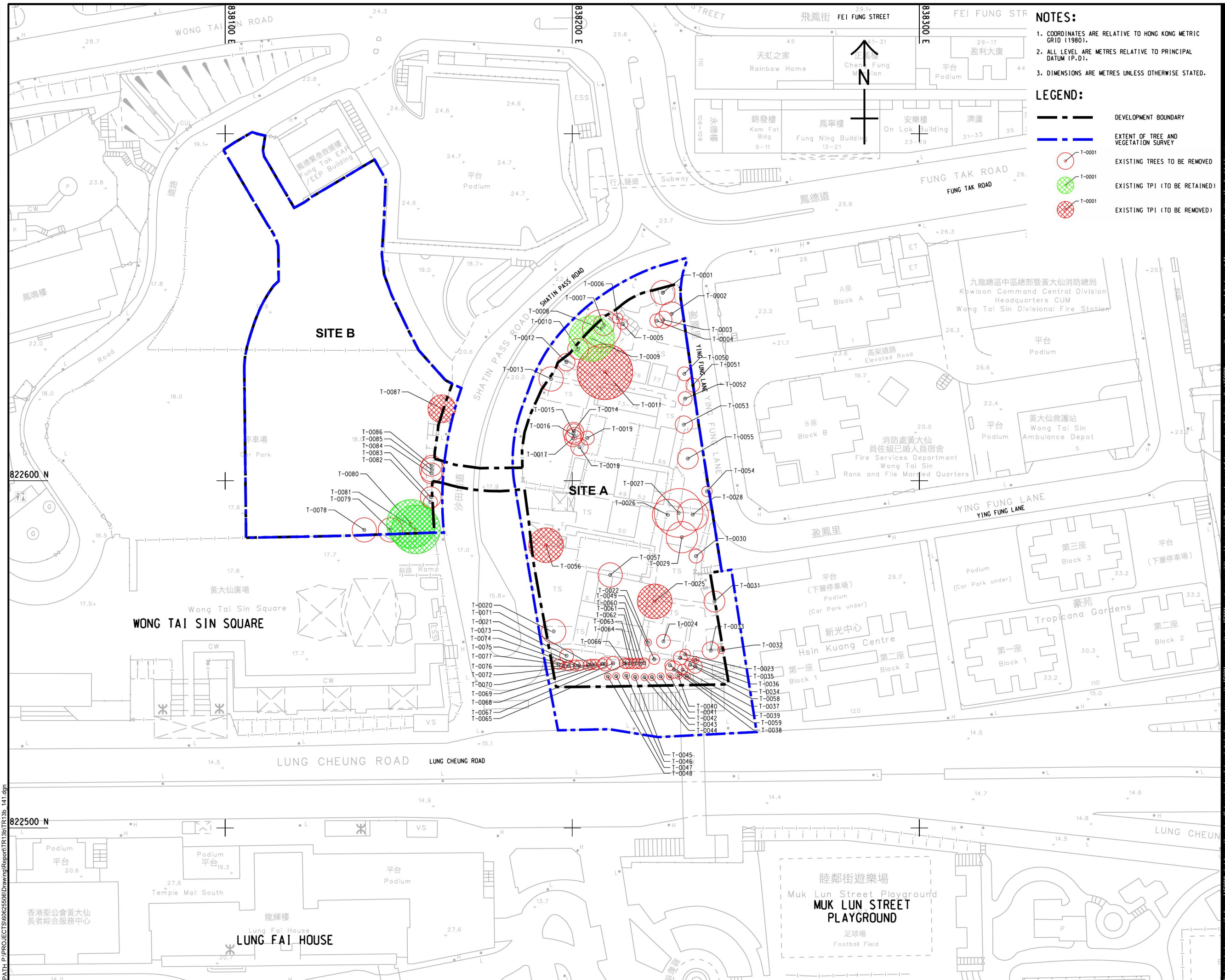
SHEET TITLE

GEOLOGICAL SECTION

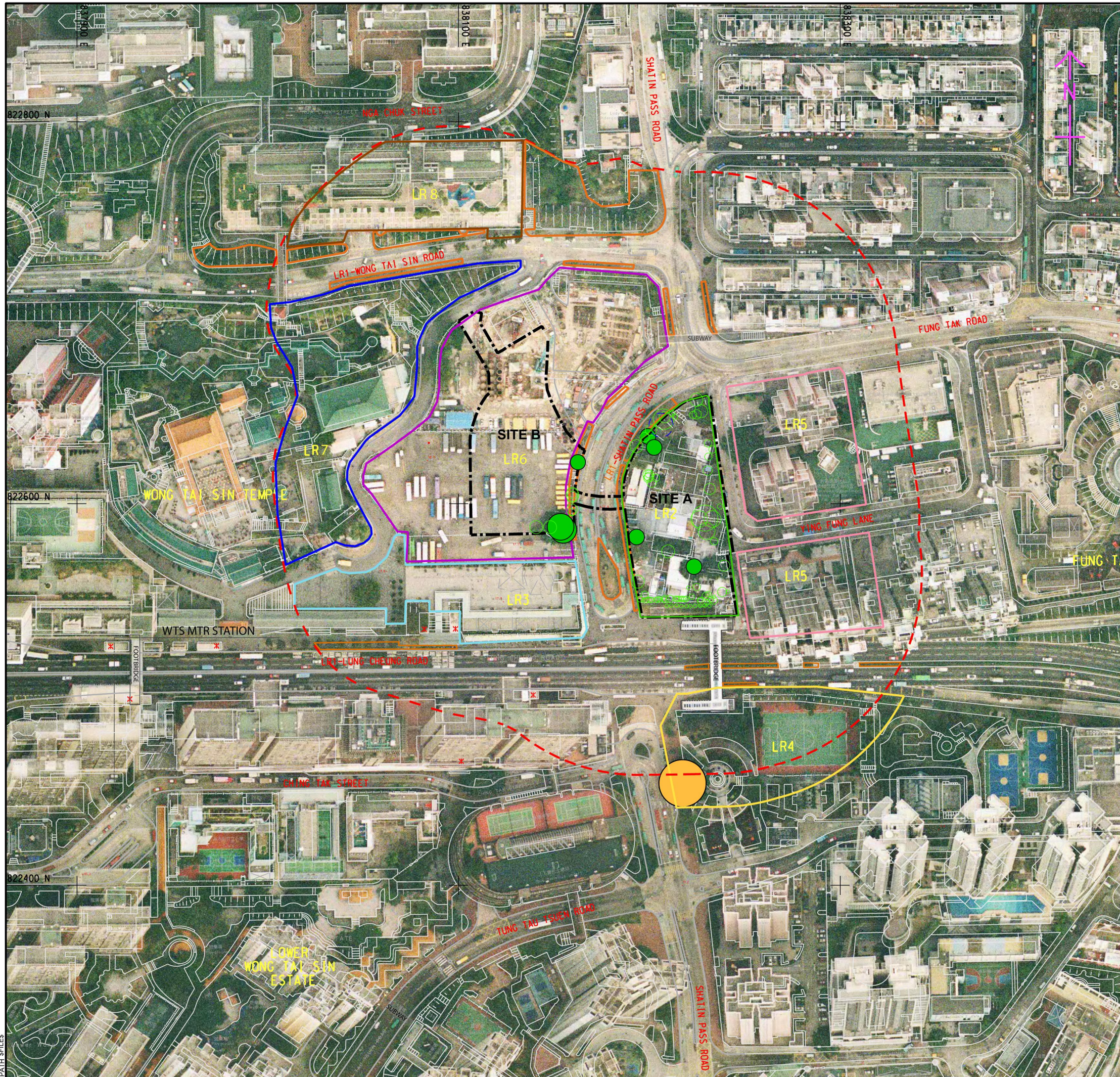
SHEET NUMBER

60625506/TR16b/FIGURE 6.4

SHEET 3 OF 3














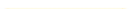


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NOTES:

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2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.

LEGEND:

	DEVELOPMENT BOUNDARY
	100m ASSESSMENT AREA
	EXISTING TREE OVER 1m DBH
	DVT
	LR1 - ROADSIDE PLANTING
	LR2 - VILLAGE PLANTING AT YING FUNG LANE
	LR3 - WONG TAI SIN SQUARE
	LR4 - MUK LUN STREET PLAYGROUND
	LR5 - LANDSCAPE AREAS IN RESIDENTIAL BLOCKS ALONG YING FUNG LANE
	LR6 - LANDSCAPE AREA IN OPEN CAR PARK AND WORKS AREA
	LR7 - WONG TAI SIN TEMPLE AND GOOD WISH GARDEN
	LR8 - LANDSCAPE AREA IN RESIDENTIAL BLOCK OF CHUK YUEN SOUTH ESTATE
	RETAINED TPI
	EXISTING TREE

ISSUE/REVISION			
請用			
I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 校核

STATUS
階段

SCALE 比例	DIMENSION UNIT 尺寸單位
A3 1 : 2000	METRES

KEY PLAN

索引圖

PROJECT NO. 項目編號	AGREEMENT NO. 協議編號
60625506	CE 32/2019(CE)

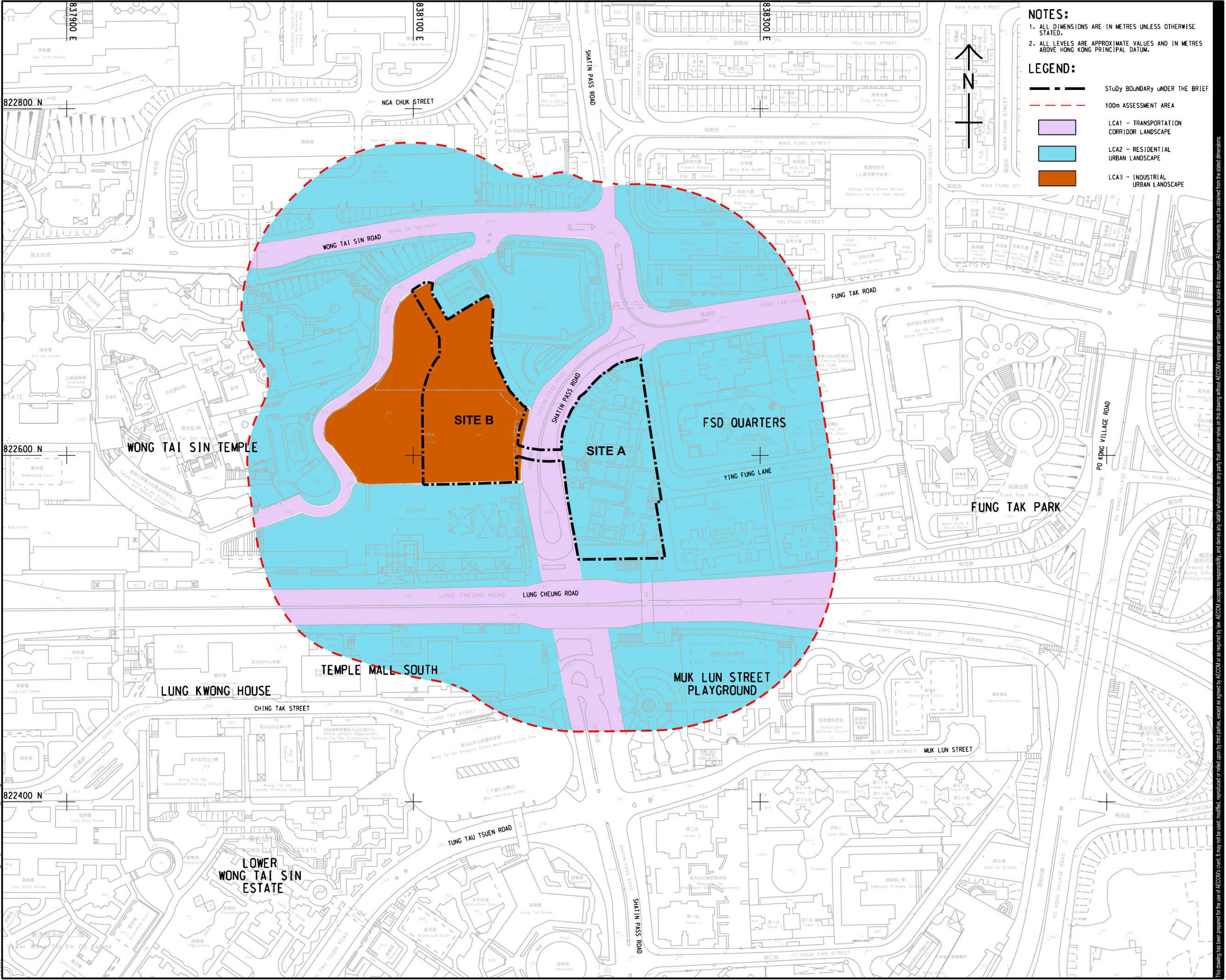
SHEET TITLE
圖底名稱

**LANDSCAPE RESOURCES
OVERLAID WITH PROPOSED
DEVELOPMENT - YING FUNG LANE**

SHEET NUMBER
圖紙編號

60625506/TR16b/FIGURE 8.2

ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:
7/10/2020
PLOT FILE BY: TAIYU
PATH: P:\PROJECTS\60625506\Drawing\Report\TR16b\TR16b_702.dgn



- NOTES:**
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
 2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.
- LEGEND:**
- STUDY BOUNDARY UNDER THE BRIEF
 - - - 100m ASSESSMENT AREA
 - LC1 - TRANSPORTATION CORRIDOR LANDSCAPE
 - LC2 - RESIDENTIAL URBAN LANDSCAPE
 - LC3 - INDUSTRIAL URBAN LANDSCAPE

AECOM

PROJECT

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENTS AT WONG TAI SIN - FEASIBILITY STUDY

CLIENT

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預備

SCALE
比例
A3 1 : 2000

DIMENSION UNIT
尺寸單位
METRES

KEY PLAN

索引圖

PROJECT NO.
項目編號
60625506

AGREEMENT NO.
協議編號
CE 32/2019(CE)

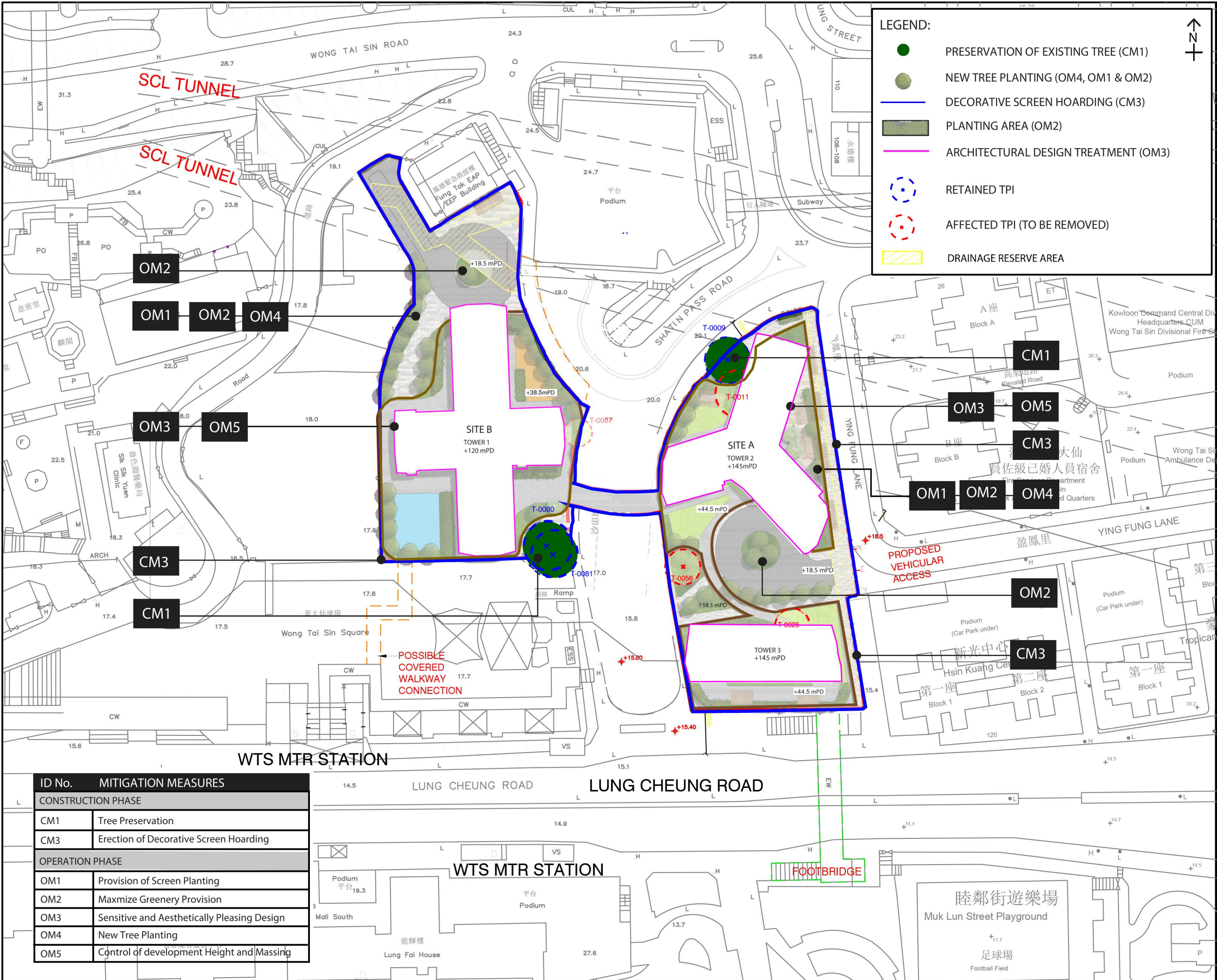
SHEET TITLE

圖紙名稱

LANDSCAPE CHARACTER AREAS OVERLAID WITH PROPOSED DEVELOPMENT - YING FUNG LANE

SHEET NUMBER
圖紙編號
60625506/TR16b/FIGURE 8.3

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PROJECT

SITE FORMATION AND
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FOR PROPOSED PUBLIC
HOUSING DEVELOPMENTS
AT YING FUNG LANE, WONG
TAI SIN -
FEASIBILITY STUDY

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STATUS

SCALE	DIMENSION UNIT
A3 1: 1000	METRES

KEY PLAN

PROJECT NO.

60625506

CONTRACT NO.

CE 32/ 2019

SHEET TITLE

LANDSCAPE AND VISUAL
MITIGATION MEASURES PLAN

SHEET NUMBER

60625506/TR16b/FIGURE 8.4



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SITE FORMATION AND
INFRASTRUCTURE WORKS
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AT YING FUNG LANE, WONG
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階段

SCALE

比例
A3 1: 1000

DIMENSION UNIT

尺寸單位
METRES

KEY PLAN

圖則名稱

PROJECT NO.

項目編號
60625506

CONTRACT NO.

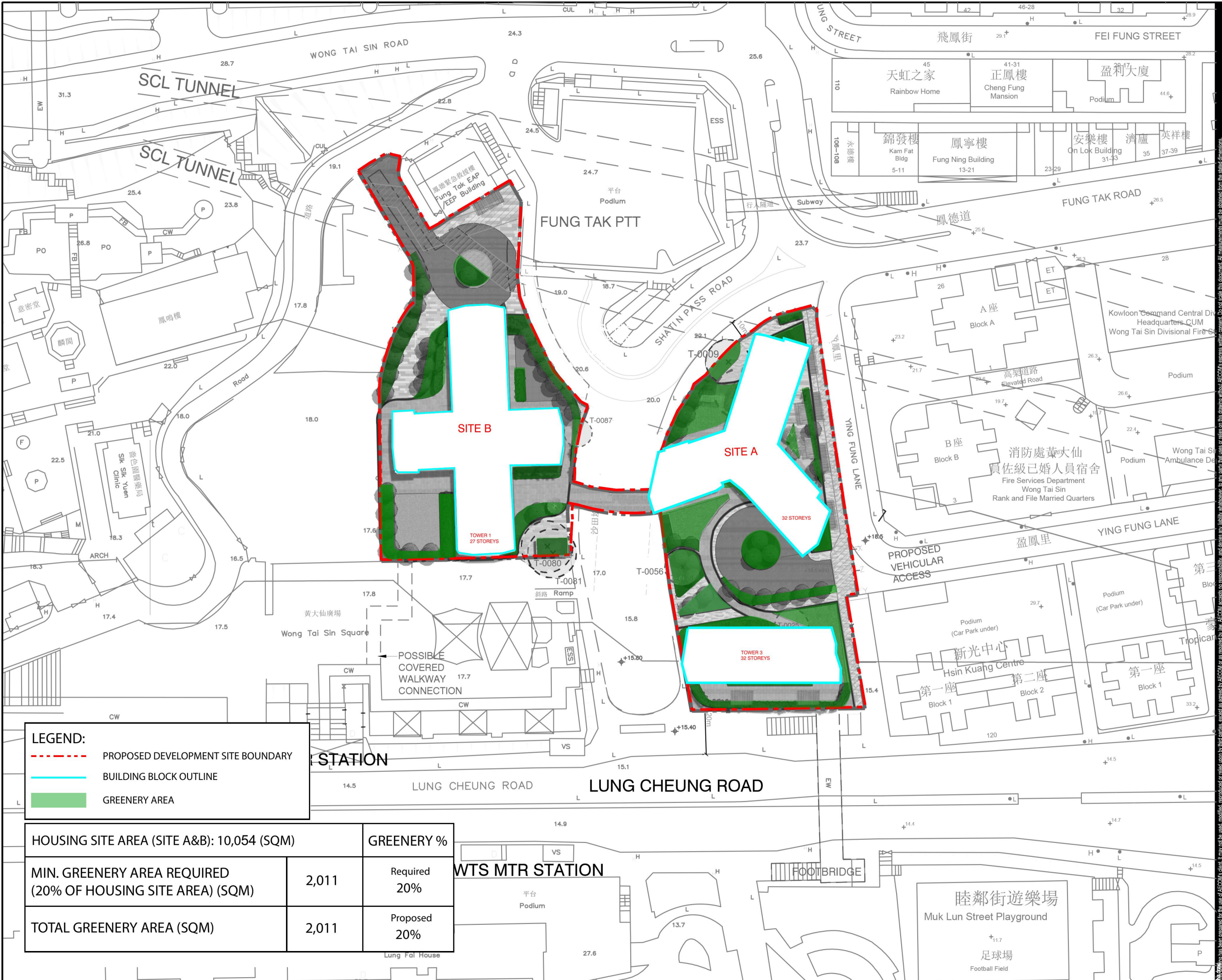
合約編號
CE 32/ 2019

SHEET TITLE

圖則名稱
Calculations of Local Open
Space

SHEET NUMBER

圖則編號
60625506/TR16b/FIGURE 8.5



PROJECT

SITE FORMATION AND
INFRASTRUCTURE WORKS
FOR PROPOSED PUBLIC
HOUSING DEVELOPMENTS
AT YING FUNG LANE, WONG
TAI SIN -
FEASIBILITY STUDY

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STATUS

階段

SCALE

比例
A3 1: 1000

DIMENSION UNIT

尺寸單位
METRES

KEY PLAN

索引圖

PROJECT NO.

項目編號
60625506

CONTRACT NO.

合約編號
CE 32/ 2019

SHEET TITLE

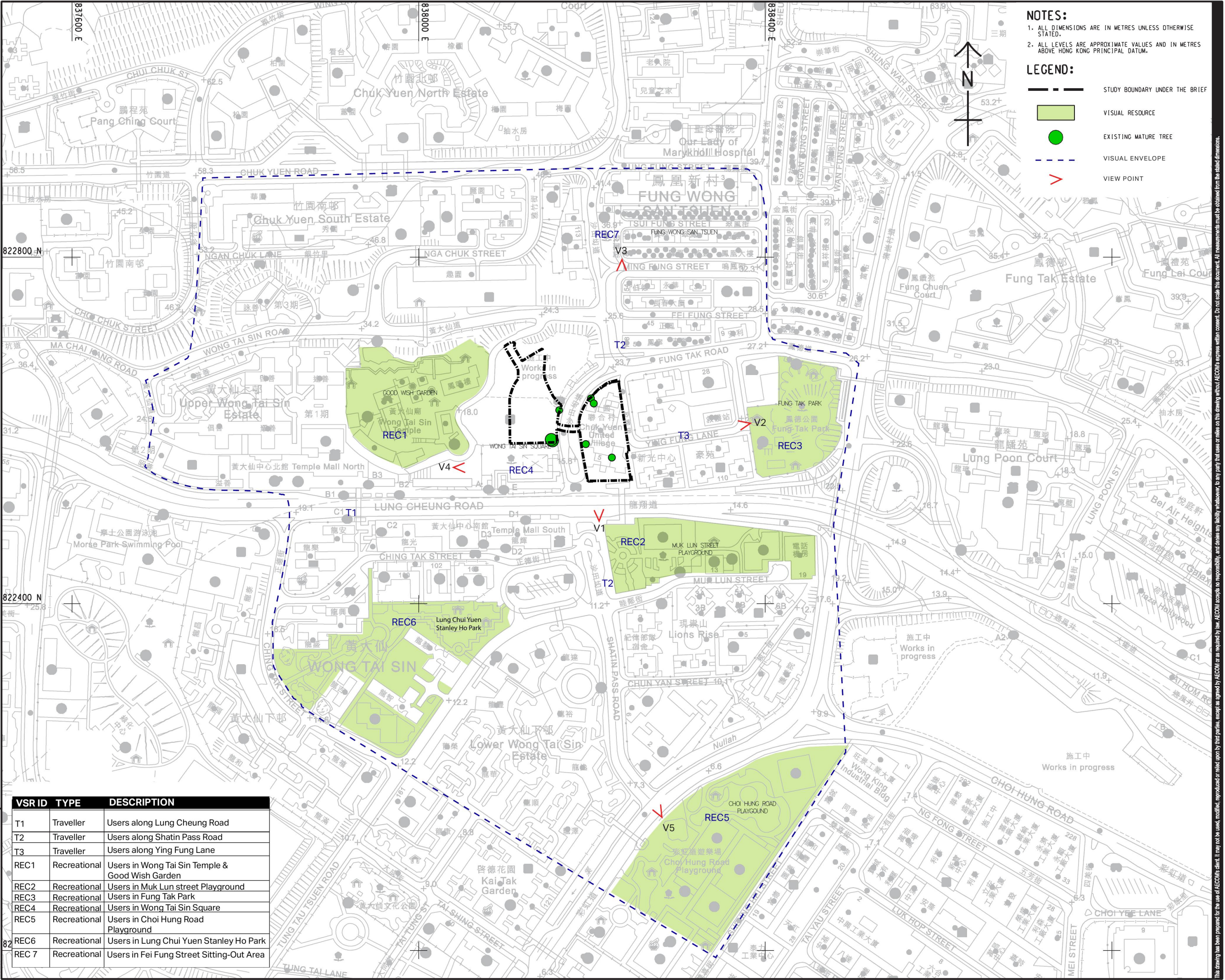
圖紙名稱
Calculations of Greenery
Coverage

SHEET NUMBER

圖紙編號
60625506/TR16b/FIGURE 8.6

ISO A1 594mm x 841mm
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Checked:
Designer:
Project Management Initials:

2020/08/26
P:\PROJECTS\60625506\DRAWING\Sheet\SRK033.dgn
Pld File by: ZENGCLY2



NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.

2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.

LEGEND:

- STUDY BOUNDARY UNDER THE BRIEF
- VISUAL RESOURCE
- EXISTING MATURE TREE
- VISUAL ENVELOPE
- VIEW POINT

AECOM

PROJECT
項目

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENTS AT WONG TAI SIN - FEASIBILITY STUDY

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STATUS
階段

SCALE
比例

A3 1 : 4000

DIMENSION UNIT
尺寸單位

KEY PLAN
索引圖

VSR ID	TYPE	DESCRIPTION
T1	Traveller	Users along Lung Cheung Road
T2	Traveller	Users along Shatin Pass Road
T3	Traveller	Users along Ying Fung Lane
REC1	Recreational	Users in Wong Tai Sin Temple & Good Wish Garden
REC2	Recreational	Users in Muk Lun street Playground
REC3	Recreational	Users in Fung Tak Park
REC4	Recreational	Users in Wong Tai Sin Square
REC5	Recreational	Users in Choi Hung Road Playground
REC6	Recreational	Users in Lung Chui Yuen Stanley Ho Park
REC 7	Recreational	Users in Fei Fung Street Sitting-Out Area

PROJECT NO.
項目編號

60625506

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協議編號

CE 32/2019(CE)

SHEET TITLE
圖紙名稱

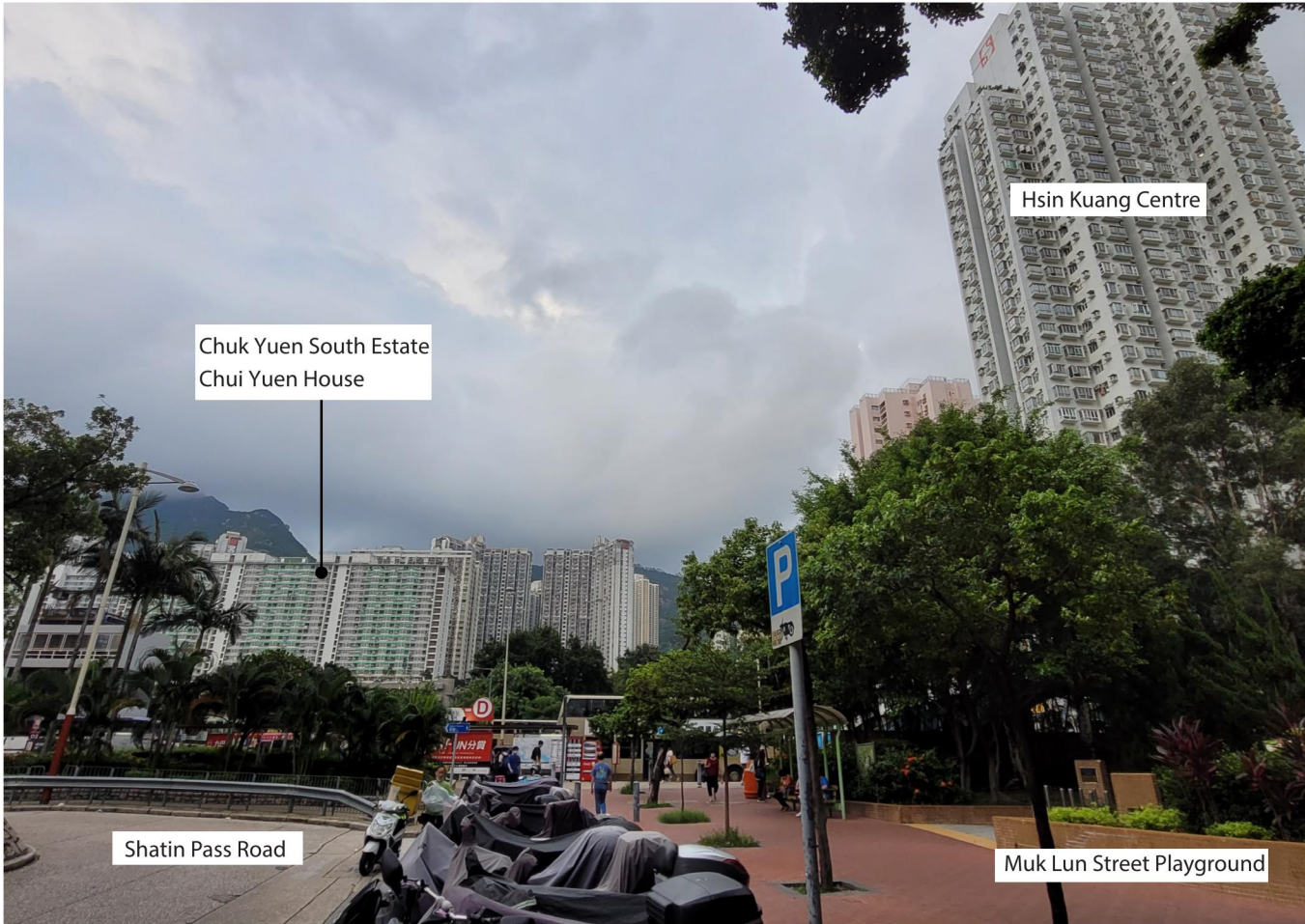
VISUAL ENVELOPE AND VIEWPOINTS

SHEET NUMBER
圖紙編號

60625506/TR16b/FIGURE 9.1

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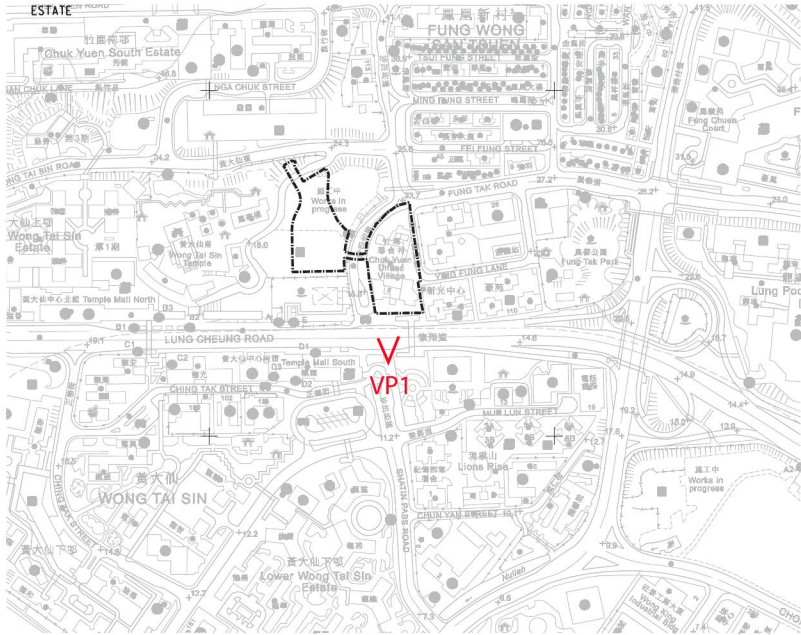
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Checked:
Designer:
Project Management Initials:
2020/08/26
PHD File by: ZENGLIY2
PATH: P:\PROJECTS\60625506\DRAWING\Sketch\K033.dgn



EXISTING PHOTO



PHOTOMONTAGE OF VP 1 - BUS STOP AT TEMPLE MALL SOUTH



KEY PLAN

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PROJECT
SITE FORMATION AND
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FOR PROPOSED PUBLIC
HOUSING DEVELOPMENTS
AT WONG TAI SIN -
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STATUS
階段

SCALE
比例

DIMENSION UNIT
尺寸單位

KEY PLAN
索引圖

PROJECT NO.
項目編號
60625506

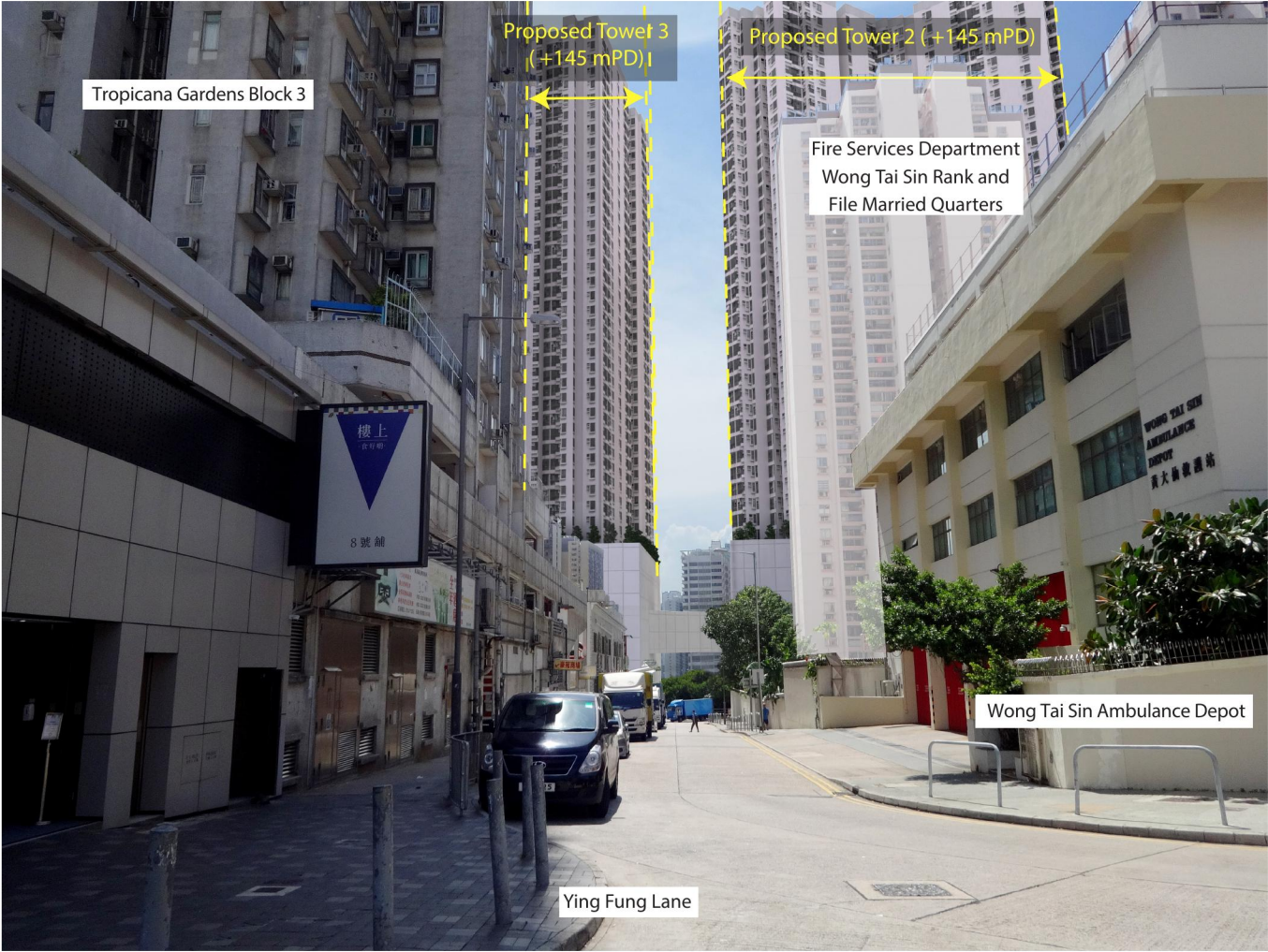
AGREEMENT NO.
協議編號
CE 32/2019(CE)

SHEET TITLE
圖紙名稱
PHOTOMONTAGE OF VP1 -
BUS STOP AT TEMPLE MALL SOUTH
(+120mPD, +145mPD)

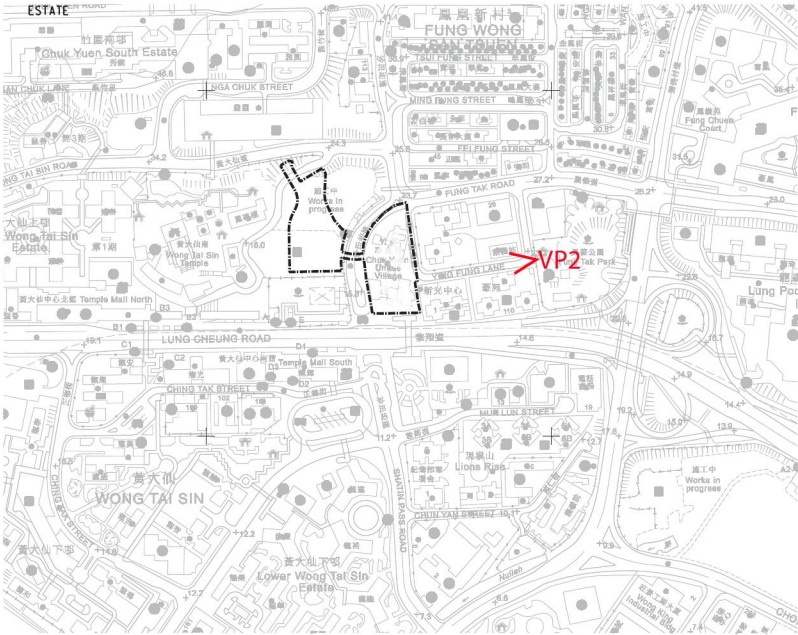
SHEET NUMBER
圖紙編號
60625506/TR16b/FIGURE 9.2



EXISTING PHOTO



PHOTOMONTAGE OF VP 2 - FUNG TAK PARK



KEY PLAN

AECOM

PROJECT
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FOR PROPOSED PUBLIC
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SCALE

比例

DIMENSION UNIT

尺寸單位

KEY PLAN

索引圖

PROJECT NO.
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協議編號

CE 32/2019(CE)

SHEET TITLE
圖紙名稱

PHOTOMONTAGE OF VP2 - FUNG TAK
PARK
(+120mPD, +145mPD)

SHEET NUMBER
圖紙編號

60625506/TR16b/FIGURE 9.3

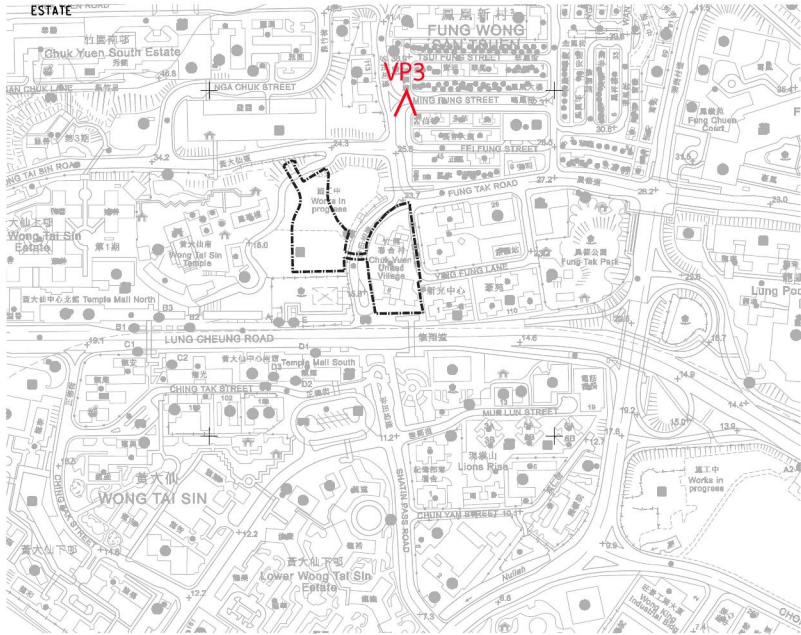
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EXISTING PHOTO



PHOTOMONTAGE OF VP 3 - FEI FUNG STREET SITTING-OUT AREA



KEY PLAN

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01	2020/08/26	Issue for public consultation	
02	2020/08/26	Issue for public consultation	
03	2020/08/26	Issue for public consultation	
04	2020/08/26	Issue for public consultation	
05	2020/08/26	Issue for public consultation	
06	2020/08/26	Issue for public consultation	
07	2020/08/26	Issue for public consultation	
08	2020/08/26	Issue for public consultation	
09	2020/08/26	Issue for public consultation	
10	2020/08/26	Issue for public consultation	

STATUS

Final

SCALE

1:1000

DIMENSION UNIT

米/公尺

KEY PLAN

Key Plan

PROJECT NO.

60625506

AGREEMENT NO.

CE 32/2019(CE)

SHEET TITLE

PHOTOMONTAGE OF VP3 - FEI FUNG
STREET SITTING-OUT AREA
(+120mPD, +145mPD)

SHEET NUMBER

60625506/TR16b/FIGURE 9.4

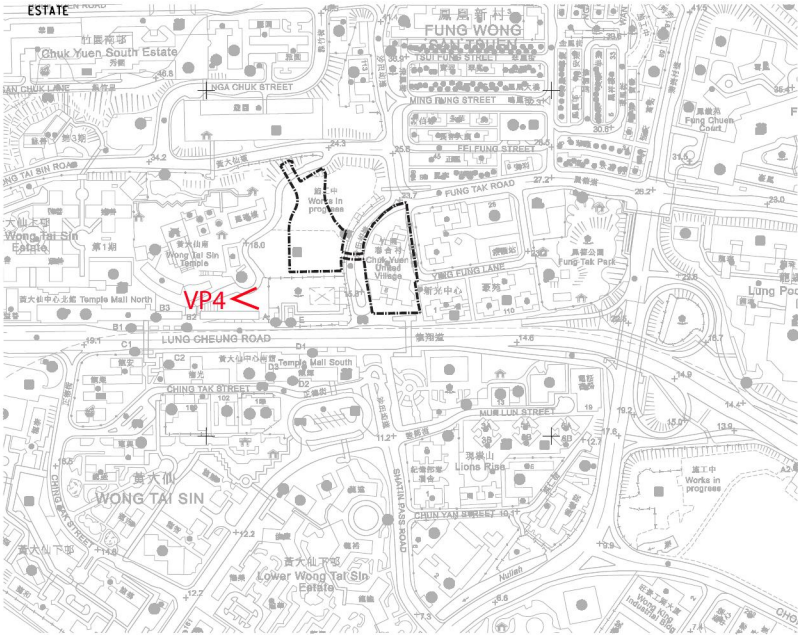
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EXISTING PHOTO



PHOTOMONTAGE OF VP 4 - SOUTHEAST OF WONG TAI SIN TEMPLE AND GOOD WISH GARDEN



KEY PLAN

AECOM

PROJECT
項目
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FOR PROPOSED PUBLIC
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AT WONG TAI SIN -
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I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 核核

STATUS
階段

SCALE
比例

DIMENSION UNIT
尺寸單位

KEY PLAN
索引圖

PROJECT NO.
項目編號
60625506

AGREEMENT NO.
協議編號
CE 32/2019(CE)

SHEET TITLE
圖紙名稱
PHOTOMONTAGE OF VP4 - SOUTHEAST
OF WONG TAI SIN TEMPLE & GOOD
WISH GARDEN
(+120mPD, +145mPD)

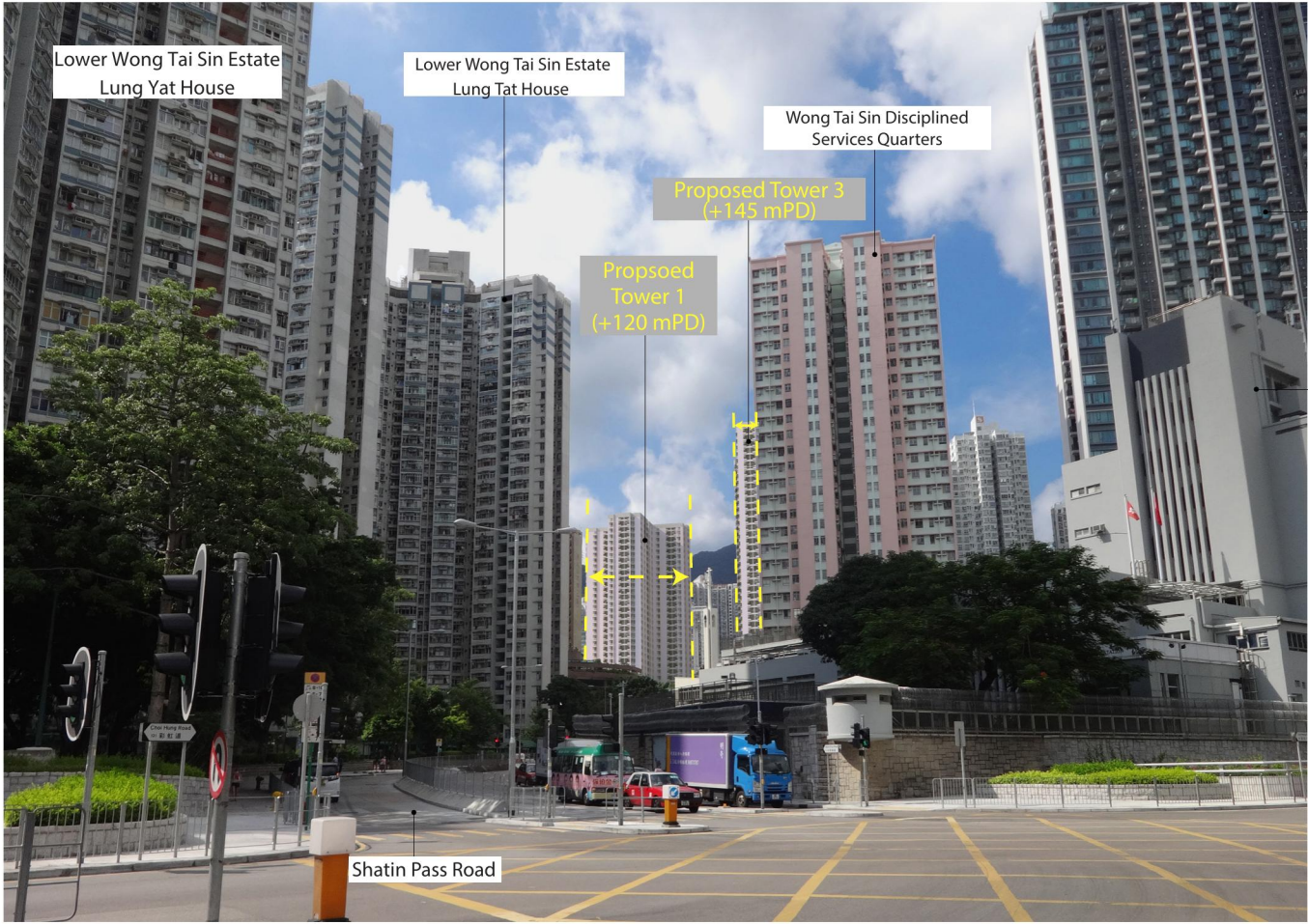
SHEET NUMBER
圖紙編號
60625506/TR16b/FIGURE 9.5

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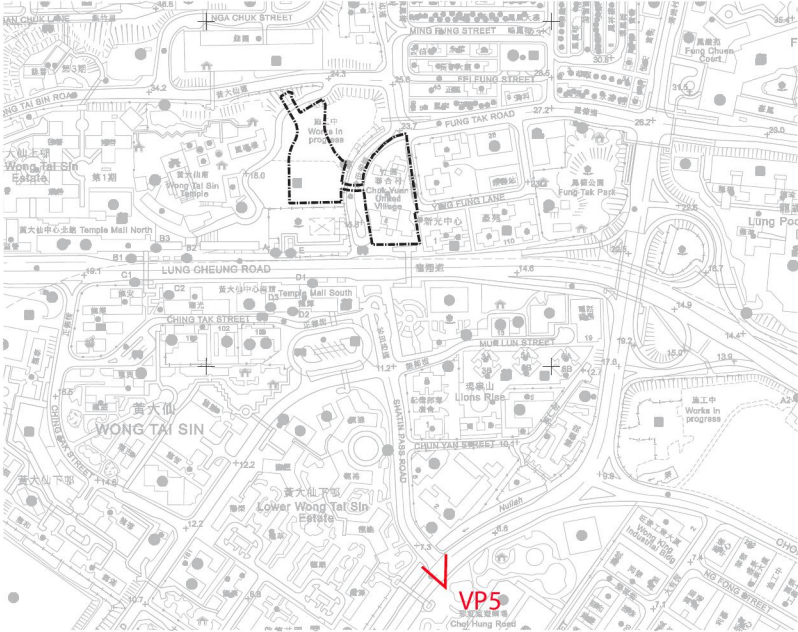
ISO A1 594mm x 841mm
Approved:
Checked:
Designer:
Project Management Initials:
Pld File by: ZENG LY2
PATH: P:\PROJECTS\60625506\DRAWING\Sketch\SK033.dgn
2020/8/26



EXISTING PHOTO



PHOTOMONTAGE OF VP 5- CHOI HUNG ROAD PLAYGROUND



KEY PLAN

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STATUS
階段

SCALE
比例

DIMENSION UNIT
尺寸單位

KEY PLAN
索引圖

PROJECT NO.
項目編號
60625506

AGREEMENT NO.
協議編號
CE 32/2019(CE)

SHEET TITLE
圖紙名稱
PHOTOMONTAGE OF VP5 - CHOI HUNG
ROAD PLAYGROUND
(+120mPD, +145mPD)

SHEET NUMBER
圖紙編號
60625506/TR16b/FIGURE 9.6

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**Provision of Major Community Facilities and Open Space
in Tsz Wan Shan, Diamond Hill & San Po Kong (K11)**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	22.80 ha	20.77 ha	25.04 ha	2.24 ha
Local Open Space	10 ha per 100,000 persons [#]	22.80 ha	42.14 ha	43.31 ha	20.51 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	3	4	4	1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	1	1	1
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	1	1	1	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A	5	6	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	1	2	2	1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	103 classrooms	142 classrooms	142 classrooms	39 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	319 classrooms	425 classrooms	425 classrooms	106 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	273 classrooms	275 classrooms	275 classrooms	2 classrooms

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/ cluster basis)	1306 beds	767 beds	1268 beds	-38 beds^ (Will be catered for in the 1 st and 2 nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis^)
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	2	2	4	2
Child Care Centre	100 aided places per 25,000 persons# (assessed by SWD on a local basis)	912	166	410	-502~ (A long-term target assessed on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24# (assessed by SWD on a local basis)	2	4	4	2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons# (assessed by SWD on a service boundary basis)	1	1	2	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	2	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	7	7	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	1383 places	1029 places	1089 places	-294 places~ (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	1712 beds	1661 beds	1661 beds	-51 beds~ (A long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	159 places	202 places	202 places	43 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	464 places	345 places	345 places	-119 places~ (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	726 places	20 places	20 places	-706 places~ (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	1	1	1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0	1	1	1

Note :

The planned resident population is about 228,000. If including transients, the overall planned population is about 237,500. All population figures have been adjusted to the nearest hundred.

Remark :

The requirements exclude planned population of transients.

^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon Central Cluster (KCC) provides services for residents in Yau Ma Tei, Tsim Sha Tsui, Mong Kok, Kowloon City and Wong Tai Sin districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in KCC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

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

June 2022

東九龍居民委員會
(原名：九龍十三鄉居民委員會)
辦事處：九龍新蒲崗大有街32號 康力工業中心1201室
HQ: Rm. 1201, Laurels Industrial Centre, 32, Tai Yau St., Kln., H.K.



East Kowloon District Residents' Committee
(Former Name: Kowloon Thirteen Villages Committee)
電話 Tel./Whatsapp: 23502445 傳真 Fax: 23234445
網址 Website: <https://eastkowloon.kinfas.hk>
電郵 Email: info@eastkowloon.org.hk

規劃署
九龍規劃專員
黎萬寬女士

本會檔號 Our Ref.: 220514/LR/64/SC/11

來函檔號 Your Ref.:

有關竹園鄉、牛池灣鄉及黃大仙社區中心收地重建事宜

本會原名「九龍十三鄉委員會」，創辦於1957年，由九龍十三鄉鄉民組成，一直致力維護鄉民權益。據悉，貴署與多個政府部門於2022年5月13日就竹園鄉、牛池灣鄉及黃大仙社區中心收地重建為公營房屋發展規劃研究向鄉民進行諮詢，謹此，特函呈交鄉民意願如下：

妥善安置 合理補償

查竹園鄉、牛池灣鄉乃界限街以北，獅子山以南之九龍十三鄉有數百年歷史的古舊鄉村之一，按《基本法》第四十條，「原居民合法傳統權益受香港特別行政區保護」，當局需依例保障鄉民權益，收地重建必須對鄉民妥善安置和合理補償，懇請當局考慮設立安置工作專組為鄉民處理安置問題，及讓鄉民可選擇入住房委會或房協的空置單位。

保育鄉村文物古蹟

竹園鄉、牛池灣鄉都是宋末年間建村，是數百年歷史的古舊鄉村，各鄉有很多珍貴的歷史文物應予保存，以延續中華文化，如：竹園鄉原居民譚氏屋旁存放原是二十世紀五十年代染布廠用作把浸染的布匹來磨滑打亮的「碾布石」，其石見證該鄉昔日的繁華；牛池灣鄉包括有萬佛堂、古水井、牛池灣鄉公所建築物及其神位：大王爺、社公、伯公伯婆、聖炮及關帝。此等文物古蹟應設法原址保留，讓公眾了解黃大仙區悠久和豐富的歷史和文化遺產。

香港住屋短缺，市民大眾需求殷切，鄉民亦是市民，貢獻土地只求能得到妥善安置和合理補償。祈望政府當局以人為本，妥善處理鄉民訴求。

順頌
台安！

東九龍居民委員會主席何漢文

十三鄉委員會委員長梁錫麟

竹園鄉鄉長李勇強

牛池灣鄉公所理事長余志偉



2022年5月14日

副本送：土木工程拓展署
地政總署

規 劃 署

香港北角渣華道三百三十三號
北角政府合署



Planning Department

North Point Government Offices
333 Java Road, North Point,
Hong Kong

來函檔號 Your Reference 220514/LR/64/SC/11
本署檔號 Our Reference R/OTH/216
電話號碼 Tel. No.: 2231 4916
傳真機號碼 Fax No.: 2894 9502

郵寄及電郵

東九龍居民委員會
九龍新蒲崗大有街 32 號
泰力工業中心 1201 室

東九龍居民委員會主席何漢文先生
十三鄉委員會委員長梁錫麟先生
竹園鄉鄉長李勇強先生
牛池灣鄉公所理事長余志偉先生

何主席、梁委員長、李鄉長、余理事長：

有關竹園鄉、牛池灣鄉及黃大仙社區中心收地重建事宜

多謝你們於2022年5月14日致函九龍規劃專員，表達鄉民就題述發展的意見。繼本署於2022年5月16日的簡覆，經諮詢有關部門的意見後，現綜合回覆如下。

當政府引用《收回土地條例》(第 124 章)及相關法例收回私人土地時，會按照法例要求為擁有合法權益的人士作出法定補償。相關法例訂明評定補償的基準和原則、所涉及的程序，以及賦予土地審裁處就補償金額作最終裁決的權力。除了法定補償外，政府亦設有特惠補償制度，行政上作為法定補償以外的一個替代選擇。根據現時制度，位於牛池灣村和竹園聯合村的舊批農地會一律視作第一級別農地計算特惠補償；而上述地區內的舊批屋地的特惠補償額，則會按照反映該收回土地鄰近屋地價值的特惠補償率來計算。

由於牛池灣村和竹園聯合村的重建發展計劃涉及住有原居村民的市區鄉村，因此「市區村屋補償方案」會適用於受上述項目影響而須收回的相關土地。根據「市區村屋補償方案」，若受影響屋地的業主屬「新九龍原居村民」(即自 1941 年 12 月 25 日已擁有位於新九龍的舊批屋地的業主；或通過父系祖先從該類業權人繼承得舊批屋地的人士)，可在特惠補償以外獲發一項額外津貼。額外津貼大致根據住宅建築物佔地面積按每平方呎計算。

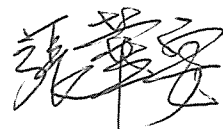
上述人士如不接納政府的特惠補償建議金額，可按相關條例向政府申索法定補償及就法定補償金額向土地審裁處尋求裁決。申索人因提出申索而合理招致的專業費用，政府會按機制審核及發還。

至於非擁有合法權益的人士，例如寮屋住戶，雖然他們不合資格申領法定補償，但政府仍會向當中的合資格人士提供適用的特惠補償及安置安排，以紓解發展行動對他們帶來的影響。政府於2018年5月公布劃一且經加強的特惠補償及安置安排，除了繼續維持由香港房屋委員會(房委會)提供「須通過經濟狀況審查」安置選項，讓受影響的合資格住戶入住房委會轄下的公屋單位外，亦引入「免經濟狀況審查」安置選項，讓受影響的合資格住戶獲安置到由香港房屋協會(房協)發展和管理的專用安置屋邨。在專用安置屋邨入伙前，房協及房委會將運用轄下租住屋邨的空置單位，為合資格住戶提供過渡房屋安排。當專用安置屋邨入伙時，合資格住戶可選擇遷往專用安置屋邨，或選擇繼續居住在已編配的房協/房委會過渡單位內。另一方面，他們也可選擇申領「持牌構築物和已登記寮屋的核准佔用人的特惠津貼」。此外，在清拆前登記中記錄在案的構築物／寮屋住戶，不論其居住年期及構築物的狀況，均符合資格申領住戶搬遷津貼。詳情可瀏覽地政總署網頁、簡介短片及小冊子：(網址：www.landsd.gov.hk/tc/land-acq-clearance/land-resumption-clearance/rehousing.html)。地政總署會適時安排專責職員跟進受發展清拆行動影響人士的個案，社工隊亦會到寮屋區協助受影響人士。

有關保育文物古蹟方面，根據現有資料，竹園聯合村內並沒有獲古物諮詢委員會(古諮會)評級的歷史建築，村內前染布工廠遺留的兩塊「碾布石」，其中一塊已被收藏及展示於香港歷史博物館，而現時村內餘下的一塊，香港房屋協會(房協)將在詳細設計階段研究重置於房屋發展項目內作公開展示的可行性。牛池灣村方面，村內有獲古諮會評為三級歷史建築的萬佛堂。經諮詢古物古蹟辦事處(古蹟辦)的意見後，萬佛堂將會作原址保留，並透過整全規劃納入在未來發展項目當中。房協會在詳細設計階段根據相關技術指引進行文物影響評估，並就擬訂活化方案提交古蹟辦及古諮會審議。至於村內其他沒有獲評級、但可能具有歷史價值的文物及建築，其詳細的保育措施及安排亦會在相關的文物影響評估中敲定。

感謝你們對有關發展的關注及所提出的寶貴意見。

九龍規劃專員



(張華安 代行)

2022年5月30日

副本送：

發展局

(經辦人：唐小芹女士)

土木工程拓展署

(經辦人：李若詩女士)

地政總署

(經辦人：陳淑芬女士)