

TOWN PLANNING BOARD

**TPB Paper No. 10950
For Consideration by the
Town Planning Board on 19.1.2024**

DRAFT SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/19

**CONSIDERATION OF
REPRESENTATIONS NO. TPB/R/S/H9/19-R1 TO R4
AND COMMENTS NO. TPB/R/S/H9/19-C1 TO C6**

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**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H9/19-R1 TO R4
AND COMMENTS NO. TPB/R/S/H9/19-C1 TO C6**

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/H9/19-)	Commenters (No. TPB/R/S/H9/19-)
<p><u>Item A1</u> Rezoning of a site at A Kung Ngam Village (AKNV) 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 stipulation of building height restriction (BHR) of 110 metres above Principal Datum (mPD).</p> <p><u>Item A2</u> Rezoning of a site at A Kung Ngam Village Lane from “O” and “OU(B)” to an area shown as ‘Road’.</p> <p><u>Item A3</u> Rezoning of a site occupied by the Yuk Wong Po Din Temple (玉皇寶殿) and its proposed expanded area from “OU(B)” and “O” to “Government, Institution or Community” (“G/IC”).</p> <p><u>Item B</u> Rezoning of a site to the north of Ming Wah Dai Ha (MWDH) from “O”, “Residential (Group A)” (“R(A)”) and “G/IC” to “Residential (Group A)5” (“R(A)5”) with stipulation of BHR of 100mPD.</p> <p><u>Item C</u> Rezoning of a site at 5 A Kung Ngam Village Road from “OU(B)” to “Other Specified Uses” annotated “Business”¹ (“OU(B)1”) with the stipulation of BHR of 80mPD.</p> <p><u>Item D</u> 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 BHR of 11 storeys.</p>	<p>Total: 4</p> <p><u>Support Item A3 (1)</u> R4: Individual</p> <p><u>Support Item B (1)</u> R1: Hong Kong Housing Society (HKHS) represented by Townland Consultants Limited</p> <p><u>Support Item D (1)</u> R2: The Salvation Army</p> <p><u>Oppose Items A1, A2, B, C and D; and Oppose Items (c) and (d) of Amendments to the Notes of the Plan (1)</u> R4: Individual</p> <p><u>Oppose Item A2 (1)</u> R3: Lot Owner</p>	<p>Total: 6</p> <p><u>Provide Comments to Item A1 (1)</u> C2: 筲箕灣社區辦事處</p> <p><u>Support Item C and Provide Comments to R4 (1)</u> C1 : Hong Kong Sanatorium & Hospital (HKSH) Medical Group Limited represented by Townland Consultants Limited</p> <p><u>Provide Comments to Items A1 to A3 (1)</u> C3 to C6: Individuals represented by LCH Planning & Development Consultants Limited (submitted in the form of joint signature)</p>

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/H9/19-)	Commenters (No. TPB/R/S/H9/19-)
<p><u>Amendments to the Notes of the Plan</u></p> <p>(c) Incorporation of a plot ratio (PR)/gross floor area (GFA) exemption clause for any floor space for use solely as Government, institution or community (GIC) facilities as required by the Government for “R(A)5” and “R(A)6” zones.</p> <p>(d) Incorporation of a PR exemption clause for any floor space for use solely as public vehicle parks for the “R(A)5” zone.</p>		

Notes: The names of all representers and commenters are attached at **Annex III**. Soft copy of their submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.tpb.gov.hk/en/plan_making/S_H9_19.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 23.6.2023, the draft Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/19 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the pre-amended Town Planning Ordinance (the pre-amended Ordinance)¹. The Schedule of Amendments setting out the amendments to the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, four representations were received. On 8.9.2023, the representations were published for public comments. Upon expiry of the publication period, six valid comments on the representations were received².
- 1.3 On 17.11.2023, the Town Planning Board (the Board) agreed to consider all the representations and comments collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations and comments. The lists of representers and commenters are at **Annex III**. The representation sites are shown on **Plan H-1**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the pre-amended Ordinance³.

¹ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

² A total of eight comments were received during the three-week public inspection period. On 17.11.2023, the Board noted that two comments with the required identity information missing/incomplete should be treated as not having been made pursuant to sections 6A(2) and 6A(3) of the pre-amended Ordinance.

³ Pursuant to sections 29(1) and 29(3) of the Town Planning Ordinance currently in force (the Ordinance), sections 6 and 6A to 6H of the pre-amended Ordinance applies to the draft OZP.

2. **Background**

Item A1 – Proposed Public Housing Development (PHD) at AKNV (about 2.59ha)

- 2.1 As set out in various Policy Addresses in recent years, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting the housing and other development needs. To meet and expedite housing land supply in the short and medium terms, among others, the Government has been carrying out various land use reviews on an on-going basis, with a view to identifying more suitable sites for conversion to residential use. A site at AKNV in Shau Kei Wan (the AKNV Site) has been identified for development of public housing by the Hong Kong Housing Authority (HKHA) (**Item A1**) (**Plan H-2**).
- 2.2 The Engineering Feasibility Study (EFS) for the AKNV Site conducted by the Civil Engineering and Development Department (CEDD) has confirmed the technical feasibility of the proposed PHD. The technical assessments under the EFS have demonstrated no insurmountable problems on traffic, visual, air ventilation, landscape, environmental and cultural heritage aspects as well as infrastructural capacity and land requirements.
- 2.3 To facilitate the proposed PHD, the AKNV Site has been rezoned from “O”, “GB”, “OU(B)”, “OU(CRDA)” and areas shown as ‘Road’ to “R(A)6”, with stipulation of appropriate development restrictions.

Item A2 – Reflecting the Proposed Upgrading of A Kung Ngam Village Lane (909m²)

- 2.4 Currently, A Kung Ngam Village Lane is a sub-standard local distributor road with a width of about 4.5m to 6.2m (**Drawing H-1g**), providing access to Manson Industrial Building, Yuk Wong Po Din Temple and unnamed industrial buildings (**Plan H-2**). Upgrading works are required to support the PHD.
- 2.5 As there are slopes separating the eastern and western portions of the PHD, separate vehicular accesses are proposed for the three residential blocks. Two vehicular accesses via Tung Kin Road will serve Block 1 and Block 2 and one vehicular access via to-be-widened A Kung Ngam Village Lane will serve Block 3 (**Drawing H-1a**). Moreover, due to a substantial level difference between the proposed platform of Block 2A/2B and 2C (**Drawing H-1c**), a separate emergency vehicular access (EVA) is proposed via to-be-widened A Kung Ngam Village Lane to serve Blocks 2A and 2B (**Drawing H-1a**).
- 2.6 The proposed road works for the PHD (**Drawing H-1f**) were gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) in August 2023. A Kung Ngam Village Lane will be widened to a up-to-date standard 7.3m width dual-way carriageway and to an approximate of 12.6m at the junction to provide a vehicular access to Block 3 at the eastern portion of the proposed PHD and to connect with the proposed EVA for Blocks 2A and 2B at the western portion of the proposed PHD with provision allowing manoeuvring of emergency vehicles at the junction.
- 2.7 An area of 909m² has therefore been rezoned from “O” and “OU(B)” to an area shown as ‘Road’ (**Plan H-2**) to reflect the above upgrading works of A Kung Ngam Village Lane (**Item A2**).

Item A3 – Reflecting the Existing Temple Area and the Proposed Expansion (64m²)

- 2.8 The existing Yuk Wong Po Din Temple at A Kung Ngam Village Lane is proposed to be retained in-situ. The existing temple area and the proposed expansion area for installation of smoke abatement facilities has been rezoned from “OU(B)” and “O” to “G/IC” (**Plan H-2**).

Item B – Taking Forward an Approved Section 12A (s.12A) Application No. Y/H9/6 for Proposed PHD at Shan Pin Terrace (山邊臺) (about 0.46ha)

- 2.9 The s.12A application for rezoning the former squatter area of Shan Pin Terrace from “O”, “R(A)” and “G/IC” to “R(A)5” (**Plan H-3**) for a proposed public rental housing (PRH), submitted by HKHS (**R1**), was agreed by the Metro Planning Committee (MPC) of the Board on 6.5.2022. To take forward the decision of the MPC, the site has been rezoned to “R(A)5” with stipulation of appropriate development restrictions and requirements.

Item C – Taking Forward a Partially Agreed s.12A Application No. Y/H9/7 for Proposed Wholesale Conversion of Existing Building for Hospital Use at 5 A Kung Ngam Village Road (about 0.21ha)

- 2.10 The site at 5 A Kung Ngam Village Road is currently occupied by the HKSH Eastern Medical Centre - Li Shu Fong Building (養和東區醫療中心 - 李樹芳樓) which provides clinical and out-patient services including diagnostics, family medicine and primary care, health assessment, geriatrics, clinical health psychology, dietetics and podiatry.
- 2.11 On 2.6.2022, MPC partially agreed to the s.12A application for rezoning the site from “OU(B)” to “OU(B)1” (**Plan H-4**) to facilitate HKSH to convert the building to a hospital with out-patient and in-patient medical services including hospital and cancer care support services with up to 160 beds. To take forward the decision of the MPC, the site has been rezoned to “OU(B)1” with wholesale conversion of existing building for hospital use being a Column 1 use (**Item C**).

Item D – Redevelopment of the Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre at 456 Shau Kei Wan Road (about 0.06ha)

- 2.12 The site is currently occupied by the Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre (the Centre) (救世軍筲箕灣社區展能服務) which is a 3-storey building with a day activities centre providing life skills and rehabilitation training for medium to severely mentally handicapped persons (45 places). The Salvation Army would like to expand the welfare services to meet the soaring demand and has applied under the Special Scheme on Privately Owned Sites for Welfare Uses⁴ for the redevelopment of the Centre. It has received the support from the Labour and

⁴ The Chief Executive announced in 2013 Policy Address that the Government would seek to use the Lotteries Fund more flexibly, and make better use of the land owned by non-governmental organisations through redevelopment or expansion to provide diversified subvented and self-financing facilities. LWB/SWD subsequently launched the Special Scheme on Privately Owned Sites for Welfare Uses in September 2013, aiming to increase social welfare services provisions, particularly related to elderly and rehabilitation services, through expansion, redevelopment or new development on its own sites.

Welfare Bureau (LWB)/Social Welfare Department (SWD) for the redevelopment project. It proposes to redevelop the Centre with site area enlarged to include the adjoining sitting-out area (SOA). The SOA will be reprovisioned in-situ with the same area, and will be managed by Salvation Army and opened to the public at reasonable hours. According to the indicative scheme (**Drawings H-4a to H-4c**) submitted by the Salvation Army, the proposed building comprises day activities centre, hostel and family and child development centre.

- 2.13 Various technical assessments have been conducted and it is confirmed that the proposed redevelopment would not cause insurmountable problems on traffic, visual, landscape, air ventilation, environmental and infrastructural capacity aspects.
- 2.14 To facilitate the redevelopment of the Centre, the site has been rezoned from “G/IC”, “O” and an area shown as ‘Road’ to “G/IC(1)” zone (**Plan H-5**), with stipulation of appropriate development restrictions and requirements.

Amendments to the Notes of the OZP

- 2.15 In relation to the above amendment items, the Notes of the OZP have been revised accordingly. Opportunity is also taken to incorporate other technical amendments into the Notes of OZP for reflecting the latest revision of the Master Schedule of Notes to Statutory Plans.
- 2.16 On 9.6.2023, the MPC agreed that the above amendments to the approved Shau Kei Wan OZP No. S/H9/18 were suitable for exhibition under section 5 of the pre-amended Ordinance. The relevant MPC Paper No. 6/23 is available at the Board’s website⁵ and the Secretariat for Members’ inspection, while the extract of the minutes of the MPC meeting is at **Annex IV**. Subsequently, the draft Shau Kei Wan OZP No. S/H9/19 was gazetted on 23.6.2023.

3. Local Consultations

Prior to Submission of the Proposed Amendments to MPC

Items A1 to A3

- 3.1 Prior to the submission of the proposed OZP amendments for consideration by MPC, PlanD, Housing Department (HD), Lands Department (LandsD) and CEDD jointly consulted the then Planning, Works and Housing Committee (PWHC) of the Eastern District Council (EDC) on 25.4.2023 on the proposed amendments to the OZP and the related PHDs and the associated infrastructural works. PWHC in general supported the proposed amendments to the OZP and the proposed PHDs. The views and comments received had been incorporated into MPC Paper No. 6/23.
- 3.2 On 8.5.2023, the affected villagers/owners/occupiers of AKNV and the unnamed industrial buildings as well as the affected owners/occupiers of Manson Industrial Building were invited to a Town Hall briefing session jointly arranged by CEDD, LandsD, PlanD and HD, on the broad development proposal, programme and compensation and rehousing (C&R) arrangements. The concerns and enquiries of the attendees were mainly on the C&R issues.

⁵ The MPC Paper No. 6/23 and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/720_mpc_agenda.html

Items B and C

- 3.3 During the processing of the respective s.12A applications relating to Items B and C, the applications were published for public comments in accordance with the provisions of the pre-amended Ordinance. In considering the two applications on 6.5.2022 and 2.6.2022 respectively, the MPC had taken into account the public comments received accordingly.

Item D

- 3.4 On 26.7.2022, SWD and Salvation Army consulted the PWHC regarding the redevelopment proposal of its Centre (**Item D**). PWHC Members generally supported the redevelopment proposal.

Upon Gazettal of the Draft OZP

- 3.5 During the statutory exhibition period of the draft OZP, EDC members were invited to submit views on the amendments in writing to the Secretary of the Board. No representation or comment from members of EDC was received.

4. The Representation Sites and their Surrounding Areas

4.1 The Representation Sites and their Surrounding Areas

Representation Sites under Items A1, A2 and A3 (Plans H-2 to H-2d)

- 4.1.1 Representation site under **Item A1 (i.e. AKNV Site)** (about 2.59ha) is zoned “R(A)6” with stipulation of BHR of 110mPD. The eastern and northern portions of the AKNV Site are occupied by AKNV with village houses and squatters as well as unnamed industrial buildings built in 1961 with building heights of two and seven storeys respectively. The western portion is currently occupied by the CEDD’s temporary works area while the southern and south-eastern portions are mainly vegetated slopes.
- 4.1.2 The AKNV site is located in an area intermixed with business/industrial, residential, community and recreational uses. To its north are commercial developments including Horizon East and Hang Tung Resources Centre; industrial developments including Manson Industrial Building; medical centre/planned hospital, HKSH Eastern Medical Centre - Li Shu Fong Building (the subject of **Item C**) and Tsao Yin Kai Block (養和東區醫療中心 - 李樹芳樓及曹延榮院), public toilet and Basel Road Playground. To its west are two primary schools and a cluster of private residential developments. To its south is a steep uphill area with man-made and natural slopes and to the further south is the Lei Yue Mun Park and Holiday Village which is the former Lyemun Barracks Compound. To its east and further east are the Island Eastern Corridor and the Hong Kong Museum of Coastal Defence respectively. While the topography of the Shau Kei Wan area within the OZP boundary rises further uphill in the southern and eastern peripheries, the BHRs for “R(A)” zones are in the range of 100mPD (at the Aldrich Bay reclamation area and the town centre area) to 190mPD (in the southern periphery area near the foothills of Mount Parker).

4.1.3 The indicative layout and sections for the proposed PHD at the representation site under Item A1 are at **Drawings H-1a to H-1d**. The development scheme is subject to refinement at the detailed design stage. The key development parameters of the proposed development are summarized as follows:

Zoning Area	About 2.59 ha ⁽ⁱ⁾
Net Site Area ⁽ⁱⁱ⁾	About 1.44 ha
Maximum GFA	Not more than 85,800m ²
PR ⁽ⁱⁱⁱ⁾	About 6
BH	Not more than 110mPD ^(iv)
No. of Storeys	<ul style="list-style-type: none"> - 27 domestic storeys on top of 3-storey podium (Phase 1) - 19 to 24 domestic storeys on top of 4-storey podiums (Phase 2)
No. of Domestic Blocks	7
No. of Flats	About 1,500
Population ^(v)	About 4,050
Local Open Space and Recreational Facilities	Provision of local open space at 1m ² per person in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. not less than 4,050m ²). Recreational facilities and children play area will also be provided.
Greenery Coverage	Minimum 20% of the housing site in accordance with HKPSG requirement
Car Parking Provision	No. of private car parking spaces and loading/unloading bays to be provided in accordance with HKPSG requirement
Other Facilities ^(vi)	<p>(a) Social welfare facilities^(vii) include:</p> <ul style="list-style-type: none"> - Home Care Service for Frail Elderly Persons (2-team size non-kitchen based) - Integrated Community Centre for Mental Wellness - Day Care Centre for the Elderly (60 places) - Community Rehabilitation Day Centre - District Support Centre for Persons with Disabilities <p>(b) 6-classroom kindergarten; and</p> <p>(c) retail facilities</p>
Anticipated Completion Year	<p>Phase 1: 2032</p> <p>Phase 2: 2037</p>

Notes

- (i) The total zoning area of about 2.59 ha includes small portions of the adjoining natural slopes, major cut slopes and an area between the development site and A Kung Ngam Village Road (i.e. the Stone House pending grading assessment by the Antiquities Advisory Board) (**Plan H-2**). The concerned portions are excluded from PHD.
- (ii) The net site area (excluding the adjoining natural slopes, major cut slopes and the Stone House) is subject to review at the detailed design stage.

- (iii) The PR is calculated based on a net site area and is subject to review at the detailed design stage.
- (iv) The BH of the PHD has taken into account the adoption of the Modular Integrated Construction.
- (v) Based on assumed 2.7 persons per flat.
- (vi) The actual provision of the facilities will be subject to confirmation by relevant Government departments at detailed design stage.
- (vii) GFA equivalent to about 5% of the attainable domestic GFA of the PHD will be reserved for the provision of social welfare facilities as per advice from SWD. The proposed social welfare facilities have been included for assessment under the EFS. The location, type and actual provision of social welfare facilities will be subject to advice from SWD and HD at the detailed design stage.

- 4.1.4 A preliminary land requirement study (PLRS) has been prepared to identify the land requirements of the proposed site formation and infrastructural works for the proposed PHD. According to the PLRS, the proposed site formation works and housing development would encroach onto private village lots and private lots of the unnamed industrial buildings (**Plan H-2**). Land resumption of these lots is required for the site formation and roadworks. Squatters are also identified on unallocated and unleased Government land within the AKNV Site. They would be removed before the site formation works and the affected residents would be rehoused and compensated in accordance with the established policy.
- 4.1.5 The Notes restrict the development at **Item A1** to a maximum GFA of 85,800m² and a maximum BH of 110mPD. The Notes also specify that on land designated “R(A)6”, any floor space for use solely as GIC facilities, as required by the Government, may be disregarded from PR/GFA calculation.
- 4.1.6 The site under **Item A2** (909m²) is an area shown as ‘Road’ to reflect the proposed upgrading of A Kung Ngam Village Lane as mentioned in paragraphs 2.4 to 2.6 above. It comprises three private lots (**Plan H-2**) and Government land.
- 4.1.7 The site under **Item A3** (64m²) is zoned “G/IC” to reflect Yuk Wong Po Din Temple and the proposed expansion area for installation of smoke abatement facilities as mentioned in paragraph 2.8 above (**Plan H-2**).

Representation Site under Item B (Plans H-3 to H-3b)

- 4.1.8 Representation site under Item B (about 0.46ha), currently a vacant stepped site with slopes, is located at the eastern fringe of Shau Kei Wan area. HKHS intends to develop the site for PHD integrated with supporting community facilities. To the immediate south is MWDH which is a public housing estate of HKHS and is undergoing redevelopment in phases, and to its west is a residential neighbourhood along Shau Kei Wan Main Street East with a mix of low-rise tenement buildings and medium to high-rise residential buildings. To the immediate southwest are Miu Tung Street and Tin Hau Temple which is a Grade 2 historic building. To the further east is the former Lyemun Barracks Compound, which is now the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence.
- 4.1.9 The indicative layout and sections for the proposed PRH at the representation site under Item B are at **Drawings H-2a and H-2b**. The development scheme is subject to refinement at the detailed design stage. The key development parameters of the proposed development are summarized as follows:

Zoning Site Area	4,602m ² (about) (including about 4,217m ² of Government land)
Development Site Area	4,513m ² (about)
Total GFA	30,383m ² (about)
- Domestic	27,942m ² (about)
- Non-domestic	2,441m ² (about)
Total PR*	6.73
- Domestic PR	6.19
- Non-domestic PR	0.54
Maximum BH	
- In mPD	100mPD
- No. of Storeys	28
No. of Domestic Block	1
No. of Flats	646 (about)
Average Flat Size	43.25m ²
Population	1,862 (about)
Greenery Coverage	Minimum 902.6m ² (20% of development site area)
GIC Provision	2,000m ² (including a 100-place Child Care Centre (CCC) and a 30-place Boys' Hostel)
Open Space Provision	About 2,000m ² (open to the public)
Public Vehicle Park	25 (Private Car)
Floor Uses	
LG3/F	Non-domestic Uses (e.g. Shop & Services and Eating Place), Open Landscaped Area, Entrance from Miu Tung Street
LG2/F and LG1/F	Carpark, Electrical & Mechanical (E&M), Link Bridge to Shuttle Lift, Open Landscaped Area, Public Vehicle Park
G/F	Residential Lobby, Open/Covered Landscaped Area, Loading & Unloading, Covered Walkway to MWDH Redevelopment Phase 3, Link Bridge to Shuttle Lift, Entrance from A Kung Ngam Road
1/F & 2/F	GIC Facilities
3/F – 24/F	Residential Flats
Roof	Roof Garden

Notes:

* Calculated based on the Development Site Area

^ One of the retail loading/unloading provision will also be shared with the CCC.

4.1.10 To take forward the decision of the MPC, the site has been rezoned from “O”, “R(A)” and “G/IC” to “R(A)5” with stipulation of BHR of 100mPD. The PR restriction is the same as that of the “R(A)” zone, i.e. a maximum domestic PR of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic PR of 15. For new development that is partly domestic and partly non-domestic, the domestic PR shall not exceed the product of the difference between the maximum permitted non-domestic PR of 15 and the actual non-domestic PR proposed for the building and the maximum permitted domestic PR for the building divided by the maximum permitted non-domestic PR of 15. ‘Public Vehicle Park (excluding container vehicle)’ use is always permitted. Any floor space that is constructed or intended for use solely as

GIC facilities, as required by the Government, and public vehicle parks may be disregarded from PR calculation.

Representation Site under Item C (Plans H-4 to H4b)

- 4.1.11 Representation Site under Item C (about 0.21 ha) is located within the A Kung Ngam Industrial Area and accessible via Tung Wong Road. The site is currently occupied by the 15-storey HKSH Eastern Medical Centre – Li Shu Fong Building which is in operation as a medical centre/clinic (wholesale converted from an industrial building in November 2016⁶) with multi-disciplinary out-patient clinics, canteen/cafeteria and clinical and back of house support areas.
- 4.1.12 To the immediate southwest of the site across Tung Wong Road is the HKSH Eastern Medical Centre - Tsao Yin Kai Block within an area zoned “OU(B)1”. To the further south are some industrial buildings at Tung Kin Road. To the southeast is the AKNV (the subjects of **Items A1 to A3**). To the immediate west is Horizon East.
- 4.1.13 According to HKSH, as the development proposal involves wholesale conversion of the existing building, there will be no increase in building bulk (i.e. GFA, PR, BH and site coverage (SC)) and no change in the building outlook (**Drawings H-3a and H-3b**). The indicative development scheme is as follows:

Site Area	About 2,115m ²
Existing PR	9.48
Existing GFA	About 20,043.67m ²
Existing SC	68.49%
Existing BH (Main Roof Level)	58.53mPD
Existing Number of Storeys	15 storeys
Existing Number of Block	1
Proposed Total Number of Beds	Up to 160 beds
Floor Uses	
G/F	Lobby, carpark, layby, loading & unloading area (L/UL), medical accommodation, staff office, ancillary facilities and services
1/F	Carpark, layby, L/UL, medical accommodation, staff office, ancillary facilities and services
2/F	Cafeteria, medical accommodation, staff office, ancillary facilities and services
3/F	Landscaped flat roof, medical accommodation, staff office, ancillary facilities and services
5/F – 16/F	Medical accommodation, staff office, canteen, ancillary facilities and services

- 4.1.14 To take forward the decision of the MPC, the site has been rezoned from “OU(B)” to “OU(B)1” with wholesale conversion of existing building for

⁶ The existing medical centre/clinic is categorised as ‘Shop and Services’ use which is always permitted under the “OU(B)” zone.

hospital use being a Column 1 use whereas other hospital uses being a Column 2 use. The BHR of 80mPD and PR restriction of 12 remain unchanged for the subject site as compared to the previous OZP (i.e. Approved Shau Kei Wan OZP No. S/H9/18).

Representation Site under Item D (Plans H-5 and H-5b)

4.1.15 Representation site under Item D (about 0.06 ha) is largely occupied by Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre with the remaining portion being the Shau Kei Wan Road SOA managed by the Leisure and Cultural Services Department (LCSD). To its north and west is the existing residential neighbourhood of Shau Kei Wan mainly zoned “R(A)” and “R(A)2”. To its south and east are schools and open space mainly zoned “G/IC” and “O”.

4.1.16 The development parameters of the proposed redevelopment are as follows:

Site Area	About 652m ²
Development Area*	About 636m ²
PR	5.54
Total GFA	About 3,522m ²
- Non-domestic	About 2,358m ²
- Domestic (hostel)	About 1,164m ²
No. of Block	1
BH	11 storeys (Not more than 40.7mPD)
Social Welfare Facilities	<ul style="list-style-type: none"> - Day Activity Centre for Medium to Severely Mentally Handicapped Persons (110 places) - Hostel for Severely Mentally Handicapped Persons (60 places) - Family and Child Development Centre (130 children and 80 parents and families)

* The development area has excluded the area of the town gas pressure regulator and maintenance area (about 16m²) as it will not form part of the redevelopment site.

4.1.17 To facilitate the proposed redevelopment, the site has been rezoned from “G/IC”, “O” and an area shown as ‘Road’ to “G/IC(1)” with stipulation of a BHR of 11 storeys. Under the “G/IC(1)” zone, an at-grade public open space of not less than 187m² shall be provided.

4.2 Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) The “R(A)5” and “R(A)6” zones under Items A1 and B respectively are intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- (b) Area shown as ‘Road’ under Item A2 mainly depicts the area reserved for road purpose.

- (c) The “G/IC” and “G/IC(1)” zones under Items A3 and D respectively are intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. They are also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- (d) The “OU(B)1” zone under Item C is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings. To facilitate the proposed private hospital development, wholesale conversion of existing building for hospital use is always permitted.

5. The Representations

5.1 Subject of Representations

- 5.1.1 The four representations include one submitted by HKHS (**R1**) supporting Item B, one submitted by the Salvation Army (**R2**) supporting Item D, one submitted by a lot owner (**R3**) opposing Item A2, and one submitted by an individual (**R4**) for supporting Item A3, opposing Items A1, A2, B, C and D, and opposing Items (c) and (d) of Amendments to the Notes of the OZP.
- 5.1.2 The major grounds and views of representations as well as their major suggestion and PlanD’s responses, in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraph 5.2 below.

5.2 Supportive Representations

5.2.1 **Item A3**

R4 supports Item A3 without providing any ground/view.

5.2.2 **Item B**

Major Supportive Ground(s) / View(s)		Representation
(1)	The proposed PRH is in line with the Government’s policy to increase housing land supply in addressing the long-term problem of housing shortage, and shorten the waiting time for PRH.	R1
(2)	The use, BH and development intensity of the proposed PRH at the site are compatible with the surrounding developments mainly comprising of “Comprehensive Development Area” and “R(A)” zones with BHR ranging from 100mPD to 120mPD with GIC uses.	

Major Supportive Ground(s) / View(s)		Representation
(3)	Social welfare and retail facilities would be provided within the proposed PRH to cater for the needs of the local community.	
(4)	Pedestrian connectivity would be enhanced and the quality of life would be improved within the neighbourhood.	
(5)	The provision of a public vehicle park could address the strong demand for car parking spaces and illegal parking in the area.	
(6)	Technical assessments have confirmed that no insurmountable traffic, environmental, infrastructural, visual, landscape, air ventilation and geotechnical impacts would be envisaged.	
Response		
The supportive grounds/views are noted.		

5.2.3 Item D

Major Supportive Ground(s) / View(s)		Representation
(1)	Land resources could be fully utilised for the redevelopment of the Centre.	R2
(2)	The Centre is essential in providing social welfare services to meet the needs of the community as well as the ageing population. The long waiting list of the services could be improved.	
Response		
The supportive grounds/views are noted.		

5.3 Adverse Representations

5.3.1 Item A1

Major Grounds/Comment(s)/Suggestion(s)		Representation
<i>Geotechnical, Ecological and Environmental Aspects</i>		R4
(1)	Object to the excavation of slopes and felling of 527 trees, leading to destruction of the natural habitat and environment.	
<i>Land Use Aspect</i>		
(2)	PHD should be implemented on the already developed lots occupied by ageing industrial buildings.	

Responses

In response to (1) and (2):

The AKNV Site identified for PHD to meet soaring public housing demand comprises the village houses, squatters and industrial buildings at the foothill and the sloping areas to the south. There is a large level difference (10 m to 22 m) between the proposed platform for building works and the natural hillside. In order to form the building platforms with suitable levels and areas for the construction of the proposed PHD, the site formation works involving extensive excavation for lowering the existing ground levels by 10 m to 22 m to form the platforms that is required for building construction. Trees on the slopes would also need to be removed. In view of the site constraints with significant level difference between the site and the surroundings, substantial space will be required for slope works with steep gradient (30 to 80 degrees) where extensive tree planting within the site is not practical.

According to the tree survey in the EFS, about 705 trees were recorded within the tree survey boundary. Amongst the 705 surveyed trees, 178 trees would be retained in-situ while 527 trees (including 16 *Leucaena leucaephala* 銀合歡⁷) would be removed. Effort has been made to preserve existing trees as far as practical in the on-going Investigation, Design and Construction (IDC) Study for the AKNV Site conducted by the CEDD. According to the latest Tree Preservation and Removal Proposal, the number of trees to be removed may be able to reduce to less than 400 (excluding the 16 *Leucaena leucaephala*), subject to further investigation. While no registered Old and Valuable Tree is recorded, there are nine nos. of Trees of Particular Interest (TPIs), including four trees (*Artocarpus hypargyre* 白桂木) under 'Rare and Precious Plants in Hong Kong' and five trees with trunk diameter at breast height (DBH) over 1m. The four nos. of *Artocarpus hypargyre* and two trees with DBH over 1m would be retained, whereas the remaining three trees (*Ficus microcarpa* 細葉榕) with DBH over 1m, located within the site formation area, are proposed to be removed instead of transplanted as they are all located on slopes and excavation of root ball would be impractical and infeasible. The affected trees within the site, most of which are poor to average in health condition with low to medium amenity value and are of common species⁸, would need to be removed.

According to the EFS, about 100 new trees are preliminarily proposed to be planted within the future housing development. A minimum of 20% overall green coverage and local open space (i.e. 1m² per person) will be provided in the proposed PHD. Reference can be made to the indicative Conceptual Landscape & Mitigation Measures Plan (**Drawing H-1e**) prepared under the Landscape Impact Assessment. The provision of tree planting and landscape proposal for the PHD would be developed in detailed design stage.

With a view to maximising the scope of tree planting, a continuous search for potential areas for off-site compensatory tree planting is being conducted under the on-going IDC study. According to the IDC study, since areas in the vicinity of the PHD site are either already developed or landscaped or too steep for planting, compensatory trees are proposed to be planted in several potential planting sites in the Eastern District maintained by Highways Department (HyD) / LandsD / LCSD subject to further liaison with the maintenance departments. Details of the compensatory planting proposal will be explored

⁷ Undesirable species exempted from compensation.

⁸ The dominant tree species include *Schefflera heptaphylla* (鴨腳木), *Macaranga tanarius* var. *tomentosa* (血桐) and *Celtis sinensis* (朴樹).

at the detailed design stage. The tree preservation, removal and compensatory planting proposals will be prepared in accordance with the latest relevant guidelines and/or technical circular, e.g. Development Bureau Technical Circular (DEVB TC) (Works) No. 4/2020 on Tree Preservation.

With reference to the EFS, Director of Agriculture, Fisheries and Conservation (DAFC) considered no ecological impact will be anticipated for the proposed PHD and he has no adverse comment on the rezoning proposal.

According to the Preliminary Natural Terrain Hazard Study and the Preliminary Geotechnical Appraisals, the proposed geotechnical works are technically feasible with mitigation measures. Head of Geotechnical Engineering Office (GEO) of CEDD considers that there is no insurmountable problem for the excavation of slopes from the geotechnical point of view.

Item A site is considered suitable for PHD in view of its location, site context, accessibility, surrounding land uses and technical feasibility, etc.

5.3.2 Item A2

Major Grounds/Comment(s)/Suggestion(s)		Representation
<i>Resumption of Private Lot</i>		
(1)	<p>R3 is the owner of Lot No. AKNL 27 S.A. (Plan H-2) which is one of the private lots to be resumed under the proposed road scheme (Drawings H-1f and H-1g).</p> <p>R3 alleged that the proposed road scheme, and hence the resumption of his lot and adjoining old schedule house lots, is solely for the purpose of providing a vehicular access for Manson Industrial Building (Plan H-2), rather than constructing a road for public use. His private property right would be deprived.</p> <p>In view that one of the purposes of the proposed road scheme is to connect the EVA of the proposed PHD, an alternative proposal for relocating the EVA to the west of the proposed PHD near the Centro-Sound Industrial Building is recommended (Drawing H-1h) to avoid resumption of private lots.</p>	R3
(2)	The two-storey structure on his lot was mistakenly demolished by the Government in 1991 and a ruling was made by the Ombudsman in 1993. His applications for redevelopment at his lot were rejected by the Board in 1991, 2005 and 2023.	
(3)	About 92% of his lot was zoned “O” and the remaining as ‘Road’ before rezoning. Notwithstanding, no public open space was implemented on his lot in the past 30 years. His development right was deprived.	

Responses	
(a)	<p>In response to (1):</p> <p>As mentioned in paragraphs 2.4 to 2.6 above, the proposed road scheme (Drawings H-1f and H-1g) is for the widening of the sub-standard A Kung Ngam Village Lane to a dual-way carriageway of up-to-date standard to provide vehicular access to Block 3 of the PHD and connect with the proposed EVA for Blocks 2A and 2B of the PHD with provision allowing manoeuvring of emergency vehicles at the junction. It is necessary to implement the proposed road scheme to support the PHD. The proposed road scheme is not solely for the purpose of providing vehicular access for Manson Industrial Building, it also serves Yuk Wong Po Din Temple (Plan H-2) and the proposed PHD.</p> <p>According to the proposed road scheme, the widening of A Kung Ngam Village Lane will already require the resumption of about half of R3's lot (Lot No. AKNL 27 S.A.) (i.e. the northern portion) and the remaining portion of the lot falls within the proposed road connecting to the aforementioned EVA under the gazetted road scheme.</p> <p>The proposed relocation of EVA's entrance suggested by R3 (Drawing H-1h) would result in a level difference of approximately 1.5 m with reference to the site formation level of the PHD. Relevant access road for the proposed entrance of EVA would affect the ground floor configuration of the housing blocks, leading to decrease in ground floor area and affecting the cost-effectiveness of the development.</p>
(b)	<p>In response to (2) & (3):</p> <p>According to LandsD, the demolition case in 1993 referred by R3 was in relation to a two-storey structure on Lot No. AKNL 27 S.A. which was declared dangerous upon Buildings Ordinance Office's inspection. Since the land was shown as Government land in the land status record, the structure was demolished by Government on 16.11.1991. However, the land was confirmed to be under private ownership after the demolition. The lot owner then claimed for damages. The compensation was eventually settled on 9.4.1997. The case is not relevant to the considerations of the OZP amendment.</p> <p>Lot No. AKNL 27 S.A. was the subject of three rejected s.16 planning applications (No. A/H9/34, 61 and 84). Each application was assessed based on individual merits and relevant planning considerations.</p> <p>Lot No. AKNL 27 S.A. was originally zoned "Industrial" and/or area shown as 'Road' since 1967. The majority of the lot together with the adjoining land, occupied a prominent location at the entrance of A Kung Ngam Industrial Area via A Kung Ngam Village Road, has been zoned "O" from 2002 onwards, pending implementation by LCSD, to enhance the amenity of the A Kung Ngam Industrial Area. Taking into account the need for upgrading A Kung Ngam Village Lane to provide access to the future PHD, Yuk Wong Po Din Temple and Manson Industrial Building, the lot and its adjoining land has been rezoned to an area shown as 'Road' under the prevailing OZP.</p>

	Compensation for resumption of private land by government for PHD and/or road works would be offered under the prevailing compensation policy and practice, and should be handled separately. R3 has also lodged an objection to the proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and the matter will be handled separately.
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5.3.3 Item B

Major Grounds/Comment(s)/Suggestion(s)		Representation	
<i>Air Ventilation and Visual Aspects</i>			
(1)	The proposed public housing development would deprive the ventilation and green panorama of the nearby residences.	R4	
<i>Landscape and Open Space Aspects</i>			
(2)	Only one tree would be preserved and the number of trees to be felled has not been mentioned and the proposed replacement trees are mostly ornamental trees which will not grow to great height or girth and the tree compensatory ratio is only 1:0.8.		
(3)	The open space to be provided will be on different levels with many steps and few planters.	R4	
(4)	Other than a children’s playground, no outdoor active recreational facilities would be provided.		
<i>Pedestrian Connectivity</i>			
(5)	Doubt on improvement of pedestrian connectivity as access has already been provided.	R4	
Responses			
(a)	<p>In response to (1) :</p> <p>Item B is to take forward the decision of MPC on the agreed s.12A application to rezone the site from “O”, “R(A)” and “G/IC” to “R(A)5”. An Air Ventilation Assessment – Initial Study (AVA – IS) had been conducted for the agreed s.12A application and confirmed that with the incorporation of air ventilation measures including: (a) 23m-wide building setback from the southern boundary, (b) openings of 20m-wide and 6m headroom at ground floor of residential towers (+21.9mPD); and (c) a 10m setback of residential tower from the northern boundary at ground floor with headroom of 10-14m, no significant air ventilation impact is anticipated.</p> <p>The BHR of 100mPD is identical to that of the adjacent residential zones along Shau Kei Wan Main Street East and at MWDH (Drawing H-2c). CTP/UD&L, PlanD considers that the proposed PRH development with a BH of 100mPD is not entirely incompatible with the surrounding environment of the Site and would generally maintain the stepped height profile of the area ascending towards the hillside.</p>		

	Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) has no adverse comment on the rezoning proposal.
(b)	<p>In response to (2):</p> <p>According to the Conceptual Landscape Proposal for the agreed s.12A application (Drawing H-2d), there are 114 existing trees on the Site, of which 113 trees are recommended for felling and 1 mature tree is recommended for preservation. Item B site is a sloping site with level difference of more than 16m. To strike a balance between the provision of open space and optimisation of housing units under the existing site constraints, there will be a total of 90 compensatory trees provided within the Site, resulting in a compensatory ratio of not less than 1:0.8. Landscape measures to provide greening and mitigate the landscape impact arising from the proposed development has been proposed by the applicant (i.e. HKHS) (Drawings H-2d, H-2i and H-2j). A full set of Tree Preservation and Removal Proposal with sound justification for the proposed removal of each tree should be submitted by the applicant to LandsD for consideration and approval in accordance with DEVB TC (Works) No. 4/2020.</p>
(c)	<p>In response to (3) and (4):</p> <p>Under the indicative proposal in the agreed s.12A application, HKHS proposed to provide open space at LG/3 to G/F of the proposed Southern Garden. The open spaces are accessible via shuttle lifts and, according to Drawing H-2i, the steps would be equipped with railings to enhance the safety of future users.</p>
(d)	<p>In response to (5):</p> <p>Item B site is a stepped site with slopes having a level difference of about 16.7m (Plan H-3). As the surrounding roads (i.e. A Kung Ngam Road, Basel Road, Miu Tung Street and Shau Kei Wan Main Street) are at varied levels, pedestrian connections to the site and the surroundings is currently poor and inaccessible by the disabled persons.</p> <p>The pedestrian connectivity of the site with the surrounding developments would be promoted through the provision of both horizontal and vertical barrier-free connections (Drawings H-2e and H-2f). According to the agreed s.12A application, shuttle lifts together with a link bridge and a covered walkway will be provided (Drawing H-2a) to allow barrier-free pedestrian connection among Miu Tung Street, the proposed PRH, A Kung Ngam Road and Phase 3 of MWDH Redevelopment on a 7 days x 24 hours basis⁹. More direct and convenient connection to Shau Kei Wan MTR Station which is about 140m south-west of the site can then be gained through Miu Tung Street branching off from Shau Kei Wan Main Street East (Drawings H-2g and H-2h).</p> <p>Moreover, the existing staircase at the end of Basel Road connecting A Kung Ngam Road will be re-provisioned by a landscape deck with universal access of various forms (including shuttle lifts, stairs and ramps)</p>

⁹ The connection will also serve to fulfil the approval condition regarding additional pedestrian access connecting Phase 3 of MWDH Redevelopment and Shau Kei Wan MTR Station under Application No. A/H9/78 for comprehensive redevelopment of MWDH.

	for the residents and general public on a 7 days x 24 hours basis (Drawing H-2f).
	The more direct and convenient pedestrian connectivity among the frequently visited points of interest in the neighbourhood with barrier-free access, landscape features and enhanced walking environment brought about by the proposed PRH is a planning gain.

5.3.4 Item C

Major Grounds/Comment(s)/Suggestion(s)		Representation
Provision of Private Hospitals		
(1)	There is a surplus of private hospitals on Hong Kong Island.	R4
(2)	Major region-based and territory-wide facilities such as private hospitals should be planned at suitable locations within the Northern Metropolis.	
Responses		
<p>In response to (1) and (2):</p> <p>Item C is to take forward the decision of MPC on the agreed s.12A application to rezone the site from “OU(B)” to “OU(B)1” to facilitate the wholesale conversion of the existing building (Drawings H-3a and H-3b) with a view to providing out-patient as well as in-patient medical services on the site. The representer had submitted the same objections during the publication period of the s.12A application. MPC had considered the objections received in the s.12A application and agreed the s.12A application.</p> <p>Item C site is now occupied by HKSH medical centre/clinic and Item C is only to allow expansion of existing medical facility to include in-patient hospital services. The expansion can help meet the demand for private medical services.</p> <p>According to the Health Bureau, the healthcare system of Hong Kong runs on a dual-track basis encompassing both the public and private sectors. The Government has been adopting the policy direction of continuously strengthening the public healthcare system while promoting the development of the private healthcare sector in parallel. The Government will continue to take into account the demand for healthcare services in Hong Kong as a whole for assessing the need for private hospital development and land would be reserved for private hospital, including in the Northern Metropolis, as appropriate.</p>		

5.3.5 Item D

Major Grounds/Comment(s)/Suggestion(s)		Representation
<i>Air Ventilation and Open Space Aspects</i>		
(1)	Support the redevelopment of the Centre but object to the inclusion of the “O” zone as ventilation would be blocked by the tall wall of the proposed development. In addition, there is very little public open space in the district and the open space will be privatized by the	R4

	Salvation Army.	
Responses		
<p>In response to (1):</p> <p>An AVA has been conducted by the Salvation Army to evaluate the air ventilation performance of the proposed redevelopment as compared with the existing condition. The AVA demonstrated that the ventilation performance of the proposed redevelopment would not significantly affect the ventilation performance of its surrounding areas under annual and summer wind conditions. CTP/UD&L, PlanD has no comment from air ventilation perspective.</p> <p>Based on HKPSG, the planned district and local open spaces (in surplus of 1.01 ha and 3.72 ha respectively) are generally adequate to meet the demand of the overall planned population in the Shau Kei Wan Area (including the proposed PHDs) (Annex V). Moreover, the SOA will be reprovisioned in-situ with the same area, and will be managed by Salvation Army and opened to the public at reasonable hours.</p>		

5.3.6 Item (c) of Amendments to the Notes of the OZP

Major Grounds/Comment(s)/Suggestion(s)		Representation
(1)	Incorporation of PR/GFA exemption clause for GIC facilities for “R(A)5” and “R(A)6” would unrestrict additional GFA to developments.	R4
Responses		
<p>In response to (1):</p> <p>The amendment is to enhance the provision of GIC facilities to address the needs of the community. The exempted GFA is only applicable to GIC facilities required by the Government and such exempted GFA is only equivalent to about 5% of the attainable domestic GFA of the PHD under the prevailing Government policy.</p>		

5.3.7 Item (d) of Amendments to the Notes of the OZP

Major Grounds/Comment(s)/Suggestion(s)		Representation
(1)	Public car parks are regarded as commercial operations and GFA should not be exempted. It would encourage the exempted GFA to be converted to other uses, e.g. the carpark at Cheung Kong Centre.	R4
Responses		
<p>In response to (1):</p> <p>Exempting public vehicle park from GFA calculation in the “R(A)5” zone is to facilitate the provision of public vehicle park to meet the public parking demand without undermining the supply of public housing units. If the concerned public vehicle park is converted to other use(s) in future, such use(s) and the concerned GFA would need to comply with relevant lease, Buildings Ordinance (BO) and/or OZP restrictions. The GFA of such use(s) may be accountable, and any additional GFA resulting in exceedance of GFA/PR restriction under OZP would require planning permission and hence subject to scrutiny.</p>		

6. Comments on Representations and PlanD's Responses

- 6.1 The six comments on representations received are submitted by HKSH Medical Group (C1, who is also the operator of the proposed hospital use at Item C site), 筲箕灣社區辦事處 (C2) and four individuals (C3 to C6). C1 supports Item C and provides responses to the comments/concerns raised by R4 on Item C. C2 provides comments on Item A1. C3 to C6 (submitted comments in the form of joint signature) provide comments on Items A1 to A3. The additional major comments in relation to Items A1 to A3 and C that have not been mentioned by the representations and PlanD's responses, in consultation with the relevant B/Ds, are summarised below:

6.1.1 Items A1 to A3

Major Comments / Proposals		Comments
Compensation and Rehousing		
(1)	Reasonable arrangements on compensations, relocation and rehousing to public rental housing for all affected lot owners.	C2
(2)	Allocation of a small piece of land by in-situ land exchange for construction of a five-storey house for the lot owners who wish to reside in-situ. The fees for relevant building plans and construction would be borne by the government.	
(3)	There is no lease for the three pieces of land in A Kung Ngam. If the identity of the concerned occupants has been legally verified, they should enjoy the same legal identity as other lot owners and receive compensation.	
Local History and Culture		
(4)	AKNV has a 150-year-history and it is suggested to construct a Paifong (牌坊) and small-scale historical museum for the village .	C2 to C6
(5)	It is suggested to reserve land for setting up a multi-functional centre for the permanent premises for indigenous villagers and for holding celebration events of traditional festivals such as Tam Kung Festival (譚公誕), instead of using the whole site for PHD.	
(6)	It is suggested to provide a cultural heritage axis for integration of cultural heritage elements into the future public housing estate, Lei Yue Mun Park Block 7 and the proposed multi-functional centre. The cultural heritage axis would be a focal point within the proposed PHD.	
(7)	Elements of quarry sites and A Kung Ngam could be incorporated in the architectural forms of the future PHD, in particular, Children’s Play Area and the Landscaped / Amenity Seating Area of Block 1.	C3 to C6

(8)	Multi-functional Centre serving as an artist / exhibition hub could be set up at the podium of Block 1, or an independent structure in the proposed Children's Play Area/ Landscaped / Amenity Seating Area.	
(9)	To rezone portion of "R(A)6" to the west of the Stone House to "G/IC" (Drawing H-1i) or extend the "G/IC" zone under Item A3 towards the east and south onto an area shown as 'Road' under Item A2 and "R(A)6" zone under Item A1 (Drawing H-1j) respectively with a view to provide a multi-functional centre.	
Responses		
(a)	<p>In response to (1) to (3) above:</p> <p>The clearance, compensation and rehousing of the affected structures and occupiers are outside the scope of the OZP, and will be handled separately by the Government in accordance with prevailing policies and established mechanism.</p>	
(b)	<p>In response to (4) to (9) above:</p> <p>There is no declared monument and graded structure within AKNV and there is no strong justification for construction of Paifong, historical museum, multi-functional centre and artist/ exhibition hub within the proposed PHD. The commenters' proposals will take up the site area/buildable area for the proposed PHD under Item A1. Given the limited site area and other site constraints, HD will not take into consideration on setting up a multi-functional centre in the notional scheme at detailed design stage. Notwithstanding, the historical context and features of AKNV and its surrounding area could be examined by HD at detailed design stage with a view to identifying architectural elements/ features (but not limited to Paifong) and hard landscaping design that can effectively represent and honour its heritage and at the same time is compatible with the overall design concept of PHD and in harmony with the project's visual identity and purpose. Antiquities and Monuments Office (AMO) has no comment from the heritage conservation perspective.</p>	

6.1.2 Item C

Major Views		Comments
<i>Provision of Cancer Care Services</i>		
(1)	Under Item C, the commenter (HKSH) would be able to take forward the Hong Kong Cancer Strategy published by the Government in July 2019 with objectives to reduce the incidence and mortality of cancer in Hong Kong, strengthen the collaboration for timely diagnosis and treatment between the Hospital Authority and private hospitals and enhance service capacity in diagnosis.	C1
(2)	In response to R4 , the multidisciplinary cancer care service is predominantly provided at the Proton Therapy Centre at	

	HKSH Eastern Medical Centre - Tsao Yin Kai Block at 3 A Kung Ngam Village Road. The existing cancer facility at 3 A Kung Ngam Village Road would remain unchanged. Cancer care support services are also available at the Item C site.	
<i>Demand for Healthcare Services</i>		
(3)	The local demand for healthcare and clinical services will increase with the completion of the planned PHDs in the vicinity of the Site, e.g. the PHD at AKNV Site (Item A1) and PRH development at Item B site and redevelopment of MWDH, as well as the increasing demand of medical services of the population aged 65 or above.	C1
(4)	The optimised and enhanced service provision of the subject site as part of the HKSH Eastern Medical Centre, e.g. a 24-hour outpatient clinic; enhancement of the existing services including medical oncology, chemotherapy and photon-based radiotherapy; and provision of 160 in-patient beds by converting vacant floor spaces, will continue to provide cancer care, community care and ambulatory care in response to the growing healthcare needs and changing standards.	
(5)	HKSH's healthcare and specialised medical services could support Pamela Youde Nethersole Eastern Hospital and relieve the pressure on the public healthcare system and offer affordable private healthcare services in the Eastern District and Hong Kong.	
(6)	The proposed wholesale conversion to hospital use is in line with the Government's policy objectives to build more private hospitals to meet the increasing demand of ageing population and cancer patients.	
Responses		
The views of C1 as stated in (1) to (6) are noted.		

7. **Departmental Consultation**

The following government B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Health;
- (c) Secretary for Home and Youth Affairs;
- (d) Secretary for Labour and Welfare;
- (e) CA/CMD2, ArchSD;
- (f) Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Chief Engineer/Hong Kong & Island, Drainage Services Department;

- (i) Chief Engineer/Special Duties (Works), CEDD;
- (j) Chief Highway Engineer/Hong Kong, Highways Department;
- (k) CTP/UD&L, PlanD;
- (l) Commissioner for Transport;
- (m) Commissioner of Police;
- (n) DAFC;
- (o) Director of Electrical and Mechanical Services;
- (p) Director of Environmental Protection;
- (q) Director of Fire Services;
- (r) Director of Food and Environmental Hygiene;
- (s) Director of Health;
- (t) Director of Housing;
- (u) Director of Leisure and Cultural Services;
- (v) Director of Social Welfare;
- (w) District Lands Officer/Hong Kong East, LandsD;
- (x) District Officer (Eastern), Home Affairs Department;
- (y) Executive Secretary (Antiquities and Monuments), AMO, Development Bureau;
- (z) Government Property Administrator;
- (aa) Head of the GEO, CEDD; and
- (bb) Project Manager (South), CEDD.

8. Planning Department's Views

8.1 The supportive views of **R1, R2 and R4 (part)** are noted.

8.2 Based on the assessments in paragraph 5 above, PlanD does not support representations **R3 and R4 (part)** and considers that the OZP should not be amended to meet the representations for the following reasons:

Item A1

- (a) The Government has been adopting a multi-pronged approach to increase housing land supply on an on-going basis. An Engineering Feasibility Study comprising technical assessments on traffic, visual, air ventilation, landscape, environmental and cultural heritage aspects as well as infrastructural capacity and land requirements have been conducted and confirmed that there is no insurmountable technical problem and no unacceptable adverse impact. The development intensity and building height of the proposed public housing development at Item A1 site are considered appropriate. It is considered appropriate to rezone Item A1 site as “R(A)6” for proposed public housing development (**R4 (part)**);
- (b) It is necessary to form building platforms at the slopes within Item A1 Site for the proposed public housing development, and tree felling is involved. Details of the new tree planting, tree transplanting and compensatory proposals, including off-site planting, will be explored at the detailed design stage in accordance with the latest relevant guidelines and/or technical circular (**R4 (part)**);

Item A2

- (c) It is considered appropriate to rezone Item A2 site from “O” and “OU(B)” to an area shown as ‘Road’ to reflect the proposed upgrading of A Kung Ngam Village

Lane to standard road for providing necessary access to the future public housing development, Yuk Wong Po Din Temple and Manson Industrial Building (**R3**);

Item B

- (d) Relevant technical assessments in the agreed s.12A application confirmed that there is no insurmountable impact in respect of development intensity, air ventilation, visual and traffic, arising from the proposed development. Tree Preservation and Removal Proposal should be submitted by the applicant for consideration and approval in accordance with the latest relevant guidelines and/or technical circular. Pedestrian connectivity between areas around A Kung Ngam Road and Shau Kei Wan Main Street East would also be improved and enhanced with barrier-free access, landscape features and enhanced walking environment arising from the proposed development. Rezoning the site from “O”, “R(A)” and “G/IC” to “R(A)5” with appropriate planning control is considered appropriate (**R4 (part)**);

Item C

- (e) Item C is to allow expansion of existing medical facility through wholesale conversion to include in-patient hospital services, which can help meet the demand for private medical services. Relevant technical assessments in the agreed s.12 application confirmed that there is no insurmountable impact in respect of traffic, environment and sewerage impact arising from the development. Rezoning the site from “OU(B)” to “OU(B)1” with appropriate planning control is considered appropriate (**R4 (part)**);

Item D

- (f) Relevant technical assessments submitted by the project proponent confirmed that there is no insurmountable air ventilation impact arising from the development. The provision of planned district and local open space is generally sufficient to serve the population in Shau Kei Wan, and the affected sitting out area will be reprovisioned in-situ. To expand and improve the provision of rehabilitation facilities and social services for the community, rezoning the site from “G/IC” and “O” to “GIC(1)” is considered appropriate (**R4 (part)**);

Incorporation of Plot Ratio and GFA exemption clause for GIC facilities for the “R(A)5” and “R(A)6” Zones

- (g) The amendment is only applicable to GIC facilities required by the Government and the exempted GFA is only equivalent to about 5% of the attainable domestic GFA of the PHD under the prevailing Government policy (**R4 (part)**); and

Incorporation of Plot Ratio exemption clause for Public Vehicle Parks for the “R(A)5” zone

- (h) There will be appropriate control on GFA under lease, Buildings Ordinance and OZP. Any change of use in relation to the exempted GFA would be subject to compliance with the Buildings Ordinance and/or lease and any additional GFA resulting in exceedance of GFA/PR restriction under OZP would require planning permission. (**R4 (part)**)

9. Decision Sought

- 9.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and updated Explanatory Statement, are suitable for submission under section 8(1)(a) and 29(8) of the Ordinance to the Chief Executive in Council for approval.

10. Attachments

Annex I	Draft Shau Kei Wan OZP No. S/H9/19 (reduced size)
Annex II	Schedule of Amendments to the Approved Shau Kei Wan OZP No. S/H9/18
Annex III	List of Representers and Commenters
Annex IV	Extract of the Minutes of MPC Meeting held on 9.6.2023
Annex V	Provision of Major GIC Facilities and Open Space in Shau Kei Wan Planning Area
Drawing H-1a	Indicative Building Layout Plan for the Proposed Development under Item A1
Drawings H-1b to 1d	Indicative Section Plans for the Proposed Development under Item A1
Drawing H-1e	Indicative Landscape and Mitigation Measures Plan for the Proposed Development under Item A1
Drawing H-1f	Plan for Gazetting under Roads (Works, Use and Compensation) Ordinance (Cap. 370) for the Proposed Public Housing Development at AKNV for Item A2 Site
Drawing H-1g	Proposed Road Layout Plan for Item A2 Site
Drawing H-1h	R3's Alternative Suggestion for Relocating the EVA
Drawing H-1i	C3 to C6's Proposal of Rezoning Portion of "R(A)6" to "G/IC" (Option A)
Drawing H-1j	C3 to C6's Proposal of Extending "G/IC" Zone (Option B)
Drawings H-2a and H-2b	Indicative Development Scheme and Section Plan for the Proposed Development under Item B
Drawing H-2c	Photomontages of the Indicative Development Scheme for the Proposed Development under Item B
Drawing H-2d	Indicative Landscape Master Plan for the Proposed Development under Item B
Drawings H-2e and H-2f	Proposed Site Accessibility Plans for the Proposed Development under Item B
Drawings H-2g and H-2h	Proposed Pedestrian Access Routes for the Proposed Development under Item B
Drawings H-2i and H-2j	Indicative Landscape Plans for the Proposed Development under Item B
Drawing H-3a	Indicative Development Scheme for Item C Site
Drawing H-3b	Indicative Section Plan for Item C Site
Drawing H-4a	Indicative Development Scheme for Item D Site

Drawings H-4b and H-4c

Indicative Section Plans for Item D Site

Plan H-1

Location Plan of the Representation Sites

Plans H-2 to H-2d

Site Plan, Aerial Photo and Site Photos of Items A1 to A3 Sites

Plans H-3 to H-3b

Site Plan, Aerial Photo and Site Photos of Item B Site

Plans H-4 to H-4b

Site Plan, Aerial Photo and Site Photos of Item C Site

Plans H-5 to H-5b

Site Plan, Aerial Photo and Site Photos of Item D Site

**PLANNING DEPARTMENT
JANUARY 2024**