

圖例  
NOTATION

| ZONES                                |      | 地帶       |
|--------------------------------------|------|----------|
| COMPREHENSIVE DEVELOPMENT AREA       | CDA  | 綜合發展區    |
| RESIDENTIAL (GROUP A)                | R(A) | 住宅 (甲類)  |
| GOVERNMENT, INSTITUTION OR COMMUNITY | GIC  | 政府、機構或社區 |
| OPEN SPACE                           | O    | 休憩用地     |
| OTHER SPECIFIED USES                 | OU   | 其他指定用途   |
| GREEN BELT                           | GB   | 綠化地帶     |
| COUNTRY PARK                         | CP   | 郊野公園     |

| COMMUNICATIONS                    |          | 交通         |
|-----------------------------------|----------|------------|
| RAILWAY AND STATION (UNDERGROUND) | [Symbol] | 鐵路及車站 (地下) |
| MAJOR ROAD AND JUNCTION           | [Symbol] | 主要道路及路口    |
| ELEVATED ROAD                     | [Symbol] | 高架道路       |

| MISCELLANEOUS                                             |          | 其他                   |
|-----------------------------------------------------------|----------|----------------------|
| BOUNDARY OF PLANNING SCHEME                               | [Symbol] | 規劃範圍界線               |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY                     | [Symbol] | 建築物高度管制區界線           |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | [Symbol] | 最高建築物高度 (在主水平基準上若干米) |
| MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)            | [Symbol] | 最高建築物高度 (樓層數目)       |
| NON-BUILDING AREA                                         | NBA      | 非建築用地                |

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

| USES                                 | 大約面積及百分比<br>APPROXIMATE AREA & % |        | 用途       |
|--------------------------------------|----------------------------------|--------|----------|
|                                      | 公頃<br>HECTARES                   | % 百分比  |          |
| COMPREHENSIVE DEVELOPMENT AREA       | 3.53                             | 1.75   | 綜合發展區    |
| RESIDENTIAL (GROUP A)                | 45.55                            | 22.62  | 住宅 (甲類)  |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 16.23                            | 8.06   | 政府、機構或社區 |
| OPEN SPACE                           | 9.87                             | 4.90   | 休憩用地     |
| OTHER SPECIFIED USES                 | 44.15                            | 21.92  | 其他指定用途   |
| GREEN BELT                           | 45.88                            | 22.78  | 綠化地帶     |
| COUNTRY PARK                         | 5.88                             | 2.92   | 郊野公園     |
| MAJOR ROAD ETC.                      | 30.31                            | 15.05  | 主要道路等    |
| TOTAL PLANNING SCHEME AREA           | 201.40                           | 100.00 | 規劃範圍總面積  |

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

核准圖編號 S/H/9/18 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H/9/18

按照城市規劃條例第5條展示的修訂  
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

|                                 |                              |          |
|---------------------------------|------------------------------|----------|
| 修訂項目 A 1 項<br>AMENDMENT ITEM A1 | 修訂項目 B 項<br>AMENDMENT ITEM B | [Symbol] |
| 修訂項目 A 2 項<br>AMENDMENT ITEM A2 | 修訂項目 C 項<br>AMENDMENT ITEM C | [Symbol] |
| 修訂項目 A 3 項<br>AMENDMENT ITEM A3 | 修訂項目 D 項<br>AMENDMENT ITEM D | [Symbol] |

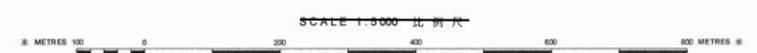
(參看附表)  
(SEE ATTACHED SCHEDULE)

2023年6月23日 按照城市規劃條例第5條展示的  
核准圖編號 S/H/9/18 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H/9/18 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
23 JUNE 2023

C. K. YIP  
SECRETARY  
TOWN PLANNING BOARD

葉子季  
城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的筲箕灣 (港島規劃區第9區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 9 - SHAU KEI WAN - OUTLINE ZONING PLAN



規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H/9/19

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A1 – Rezoning of a site at A Kung Ngam Village and its adjacent areas from “Open Space” (“O”), “Green Belt”, “Other Specified Uses” annotated “Business” (“OU(B)”), “Other Specified Uses” annotated “Comprehensive Recreational Development Area” and areas shown as ‘Road’ to “Residential (Group A)6” (“R(A)6”) with stipulation of building height restriction.
- Item A2 – Rezoning of a site at A Kung Ngam Village Lane from “O” and “OU(B)” to an area shown as ‘Road’.
- Item A3 – Rezoning of a site occupied by the Yuk Wong Po Din Temple and its proposed expanded area from “OU(B)” and “O” to “Government, Institution or Community” (“G/IC”).
- Item B – Rezoning of a site to the north of Ming Wah Dai Ha from “O”, “Residential (Group A)” (“R(A)”) and “G/IC” to “Residential (Group A)5” (“R(A)5”) with stipulation of building height restriction.
- Item C – Rezoning of a site at 5 A Kung Ngam Village Road from “OU(B)” to “Other Specified Uses” annotated “Business”<sup>1</sup> (“OU(B)1”) with the stipulation of building height restriction.
- Item D – Rezoning of a site at 456 Shau Kei Wan Road from “G/IC”, “O” and an area shown as ‘Road’ to “Government, Institution or Community(1)” (“G/IC(1)”) with the stipulation of building height restriction.

**II. Amendment to the Notes of the Plan**

- (a) Revision to the Remarks of the Notes for “R(A)” zone to incorporate development restrictions and requirements for the new “R(A)5” and “R(A)6” sub-zones.
- (b) Revision to “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)5” and “R(A)6” only)’ under Column 1 and to correspondingly replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Incorporation of a plot ratio (PR)/GFA exemption clause for any floor space for use solely as Government, institution or community facilities as required by the

Government for “R(A)5” and “R(A)6” zones.

- (d) Incorporation of a PR exemption clause for any floor space for use solely as public vehicle parks for the "R(A)5" zone.
- (e) Revision to the Remarks of the Notes for “G/IC” zone to incorporate development restrictions and requirements for the new “G/IC(1)” sub-zone.
- (f) Revision to Schedule I of the “OU(B)” zone to incorporate ‘Hospital (wholesale conversion of existing building only) (for “OU(B)1” only)’ under Column 1 and to correspondingly replace ‘Hospital (for “OU(B)1” only)’ under Column 2 by ‘Hospital (not elsewhere specified) (for “OU(B)1” only)’.
- (g) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the “R(A)” and “G/IC” zones.
- (h) Deletion of ‘Market’ from Column 2 of the “Comprehensive Development Area” zone and from Column 1 of the “Other Specified Uses” annotated “Residential cum Commercial and Community Facilities” zone.

23 June 2023

Town Planning Board

**List of Representers and Commenters**  
**in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19**

**I. List of Representers**

| <b>Representation No.<br/>(TPB/R/S/H9/19-)</b> | <b>Name of Representer</b>  |
|------------------------------------------------|-----------------------------|
| R1                                             | Hong Kong Housing Society   |
| R2                                             | The Salvation Army          |
| R3                                             | Chan Woon Man<br>陳煥文（又名陳大文） |
| R4                                             | Mary Mulvihill              |

**II. List of Commenters**

| <b>Comment No.<br/>(TPB/R/S/H9/19-)</b> | <b>Name of Commenter</b>                  |
|-----------------------------------------|-------------------------------------------|
| C1                                      | HKSH Medical Group Limited                |
| C2                                      | Shau Kei Wan Community Office<br>筲箕灣社區辦事處 |
| C3                                      | Chan Wing Yee                             |
| C4                                      | Wong Chi Yan                              |
| C5                                      | Lee Rossie                                |
| C6                                      | 羅漢波                                       |

Hong Kong District

Agenda Item 5

[Open Meeting]

Proposed Amendments to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18  
(MPC Paper No. 6/23)

---

30. The Secretary reported that the proposed amendments to the Outline Zoning Plan (OZP) for the planning area of Shau Kei Wan (the Area) involved proposed public housing developments under the Hong Kong Housing Society (HKHS) and the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

- |                                                                                    |   |                                                                                                                                                                               |
|------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Ivan M.K. Chung<br><i>(the Chairman)</i><br><i>(as Director of Planning)</i>    | - | being an ex-officio member of the Supervisory Board of the HKHS;                                                                                                              |
| Mr Paul Y.K. Au<br><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 a member of HKHS;                                                                                                                                                       |
| Ms Lilian S.K. Law                                                                 |   | being a member of HKHS and a former Executive Director and Committee Member of The Boys' & Girls' Clubs Association of Hong Kong that had a service unit in Shau Kei Wan; and |

Mr Timothy K.W. Ma - being a member of the Supervisory Board of HKHS.

31. The Committee noted that Mr Timothy K.W. Ma had tendered an apology for not being able to attend the meeting, and according to the procedure and practice adopted by the Town Planning Board, the proposed amendments to the OZP in relation to the public housing developments were proposed by the Planning Department (PlanD), the interests of Members in relation to HKHS and HKHA only needed to be recorded and they could stay in the meeting. As the interest of Ms Lilian S.K. Law relating to the service unit in Shau Kei Wan was indirect, the Committee agreed that she could stay in the meeting.

32. The following Government's representatives and the consultant were invited to the meeting at this point:

PlanD

Mr Mann M.H. Chow - District Planning Officer/Hong Kong (DPO/HK)  
Mr K.T. Ng - Senior Town Planner/Hong Kong (STP/HK)  
Mr Billy W.M. Au-Yeung - Town Planner/Hong Kong (TP/HK)

HD

Ms Emily W.M. Ip - Senior Planning Officer  
Ms Edith P.Y. Li - Senior Architect  
Mr Kyle K.Y. Chan - Civil Engineer  
Ms Ebby Z.H. Leung - Planning Officer

Civil Engineering and Development Department (CEDD)

*Civil Engineering Office*

Mr Ken K.W. Lee - Chief Engineer/Special Duties (Works)  
Mr Samuel C.W. Yau - Engineer/Special Duties (Works)

*South Development Office*

Ms Maggie H.H. Wong - Engineer (South)

Consultant

*WSP (Asia) Limited*

Mr Calvin C.W. Li

Mr Paul F.K. Lau

Mr Vicco Y.L. Chan

33. With the aid of a PowerPoint presentation, Mr K.T. Ng, 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:

- (a) Amendment Item A1 – rezoning of a site at A Kung Ngam Village and its adjacent areas from “Open Space” (“O”), “Green Belt” (“GB”), “Other Specified Uses” annotated “Business” (“OU(B)”), “Other Specified Uses” annotated “Comprehensive Recreational Development Area” (“OU(CRDA)”) and areas shown as ‘Road’ to “Residential (Group A)6” (“R(A)6”) with the stipulation of a maximum building height (BH) of 110 metres above Principal Datum (mPD);
- (b) Amendment Item A2 – rezoning of a site at A Kung Ngam Village Lane from “O” and “OU(B)” to an area shown as ‘Road’;
- (c) Amendment Item A3 – rezoning of a site occupied by the Yuk Wong Po Din Temple and its proposed expanded area from “OU(B)” and “O” to “Government, Institution or Community” (“G/IC”);
- (d) Amendment Item B – rezoning of a site at A Kung Ngam Road from “O”, “R(A)” and “G/IC” to “R(A)5” with the stipulation of a maximum BH of 100mPD;
- (e) Amendment Item C – rezoning of a site at 5 A Kung Ngam Village Road from “OU(B)” to “OU(B)1” with the stipulation of a maximum BH of 80mPD; and
- (f) Amendment Item D – rezoning of a site at 456 Shau Kei Wan Road from “G/IC”, “O” and an area shown as ‘Road’ to “G/IC(1)” with the stipulation of a maximum BH of 11 storeys.

34. As the presentation by PlanD’s representative had been completed, the Chairman remarked that Amendment Items B and C were to take forward the Committee’s decisions to

agree/partially agree to two s.12A rezoning applications; Amendment Item A was for a public housing development and Amendment Item D was to relax the BH restriction of a “G/IC” site to facilitate its redevelopment. Should Members agree to the proposed amendments, it would be gazetted and subject to the plan-making process. The Chairman then invited questions from Members.

Amendment Items A1 to A3

35. Members raised the following questions:

- (a) justifications for the substantial area of land proposed to be rezoned to an area shown as ‘Road’ under Amendment Item A2;
- (b) noting that rezoning of some land zoned “O” would not result in deficit in the provision of open space in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), whether the rezoning would have implications on distribution of open space in the Area; and
- (c) according to the HKHA’s indicative development scheme, the BHs of several housing blocks were lower than the maximum BH of 110mPD. Whether the proposed BHs would be stated in the planning brief.

36. With the aid of some PowerPoint slides, Mr Mann M.H. Chow, DPO/HK, made the following main points:

- (a) the existing access road to the Amendment Item A1 site was sub-standard and the area shown as ‘Road’ was the minimum area required to provide vehicular and emergency vehicular accesses;
- (b) there was no implementation plan for the “O” included in Amendment Items A1 to A3. The local and district open space provision after the rezonings would meet the standard in the HKPSG and the open spaces would be evenly distributed in the Area; and
- (c) whilst a maximum BH restriction of 110mPD was stipulated under the

proposed “R(A)6” zone, according to HKHA’s indicative scheme, Blocks 2 and 3 of the proposed public housing development would be lower, i.e. from 80mPD to 95.6mPD, to protect the views to the harbour from the Lei Yue Mun Park and Holiday Village. The proposed BHs would be stated in the planning brief for the proposed public housing development.

Amendment Item D

37. Members raised the following questions:

- (a) justifications for the BH restriction in terms of number of storeys, instead of absolute BH;
- (b) whether there was a standard for provision of rehabilitation services and hostel places for the mentally handicapped persons under HKPSG;
- (c) in order to make better use of the Amendment Item D site and to harness its locational advantage, whether it was possible to expand the service provision to include child care centre (CCC) and elderly care centre, for which there were deficits in the Area and the project proponent (the Salvation Army) had the expertise; and
- (d) whether the proposed plot ratio of 5.5 under the current redevelopment scheme had fully utilized the development potential of the site under the ‘single site, multiple use’ initiative.

38. With the aid of some PowerPoint slides, Mr Mann M.H. Chow, DPO/HK, made the following main points:

- (a) the BH restriction of 11 storey was proposed by the project proponent. A BH restriction in terms of number of storeys allowed flexibility for changing floor-to-floor heights to meet the requirements for different services at the proposed rehabilitation service centre. The BH of the indicative scheme was not more than 40.7mPD;
- (b) there was no standard under HKPSG for rehabilitation services and hostel

places for the mentally handicapped persons. The provision on the site was proposed by the project proponent in consultation with Social Welfare Department (SWD);

- (c) the Labour and Welfare Bureau (LWB)/SWD launched a Special Scheme on Privately Owned Sites for Welfare Uses (the Scheme) in September 2013, which aimed to make better use of the land owned by non-governmental organisations through expansion, redevelopment or new development on their own sites to provide diversified subvented and self-financing facilities, particularly those related to elderly and rehabilitation services. The project proponent applied under the Scheme to facilitate redevelopment of the site for a building comprising a day activities centre and hostel for medium to severely mentally handicapped persons as well as a family and child development centre. The provision of other services such as CCC was not covered by the submitted application under the Scheme. Furthermore, a CCC would be provided by HKHS in the proposed public housing development under Amendment Item B and a number of social welfare facilities would be provided in the Amendment Item A development to meet the needs in the Area; and
- (d) the provision of other services was constrained by (i) the site layout, as part of the site would be for reprovisioning a sitting-out area to be opened to the public at reasonable hours; and (ii) the building design, as the day activities centre and the hostel had to be located on the lower floors (below 24m) of the proposed building to meet fire safety requirements. The proposed development was already compact and the provision of other services at the site would have to be at the expense of the core services for the mentally handicapped persons.

39. Some Members opined that there appeared to be room for expanding the provision of services on the site and the project proponent should be further incentivized to provide more floor space for additional services. Two Members suggested to expand the development site by (i) developing on the sitting-out area, or (ii) amalgamating with the adjoining site currently occupied by a 3-storey building. In response, Mr Mann M.H. Chow, DPO/HK, said that the suggested expansion of the development site were not feasible as (i) part of the sitting-out area

was occupied by a town gas installations pressure regulator; and (ii) the adjoining site, which was currently used for the provision of child care services by the Hong Kong Society for the Protection of Children, had a different nature of services by a different operator, and there was no plan for redevelopment of the site. The project proponent applied to the Scheme more than a decade ago and further substantial alterations of the redevelopment scheme would result in undesirable delay in its implementation.

40. The Chairman remarked that whilst noting Members' concern on the optimization of Amendment Item D, policy support given by LWB for the proposed redevelopment should be taken into account and there was a need to expedite the redevelopment to provide the much-needed services. If expansion of the services was necessary in future, the project proponent could submit a planning application for minor relaxation of the BH restriction.

41. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18 and that the draft Shau Kei Wan OZP No. S/H9/18A at Attachment II of the Paper (to be renumbered to S/H9/19 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) for the draft Shau Kei Wan OZP No. S/H9/18A at Attachment IV of the Paper (to be renumbered to S/H9/19 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES would be published together with the OZP.

42. 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 Government's representatives and the consultant for their attendance to answer Members' enquiries. They left the meeting at this point.]

**Provision of Major Government, Institution or Community Facilities  
and Open Space in Shau Kei Wan Planning Area**

| 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 <sup>#</sup>                                                          | 12.77ha                                         | 11.76ha            | 13.77ha                                          | +1.01ha                                        |
| Local Open Space                 | 10 ha per 100,000 persons <sup>#</sup>                                                          | 12.77ha                                         | 12.56ha            | 16.49ha                                          | +3.72ha                                        |
| Sports Centre                    | 1 per 50,000 to 65,000 persons <sup>#</sup><br><br>(assessed on a district basis)               | 1                                               | 1                  | 1                                                | 0                                              |
| Sports Ground/ Sport Complex     | 1 per 200,000 to 250,000 persons <sup>#</sup><br><br>(assessed on a district basis)             | 0                                               | 0                  | 0                                                | 0                                              |
| Swimming Pool Complex – standard | 1 complex per 287,000 persons <sup>#</sup><br><br>(assessed on a district basis)                | 0                                               | 0                  | 0                                                | 0                                              |
| District Police Station          | 1 per 200,000 to 500,000 persons<br><br>(assessed on a regional basis)                          | 0                                               | 0                  | 0                                                | 0                                              |
| Divisional Police Station        | 1 per 100,000 to 200,000 persons<br><br>(assessed on a regional basis)                          | 0                                               | 0                  | 0                                                | 0                                              |
| Magistracy (with 8 courtrooms)   | 1 per 660,000 persons<br><br>(assessed on a regional basis)                                     | 0                                               | 0                  | 0                                                | 0                                              |
| Community Hall                   | No set standard                                                                                 | N.A.                                            | 1                  | 1                                                | N.A.                                           |
| Library                          | 1 district library for every 200,000 persons <sup>π</sup><br><br>(assessed on a district basis) | 0                                               | 1                  | 1                                                | +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) |                                                                                                              |
| Kindergarten/ Nursery                         | 34 classrooms for 1,000 children aged 3 to under 6 <sup>#</sup>                                                           | 55 classrooms                                   | 99 classrooms      | 106 classrooms                                   | +51 classrooms                                                                                               |
| Primary School                                | 1 whole-day classroom for 25.5 persons aged 6-11 <sup>#</sup><br><br>(assessed by EDB on a district/school network basis) | 173 classrooms                                  | 229 classrooms     | 229 classrooms                                   | +56 classrooms                                                                                               |
| Secondary School                              | 1 whole-day classroom for 40 persons aged 12-17 <sup>#</sup><br><br>(assessed by EDB on a territorial-wide basis)         | 152 classrooms                                  | 126 classrooms     | 128 classrooms                                   | -24 classrooms <sup>&amp;</sup>                                                                              |
| Hospital                                      | 5.5 beds per 1,000 persons<br><br>(assessed by Hospital Authority on a regional/cluster basis)                            | 726 beds                                        | 0 beds             | 238 beds                                         | -488 beds <sup>^</sup>                                                                                       |
| Clinic/Health Centre                          | 1 per 100,000 persons<br><br>(assessed on a district basis)                                                               | 1                                               | 1                  | 1                                                | 0                                                                                                            |
| Child Care Centre                             | 100 aided places per 25,000 persons <sup>#</sup><br><br>(assessed by SWD on a local basis)                                | 510 places                                      | 398 places         | 498 places                                       | -12 places <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> ) |
| Integrated Children and Youth Services Centre | 1 for 12,000 persons aged 6-24 <sup>#</sup><br><br>(assessed by SWD on a local basis)                                     | 1                                               | 3                  | 3                                                | +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) |                                                                                                               |
| Integrated Family Services Centre        | 1 for 100,000 to 150,000 persons <sup>#</sup><br><br>(assessed by SWD on a service boundary basis)                                                                                   | 0                                               | 1                  | 1                                                | +1                                                                                                            |
| District Elderly Community Centres       | One in each new development area with a population of around 170,000 or above <sup>#</sup><br><br>(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 <sup>#</sup><br><br>(assessed by SWD) | N.A.                                            | 4                  | 4                                                | N.A.                                                                                                          |
| Community Care Services (CCS) Facilities | 17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#*</sup><br><br>(assessed by SWD on a district basis)                                                         | 774 places                                      | 359 places         | 479 places                                       | -295 places <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> ) |
| Residential Care Homes for the Elderly   | 21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup><br><br>(assessed by SWD on a cluster basis)                                                             | 959 beds                                        | 679 beds           | 769 beds                                         | -190 beds <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> )   |

| 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) |                                                                                                               |
| Pre-school Rehabilitation Services                    | 23 subvented places per 1,000 children aged 0 – 6 <sup>#</sup><br><br>(assessed by SWD on a district basis)       | 82 places                                       | 0 places           | 0 places                                         | -82 places <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> )  |
| Day Rehabilitation Services                           | 23 subvented places per 10,000 persons aged 15 or above <sup>#</sup><br><br>(assessed by SWD on a district basis) | 254 places                                      | 127 places         | 127 places                                       | -127 places <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> ) |
| Residential Care Services                             | 36 subvented places per 10,000 persons aged 15 or above <sup>#</sup><br><br>(assessed by SWD on a cluster basis)  | 398 places                                      | 189 places         | 189 places                                       | -209 places <sup>@</sup><br><br>(A long-term target assessed on a wider spatial context by SWD <sup>@</sup> ) |
| Community Rehabilitation Day Centre                   | 1 centre per 420,000 persons <sup>#</sup><br><br>(assessed by SWD on a district basis)                            | 0                                               | 0                  | 1                                                | +1                                                                                                            |
| District Support Centre for Persons with Disabilities | 1 centre per 280,000 persons <sup>#</sup><br><br>(assessed by SWD on a district basis)                            | 0                                               | 0                  | 1                                                | +1                                                                                                            |
| Integrated Community Centre for Mental Wellness       | 1 standard scale centre per 310,000 persons <sup>#</sup><br><br>(assessed by SWD on a district basis)             | 0                                               | 1                  | 2                                                | +2                                                                                                            |

Note:

The planned resident population is about 127,700. If including transients, the overall planned population is about 132,100. All population figures have been adjusted to the nearest hundred.

Remarks:

- # The requirements exclude planned population of transients.
- & The shortfall of secondary school classrooms in the area can be catered by the surplus of secondary school classrooms in the surrounding area, in particular in the Chai Wan area.
- ^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The shortfall of hospital beds in the area can be catered by the surplus of hospital beds in the surrounding area, in particular in the Chai Wan area.
- \* 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.

**January 2024**