

**PROPOSED AMENDMENTS TO
THE APPROVED SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/29**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/29 (**Attachment I**) as shown on the draft OZP No. S/K4/29A (**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 draft 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 OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 21.7.2015, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/29. On 24.7.2015, the approved Shek Kip Mei OZP No. S/K4/29 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 5.1.2021, the CE in C referred the approved Shek Kip Mei OZP No. S/K4/29 to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. On 15.1.2021, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 According to the 2013 Policy Address, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. To meet and expedite housing land supply in the short and medium terms, the Government has been carrying out various land use reviews on an on-going basis, including reviews on the Government land currently vacant, under Short Term Tenancies or different short-term or government uses, with a view to identifying more suitable sites for conversion to residential use. As stated in the 2020 Policy Address, it is imperative for the Government to increase land supply and develop land resources for housing development in a resolute

and persistent manner to meet the keen housing demands of the public and to prevent the acute problem of land shortage from emerging again.

- 3.2 Under the aforesaid review on Government land, a site abutting the upper end of Nam Cheong Street (the Site) (**Item A**) (**Plan 1**) is identified suitable for public housing development. According to the current proposal, the Site would be developed as two development sites, namely Chak On Road South (CORS) Development (site area of about 3,900m²) and Pak Tin Extension (PTE) Development (site area of about 3,500m²), separated by a public road (**Attachment VI**). An Engineering Feasibility Study (EFS) on the proposed development has been conducted by Civil Engineering and Development Department (CEDD). Findings of the EFS show that there is no insurmountable technical problem for the proposed development.
- 3.3 In addition, opportunity is taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN).

4. Item A – Rezoning of the Site for Public Housing Development

The Site and its Surroundings (Plans 1 to 5)

- 4.1 The Site (about 1.0 ha) comprises Government land mainly falling within an area zoned “Government, Institution or Community” (“G/IC”), with a minor area zoned “Residential (Group A)” (“R(A)”) on the OZP (**Plan 1**).
- 4.2 The Site in triangular shape is currently occupied by an existing public road namely Chak On Road South, the temporary Chak On Road Driving Test Centre (DTC), Geotechnical Engineering Office’s temporary site office and depot area, a temporary transit nursery and a small strip of man-made cut slope. It is bounded by Lung Yuet Road to the northwest, Nam Cheong Street to the northeast, and the man-made cut slope to the south which is designated as non-building area (NBA) on the OZP (**Plans 2 and 3**). The Site is located at the foothill of Tai Wo Ping, with existing site levels at about 74 meters above the Principal Datum (mPD) to 77mPD. The upper platform of the foothill where the Site is located extends from the Site towards the north with Chak On Estate at a level of about 84mPD and Lung Cheung Road at a level of about 93mPD whereas the lower platform of Pak Tin Estate is at levels of about 22mPD to 32mPD separated from the Site by the abovementioned man-made cut slope (**Plan 5**).
- 4.3 The Site is surrounded by public housing developments including Chak On Estate to the northwest across Lung Yuet Road (with existing building height (BH) of about 119mPD) and Pak Tin Estate, which is under redevelopment by phases, to the south (with the maximum BH for the redevelopment at 157mPD as approved by the Metro Planning Committee (the Committee) of the Board on 12.4.2019). To the further north across Lung Cheung Road is a cluster of existing and planned private residential developments (with existing and approved BHs of about 112mPD to 210mPD) (**Plan 5**). To the northeast and east across Nam Cheong Street is a cluster of Government, institution and community (GIC) facilities including Shek Kip Mei Service Reservoir Playground, a number of schools, social welfare facilities, Shek Kip Mei Fire Station and Public Health Laboratory Centre (with existing BHs ranging from about 66mPD to 133mPD) (**Plans 2 and 5**).

Rezoning Proposal

- 4.4 Taking into account the site context and the results of the EFS, it is proposed to rezone the Site from “G/IC” and “R(A)” to “R(A)2” for public housing development, subject to maximum PR restriction of 9.0 with domestic PR not more than 7.5. The proposed PR restriction is the same as the “R(A)” zone of the OZP. A maximum BH restriction of 200mPD is proposed to accommodate flat production allowed under the PR restriction and to provide various GIC facilities. The Notes for “R(A)2” zone will also incorporate a clause for disregarding the floor space for GIC facilities, as required by the Government, in PR calculation, and allow flexibility for the provision of public vehicle park as an always permitted use.
- 4.5 The conceptual layout and indicative section plan for the two development sites are shown in **Attachment VI**, with the major preliminary development parameters as follows:

Gross Site Area	About 1.0 ha	
	CORS Development	PTE Development
Net Site Area ⁽¹⁾	About 3,900m ²	About 3,500m ²
Maximum PR		
Domestic PR	7.5	7.5
Total PR	9.0	9.0
Maximum BH	199mPD (about 33 domestic storeys above podium)	199mPD (about 36 domestic storeys above podium)
Number of Building Blocks	1	1
Estimated Number of Domestic Units	About 1,000	
Estimated Population	About 2,700	
Non-domestic Facilities ⁽²⁾	Retail facilities	
GIC Facilities ⁽³⁾ , Open Space Provision and Transport Facilities		
(i) DTC	<ul style="list-style-type: none">- To be reprovisioned and integrated within PTE site with separate vehicular access at Nam Cheong Street;- To be temporarily relocated to Pak Wan Street during the construction stage (Plan 5).	
(ii) Social Welfare Facilities	Gross floor area (GFA) equivalent to about 5% of the domestic GFA will be reserved for social welfare facilities. Location, type and actual provision of the facilities will be subject to detailed design by Housing Department (HD) in consultation with relevant Government departments including Social Welfare Department (SWD).	

(iii) Local Open Space	Not less than 2,700m ² in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. 1m ² per person).
(iv) Transport and Pedestrian Facilities	<ul style="list-style-type: none"> - Proposed development to be accessible via Chak On Road South, which will be modified and enhanced; - Proposed pedestrian footbridge to connect to Pak Tin Estate Redevelopment (Plan 2).
(v) Parking Facilities	Ancillary car parking spaces and loading/unloading bays to be provided in accordance with the HKPSG

Notes:

- (1) The net site area excludes the adjoining public road and footpath.
- (2) The actual provision of the non-domestic facilities will be subject to HD's detailed design.
- (3) The proposed GIC facilities as required by the Government will be exempted from PR calculation under the OZP and have been included for assessment under the EFS.

Technical Assessments

- 4.6 The EFS conducted by CEDD includes Preliminary Traffic and Transport Impact Assessment (TTIA), Geotechnical Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Water Supply Impact Assessment, Environmental Review (ER), Quantitative Risk Assessment (QRA), Landscape and Visual Impact Assessment (LVIA), Utilities Impact Assessment, Air Ventilation Assessment in the form of Expert Evaluation (AVA-EE), etc. The findings of the EFS have confirmed that the proposed public housing development is technically feasible with no insurmountable technical problem. They are set out in **Attachment V** and are summarised in the paragraphs below.

Traffic and Transport Aspect

- 4.7 According to the Preliminary TTIA (Chapter 5 of **Attachment V**), it is anticipated that subject to adopting improvements to the Lung Yuet Road/Nam Cheong Street junction as well as modifications to Chak On Road South, there will be sufficient capacity for the nearby and concerned road junctions (including Lung Ping Road/Yin Ping Road junction, Lung Yuet Road/Nam Cheong Street junction, Chak On Road South/Nam Cheong Street junction, Nam Cheong Street/Un Chau Street junction, etc.) to serve the proposed development in the design year of 2035.
- 4.8 While existing public transport services including franchised bus and green minibus services are available along Nam Cheong Street and within Chak On Estate, a public transport interchange (PTI) will also be provided under the Pak Tin Estate Redevelopment nearby to serve the local residents, including the future residents of the Site (**Plan 2**). For pedestrian connection, apart from the existing crossing facilities off the Site at Nam Cheong Street and Lung Yuet Road, the Site is also accessible from Chak On Estate via an existing footbridge across Lung Yuet Road and a new footbridge with lift tower is proposed to connect the Site with Pak Tin Estate Redevelopment (**Plan 2** and second drawing of **Attachment VI**). The new footbridge will facilitate the future residents of the proposed public housing development to gain easy access to the retail facilities and PTI in the Pak Tin Estate Redevelopment.

- 4.9 During the construction stage, the affected Chak On Road DTC would be relocated to Pak Wan Street temporarily (**Plan 5**), with certain parts of the driving tests to be redistributed to other DTCs. The Preliminary TTIA indicates that the traffic impact by the temporary DTC will be no worse than the existing condition and is considered acceptable from transport operation point of view. The Preliminary TTIA has also demonstrated that the traffic impact caused by the proposed development including the reprovisioned DTC is considered acceptable from traffic point of view and no insurmountable traffic problem is anticipated.

Urban Design and Visual Aspect

- 4.10 The Site is located at the foothill of Tai Wo Ping with existing site levels at about 74mPD to 77mPD, forming part of the upper platform which extends towards Lung Cheung Road at a level of about 93mPD, while the lower platform of Pak Tin Estate is at site levels of about 22mPD to 32mPD. The Site is in the vicinity of various residential developments including Chak On Estate with existing BH of about 119mPD and private residential developments above Lung Cheung Road with existing BHs up to about 191mPD to the north, and Pak Tin Estate with the maximum BH for the redevelopment at 157mPD to the south (**Plan 5**). A BH restriction of 200mPD is proposed for the subject public housing development.
- 4.11 According to the Preliminary LVIA (Chapter 9 of **Attachment V**) conducted for the Site, the proposed housing development with a maximum BH of 199mPD will be taller than the surrounding developments. The development will inevitably result in a loss of visual openness, loss of sky views and reduction in visual permeability. The overall resultant visual impact will be ranging from “negligible” to “moderately to significantly adverse”, with four out of ten viewing points experiencing “moderately adverse” or above visual impacts (photomontages in **Attachment VII**). Mitigation measures to alleviate the visual impacts, including tree planting, buffer planting and aesthetic design of housing development and footbridge, are recommended which will be followed up by HD in the detailed design stage. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considers that the overall visual character of the proposed public housing development is largely compatible with the surrounding environment. The Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) has no adverse comment on the proposed amendments to the OZP.

Air Ventilation Aspect

- 4.12 A Preliminary AVA-EE has been conducted to assess wind performance of the proposed public housing development (Chapter 8 of **Attachment V**). The AVA-EE has concluded that the proposed high-rise development with minor encroachment on existing NBA may affect the wind availability at the immediate downstream areas under various prevailing winds. Design features, including building separation of 15m wide and podium garden are recommended to minimise the potential impact on the surrounding wind environment induced by the proposed development. The AVA-EE has recommended that a quantitative AVA should be carried out at the detailed design stage to optimise scheme design. Such requirement has been specified in the revised ES of the OZP under amendment.

Landscape Aspect

- 4.13 According to the Preliminary LVIA (Chapter 9 of **Attachment V**), a total of 99 trees are identified within the Site and the works area, none of which is registered or potential Old and Valuable Trees. Among them, 80 trees will be affected by the proposed development and are proposed to be felled.
- 4.14 To alleviate the potential landscape impact, amenity planting/landscape treatments will be incorporated within the proposed development where appropriate. The Conceptual Landscape Plan is at **Attachment VIII**. Greenery coverage of at least 20% with an aim to provide 30% as far as feasible, and the minimum 1m² of local open space per person will be provided. Besides, about 80 new trees are proposed to be planted within CORS and PTE development sites, while 7 compensatory trees are proposed along Chak On Road South outside the sites. With the implementation of mitigation measures, the landscape impacts will be reduced to an acceptable level and no insurmountable impact is expected. Details of the compensatory planting proposal are subject to detailed design.

Environmental Aspect

- 4.15 The Preliminary ER has assessed the environmental impacts arising from the proposed development on air quality, noise, water quality, waste management and land contamination. The findings of the Preliminary ER summarised in Chapter 7 of **Attachment V** conclude that no insurmountable environmental impact is anticipated with the implementation of mitigation measures. To alleviate the potential noise impacts, measures including acoustic balconies, architectural fins and fixed glazing for the domestic storeys, and avoiding openable windows facing Lung Yuet Road and Nam Cheong Street for the GIC facilities are recommended. As part of the Site was previously occupied by a textile dyeing factory in the 70s which may give rise to potential contamination concern, submission of a contamination assessment plan at the implementation stage is also recommended.

Risk Aspect

- 4.16 There is a Liquefied Petroleum Gas cum Petrol Filling Station located at Tai Po Road falling within an area zoned "Other Specified Uses" annotated "Petrol Filling Station" ("OU(PFS)") on the OZP to the further west about 140m from the Site and separated by a natural slope (**Plan 5**). A QRA has been conducted to assess the risk impact of the PFS to the proposed development and its surrounding population (Chapter 10 of **Attachment V**). The QRA concludes that the risk impact is considered to be in compliance with the Risk Guidelines in the HKPSG.

Infrastructure Aspect

- 4.17 The relevant assessments on geotechnical, drainage, sewerage, water supply and utilities aspects (Chapters 4 and 6 of **Attachment V**) have demonstrated that with the implementation of the respective upgrading works proposed, no insurmountable impacts on the above aspects are anticipated.

5. Provision of Open Space and Government, Institution and Community (GIC) Facilities

- 5.1 Taking into account the proposed amendments as mentioned above, the planned population of the Shek Kip Mei Planning Area (the Area) would be about 117,200. As shown in the summary table on existing and planned provisions of GIC facilities and open space (**Attachment IX**), the existing and planned provisions of GIC facilities and open space are generally adequate to meet the demand of the planned population in accordance with the requirements of the HKPSG.

GIC Facilities

- 5.2 According to the population-based planning standards for elderly and child care services/facilities recently incorporated into the HKPSG, there will be shortfalls in the Area in the provision of residential care homes for the elderly, community care services facilities and child care centres. In applying the 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 SWD in the planning and development process as appropriate. Opportunities have been taken to provide appropriate social welfare facilities within the housing development. The type of facilities will be determined at the detailed design stage in consultation with relevant Government departments.
- 5.3 Although the provision of hospital beds will be in deficit (-644 beds) for the planned population in the Area, the assessment of the overall provision is based on the hospital cluster¹. According to the Food and Health Bureau, a number of hospital redevelopment projects are planned in the Kowloon West Cluster under the First and Second Ten-year Hospital Development Plans, including the redevelopment of Kwai Chung Hospital, expansion of Lai King Building in Princess Margaret Hospital (PMH), redevelopment of PMH, expansion of Caritas Medical Centre and Yan Chai Hospital and North Lantau Hospital, Phase 2, etc. The Hospital Authority will also monitor the service utilisation and update the service demand projection regularly for the service planning with reference to the latest population projection and development plan of the Government.

Open Space

- 5.4 There is a surplus of planned district and local open spaces of about 12.59 ha and 7.51 ha respectively in the Area.

6. Proposed Amendment to Matters Shown on the Plan

The proposed amendment as shown on the draft Shek Kip Mei OZP No. S/K4/29A (**Attachment II**) is as follows:

¹ The Kowloon West Cluster provides public healthcare services for residents in Kwai Tsing, Sham Shui Po, Tsuen Wan and Lantau Island.

Amendment Item A (about 1 ha)

Rezoning of a site at Chak On Road South abutting Nam Cheong Street from “G/IC” and “R(A)” to “R(A)2” with stipulation of maximum BH restriction of 200mPD.

7. Proposed Amendments to the Notes of the OZP

- 7.1 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.
- 7.2 In relation to Item A as mentioned in paragraph 4 above, the Notes and the Remarks for “R(A)” zone will be revised to incorporate the development restrictions on the PR and BH for the “R(A)2” sub-zone. In determining the maximum PR for the “R(A)2” sub-zone, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded. The Notes of the “R(A)” zone will also specify that ‘public vehicle park (excluding container vehicle)’ use is always permitted on land designated “R(A)2”.
- 7.3 In accordance with the latest amendments to the MSN in relation to the subsuming of ‘Market’ use under ‘Shop and Services’ use endorsed by the Board on 28.12.2018, it is proposed to:
- (a) revise ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of “R(A)” and “G/IC” zones; and
 - (b) delete ‘Market’ from Column 2 of “Comprehensive Development Area” and “Residential (Group B)” zones.

8. Revision to the ES of the OZP

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

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K4/30.

10. Consultation

Consultation with Sham Shui Po District Council (SSPDC)

- 10.1 PlanD and CEDD jointly consulted SSPDC on 29.6.2021 regarding the EFS for the proposed public housing development at the Site and the proposed amendments to the Shek Kip Mei OZP. While SSPDC Members had no in-principle objection to the proposed public housing development, they expressed concerns mainly on the potential traffic impacts of the reprovisioned DTC at PTE site, the supply of parking spaces in the vicinity, the potential traffic and safety issues posed by the temporary DTC at Pak Wan Street, as well as the amount and types of social welfare facilities to be provided.

Responses from Relevant Government Bureaux/Departments

- 10.2 Regarding the concerns on the traffic aspect, the traffic assessments summarised in paragraphs 4.7 to 4.9 above are relevant. As mentioned in paragraph 4.5 above, ancillary car parking spaces and loading/unloading bays will be provided in the proposed development in accordance with the HKPSG. The Commissioner for Transport (C for T) has no comment on the relevant assessment under the EFS as well as the proposed amendments to the OZP. The design and operational arrangements in relation to the temporary and the reprovisioned DTCs shall be further reviewed by the relevant Government departments at the detailed design stage. Suitable traffic management measures will be imposed to properly manage the learner drivers' use of public roads.
- 10.3 For the concerns on the provision of social welfare facilities, paragraphs 4.5 and 5.2 above are relevant. According to the conceptual layout by HD, GFA equivalent to about 5% of the domestic GFA will be reserved for social welfare facilities. SWD has indicated intention to provide some elderly facilities in the proposed development, and the location, type and actual provision of the facilities will be subject to further liaison with HD.

Departmental Consultation

- 10.4 The proposed amendments have been circulated to the relevant Government bureaux/departments 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) Secretary for Education;
 - (c) Secretary for Food and Health;
 - (d) Director of Housing;
 - (e) C for T;
 - (f) District Lands Officer/Kowloon West, Lands Department;
 - (g) Chief Building Surveyor/Kowloon, Buildings Department;
 - (h) CA/CMD2, ArchSD;
 - (i) Chief Engineer/Mainland South, Drainage Services Department;
 - (j) Chief Engineer/Construction, Water Supplies Department;
 - (k) Chief Highway Engineer/Kowloon, Highways Department;
 - (l) CTP/UD&L, PlanD;

- (m) Director of Environmental Protection;
- (n) Director of Electrical and Mechanical Services;
- (o) Director of Food and Environmental Hygiene;
- (p) Director of Leisure and Cultural Services;
- (q) Director of Social Welfare;
- (r) Director of Agriculture, Fisheries and Conservation;
- (s) District Officer (Sham Shui Po);
- (t) Commissioner for Heritage's Office;
- (u) Government Property Administrator;
- (v) Head of Geotechnical Engineering Office, CEDD;
- (w) Chief Engineer/Housing Project 3, CEDD;
- (x) Project Manager/South, CEDD;
- (y) Commissioner of Police; and
- (z) Director of Fire Services.

Public Consultation

10.5 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/K4/30 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.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Shek Kip Mei OZP No. S/K4/29 as shown on the draft Shek Kip Mei OZP No. S/K4/29A at **Attachment II** (to be renumbered to S/K4/30 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 Shek Kip Mei OZP No. S/K4/29A as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and that the revised ES will be published together with the OZP.

12. Attachments

Attachment I	Approved Shek Kip Mei OZP No. S/K4/29 (reduced scale)
Attachment II	Draft Shek Kip Mei OZP No. S/K4/29A
Attachment III	Revised Notes of the draft Shek Kip Mei OZP No. S/K4/29A
Attachment IV	Revised ES of the draft Shek Kip Mei OZP No. S/K4/29A
Attachment V	Planning Report under the EFS for Amendment Item A
Attachment VI	Conceptual Layout and Indicative Section Plan for Amendment Item A
Attachment VII	Viewpoints and Photomontages for Amendment Item A

Attachment VIII	Conceptual Landscape Plan for Amendment Item A
Attachment IX	Provision of Major Community Facilities and Open Space in Shek Kip Mei Planning Area
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2	Site Plan
Plan 3	Aerial Photo
Plans 4a to 4c	Site Photos
Plan 5	Location Plan and Building Heights of Surrounding Area

PLANNING DEPARTMENT
JULY 2021