

TOWN PLANNING BOARD

TPB Paper No. 10874

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

**DRAFT WANG TAU HOM AND TUNG TAU
OUTLINE ZONING PLAN NO. S/K8/24**

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K8/24-R1 AND R2
AND COMMENT NO. TPB/R/S/K8/24-C1**

**DRAFT WANG TAU HOM AND TUNG TAU
OUTLINE ZONING PLAN NO. S/K8/24**

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/K8/24-R1 AND R2
AND COMMENT NO. TPB/R/S/K8/24-C1**

Subject of Representations (Amendment Item) (Plan H-1)	Representers	Commenter
<u>Item A:</u> Rezoning of a site at Ching Tak Street from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)1” (“R(A)1”) with stipulation of building height restriction (BHR).	Total: 2 <u>Oppose Item A (1)</u> R1: Individual <u>Provide Views on Item A (1)</u> R2: Democratic Alliance for the Betterment and Progress of Hong Kong Wong Tai Sin Branch	Total: 1 <u>Provide Views (1)</u> C1 (also R1): Individual

Notes: The names of all representers and commenter 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_K8_24.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 Wang Tau Hom and Tung Tau Outline Zoning Plan (OZP) No. S/K8/24 (the draft OZP) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendment setting out the amendment incorporated into the draft OZP 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, two 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, one comment was received.
- 1.3 On 4.11.2022, the Town Planning Board (the Board) agreed to consider all the representations and comment collectively in one group.
- 1.4 This paper is to provide the Board with information for consideration of representations and comment. The list of representers and commenter is at **Annex III**. The representers and commenter 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 Wong Tai Sin Community Centre (WTSCC)

- 2.1 As announced in the 2017 Policy Address, 25 potential housing sites, including the WTSCC, were identified for public housing development. Subsequently, the Civil Engineering and Development Department (CEDD) commenced a feasibility study (the FS)^[1] in January 2020 for the proposed public housing development at WTSCC (zoned “G/IC” on the previous OZP) and the details of site formation and infrastructure works required, which also covers the proposed public housing developments at Chuk Yuen United Village (CYUV) and Ngau Chi Wan Village (NCWV)^[2]. Upon relocating the existing facilities in WTSCC to the proposed developments at CYUV and NCWV sites, the WTSCC site (the Site) will be used for public housing development by the Housing Department (HD). The FS was completed. To take forward its recommendations, WTSCC is rezoned to “R(A)1” for high-density public housing development (**Plans H-5a and H-5b**).

Amendments to the OZP

- 2.2 On 10.6.2022, the Metro Planning Committee (MPC) of the Board agreed that the above amendment to the approved Wang Tau Hom and Tung Tau OZP No. S/K8/23 was suitable for exhibition under section 5 of the Ordinance. The MPC Paper No. 6/22 is available at the Board’s website^[3] 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 Wang Tau Hom and Tung Tau OZP was gazetted on 24.6.2022.

3. **Local Consultation**

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 WTSCC sites was submitted to the Housing Committee (HC) of the Wong Tai Sin District Council (WTSDC) on 22.4.2022. As requested by the HC Vice Chairman, Ms. Tam Heung-man, Planning Department (PlanD), CEDD and Lands Department (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

^[1] 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 are conducted (See **Attachment V** of MPC Paper No. 6/22).

^[2] As announced under the 2019, 2020 and 2021 Policy Addresses, the Government will adopt a Government-led approach to resume private land, inter alia, in Cha Kwo Ling Village, CYUV and NCWV for high-density public housing and related infrastructure development, with a view to expediting the development and rebuilding a new community therein.

^[3] The MPC Paper No. 6/22 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.

regarding impact on the 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 compensation and rehousing issues and cultural heritage aspect in relation to the CYUV and NCWV. Responses from relevant Government departments on the main concerns raised by the WTSDC members and village representatives are stated in paragraphs 12.2 and 12.3 of the MPC Paper No. 6/22.

4. The Representation Site and its Surrounding Area

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

- 4.1 The Site (about 2,080m²) is located at Ching Tak Street in Wong Tai Sin and is currently occupied by the WTSCC (**Plans H-4a and H-4b**) accommodating a number of social welfare and community facilities in operation^[4].
- 4.2 In a wider context, the Site is located at about 60m south of the Wong Tai Sin MTR Station, and surrounded by low to high-rise existing developments with BHR ranging from 8 storeys (31mPD) to 140mPD^[5], and is in proximity to the proposed housing development at the CYUV site (planned up to 145mPD) to the north across Lung Cheung Road (**Plan H-2**).

Development Parameters

- 4.3 The Site is zoned “R(A)1” for proposed public housing development with the intention primarily for high-density residential development with provision of government, institution or community (GIC) facilities and commercial uses (**Plan H-1**). 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 site^[6]. The major development parameters are summarised below and the notional scheme^[7] is at **Plans H-5a and H-5b**.

^[4] Existing facilities in WTSCC include (i) Neighbourhood Advice-Action Council – Day Activity Centre; (ii) Sisters of Immaculate Heart of Mary – Wong Tai Sin Kindergarten / Day Care Centre; (iii) Integrated Family Service Centre; (iv) Family and Child Protective Services Unit (Wong Tai Sin / Sai Kung) of Social Welfare Department; (v) Wong Tai Sin Children Choir; (vi) WTSCC Hall & Stage area and Conference Room; and (vii) Lower Wong Tai Sin Sub-office of Wong Tai Sin District Office.

^[5] The Site is surrounded by Lower Wong Tai Sin Estate (BHR of 100mPD) to the north and southwest, the Wong Tai Sin Shopping Centre multi-storey car park to the east (existing building height (BH) of 33mPD), Lung Chui Yuen Stanley Ho Park to the south, and two primary schools (BHR of 8 storeys, existing BH of 31mPD) to the west. To the further north across Lung Cheung Road are mainly high-rise residential developments with BHR of 120mPD (e.g. Upper Wong Tai Sin Estate), and to the further east across Shatin Pass Road is Lions Rise subject to BHR of 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 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 the Sustainable Building and Design Guidelines.

Zoning	“R(A)1”
Site area	about 2,080m ²
Maximum Total/Domestic PRs	9.0 / 7.5
Maximum Building Height	120mPD
No. of flats ^[a]	about 310
Estimated population ^[a]	about 840
Social welfare facilities ^[b]	<ul style="list-style-type: none"> - One team of Home Care Services for Frail Elderly Persons (1-team size non-kitchen based) - One 30-place Supported Hostel for Mentally Handicapped Persons
Other facilities ^{[a] [b]}	<ul style="list-style-type: none"> - One library
Recreational facilities, local open space, greenery and ancillary parking facilities ^[a]	<ul style="list-style-type: none"> - Recreational facilities, local open space (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	2038 ^[c]

Notes:

- [a] Based on the notional scheme prepared by HD (**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.
- [b] The social welfare / community facilities as listed above have been included for assessments. Actual provision of facilities will be subject to further discussions between government departments and HD at the detailed planning and design stage. Floor space for GIC facilities, as required by the Government in the “R(A)1” zone, is disregarded from PR calculation as specified in the Notes of the OZP.
- [c] Subject to the relocation of the existing facilities of WTSCC to the proposed developments at CYUV (population intake from 2029 by phases) and NCWV (population intake from 2031 by phases) sites.

- 4.4 The proposed public housing development will be guided by administrative planning brief prepared by HD in consultation with the relevant bureaux/departments (B/Ds), which would set out planning parameters, design requirements, provision of GIC, retail, local open space/recreational and parking facilities, as well as any further technical assessments to be conducted for the development.

Planning Intention

- 4.5 The “R(A)1” 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 two representations, including one (**R1**) opposing Item A and one (**R2**) providing views on Item A.

5.1.2 The major grounds of representations, and PlanD's responses, in consultation with relevant Government B/Ds, are summarised in paragraphs 5.2 and 5.3 below.

5.2 Adverse Representation

5.2.1 **Item A**

Major Ground(s) / Comment(s)	Representation(s)
<i>Provision of Community Facilities</i>	
(1) The Site should be retained for an independent GIC facility. There is an urgent need to separate community services from residential development so that outbreaks of epidemics like COVID-19 can be contained within certain sectors and locations.	R1
(2) Social welfare facilities with floor area not less than 5% is inadequate. There is a scarcity of provision of elderly facilities.	R1
(3) There is no need to provide a library in the proposed public housing since it appears that there is adequate provision and there are more urgent facilities that should be included.	R1
(4) A community hall that could be adapted to use for many purposes would be of more benefit to the district.	R1
(5) It is doubtful whether Wong Tai Sin Children Choir in WTSCC will be reprovided.	R1
Responses	
(a) In response to (1) and (2): To meet the acute demand for housing particularly for public housing, the 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 Site will accommodate welfare facilities of not less than 5% of respective proposed	

domestic GFA providing elderly and mentally handicapped persons services as per advice from the Social Welfare Department (SWD) on the lower floors/podium. The design of the building will comply with relevant prevailing regulations and standards. 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.

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 Wang Tau Hom and Tung Tau Planning Area (K8 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.

(b) In response to (3):

The Wong Tai Sin district is currently served by two district libraries. At local level, two local libraries, i.e. Lung Hing Public Library (LHPL) at Lower Wong Tai Sin Estate and Lok Fu Public Library are serving the K8 Area. As advised by the Leisure and Cultural Services Department (LCSD), there have been local concerns on the LHPL, the closest one to the Site, due to (i) insufficient floor space (NOFA of about 337m² only) of LHPL to accommodate the increasing number of library materials and new self-service library facilities, and (ii) very limited provision of seating and reading area for readers. Local communities as well as members of WTSDC have been requesting for reprovisioning of LHPL to a larger premises since 2011. Hence, the LCSD recommended to study the feasibility for reprovisioning and expansion of LHPL with provision of a students' study room at a larger premises (with NOFA of about 1,000m²) upon redevelopment of the Site. LHPL will cease operation upon reprovisioning and beneficial alternative use will be identified.

(c) In response to (4):

The existing facilities in WTSCC at the Site will be reprovisioned in the proposed public housing developments at CYUV and NCWV sites, while the existing community hall will be reprovisioned at the CYUV site nearby.

(d) In response to (5):

Floor space has been set aside in the non-domestic portion of the proposed development at the CYUV site for reprovisioning Wong Tai Sin Children Choir, the details of which will be liaised and confirmed with the concerned B/Ds.

Major Ground(s) / Comment(s)	Representation(s)
<i>Tree Preservation</i>	
(6) Trees felling at the development site with no guarantee of adequate compensatory planting would result in the cumulative loss of mature trees. The large trees at the Site should be preserved. The proposed new trees are of spindly species that cannot grow tall.	R1
Responses	
<p>(e) In response to (6):</p> <p>Preliminary Landscape and Visual Impact Assessment has been conducted under the FS to assess the potential landscape impact for the proposed development. A broad-brush tree and vegetation survey has been carried out. It has identified 21 existing trees, which are of commonly found species in Hong Kong, with one of them being Trees of Particular Interest (TPIs) with diameter at breast height (DBH) over 1m. According to the preliminary proposal, 16 trees are proposed to be retained in-situ while the remaining 5 trees (including the TPI) are to be felled due to the proposed site formation works and housing development.</p> <p>To alleviate the potential landscape impact, it is recommended to plant about 10 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.</p>	

Major Ground(s) / Comment(s)	Representation(s)
<i>Vacant School Premises (VSP)</i>	
(7) There are opportunities to convert the VSP to public housing or transitional housing developments.	R1
Responses	
<p>(f) In response to (7):</p> <p>Paying heed to the principle of optimising the utilisation of land resources, the Government strives to make the gainful use of VSP. In an efficient and coordinated manner, the Government has established the Central Clearing House mechanism to periodically review VSP sites that are no longer required</p>	

for school uses by the Education Bureau and to recommend suitable long-term uses (including residential and GIC uses) for these sites for follow up actions from the concerned B/Ds.

5.3 Representation Providing Views

5.3.1 **Item A**

Major Ground(s) / Comment(s)	Representation(s)
<i>Provision of Community Services</i>	
(1) Sufficient provision of community facilities to serve the additional population should be duly considered.	R2
(2) The re-provisioning of a community centre within the area is necessary.	R2
Responses	
(a) In response to (1): The response as stated in paragraph 5.2.1(a) above refers.	
(b) In response to (2): The response as stated in paragraph 5.2.1(c) above refers.	

Major Ground(s) / Comment(s)	Representation(s)
<i>Technical Issues</i>	
(3) The use of automated parking systems (APS) should be explored in order to provide more parking spaces in the car park of the proposed public housing development.	R2
(4) The infrastructural capacities for the proposed public housing development should be reviewed.	R2
Responses	
(c) In response to (3): Commissioner for Transport (C for T) supports the recommendation to explore the APS in the car park to provide more parking spaces in the proposed public housing development. With reference to the HKPSG, Hong Kong Housing Authority (HKHA) will review the design and number of the parking spaces in the proposed public housing development in consultation	

with the Transport Department at detailed design stage.	
(d)	<p>In response to (4):</p> <p>Preliminary Traffic and Transport Impact Assessment, 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.</p>

6. The Comment on Representations

- 6.1 One comment on representations from an individual (C1) was received. C1 (also R1) reiterated the views on Item A on the grounds as stated in paragraph 5.2 above, and the corresponding responses are relevant.
- 6.2 C1 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 summarised below:

Major Comment(s)	Comment
(1) Rezoning for housing development becomes the only approach for the Government to increase land and housing supply.	C1
(2) The Government should explore the other approaches, including purchasing vacant housing units in Mainland for accommodating citizens in Hong Kong / one-way permit holders so as to free up more public housing units in Hong Kong.	C1
(3) Development of new public housing units should be questioned, given (i) abuse of public housing units; and (ii) shrinking population and economic slowdown.	C1
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,</p>	

and Northern Metropolis, etc.

The HKHA is committed to combating tenancy abuses with stringent action^[8].

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) Secretary for Education;
- (c) Director of Housing;
- (d) C for T;
- (e) Director of Leisure and Cultural Services;
- (f) Director of Social Welfare;
- (g) Project Manager/South, CEDD;
- (h) CTP/UD&L, PlanD; and
- (i) CTP/Housing and Office Land Supply Section, PlanD.

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

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

^[8] 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.

- (u) Commissioner of Police.

8. Planning Department's Views

The views of **R2** are noted. Based on the assessments in paragraph 5.2 above, PlanD does not support R1, and considers that the OZP should not be amended to meet the representation 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 Site is considered suitable for the proposed public housing development with provision of GIC facilities;
- (b) 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 will accommodate social welfare facilities providing elderly and mentally handicapped persons 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;
- (c) technical assessment on the potential landscape impact including a tree survey confirmed that there is no unacceptable landscape impact in developing the Site for high-rise public housing development. Appropriate tree preservation proposal will be formulated at the detailed design stage in accordance with relevant guidelines; and
- (d) the proposed library at the Site will facilitate reprovisioning and expansion of the existing LHPL. The existing facilities in the WTSCC at the Site will be reprovisioned in the proposed public housing developments at CYUV and NCWV sites, while the existing community hall will be reprovisioned at CYUV site.

9. Decision Sought

- 9.1 The Board is invited to give consideration to the representations and comment, 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 Wang Tau Hom and Tung Tau OZP No. S/K8/24 (reduced size)
Annex II	Schedule of Amendments to the Approved Wang Tau Hom and Tung Tau OZP No. S/K8/23

Annex III	List of Representers and Commenter in respect of the Draft Wang Tau Hom and Tung Tau OZP No. S/K8/24
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 Wang Tau Hom and Tung Tau 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 and H-4b	Site Photos of Representation Site
Plans H-5a and H-5b	Notional Scheme of the Proposed Public Housing Development at WTSCC

**PLANNING DEPARTMENT
DECEMBER 2022**