

TOWN PLANNING BOARD

TPB Paper No. 10873

**For Consideration by the
Town Planning Board on 16.12.2022**

**DRAFT TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG
OUTLINE ZONING PLAN NO. S/K11/30**

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K11/30-R1 TO R8
AND COMMENTS NO. TPB/R/S/K11/30-C1 AND C2**

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AND COMMENTS NO. TPB/R/S/K11/30-C1 AND C2**

Subject of Representations (Amendment Item) (Plan H-1)	Representers	Commenters
<u>Item A:</u> Rezonning of two sites abutting Shatin Pass Road to the northeast of Mass Transit Railway Wong Tai Sin Station from “Government, Institution or Community” (“G/IC”) and an area shown as ‘Road’ to “Residential (Group A)4” (“R(A)4”) with stipulation of building height restrictions (BHRs).	Total: 8 <u>Support Item A (3)</u> R1: Hong Kong Housing Society (HKHS) R2 and R3: Individuals <u>Oppose Item A (4)</u> R4 to R7: Individuals <u>Provide Views on Item A (1)</u> R8: Democratic Alliance for the Betterment and Progress of Hong Kong Wong Tai Sin Branch	Total: 2 <u>Support R1 and providing responses to R4-R8 (1)</u> C1 (also R1): HKHS <u>Providing Views (1)</u> C2 (also R7): Individual

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.info.gov.hk/tpb/en/plan_making/S_K11_30.html and the Planning Enquiry Counters of the Planning Department 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 24.6.2022, the draft Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/30 (the draft OZP) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the draft 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 exhibition period, eight representations were received. On 9.9.2022, the representations were published for three weeks for public comments. Upon expiry of the three-week publication period, two comments were received.

- 1.3 On 4.11.2022, 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 representations and comments. The list of representers and commenters is at **Annex III**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Item A – Proposed Public Housing Development at Chuk Yuen United Village (CYUV) Site

- 2.1 As announced under the 2019^[1], 2020^[2] and 2021 Policy Addresses (PAs), a Government-led approach would be adopted to resume private land, inter alia, in CYUV for high-density public housing and related infrastructure, with a view to expediting the development of this squatter area in urban area and rebuilding a new community therein. The Civil Engineering and Development Department (CEDD) carried out a feasibility study (FS)^[3] to investigate the long-term land use for CYUV (i.e. Site A which is zoned “G/IC” and area shown as ‘Road’ on the previous OZP) and the details of site formation and infrastructure works required. Another G/IC Site to the west of Shatin Pass Road (i.e. Site B as shown on **Plan H-2**) has been included as part of the proposed public housing development under the FS. The two sites are jointly referred to as “the CYUV site” in the ensuing paragraphs. The FS was completed. To take forward its recommendations, the CYUV site is rezoned to “R(A)4” for high-density public housing development (**Plans H-5a and H-5b**).

Item B – Technical Amendments to reflect the current as-built condition

- 2.2 Opportunity is taken to rezone a piece of land to the south of the western portion of the CYUV site, which forms part of the existing Wong Tai Sin (WTS) Square, from “G/IC” to “O” so as to reflect the current as-built condition (**Plans H-2 and H-4c**).

Amendments to the Notes of the OZP (**Annex II**)

- 2.3 In relation to the above amendment items, the Notes of the OZP have been revised accordingly.
- 2.4 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.

[1] In the 2019 PA, the Government put forward the proposal to resume and clear land in three urban squatters, namely Cha Kwo Ling Village, CYUV and Ngau Chi Wan Village for public housing development.

[2] As stated in the 2020 PA, HKHS was invited to implement the proposed public housing development in CYUV.

[3] Under the FS, preliminary assessments on Traffic and Transport Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment, Water Supply Impact Assessment, Utilities Impact Assessment, Geotechnical Assessment, Site Formation Assessment, Preliminary Environmental Review, Landscape and Visual Impact Assessment, and Air Ventilation Assessment in the form of Expert Evaluation (AVA-EE) are conducted (See **Attachment V** of MPC Paper No. 7/22).

Amendments to the OZP

- 2.5 On 10.6.2022, the Metro Planning Committee (MPC) of the Board agreed that the above amendments to the approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29 were suitable for exhibition under section 5 of the Ordinance. The MPC Paper No. 7/22 is available at the Board's website^[4] and at the Secretariat for Members' inspection, while the extract of the minutes of the said MPC meeting is at **Annex IV**. Subsequently, the draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP was gazetted on 24.6.2022.

3. Local Consultation

- 3.1 Planning Department (PlanD), CEDD and Lands Department (LandsD) jointly consulted the Wong Tai Sin District Council (WTSDC) on 7.7.2020 regarding the proposed developments at CYUV and Ngau Chi Wan Village (NCWV) sites. Whilst the WTSDC in general had no in-principle objection to the proposed developments, they raised concerns mainly on potential traffic, environmental and infrastructural impacts caused by the proposed developments, provision of adequate government, institution or community (GIC) facilities, and issues relating to compensation and rehousing (C&R) and freezing survey. Responses from relevant Government departments are stated in paragraph 13.2 of the MPC Paper No. 7/22.
- 3.2 On 3.5.2021, the affected villagers/operators of CYUV were invited to a Town Hall briefing session jointly arranged by CEDD, LandsD and PlanD, on the broad development proposal, programmes and C&R arrangements. The concerns and enquiries of the attendees were mainly on the C&R issues.
- 3.3 An information paper on the findings of the FS and the proposed OZP amendments in relation to the proposed public housing developments at the CYUV, NCWV and Wong Tai Sin Community Centre (WTSCC) sites was submitted to the Housing Committee (HC) of the WTSDC on 22.4.2022. As requested by the HC Vice Chairman, Ms. Tam Heung-man, PlanD, CEDD and LandsD jointly attended a meeting with the representatives of CYUV and NCWV as well as the two incumbent WTSDC members (Ms. Tam Heung-man and Mr. Liu Sing-lee) on 13.5.2022. Both the WTSDC members and the village representatives consulted gave full support to the proposed public housing developments at the CYUV, NCWV and WTSCC sites and the proposed amendments to the OZP. At the meeting, the WTSDC members raised some concerns regarding impact on local traffic and pedestrian flow as well as provision of ancillary car parking facilities and community facilities. The village representatives were mainly concerned about the C&R issues and cultural heritage aspect which were set out in the letter of 14.5.2022 from the East Kowloon District Residents' Committee. The aforesaid letter and PlanD's reply dated 30.5.2022 are at Attachments VIIa and VIIb of the MPC Paper No. 7/22 respectively. Responses from relevant Government departments on the main concerns raised by the WTSDC members and village representatives are stated in paragraphs 13.5 to 13.9 of the MPC Paper No. 7/22.

^[4] The MPC Paper No. 7/22 and its attachment comprising relevant technical assessments are available at the Board's website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/697_mpc_agenda.html.

4. The Representation Site and its Surrounding Areas

The Representation Site and its Surrounding Areas (Plans H-1 to H-4)

Representation Site under Item A for Proposed Public Housing Development at CYUV Site

- 4.1 Item A, which comprises two portions (i.e. Site A of about 0.52ha and Site B of about 0.48ha to the east and west of Shatin Pass Road respectively as shown on **Plan H-2**), is located right next to the WTS MTR Station and situated on a relatively flat terrain. To the north of the CYUV site are the substantially completed Wong Tai Sin Public Transport Terminus (WTSPTT) and Fung Tak Emergency Egress Point/Emergency Access Point Building. Wong Tai Sin Road and Lung Cheung Road are to the further north and south of the CYUV site respectively. Site A is mainly occupied by existing low-rise squatters while Site B is currently vacant upon termination of the temporary car park under short term tenancy in July 2022. According to the pre-clearance survey conducted by LandsD in June 2022 upon gazettal of the draft OZP, there are about 146 affected structures in CYUV involving 114 households with 176 residents and 9 business undertakings.
- 4.2 In a wider context, except for the low-rise WTS Temple to the west, the CYUV site is basically surrounded by high-rise residential developments with BHR ranging from 100mPD to 140mPD^[5] on the OZP (**Plans H-1 and H4a to H4d**).

Development Parameters

- 4.3 Item A Site is zoned “R(A)4” for proposed public housing development with provision of GIC facilities and commercial uses (**Plans H-1 and H-2**). Social welfare facilities with floor area not less than 5% of the respective domestic gross floor area (GFA) will be provided in the podium floors of the housing sites^[6]. The major development parameters are summarised below and the notional scheme^[7] is at **Plans H-5a and 5b**.

^[5] The BHRs of the developments near the CYUV site are: Fung Wong San Tsuen (100mPD), the WTS Disciplined Service Quarters (100mPD), Hsin Kuang Centre (120mPD), Lower WTS Estate (100mPD), Upper WTS Estate (120mPD), Chuk Yuen South Estate (120mPD), Fung Tak Estate (140mPD) and Lions Rise (140mPD) (Plan H-2).

^[6] As announced in the 2020 PA, social welfare facilities with floor area not less than 5% of the proposed domestic GFA will be provided in public housing projects.

^[7] The notional scheme with the indicative layout, disposition, and building footprint is prepared by HKHS for the purpose of demonstrating the feasibility of the developments with the statutory development restrictions and site constraints as well as for conducting various technical assessments. They are subject to change in the detailed design stage with due regard to statutory development restrictions, design considerations specified in the Explanatory Statement, and other relevant requirements under Sustainable Building and Design Guidelines.

Zoning	“R(A)4”
Site area	about 1ha
Maximum GFA ^[a]	
- Domestic GFA	75,000m ²
- Non-domestic GFA	15,000m ²
Maximum Building Height	145mPD (Site A) / 120mPD (Site B)
No. of flats ^[b]	about 1,500
Estimated population ^[b]	about 4,050
Social welfare facilities ^[c]	<ul style="list-style-type: none"> - 50-place Day Activity Centre; - 224-place Kindergarten cum Child Care Centre; - One Integrated Family Service Centre; - 60-place Day Care Centre for the Elderly
Other facilities	<ul style="list-style-type: none"> - WTS Community Hall ^[c] - WTSDO/DC Office (including Home Affairs Enquiry Centre and Lower WTS Sub-office) ^[c] - Retail facilities
Recreational facilities, local open space (LOS), greenery and ancillary parking facilities ^[b]	<ul style="list-style-type: none"> - Recreational facilities, LOS (i.e. 1m² per person) and ancillary car parking and loading/unloading spaces will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) - Site coverage of greenery would be provided to meet the requirement under the Sustainable Building and Design Guidelines (SBDG)
Estimated population intake	from 2029/2030 by phases

Notes:

- [a] Equivalent to maximum domestic and non-domestic plot ratios of 7.5 and 1.5 respectively. Floor space for GIC facilities is not included.
- [b] Based on the notional scheme prepared by HKHS (**Plans H-5a** and **H-5b**) and is subject to the detailed planning and design. Average flat size of about 50m² and 2.7 persons per flat are assumed.
- [c] The social welfare / community facilities as listed above have been included for technical assessments. Actual provision of facilities will be subject to further discussions between government departments and HKHS at the detailed planning and design stage. Floor space for GIC facilities, as required by the Government in the “R(A)4” zone, is disregarded from GFA calculation as specified in the Notes of the OZP.

Planning Intentions

- 4.4 The “R(A)4” zone under Item A is 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.

5. The Representations

5.1 Subject of Representations

5.1.1 There are eight representations, including three (**R1 to R3**) supporting Item A, four (**R4 to R7**) opposing Item A and one (**R8**) providing views on Item A.

5.1.2 The major grounds of representations, and PlanD's responses, in consultation with relevant Government Bureaux/Departments (B/Ds), are summarized in paragraphs 5.2 to 5.4 below.

5.2 Supportive Representations

5.2.1 **Item A**

Major Supportive Ground(s) / View(s)	Representations
Support Item A for a high-density public housing development with GIC and commercial facilities at CYUV site on the following grounds:	
(i) the development providing about 1,500 public housing units can address the pressing need of housing supply;	R1 to R3
(ii) the proposed land use and development density are compatible with surroundings;	R1
(iii) local connectivity can be improved by constructing a footbridge above the Shatin Pass Road to link up the housing sites and possible options from and to WTS Square and WTSPTT;	R1 and R2
(iv) greenery area not less than 20% of the site area and diverse landscaping will be provided within the development;	R1 and R3
(v) WTS Temple will not be affected and preservation of object of cultural heritage interest would be explored;	R1 and R2
(vi) social welfare (not less than 5% of domestic GFA), community and retail facilities will be provided; and	R1 to R3
(vii) the development will not result in any insurmountable problems on various technical aspects.	R1

Responses
(a) The supportive views above are noted.

5.3 Adverse Representations

5.3.1 **Item A**

Major Ground(s) / Comment(s) / Proposal (s)	Representations
<i>Development Intensity and Provision of Open Space</i>	
(1) The proposed public housing development is compact and of too high density with inadequate open space.	R5
(2) A landscaped area/park connecting WTS Temple should be proposed at the site to serve as open space for the local residents and/or tourist attraction.	R4 and R5
(3) The site to the east of Shatin Pass Road should provide open space to serve the community.	R7
(4) The proposed public housing development should be relocated at Morse Park.	R5
(5) The site to the west of Shatin Pass Road, including Site B of Item A and the government land to its west, should be proposed for public housing development. The towers should be located more distant away from WTS Temple.	R7
Responses	
<p>(a) In response to (1) to (3):</p> <p>The Government has been adopting a multi-pronged approach to increase housing land supply and to meet the acute housing demand, including to resume private land in urban squatter areas with a view to expediting the development and rebuilding a new community therein. The CYUV Site is basically surrounded by high-rise, high-density residential developments with connections to major roads and pedestrian network and is easily accessible by public transportation. Having regard to the site context, the land use compatibility with surrounding developments, the infrastructural capacity and the recommendations of the FS, the Item A Site is considered suitable for the proposed public housing development with provision of GIC facilities and commercial uses, subject to a maximum GFA equivalent to a domestic/total PR of 7.5/9, the same maximum PR restriction of other “R(A)” zones stipulated on the OZPs in Kowloon.</p>	

<p>Adequate LOS (i.e. minimum of 1m² of LOS per person) will be provided in the proposed public housing development in accordance with the HKPSG requirements. In the Tsz Wan Shan, Diamond Hill and San Po Kong Planning Scheme Area, there would be a surplus in district open space and LOS of about 2.2ha and 20.5ha respectively (Annex V). The existing and planned provision of major recreational facilities and open space are generally adequate to meet the demand in accordance with the requirements of the HKPSG and concerned B/Ds' assessment.</p>
<p>(b) In response to (4):</p> <p>The Morse Park, which is zoned "O" on the draft Wang Tau Hom and Tung Tau OZP No. S/K8/24, is an existing park providing open space and various recreational facilities serving the local residents and the general public. Director of Leisure and Cultural Services does not agree with the proposal of relocating the proposed public housing development to Morse Park as it is an existing district open space serving the WTS district.</p>
<p>(c) In response to (5):</p> <p>As shown on Plan H-2, Site B of Item A fronting on Shatin Pass Road is located to the further east of the WTS Temple with a site reserved for religious institution use (which is being developed for transitional housing purpose upon termination of a temporary car park under short term tenancy) in between. With a maximum BH set at 120mPD, the proposed housing development at Site B will keep in pace with the BHR of the Upper WTS Estate/Chuk Yuen South Estate (120mPD) surrounding the low-rise WTS Temple.</p>

Major Ground(s) / Comment(s)	Representations
<i>Urban Design, Visual and Air Ventilation Aspects</i>	
(6) The proposed public housing development would create adverse visual and air ventilation impacts.	R4
(7) The proposed public housing development would block the public view at WTS Square toward Lion Rock.	R5
(8) There are serious issues regarding the ventilation of the site.	R7
Responses	
<p>(d) In response to (6) to (8):</p> <p>With BHRs of 145mPD (Site A)/120mPD (Site B), the proposed public housing development is generally compatible with the height profile of existing surrounding developments ranging from 100mPD to 140mPD.</p>	

Taking into account visual sensitivity, local significance and accessibility and relevant local and district planning considerations, five major visual sensitive viewpoints (VPs) accessible to the public were identified in the Visual Impact Assessment for assessment. As illustrated in the photomontages under the FS (**Plans H-7a to 7e**), the proposed public housing development could be seen as an extension of residential townscape. Mitigation measures to alleviate the visual impacts, such as building separations, building / podium setback and provision of greening/landscape treatment will be incorporated. Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) and Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) have no adverse comment on the rezoning amendment from urban design and visual point of view.

An AVA-EE has been conducted under the FS. The proposed building dispositions under the notional scheme for the proposed public housing development have generally avoided encroaching upon the air path along Shatin Pass Road (**Plan H-5a**). Relevant good air ventilation measures with reference to the SBDG and HKPSG, including a building separation of about 15m between two podia at Site A and building/podium setbacks will be incorporated into the proposed public housing development to facilitate air flow, subject to detailed design. According to the AVA-EE, with incorporation of the above measures, it is unlikely that the proposed development would induce any significant adverse air ventilation impact to the surroundings. CTP/UD&L, PlanD has no adverse comment on the rezoning amendment from air ventilation perspective.

Major Ground(s) / Comment(s)	Representations
<i>Tree Preservation</i>	
(9) Trees felling at the development site with no guarantee of adequate compensatory planting would result the cumulative loss of mature trees. The large trees at the sites should be preserved. The proposed new trees are of spindly species that cannot grow tall.	R7
Responses	
<p>(e) In response to (9):</p> <p>Preliminary Landscape and Visual Impact Assessment has been conducted under the FS to assess the potential landscape impact for the proposed public housing development. A broad-brush tree and vegetation survey has been carried out. It has identified 87 existing trees which are of commonly found species in Hong Kong, with seven of them being Trees of Particular Interest (TPIs) with diameter at breast height (DBH) over 1m. According to the preliminary proposal, three TPIs are proposed to be retained in-situ while the remaining 84 trees (including four TPIs) are to be felled due to the</p>	

proposed site formation works and the proposed development.

To alleviate the potential landscape impact, it is recommended to plant about 45 new trees within the housing site as far as practicable. With a view to maximising the scope of tree planting, a continuous search for potential areas for off-site planting, in consultation with relevant departments, would be conducted in the subsequent detailed design stages. A Tree Preservation and Removal Proposal will be prepared by CEDD at the detailed design stage in accordance with DEVB Technical Circular (Works) No. 4/2020 on Tree Preservation and latest Guidelines for Tree Risk Assessment and Management Arrangement.

Major Ground(s) / Comment(s) / Proposal(s)	Representations
<i>Provision of Community Services</i>	
(10) The site to the east of Shatin Pass Road should be proposed for a standalone GIC development.	R7
(11) Social welfare facilities with floor area not less than 5% is inadequate. There is a scarcity of provision of community services facilities.	R7
Responses	
<p>(f) In response to (10) and (11):</p> <p>To meet the acute demand for housing particularly for public housing, the CYUV Site is required for public housing development which is considered feasible as demonstrated by the FS. Striking a balance between providing more public housing flats and welfare facilities with adoption of the “Single Site, Multiple Use” principle, the proposed public housing development at the CYUV site will accommodate social welfare facilities of not less than 5% of respective proposed domestic GFA providing elderly, child care and rehabilitation services as per advice from the Social Welfare Department (SWD) on the lower floors/podium. The Government will continue to adopt a multi-pronged approach with long, medium and short-term strategies to identify suitable sites or premises for the provision of more welfare and community services so as to meet the ongoing needs of the district.</p> <p>According to the HKPSG, there will be a shortfall in the provision of residential care home for the elderly, community care services, child care centre and some rehabilitation services in the Tsz Wan Shan, Diamond Hill and San Po Kong Planning Scheme Area (Annex V). However, the SWD adopts a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the aforesaid standards were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus they reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively.</p>	

Major Ground(s) / Comment(s)	Representations
<i>Quality of Life</i>	
(12) The proposed redevelopment of the squatters in CYUV will diminish the quality of life and community ties of the affected residents	R7
Responses	
<p>(g) In response to (12):</p> <p>CYUV is currently occupied by low-rise squatters generally in poor condition with about 146 affected structures according to the records of the LandsD. The living environment of residents in the squatter areas will be improved through the redevelopment and appropriate C&R will be provided in accordance with the prevailing policy. Other concerns of the affected stakeholders will be handled separately by the Government according to the established procedures. As stated in paragraphs 3.2 and 3.3 above, the WTSDC members and the village representatives consulted gave full support to the proposed public housing developments at the CYUV site.</p> <p>For the district as a whole, the proposed public housing development can create a quality living environment with provision of social welfare facilities, GIC facilities, open space, greenery and recreational facilities.</p>	

Major Ground(s) / Comment(s) / Proposal (s)	Representations
<i>Technical Issues</i>	
(13) The proposed development creates adverse traffic impact.	R4
(14) The proposed BHRs of the public housing development should be lower than the adjacent buildings for better dispersion of vehicular pollutant from Lung Cheung Road.	R6
(15) Proposed acoustic / fixed windows prohibit future residents/users from hanging damp clothes outside, which will cause additional energy consumption, cost and health implications.	R7
(16) It is impossible for the proposed social welfare facilities at lower floors of the domestic towers being compliance with regulations relating to natural lighting, ventilation and heating.	R7

Responses
<p>(h) In response to (13):</p> <p>Based on the results of Preliminary Traffic and Transport Impact Assessment (TTIA) conducted under the FS, the proposed development will not create adverse traffic impact to the existing road network/junctions after implementation of road improvement works being planned and carried out under various interfacing projects, and together with the proposed traffic improvement works at the junctions of Wong Tai Sin Road/Shatin Pass Road and Fung Tak Road/Po Kong Village Road (Plan H-6) under this project. Besides, the WTSPTT and WTS MTR Station are located within walking distance of the CYUV site. It is expected that MTR will be a main mode of transport for the proposed public housing development. As revealed in the Preliminary TTIA, given the proposed public housing development would only estimate to increase the loading of Kwun Tong Line by around 1%, impact on Kwun Tong Line would not be significant (taking into account the cumulative traffic impact on Kwun Tong Line generated by the proposed developments at the NCWV, CYUV and WTSCC sites). CEDD will conduct a TTIA in the subsequent detailed design stage to ascertain the traffic and transport impacts, as well as the necessary traffic improvement works. Commissioner for Transport (C for T) has no objection in-principle to the proposed development from traffic point of view.</p>
<p>(i) In response to (14) and (15):</p> <p>Preliminary Environmental Review has been undertaken under the FS to identify and assess the potential environmental impact including air quality impacts. No insurmountable environmental impact of the proposed development is anticipated with the implementation of mitigation measures, which include building setback and incorporation of acoustic window/fixed window to alleviate potential air quality impact and potential noise impacts from Lung Cheung Road respectively. The design of the buildings will comply with relevant prevailing regulations and standards. Director of Environmental Protection has no objection in-principle to the rezoning amendment from environmental planning perspective.</p>
<p>(j) In response to (16):</p> <p>In view of scarce land resources in Hong Kong, it is a common practice and reasonable to provide social welfare facilities on the lower floors/podium of the public housing development to serve the local residents. The concerned social welfare facilities will not be subject to insurmountable environmental impacts (including air and noise pollution) with the implementation of suitable mitigation/improvement measures at the detailed design stage. The design of the buildings will comply with relevant prevailing regulations and standards.</p>

5.4 Representation Providing Views

5.4.1 Representation (**R8**) who provides views or comments is covered in ensuing paragraphs.

5.4.2 **Item A**

Major Ground(s) / Comment(s) / Proposal(s)	Representations
(17) The use of automated parking systems (APS) should be explored in order to provide more parking spaces in the underground car park of the proposed public housing development.	R8
(18) The transportation and road networks should be enhanced to divert the increased traffic and minimize the adverse impacts to the local residents.	R8
(19) A permanent covered and barrier-free public walkway connecting WTSPTT and WTS MTR Station should be provided. During the construction stage, a temporary covered and noise-dust-insulated walkway should be provided to safeguard the public users.	R8
(20) Sufficient community facilities to serve the additional population should be provided.	R8
(21) The infrastructural capacities for the proposed public housing development should be reviewed.	R8
Responses	
<p>(k) In response to (17):</p> <p>C for T supports the recommendation to explore the APS in the underground car park to provide more parking spaces in the proposed public housing development. HKHS will, in consultation with the Transport Department, review and explore the feasibility of the recommendation in detailed design stage.</p>	
<p>(l) In response to (18):</p> <p>The response as stated in paragraph 5.3.1(h) above refers.</p>	
<p>(m) In response to (19):</p> <p>Subject to detailed design, a new public covered walkway within the proposed public housing development at Site B of Item A connecting the WTSPTT and WTS Square/MTR Station is proposed to enhance walkability and pedestrian connectivity in the area. The provision of a possible temporary pedestrian connections during the construction stage is being</p>	

	explored by relevant B/Ds.
(n)	In response to (20): The response as stated in paragraph 5.3.1 (f) above refers.
(o)	In response to (21): Preliminary TTIA, Drainage Impact Assessment, Sewerage Impact Assessment, Water Supply Impact Assessment and Utilities Impact Assessment have been carried out amongst others under the FS to assess the potential impacts arising from the proposed development. According to the results of technical assessments, it is anticipated that there is no insurmountable impact on infrastructural aspects arising from the proposed development. Relevant departments consulted have no adverse comment on the technical assessments/no objection to the proposed development.

6. Comments on Representations

- 6.1 Two comments on representations from the HKHS (C1) and an individual (C2) were received^[8].
- 6.2 C1 concurred with R1 to R3 in support of Item A mainly on the grounds that the proposed public housing development at CYUV may provide a well-planned housing community to meeting the pressing demand for housing and its development density is compatible with the existing and planned developments in the surrounding areas with no insurmountable impacts on traffic, environmental, visual, air ventilation and infrastructural capacity aspects. C1's supportive views above are noted. C1 has also provided responses to the views raised by R4 to R8 covering various aspects on Item A for the proposed public housing development. The responses are similar to PlanD's responses in paragraphs 5.3 and 5.4 above.
- 6.3 C2 reiterated the views on the grounds as stated in paragraph 5.3 above, and the corresponding responses are relevant. C2 also provided some general views on the Government's policy on land and housing supply in Hong Kong which have not been mentioned in the representations. They are summarized below:

Major Comment(s)	Comment
(1) Rezoning for housing development becomes the only approach for the Government to increase land and housing supply.	C2
(2) The Government should explore the other approaches, including (i) purchasing vacant housing units in Mainland for accommodating citizens in Hong Kong / one-way permit holders so as to free up more public	C2

^[8] Commenter C1 is also the representer of R1, and commenter C2 is also the representer of R7.

housing units in Hong Kong; and (ii) introducing programmes to assist young people in purchasing their own homes.	
(3) Development of new public housing units should be questioned, given (i) abuse of public housing units; (ii) no incentive for public housing residents to downsize when family member(s) move out; (iii) shrinking population and economic slowdown; and (iv) failure to drive forward the Tenants Purchase Scheme.	C2
Responses	
<p>(a) In response to (1) to (3):</p> <p>To address the acute, long-term and sustained housing need, the Government has been adopting a multi-pronged approach to identify suitable sites to increase land supply. Apart from rezoning, the Government is also actively taking forward a number of land supply initiatives such as, new development areas, redevelopment of brownfields, reclamation, resumption of private land, and Northern Metropolis, etc.</p> <p>The Hong Kong Housing Authority (HA) is committed to combating tenancy abuses with stringent action^[9]. Households with living space exceeding the prescribed under-occupation standards will be required to move to another public rental housing flat of appropriate size.</p>	

7. **Departmental Consultation**

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

- (a) Secretary for Development;
- (b) C for T;
- (c) Director of Environmental Protection;
- (d) Chief Estate Surveyor (Acquisition Section), LandsD;
- (e) Director of Leisure and Cultural Services;
- (f) Director of Social Welfare;
- (g) Project Manager/South, CEDD;
- (h) Director of Housing; and
- (i) CTP/UD&L, PlanD.

^[9] Public rental housing tenants who are proven to have abused public housing resources will have their tenancies terminated and those who knowingly make false declarations may be prosecuted. In addition to the routine tenancy control carried out by the estate offices, the Public Housing Resources Management (PHRM) Sub-section was also set up to combat abuses of public housing resources. Apart from looking into suspected tenancy abuse cases, the PHRM also closely examines the declarations of incomes and assets made by public rental housing tenants and applicants of various subsidised housing schemes to prevent public housing abuse.

7.2 The following B/Ds have been consulted and they have no major comment on the representations and comments:

- (a) Secretary for Education;
- (b) Secretary for Health;
- (c) Secretary for Constitutional and Mainland Affairs;
- (d) Director of Health;
- (e) Chief Engineer/Mainland South, Drainage Services Department;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) District Lands Officer/Kowloon East, Lands Department;
- (h) District Officer/Wong Tai Sin, Home Affairs Department;
- (i) Project Manager/East, CEDD;
- (j) Head of Geotechnical Engineering Office, CEDD;
- (k) Chief Highway Engineer/Kowloon, Highways Department (HyD);
- (l) Chief Engineer/Rail Development 2-2, HyD;
- (m) Government Property Administrator;
- (n) Director of Fire Services;
- (o) Chief Architect/Central Management Division 2, Architectural Services Department;
- (p) Chief Building Surveyor/Kowloon, Buildings Department;
- (q) Director of Agriculture, Fisheries and Conservation;
- (r) Director of Food and Environmental Hygiene;
- (s) Director of Electrical and Mechanical Services;
- (t) Executive Secretary (Antiquities and Monuments), Development Bureau; and
- (u) Commissioner of Police.

8. **Planning Department's Views**

8.1 The supportive views of **R1** to **R3** and the views of **R8** are noted.

8.2 Based on the assessments in paragraphs 5.2 and 5.3 above, PlanD does not support R4 to R7 and considers that the OZP should not be amended to meet the representations for the following reasons:

- (a) the Government has been adopting a multi-pronged approach to increase land supply to meet the acute housing demand. The Item A Site is considered suitable for the proposed public housing development with provision of GIC facilities and commercial uses (**R5** and **R7**);
- (b) technical assessments on various aspects, including traffic and transport, environmental, visual, air ventilation, tree and landscape, drainage, sewerage, water supply, utilities and geotechnical, confirmed that there is no insurmountable technical problem in developing the Item A Site for high-rise public housing developments with supporting infrastructural facilities and suitable mitigation/improvement measures (**R4** to **R7**);
- (c) striking a balance between providing more public housing flats and GIC facilities with adoption of the "Single Site, Multiple Use" principle, the proposed public housing development at Item A Site will accommodate social welfare facilities providing elderly, child care and rehabilitation services on the lower floors/podium in compliance with relevant prevailing regulations and standards. The Government will continue to adopt a multi-pronged approach

to identify suitable sites or premises for the provision of more welfare services. As for open space, its existing and planned provision is adequate according to the requirements of the HKPSG (**R4**, **R5** and **R7**); and

- (d) the living environment of residents in the squatter areas will be improved through the redevelopment and appropriate compensation and rehousing will be provided in accordance with the prevailing policy. For the district as a whole, the proposed public housing development can create a quality living environment with provision of social welfare facilities, GIC facilities, open space, greenery and recreational facilities (**R7**).

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 consider whether to propose/not to propose any amendment to the draft OZP to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the draft OZP, together with the Notes and updated Explanatory Statement, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

10. Attachments

Annex I	Draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/30 (reduced size)
Annex II	Schedule of Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/29
Annex III	Lists of Representers and Commenters in respect of the Draft Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/30
Annex IV	Extract of Minutes of MPC Meeting held on 10.6.2022 (English Version Only)
Annex V	Provision of Major Community Facilities and Open Space in Tsz Wan Shan, Diamond Hill and San Po Kong Planning Area
Plan H-1	Location Plan of Representation Site
Plan H-2	Site Plan of Representation Site
Plan H-3	Aerial Photo of Representation Site
Plans H-4a to H-4g	Site Photos of Representation Site
Plans H-5a and H-5b	Notional Scheme of the Proposed Public Housing Development at CYUV site
Plan H-6	Proposed Traffic Improvement Works for Development at CYUV site
Plans H-7a to 7e	Photomontages