

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

**MPC Paper No. 7/22
For Consideration by
the Metro Planning Committee on 10.6.2022**

**PROPOSED AMENDMENTS TO THE
APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG
OUTLINE ZONING PLAN NO. S/K11/29**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/29 (**Attachment I**) as shown on the draft OZP No. S/K11/29A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 6.12.2016, 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/K11/29. On 16.12.2016, the approved OZP No. S/K11/29 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 21.8.2018, the CE in C referred the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 31.8.2018, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Feasibility Study for Developments at Chuk Yuen United Village (CYUV), Ngau Chi Wan Village (NCWV) and Wong Tai Sin Community Centre (WTSCC) (the FS)

- 3.1 As announced under the 2019 Policy Address (PA), the 2020 PA and the 2021 PA, the Government will adopt a Government-led approach to resume private land in

three urban squatter areas, namely Cha Kwo Ling Village (CKLV)^[1], CYUV and NCWV for high-density public housing and related infrastructure development, with a view to expediting the development and rebuilding a new community therein. The living environment of residents in the squatter areas will be improved with compensation and rehousing (C&R) to be provided in accordance with the prevailing policy. Along with the policy initiatives announced under the 2019 PA, the Civil Engineering and Development Department (CEDD) commenced the FS (**Plan 2a**) in January 2020 to investigate the long-term land use of CYUV and NCWV and the site formation and infrastructure works required. As stated in the 2020 PA, the Hong Kong Housing Society (HKHS) was invited to implement the public housing development at CYUV and NCWV.

- 3.2 The FS also covers the relevant technical assessments on the WTSCC site (**Plan 2a**) which is proposed for public housing development by the Hong Kong Housing Authority upon relocating the existing facilities to the proposed developments at CYUV and NCWV sites.

Proposed Amendments to the OZP

- 3.3 Relevant technical assessments have been carried out under the FS by CEDD, the findings of which demonstrate that there would be no insurmountable technical problem for the proposed high-density public housing developments at the CYUV site with the recommended development proposals set out in paragraphs 4.5 and 4.6 below. To take forward the recommendations of the FS, rezoning of the proposed development at the CYUV site with stipulation of appropriate development restrictions is required.
- 3.4 Apart from the corresponding amendments to the Notes in connection with the above proposed amendments, technical amendments to other parts of the Notes of the OZP have also been made, inter alia, to incorporate the latest revision of the Master Schedule of Notes (MSN) to Statutory Plans.

4. Proposed Amendment Item A - Rezoning for the Proposed Public Housing Development at the CYUV Site

The Site and its Surroundings

- 4.1 The proposed development comprises two sites (i.e. Site A of about 0.52ha and Site B of about 0.48ha to the east and west of Shatin Pass Road (SPR) respectively) zoned “Government, Institution or Community” (“G/IC”) on the OZP (**Plans 1 and 5**). Site A is currently occupied by low-rise squatters (**Plans 4f and 4g**) with about 49 surveyed squatter structures according to the records of the Lands

^[1] Upon completion of a standalone feasibility study on CKLV conducted by CEDD, the amendments to the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP were gazetted on 3.12.2021.

Department (LandsD), while Site B^[2] is mainly used as a temporary car park (**Plans 4d and 4e**). Site A and Site B, jointly referred to as “the CYUV site” in the ensuing paragraphs.

- 4.2 The CYUV site is situated on a relatively flat terrain, and located right next to the Wong Tai Sin (WTS) MTR Station. Except for the low-rise WTS Temple to the west, the CYUV site is basically surrounded by high-rise residential developments with building height restrictions (BHR) ranging from 100mPD to 140mPD on the OZP^[3] (**Plans 4a to 4d and 5**).
- 4.3 To the north of the CYUV site are the recently substantially completed Wong Tai Sin Public Transport Terminus (WTSPPT) and Fung Tak Emergency Egress Point/Emergency Access Point Building (**Plan 5**).

Recommendations of the FS

- 4.4 The FS covers an area of about 1ha comprising mainly government land (about 88%) with private lots of about 1,200m² (about 12%) (**Plan 5**). The FS recommends the following land-use proposals for the CYUV site:

Public Housing Development

- 4.5 According to the notional scheme by HKHS (**Plans 6a, 6b and 9**), the CYUV site is proposed for high-density public housing development with a footbridge opened to the general public connecting Sites A and B over SPR. A maximum domestic gross floor area (GFA) of 75,000m² (equivalent to a plot ratio (PR) of 7.5 which is the maximum domestic PR for “R(A)” zone stipulated on the OZPs in Kowloon) and a maximum non-domestic GFA of about 15,000m² (equivalent to non-domestic PR of 1.5) are proposed^[4]. A stepped building height (BH) profile will be adopted for the proposed development to tally with the nearby area. The maximum BH for Site A is set at 145mPD to be in line with the BHR of developments to the east of SPR including Fung Tak Estate and Lions Rise (140mPD). As regards Site B, its maximum BH is set at 120mPD, so as to keep in pace with the BHR of the Upper WTS Estate/Chuk Yuen South Estate (120mPD) surrounding the low-rise WTS Temple to its west. The total public housing

^[2] Site B was originally reserved for development of a GIC Complex as part of the proposed Wong Tai Sin Folk Culture Area (which includes a proposed GIC Complex, a proposed religious use and a Cultural Link). With no development programme in sight for the planned GIC Complex, Site B has been included as part of the proposed public housing development. The originally planned social welfare/community facilities at the aforesaid GIC complex as well as the offices of the Wong Tai Sin District Office/District Council currently located at WTSCC and Lung Cheung Office Block will be suitably incorporated into the proposed development as detailed in paragraph 4.6.

^[3] The BHRs of the developments near the CYUV site are: Fung Wong San Tsuen (100mPD), the WTS Disciplined Service Quarters (100mPD), Hsin Kuang Centre (120mPD), Lower WTS Estate (100mPD), Upper WTS Estate (120mPD), Chuk Yuen South Estate (120mPD), Fung Tak Estate (140mPD) and Lions Rise (140mPD) (**Plans 2b and 5**).

^[4] With a lower BHR of 120mPD imposed on Site B to keep pace with the BHRs of the surrounding developments, Sites A and B are proposed to be developed as one site under the OZP with incorporation of maximum domestic and non-domestic GFA of 75,000m² and 15,000m² respectively (equivalent to maximum domestic PR of 7.5 and non-domestic PR of 1.5) to allow planning flexibility between the two sites.

production is estimated to be about 1,500 units, subject to the detailed design. Social welfare facilities with floor area not less than 5% of the proposed domestic GFA will be provided in the podium floors of the housing site.

Rezoning Proposals

Amendment Item A – Housing Development at the CYUV Site (total about 1ha)

- 4.6 Having regard to the site context, the land use compatibility with surrounding developments, the infrastructural capacity, and the recommendations of the FS, the CYUV site is proposed to be rezoned from “G/IC” and area shown as ‘Road’ to “Residential (Group A) 4” (“R(A)4”) (**Plans 1 and 2b**) with the intention primarily for high-density residential development with provision of GIC facilities and commercial uses. The proposed development parameters are summarised below:

Proposed Zoning	“R(A)4”
Site area	about 1ha
Maximum GFA ^[a]	
- Domestic GFA	75,000m ²
- Non-domestic GFA	15,000m ²
Maximum BHs	145mPD (Site A) / 120mPD (Site B)
No. of flats ^[b]	about 1,500
Estimated population ^[b]	about 4,050
Social welfare facilities ^[c]	<ul style="list-style-type: none"> - 50-place Day Activity Centre; - 224-place Kindergarten cum Child Care Centre; - One Integrated Family Service Centre; - 60-place Day Care Centre for the Elderly
Other facilities ^[b]	<ul style="list-style-type: none"> - WTS Community Hall ^[c] - WTSDO/DC Office (including Home Affairs Enquiry Centre and Lower WTS Sub-office) ^[c] - Retail facilities
Recreational facilities, local open space (LOS), greenery and ancillary parking facilities ^[b]	<ul style="list-style-type: none"> - Recreational facilities, LOS (i.e. 1m² per person) and ancillary car parking and loading/unloading (L/UL) spaces will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) - Site coverage of greenery would be provided to meet the requirement under the Sustainable Building and Design Guidelines (SBDG)
Estimated population intake	from 2029/2030 by phases

Notes:

- ^[a] Equivalent to maximum domestic and non-domestic PRs of 7.5 and 1.5 respectively. Floor space for GIC facilities is not included.
- ^[b] Based on the notional scheme prepared by HKHS (**Plans 6a and 6b**) and is subject to the detailed planning and design. Average flat size of about 50m² and 2.7 persons per flat are assumed.
- ^[c] The social welfare/community facilities as listed above have been included for assessment under the FS. Actual provision of facilities will be subject to further discussions between government departments and HKHS at the detailed planning and design stage. Floor space

for GIC facilities, as required by the Government in the “R(A)4” zone, is proposed to be disregarded from GFA calculation.

Land Use Compatibility

- 4.7 The Site is located in an area inter-mixed with high-rise, high-density residential developments, schools, GIC facilities and open space (**Plan 5**). It is connected to major roads and pedestrian network and is easily accessible by public transportation. The proposed public housing development subject to the same maximum PR restriction of other “R(A)” zones on the OZP and the BH restrictions of 120/145mPD are considered not incompatible with the surrounding developments.

5. Technical Assessments

- 5.1 Development proposals for the CYUV site as formulated have strived to achieve optimisation of urban land for public housing and compatibility with the development intensity in the area, without overstraining the infrastructural capacity, nor causing unacceptable visual and air ventilation impacts. Various technical assessments undertaken under the FS^[5] (**Attachment V**) confirm the technical feasibility of the proposal set out in paragraph 4.6 above. As the CYUV site is located in proximity to the WTSCC site, the cumulative impacts of the two proposed developments on traffic and air ventilation aspects have been assessed under the FS.

Urban Design and Visual Aspects

- 5.2 BHRs of 145mPD and 120mPD are proposed for the public housing development at Site A and Site B respectively, which are generally compatible with the surrounding profile of existing developments mainly ranging from 100 to 140mPD. As illustrated in the photomontages (**Plans 7a to 7e**), the proposed development could be seen as an extension of residential townscape. Mitigation measures to alleviate the visual impacts, such as building separations, building / podium setback and provision of greening/landscape treatment will be incorporated. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) and Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) have no adverse comment on the proposed rezoning from urban design and visual point of view.

Air Ventilation Aspect

- 5.3 As revealed in the AVA-EE, the annual prevailing winds of the area are mainly from the north-northeast, east and east-northeast and the summer prevailing winds

^[5] Under the FS, preliminary assessments on Traffic and Transport Impact Assessment (TTIA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA), Utilities Impact Assessment (UIA), Geotechnical Assessment (GA), Site Formation Assessment, Preliminary Environmental Review (PER), Landscape and Visual Impact Assessment (LVIA) and Air Ventilation Assessment in the form of Expert Evaluation (AVA-EE) have been conducted.

are from the south, south-southwest, southwest and east (**Figure 10.1** in **Attachment V**). The proposed building dispositions under the notional scheme for the proposed development have generally avoided encroaching upon the air path along SPR (**Plan 6a**). Relevant good air ventilation measures with reference to the SBDG and HKPSG, including building separations and building/podium setbacks will be incorporated into the proposed development to facilitate air flow, subject to detailed design. According to the AVA-EE, with incorporation of the above measures, it is unlikely that the proposed development would induce any significant adverse air ventilation impact to the surroundings. CTP/UD&L, PlanD has no adverse comment on the proposed rezoning from air ventilation perspective.

Traffic and Transport Aspect

- 5.4 Based on the results of Preliminary TTIA conducted under the FS, the proposed development will not create adverse traffic impact to the existing road network/junctions after implementation of road improvement works being planned and carried out under various interfacing projects, and together with the proposed traffic improvement works at the junctions of Wong Tai Sin Road/Shatin Pass Road and Fung Tak Road/Po Kong Village Road^[6] (**Plan 8**) under this project. Besides, with the WTS Station being located within walking distance, it is expected that MTR will be a main mode of transport for the proposed development. As revealed in the Preliminary TTIA, given the proposed development would only estimate to increase the loading of Kwun Tong Line by around 1%, impact on Kwun Tong Line would not be significant (taking into account the cumulative traffic impact on Kwun Tong Line generated by the proposed developments at the NCWV, CYUV and WTSCC sites). Commissioner for Transport (C for T) has no objection in-principle to the proposed rezoning from traffic point of view.
- 5.5 Being located to the immediate north of the CYUV site, the WTSPTT with a mini bus terminal and public car park at the lower and upper levels respectively has been substantially completed. Subject to detailed design, a new public covered walkway connecting the WTSPTT and WTS Square/MTR Station within Site B is also proposed to enhance walkability and pedestrian connectivity in the area.

Cultural Heritage Aspect

- 5.6 No graded historic building/new item pending grading assessment by the Antiquities Advisory Board (AAB) is identified within the CYUV site. The WTS Temple, which is a Grade 1 historic building, is located to the west of the CYUV site (**Plan 5**). The graded historic building will not be affected by the proposed development. HKHS will submit to Antiquities and Monuments Office (AMO) further details for the proposed development according to the Preliminary Environmental Review (PER) at the detailed design stage targeted to minimise potential impacts to the WTS Temple, and undertake mitigation measures agreed by AMO, where necessary. HKHS is also required to submit monitoring proposal

^[6] The proposed traffic improvement works at the two junctions include (i) modification of the method of control and (ii) modification of the configuration of carriageway and pedestrian crossing. These traffic improvement works will be further assessed and ascertained in the Investigation, Design and Construction stage of the project in accordance with the latest traffic flow.

for WTS Temple to AMO for consideration.

Landscape and Tree Aspects

- 5.7 Preliminary LVIA has been conducted under the FS to assess the potential landscape impact for the proposed development. A broad-brush tree and vegetation survey has been carried out and 87 existing trees are identified, with seven of them being Trees of Particular Interest (TPIs) with diameter at breast height (DBH) over 1m (three as *Ficus microcarpa*, two as *Ficus religiosa*, and the remaining two as *Ficus benjamina* and *Ficus elastica* which are commonly found species in Hong Kong).
- 5.8 According to the preliminary proposal, three TPIs are proposed to be retained in-situ while the remaining 84 trees (including four TPIs) are to be felled due to proposed site formation works and the proposed development. No tree shall be unnecessarily removed or excessively pruned in accordance with DEVB Technical Circular (Works) No. 4/2020 on Tree Preservation.
- 5.9 According to the conceptual landscaping proposal, there will be greenery area of not less than 20% of the site area (i.e. not less than about 2,010m²). To alleviate the potential landscape impact, it is recommended to plant about 45 new trees within the housing site as far as practicable. With a view to maximising the scope of tree planting, a continuous search for potential areas for off-site planting, in consultation with relevant departments, would be conducted in the subsequent detailed design stages. A Tree Preservation and Removal Proposal including sensitivity analysis for the affected TPIs will be prepared by CEDD at the detailed design stage in accordance with DEVB Technical Circular (Works) No. 4/2020 on Tree Preservation and latest Guidelines for Tree Risk Assessment and Management Arrangement.
- 5.10 The landscape provisions including podium gardens, screen plantings, children's play area, fitness area, multi-function lawn and sitting areas are proposed to create a quality living environment. A minimum 1m² of Local Open Space per person in accordance with the HKPSG requirements will be provided for the proposed development. Relevant requirement on site coverage of greenery as set out under the SBDG would be duly followed in the detailed design as appropriate. Every opportunity will be explored at later detailed design stage to improve the overall landscape quality of the development.

Environmental Aspect

- 5.11 PER has been undertaken to identify and assess the potential environmental impact in respect of air quality, noise, water quality, waste management and land contamination impacts. No insurmountable environmental impact of the proposed development is anticipated with the implementation of mitigation measures, which include building setback and incorporation of acoustic window/fixed window to alleviate potential air quality impact and potential noise impacts from Lung Cheung Road respectively. Director of Environmental Protection (DEP) has no objection in-principle to the proposed rezoning from environmental planning perspective.

Infrastructural (Drainage, Sewerage, Water Supplies, Utilities and Geotechnical) Aspects

5.12 Preliminary DIA, SIA, WSIA, UIA and GA have been carried out to assess the potential impacts arising from the proposed development. According to the results of technical assessments, it is anticipated that there is no insurmountable impact on infrastructural aspects arising from the proposed development. Relevant departments consulted have no adverse comment on the technical assessments/no objection to the rezoning proposals.

6. Amendment Item B – Technical Amendments to reflect current use and as-built condition

Opportunity is taken to rezone a piece of land to the south of the western portion of the CYUV site from “G/IC” to “Open Space” (“O”) to form part of the existing WTS Square so as to reflect the current as-built condition. Leisure and Cultural Services Department (LCSD) and Home Affairs Department (HAD) has no objection/no comment to the rezoning proposal (**Plan 1 and 2b**).

7. Provision of Major GIC Facilities an Open Space

Taking into account the proposed amendments as mentioned above, the planned population of the Tsz Wan Shan, Diamond Hill and San Po Kong Planning Area (K11 Area) is estimated to be about 237,500 persons. As shown in **Attachment VI**, the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand in accordance with the requirements of the HKPSG and concerned bureaux/departments’ assessment, except the followings:

According to the population-based planning standards under the HKPSG for elderly, child care and rehabilitation services/facilities, there will be a shortfall in the provision of residential care homes for the elderly, community care services, child care centre and some rehabilitation services in the K11 Area. However, the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the aforesaid standards were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus they reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively. In view of the rising demand for welfare services, facilities providing elderly, child care and rehabilitation services are proposed at the proposed public housing development as per advice from the SWD with provision of not less than 5% of respective proposed domestic GFA (see paragraph 4.6 above for details of the proposed services).

8. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A (**Attachment II**) are as follows:

(a) Item A (total about 1ha) (**Plans 1 and 2b**)

Rezoning of the CYUV site from “G/IC” and area shown as ‘Road’ to “R(A)4” with BHRs of 120mPD (for the western portion) and 145mPD (for the eastern portion) as stipulated on the Plan.

(b) Item B (total about 0.08ha) (**Plans 1 and 2b**)

Rezoning of a piece of land to the south of the western portion of the CYUV site from “G/IC” to “O” to form part of the existing WTS Square.

9. Minor Boundary Adjustments

Opportunity has also been taken to rectify minor discrepancies by slightly adjusting the zoning boundaries to reflect existing developments/latest proposals and these adjustments would not have any implications on the land use zonings.

10. Proposed Amendments to the Notes of the OZP (Attachment III)

10.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

10.2 In relation to Items A as mentioned in paragraph 4.6 above, the Notes and the Remarks for “R(A)” zone are proposed to be revised to incorporate the development restrictions (i.e. maximum GFAs) for the new “R(A)4” sub-zones. In determining the maximum GFAs for “R(A)4” zone, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. To allow flexibility, the Notes of the “R(A)” zone will specify that ‘Public Vehicle Park (excluding container vehicle)’ use is always permitted on land designated “R(A)4”.

Technical Amendments

10.3 To incorporate the revised MSN agreed by the Board on 28.12.2018, the following amendments will be made to the Notes to reflect ‘Market’ as a use subsumed under ‘Shop and Services’ under the Broad Use Terms and Definitions of Terms used in Statutory Plans:

- (a) deletion of ‘Market’ from Column 2 use of the “Comprehensive Development Area” and “Residential (Group E)” zones; and
- (b) revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)”, “G/IC” and “Other Specified Uses” annotated “Commercial/Residential Development Above Public Transport Terminus” zones.

10.4 A clause is added in the remarks of the “R(A)” zone that the PRs 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, otherwise, the OZP restrictions shall be applied.

11. Revision to the ES of the OZP (Attachment IV)

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

12. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K11/30.

13. Consultation

Consultation with the Wong Tai Sin District Council (WTSDC)

- 13.1 PlanD, CEDD and LandsD jointly consulted the WTSDC on 7.7.2020 regarding the proposed developments at CYUV and NCWV. Whilst the WTSDC in general had no in-principle objection to the proposed developments, they raised concerns mainly on potential traffic, environmental and infrastructural impacts caused by the proposed developments, provision of adequate GIC facilities, and issues relating to C&R and freezing survey.

Responses from the Relevant Government Departments

- 13.2 Regarding the potential traffic, environmental and infrastructural impacts and the provision of community facilities among others, these aspects were covered by relevant technical assessments undertaken under the feasibility study conducted by the CEDD. For the C&R issues, the relevant ordinances and procedures would be followed if land resumption was required, and rehousing (means-tested/non-means-tested) would be provided, among others, to eligible households residing in squatters affected by government development clearance exercise.

Briefing Session with Affectees of CYUV

- 13.3 On 3.5.2021, the affected villagers/operators of CYUV were invited to a Town Hall briefing session jointly arranged by CEDD, LandsD and PlanD, on the broad development proposal, programmes and C&R arrangements. The concerns and enquiries of the attendees were mainly on the C&R issues.

Consultation with the Housing Committee (HC) of the WTSDC

- 13.4 An information paper on the findings of the FS and the proposed OZP amendments was submitted to the HC of the WTSDC on 22.4.2022. As requested by the HC Vice Chairman, Ms. Tam Heung-man, PlanD, CEDD and LandsD jointly attended a meeting with the representatives of CYUV and NCWV as well

as the two incumbent WTSDC members (Ms. Tam Heung-man and Mr. Liu Sing-lee) on 13.5.2022. Both the WTSDC members and the village representatives gave full support of the proposed public housing developments at the CYUV, NCWV and WTSCC sites and the proposed amendments to the OZP. At the meeting, WTSDC members raised some concerns regarding impact on local traffic and pedestrian flow as well as provision of ancillary car parking facilities and community facilities. The village representatives were mainly concerned about the C&R issues and cultural heritage aspect [including the possible preservation of a cloth grinding stone (礮布石)^[7] in the CYUV site (**Plan 5**)] which were set out in the letter of 14.5.2022 from the East Kowloon District Residents' Committee (EKDRC) at **Attachment VII(a)**. PlanD's reply is at **Attachment VII(b)**.

Responses from the Relevant Government Departments

Traffic Impact and Car parking Facilities

- 13.5 Based on the results of the Preliminary TTIA conducted under the FS, the proposed development will not create adverse traffic impact to the existing road network/junctions after implementation of road and junction improvement works (see paragraph 5.4 above for details).
- 13.6 As for the concerns on the adequacy of ancillary car parking facilities, such facilities would be provided as per the requirements of the recently promulgated standards under the HKPSG to meet the demand arising from the proposed public housing development.

Provision of Community Facilities

- 13.7 During the FS, details of the GIC facilities to be provided in the proposed development have been assessed with reference to the requirements under the HKPSG and comments received from the relevant bureaux and departments. According to the current notional scheme proposed by HKHS, the requirement of 5% of domestic GFA for social welfare uses can be met.

Cultural Heritage Aspect

- 13.8 No graded historic building/new item pending grading assessment by the AAB is identified within the CYUV site. HKHS will consider to retain the cloth grinding stone for display subject to review at the detailed design stage.

^[7] The grinding stone, which was probably belonged to a local textile factory “Kwong Lung On” (廣隆安) established possibly in the 1930s, is a portable piece of equipment made of granite for grinding cloth after they were dyed to create a smooth texture. One other grinding stone was deposited from the village back in 2003, when the Museum of History collected the piece and placed in the museum collection to witness the faded cloth dying industry of the area.

C&R Arrangement

- 13.9 Relevant ordinances and procedures will be followed for C&R (including the timing of conducting freezing survey) at the CYUV Site.

Departmental Consultation

- 13.10 The proposed amendments have been circulated to the relevant B/Ds for comments. All of them have no objection to/no adverse comments on the proposed amendments, and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) Executive Secretary (Antiquities and Monuments), DEVB;
- (c) Head of Energizing Kowloon East Office, DEVB
- (d) Secretary for Education;
- (e) Secretary for Food and Health;
- (f) Project Manager/East, CEDD;
- (g) CA/CMD2, ArchSD;
- (h) Chief Engineer/Mainland South, Drainage Services Department;
- (i) Chief Engineer/Construction, Water Supplies Department;
- (j) Chief Highway Engineer/Kowloon, Highways Department;
- (k) Chief Engineer/Railway Development 2-2, Highways Department;
- (l) Chief Building Surveyor/Kowloon, Buildings Department;
- (m) Commissioner of Police;
- (n) C for T;
- (o) District Land Officer/Kowloon East, LandsD;
- (p) Chief Estate Surveyor (Acquisition Section), LandsD;
- (q) DEP;
- (r) Director of Food and Environment Hygiene;
- (s) Director of Agriculture, Fisheries and Conservation;
- (t) Director of Electrical and Mechanical Services;
- (u) Director of Health;
- (v) Director of Housing;
- (w) Director of Leisure and Cultural Services;
- (x) Director of Fire Services;
- (y) Director of Social Welfare;
- (z) District Officer (Wong Tai Sin), Home Affairs Department;
- (aa) Government Property Administrator;
- (bb) Head of Geotechnical Engineering Office, CEDD;
- (cc) Project Manager/South, CEDD and
- (dd) CTP/UD&L, PlanD

Public Consultation

- 13.11 If the proposed amendments are agreed by the Metro Planning Committee of the Board, the draft OZP (to be renumbered to S/K11/30 upon exhibition) and its Notes will be exhibited for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month exhibition period. The WTSDC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

14. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29 and that the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A at **Attachment II** (to be renumbered to S/K11/30 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

15. **Attachments**

Attachment I	Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29 (reduced to A3 size)
Attachment II	Draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A
Attachment III	Revised Notes of the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A
Attachment IV	Revised ES of the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29A
Attachment V	Rezoning Report under the Feasibility Study for CYUV
Attachment VI	Provision of Major Community Facilities and Open Space in Tsz Wan Shan, Diamond Hill and San Po Kong Planning Area
Attachment VIIa	Letter from EKDRC dated 14.5.2022
Attachment VIIb	PlanD's reply dated 30.5.2022 to EKDRC
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2a	Location Plan of WTSCC, CYUV and NCWV Sites
Plan 2b	Location Plan of the Proposed Amendments to the OZP
Plan 3	Aerial Photo
Plans 4a to 4g	Site Photos
Plan 5	Site Plan
Plans 6a and 6b	Notional Scheme of the Proposed Public Housing Development at the CYUV site
Plans 7a to 7e	Photomontages
Plan 8	Proposed Traffic Improvement Works for Development at the CYUV Site
Plan 9	Artist's Impression for the Proposed Public Housing Development