

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

**MPC Paper No. 6/22
For Consideration by
the Metro Planning Committee on 10.6.2022**

**PROPOSED AMENDMENTS TO THE
APPROVED WANG TAU HOM AND TUNG TAU
OUTLINE ZONING PLAN NO. S/K8/23**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Wang Tau Hom and Tung Tau Outline Zoning Plan (OZP) No. S/K8/23 (**Attachment I**) as shown on the draft OZP No. S/K8/23A (**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 3.3.2020, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Wang Tau Hom and Tung Tau OZP, which was subsequently renumbered as S/K8/23. On 13.3.2020, the approved OZP No. S/K8/23 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 9.11.2021, the CE in C referred the approved Wang Tau Hom and Tung Tau OZP No. S/K8/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 19.11.2021, 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 in the 2017 Policy Address (PA), 25 potential housing sites, including the WTSCC, were identified for public housing development. Subsequently, the Civil Engineering and Development Department (CEDD) commenced a feasibility study in January 2020 for the proposed public housing development at WTSCC, which also covers the proposed public housing

developments at CYUV and NCWV^[1] (the FS) (**Plan 2a**). Upon relocating the existing facilities in WTSCC (as mentioned in paragraph 4.1 below) to the proposed developments at CYUV and NCWV sites, the WTSCC site (the Site) will be used for public housing development by the Housing Department (HD).

Proposed Amendments to the OZP

- 3.2 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 development at the WTSCC Site (the Site) with the recommended development proposals set out in paragraphs 4.3 and 4.4 below. To take forward the recommendations of the FS, rezoning of the Site with stipulation of appropriate development restrictions is required.

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

The Site and its Surroundings

- 4.1 The Site, with an area of about 2,080m², is located at Ching Tak Street in Wong Tai Sin. It is zoned “Government, Institution or Community” (“G/IC”) subject to building height restriction (BHR) of 6 storeys on the OZP (**Plans 1 and 5**), and is currently occupied by the WTSCC (**Plans 4a and 4b**) accommodating a number of social welfare and community facilities in operation^[2].
- 4.2 The Site is located at about 60m south of the Wong Tai Sin MTR Station, and surrounded by low to high-rise existing developments with BHR ranging from 8 storeys (31mPD) to 140mPD^[3], and is in proximity to the proposed housing development at the CYUV site (proposed up to 145mPD) to the north across Lung Cheung Road (**Plan 5**).

^[1] As announced under the 2019 PA, the 2020 PA and the 2021 PA, the Government will adopt a Government-led approach to resume private land, inter alia, in Cha Kwo Ling Village (for which, upon completion of a feasibility study by CEDD, the amendments to the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP were gazetted on 3.12.2021), 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 to be provided in accordance with the prevailing policy.

^[2] Existing facilities in WTSCC include (i) Neighbourhood Advice-Action Council – Day Activity Centre; (ii) Sisters of Immaculate Heart of Mary – Wong Tai Sin Kindergarten / Day Care Centre; (iii) Integrated Family Service Centre; (iv) Family and Child Protective Services Unit (Wong Tai Sin / Sai Kung) of Social Welfare Department; (v) Wong Tai Sin Children Choir; (vi) WTSCC Hall & Stage area and Conference Room; and (vii) Lower Wong Tai Sin Sub-office of Wong Tai Sin District Office.

^[3] The Site is surrounded by Lower Wong Tai Sin Estate (BHR of 100mPD) to the north and southwest, the Wong Tai Sin Shopping Centre multi-storey car park to the east (existing BH of 33mPD), Lung Chui Yuen Stanley Ho Park to the south, and two primary schools (BHR of 8 storeys, existing BH of 31mPD) to the west. To the further north across Lung Cheung Road is mainly high-rise residential developments with BHR of 120mPD (e.g. Upper Wong Tai Sin Estate), and to the further east across Shatin Pass Road is Lions Rise subject to BHR of 140mPD (**Plan 5**).

Recommendation of the FS

- 4.3 According to the notional scheme by HD (**Plans 6a** and **6b**), the proposed high-density public housing development at the Site comprises one block with maximum domestic/total plot ratio (PR) of 7.5/9.0 and maximum BH of 120mPD, which has 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 310 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.

Rezoning Proposal

Amendment Item A – Housing Development at WTSCC (about 2,080m²)

- 4.4 Having regard to the site context, the land use compatibility with surrounding developments, the infrastructural capacity, and the recommendations of the FS, the Site is proposed to be rezoned from “G/IC” to “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 2,080m ²
Maximum Total/Domestic PRs	9.0 / 7.5
Maximum BH	120mPD
No. of flats ^[a]	about 310
Estimated population ^[a]	about 840
Social welfare facilities ^[b]	<ul style="list-style-type: none"> - One team of Home Care Services for Frail Elderly Persons (1-team size non-kitchen based) - One 30-place Supported Hostel for Mentally Handicapped Persons
Other facilities ^{[a] [b]}	- One small library
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	2038 ^[c]

Notes:

^[a] Based on the notional scheme prepared by HD (**Plans 6a** and **6b**) and is subject to the detailed planning and design. Average flat size of about 50m² and 2.7 persons per flat are assumed.

^[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 discussion between government departments and HD at the detailed planning and design stage. Floor space for GIC, as required by the Government in the “R(A)1” zone, is proposed to be disregarded from

GFA calculation.

- ^[c] Subject to the relocation of the existing facilities of WTSCC to the proposed developments at CYUV (population intake from 2029 by phases) and NCWV (population intake from 2031 by phases) sites.

- 4.5 The proposed public housing development will be guided by administrative planning brief prepared by HD in consultation with the relevant bureaux/departments, which would set out planning parameters, design requirements, provision of GIC, retail, LOS/recreational and parking facilities, as well as any further technical assessments to be conducted for the development.

Land Use Compatibility

- 4.6 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 restriction of 120mPD is considered not incompatible with the surrounding developments.

5. Technical Assessments

- 5.1 Development proposals for the WTSCC 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^[4] (**Attachment V**) confirm the technical feasibility of the proposal set out in paragraph 4.4 above. As the Site is located in proximity to the CYUV site, the cumulative impacts of the two proposed developments on traffic and air ventilation aspects have been assessed under the FS.

Urban Design and Visual Aspects

- 5.2 A BHR of 120mPD is proposed for the proposed public housing development at the Site, which is generally compatible with the surrounding profile of existing/planned developments mainly ranging from 100 to 145mPD. As illustrated in the photomontages (**Plans 7a to 7d**), the proposed development could be seen as an extension of residential townscape. Mitigation measures to alleviate the visual impacts, such as 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

^[4] Under the FS, preliminary assessments on Traffic and Transport Impact Assessment (TTIA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA), Water Supply Impact Assessment (WSIA), Utilities Impact Assessment (UIA), Geotechnical Assessment (GA), Site Formation Assessment, Preliminary Environmental Review (PER), Landscape and Visual Impact Assessment (LVIA), and Air Ventilation Assessment in the form of Expert Evaluation (AVA-EE) have been conducted (**Attachment V**).

(CA/CMD2, ArchSD) have no adverse comment on the proposed rezoning from urban design and visual point of view.

Air Ventilation Aspect

- 5.3 As revealed in the AVA-EE, the annual prevailing winds of the area are mainly from the north-northeast, east and east-northeast, and the summer prevailing winds are from the south, south-southwest, southwest and east (**Figure 10.1 in Attachment V**). Relevant good air ventilation measures, such as building/podium setback will be incorporated into the proposed development to facilitate air flow, subject to detailed design. According to the AVA-EE, given the site is small and surrounded by medium-to-high-rise buildings, it is unlikely that the proposed housing development at the Site would induce any significant adverse air ventilation impact to the surroundings. CTP/UD&L, PlanD has no adverse comment on the proposed rezoning from air ventilation perspective.

Traffic and Transport Aspect

- 5.4 Based on the results of Preliminary TTIA conducted under the FS, all the critical junctions within the Area of Influence, pedestrian footpaths and public transport would operate with sufficient capacity with the proposed development which will not induce insurmountable problem to the traffic network. Besides, with the Wong Tai Sin 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 0.2%, 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 No graded historic building/new item pending grading assessment by the Antiquities Advisory Board (AAB) is identified within the WTSCC site according to PER conducted under the FS. As advised by Antiquities and Monuments Office (AMO) in the PER, being the earliest government community centre built in 1960, WTSCC has some heritage value. It is recommended to preserve the WTSCC by (i) record through photographic recording and 3D scanning prior demolition; (ii) preservation of historic fabrics/character defining elements (e.g. the memorial plaque erected on the ground floor); and (iii) provision of interpretation information of WTSCC. The Government will consider the above recommendations subject to liaison and agreement amongst relevant bureaux/departments in the next stage of the project. The AMO has no adverse comment on the PER conducted under the FS.

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 21 existing trees are identified with one of them being Tree of Particular Interest (TPI) with diameter at breast height (DBH) over 1m (*Ficus elastica* which is commonly found species in Hong Kong).

- 5.7 According to the preliminary proposal, among the 21 surveyed trees, 16 trees are proposed to be retained while the remaining 5 trees (including the TPI) are to be felled due to proposed site formation works and the proposed development. No tree shall be unnecessarily removed or excessively pruned in accordance with Development Bureau (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 416m²). To alleviate the potential landscape impact, it is recommended to plant about 10 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 TPI 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, children's play area, fitness equipment and seatings 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 Aspect

- 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 cultural heritage impacts. No insurmountable environmental impact of the proposed development is anticipated with the implementation of mitigation measures, which include building setback and incorporation of acoustic window/fixed window to alleviate potential air quality impact and potential noise impacts. Director of Environmental Protection (DEP) has no objection in-principle to the proposed rezoning from environmental planning perspective.

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

- 5.11 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 proposal.

6. Provision of Major GIC Facilities and Open Space

Taking into account the proposed amendments as mentioned above, the planned population of the Wang Tau Hom and Tung Tau Planning Area (K8 Area) is estimated to be about 128,800 persons. As shown in **Attachment VI**, the existing and planned provision of major GIC facilities and open space are generally adequate to meet the demand in accordance with the requirements of the HKPSG and concerned bureaux/departments' assessment, except the followings:

According to the population-based planning standards under the HKPSG for elderly, child care and rehabilitation services/facilities, there will be a shortfall in the provision of residential care home for the elderly, community care services, child care centre and some rehabilitation services in the K8 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 mentally handicapped persons 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 4.4 above for details of the proposed services).

7. Proposed Amendment to Matters Shown on the Plan

The proposed amendment as shown on the draft Wang Tau Hom and Tung Tau OZP No. S/K8/23A (**Attachment II**) is as follows:

Item A (about 0.2ha) (Plan 2b)

Rezoning of a site at Ching Tak Street from “G/IC” to “R(A)1”^[5] with BHR of 120mPD as stipulated on the Plan.

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)

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.

^[5] ‘Public Vehicle Park (excluding container vehicle)’ use is always permitted in “R(A)1” zone under the current Wang Tau Hom and Tung Tau OZP.

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 ‘~~erossed-out~~’) are at **Attachment IV** for Members’ consideration.

11. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/K8/24.

12. Consultation

Consultation with the Housing Committee (HC) of the Wong Tai Sin District Council (WTSDC)

- 12.1 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 Lands Department (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 compensation and rehousing issues and cultural heritage aspect in relation to the CYUV and NCWV.

Responses from the Relevant Government Departments

Traffic Impact and Car parking Facilities

- 12.2 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, pedestrian flow and public transport (see paragraph 5.4 above for details). As for the concerns on the adequacy of ancillary carparking 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

- 12.3 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 HD, the requirement of 5% of domestic GFA for social welfare uses can be met.

Departmental Consultation

12.4 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) DEP;
- (p) Director of Food and Environment Hygiene;
- (q) Director of Agriculture, Fisheries and Conservation;
- (r) Director of Electrical and Mechanical Services;
- (s) Director of Health;
- (t) Director of Housing;
- (u) Director of Leisure and Cultural Services;
- (v) Director of Fire Services;
- (w) Director of Social Welfare;
- (x) District Officer (Wong Tai Sin), Home Affairs Department;
- (y) Government Property Administrator;
- (z) Head of Geotechnical Engineering Office, CEDD;
- (aa) Project Manager/South, CEDD and
- (bb) CTP/UD&L, PlanD.

Public Consultation

12.5 If the proposed amendments are agreed by the Metro Planning Committee, the draft OZP (to be renumbered to S/K8/24 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 Wang Tau Hom and Tung Tau OZP No. S/K8/23 and that the draft Wang Tau Hom and Tung Tau OZP No. S/K8/23A at **Attachment II** (to be renumbered to S/K8/24 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 Wang Tau Hom and Tung Tau OZP No. S/K8/23A 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 Wang Tau Hom and Tung Tau OZP No. S/K8/23 (reduced to A3 size)
Attachment II	Draft Wang Tau Hom and Tung Tau OZP No. S/K8/23A
Attachment III	Revised Notes of the draft Wang Tau Hom and Tung Tau OZP No. S/K8/23A
Attachment IV	Revised ES of the draft Wang Tau Hom and Tung Tau OZP No. S/K8/23A
Attachment V	Rezoning Report under the Feasibility Study for WTSCC
Attachment VI	Provision of Major Community Facilities and Open Space in Wang Tau Hom and Tung Tau Planning Area
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 and 4b	Site Photos
Plan 5	Site Plan
Plans 6a and 6b	Notional Scheme of the Proposed Public Housing Development at WTSCC
Plans 7a to 7d	Photomontages

**PLANNING DEPARTMENT
JUNE 2022**