
























圖例 NOTATION				土地用途及面積一覽表 SCHEDULE OF USES AND AREAS				夾附的《註釋》屬這份圖則的一部分， 現經修訂並按照城市規劃條例第5條展示。 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	
ZONES	地帶	COMMUNICATIONS	交通	USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 百分比		用途	核准圖編號 S / H 2 0 / 2 5 的修訂 AMENDMENTS TO APPROVED PLAN No. S/H20/25	
COMPREHENSIVE DEVELOPMENT AREA	 CDA	綜合發展區	RAILWAY AND STATION 	鐵路及車站	COMPREHENSIVE DEVELOPMENT AREA	1.04	0.17	綜合發展區	AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE
RESIDENTIAL (GROUP A)	 RIA	住宅（甲類）	RAILWAY AND STATION (UNDERGROUND) 	鐵路及車站（地下）	RESIDENTIAL (GROUP A)	78.75	12.35	住宅（甲類）	
INDUSTRIAL	 I	工業	RAILWAY AND STATION (ELEVATED) 	鐵路及車站（高架）	INDUSTRIAL	6.19	1.01	工業	AMENDMENT ITEM A 
GOVERNMENT, INSTITUTION OR COMMUNITY	 GIC	政府、機構或社區	MAJOR ROAD AND JUNCTION 	主要道路及路口	GOVERNMENT, INSTITUTION OR COMMUNITY	70.20	11.44	政府、機構或社區	
OPEN SPACE	 O	休憩用地	ELEVATED ROAD 	高架道路	OPEN SPACE	20.96	3.42	休憩用地	AMENDMENT ITEM B 
OTHER SPECIFIED USES	 OU	其他指定用途		其他	OTHER SPECIFIED USES	68.15	14.37	其他指定用途	
GREEN BELT	 GB	綠化地帶	MISCELLANEOUS 		GREEN BELT	175.15	29.20	綠化地帶	（參考附表） （SEE ATTACHED SCHEDULE）
COASTAL PROTECTION AREA	 CPA	海岸保護區	BOUNDARY OF PLANNING SCHEME 	規劃範圍界線	COASTAL PROTECTION AREA	5.88	0.96	海岸保護區	
COUNTRY PARK	 CP	郊野公園	BOUNDARY OF COUNTRY PARK 	郊野公園界線	COUNTRY PARK	115.43	18.81	郊野公園	修訂項目A 修訂項目B
		BUILDING HEIGHT CONTROL ZONE BOUNDARY MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)  MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)  PETROL FILLING STATION  NON-BUILDING AREA 	建築物高度管制區界線 最高建築物高度 (在主水平基準上之高度) 最高建築物高度 (樓層數目) 加油站 非建築用地	TOTAL PLANNING SCHEME AREA	613.55	100.00	規劃範圍總面積		

**SCHEDULE OF AMENDMENTS TO
THE APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/25
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site to the south of Chai Wan Swimming Pool from “Green Belt” and “Government, Institution or Community” to “Residential (Group A)” (“R(A)”) with stipulation of building height restriction.
- Item B – Rezoning of a site to the immediate west of the Mass Transit Railway Chai Wan Station from “Comprehensive Development Area” (“CDA”) to “R(A)” with stipulation of building height restriction.

II. Amendment to the Notes of the Plan

- (a) Deletion of the set of Notes and Remarks for the “CDA” zone.

12 May 2023

Town Planning Board

List of Representer and Commenter in respect of
the Draft Chai Wan Outline Zoning Plan No. S/H20/26p

I. List of Representer

Representation No. (TPB/R/S/H20/26-)	Name of Representer
R1	Mary Mulvihill

II. List of Commenter

Representation No. (TPB/R/S/H20/26-)	Name of Commenter
C1	Mary Mulvihill

~~(e) if any of the above planning condition (a), (b), (c) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice."~~

17. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

[The Chairman thanked Mr W.C. Lui, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

~~[Ms Sandy H Y Wong joined the meeting at this point.]~~

Hong Kong District

Agenda Item 6

Section 16 Application

[Open Meeting]

Proposed Amendments to the Approved Chai Wan Outline Zoning Plan No. S/H20/25
(MPC Paper No. 3/23)

18. The Secretary reported that the proposed amendments involved a proposed public housing development and a completed public housing development under the Hong Kong Housing Authority (HKHA) with the Housing Department (HD) as its executive arm. The following Members had declared interests on the item:

- | | |
|--|---|
| Mr Paul Y.K. Au
<i>(as the Chief Engineer
(Works), Home Affairs
Department)</i> | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidized Housing Committee of HKHA; |
| Mr Franklin Yu | - being a member of the Building Committee and the Tender Committee of HKHA; |

- | | | |
|--------------------|---|---|
| Mr Daniel K.S. Lau | } | being members of the Hong Kong Housing Society (HKHS) which currently had discussion with HD on housing development issues; and |
| Ms Lilian S.K. Law | | |
- Mr Timothy K.W. Ma - being a member of the Supervisory Board of HKHS which currently had discussion with HD on housing development issues.

19. The Committee noted that according to the procedure and practice adopted by the Town Planning Board, as the proposed amendments to the outline zoning plan in relation to the public housing developments were proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA only needed to be recorded and they could stay in the meeting.

20. The following representatives from PlanD, the Housing Department (HD), the Civil Engineering and Development Department (CEDD), and AECOM Asia Company Limited (AECOM) were invited to the meeting at this point:

PlanD

- | | | |
|--------------------|---|--|
| Mr Mann M.H. Chow | - | District Planning Officer/Hong Kong (DPO/HK) |
| Mr Rico W.K. Tsang | - | Senior Town Planner/Hong Kong (STP/HK) |
| Mr Harvey T.H. Law | - | Town Planner/Hong Kong |

HD

- | | | |
|------------------------|---|-----------------------------------|
| Ms Emily W.M. Ip | - | Senior Planning Officer/9 (SPO/9) |
| Ms Kenniss H.T. Cheung | - | Architect 66 |
| Ms Ebby Z.H. Leung | - | Planning Officer/T24 |
| Mr Jimmy C.H. Ho | - | Civil Engineer/30 |

CEDD

- | | | |
|-------------------|---|-------------------------------------|
| Mr K.H. Tao | - | Project Team Leader/Project (PTL/P) |
| Mr Terry T.L. Kea | - | Senior Engineer 5/Project |
| Mr H.F. Kwok | - | Engineer 1/Project |
| Mr Tony W.K. Lin | - | Senior Engineer/8 (South) |
| Mr Tony C.F. Lau | - | Project Coordinator/1 (South) |

AECOM

Mr Peter K.F. Leung

Ms Abby H.L. Lau

Presentation and Question Sessions

21. With the aid of a PowerPoint presentation, Mr Rico W.K. Tsang, STP/HK, briefed Members on the background of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A - rezoning of a site to the south of Chai Wan Swimming Pool from "Green Belt" ("GB") and "Government, Institution or Community" ("G/IC") to "Residential (Group A)" ("R(A)") with stipulation of building height restriction (BHR) of 190mPD; and
- (b) Amendment Item B - rezoning of a site to the immediate west of MTR Chai Wan Station from "Comprehensive Development Area" ("CDA") to "R(A)" with the stipulation of BHR of 25mPD.

[Ms Bernadette W.S. Tsui and Mr Franklin Yu joined the meeting during the presentation session.]

22. As the presentation by PlanD's representative had been completed, the Chairman invited questions from Members.

Amendment Item A

23. The Chairman, Vice-chairman and some Members raised the following questions:

Site Selection

- (a) noting that Site A was mainly densely vegetated, the rationale for identifying it for public housing development;
- (b) clarification on how the rezoning boundary was delineated, and whether there was any proposal for the area outside the southern edge of the public housing development;

Geotechnical Works and Development Proposal

- (c) details of the proposed site formation works;
- (d) elaboration on the rationale behind the proposed development intensity and building design;
- (e) noting that Site A was situated at a rather remote location, what the proposed retail gross floor area (GFA) would be;
- (f) the average flat size of the proposed public housing development;

Provision of Social Welfare Facilities

- (g) whether there was scope to provide child and youth related social welfare facilities in the proposed housing development, and when the actual provision of social welfare facilities be confirmed;

Accessibility and Connectivity

- (h) whether the users of Chai Wan Swimming Pool and the future reprovisioned skateboard ground could benefit from proposed pedestrian walkway, and any special features proposed to enhance pedestrian connectivity;
- (i) accessibility to MTR Chai Wan Station;

Landscape Proposal

- (j) details of the tree compensation proposal;
- (k) details of the conceptual landscape plan;

Reprovisioning of Skateboard Ground and the new Drainage Services Department (DSD) Maintenance Yard

- (l) whether there was scope to increase the size of the reprovisioned skateboard ground to better serve the youth and the users;
- (m) the function of the proposed DSD Maintenance Yard;
- (n) whether the stormwater stored in the retention tank could be recycled for flushing purpose;

Others

- (o) whether there was any reprovisioning plan for the Tin Hau Temple located within Site A;
- (p) information on the ten-year population forecast for Chai Wan area; and
- (q) whether the proposed public housing development at Site A would be the last public housing project in Chai Wan in 10 years' time.

24. In response, with the aid of some Powerpoint slides, Mr Mann M.H. Chow, DPO/HK, PlanD, Ms Emily W.M. Ip, SPO/9, HD, Mr. K.H. Tao, PTL/P, CEDD, and Mr Peter K.F. Leung, AECOM, made the following main points:

Site Selection

- (a) the Government had adopted a multi-pronged approach to increase land supply in addressing housing needs, including three stages of "GB" review to rezone suitable "GB" sites for residential use. Site A was identified in the second stage of "GB" review for public housing development as it was of a relatively low conservation value and located in close proximity to existing road networks;
- (b) the rezoning boundary was delineated based on the extent of the proposed site formation works. The concerned area outside the southern edge of the public housing development would be the newly formed and vegetated cut slopes upon site formation, which was also included into the "R(A)" zone;

Geotechnical Works and Development Proposal

- (c) Site A was located on a sloping terrain with significant level difference ranging from +24mPD to +76mPD. According to the proposed site

formation plan, Site A would be formed and divided into two platform levels at a height of approximately +30mPD and +41mPD with newly formed rock cut slopes (with gradient of 60 to 70 degree) and soil cut slopes (with gradient of 60 degree) along the southern edge of the site. The site formation works were mainly to align the site levels with the adjacent road network. Slope stabilization works (such as soil nailing technique) would be adopted to minimise the extent of excavation works and potential disturbance to the natural environment;

- (d) the proposed development intensity, building mass and podium design under the indicative scheme had taken into account a wide range of factors including site configuration, topographical constraints, site formation level, traffic capacity, the respective maximum flat number and the requirement for provision of social welfare facilities (equivalent to about 5% of the attainable domestic GFA of the development) and ancillary facilities. Under the indicative scheme, two of the three residential towers at the site (i.e. Block A and Block B) would sit on top of a 6-storey podium accommodating the proposed social welfare and ancillary facilities such as retail facilities while the remaining residential block (i.e. Block C) would be solely for residential use. The indicative scheme would be subject to refinement at the detailed design stage;
- (e) a GFA of about 620 m² was proposed for retail use at Site A. The provision was only a preliminary estimation based on the assessment of existing retail facilities provision for daily necessities in the neighbourhood;
- (f) given that the housing type of the proposed public housing development at Site A was yet to be confirmed, the average flat size of the development was uncertain at the current stage. In general, public housing units were built with different sizes having regard to the household size, family mix, and demographic pattern. Assuming Site A for public rental housing development, the average flat size would be about 45 m²;

Provision of Social Welfare Facilities

- (g) while the proposed social welfare facilities under the indicative scheme were recommended by SWD, the actual type and provision of social welfare facilities within the development could be confirmed in the planning brief preparation stage in consultation with SWD. Member's suggestion for child and youth related social welfare facilities could be conveyed for SWD's consideration. HA would maintain a close liaison with SWD with a view to devising and taking forward the proposals in that regard;

Accessibility and Connectivity

- (h) a pedestrian walkway with barrier-free access running along the future reprovisioned skateboard ground was proposed to facilitate pedestrian travelling between Site A (at +30mPD) and Siu Sai Wan Road (at about +5mPD), and would benefit the future residents in the public housing development and also users of the swimming pool and skateboard ground. The provision of vertical connection facilities, such as escalator and elevator, would be further considered and refined at the detailed design stage;
- (i) Site A was located about 950m from MTR Chai Wan Station. The future residents might consider using public transportation such as bus and mini-bus to travel between the two locations. The Transport Department would further review and adjust the public transport services to cater for the future demand in the area, as appropriate;

Landscape Proposal

- (j) among the 1,162 trees to be affected, two trees of rare species were proposed to be transplanted and the remaining to be felled. About 24 new trees were proposed at the new DSD maintenance yard, the

reprovisioned skateboard ground, and the proposed pedestrian walkway. The tree compensatory proposal, including off-site planting, would be further explored at the detailed design stage;

- (k) the conceptual landscape plan was only for indicative purpose to demonstrate the possible landscape arrangement for the proposed development. Open space, recreation facilities and greenery coverage would be provided in accordance with the requirements under the Hong Kong Planning Standards and Guidelines;

Reprovisioning of Skateboard Ground and the new DSD Maintenance Yard

- (l) there were only two skateboard grounds on Hong Kong Island with one located at Site A and another in Morrison Hill. The affected skateboard ground at Site A would be reprovisioned, with a similar area of about 1,200m² at the Chai Wan Pool Side Garden. The Leisure and Cultural Services Department had no objection to the reprovisioning proposal;
- (m) the proposed DSD maintenance yard would be used for maintenance and operation of the retention tank which would temporarily hold stormwater during rainstorms and reduce the peak flow and the impact on downstream area. The collected stormwater would be discharged into the drainage system after rainstorms. Relevant government departments would explore the feasibility for providing multiple uses in the maintenance yard such as roof-top greening or providing ancillary use for the adjacent reprovisioned skateboard ground;
- (n) there might be technical constraints in using the collected stormwater for flushing purpose. At present, there was no plan for such proposal;

Others

- (o) the Tin Hau Temple at Site A was a privately run temple with government licence granted to the Chai Wan Kai Fong Welfare Association Limited. No reprovisioning of the temple was required and

the clearance and compensation of the temple would be handled according to the established procedure under the prevailing land administration regime;

- (p) the population of the Chai Wan Planning Scheme Area was about 173,200 persons at present. Taken into account the additional population from the proposed public housing development at Site A, the planned population would be about 177,000 persons; and
- (q) except for the 'Light Public Housing' project recently announced by Government, there was no other known programme for public housing development in the Chai Wan area.

25. A Member asked whether it was possible to provide pedestrian connection between Site A and the Cape Collinson Road / Cape Collinson Chinese Permanent Cemetery to facilitate pedestrian connectivity to the later location. In response, Mr Mann M.H. Chow, DPO/HK, PlanD, said that an ecological corridor with a minimum width of 15m to the south of Site A was proposed to preserve the existing mature woodland habitat and wildlife thereat. There was no proposal for pedestrian access to the hillside. The Chairman remarked that the matter related to the accessibility to the Cape Collinson Chinese Permanent Cemetery was outside the scope of the OZP amendment exercise, but Member's views could be conveyed to the Food and Environmental Hygiene Department and the Transport Department for consideration.

Amendment Item B

26. A Member asked if space was reserved at Site B for small-scale business or start-ups. In response, Mr Mann M.H. Chow, DPO/HK, PlanD, said that Site B was currently occupied by a public housing development known as 'Wah Yan House, Wah Ha Estate'. It was previously the Chai Wan Factory Estate (CWFE) accorded with a Grade 2 historic building status. Given the historical value of CWFE and in response to the public aspiration for conserving CWFE, HA undertook to convert CWFE for public rental housing. The subject OZP amendment was only to take forward the decision of the Town Planning Board to rezone the site under the previous "CDA" review to reflect the as-built condition.

The site was proposed to be rezoned to “R(A)” and commercial uses such as shop and services were always permitted on the lowest three floors of the building.

27. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/25 and that the draft Chai Wan OZP No. S/H20/25A at Attachment II (to be renumbered to S/H20/26 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) for the draft Chai Wan OZP No. S/H20/25A at Attachment IV 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.”

28. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board’s consideration.

[The Chairman thanked the representatives from PlanD, HD, CEDD and AECOM, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Action

~~II. Confirmation of the Draft Minutes of the 16th Meeting of PWHC~~

- ~~2. The PWHC confirmed the above draft minutes without amendment.~~

III. Proposed Amendments to the Approved Chai Wan Outline Zoning Plan No. S/H20/25 and Public Housing Development and Road cum Sewerage Works near Chai Wan Swimming Pool

(PWHC Paper No. 1/23)

3. The Temporary Chairman welcomed Mr Mann CHOW, District Planning Officer/Hong Kong, Mr Rico TSANG, Senior Town Planner/Hong Kong (1), Mr NG Kwok-tim, Senior Town Planner/Hong Kong (2), of the Planning Department (PlanD), Mr Luke HAHN, Senior Architect 30, Ms Emily IP, Senior Planning Officer 9, Mr Jimmy HO, Civil Engineer 30, Ms Kenniss CHEUNG, Architect 66, of the Housing Department (HD), Mr TAO Kei-hung, Project Team Leader/Project, Mr Terry KEA, Senior Engineer 5, Mr Tony LIN, Senior Engineer/8 (S), Mr Ryan KWOK, Engineer 1, Mr Tony LAU, Contract Project Coordinator/1 (S), of the Civil Engineering and Development Department (CEDD), Mr Igor KWOK, Project Director/Executive Director and Ms Abby LAU, Engineer, of the AECOM Asia Company Limited to the meeting. Mr Rico TSANG of the PlanD briefed Members on Paper No. 1/23.

4. The views and enquiries of Members about the agenda item were summarised as follows:

- (a) Mr CHOW Cheuk-ki indicated that there were only two skateboard grounds on Hong Kong Island, namely in Central and Western District and the captioned development project respectively. He enquired of the departments whether there was any reprovision plan for the skateboard ground under the project. He also said that San Ha Street was rather narrow at present and enquired whether the departments had assessed the traffic and pedestrian flow. Besides, he enquired whether the land use of Wah Yan House, Wah Ha Estate would be further changed.
- (b) The Temporary Chairman supported public housing development projects on Hong Kong Island in principle but said that the population

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would increase by around 7 290 after the completion of the project. Therefore, he enquired whether the departments had any specific measures to relieve the traffic issue arising from the increased population. He also suggested the departments providing escalators connecting Siu Sai Wan Road to facilitate residents of the housing project and the public to head to Chai Wan Swimming Pool. He said that residents might complain about the night-time noise nuisance of the skateboard ground if it was located near the residential area, resulting in the shortening of the opening hours. Therefore, he would like the departments to understand the public request and consider identifying a better site for reprovisioning the skateboard ground.

5. Mr Mann CHOW of the PlanD, Mr Luke HAHN of the HD and Mr TAO Kei-hung of the CEDD responded to the views and enquiries of Members as follows:

PlanD

- (a) The PlanD understood the public demand for skateboard grounds, hence the skateboard ground would be reprovisioned near the proposed public housing.
- (b) The public housing near MTR Chai Wan Station, Wah Yan House, Wa Ha Estate, was formerly the Chai Wan Factory Estate, a Grade 2 historic building. The Housing Authority (HA) had converted the Estate for public housing development after taking into consideration its conservation value. The conversion had completed and the building was now used as public housing. Therefore, the proposed amendments were to reflect the existing land use of Wah Yan House, Wa Ha Estate, with the imposition of a height restriction of 25 metres.
- (c) The provision of escalators may not be appropriate for the compliance of barrier-free access requirement. The team was now studying the feasibility of adopting inclined lifts to connect the project to Siu Sai Wan Road.

CEDD

- (d) The existing carriageway of San Ha Road was 7.3 metres wide and the

Action

review showed that the traffic flow could absorb the increased population after the flat in-take. Residents could walk to the transport interchange on Siu Sai Wan Road via the new pedestrian walkway or walk 10 minutes to the MTR Chai Wan Station. It was believed that the Transport Department (TD) would provide specific suggestions before the flat in-take and enhance public transport service subject to the increased population.

HD

- (e) In the early planning stage of the project, the HA had to maintain the flexibility among different types of housing to cater for the possible change in demands of public rental housing, Green Form Subsidised Home Ownership Scheme and other subsidised sale flats, and adjust their supply in a timely manner to cater for the housing needs of the community at large.

- 6. The Temporary Chairman concluded by asking the departments to note Members' views.

~~IV. Concern over Frequent Suspension of Salt Water Supply in Braemar Hill~~ (PWHC Paper No. 2/23)

- 7. The Temporary Chairman welcomed Mr Charles TING, Engineer/Hong Kong (Distribution 1), of the Water Supplies Department (WSD) to the meeting. Mr Kenny YUEN briefed Members on Paper No. 2/23.

- 8. Mr Kenny YUEN said that the maintenance period of the salt water mains was too long which gravely affected residents' daily life. He was pleased with the new mainlaying works carrying out in part of the northern pavement of Braemar Hill Road off Kiangsu-Chekiang College. He enquired about the commissioning date and service area of the new water mains and whether the new water mains could address the problem of emergency temporary salt water suspension. He would like the department to explain the details of the new water mains to him in writing. He also enquired whether the department had any solution to the ageing problem of water mains.

**Provision of Major Government, Institution or Community Facilities and Open Space
in Chai Wan Planning Area – S/H20/26**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	17.70ha	14.34ha	15.04ha	-2.66ha
Local Open Space	10 ha per 100,000 persons [#]	17.70ha	23.64ha	25.64ha	+7.94ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	2	2	2	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	1	1	+1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	2	2	+2
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	1	1	+1
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	4	4	N.A.
Library	1 district library for every 200,000 persons ⁷ (assessed on a district basis)	0	2	2	+2

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	78 classrooms	129 classrooms	135 classrooms	+57 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by EDB on a district/school network basis)	238 classrooms	192 classrooms	192 classrooms	-46 classrooms ^{&}
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	201 classrooms	444 classrooms	444 classrooms	+243 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	1,001 beds	1,897 beds	2,397 beds	+1,396 beds
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	1	3	4	+3
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	707 places	199 places	199 places	-508 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	2	3	3	+1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD	1	2	2	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
	on a service boundary basis)				
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	5	5	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*} (assessed by SWD on a district basis)	1,095 places	434 places	644 places	-451 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	1,356 beds	233 beds	393 beds	-963 beds [@] (A long-term target assessed on a wider spatial context by SWD [@])
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	118 places	226 places	226 places	+108 places [@] (A long-term target assessed on a wider spatial context by SWD [@])

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	351 places	471 places	471 places	+120 places@ (A long-term target assessed on a wider spatial context by SWD@)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	550 places	298 places	338 places	-212 places@ (A long-term target assessed on a wider spatial context by SWD@)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0	0	1	+1

Note:

The planned resident population is about 177,000. If including transients, the overall planned population is about 182,100. All population figures have been adjusted to the nearest hundred.

Remarks:

[#] The requirements exclude planned population of transients.

& The shortfall of primary school classrooms in the area can be catered by the surplus of primary school classrooms in the surrounding area, in particular in the Shau Kei Wan area which is within the same school net.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

@ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning 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 SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

π Small libraries are counted towards meeting the HKPSG requirement.

December 2023