

**DRAFT SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/30  
CONSIDERATION OF REPRESENTATION NO. TPB/R/S/K4/30-R1  
AND COMMENT NO. TPB/R/S/K4/30-C1**

<b>Subject of Representation (Amendment Item)</b>	<b>Representer</b>	<b>Commenter</b>
<b><u>Item A</u></b>  Rezoning of a site at Chak On Road South abutting Nam Cheong Street from “Government, Institution or Community” (“G/IC”) and “Residential (Group A)” (“R(A)”) to “R(A)2” with stipulation of building height (BH) restriction and incorporation of development restriction for “R(A)2” sub-zone	<b><u>Oppose (Total: 1)</u></b>  <b>R1:</b> Mary Mulvihill	<b><u>Providing Views (Total: 1)</u></b>  <b>C1 (also R1):</b> Mary Mulvihill

**1. Introduction**

- 1.1 On 20.8.2021, the draft Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/30 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments is at **Annex II** and the location of the amendment item is shown on **Plan H-1**.
- 1.2 During the two-month exhibition period, one representation was received. On 10.12.2021, the representation was published for three weeks for public comment. Upon expiry of the three-week publication period, one comment, also submitted by the representer, was received.
- 1.3 On 11.3.2022, the Town Planning Board (the Board) agreed to consider the representation and comment collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representation and comment. The representer/commenter has been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## **2. Background**

- 2.1 According to the 2013 Policy Address, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. It was reaffirmed in the 2014 Policy Address that the Government would continue to review various land uses and rezone sites as appropriate for residential use. To meet and expedite housing land supply in the short and medium terms, the Government has been carrying out various land use reviews on an on-going basis, including reviews on the Government land currently vacant, under Short Term Tenancies or different short-term or government uses, with a view to identifying more suitable sites for conversion to residential use.
- 2.2 Under the review on Government land for conversion to residential use, the site under Amendment Item A at Chak On Road South abutting the upper end of Nam Cheong Street (the Site) (**Plan H-1**) has been identified suitable for public housing development. An Engineering Feasibility Study (EFS) on the proposed public housing development has been conducted by the Civil Engineering and Development Department (CEDD) which concludes that there is no insurmountable technical problem for the development.
- 2.3 On 23.7.2021, the Metro Planning Committee (MPC) of the Board considered the proposed amendments to the approved Shek Kip Mei OZP No. S/K4/29 and agreed that the proposed amendments were suitable for exhibition under section 5 of the Ordinance. The relevant MPC Paper No. 6/21 is available at the Board's website ([https://www.info.gov.hk/tpb/en/meetings/mpc\\_meeting.html#2021](https://www.info.gov.hk/tpb/en/meetings/mpc_meeting.html#2021)) and extract of minutes of the said MPC meeting is at **Annex III**. Accordingly, the draft OZP was gazetted on 20.8.2021.

## **3. Local Consultation**

- 3.1 Prior to submission of the proposed OZP amendments for consideration by MPC, the Planning Department (PlanD) and CEDD jointly consulted the Sham Shui Po District Council (SSPDC) on 29.6.2021 regarding the findings of EFS and the proposed OZP amendments. While SSPDC Members had no in-principle objection to the proposed public housing development, they expressed concerns mainly on the potential traffic impacts of the reprovisioned driving test centre (DTC) at the Site, potential traffic and safety issues arising from the temporary DTC to be located at Pak Wan Street during the construction stage, insufficient supply of parking spaces in the vicinity and insufficient provision of social welfare facilities at the Site. The detailed views and comments of SSPDC Members were recorded in the minutes of the said meeting at **Annex IV** which were summarised in MPC Paper No. 6/21 for consideration by MPC on 23.7.2021.
- 3.2 During the statutory exhibition period of the draft OZP, SSPDC Members were invited to submit views on the OZP amendments in writing to the Secretary of the Board. No representation or comment from SSPDC Members was received.

#### 4. The Representation Site and the Surrounding Area

##### Representation Site and its Surrounding Area (Plans H-1 to H-8)

- 4.1 The Site (about 1 ha) is a Government land partly occupied by Chak On Road South, which is a public road, and the temporary Chak On Road DTC as well as vacant land previously used as government's temporary site office/depot area and transit nursery. There is also a small strip of man-made cut slope which was originally designated as part of the non-building area (NBA) on the OZP (**Plans H-2 and H-3**). The Site is bounded by Lung Yuet Road to the northwest, Nam Cheong Street to the northeast and the cut slope to the south. Shek Kip Mei Fresh Water Service Reservoir and drainage facilities are located to the southwest and west respectively with the only vehicular access via Chak On Road South (**Plan H-3**).
- 4.2 The Site is located at the foothill of Tai Wo Ping, with existing site levels at about 74 meters above the Principal Datum (mPD) to 77mPD. It is surrounded by public housing developments including Chak On Estate to the northwest across Lung Yuet Road, with BH of about 119mPD; and Pak Tin Estate to the south which is under redevelopment by phases, with planned BH up to 157mPD. To the further north across Lung Cheung Road is a cluster of existing and planned private residential developments with existing/planned BH of about 112mPD to 210mPD (**Plan H-8**). To the northeast and east across Nam Cheong Street is a cluster of government, institution and community (GIC) facilities, including Care and Attention Home for the Elderly as well as Rehabilitation and Health Care Home (**Plans H-3 and H-4**).
- 4.3 Existing public transport services including franchised bus and green minibus services are available along Nam Cheong Street and within Chak On Estate which are close to the Site (**Plan H-3**). A public transport interchange will also be provided within Phases 7 and 8 of the Pak Tin Estate Redevelopment (**Plan H-3**). For pedestrian connection, existing crossing facilities including footbridge and signal-controlled crossing are available at Nam Cheong Street and Lung Yuet Road. A new footbridge with lift tower is proposed to connect the Site with Pak Tin Estate Redevelopment (**Plan H-3**). The Site will be served by the shopping and community facilities provided in the nearby housing estates.

##### Proposed Housing Development at the Site (Annex V)

- 4.4 The Site is zoned "R(A)2" for public housing development. It would be developed as two separate housing projects, namely Chak On Road South (CORS) Development to the north and Pak Tin Extension (PTE) Development to the south, separated by Chak On Road South. The major development parameters of the proposed housing developments are as follows and the conceptual layout, indicative section, conceptual landscape plan and photomontages are at **Annex V**:

Gross Site Area	About 1 ha	
	CORS Development	PTE Development
Net Site Area <sup>(1)</sup>	About 3,900m <sup>2</sup>	About 3,500m <sup>2</sup>
<b>Maximum PR</b>		
Domestic PR	7.5	7.5
Total PR	9.0	9.0

Maximum BH	199mPD (about 33 domestic storeys above podium)	199mPD (about 36 domestic storeys above podium)
Number of Building Blocks	1	1
Estimated Number of Domestic Units	About 1,000	
Estimated Population	About 2,700	
Non-domestic Facilities <sup>(2)</sup>	Retail facilities	
GIC Facilities <sup>(3)</sup> , Open Space Provision and Transport Facilities		
(i) DTC	<ul style="list-style-type: none"><li>- To be reprovisioned permanently on the G/F of the non-domestic podium of PTE Development with separate vehicular access at Nam Cheong Street</li><li>- To be temporarily relocated to Pak Wan Street during the construction stage (<b>Plan H-8</b>)</li></ul>	
(ii) Social Welfare Facilities	Gross floor area (GFA) equivalent to about 5% of the domestic GFA will be reserved for social welfare facilities. Location, type and actual provision of the facilities will be subject to detailed design by Housing Department (HD) in consultation with relevant Government departments including Social Welfare Department (SWD)	
(iii) Local Open Space	Not less than 2,700m <sup>2</sup> in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) (i.e. 1m <sup>2</sup> per person)	
(iv) Transport and Pedestrian Facilities	<ul style="list-style-type: none"><li>- Proposed development to be accessible via Chak On Road South, which will be modified and enhanced</li><li>- Proposed pedestrian footbridge with lift tower to connect with Pak Tin Estate Redevelopment (<b>Plan H-3</b>)</li></ul>	
(v) Parking Facilities	Ancillary car parking spaces and loading/unloading bays to be provided in accordance with HKPSG	

Notes:

- (1) The net site area excludes the public road and adjoining footpaths.
- (2) The actual provision of the non-domestic facilities will be subject to HD's detailed design.
- (3) The proposed GIC facilities as required by the Government which have been included for assessment under EFS will be exempted from PR calculation under OZP.

### Planning Intention

4.5 The "R(A)2" sub-zone 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 Representation**

**R1** submitted by an individual opposes Item A. The major grounds of representation and PlanD's responses, in consultation with relevant government bureaux/departments (B/Ds), are summarised below:

<b>Major Grounds</b>	
(1)	The Site is not suitable for residential or community uses, in particular for the elderly, because it is subject to potential noise impacts, land contamination caused by previous factory at the Site and is at an isolated location with difficult access.
(2)	The development at the Site will bring adverse visual and air ventilation impacts to the surrounding residential developments and fell all the trees thereat.
(3)	Particular views on the site layout and development scheme are as follows: <ul style="list-style-type: none"> <li>(i) the open air carpark (see Conceptual Landscape Plan at <b>Annex V</b>) should be used for playground in order to avoid putting open space underneath buildings and providing covered ball court;</li> <li>(ii) Chak On Road South, which takes up 25% of the site for run in/out use only, should be put underground and covered with community and recreational uses; and</li> <li>(iii) DTC to be reprovisioned within the podium of the public housing development would cause road safety and pollution concerns.</li> </ul>
<b>Responses</b>	
(a)	In response to (1) and (2) above: <ul style="list-style-type: none"> <li>(i) the Site is considered suitable for the proposed public housing development to meet the keen housing demands as it is located in the vicinity of various public housing and private residential developments and GIC facilities (including care and attention home for the elderly as well as rehabilitation and health care home to the east across Nam Cheong Street) (<b>Plans H-3 and H-4</b>). It is also served by existing public transport facilities along Nam Cheong Street and within the nearby public housing developments. Existing footpaths, pedestrian crossing facilities as well as the proposed new footbridge to Pak Tin Estate Redevelopment will provide convenient pedestrian connections to the nearby shopping and GIC facilities within about 150m of walking distance (<b>Plan H-3</b>);</li> <li>(ii) according to the preliminary Environmental Review of the EFS conducted, no insurmountable environmental impact is anticipated with the implementation of mitigation measures including acoustic balconies, architectural fins and fixed glazing for the domestic storeys, and avoiding openable windows facing Lung Yuet Road and Nam Cheong Street for the GIC facilities. Submission of a contamination assessment plan at the implementation stage is required to deal with the potential contamination concern arising from the previous uses at the Site such as textile dyeing, vehicle depot and timber and metal loading. Remediation measures will be implemented as necessary according to the prevailing environmental standards/guidelines;</li> <li>(iii) according to the photomontages in the preliminary Landscape and Visual Impact Assessment (LVIA) of the EFS conducted (<b>Annex V</b>), the overall visual character of the proposed development is largely compatible with the</li> </ul>

	<p>surrounding environment which is characterised by high-rise public housing developments. Mitigation measures to alleviate the visual impacts, including tree planting, buffer planting and aesthetic design have been recommended and will be followed up in the detailed design stage;</p> <p>(iv) among the total 99 trees identified within the development site and the works area, 80 trees will be affected and proposed to be felled. The affected trees are of common species and none are registered or potential Old and Valuable Trees. A total of about 87 new trees are proposed within the proposed public housing development and outside the development site along Chak On Road South. Tree preservation and removal related to the site formation and infrastructure works will be implemented in accordance with the Development Bureau (DEVB) Technical Circular (Works) No. 4/2020 and the relevant guidelines promulgated by the Greening, Landscape and Tree Management Section of DEVB. Greenery coverage of at least 20% with an aim to provide 30% will be provided, and with the implementation of mitigation measures, no insurmountable landscape impact is expected; and</p> <p>(v) according to the Air Ventilation Assessment – Expert Evaluation (AVA-EE) under the EFS conducted, design features including building separation of 15m wide and podium garden are recommended to minimise the potential impact on the surrounding pedestrian wind environment. The NBA to the south of the Site would maintain air ventilation by allowing prevailing winds from various directions including the east and the east-northeast directions to pass through (<b>Plan H-3</b> and <b>Annex V</b>). A quantitative AVA will be conducted at the detailed design stage to optimise the scheme design.</p>
(b)	<p>In response to (3) above:</p> <p>(i) the site layout and building design as shown on the Conceptual Landscape Plan in <b>Annex V</b> are only indicative in nature. The notional design scheme will be further developed by HD in the detailed design stage to optimise site utilisation and to refine the design of open space, car parking and L/UL facilities and welfare facilities for better integration in the public housing development;</p> <p>(ii) the existing Chak On Road South is required to be maintained so as to provide vehicular access to the development sites as well as the Shek Kip Mei Fresh Water Service Reservoir and drainage facilities located to the southwest and west of the Site (<b>Plan H-3</b>). There is no strong justification to cover Chak On Road South or putting it underground; and</p> <p>(iii) the vehicular access of the reprovisioned DTC within PTE Development is proposed at Nam Cheong Street which is separated from those accesses for the housing developments (<b>Annex V</b>). Suitable traffic measures to manage the test and learner drivers will be in place. According to the EFS, the traffic impact caused by the proposed development including the reprovisioned DTC is considered acceptable and no exceedance of the concerned vehicular emission pollutants nor significant noise impact is anticipated.</p>

## 6. **Comment on Representation**

C1, also submitted by R1, expresses other views on the OZP amendments. The comment and PlanD's responses, in consultation with the relevant B/Ds, are summarised below:

Major Views
While there is significant reduction in district and community representatives after resignation of many Legislative Council and District Council members, development plans which would affect the living conditions of the lower income groups do not receive sufficient attention from the community. There should be alternative measures to ensure genuine public consultation.
Responses
The statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. SSPDC was consulted on the proposed amendments and their views were incorporated in the MPC paper and considered by MPC. The draft OZP incorporating the proposed amendments in relation to the Site was exhibited for public inspection for two months pursuant to section 5 of the Ordinance. The general public was informed of the publication of the OZP through the Gazette, newspapers and the Board's website. The representation received was subsequently published for three weeks for public comment pursuant to section 6 of the Ordinance. All valid representation and comment received will be considered by the Board at this meeting and the person who made the representation and comment has been invited to attend the meeting to present the views to the Board.

## 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) Chief Town Planning/Urban Design and Landscape, PlanD;
- (b) Chief Engineer/Housing Project 3, CEDD;
- (c) Director of Housing;
- (d) Director of Environmental Protection; and
- (e) Director of Social Welfare.

7.2 The following B/Ds have no comment on the representation/comment:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Food and Health;
- (d) District Lands Office/Kowloon West, Lands Department;
- (e) Chief Building Surveyor/Kowloon, Buildings Department;
- (f) Chief Architect/Central Management Division 2, Architectural Services Department;
- (g) Commissioner for Transport;
- (h) Chief Highway Engineer/Kowloon, Highways Department;
- (i) Head of Geotechnical Engineering Office, CEDD;
- (j) Project Manager/South, CEDD;

- (k) Chief Engineer/Mainland South, Drainage Services Department;
- (l) Chief Engineer/Construction, Water Supplies Department;
- (m) Director of Electrical and Mechanical Engineering;
- (n) Director of Food and Environmental Hygiene;
- (o) Director of Leisure and Cultural Services;
- (p) Director of Agriculture, Fisheries and Conservation;
- (q) Commissioner for Heritage's Office;
- (r) Government Property Administrator;
- (s) District Officer (Sham Shui Po);
- (t) Commissioner of Police; and
- (u) Director of Fire Services.

## **8. Planning Department's Views**

Based on the assessment in paragraphs 5 and 6 above, PlanD does not support R1 and considers that the Plan should not be amended to meet the representation for the following reason:

it is considered suitable to zone the representation site as "Residential (Group A) 2" to facilitate the proposed public housing development as the site is located in the vicinity of public and private housing developments and government, institution and community facilities. It is well-served by public transport and pedestrian facilities. Relevant technical assessments conducted conclude that there is no insurmountable technical problem in developing the site for public housing development with supporting government, institution and community facilities.

## **9. Decision Sought**

- 9.1 The Board is invited to give consideration to the representation and the related comment and decide whether to propose/not to propose any amendments to the OZP to meet/partially meet the representation.
- 9.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representation, Members are also invited to agree that the draft OZP, together with their respective 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**

<b>Annex I</b>	Draft Shek Kip Mei OZP No. S/K4/30 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Shek Kip Mei OZP No. S/K4/29
<b>Annex III</b>	Extract of Minutes of MPC Meeting held on 23.7.2021
<b>Annex IV</b>	Extract of Minutes of SSPDC Meeting held on 29.6.2021
<b>Annex V</b>	Conceptual Layout, Indicative Section, Conceptual Landscape Plan and Photomontages of the Proposed Public Housing Development
<b>Plan H-1</b>	Location Plan of Representation Site
<b>Plan H-2</b>	Comparison of Existing and Proposed Zoning



<b>Plan H-3</b>	Site Plan of Representation Site
<b>Plan H-4</b>	Aerial Photo of Representation Site
<b>Plans H-5 to H-7</b>	Site Photos of Representation Site
<b>Plan H-8</b>	Existing Building Heights in the Surrounding Area

**PLANNING DEPARTMENT**

**MAY 2022**