

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

MPC Paper No. 1/22

**For Consideration by
The Metro Planning Committee on 14.1.2022**

**PROPOSED AMENDMENTS TO
THE APPROVED CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/37**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37 (**Attachment I**) as shown on the draft Cheung Sha Wan OZP No. S/K5/37A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings on the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

On 6.12.2016, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Cheung Sha Wan OZP No. S/K5/36, which was subsequently renumbered as S/K5/37. On 7.12.2021, the CE in C referred the approved Cheung Sha Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

3. Background

Proposed Public Housing Development at Wang Cheong Factory Estate

- 3.1 According to the 2013 Policy Address (PA), the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. 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. To meet the housing demand identified under the Long Term Housing Strategy, the Hong Kong Housing Authority (HKHA) has been invited to explore the feasibility of redeveloping its factory estates for public housing use, in pursuit of the policy initiative announced under 2019 PA.
- 3.2 As announced in 2020 PA, the preliminary findings of HKHA's study has indicated that some of the sites including Wang Cheong Factory Estate (WCFE) in Cheung

Sha Wan can be used for public housing, and the 2021 PA Supplement has stated that four sites including Sui Fai Factory Estate in Fo Tan, Yip On Factory Estate in Kowloon Bay, Kwai On Factory Estate in Kwai Chung and WCFE are capable of producing some 4,800 units in 2031 and beyond. HKHA has completed the feasibility study and concluded that these four sites are technically feasible for housing development. The first two factory estate sites have been rezoned for residential purpose with the respective OZPs gazetted on 3.12.2021 and 31.12.2021 respectively. To facilitate HKHA's redevelopment proposal of WCFE, necessary amendments to the Cheung Sha Wan OZP are required (**Amendment Item A**).

Urban Renewal Authority (URA) Development Scheme Plan

- 3.3 URA's Cheung Wah Street/Cheung Sha Wan Road Development Scheme was commenced on 24.9.2021 under section 25 of the Urban Renewal Authority Ordinance. The draft Cheung Wah Street/Cheung Sha Wan Road Development Scheme Plan No. S/K5/URA3/A (the draft DSP) was considered by the Board on 17.12.2021.
- 3.4 Opportunity would also be taken to amend the zoning of the areas adjoining the draft DSP with a view to rationalising the zoning boundaries and reflect the as-built conditions (**Amendment Items B1 to B4**).

Reflecting the Completed Developments on the OZP

- 3.5 Three completed residential developments, including two at Lai Chi Kok Road/Kweilin Street and Yee Kuk Street, and Hai Tan Street/Kweilin Street and Pei Ho Street currently under URA's DSPs and one at Tai Po Road zoned "Comprehensive Development Area" ("CDA"), were completed and they would be rezoned into suitable zonings with appropriate development restrictions to reflect their as-built conditions (**Amendment Items C to E2**).
- 3.6 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 to incorporate the latest revision of the Master Schedule of Notes to Statutory Plans.

4. Amendment Item A – Rezoning for Proposed Public Housing Development at WCFE (Plans 1a, 2a, 3a, 4a, 4b, 5a to 13)

The Site and its Surroundings

- 4.1 The site under Amendment Item A (Item A site) of about 1.05 ha is a piece of Government land falling within an area zoned "Open Space" ("O") on the OZP and is currently occupied by WCFE and a section of the surrounding public road, namely Tan Lai Street (**Plan 2a**).
- 4.2 Item A site was previously zoned "Residential (Group A)" ("R(A)"). Following Government's short and medium terms measures to expedite the supply of housing

units, an “O” site (about 2.3 ha) at junction of Lai Chi Kok Road and Tonkin Street was identified for public housing development and rezoned to “R(A)” in 2013 (subsequently developed into a Home Ownership Scheme development, namely Lai Tsui Court) (**Plans 1a and 13**). In the same OZP amendment exercise, a large part of the area occupied by WCFE, Wang Cheong Building⁽¹⁾ and part of the Cheung Sha Wan Temporary Wholesale Poultry Market was rezoned from “R(A)” to “O” to make up for the loss of the “O” site and the remaining part was rezoned to “Government, Institution or Community” (“G/IC”) for a primary school to meet Education Bureau’s requirement (**Plans 1a and 2a**).

- 4.3 WCFE was completed in 1984 under a Vesting Order managed by HKHA. It is an existing 11-storey flatted factory building with a building height (BH) of about 42mPD, a total internal floor area (IFA) for industrial use of about 26,070m² (equivalent to a gross floor area (GFA) of about 34,759m² ⁽²⁾), and a total of 1,020 factory rental units. As advised by HKHA, the overall occupancy rate for WCFE is about 80.6% as of November 2021 (by floor area).
- 4.4 Item A site is bounded by Tan Lai Street, which is connected to Lai Chi Kok Road and Tung Chau Street and Wang Cheong Building to the northwest. The surrounding area of Item A site is predominantly residential in nature with various GIC facilities and open space including Sham Shui Po Sports Ground, Cheung Sha Wan Playground, Hing Wah Street West Playground and Sham Shui Po Park (**Plan 13**). Currently, there are surpluses of 12.5 ha of district open space and 20 ha of local open space within the Sham Shui Po district and 3.7 ha of local open space in the Cheung Sha Wan Planning Area.
- 4.5 To the immediate east of Tan Lai Street are two industrial/industrial-office buildings (namely Tins Enterprises Centre and Yee Kuk Industrial Centre) which are zoned “Residential (Group E)” (“R(E)”) with BHR of 80mPD to facilitate their redevelopment into residential use to mainly address the industrial/residential interface, a petrol filling station and a residential development named The Sparkle⁽³⁾ with an existing BH of 152mPD. To the further east across Fat Tseung Street is a “R(A)” zone with BH restriction of 100mPD earmarked for public housing development, in which the western portion is currently occupied by the Cheung Sha Wan Wholesale Vegetable Market and the eastern portion is a public housing development under construction (i.e. North West Kowloon Reclamation (NWKR) Site 1 (East)) with a proposed BH of 126mPD⁽⁴⁾ (**Plan 13**). To the southwest across the West Kowloon Corridor are a number of government, institution and community (GIC) facilities and schools with existing BHs ranging from 33mPD to 80mPD, a proposed office building of the Drainage Services Department with a proposed BH of 100mPD, a planned comprehensive residential

⁽¹⁾ Wang Cheong Building was also built by HKHA as government flatted factories in 1984. It has been subsequently allocated to the Government Property Agency (GPA) under a temporary Government Land Allocation as a government storage depot.

⁽²⁾ Based on a conversion factor of 1m² IFA to 1.33m² GFA as advised by HKHA.

⁽³⁾ The Sparkle was previously zoned “CDA(1)” and is the subject of an approved planning application No. A/K5/650 for residential development. The site was rezoned from “CDA(1)” to “R(A)9” to reflect the completed residential development in 2010.

⁽⁴⁾ The public housing development at NWKR Site 1 (East) is the subject of a planning application No. A/K5/789 for minor relaxation of BH restriction from 100mPD to 126mPD which was approved by the Metro Planning Committee (the Committee) of the Board on 27.10.2017.

and commercial development with a BH of 150mPD at the “CDA” site currently occupied by Kerry Hung Kai Warehouse (Cheung Sha Wan) and Yuen Fat Warehouse, and a Home Ownership Scheme development named Hoi Tak Court with existing BH of 120mPD (**Plan 13**), all of which fall within the South West Kowloon OZP.

- 4.6 To the immediate northwest is Wang Cheong Building with an existing BH of 42mPD and Cheung Sha Wan Temporary Poultry Market, both of which are zoned partly “G/IC” (reserved for a primary school) and partly “O”. To the further northwest across Hing Wah Street West are a number of high-density private residential developments (namely The Pacifica, Liberte, Banyan Garden, Aqua Marine and One West Kowloon) with existing BHs ranging from 135mPD to 185mPD within the South West Kowloon OZP (**Plan 13**). To the north and northeast across Lai Chi Kok Road are education/community institutions with existing BHs ranging from 13mPD and 28mPD, and public housing developments (namely Fortune Estate, Hang Chun Court, Lai Tsui Court and Cheung Sha Wan Estate) with existing BHs at 108mPD and 120mPD (**Plan13**).
- 4.7 Item A site is at about 430m from the MTR Cheung Sha Wan Station to the northeast and about 550m from Lai Chi Kok Station to the northwest. The area is also well-served by other public transportations (**Plans 13 and 14**).

Rezoning Proposal

- 4.8 Taking into account the site context and the result of HKHA’s technical assessments, it is proposed to rezone Item A site (1.05 ha) comprising WCFE and the section of Tan Lai Street from “O” to “R(A)11” to facilitate the redevelopment of WCFE for public housing development, subject to a maximum total plot ratio (PR) restriction of 9.0 with domestic PR not more than 7.5, as well as maximum BH restriction of 152mPD (**Plans 1a and 2a**). The proposed PR restriction is the same as the “R(A)” zones of the OZP and reference has been made to the BH restriction of 152mPD for the adjoining residential development (i.e. The Sparkle).
- 4.9 A local open space of not less than 3,240m² for the residents in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. 1m² per person) will be provided in the podium garden. Moreover, a public open space (POS) with an area of not less than 800m² will be provided at grade as part of the proposed housing development for public enjoyment which will be handed over to the relevant government department for management and maintenance upon completion (**Plans 5a and 5b**).
- 4.10 The public housing development at WCFE site is about 0.79 ha. According to the notional scheme of the HKHA, the preliminary major development parameters are as follows, and the indicative development scheme plans including layout plans and elevation plan are at **Plans 5a to 5c** respectively:

| Site Area ⁽ⁱ⁾ | About 0.79 ha |
|--------------------------|---------------|
| Maximum PR | 9 |
| - Domestic PR | 7.5 |
| - Non-domestic PR | 1.5 |

| | |
|---|---|
| Maximum BH | 152mPD |
| Number of Buildings | 2 |
| Number of Flats ⁽ⁱⁱ⁾ | About 1,200 |
| Estimated Population ⁽ⁱⁱ⁾ | About 3,240 |
| Welfare Facilities (subject to detailed design) ⁽ⁱⁱⁱ⁾ | GFA equivalent to not less than 5% of the total attainable domestic GFA will be reserved for the provision of welfare facilities possibly including the following: <ul style="list-style-type: none"> - Small Group Home - Supported Hostel for Mentally Handicapped Persons - Short-term Food Assistance Service Team - Counselling Centre for Psychotropic Substance Abusers - Day Care Centre for the Elderly - Support Centre for Persons with Autism (sub-base) - Parents/Relatives Resource Centre for Ex-Mentally Ill Persons (sub-base) - Care and Support Networking Team |
| Other Facilities | Retail facilities (subject to the retail study of the Housing Department (HD)) |
| Open Space for Residents | Not less than 3,240m ² in accordance with the HKPSG (i.e. 1m ² per person) |
| POS | Not less than 800m ² at grade within the site open to the public for enjoyment |
| Parking Facilities | Ancillary car parking spaces and loading/unloading bays to be provided in accordance with the HKPSG |
| Target Completion Year | 2030/2031 |

Note:

- (i) The site area excludes the public road and mainly follows the existing vesting order boundary of WCFE with rationalisation of the common site boundary with the adjoining GPA's Wang Cheong Building and will be subject to further changes in detailed design stage.
- (ii) Average household size of 2.7 is assumed for the technical assessments purpose.
- (iii) The proposed welfare facilities are proposed to be exempted from PR calculation under the OZP which have been included for assessment. The location, type and actual provision of welfare facilities will be subject to detailed design by HKHA in consultation with relevant Government departments.

Land Use Compatibility

- 4.11 Item A site is located in an area inter-mixed with high-rise, high-density residential developments, educational institutions/schools and open space (**Plan 13**). It is connected to major roads and pedestrian network and is easily accessible by public transportations. The proposed public housing development subject to the same maximum PR restriction of other "R(A)" zones on the OZP and the maximum BH restriction of 152mPD is considered not incompatible with the surrounding developments.

Technical Assessments

- 4.12 HKHA has conducted various technical assessments in support of its development proposal, including Traffic Impact Assessment (TIA), Sewerage Impact Assessment (SIA), Water Works Impact Assessment (WWIA), Environmental Assessment Study (EAS), Air Ventilation Assessment-Expert Evaluation (AVA-EE), Visual Appraisal (VA) and Tree Assessment. These assessments have confirmed that the proposed public housing development is technically feasible with no insurmountable technical problems. The summary of the technical assessments are set out in the Planning Report at **Attachment V** and are summarised in the ensuing paragraphs. The individual report of relevant technical assessments will be deposited at the meeting for Members' information.

Traffic

- 4.13 A TIA has been conducted to assess the traffic impact arising from the proposed housing development. The findings of the TIA are summarised in Annex 1 of **Attachment V**.
- 4.14 The site is well served by various modes of public transportations including franchised bus, green minibus and railway and it is within walking distance from the MTR Cheung Sha Wan Station and Lai Chi Kok Station. The results of the junction capacity analysis have shown that, without the proposed public housing development, some of the concerned junctions would be operating above capacity in the design years contributed by the natural growth of traffic. Junction improvement works are recommended (**Plan 7**) at the following junctions to mitigate the traffic increase from natural growth and from the proposed development in the design years:
- (a) J3: Tonkin Street and Tung Chau Street (**Plan 8**);
 - (b) J4: Tonkin Street and Lai Chi Kok Road (**Plan 9**);
 - (c) J13: Tung Chau Street and Hing Wah Street (**Plan 10**); and
 - (d) J14: Lai Chi Kok Road and Hing Wah Street (**Plan 11**).
- 4.15 Regarding the pedestrian flow, the Level of Service analysis indicated that, without the proposed public housing development, the concerned footpaths and signalised pedestrian crossings in the vicinity would be operating at a satisfactory level in the design years and the additional pedestrian traffic would not cause adverse impact on the pedestrian facilities. Notwithstanding this, it is recommended to widen the public footpaths along Tan Lai Street and Lai Chi Kok Road adjacent to the proposed development to 3.5m with a view to improving the overall pedestrian safety and environment (**Plan 12**). While the improvement works recommended in the TIA would be implemented by HKHA, the widened public footpath would be handed over to relevant government departments for management and maintenance.
- 4.16 The Commissioner for Transport and the Chief Highway Engineer/Kowloon of the Highways Department have no in-principle objection to the rezoning proposal from traffic engineering and highway maintenance perspectives.

Urban Design and Visual

- 4.17 The surrounding existing and planned developments with their existing/planned BHs are stated in paragraphs 4.5 and 4.6 above. According to the VA, the proposed public housing development with a maximum BH of 152mPD will be similar to the surrounding high-rise residential developments (**Plan 13**). The development will inevitably result in a loss of visual openness, open sky views, reduction in the width of existing view corridor and visual permeability (**Plans 6a to 6f**). The overall resultant visual impact will be ranging from “negligible” to “moderately to significantly adverse”.
- 4.18 Mitigation measures to alleviate the visual impacts, including permeable built form with a building gap, appropriate façade treatment, greening and landscaping, and provision of open space, are recommended which will be followed up by HD in the detailed design stage (**Plan 5a**). The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considers that while the proposed development would introduce a tall built form at the site and may reduce visual openness and permeability, it is generally visually compatible with the surrounding urban built environment with a number of existing/planned high-rise residential developments. The Chief Architect/Central Management Division 2 of the Architectural Services Department has no adverse comment on the proposed amendments to the OZP.

Air Ventilation

- 4.19 The AVA-EE has concluded that the proposed high-rise development with podium at the site would likely bring about localised impacts on the downstream pedestrian wind environment (Annex 2 of **Attachment V**). Design features, including building gap wider than 15m, building setback and permeable podium design are recommended to minimise the potential impacts on the surrounding pedestrian wind environment induced by the proposed development (**Plans 5a to 5c**). The AVA-EE has recommended that a quantitative AVA should be carried out at the detailed design stage for scheme optimisation and to review and assess the effectiveness of the proposed mitigation measures. Such requirement is recommended to be specified in the revised ES of the OZP under amendment. CTP/UD&L, PlanD has no adverse comment from air ventilation perspective.

Landscape

- 4.20 According to the Tree Assessment (Annex 4 of **Attachment V**), a total of 14 trees are identified within the site and none of them are registered or potentially registrable Old and Valuable Tree. All of the existing trees within the site are common species in Hong Kong and they are generally in fair/poor condition. All existing trees are proposed to be felled, and compensatory planting at a ratio of 1:1 in terms of tree numbers will be provided. The indicative layout plans (**Plans 5a and 5b**) illustrates the overall landscape design in local open space and POS with estimated number of trees to be planted and that the provision of green coverage will be not less than 20% of the site area (excluding the POS). CTP/UD&L, PlanD considers that the proposed development is not incompatible with the landscape

character of the surrounding areas and has no adverse comment on the indicative layout plan and tree assessment from landscape planning perspective.

Environment

- 4.21 EAS has been conducted to assess the environmental impacts in noise, air quality, waste management and land contamination aspects arising from the proposed development. The findings of EAS summarised at Annex 1 of **Attachment V** conclude that no insurmountable environmental impact is anticipated with the implementation of mitigation measures and other proper management practices and regular inspections carried out at detailed design stage. To alleviate the potential noise impacts, mitigation measures including various width of building setback from major roads, use of podium, building orientation and disposition, acoustic windows have been incorporated in the recommended building design. In terms of air quality, proposed building setbacks in accordance with the HKPSG could maintain a buffer distance to minimise the vehicular emission from major roads.
- 4.22 According to the findings of SIA and WWIA summarised at Annex 1 of **Attachment V**, it is concluded that, with the implementation of proposed upgrading works, there are sufficient capacities at the existing sewerage and water supply systems to cater for the additional demands generated from the proposed public housing development.
- 4.23 Concerned departments including Director of Environmental Protection, Chief Engineer/Mainland South of the Drainage Services Department and Chief Engineer/Construction of the Water Supplies Department have no in-principle objection to the proposed amendment with the implementation of relevant mitigation measures.

Provision of Open Spaces

- 4.24 Item A is to rezone an area of 1.05 ha, including WCFE of about 0.79 ha and the public road of about 0.26 ha, from “O” to “R(A)11”. Although the proposed public housing development will lead to a loss of planned open space, there are surpluses of both district and local open spaces in the Sham Shui Po district as discussed in paragraph 4.25 below. Furthermore, a POS of not less than 800m² will be provided at grade and local open space of not less than 3,240m² for the residents will be provided on podium garden within the proposed public housing development. The POS will be developed as part of the project and handed over to the relevant government department for management and maintenance upon completion. The proposed development could utilise the site to provide much needed public housing units to address housing shortage and will also allow early implementation of the POS through the proposed development. The Leisure and Cultural Services Department (LCSD) has no adverse comment on the rezoning proposal.
- 4.25 Taking into account the additional population of the proposed development under the URA DSP and the proposed public housing development at Item A site, there is a surplus of about 32.5 ha of planned open space within the Sham Shui Po district, including 12.5 ha of district open space and 20 ha of local open space (**Attachment**

VI). As for the Cheung Sha Wan Planning Area, while there is a surplus of about 3.7 ha of planned local open space, there is a deficit of about 11.2 ha of planned open space (**Attachment VII**). Notwithstanding this, there are a number of major existing open space and sports facilities in the vicinity such as Sham Shui Po Sports Ground, Cheung Sha Wan Playground, Hing Wah Street West Playground and Sham Shui Po Park (**Plans 13 and 14**). There is also a new POS, namely Pei Ho Street Public Open Space, provided at the Seaside Sonata (i.e. residential development under Amendment Item D) (**Plans 4j and 14**).

- 4.26 The demand for district open space can be further met by the new provision in the South West Kowloon Planning Area to the further southwest of the Cheung Sha Wan Planning Area, both within the Sham Shui Po district, including the existing POS of about 3,800m² at Hoi Ying Estate and about 1 ha at Hoi Tat Estate. There are also planned POS of about 3,600m² within a proposed comprehensive residential development (i.e. Grand Victoria) and about 1 ha of a 20m-wide public waterfront promenade along the Cheung Sha Wan waterfront under construction, both of which are targeted for completion by 2024 (**Plan 14**).

Clearance Arrangements

- 4.27 HKHA's factory estates are operated on commercial principles. The factory units are let to tenants for a fixed term of three years with no option to renew. Pursuant to the tenancy agreement, HKHA has the right to terminate the tenancies by giving three months' notice. Tenants are not legally or contractually entitled to relocation or any form of compensation. To assist tenants' removal, HKHA has announced the clearance package and related arrangements on 24.5.2021.

5. Amendment Items B1 to B4 – Rezoning the areas adjoining the draft DSP to rationalise the zoning boundaries and reflect the as-built conditions (Plans 1a, 2b, 3b and 4c to 4f)

- 5.1 In relation to URA's Cheung Wah Street/Cheung Sha Wan Road DSP considered by the Board (see paragraphs 3.3 and 3.4 above), opportunity would be taken to rezone the areas adjoining the draft DSP including a small part of Sham Shui Po Sports Ground, a section of Cheung Sha Wan Road and minor parts of Cheung Sha Wan Path to rationalise the zoning boundaries and reflect the as-built conditions (**Plans 1a, 2b and 3b**).

Amendment Item B1

- 5.2 The existing Sham Shui Po Sports Ground managed by LCSD is mainly zoned "O" with a portion within an area shown as 'Road'. It is proposed to rezone this area currently shown as 'Road' to "O" to reflect the existing as-built conditions (**Plans 2b, 4c and 4d**).

Amendment Item B2

- 5.3 A section of Cheung Sha Wan Road between Cheung Sha Wan Path and Hing Wah Street is zoned "G/IC" and "O" on the OZP. In order to rationalise the road

alignment in accordance with the as-built conditions, it is proposed to rezone these areas at Cheung Sha Wan Path/Cheung Sha Wan Road/Hing Wah Street from “G/IC” and “O” to an area shown as ‘Road’ (**Plans 2b and 4d**).

Amendment Items B3 and B4

- 5.4 With the replacement of the portion of OZP covering the existing Cheung Sha Wan Path Sitting-out Area by the draft DSP, opportunities are taken to rezone the remaining areas zoned “O” and shown as ‘Road’, currently covering part of the Cheung Sha Wan Path and the existing buildings, to “Other Specified Uses” annotated “Business” (“OU(B)”) and “OU(B)3” for zoning rationalisation (**Plans 2b, 4e and 4f**).

6. Amendment Items C and D – Incorporation of two completed developments of URA DSPs into the OZP (Plans 1b, 2c, 3c and 4g to 4j)

Amendment Item C

- 6.1 URA Lai Chi Kok Road/Kweilin Street and Yee Kuk Street DSP was commenced on 11.3.2005. The approved DSP No. S/K5/URA1/2 covers an area of about 3,345m² with two linked sites zoned “CDA” which is subject to a maximum domestic PR of 7.5, a maximum non-domestic PR of 1.5 and the provision of not less than 400m² at-grade POS with direct street frontage.
- 6.2 The residential development at the DSP, namely Trinity Towers, was completed with Occupation Permit (OP) issued by the Building Authority (BA) on 10.11.2014. As such, in order to reflect the existing completed development on both sites of Yee Kuk Street, it is proposed to incorporate the subject DSP back into the Cheung Sha Wan OZP and zone the two linked sites as “R(A)12”, subject to a maximum domestic GFA of 24,708m², maximum non-domestic GFA of 4,941m², maximum BH of 100mPD (for the southwestern site) and 130mPD (for the northeastern site), and the provision of not less than 580m² at-grade POS (**Plans 1b, 2c, 4g and 4h**).

Amendment Item D

- 6.3 URA Hai Tan Street/Kweilin Street and Pei Ho Street DSP was commenced on 17.2.2006. The approved DSP No. S/K5/URA2/2 covers an area of about 7,440m² with three linked sites zoned “CDA” which is subject to a maximum domestic PR of 7.5, a maximum non-domestic PR of 1.5 and the provision of not less than 1,500m² at grade POS with direct street frontage.
- 6.4 The residential development at the DSP, namely Seaside Sonata, was completed with OPs issued by the BA on 7.6.2021, 10.6.2021 and 6.7.2021. As such, in order to reflect the existing completed development, it is proposed to incorporate the subject DSP back into the Cheung Sha Wan OZP and zone the three linked sites as “R(A)13”, subject to a maximum domestic GFA of 50,025m², maximum non-domestic GFA of 7,375m² of which not less than 2,058m² shall be provided for GIC facilities, maximum BH of 110mPD (for the northwestern site) and 120mPD

(for southeastern and southwestern sites), and the provision of not less than 1,500m² at-grade POS (**Plans 1b, 2c and 4h to 4j**).

7. Amendment Items E1 and E2 – Rezoning of “CDA” Development at Tai Po Road to residential zone (Plans 1c, 2d, 3d and 4k)

The residential development, namely Triazza, currently zoned “CDA” and “Green Belt” (“GB”) was completed with OP issued by the BA on 12.9.2014. It was subsequently agreed by the Committee to re-designate the “CDA” zone to other suitable land use zoning to provide flexibility in subsequent modification of use within the development under the CDA Review. Opportunity is therefore taken to rezone the site occupied by the entire residential development from “CDA” and “GB” to “Residential (Group C)7” (“R(C)7”) and an area shown as ‘Road’ to reflect the as-built conditions and the alignment of Tai Po Road. The “R(C)7” zone is subject to a maximum GFA of 6,717m², maximum BH of 124mPD, and maximum site coverage of 50% (**Plans 1c and 2d**).

8. Provision of Open Space and GIC Facilities

8.1 Taking into account the proposed amendments as mentioned above as well as URA’s draft DSP mentioned in paragraph 3.3 above, the planned population of the Cheung Sha Wan Planning Area and for Sham Shui Po district as a whole would be about 255,900 and 515,600 respectively. As shown in the summary tables on existing and planned provisions of GIC facilities and open space including those proposed in the draft DSP and proposed public housing development at Item A site (**Attachments VII and VIII**), the existing and planned provisions of GIC facilities and open space, except some of the elderly and child care facilities and district open space, are generally adequate to meet the demand of the planned population in accordance with the requirements of the HKPSG.

GIC Facilities

8.2 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 the Social Welfare Department in the planning and development process as appropriate. Opportunities have been taken to provide appropriate social welfare facilities within the proposed public housing development. The type of facilities will be determined at the detailed design stage in consultation with relevant Government departments.

Open Space

- 8.3 As discussed in paragraphs 4.24 to 4.26 above, there are surpluses of planned open space within the Sham Shui Po district and local open space in Cheung Sha Wan Planning Area but a deficit of planned district open space in the Cheung Sha Wan Planning Area. The overall provision of open space is considered not unacceptable.

9. Minor Boundary Adjustments

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

10. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Cheung Sha Wan OZP No. S/K5/37A (**Attachment II**) are as follows:

- (a) Amendment Item A (about 1.05 ha) (Plans 1a, 2a, 3a, 4a and 4b)

Rezoning of a site at Tan Lai Street from “O” to “R(A)11” with a maximum BH of 152mPD as stipulated on the Plan.

- (b) Amendment Item B1 (about 0.29 ha) (Plans 1a, 2b, 3b and 4c to 4e)

Rezoning of a site at Sham Shui Po Sports Ground from an area shown as ‘Road’ to “O”.

- (c) Amendment Item B2 (about 0.65 ha) (Plans 1a, 2b, 3b, 4d and 4e)

Rezoning of a strip of land to the north of Sham Shui Po Sports Ground from “G/IC” and “O” to area shown as ‘Road’.

- (d) Amendment Item B3 (about 0.08 ha) (Plans 1a, 2b, 3b and 4d to 4f)

Rezoning of a site at Cheung Sha Wan Path from “O” and an area shown as ‘Road’ to “OU(B)3” with a maximum BH of 120mPD as stipulated on the Plan.

- (e) Amendment Item B4 (about 0.02 ha) (Plans 1a, 2b, 3b and 4d to 4f)

Rezoning of a site at Cheung Sha Wan Path from “O” to “OU(B)” with a maximum BH of 120mPD as stipulated on the Plan.

- (f) Amendment Item C (about 0.33 ha) (Plans 1b, 2c, 3c, 4g and 4h)

Incorporation of the areas covered by the approved URA Lai Chi Kok Road/Kweilin Street and Yee Kuk Street DSP No. S/K5/URA1/2 and zoning the

areas as “R(A)12” with maximum BHs of 110mPD and 130mPD as stipulated on the Plan.

(g) Amendment Item D (about 0.74 ha) (Plans 1b, 2c, 3c and 4h to 4j)

Incorporation of the areas covered by the approved URA Hai Tan Street/Kweilin Street and Pei Ho Street DSP No. S/K5/URA2/2 and zoning the areas as “R(A)13” with maximum BHs of 110mPD and 120mPD as stipulated on the Plan.

(h) Amendment Item E1 (about 0.29 ha) (Plans 1b, 2b, 3b and 4k)

Rezoning of a site at Tai Po Road from “CDA” and “Green Belt” to “R(C)7” with a maximum GFA of 6,717m², maximum BH of 124mPD, and maximum site coverage of 50% .

(i) Amendment Item E2 (about 0.05 ha) (Plans 1c, 2d, 3d and 4k)

Rezoning of a strip of land at Tai Po Road from “CDA” and “GB” to an area shown as ‘Road’.

11. Proposed Amendments to the Notes of the OZP

- 11.1 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.

“R(A)” Zone

- 11.2 In relation to the Amendment Items A, C and D as mentioned in paragraphs 4.8 to 4.10, 6.2 and 6.4 above, the Notes and the Remarks for “R(A)” zone will be revised to incorporate the development restrictions for the “R(A)11” to “R(A)13” sub-areas. In determining the maximum PR for “R(A)11” sub-area, 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)11”.

“CDA” Zone

- 11.3 In relation to the Amendment Items E1 and E2 as mentioned in paragraph 7 above, the Notes and the Remarks for “CDA” zone will be deleted.

“R(C)” Zone

- 11.4 In relation to the Amendment Item E1 as mentioned in paragraph 7 above, the Notes and the Remarks for “R(C)” zone will be revised to incorporate the development restrictions for the “R(C)7” sub-area.

Technical Amendments

11.5 In accordance with the latest amendments to the Master Schedule of Notes to Statutory Plan endorsed by the Board on 28.12.2018, the following technical amendments will be made to the Notes to reflect 'Market' as a use subsumed under 'Shop and Services' under the Broad Use Terms and Definition of Terms used in Statutory Plans:

- (a) revise 'Shop and Services' to 'Shop and Services (not elsewhere specified)' in Column 2 use of "R(A)" and Schedule I of "G/IC" zones; and
- (b) delete 'Market' from Column 2 use in Schedule I of "R(E)" zone.

12. Revision to the Explanatory Statement of the OZP

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

13. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K5/38.

14. Consultation

Consultation with Sham Shui Po District Council (SSPDC) on 9.11.2021

- 14.1 PlanD and HD consulted the SSPDC on 9.11.2021 regarding the proposed redevelopment of WCFE for public housing development and the proposed corresponding amendments to the Cheung Sha Wan OZP (extract of meeting minutes at **Attachment VIII**).
- 14.2 The SSPDC generally supported the proposed public housing development and the proposed amendments to the OZP with an individual Member raising objection to the proposed public housing development under Amendment Item A from traffic noise, development intensity and loss of open space perspectives. Other concerns expressed by Members include air ventilation impact, loss of local industries/jobs, plans for the remaining "O" zone and utilisation of floor area for welfare facilities.

Consultation with Sham Shui Po West Area Committee on 15.11.2021

- 14.3 HD also consulted the Sham Shui Po West Area Committee on 15.11.2021 and the area committee generally supported the proposed public housing development.

Departmental Consultation

14.4 The proposed amendments to the OZP have been circulated to the relevant bureaux/departments for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate. The bureaux/departments include:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Food and Health;
- (d) Executive Secretary (Antiquities and Monuments), Development Bureau;
- (e) Chief Architect/Central Management Division 2, Architectural Services Department;
- (f) Chief Building Surveyor/Kowloon, Buildings Department;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
- (i) Chief Engineer/Mainland South, Drainage Services Department;
- (j) Chief Highway Engineer/Kowloon, Highways Department;
- (k) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (l) Commissioner for Transport;
- (m) Commissioner of Police;
- (n) Director of Electrical and Mechanical Services;
- (o) Director of Environmental Protection;
- (p) Director of Fire Services;
- (q) Director of Food and Environmental Hygiene;
- (r) Director of Health;
- (s) Director of Housing;
- (t) Director of Leisure and Cultural Services;
- (u) Director of Social Welfare;
- (v) Director-General of Trade and Industry;
- (w) District Lands Officer/Kowloon West, Lands Department;
- (x) District Officer (Sham Shui Po), Home Affairs Department;
- (y) Government Property Administrator;
- (z) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (aa) Project Manager (South), Civil Engineering and Development Department.

Public Consultation

14.5 If the proposed amendments are agreed by the Committee, the draft OZP incorporating the amendments (to be renumbered to S/K5/38 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month exhibition period. The SSPDC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

15. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Cheung Sha Wan OZP No. S/K5/37 as shown on the draft Cheung Sha Wan OZP No. S/K5/37A at **Attachment II** (to be renumbered as S/K5/38 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Cheung Sha Wan OZP No. S/K5/37A (to be renumbered as S/K5/38) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and the revised ES will be published together with the OZP.

16. Attachments

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| Attachment I | Approved Cheung Sha Wan OZP No. S/K5/37 (reduced scale) |
| Attachment II | Draft Cheung Sha Wan OZP No. S/K5/37A |
| Attachment III | Revised Notes of the draft Cheung Sha Wan OZP No. S/K5/37A |
| Attachment IV | Revised ES of the draft Cheung Sha Wan OZP No. S/K5/37A |
| Attachment V | Amendment Item A - Planning Report from HKHA <ul style="list-style-type: none">- Annex 1: Summary of TIA, SIA, WWIA and EAS- Annex 2: AVA-EE- Annex 3: VA- Annex 4: Tree Assessment |
| Attachment VI | Provision of Major Community Facilities and Open Space in Sham Shui Po District |
| Attachment VII | Provision of Major Community Facilities and Open Space in Cheung Sha Wan Planning Area |
| Attachment VIII | Extract of Draft Minutes of the SSPDC Meeting held on 9.11.2021 |
| Plans 1a to 1c | Comparison of Existing and Proposed Zoning on the OZP |
| Plans 2a to 2d | Site Plans |
| Plans 3a to 3d | Aerial Photos |
| Plans 4a to 4k | Site Photos |
| Plans 5a to 5c | Amendment Item A - Indicative Development Scheme Plans |
| Plans 6a to 6f | Amendment Item A - Photomontages |
| Plans 7 to 11 | Amendment Item A - Proposed Road Improvement Works |
| Plan 12 | Amendment Item A - Proposed Pedestrian Footpath Improvement Works |
| Plan 13 | Amendment Item A - Building Height Plan |
| Plan 14 | Pedestrian Access Network and Open Spaces in Sham Shui Po |

PLANNING DEPARTMENT
JANUARY 2022