

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

**MPC Paper No. 8/22
For Consideration by
the Metro Planning Committee on 10.6.2022**

**PROPOSED AMENDMENTS TO THE
APPROVED NGAU CHI WAN
OUTLINE ZONING PLAN NO. S/K12/16**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ngau Chi Wan Outline Zoning Plan (OZP) No. S/K12/16 (**Attachment I**) as shown on the draft OZP No. S/K12/16A (**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 2.11.2004, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ngau Chi Wan OZP, which was subsequently renumbered as S/K12/16. On 12.11.2004, the approved OZP No. S/K12/16 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 4.10.2011, the CE in C referred the approved Ngau Chi Wan OZP No. S/K12/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 14.10.2011, 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 NCWV site (the Site) with the recommended development proposals set out in paragraphs 4.4 to 4.7 below. To take forward the recommendations of the FS, rezoning of the 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 Items A to C - Rezoning for the Proposed Public Housing Development and Public Open Space at the Site

The Site and its Surroundings

- 4.1 The Site of about 2.2 ha, is currently zoned “Residential (Group B)” (“R(B)”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”), “Village Type Development” (“V”) and an area shown as ‘Road’ on the OZP (**Plans 1 and 5**). It is bounded by the former St. Joseph’s Home for the Aged, which is zoned “Comprehensive Development Area” (“CDA”), to the east, Lung Cheung Road to the southwest, Hammer Hill Road Swimming Pool Complex to the west and Wing Ting Road to the north (**Plans 3 and 5**). The Site is currently occupied by low-rise squatters (**Plans 4a, 4b and 4d**). According to the records of the Lands Department (LandsD), there are about 259 surveyed squatter structures in NCWV. A Grade 3 historic building namely Man Fat Nunnery (萬

^[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.

佛堂) and the Jockey Club Breast Health Centre (BHC)^[2] are located within the NCWV and at the north-western corner of the boundary of the Site respectively (**Plan 5**).

- 4.2 The Site is situated on a relatively flat terrain bounded by a number of slopes and retaining structures at the northeast with no building height restriction (BHR) imposed on the OZP. It is located right next to the Choi Hung MTR Station, and surrounded by various low to high-rise developments with BH ranging from 61mPD to 114mPD^[3], and the planned CDA development with maximum BH of 230mPD^[4] to the east (**Plan 5**).

Recommendations of the FS

- 4.3 The FS covers an area of about 2.2ha comprising mainly government land (about 73%) with private lots of about 6,000m² (about 27%) (**Plan 5**). The FS recommends the following land-use proposals for NCWV:

Public Housing Development

- 4.4 According to the notional scheme by HKHS (**Plans 6a to 6c and 9**), the proposed high-density public housing development at the Site comprises one block at the northwestern part of the Site (i.e. Site C) with an area of about 8,100m², two blocks at the southeastern part of the Site (i.e. Site D1) with an area of about 8,700m², and a public open space (i.e. Site D2) with an area of about 2,700m². The proposed public housing development would be developed with maximum domestic/total plot ratio (PR) of 7.5/9.0. Maximum BHs of 130mPD (for Site C) and 115mPD (for Site D1) are proposed, which have taken into consideration the existing BHs of the surrounding developments (as mentioned in paragraph 4.2 above). The total public housing production is estimated to be about 2,700 units, subject to the detailed design. Social welfare facilities with floor area not less than 5% of the proposed domestic gross floor area (GFA) will be provided in the podium floors of the housing site.

Public Open Space

- 4.5 To reprovision the loss of “O” zones on the OZP due to the proposed public housing development at the Site, an area of about 2,700m² at Site D2 (**Plan 6a**) between Sites C and D1 will be zoned “O” for public open space development. The proposed public open space will be designed and constructed by HKHS, and

^[2] Mainly funded by the Hong Kong Jockey Club, the BHC is a two-storey structure built in 2018 providing breast cancer screening services to the community.

^[3] The BHs of the developments near NCWV are: the Bay View Garden (114mPD), Fortune Garden (95mPD), Wealth Garden (103mPD), FSD Married Quarters (111mPD) and Choi Hung Estate (61mPD) (**Plan 5**).

^[4] A comprehensive commercial/residential development is being planned at this CDA site. The Master Layout Plan under Application No. A/K12/34 was approved with conditions by the Metro Planning Committee (the Committee) of the Board on 3.2.2006, and the latest general building plans for the proposed development were approved on 6.5.2022. To minimise noise/air impacts generated from Clear Water Bay Road and provide public open space with three Grade 2 buildings preserved in-situ at the forecourt area, the residential towers have been setback to the northwest with incorporation of a relatively higher BH up to 230mPD.

maintained and managed by the Leisure and Cultural Services Department upon completion.

Road Extension and Realignment

- 4.6 The northern boundary of the Site fronts on Wing Ting Road, which is planned for extension eastwards connecting with the market at the Ngau Chi Wan Municipal Services Building through the proposed development at the adjoining “CDA” site to facilitate the loading and unloading activities arising from the market (**Plan 5**). Provision for the above road connection has already been incorporated into the layout design of the approved Master Layout Plan of the subject CDA development (Application No. A/K12/34-2). According to the FS, the proposed road extension works will be constructed by HKHS, and the new road extension will be managed by HKHS until it is taken over by Government upon demand. Traffic improvements are also proposed at Lung Cheung Road (i.e. relocation of bus stops and realignment of footpath) and Lung Chi Path (i.e. realignment of the junction with Lung Cheung Road) (**Plan 6a**).

Rezoning Proposals

Amendment Item A – Public Housing Development at NCWV (about 1.68 ha)

- 4.7 Having regard to the site context, the land use compatibility with surrounding developments, the infrastructural capacity, and the recommendations of the FS, Sites C and D1 are proposed to be rezoned from “G/IC”, “R(B)”, “O”, “V” and area shown as ‘Road’ to “Residential (Group A)1” (“R(A)1”) (**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)1”
Site area	about 1.68ha
Maximum Total/Domestic PRs	9.0 / 7.5
Maximum BHs	130mPD (Site C) / 115mPD (Site D1)
No. of flats ^[a]	about 2,700
Estimated population ^[a]	about 7,290
Social welfare facilities ^[b]	<ul style="list-style-type: none"> - 100-place Residential Care Home for the Elderly cum 30-place Day Care Unit; - 100-place Residential Care Home for the Elderly; - 100-place Child Care Centre; - One Neighbourhood Elderly Centre; - One team of Home Care Services for Frail Elderly Persons (2 team-size kitchen-based); and - One Family and Child Protective Services Unit
Other facilities ^[a]	<ul style="list-style-type: none"> - One Community Hall^[b] - One 9-classroom kindergarten ^{[c] [d]}

	<ul style="list-style-type: none"> - BHC ^[b] ^[e] - Retail facilities
Recreational facilities, local open space (LOS), greenery and ancillary parking facilities ^[a]	<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 2031 by phases

Notes:

- ^[a] Based on the notional scheme prepared by HKHS (**Plans 6a to 6c**) and is subject to the detailed planning and design. Average flat size of about 50m² (Site C)/43m² (Site D1) and 2.7 persons per flat are assumed.
- ^[b] 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 (including the BHC), as required by the Government in the “R(A)1” zone, is proposed to be disregarded from PR calculation.
- ^[c] For accommodating all classrooms required for the proposed developments at NCWV, CYUV and WTSCC sites.
- ^[d] Subject to the detailed design in consultations with relevant government departments.
- ^[e] It is proposed to retain the BHC in-situ, which will be integrated into the proposed public housing development at Site C.

Amendment Item B – Public Open Space Development at NCWV (about 0.21 ha)

- 4.8 Two pieces of land in NCWV abutting Wing Ting Road and Lung Cheung Road respectively are proposed to be rezoned from “R(B)”, “G/IC” and area shown as ‘Road’ to “O” (**Plans 1 and 2b**). The aforesaid pieces of land together with the portion of existing “O” zone will form a public open space of about 0.27 ha.

Amendment Item C – Road and Pavement (about 0.23 ha)

- 4.9 A strip of land along Lung Cheung Road is proposed to be rezoned from “G/IC” to area shown as ‘Road’ to reflect the existing and proposed alignment of road and pavement along Lung Cheung Road (**Plans 1 and 2b**).

Land Use Compatibility

- 4.10 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 115/130mPD are considered not incompatible with the surrounding developments.

5. Technical Assessments

- 5.1 Development proposals for the 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 4.7 above.

Urban Design and Visual Aspects

- 5.2 BHRs of 130mPD and 115mPD are proposed for the public housing development at Site C and Site D1 respectively, which are generally compatible with the surrounding profile of existing/planned developments ranging from 95 to 230mPD. As illustrated in the photomontages (**Plans 7a to 7f**), 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 east, east-northeast, east-southeast, and the summer prevailing winds are from the east, southeast, southwest and south-southwest (**Figure 10.1** in **Attachment V**). The proposed development is expected to induce wind shadow zones to the downstream direction, and certain localized air ventilation impact on the surrounding pedestrian wind environment is expected. However, the proposed development will incorporate various good air ventilation measures with reference to the SBDG and HKPSG, including building separations, building/podium setbacks, and two openings of 15m and 7.5m in width above podium level at Site C to facilitate air flow subject to further review and detailed design (**Plans 6a to 6c**). According to the AVA-EE, with incorporation of the above measures, it is unlikely that the proposed development would induce any significant air ventilation impact to the surroundings. CTP/UD&L, PlanD has no adverse comment on the proposed rezoning from air ventilation perspective.

^[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), Heritage Impact Study (HIS), Landscape and Visual Impact Assessment (LVIA), and Air Ventilation Assessment in the form of Expert Evaluation (AVA-EE) have been conducted (**Attachment V**).

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 the proposed traffic improvement works at (i) Lung Cheung Road (eastbound) near Wing Chi Path, (ii) at the junction of Hammer Hill Road/Ping Ting Road and (iii) at Hammer Hill Road Roundabout^[6] (**Plan 8**) under this project. Besides, with the Choi Hung 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.

Cultural Heritage Aspect

- 5.5 According to the Heritage Impact Study (HIS)^[7], a Grade 3 historic building, namely Man Fat Nunnery (**Plan 4c**) falls within the proposed development, and three Grade 2 historic buildings, namely the Villa, Dormitory A and Gate House of the former St. Joseph's Home for the Aged are located in the adjacent "CDA" site (**Plan 5**). To respect the heritage significance of the Man Fat Nunnery with the Antiquities and Monuments Office (AMO) consulted, it is proposed to preserve this Grade 3 historic building in-situ for adaptive reuse for public appreciation. Accordingly the preliminary proposal of HKHS is to revitalize Man Fat Nunnery for commercial uses subject to review at detailed design stage, with setbacks of not less than 10m from the proposed housing blocks^[8]. As it abuts the proposed public open space in Site D2 accessible from Lung Cheung Road/Lung Chi Path and Wing Ting Road, the visual permeability and pedestrian accessibility of the Man Fat Nunnery will be significantly improved (**Plans 6a and 9**). The three Grade 2 historic buildings are situated in the centre of the "CDA" site, hence they will not be affected by the proposed development. Appropriate mitigation measures such as monitoring of ground-borne vibration would be employed during the site formation/construction phase. The AMO has no adverse comment on the HIS conducted under the FS. In the next stage of the site formation/infrastructure works for the proposed development, Heritage Impact

^[6] The proposed traffic improvement works include (i) rearranging the minibus lay-bys and bus stops along Lung Cheung Road for extension of the slow lane of Lung Cheung Road (eastbound) near Wing Chi Path to increase the road capacity of Lung Cheung Road; (ii) junction improvement works at Hammer Hill Road/Ping Ting Road; and (iii) modification of Hammer Hill Road Roundabout to provide additional by-pass traffic lane to Lung Cheng Road. 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.

^[7] The HIS has been conducted under the FS to assess possible impacts on the cultural heritage resources relating to the proposed development with mitigation measures including Archaeological Watching Brief in the area with less disturbance by modern activities proposed.

^[8] HKHS, as the future owner of Man Fat Nunnery, and also the future tenant of the Man Fat Nunnery will take up the management and maintenance responsibility of the Man Fat Nunnery.

Assessment^[9] (HIA) will be carried out.

Landscape and Tree Aspects

- 5.6 Preliminary LVIA has been conducted under the FS to assess the potential landscape impact for the proposed development. A broad-brush tree survey has been carried out and approximately 359 existing trees are identified, with five of them being Trees of Particular Interest (TPIs) with diameter at breast height (DBH) over 1m (two as *Ficus religiosa* and three as *Ficus macrocarpa* which are commonly found species in Hong Kong).
- 5.7 According to the preliminary proposal, 24 trees, including three TPIs, are proposed to be retained while the remaining 335 trees (including two TPIs) will 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.
- 5.8 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 3,360m²). To alleviate the potential landscape impact, it is recommended to plant about 200 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.
- 5.9 The landscape provisions including podium gardens, screen plantings, multi-function lawns, fitness areas and sitting areas are proposed to create a quality living environment. A minimum 1m² of LOS 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 and Ecological Aspects

- 5.10 PER has been undertaken to identify and assess the potential environmental impact in respect of air quality, noise, water quality, waste management, land contamination, and ecological impacts. No insurmountable environmental impact is anticipated with the implementation of mitigation measures, which include

^[9] The HIA is to identify possible impacts to the heritage sites and any historical interested structures which are related to the project site to propose corresponding mitigation measures to be implemented during the construction stage. Moreover, subject to AMO's advice, HKHS will conduct another HIA separately for the preservation of Man Fat Nunnery and other relevant matters for the proposed development at the detailed design stage. The HIA(s), to be prepared in accordance with relevant Technical Circular, will be submitted to the AMO for approval and for endorsement by the Antiquities Advisory Board (AAB).

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.

- 5.11 Ecological impact assessment has been conducted which demonstrated that no insurmountable ecological impact is anticipated to arise from the proposed development. All habitats and vegetation identified within the assessment area are considered to be of low ecological value. Ecological impact from the loss of habitats is anticipated to be minor. As the ecological impact due to the proposed development is considered minor in nature, Director of Agriculture, Fisheries and Conservation (DAFC) has no adverse comment on the rezoning proposals.

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. Provision of Major GIC Facilities and Open Space

- 6.1 Taking into account the proposed amendments as mentioned above, the planned population of the Ngau Chi Wan Planning Area (K12 Area) is estimated to be about 96,400 persons. As shown in **Attachment VI**, the existing and planned provision of major GIC facilities 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 home for the elderly, community care services, child care centre and some rehabilitation services in the K12 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 and child care 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 4.7 above for details of the proposed services).

- 6.2 While there would be a shortfall in district open space of about 5.3ha in the K12 Area, there would be a surplus in LOS of about 6.9ha. District open space is intended to serve the district population and there will be a surplus in district open space of about 9.2ha in the Wong Tai Sin District as a whole.

7. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Ngau Chi Wan OZP No. S/K12/16A (**Attachment II**) are as follows:

(a) Item A (total about 1.68ha) (Plans 1 and 2b)

Rezoning of two sites abutting Wing Ting Road from “R(B)”, “G/IC”, “O”, “V” and areas shown as ‘Road’ to “R(A)1” with BHRs of 130mPD (for the north-western portion) and 115mPD (for the south-eastern portion) as stipulated on the Plan.

(b) Item B (total about 0.21ha) (Plans 1 and 2b)

Rezoning of two pieces of land abutting Wing Ting Road and Lung Cheung Road respectively from “R(B)”, “G/IC” and area shown as ‘Road’ to “O”.

(c) Item C (total about 0.23ha) (Plans 1 and 2b)

Rezoning of a strip of land along Lung Cheung Road from “G/IC” to an area shown as ‘Road’.

8. 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.

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

9.1 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.

9.2 In relation to Item A as mentioned in paragraph 4.7 above, the Notes and the Remarks for “R(A)” zone are proposed to be revised to incorporate the development restrictions (i.e. maximum PRs) for the new “R(A)1” sub-zone. In determining the maximum PR for “R(A)1” 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)1”.

Technical Amendments

9.3 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 of the “CDA”, “R(B)” and “V” zones; and
- (b) revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and “G/IC” zones.

9.4 Other technical amendments to the Notes include:

- (a) incorporation of a clause 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;
- (b) revision of the planning intention in the Notes for the “O” zone in accordance with the latest MSN;
- (c) incorporation of a minor relaxation clause for development restrictions in the Remarks of the Notes of the “R(A)”, “R(B)” and “Other Specified Uses” annotated “Funeral Parlour” zones; and
- (d) revision to the exemption clause for GFA/PR calculation in relation to caretaker’s quarters in the Remarks of the Notes for the “CDA”, “R(A)” and “R(B)” zones.

10. 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.

11. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K12/17.

12. Consultation

Consultation with the Wong Tai Sin District Council (WTSDC)

- 12.1 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

- 12.2 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 NCWV

- 12.3 On 4.5.2021, the affected villagers/operators of NCWV 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

- 12.4 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 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

- 12.5 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).
- 12.6 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

- 12.7 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

- 12.8 A HIS has been conducted under the FS and Man Fat Nunnery (Grade 3 historic building) is recommended to be preserved in-situ for adaptive reuse. HIA will be conducted in the next stage of the site formation/infrastructure works for the proposed development, which will be submitted to the AMO for approval and for endorsement by AAB (see paragraph 5.5 above for details).

C&R Arrangement

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

Departmental Consultation

- 12.10 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) Secretary for Education;
- (d) Secretary for Food and Health;
- (e) Project Manager/East, CEDD;
- (f) CA/CMD2, ArchSD;
- (g) Chief Engineer/Mainland South, Drainage Services Department;
- (h) Chief Engineer/Construction, Water Supplies Department;
- (i) Chief Highway Engineer/Kowloon, Highways Department;
- (j) Chief Engineer/Railway Development 2-2, Highways Department;
- (k) Chief Building Surveyor/Kowloon, Buildings Department;
- (l) Commissioner of Police;
- (m) C for T;
- (n) District Land Officer/Kowloon East, LandsD;
- (o) Chief Estate Surveyor (Acquisition Section), LandsD;
- (p) DEP;
- (q) Director of Food and Environment Hygiene;
- (r) Director of Agriculture, Fisheries and Conservation;
- (s) Director of Electrical and Mechanical Services;
- (t) Director of Health;
- (u) Director of Housing;
- (v) Director of Leisure and Cultural Services;

- (w) Director of Fire Services;
- (x) Director of Social Welfare;
- (y) District Officer (Wong Tai Sin), Home Affairs Department;
- (z) Government Property Administrator;
- (aa) Head of Geotechnical Engineering Office, CEDD;
- (bb) Project Manager/South, CEDD and
- (cc) CTP/UD&L, PlanD.

Public Consultation

12.11 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/K12/17 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.

13. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Ngau Chi Wan OZP No. S/K12/16 and that the draft Ngau Chi Wan OZP No. S/K12/16A at **Attachment II** (to be renumbered to S/K12/17 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 Ngau Chi Wan OZP No. S/K12/16A 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.

14. Attachments

Attachment I	Approved Ngau Chi Wan OZP No. S/K12/16 (reduced to A3 size)
Attachment II	Draft Ngau Chi Wan OZP No. S/K12/16A
Attachment III	Revised Notes of the draft Ngau Chi Wan OZP No. S/K12/16A
Attachment IV	Revised ES of the draft Ngau Chi Wan OZP No. S/K12/16A
Attachment V	Rezoning Report under the Feasibility Study for NCWV
Attachment VI	Provision of Major Community Facilities and Open Space in Ngau Chi Wan 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 4d	Site Photos
Plan 5	Site Plan
Plans 6a to 6c	Notional Scheme of the Proposed Public Housing Development at NCWV
Plans 7a to 7f	Photomontages
Plan 8	Proposed Traffic Improvement Works for Development at NCWV
Plan 9	Artist's Impression for the Proposed Public Housing Development at NCWV

PLANNING DEPARTMENT
JUNE 2022