

**PROPOSED AMENDMENTS TO  
THE APPROVED SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/27**

**1. Introduction**

This paper is to seek Members' agreement that:

- 1.1 the proposed amendments to the approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/27 as shown on the draft OZP No. S/K4/27A (**Appendix I**) and its Notes (**Appendix II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- 1.2 the revised Explanatory Statement (ES) of the draft OZP (**Appendix III**) is an expression of the planning intentions and objectives for the various land use zonings of the OZP.

**2. Status of the Current OZP**

On 5.6.2012, the Chief Executive in Council (CE in C) approved the draft Shek Kip Mei OZP under section 9(1)(a) of the Ordinance. On 15.6.2012, the approved Shek Kip Mei OZP No. S/K4/27 (**Plan 1**) was exhibited for public inspection under section 9(5) of the Ordinance. On 21.11.2013, the Board agreed to request the CE in C to refer the approved Shek Kip Mei OZP to the Board for amendment. On 18.2.2014, the CE in C agreed to refer the approved Shek Kip Mei OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 28.2.2014 under section 12(2) of the Ordinance.

**3. Background**

**Shek Kip Mei Estate Redevelopment Phases 3 and 7**

- 3.1 Shek Kip Mei Estate (SKME) Redevelopment Phases 3 and 7 (**Plan 3**) (total area of about 0.6 ha) form part of the Housing Department (HD)'s Comprehensive Redevelopment Programme and are currently under active planning for completion by 2018. On the approved OZP, these sites fall within an area zoned "Residential (Group A)" ("R(A)") which is subject to a maximum domestic and total plot ratio (PR) of 7.5 and 9 respectively, as well as a building height restriction (BHR) of 30mPD. The 30mPD BHR was imposed to ensure that future development would be comparable with Mei Ho House (a Grade 2 historic building of about 31mPD in height), and other low-rise Government, institution and community (GIC) facilities nearby so as to complement the function of the green knoll (about 82mPD) to the west (**Plans 2, 3a and 4a**) as a visual buffer.
- 3.2 In line with Government's policy to increase the public rental housing (PRH) production to meet public housing demand, there is a need to optimise the development

potential of these sites. HD proposes to erect two housing blocks in Phase 3 (northern portion) and Phase 7 with building heights (BH) of up to 55mPD and 60mPD respectively (**Plan 2**). Based on HD's preliminary proposal (**Plan 7**), one housing block of 55mPD (12 domestic storeys) on a podium at 17.5mPD will be built in Phase 3 (northern portion) to accommodate 240 flats. There will also be a two-storey podium of 22mPD high erected in the southern portion within the same phase to accommodate a proposed community service centre as one of the Signature Projects in Sham Shui Po (endorsed by the Sham Shui Po District Council (SSPDC) in December 2013) and retail facilities serving the estate. For Phase 7, the development will consist of one housing block of 60mPD (13 domestic storeys) on a podium at 23mPD to accommodate 240 flats. The proposed scheme (with 480 flats) would provide 300 more flats than the scheme under the existing BHR of 30mPD (180 flats).

- 3.3 The proposal takes into account visual compatibility with Mei Ho House (about 31mPD) and the adjacent green knoll (about 82mPD), while allowing flexibility in design and achieve adequate building separation. In particular, special consideration has been given to avoid as far as possible obstructing the views of Mei Ho House recently revitalized under the Revitalization of Historic Buildings Through Partnership Scheme (RHBTPS) which serves as an iconic building in the area from street levels. This is achieved by keeping the BH of the podium structure in Phase 3 (southern portion) as low as 22mPD, while concentrating the bulk of the development to Phase 3 (northern portion) and Phase 7 with increased BH to maintain the flat production target. Moreover, together with the 5m-wide non-building area abutting the eastern kerb of Pak Tin Street nearby designated on the OZP (**Plan 2**), it is expected that the relatively low-rise development proposed could still maintain the existing air path along Pak Tin Street leading winds from the southwest into the inner part of Shek Kip Mei area.
- 3.4 HD has undertaken relevant technical assessments (i.e. Traffic Impact Assessment (TIA), Air Ventilation Assessment (AVA) and Visual Assessment (VA) for the Phases 3 and 7 redevelopments based on the proposed BHRs of 55mPD and 60mPD. Preliminary findings of the technical assessments reveal that the proposed redevelopment with the amendments to BHR would not have significant adverse impacts on the air ventilation, visual and traffic impacts. The findings of the technical assessments are summarized in paragraphs 4.6 to 4.12 below.

#### Proposed Residential Site North of Yin Ping Road

- 3.5 It was stated in the 2013 Policy Address that 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. The Government has taken steps to review the Green Belt ("GB") sites.
- 3.6 The review of "GB" sites excluded sites within Country Parks or Special Areas, areas with steep topography, areas of high scenic, landscape or ecological value (such as Ramsar site and geoparks), water gathering ground, Sites of Special Scientific Interest, firing range, 'village environs', burial ground, areas under active cultivation as well as areas under planning and/or engineering studies. It was undertaken in two stages. The Stage 1 review mainly focused on the "GB" sites which had been devegetated, deserted or formed and did not require extensive tree felling or slope cutting. The Stage

2 review covered the remaining “GB” sites. The following site selection criteria were adopted:

- (a) sites with a minimum area of 0.5 ha and with an overall slope gradient not steeper than 20 degrees;
  - (b) sites within or near the fringes of new towns/planned New Development Areas or in close proximity to existing settlements; and
  - (c) sites near or accessible to existing roads (say within 100m from primary/secondary roads).
- 3.7 Based on the review of “GB” sites, a “GB” site north of Yin Ping Road (the Site) in Shek Kip Mei is identified suitable for housing development (**Plan 2**). It is proposed to be rezoned from “GB” to “Residential (Group C)13” (“R(C)13”) (Proposed Amendment Item C).
- 3.8 Having regard to the need for optimizing limited land resource, local characteristics, existing development intensity and various possible impacts of the proposed development on the surrounding areas, an indicative scheme for private residential development was formulated (with a site area of 2.84 ha and a maximum GFA of 81,792m<sup>2</sup> (equivalent to a PR of 2.88 based on gross site area). Relevant departments have been consulted to ascertain the technical feasibility of the proposed residential development at the Site. It was confirmed that the proposed residential development would not cause insurmountable problems on traffic, sewerage, drainage, water supply and environmental aspects. The findings of the technical assessments are summarized in paragraphs 5.7 to 5.19 below. The site area and maximum GFA were subsequently reduced from 2.84 ha to 2.04 ha and 81,792m<sup>2</sup> to 58,750m<sup>2</sup> respectively so as to address the concerns of the local residents (paragraph 12.5 below refers).
- 3.9 The Site was part of the former Tai Wo Ping squatters cleared in mid-1980s (**Plans 3d** and **4e**). Since then, it has been left undeveloped and become vegetated. Inevitably, the existing vegetation will be affected by the proposed development and substantial tree felling will be necessary. Tree preservation and compensatory planting proposals will be provided for future housing developments in accordance with the Development Bureau (DEVB) Technical Circular (Works) No. 10/2013 for Government projects and Lands Department (LandsD) Land Administration Office Practice Note No. 7/2007 for private projects. Requirements for submission of tree preservation proposals and landscaping proposals/landscape master plan, where appropriate, will be included in the lease conditions.
- 3.10 The Transport Department (TD) advises that the anticipated increase in traffic flow arising from the proposed development (about 980 flats) is about 98 passenger car units per hour (pcu/hr) at peak hour. There will be no insurmountable traffic problems.
- 3.11 The Site does not fall within any development categories requiring AVA as set out in the Housing, Planning and Lands Bureau Technical Circular No. 1/06 on Air Ventilation Assessments (AVA).
- 3.12 To assess the visual impact of the Site, a visual appraisal has been conducted by PlanD (**Appendix VI**). Photomontages are prepared to illustrate the possible visual impacts of the proposed development as shown on **Plans 8e** and **8f**. Suitable vantage points frequently visited by the public are selected for illustration.

#### **4. Proposed Amendments of Building Height Restrictions (BHR) for Shek Kip Mei Estate Redevelopment Phases 3 and 7 (Proposed Amendment Items A and B)**

##### The Sites and The Surroundings (Plans 2, 3a and 4a)

- 4.1 The sites are bounded by Pak Tin Street to the southeast, the remaining portion (the southern portion) of Phase 3 bordering Berwick Street (**Plan 2**) to the southwest, Mei Ho House (a hotel and museum under the RHBTPS with approved planning application No. A/K4/60) and a knoll to the northwest, and Lingnan University Alumni Association Primary School to the northeast. They are held under Vesting Order No. 32 by the Hong Kong Housing Authority (HKHA) and currently used as temporary works area for construction of public housing.
- 4.2 The southern portion of Phase 3 abutting Berwick Street does not form part of the proposed amendments (and thus the BHR remains at 30mPD). It is reserved for the proposed development of a 2-storey podium to accommodate a community service centre (as a Signature Project in Sham Shui Po) and retail facilities serving the estate residents (**Plan 7**). The details of the SP including its schedule of accommodation and other physical settings are still subject to further planning by the SSPDC in collaboration with relevant Government departments.
- 4.3 A strip of land lying between Phases 3 and 7 (**Plans 2 and 4a**) is not included in the redevelopment. It is the subject of three planning applications for a proposed Chinese temple. According to the latest application (Application No. A/K4/59) approved with conditions by the Committee on 11.6.2011, a one-storey temple (with a height of 6.5m (28.4mPD)) together with a garden and associated structures are proposed. There is no need to amend the BHR of 30mPD for this site.
- 4.4 Across Pak Tin Street in the east are the Jockey Club Creative Arts Centre (about 43 mPD) and the newly redeveloped high-rise PRH development of SKME Phase 5 (about 136 mPD) to the north of Woh Chai Street (**Plan 3**) and the existing housing blocks (about 44 mPD) of the older portion of the estate (non-redevelopment portion of SKME) to the south of Woh Chai Street. The area to the southwest of Phase 3 across Berwick Street is a piece of open space with medium-rise private residential development to the further south. Beyond the Mei Ho House and the adjacent knoll to the west are a belt of GIC facilities including the Hong Kong branch campus of Savannah College of Art and Design (SCAD), a special school and a church. To the north of Phase 7 is a cluster of schools and Pak Tin Estate <sup>1</sup> (**Plan 2**).

##### Amendment Proposal

- 4.5 It is proposed to amend the BHR for the SKME Redevelopment Phase 3 (northern portion) and Phase 7 from 30mPD to 55mPD and 60mPD respectively. The proposal takes into account visual compatibility with Mei Ho House (about 31mPD) and the adjacent green knoll (about 82mPD), flexibility in design with adequate building

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<sup>1</sup> Western part of Pak Tin Estate Redevelopment is the subject of a planning application (No. A/K4/63) for minor relaxation of BHRs (to facilitate an increase in PRH flat production while optimizing the building design) approved with conditions by the Committee on 13.12.2013. The approved scheme with a total PR of 6.6 is higher than the administrative PR of 6 mentioned in Para.9.2.7 of the Explanatory Statement of the current OZP.

separation, as well as maintaining the existing air path along Pak Tin Street, as discussed in paragraph 3.3 above.

### Air Ventilation

- 4.6 An initial study on AVA using Computation Fluid Dynamic technique was conducted by HD for the Phases 3 and 7 of the SKME Redevelopments to assess the air ventilation performance of the development under baseline scheme scenario (i.e. without BHR amendment) and proposed scheme scenario (i.e. with proposed BHR amendments). A summary of assessments provided by HD including the said AVA is attached at **Appendix V**.
- 4.7 In general, the overall ventilation performance is similar under the baseline scheme and the proposed scheme scenarios, except Pak Tin Street where the proposed scheme would achieve a relatively higher wind velocity ratio (VR) value. While the greater BHs under the proposed scheme would inevitably induce certain air ventilation impacts on some localized areas, the ventilation performance is considered comparable with that under the baseline scheme. Moreover, the proposed scheme has adopted several wind enhancement features including adoption of only one single T-block tower at northern portion of Phase 3, permeable design at ground floor and podium level of Phase 3, and greater BH of both Phases 3 and 7. Respectively, these design features help to open up the wind entrance for Mei Ho House, improve wind penetration to the leeward regions, and downwash high level wind to the pedestrian level and enhance the ventilation at Pak Tin Street and Kweilin Street. The Urban Design & Landscape (UD&L) Section of Planning Department (PlanD) has no adverse comments on results of the AVA.

### Visual

- 4.8 The BHR of 30mPD imposed on the “R(A)” zone in which Phases 3 and 7 are located on the current OZP is to ensure that future developments here would be visually compatible with surrounding areas, in particular the nearby Mei Ho House (about 31mPD) and the low-rise GIC facilities so as to complement the function of the green knoll (about 82mPD) to the west as a visual buffer. The proposed increase in the maximum BHR from 30mPD to 55mPD and 60mPD for Phases 3 (northern portion) and 7 respectively would still restrict the future developments to relatively low-rise structures. Putting higher buildings at these sites would allow more flexibility in design and achieve adequate building separation, as well as providing a larger area for low-rise development in the remaining portion of Phase 3 to minimize the potential visual impact of the overall Phase 3 redevelopment onto Mei Ho House.
- 4.9 A VA was conducted by HD to assess the potential visual impact of the proposed Phases 3 and 7 to the surrounding areas as viewed from selected public view points (**Plans 8a to 8d**). Based on the VA, significant visual impact due to the proposed redevelopments is not anticipated. The visual impact is considered acceptable with the adoption of mitigation measures, including the adjustment on the disposition of building to allow the visual permeability and the provision of greening for the proposed development to soften the building mass (**Appendix V**). UD&L Section of PlanD has no adverse comments on the results of the VA.

## Traffic

- 4.10 A TIA was conducted by HD for Phases 3 and 7 (together with Phase 6 redevelopment which does not form part of the current amendments (**Plan 4a**)). Junction capacity assessment was undertaken covering the key junctions in the vicinity of the sites. The preliminary results demonstrated that even with the additional traffic generated from Phases 3 and 7, most of the concerned junctions could operate at a satisfactory level (**Appendix V**). TD considers the proposed OZP amendments for Phases 3 and 7 would not cause insurmountable problem from traffic engineering point of view.

## Environmental and Infrastructure Considerations

- 4.11 HD has undertaken Environmental Assessment Study (EAS) for Phases 3 and 7. The Environmental Protection Department (EPD) considers that insurmountable environmental problems are not anticipated. However, as the EAS does not cover any Sewerage Impact Assessment (SIA), EPD has advised HD to carry out a SIA. HD will carry out a SIA before the implementation of the redevelopment.
- 4.12 Concerned Government departments including Drainage Services Departments (DSD) and Water Supplies Department (WSD) have no comments on the proposed amendments to BHR from infrastructural point of view.

## **5. Rezoning of the Site North of Yin Ping Road (Proposed Amendment Item C)**

### The Site and its Surroundings

- 5.1 The Site (about 2.04 ha) is located north of Yin Ping Road at Tai Wo Ping in northwest Shek Kip Mei (**Plan 2**). It comprises mainly vegetated slopes. The surrounding areas are also characterized by slopes covered with vegetation under “GB” zone, with steeper terrain in particular to the west, north and south (**Plans 3b** and **4b**). To the southeast is a stream running southwards, the lower segment of which has been partly disturbed near the northern end of Yin Ping Road before discharging into the underground drainage network in the area. Beyond the eastern bank of the stream are the low-density residential developments of Dynasty Heights (with its artificial slopes) and Beacon Heights. Further away to the west, north and northeast are Eargle’s Nest, Beacon Hill and the Lion Rock Country Park (**Plans 3b** and **4b**). Further to the southwest is another knoll (Crow’s Nest) sloping gradually southwards to Lung Cheung Road. The Site is accessible via Yin Ping Road.
- 5.2 Together with the area currently occupied by Dynasty Heights and Yin Ping Road, the Site was formerly part of the Tai Wo Ping squatters with huts and factories constructed on a series of platforms with loosely dumped fill material (**Plans 3c, 4c** and **4d**). Following completion of clearance of the squatters in 1987 (**Plans 3d** and **4e**), while the southern part of the area has been developed as Dynasty Heights and Yin Ping Road, the Site remains undeveloped and left vacant (**Plan 4b**). Over the years, it has become vegetated amidst remnants of squatter structures (**Plans 6b** and **6c**).

## The Rezoning Proposal

- 5.3 The Site does not lie within any Country Park (with a distance of over 70m away from the Lion Rock Country Park the nearest). Since the Site is located on the fringe of existing residential development accessible by vehicular access and comprises relatively gentle slope, the proposed rezoning will provide readily available land for residential development. Compared with the total area of 60.27 ha of all “GB” zones in the current OZP, the Site occupies only an area of about 2.04 ha (i.e. 3.4%).
- 5.4 The Site is adjacent to a low-density and low-/medium-rise private residential development Dynasty Heights zoned “Residential (Group C)5” (“R(C)5”) (**Plans 2, 3b and 4b**). The planning intention of the “R(C)” zone is for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The “R(C)5” sub-zone is subject to a maximum GFA of 67,611m<sup>2</sup> (equivalent to a PR of about 1.57), and a maximum BH of 131mPD and 194mPD for sub-area (A) and (B) respectively.
- 5.5 Having regard to the need for optimization of land resource, land use and development scale of the surrounding developments, and technical assessments on various possible impacts of the proposed residential development by the concerned departments, it is proposed to rezone the Site from “GB” to “R(C)13” (Proposed Amendment Item C), subject to a maximum GFA of 58,750 m<sup>2</sup> (equivalent to a PR of 2.88 as mentioned in paragraph 3.8) for private residential development, and a maximum BH of 210mPD (**Plan 5b**). During the local consultation conducted in March to May 2014 (including consultation with the SSPDC), the Site was originally proposed to be rezoned to “Residential (Group B)1” (“R(B)1”) instead of “R(C)13” with a view to allowing flexibility for incorporation of suitable community uses that may be required to meet the district demand and/or local aspirations arising from the consultation. As no community use was identified for inclusion in the Site, it is recommended that the Site be zoned to “R(C)13” so as to tally with the character of the existing/planned residential developments within the “R(C)” zones on the Shek Kip Mei OZP.
- 5.6 The proposed development parameters of the Site are as follows:
- |                 |  |
|-----------------|--|
| Site Area       | : 2.04 ha (about)  |
| Government Land | : 100%   |
| Maximum GFA     | : 58,750 m <sup>2</sup> (equivalent to a PR of 2.88)                     |
| Maximum BHR     | : 210mPD   |
| No. of Flats    | : 980 (about)  |
|                 | (assumed flat size of 60m <sup>2</sup> for technical assessment purpose) |

### *Visual and Air Ventilation Considerations*

- 5.7 Based on the preliminary layout, the indicative BHs of the proposed development will range from about 195mPD (in the south) to 206mPD (in the north) (with assumed site formation levels of about 130mPD to 155mPD) to achieve the proposed maximum PR. The BH profile would be compatible with the nearby Dynasty Heights (zoned “R(C) 5”), which is subject to BHR of up to 194mPD. Its location at the hillside of Tai Wo Ping with Eagle’s Nest and Beacon Hill (at 305mPD and 436mPD respectively) as backdrop

and the possible adoption of a low site coverage for the development may also help to reduce its potential visual impact upon the surrounding areas. Both UD&L Section of PlanD and Architectural Services Department (ArchSD) consider that the proposed maximum BH of 210mPD would not be incompatible with the surroundings. Two photomontages prepared under the VA conducted by PlanD (**Appendix VI**) illustrating the visual impact of the proposed development at the Site are at **Plans 8e** and **8f**.

- 5.8 Although with a site area of over 2 ha, the PR of the proposed development does not exceed 5. The Site does not fall within any development categories requiring AVAs in the relevant technical circular. With reference to the Expert Evaluation on Air Ventilation Assessment for Shek Kip Mei Area (2010), the annual prevailing winds in the area come from the east and northeast, while the summer prevailing winds are from east and south. The Site does not lie within the main ventilation corridors in the area. In view of the location of the Site at northwestern corner of Shek Kip Mei area, it is unlikely that the development will obstruct the prevailing annual and summer winds and hence create any adverse air ventilation impacts on nearby developments. It is also envisaged that with proper design and building layout, air ventilation within the Site would not be a problem.

#### *Environmental Impact*

- 5.9 EPD advises that vehicular emissions impact from nearby road such as Yin Ping Road may not be a concern for the feasibility of residential development. Provided adequate buffer distance as recommended in the Hong Kong Planning Standards and Guidelines (HKPSG) would be followed, adverse air quality impact is unlikely. The Site is away from major roads and should be acceptable with suitable noise mitigation measures. The proposed development would not have significant impacts (including air, noise and sewage) to the surrounding areas. A SIA is required to assess any potential impacts on the local/nearby system during the detailed design stage.
- 5.10 EPD and the Food and Environmental Hygiene Department (FEHD) advise that during the construction period, temporary environmental nuisances (such as noise, dirt, surface runoffs, movements of construction vehicles along road in the vicinity, pests, etc.) could be addressed by mitigation measures under construction contracts to accord with relevant standard practices, guidelines and ordinances.

#### *Traffic Impact*

- 5.11 TD advises that the proposed development will not have insurmountable traffic problems. Currently there are two major junctions in the vicinity of the Site, one at Yin Ping Road and Lung Ping Road and the other at Nam Cheong Street and Cornwall Street (**Plan 2**). The traffic capacities at both junctions have not yet been saturated at present. For the junction of Yin Ping Road and Lung Ping Road, the existing traffic flows are about 26% (am) and 11% (pm) of the design flows. For the junction at Nam Cheong Street and Cornwall Street, the reserved capacities are 11% (am) and 28% (pm). By 2029, the junction of Yin Ping Road and Lung Ping Road will still be capable to meet the traffic demand. Similarly, the traffic capacity of junction of Nam Cheong Street and Cornwall Street will be able to meet the traffic demand up to 2029 with improvement works planned to be implemented in 2015.
- 5.12 Based on an assumed flat number of 980, about 115 parking spaces are required in

accordance with the HKPSG. The additional traffic flow of the proposed development will be about 98 passenger car units/hour (pcu/h) in 2-way at peak hours. The trip generation and attraction would have insignificant impact on the existing road network, even taking into account the concurrent developments in the area such as the two housing sites near Lung Ping Road and redevelopment of Pak Tin Estate. Road improvement works/ traffic arrangement would not be necessary. TD would require the developer to submit a traffic review to ascertain the traffic impact of the proposed development.

- 5.13 At present, starting the junction of Yin Ping Road and Lung Ping Road, use of the Lung Ping Road eastbound section by heavy vehicles of 15 tonnes or above are prohibited. The restriction will continuously be in force and hence this type of vehicles will not use this section of Lung Ping Road for access to the Site. The traffic impact caused by the proposed development upon the existing residential development of Beacon Heights near Lung Ping Road will not be significant. .
- 5.14 With a stop located at the northern end of Yin Ping Road, the existing green mini-bus service Route No. 32M provides public transport connecting the Dynasty Heights area to the MTR Shek Kip Mei Station. As an established practice, TD, together with the public transport operators, will suitably adjust the level of public transport services to cope with the possible additional passenger demand generated by the proposed residential development to ensure adequate provision of public transport services.

#### *Infrastructural Impact*

- 5.15 The proposed residential development would not result in any adverse impacts on infrastructural capacity in the area. The Drainage Services Department (DSD) advises that a drainage impact assessment should be conducted. Concerned departments including TD, Water Supplies Department (WSD) and Civil Engineering and Development Department (CEDD) have no adverse comments on the proposed developments.

#### *Slope Stability*

- 5.16 The Site comprises slope and is surrounded by steep slopes. There are also artificial slopes located north of Dynasty Heights. Under the Buildings Ordinance, the developer has to assess and design mitigation measures for landslide risks as well as site formation works involved in the proposed development and obtain approval from the Buildings Authority before commencement of works to ascertain that they will meet the current safety standards and will not have adverse impacts unto structures in the surrounding areas. In view of the existing engineering technology, the Geotechnical Engineering Office (GEO), CEDD advises that the possible landslide mitigation measures and site formation works involved in the proposed development are technically feasible. After the meetings with local residents' organizations / residents, the boundary of the Site has also been revised to avoid adjoining the artificial slopes north of Dynasty Heights amongst others.

### *Landscape and Conservation*

- 5.17 As the Site covers vegetated areas, tree removal cannot be avoided. Nevertheless, since it was previously part of the former Tai Wo Ping squatters, the existing vegetation is largely grown after the clearance of the squatters. According the current Register of Old and Valuable Trees, there are no old and valuable trees within the Site. From the Agriculture, Fisheries and Conservation Department (AFCD)'s preliminary observations of aerial photographs and site visits, it is estimated the Site has at least 300 trees, roughly of an age of about 20 years. They are mainly common semi-mature native trees such as *Macaranga tanarius* (血桐), *Mallotus paniculatus* (白楸), *Ficus variegata* (青果榕), *Sterculia lanceolata* (假蘋婆) and *Dimorcarpus longan* (龍眼) amongst others. The ecological value of these species is not particularly high. LandsD would conduct a pre-land sale tree survey to ascertain the number of trees and those required to be preserved. AFCD advises that given the nature of the rezoning, there would be loss of greenery at the Site. From tree preservation point of view, many trees would be affected by the proposal which needs to be addressed.
- 5.18 The Government will require the developer to preserve, transplant or replant trees according to established greening guidelines and tree preservation mechanisms to minimize the impact to the natural environment. If tree preservation cannot be fully possible, the developer will be required to adopt proper greening measures such as theme planting, vertical planting, rooftop planting, etc. to compensate for the original greening effect. In general, the landscape quality of the Site may not be low. However, considering the urban fringe context in the surroundings, and if tree removal could be regulated and adequately compensated at later stage, UD&L Section of PlanD has no strong view on the proposed rezoning from the landscape planning perspective.
- 5.19 The boundary of the Site has been delineated to avoid encroaching on natural streams as far as possible. A small segment of the lower course of the stream to its east (which has been disturbed) near the northern end of Yin Ping Road is included in the Site for ingress/egress of the residential development (**Plan 3b**).

## 6. **Summary of Proposed Amendments for Housing Developments**

It is estimated that the above proposed amendments could provide a total of about 1,460 flats for a population of about 4,860. The planned population in Shek Kip Mei OZP coverage area is about 104,000.

## 7. **Provision of Open Space and GIC Facilities**

- 7.1 In proposing the amendments to OZP for the subject sites, the adequacy of open space and GIC facilities in the Shek Kip Mei area has been assessed. A table on the provision of open space and major community facilities in Shek Kip Mei area is at **Appendix IV**.
- 7.2 For the provision of public open space, a total of about 19.74 ha of open space is required in Shek Kip Mei in accordance with HKPSG. Total planned open space provision in the area is about 38.87 ha. There is thus sufficient existing and planned open space provision in the area to meet the requirements as stipulated in the HKPSG.

- 7.3 Regarding GIC facilities, except six primary school classrooms, 570 hospital beds and one post office, there is no other deficit in major community facilities in the area. As provision of post office is on premises basis and provision of hospital beds is on a regional basis, there is no need to provide these GIC facilities at the subject sites. The shortfall in primary school classrooms is minor and the Education Bureau has no comments on the proposed amendments.

**8. Proposed Amendments to the Matters shown on the OZP (Plans 5a and 5b)**

The proposed amendments as shown on the draft Shek Kip Mei OZP No. S/K4/27A (**Appendix I**) are as follows:

**8.1 Item A (about 0.23 ha) (Plans 2, 3a and 5a)**

Amendment of BHR for the portion of “Residential (Group (A))” (“R(A)”) covered by the SKME Redevelopment Phase 3 (northern portion) from 30mPD to 55mPD.

**8.2 Item B (about 0.23 ha) (Plans 2, 3a and 5a)**

Amendment of BHR for the portion of “Residential (Group (A))” (“R(A)”) covered by the SKME Redevelopment Phase 7 from 30mPD to 60mPD.

**8.3 Item C (about 2.04 ha) (Plans 2, 3b and 5b)**

Rezoning of a site north of Yin Ping Road from “Green Belt” (“GB”) to “Residential (Group C)13” (“R(C)13”) with a maximum GFA of 58,750 m<sup>2</sup> and maximum BHR of 210mPD.

**9. Proposed Amendment to the Notes of the OZP**

The following proposed amendment is incorporated in the draft Notes at **Appendix II** (with additions in *bold italics* and deletions in ~~crossed-out~~) for Members’ consideration.

Amendment to the Notes of “R(C)” zone to include restrictions on maximum GFA and BH under “R(C)13” sub-zone.

**10. Revision to the Explanatory Statement of the OZP**

10.1 The Explanatory Statement (ES) of the Shek Kip Mei OZP has been revised to reflect the corresponding proposed amendments and the latest planning intention, and to update the general information for the various land use zones where appropriate.

10.2 The revised ES (with the additions in *bold and italics* and deletions in ~~crossed-out~~) is at **Appendix III** for Members’ consideration.

**11. Plan Number**

Upon gazette, the OZP will be renumbered as S/K4/28.

## 12. Consultation

### Departmental Consultation

12.1 The proposed amendments have been circulated to relevant Government bureaux/departments for comments. Concerned Government bureaux/departments have no objection to or no comment on the proposed amendments to the OZP. Their comments have been taken into account, where appropriate. These Government bureaux/departments include:

- (a) Commissioner for Heritage's Office, DEVB;
- (b) Secretary for Education;
- (c) Commissioner for Transport;
- (d) Commissioner of Police;
- (e) Chief Building Surveyor/Kowloon, Buildings Department;
- (f) Chief Architect/Central Management 2, ArchSD;
- (g) Chief Engineer/Mainland South, DSD;
- (h) Chief Engineer/Development (2), WSD;
- (i) Chief Highway Engineer/Kowloon, Highways Department;
- (j) Chief Town Planner/Urban Design and Landscape, PlanD;
- (k) Director of Environmental Protection;
- (l) Director of Food and Environmental Hygiene;
- (m) Director of Electrical and Mechanical Services;
- (n) Director of Leisure and Cultural Services;
- (o) Director of Fire Services;
- (p) Director of Social Welfare;
- (q) Postmaster General;
- (r) Director of Agriculture, Fisheries and Conservation;
- (s) Director of Housing;
- (t) District Lands Officer/Kowloon West, LandsD;
- (u) District Officer (Sham Shui Po), Home Affairs Department;
- (v) Government Property Agency;
- (w) Head of the GEO, CEDD; and
- (x) Project Manager (Kowloon), CEDD.

### Consultation with the SSPDC

#### *Proposed Amendment Items A and B*

12.2 On 10.10.2013, HD consulted the Housing Affairs Committee (HAC) of the SSPDC on the SKME Redevelopment Phases 3, 6 and 7 (Phase 6 being not part of the proposed OZP amendments) with proposed increase in BHs. The SSPDC agreed with HD's proposal to seek for amendment / relaxation of the BHR via appropriate statutory planning procedures in order to increase public housing supply.

#### *Proposed Amendment Item C*

12.3 On 4.3.2014, PlanD consulted the SSPDC on the proposed rezoning of the Site from "GB" to "R(B)1" on the OZP based on an originally larger site area of 2.84 ha (with a maximum GFA of 81,792m<sup>2</sup> and maximum BH of 210mPD). After discussion, the

SSPDC passed a motion that while it supports the Government to proactively increase land supply and understands the need to balance the housing needs among different social strata and the request for stabilizing property prices, the Government should provide more detailed information on the planning proposal and the views of stakeholders to facilitate the SSPDC to consider the case comprehensively (**Appendix VIIa**).

- 12.4 On 15.4.2014, DEVB, PlanD and relevant Government departments had meetings with the Incorporated Owners of Beacon Heights, and Owner Committee of Dynasty Heights, Concern Group on Anti-Rezoning of Green Belt of Dynasty Heights and residents of Dynasty Heights). The residents' organization / residents objected to the proposed rezoning. They considered that the rezoning proposal was put forward to them in a rush without consultation with stakeholders and provision of technical impact assessments on such aspects as natural environment, traffic, environment, slope safety, air ventilation, etc. Rezoning of "GB" site for residential development also deviated from the established planning principles and procedures. They were particularly concerned about the traffic impacts upon the road network and environment in the surrounding areas during the construction period and after population intake. Residents of Dynasty Heights also expressed concern on the potential slope safety to their development and the loss of a natural environment nearby.
- 12.5 After collecting views of stakeholders and consolidating relevant information on technical assessments, DEVB, PlanD and relevant Government departments on 29.4.2014 consulted the SSPDC again on the proposed rezoning with an reduced site area of 2.04 ha (to avoid encroaching upon natural streams and adjoining the artificial slopes north of Dynasty Heights) with a maximum GFA of 58,750m<sup>2</sup> and maximum BH of 210mPD. The SSPDC meeting on 29.4.2014 was adjourned due to disruption in the conference room and continued on 19.5.2014. After discussion at the meeting held on 19.5.2014, the SSPDC passed two motions. The first motion stated that while supporting the Government to proactively increase land supply to meet the housing demand of population, the SSPDC expressed regret on the insufficient information provided on the various aspects of the proposed development to address local concerns and requested the Government not to submit the rezoning proposal to the Town Planning Board (the Board) before the SSPDC has comprehensively consider the proposal with sufficient details of the proposal and assessment reports provided and adequate consultation with the affected residents completed. The second motion also requested that the Government, without adequate information, should not submit the rezoning proposal on the Site to the Board for consideration (**Appendix VIIb**).
- 12.6 The responses provided by the Government at the meetings with the concerned residents' organizations/residents on 15.4.2014 and the SSPDC on 4.3.2014 and 19.5.2014 are summarised below:

Green Belt

- (a) The proposed rezoning of "GB" for residential use is an outcome of the Government's multi-pronged strategy to provide land to cater for the pressing housing need in the short term. The Site is identified as suitable for housing development according to specified criteria under the review of "GB" zones in the territory. It is close to existing settlements and was previously occupied by squatter structures and has been left undeveloped after clearance since 1987.

Traffic

- (b) TD responded that the existing and planned design capacities of the two major road junctions will be able to cater for the traffic generated from the proposed development, as well as those from the concurrent developments nearby (see also paragraphs 5.11 and 5.12 above).

Environment and Landscape

- (c) The existing vegetation at the Site is the result of natural regeneration after clearance of the squatters in 1987. LandsD will conduct a pre-land sale tree survey to ascertain the number of tree and tree preservation requirement. The boundary of the Site has been revised to avoid natural streams as far as practicable amongst others (see also paragraphs 5.17 to 5.19 above). Construction nuisances to the surrounding area will be controlled under established standard practice, guidelines and ordinances (see also paragraph 5.10 above)

Slope Safety

- (d) The impact of the proposed development on slope safety would be controlled by the Buildings Ordinance. Based on existing engineering technology, the possible landslide mitigation measures and site formation works involved in the proposed development are technically feasible. The boundary of the Site has also been revised to avoid adjoining the artificial slopes north of Dynasty Heights (see also paragraph 5.16 above)

Insufficient Information

- (e) Concerned departments after their respective assessments advise that the proposed development would not have insurmountable problems to the surrounding areas (such as traffic, environment, tree preservation, slope safety, air ventilation, etc.).

12.7 Views of the SSPDC have been incorporated into the proposed amendments as and where appropriate.

12.8 The SSPDC will be consulted after gazetting of the proposed amendments to the OZP during the plan exhibition period.

### 13 Decision Sought

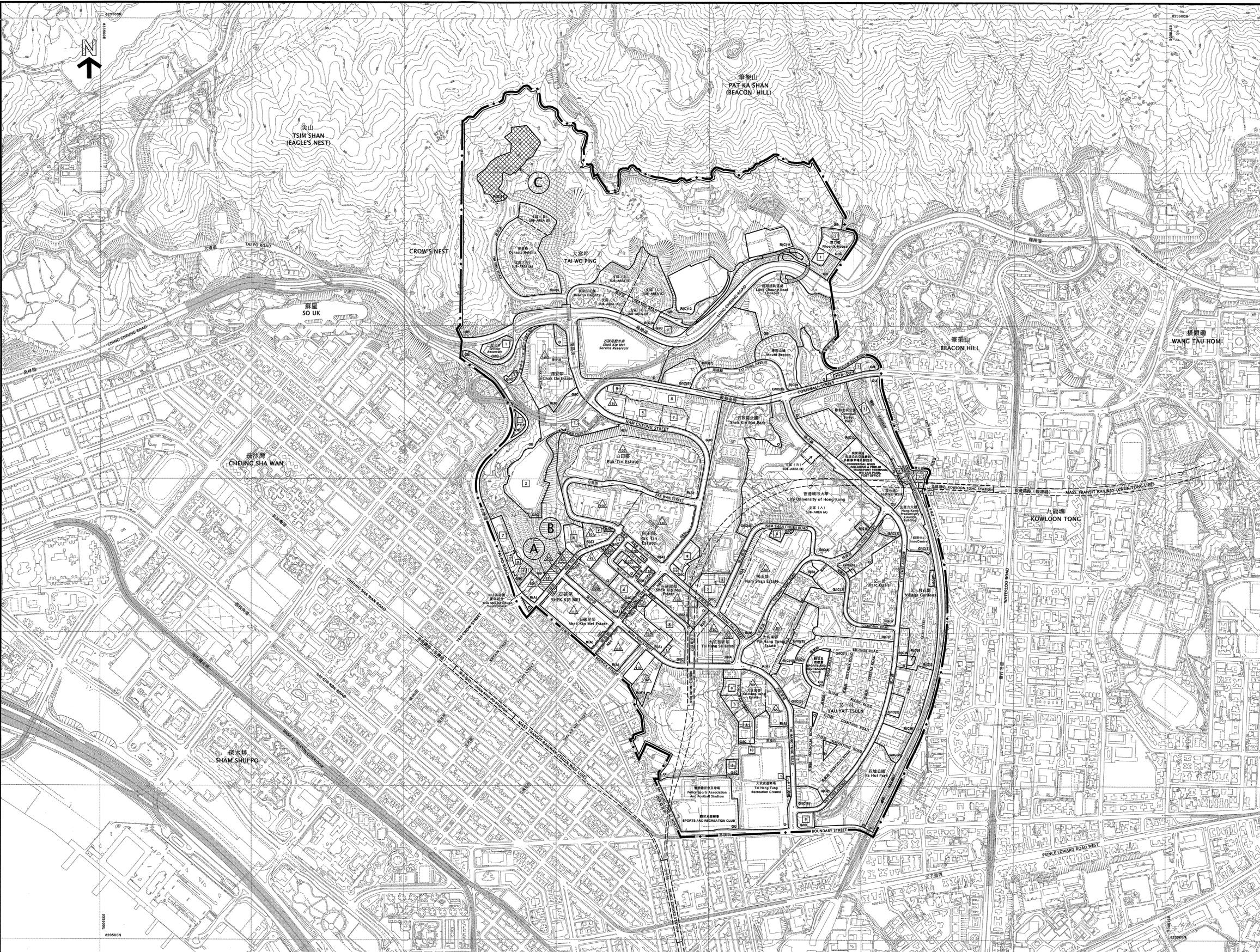
Members are invited to:

- (a) agree that the proposed amendments to the approved OZP No. S/K4/27 as shown on the draft OZP No. S/K4/27A (to be renumbered as S/K4/28 upon exhibition) at **Appendix I** and the draft Notes at **Appendix II** are suitable for exhibition for public inspection under section 5 of the Ordinance; and

- (b) adopt the revised ES at **Appendix III** for the draft OZP No. S/K4/27A (to be renumbered as S/K4/28) as an expression of the planning intentions and objectives of the Board for various land use zonings on the Plan and the revised ES will be published together with the draft Plan.

## 14 Attachments

<b>Appendix I</b>	<b>Draft Shek Kip Mei OZP No. S/K4/27A</b>
<b>Appendix II</b>	<b>Revised Notes of the Draft Shek Kip Mei OZP No. S/K4/27A</b>
<b>Appendix III</b>	<b>Revised Explanatory Statement of the Draft Shek Kip Mei OZP No. S/K4/27A</b>
<b>Appendix IV</b>	<b>Provision of Open Space and Major Community Facilities in Shek Kip Mei</b>
<b>Appendix V</b>	<b>Summary of Assessments for Shek Kip Mei Estate Redevelopment Phases 3 and 7 Provided by HD</b>
<b>Appendix VI</b>	<b>Visual Appraisal Report for Proposed Residential Site North of Yin Ping Road</b>
<b>Appendix VIIa</b>	<b>Extract of Minutes of SSPDC Meeting Held on 4.3.2014 (with translation of motion passed)</b>
<b>Appendix VIIb</b>	<b>Extract of Minutes of SSPDC Meeting Held on 19.5.2014 (with translation of motions passed)</b>
<b>Plan 1</b>	<b>Approved Shek Kip Mei OZP No. S/K4/27 (Reduced Size)</b>
<b>Plan 2</b>	<b>Location Plan of Proposed Amendment Items A to C</b>
<b>Plan 3a</b>	<b>Site Plan of Proposed Amendment Items A and B</b>
<b>Plan 3b</b>	<b>Site Plan of Proposed Amendment Item C</b>
<b>Plan 3c</b>	<b>Site Plan As of 1985-Proposed Amendment Item C</b>
<b>Plan 3d</b>	<b>Site Plan As of 1988-Proposed Amendment Item C</b>
<b>Plan 4a</b>	<b>Aerial Photo of Proposed Amendment Items A and B</b>
<b>Plan 4b</b>	<b>Aerial Photo of Proposed Amendment Item C</b>
<b>Plan 4c</b>	<b>Aerial Photo As of 1975-Proposed Amendment Item C</b>
<b>Plan 4d</b>	<b>Aerial Photo As of 1986-Proposed Amendment Item C</b>
<b>Plan 4e</b>	<b>Aerial Photo As of 1987-Proposed Amendment Item C</b>
<b>Plan 4f</b>	<b>Aerial Photo As of 1997-Proposed Amendment Item C</b>
<b>Plan 5a</b>	<b>Comparison of Existing and Proposed Zonings on the OZP for Proposed Amendment Items A and B</b>
<b>Plan 5b</b>	<b>Comparison of Existing and Proposed Zonings on the OZP for Proposed Amendment C</b>
<b>Plan 6a</b>	<b>Site Photo for Proposed Amendment Items A and B</b>
<b>Plans 6b and 6c</b>	<b>Site Photos of Proposed Amendment Item C</b>
<b>Plan 7</b>	<b>Development Concept Plan-Public Housing Development at Shek Kip Mei Estate Redevelopment Phases 3 and 7</b>
<b>Plans 8a to 8d</b>	<b>Photomontages of Proposed Amendment Items A and B</b>
<b>Plans 8e and 8f</b>	<b>Photomontages of Proposed Amendment Item C</b>



**圖例 NOTATION**

Appendix I of MPC Paper No. 13/14

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA	住宅(甲類)
RESIDENTIAL (GROUP B)	RB	住宅(乙類)
RESIDENTIAL (GROUP C)	RC	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY (UNDERGROUND)		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△	最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	S	最高建築物高度(樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

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

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 PERCENTAGE	
COMPREHENSIVE DEVELOPMENT AREA	2.09	0.80	綜合發展區
RESIDENTIAL (GROUP A)	38.31	14.80	住宅(甲類)
RESIDENTIAL (GROUP B)	0.17	0.06	住宅(乙類)
RESIDENTIAL (GROUP C)	41.33	15.76	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	43.84	16.71	政府、機構或社區
OPEN SPACE	38.24	14.57	休憩用地
OTHER SPECIFIED USES	12.65	4.82	其他指定用途
GREEN BELT	58.23	22.19	綠化地帶
MAJOR ROAD ETC.	27.55	10.50	主要道路等
TOTAL PLANNING SCHEME AREA	282.41	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。  
 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

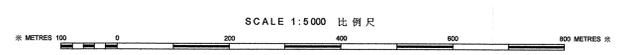
核准圖編號 S/K 4/27 的修訂  
 AMENDMENTS TO APPROVED PLAN No. S/K4/27

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項
AMENDMENT ITEM C		修訂項目 C 項

(參看附表)  
 (SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的石硤尾(九龍規劃區第4區)分區計劃大綱圖  
 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
 KOWLOON PLANNING AREA No. 4 - SHEK KIP MEI - OUTLINE ZONING PLAN



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

圖則編號  
 PLAN No. S/K4/27A

**KOWLOON PLANNING AREA NO. 4**

**APPROVED DRAFT SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/27A**

(Being an ~~Approved~~ *Draft* Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

- (ii) after the publication of the first plan,
  - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
  - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
  
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
  
- (5) Road junctions, alignment of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
  
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
  
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones :
  - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  
  - (c) maintenance or repair of watercourse and grave.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.

- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

**KOWLOON PLANNING AREA NO. 4**

**APPROVED DRAFT SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/27A**

**Schedule of Uses**

	<u>Page</u>
COMPREHENSIVE DEVELOPMENT AREA	1
RESIDENTIAL (GROUP A)	5
RESIDENTIAL (GROUP B)	9
RESIDENTIAL (GROUP C)	11
GOVERNMENT, INSTITUTION OR COMMUNITY	14
OPEN SPACE	17
OTHER SPECIFIED USES	18
GREEN BELT	22

COMPREHENSIVE DEVELOPMENT AREA

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot
	Commercial Bathhouse/Massage Establishment
	Eating Place
	Educational Institution
	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	House
	Information, Technology and Telecommunications Industries
	Institutional Use (not elsewhere specified)
	Library
	Market
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	Research, Design and Development Centre
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre
	Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic, infrastructure, air ventilation and other constraints.

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :-
  - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (x) visual impact assessment and air ventilation assessment reports to examine any visual and air ventilation problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them; and
  - (xi) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
  - (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5.5.
  - (4) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater. Ancillary car parking should be provided in the basement.
  - (5) In determining the relevant maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as GIC or social welfare facilities as required by the Government, may also be disregarded.
  - (6) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (3) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (3) above may thereby be exceeded.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (3) and (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

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(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

Planning Intention

This 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.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) On land designated “R(A)” and “R(A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraph (8) and/or (9) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraph (8) and/or (9) hereof.
- (3) On land designated “R(A)” and “R(A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated “R(A)1”, a public clinic shall be provided.
- (5) On land designated “R(A)” and “R(A)1”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable-
  - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
  - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (6) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (7) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (8) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (2) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (1) and (2) above may thereby be exceeded.
- (9) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (10) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Educational Institution Flat Government Use (Police Reporting Centre, Post Office only) House Library Religious Institution Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Ambulance Depot Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre School (not elsewhere specified) Shop and Services Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a total maximum plot ratio of 5 (of which the domestic plot ratio should not exceed 3.5) and a maximum building height of 51 metres above Principal Datum, or the plot ratio and building height of the existing building, whichever is the greater.
- (2) In determining the relevant total maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

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Planning Intention

This zone is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage, building height, gross floor area specified below, or the plot ratio, site coverage, building height, gross floor area of the existing building, whichever is the greater:

Sub-Area	Restriction
R(C)1	A maximum plot ratio of 1.65, a maximum site coverage of 55% and a maximum building height of 10.67m
R(C)2	A maximum gross floor area of 61 900m <sup>2</sup> and a maximum building height of 46 metres above Principal Datum (mPD)
R(C)3	A maximum gross floor area of 21 324m <sup>2</sup> and a maximum building height of 70mPD
R(C)4	A maximum domestic gross floor area of 65 745m <sup>2</sup> and a maximum non-domestic gross floor area of 1 000m <sup>2</sup> sub-area (A) - a maximum building height of 121.9mPD sub-area (B) - a maximum building height of 137.1mPD sub-area (C) - a maximum building height of 152.4mPD
R(C)5	A maximum gross floor area of 67 611m <sup>2</sup> sub-area (A) - a maximum building height of 131mPD sub-area (B) - a maximum building height of 194mPD
R(C)6	A maximum plot ratio of 3 and a maximum building height of 46mPD
R(C)7	a maximum plot ratio of 3 and a maximum building height of 51mPD
R(C)8	a maximum plot ratio of 3 and a maximum building height of 70mPD
R(C)9	a maximum gross floor area of 27 980m <sup>2</sup> and a maximum building height of 100mPD
R(C)10	a maximum plot ratio of 1.65, a maximum site coverage of 55% and a maximum building height of 46mPD

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

Sub-Area	Restriction
R(C)11	a maximum gross floor area of 10 812m <sup>2</sup> and a maximum building height of 166.3mPD
R(C)12	a maximum gross floor area of 31 844m <sup>2</sup> and a maximum building height of 162.7mPD
<b><i>R(C)13</i></b>	<b><i>a maximum gross floor area of 58 750m<sup>2</sup> and a maximum building height of 210mPD</i></b>

- (2) In determining the relevant maximum plot ratio, site coverage, gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/site coverage/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Helicopter Filling Station Helicopter Landing Pad Holiday Camp Hotel House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) On land designated “Government, Institution or Community” (“G/IC”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of number of storey(s) or metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “G/IC(1)”, “G/IC(2)”, “G/IC(3)”, “G/IC(4)”, “G/IC(5)”, “G/IC(6)”, “G/IC(7)” and “G/IC(8)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, building height, gross floor area specified below, or the plot ratio, building height, gross floor area of the existing building, whichever is the greater :

Sub-Area	Restriction
G/IC(1)	a maximum building height of 10.67m
G/IC(2)	a maximum building height of 46mPD
G/IC(3)	a maximum building height of 51mPD
G/IC(4)	sub-area (A) - a maximum building height of 70mPD sub-area (B) - a maximum building height of 119.5mPD
G/IC(5)	a maximum gross floor area of 27 400m <sup>2</sup> and a maximum building height of 112mPD
G/IC(6)	a maximum plot ratio of 3.37 and a maximum building height of 134.9mPD
G/IC(7)	a maximum building height of 112mPD
G/IC(8)	a maximum building height of 38mPD

- (3) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks (Cont'd)

- (5) On land designated "G/IC(5)", the maximum building height as set out in paragraph (2) above may, upon obtaining permission of the Town Planning Board under section 16 of the Town Planning Ordinance, be increased to a maximum of 135mPD, with the support of a visual and landscape impact assessment and any other information as may be required by the Town Planning Board.
- (6) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

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Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

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<p>Column 1 Uses always permitted</p>	<p>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
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For "Sports and Recreation Club" Only

<p>Eating Place (Canteen only) Place of Recreation, Sports or Culture Playground/Playing Field Private Club Utility Installation for Private Project</p>	<p>Eating Place (Restaurant only) Government Refuse Collection Point Government Use (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Shop and Services (Retail Shop only) Social Welfare Facility Utility Installation not ancillary to the Specified Use</p>
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Planning Intention

This zone is intended primarily for the provision of sports and recreation clubs.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 10.67m, or the height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Commercial Uses including a Public Transport Terminus, Multi-Storey Carpark, Post Office" Only</u>	
As Specified on the Plan Private Club	Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not ancillary to the Specified Use

Planning intention

This zone is intended primarily for the provision of commercial uses including a public transport terminus, multi-storey carpark and post office.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 138 422m<sup>2</sup> and a maximum building height of 70 metres above Principal Datum, or the gross floor area and height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Petrol Filling Station" Only

Petrol Filling Station	Government Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Utility Installation not ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the provision of petrol filling stations.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Railway" Only

As Specified on the Plan

Government Use (not elsewhere specified)  
Mass Transit Railway Vent Shaft and/or  
Other Structure above Ground Level  
other than Entrances  
Utility Installation not ancillary to the  
Specified Use

Planning Intention

This zone is intended primarily to provide land for the Mass Transit Railway Kowloon Tong Station.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

**KOWLOON PLANNING AREA NO. 4**

**APPROVED DRAFT SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/27A**

**EXPLANATORY STATEMENT**

## KOWLOON PLANNING AREA NO. 4

### APPROVED DRAFT SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/27A

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## **KOWLOON PLANNING AREA NO. 4**

### **APPROVED DRAFT SHEK KIP MEI OUTLINE ZONING PLAN NO. S/K4/27A**

(Being an ~~Approved~~ *Draft* Plan for the Purposes of the Town Planning Ordinance)

### **EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

#### **1. INTRODUCTION**

This explanatory statement is intended to assist an understanding of the ~~approved~~ *draft* Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/27A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURES**

- 2.1 The first statutory plan No. LK4/26 covering the Shek Kip Mei area was gazetted on 27 May 1971 under section 5 of the Town Planning Ordinance (the Ordinance). On 18 January 1972, the then Governor in Council (G in C) approved the Shek Kip Mei OZP No. LK4/26 under section 9(1)(a) of the Ordinance. The approved OZP No. LK4/26 was later referred back for amendment under section 12(1)(b)(ii) of the Ordinance on 20 January 1976. The OZP was subsequently amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.2 On 5 December 1989, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/3. On 6 July 1993, the then G in C referred the approved OZP No. S/K4/3 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 17 June 1997, the then G in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/7. On 10 February 1998, the Chief Executive in Council (CE in C) referred the approved OZP No. S/K4/7 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 13 April 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently re-numbered as S/K4/10. On 10 October 2000, the CE in C referred the approved OZP No.

S/K4/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.5 On 30 September 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/17. On 9 December 2003, the CE in C referred the approved OZP No. S/K4/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.6 On 5 December 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently renumbered as S/K4/21. On 15 January 2008, the CE in C referred the approved OZP No. S/K4/21 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.7 On 4 November 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently re-numbered as S/K4/23. On 10 February 2009, the CE in C referred the approved OZP No. S/K4/23 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.
- 2.8 On 9 April 2010, the draft Shek Kip Mei OZP No. S/K4/24, incorporating amendments mainly to rezone the site of Tai Hang Sai Estate from “Residential (Group A)” (“R(A)”) to “Comprehensive Development Area” (“CDA”); to impose building height restrictions for the “R(A)”, “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) zones; to designate non-building areas in various zones; to rezone major free-standing Government, Institution or Community (GIC) buildings in public housing sites to “G/IC” zone; and to rationalise zoning boundaries to reflect the as-built situation, was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, 211 representations and no comment were received. After giving consideration to the representations on 3 September 2010, the Board decided not to uphold the representations.
- 2.9 On 12 April 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently re-numbered as S/K4/25. On 5 July 2011, the CE in C referred the approved OZP No. S/K4/25 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 23 September 2011 under section 12(2) of the Ordinance.
- 2.10 On 11 November 2011, the draft Shek Kip Mei OZP No. S/K4/26, incorporating amendments mainly to rezone two sites to the north of Lung Cheung Road at Tai Wo Ping from “G/IC” to “Residential (Group C) 11” (“R(C)11”) and “R(C)12”, the existing sloping area to the north of Lung Cheung Road and bounded by Beacon Heights and Phoenix House from “G/IC” to “Green Belt” (“GB”), and the at-grade portions of the proposed

vehicular access to the “R(C)11” and “R(C)12” sites to area shown as ‘Road’; and to revise the maximum building height restriction for a “G/IC” site at the junction of Lung Cheung Road and Lung Ping Road, was exhibited for public inspection under section 5 of the Ordinance. Upon the expiry of the exhibition period, no representation was received.

- 2.11 On 5 June 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shek Kip Mei OZP, which was subsequently re-numbered as S/K4/27. On 15 June 2012, the approved Shek Kip Mei OZP No. S/K4/27 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance. ***On 18 February 2014, the CE in C referred the approved OZP No. S/K4/27 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 28 February 2014 under section 12(2) of the Ordinance.***
- 2.12 ***On xxxx 2014, the draft Shek Kip Mei OZP No. S/K4/28 (the Plan), incorporating amendments mainly to amend the building height restrictions for the Shek Kip Mei Estate Redevelopment Phases 3 and 7 from 30 metres above Principal Datum (mPD) to 55mPD and 60mPD respectively; and to rezone a site north of Yin Ping Road, Tai Wo Ping from “Green Belt” (“GB”) to “Residential (Group C)13” (“R(C)13”), was exhibited for public inspection under section 5 of the Ordinance.***

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.
- 3.2 The Plan is to illustrate the broad principles of development and to provide guidance for more detailed planning within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Shek Kip Mei area and not to overload the road network in this area.

### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

## **5. THE PLANNING SCHEME AREA**

- 5.1 The Area is located in West Kowloon within the Sham Shui Po District Administration District. It is bounded by Mass Transit Railway (MTR) East Rail Line to the east, Boundary Street to the south, Berwick Street and Tai Po Road to the west and the foothills of Pat Ka Shan (Beacon Hill) at Tai Wo Ping to the north. The boundary of the Area is shown in a heavy broken line on the Plan. It covers about 262 hectares of land. Lung Cheung Road Lookout is a popular lookout point commanding vistas of the entire Kowloon Peninsula.
- 5.2 A large part of the Area has been developed. In the central and western parts of the Area are mainly public housing estates, including Pak Tin Estate, Shek Kip Mei Estate, Chak On Estate, Tai Hang Tung Estate and Nam Shan Estate. In the south-eastern part of the Area to the western side of MTR East Rail Line are Village Gardens and Parc Oasis, which are medium-rise private residential developments, and to the west of Tat Chee Avenue are the low-rise residential developments in Yau Yat Tsuen Garden Estate and the City University of Hong Kong (CityU). Other major private residential developments including Beacon Heights and Dynasty Heights to the north of Lung Cheung Road at Tai Wo Ping and Mount Beacon at Cornwall Street near Tat Chee Avenue.

## **6. POPULATION**

According to the ~~2006 Population By Census~~ **2011 Census**, the population of the Area was about ~~84 300~~ **76 200**. Due to redevelopment of various public housing estates, an increase in population in future is expected. It is estimated that the planned population of the Area would be about ~~103 600~~ **104 000**.

## **7. BUILDING HEIGHT RESTRICTIONS IN THE AREA**

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment, to address public aspirations for greater certainty and transparency in the statutory planning

system and to meet the growing community aspirations for a better living environment, the Kowloon OZPs are subject to revisions to incorporate appropriate building height restrictions to guide future development/redevelopment. Being an area primarily accommodating old public housing estates, the public housing estates in the Area are subject to redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area and may sometimes obstruct air ventilation. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes (e.g. stepped building height and preservation of public view to the ridgelines) and to provide better control on the building heights of developments in the Area, building height restrictions are imposed for the development zones on the Plan.

- 7.2 The high-rise cluster of the Area is located in the west, mainly comprising the newly redeveloped blocks of Pak Tin Estate and Shek Kip Mei Estate. Gradually descending height bands towards the medium-rise and low-rise residential developments in the southeast are imposed. For the eastern part of the Area together with the Tai Wo Ping foothill area where the developments are in general low to medium-rise in nature, building height restrictions are stipulated to maintain the existing characters and enhance diversity in the urban core.
- 7.3 There are two visual corridors in the Area: one in a north-south direction and the other in an east-west direction. The north-south visual corridor spans from Police Recreation Ground together with a small green knoll in the south to Tai Hang Sai Estate and a group of low-rise GIC facilities in the north, gradually leading to Shek Kip Mei Park and opening up a mountainous vista of the distant Beacon Hill in the far north. The east-west visual corridor spans from Tai Hang Sai Estate in the east to some low-rise schools along Wai Chi Street and the Jockey Club Creative Arts Centre in the west, gradually leading to the knoll of Shek Kip Mei Fresh Water Service Reservoir in the further west.
- 7.4 The building height restrictions have taken into account the existing topography and site levels, the foothill setting, the local character, existing townscape and building height profile, the local wind environment and measures suggested for ventilation improvements, areas of local attractions, the building height restrictions under the lease and the Urban Design Guidelines.
- 7.5 There are ~~nine~~ **eleven** building height bands: 30 metres above Principal Datum (mPD), 45mPD, 50mPD, **55mPD**, **60mPD**, 65mPD, 80mPD, 100mPD, 110mPD, 120mPD and 130mPD for the “R(A)” zone; one height band of 51mPD for the “Residential (Group B)” zone; ~~twelve~~ **thirteen** height bands: 10.67 metres (m), 46mPD, 51mPD, 70mPD, 100mPD, 121.9mPD, 131mPD, 137.1mPD, 152.4mPD, 162.7mPD, 166.3mPD, ~~and~~ 194mPD **and 210mPD** for the “R(C)” zone; and two height bands: 90mPD and 130mPD for the “CDA” zone. In general, the building height bands help preserve views to the ridgelines, achieve both the west-to-east and north-to-south gradation height profiles, and maintain visual permeability and wind penetration. To avoid

monotonous townscape and reflect the existing building height profile, height variations are adopted where appropriate.

- 7.6 Moreover, specific building height restrictions for the “G/IC” and “OU” zones in terms of mPD or number of storey(s), which mainly reflect the existing and planned building heights of developments, have been incorporated into the Plan mainly to provide visual and spatial relief to the Area. In general, low-rise developments, normally with a height of not more than 13 storeys, will be subject to building height restrictions in terms of number of storey(s) (excluding basement floor(s)) so as to allow more design flexibility, in particular for GIC facilities with specific functional requirements, unless such developments fall within visually prominent locations and major breathing spaces where more stringent height controls are warranted. For higher developments, usually more than 13 storeys, the building height restrictions are specified in terms of mPD to provide certainty and clarity of the planning intention.
- 7.7 Taking into account the nature of the existing/planned facilities/uses of the sites, the existing development intensity and their respective as-built conditions, and to cater for the wide variety of their operational needs and uses, building height restrictions in terms of mPD or number of storey(s) have been stipulated in the Notes or specified on the Plan for the respective “OU” zones.
- 7.8 An Expert Evaluation on air ventilation assessment (AVA) has been undertaken to assess the existing wind environment and the likely impact of the building heights of the development sites within the Area on the pedestrian wind environment. The building height restrictions shown on the Plan have taken the findings of the AVA into consideration.
- 7.9 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes in order to provide incentive for developments/redevelopments with planning and design merits. Each application for minor relaxation of building height restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
  - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
  - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
  - (c) providing better streetscape/good quality street level public urban space;
  - (d) providing separation between buildings to enhance air ventilation and visual permeability; and
  - (e) other factors, such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about

improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

- 7.10 However, for existing buildings where the building height has already exceeded the maximum building height restrictions in terms of mPD and/or number of storeys as specified on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

## **8. NON-BUILDING AREAS**

- 8.1 According to the findings of the AVA, the prevailing annual wind comes from the east and northeast directions and the summer prevailing wind mainly from the eastern and southern quarters. The summer wind is very important for urban thermal comfort and air ventilation. Whilst the easterly wind enters the Area and reaches Shek Kip Mei Estate and Pak Tin Estate after passing over the low-rise buildings east of the Area, the southwesterly wind reaches the Area after passing over the low-rise buildings southwest of the Area via wider streets including Nam Cheong Street and Pak Tin Street, which act as useful air paths, and enters the heart of the Area. Besides, the north-south visual corridor is also an important ventilation corridor in the Area although its efficacy has slightly been impaired by the built up areas along its path at Tai Hang Sai Estate and CityU's student hostel. In general, the AVA concludes that there is no major air ventilation issue for the Area. To facilitate better air ventilation in the Area, the AVA recommends a few strips of non-building areas (NBAs) in the Area.
- 8.2 Taking into account the findings of the AVA and other relevant factors, such as site constraints and impacts on development/redevelopment potential, the following seven NBAs have been incorporated into the Plan:
- (a) a 3m-wide strip of land from the lot boundary abutting the eastern curb of Nam Cheong Street between Berwick Street and Tai Hang Sai Street and a 3m-wide strip of land from the lot boundary abutting the western curb of Nam Cheong Street between Berwick Street and Pak Wan Street. They help improve the effectiveness of the north-south Nam Cheong Street air path to distribute the flow to inner areas;
  - (b) a 5m-wide strip of land from the lot boundary abutting the eastern curb of Pak Tin Street between Berwick Street and Jockey Club Creative Arts Centre. The NBA helps facilitate the wind flow from the southwest to Pak Tin Estate;
  - (c) the existing slope of varying widths (ranging from 3m to 70m) circumscribing the eastern, northern and western boundaries of Pak Tin Estate. The NBA together with Pak Wan Street serve to maximise the east-west running air paths to facilitate the easterly wind;

- (d) the existing slope of about 15m to 20m wide along the eastern boundary of Tai Hang Tung Estate. The NBA serves as a north-south air path to facilitate the summer southwesterly wind;
- (e) the existing slope of about 10m to 25m wide along the western boundary of Nam Shan Estate. The NBA, together with Nam Shan Chuen Road, the 25m-wide NBA in Tai Hang Sai Estate (paragraph 8.2(f) below) and the adjacent open spaces and low-rise GIC facilities, form an air corridor for the summer south and southwesterly wind. No new development, or addition, alteration and/or modification to or redevelopment of an existing building in this NBA shall result in a total development and/or redevelopment in excess of a maximum building height higher than the road surface level of Nam Shan Chuen Road; and
- (f) a 25m-wide strip of land along the western boundary of the site occupied by Tai Hang Sai Estate. The NBA together with an array of low-rise GIC facilities and open space in the west connecting with Nam Shan Chuen Road to its north and the vegetated knoll to its south could help maintain the air path for summer south and southwesterly wind.

8.3 The above NBAs should be taken into account upon future redevelopment of the sites. As the designation of NBAs is primarily for the purpose of above ground air ventilation, the NBA requirements will not apply to underground developments. To facilitate better connection between different phases of public housing estates, minor structure for footbridge connection on the NBAs may be allowed. Moreover, a minor relaxation clause has been incorporated into the Notes of the relevant zones to allow minor relaxation of the stated NBA restrictions as shown on the Plan under exceptional circumstances.

8.4 Also, air paths should be preserved within large sites, including Pak Tin Estate, Shek Kip Mei Estate, Nam Shan Estate and Tai Hang Tung Estate. It is important that the future development on these sites should not shield the nearby areas from the prevailing wind. Apart from detailed AVA studies to be carried out when the sites undergo redevelopment, the following NBAs are also recommended:

- (a) one east-west NBA of about 30m wide across the northern part of Nam Shan Estate connecting Tai Hang Tung Estate Playground No. 2 in the east and Shek Kip Mei Park in the west so as to ensure that the easterly wind could reach the central part of the Area;
- (b) one east-west NBA of about 30m wide across the southern part of Nam Shan Estate and Tai Hang Tung Estate to widen the existing Tai Hang Sai Street air path can facilitate the easterly wind. The AVA also recommends that buildings of Nam Shan Estate near the junction of Nam Shan Chuen Road and Tai Hang Sai Street should be well spaced to reduce the wake areas of tall buildings and facilitate the easterly wind;

- (c) one north-south NBA of about 30m wide across the central portion of Pak Tin Estate extending the existing Pak Tin Street air path for better air penetration within the estate;
- (d) one southwest-northeast NBA of about 20m wide across Shek Kip Mei Estate extending the existing Pei Ho Street air path so as to help distribute the flow to the estate and the private residential area at Wai Chi Lane; and
- (e) one north-south NBA of about 20m wide across Shek Kip Mei Estate to extend the existing Shek Kip Mei Street air path. In view of the advanced stage of Shek Kip Mei Estate Redevelopment Phase 2, it is understood that this recommended NBA could not be incorporated into the redevelopment. However, this could be a long-term goal should the site be redeveloped in the future.

8.5 The above NBAs should be taken into account upon future redevelopment of the sites. The exact alignment, disposition and width of the NBAs across the four estates should be considered under the detailed AVAs to be prepared for the future redevelopment of these sites.

8.6 In addition to the NBAs, according to the AVA Study, future developers are encouraged to adopt design measures that could minimise negative air ventilation impact. These include, inter alia, lower podium height, greater permeability of podium, wider gap between buildings, lower building height for buildings with wide façade facing prevailing wind directions, varied building heights within large site capped with the height restriction and avoidance of blockage of breezeway through suitable positioning of building towers and podiums.

## **9. LAND USE ZONINGS**

9.1 “Comprehensive Development Area” (“CDA”) : Total Area 2.09 ha

9.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic, infrastructure, air ventilation and other constraints.

9.1.2 Pursuant to section 4A(1) of the Ordinance, any development/redevelopment within the “CDA” zone would require the approval of the Board through planning application under section 16 of the Ordinance. Except as otherwise expressly provided that it is not required by the Board, a Master Layout Plan (MLP) should be submitted in accordance with the requirements as stipulated in the Notes for the approval of the Board pursuant to section 4A(2) of the

Ordinance. A copy of the approved MLP would be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.

- 9.1.3 The area bounded by Tai Hang Sai Street, Tai Hang Tung Road, Woh Chai Street and Wai Chi Street is within this zone. Existing on-site is Tai Hang Sai Estate managed by the Hong Kong Settlers Housing Corporation Limited. This zone is intended for a comprehensive redevelopment primarily for residential with supporting commercial facilities. Development within this “CDA” site is subject to a total maximum plot ratio of 5.5 as stipulated in the Notes, maximum building heights of 90mPD and 130mPD and a 25m-wide NBA as shown on the Plan.
- 9.1.4 The “CDA” zone is situated in a transitional area where the overall building height profile is descending from the west to the east and where the two north-south and east-west visual corridors meet. Buildings within this “CDA” zone should adopt a stepped height design concept (with a height restriction of 130mPD in the western portion and 90mPD in the eastern portion) to create a visual gradation from the high-rise public rental housing (Pak Tin Estate and Shek Kip Mei Estate) in the west to the medium-rise Tai Hang Tung Estate and low-rise Yau Yat Tsuen Garden Estate in the east. Moreover, building gaps within the zone to align with the two existing visual corridors should be provided so as to preserve the visual corridors and enhance permeability of the site. As stated in paragraph 8.2(f) above, a 25m-wide NBA along the western zoning boundary is required in order to preserve the north-south air ventilation corridor and facilitate the summer south and southwesterly wind. Ancillary car-parking should be accommodated in the basement. A planning brief will be prepared to set out the requirements in further detail. Consideration should be given to air ventilation and visual impacts in the formulation of development proposals at this site. Moreover, provision of commercial facilities to serve the local community is encouraged.
- 9.1.5 Minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.1.6 However, for any existing building with plot ratio already exceeding the plot ratio restriction as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 9.1.7 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions may be

considered by the Board on application under section 16 of the Ordinance.

9.2 Residential (Group A) (“R(A)”) : Total Area 38.31 ha

- 9.2.1 This 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.
- 9.2.2 Most of the land in this zone has been developed or is under redevelopment. It includes public housing estates such as Pak Tin Estate, Shek Kip Mei Estate, Nam Shan Estate, Chak On Estate, Tai Hang Tung Estate as well as public housing development for the elderly/small households at Pak Tin Street and Tong Yam Street. It also includes existing private residential developments at Wai Chi Lane to the south of Pak Tin Estate and at Woh Chai Street to the west of Tong Yam Street.
- 9.2.3 The area designated “R(A)1” on the Plan comprises three different platforms, one of which is being occupied by Shek Kip Mei Health Centre. The site is intended to be an expanded site for Shek Kip Mei Estate Redevelopment Phase 6 and a public clinic shall be provided within the site.
- 9.2.4 Within these public housing estates, adequate community facilities, retail facilities and open spaces are provided in accordance with planning standards. The two primary schools in Pak Tin Estate, which are free-standing buildings, are zoned “R(A)” on the OZP so as to allow for flexibility in the comprehensive planning and development of these large residential sites.
- 9.2.5 In consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities envisioned in the Kowloon Density Study Review completed in early 2002, developments or redevelopments within this zoning are subject to specific control on plot ratios except otherwise stipulated in the Notes, i.e. a maximum plot ratio of 7.5 for a domestic building and a maximum plot ratio of 9.0 for a partly domestic and partly non-domestic building. In calculating the gross floor areas (*GFA*) for these developments/redevelopments, the lands for free-standing purpose-designed buildings that are solely used for accommodating school or other GIC facilities, including those located on ground and on building podium, are not to be taken as parts of the site.
- 9.2.6 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under

Regulation 22. This is to maintain flexibility for unique circumstances such as surrender of part of a site for road widening or public uses.

- 9.2.7 For public housing developments, in accordance with the established administrative procedure, the future redevelopment would be governed by a planning brief. To demonstrate that the redevelopment is acceptable, the Housing Department would be required to undertake relevant assessments, including traffic impact assessment, visual impact assessment, AVA, etc., as appropriate. ~~The maximum plot ratio of 6 (calculated on a net site basis excluding slopes, public roads and free standing GIC facilities) should be taken as the maximum level for the purpose of technical assessments.~~
- 9.2.8 Public housing developments in the “R(A)” zone are primarily covered by a range of height bands of 30mPD, 45mPD, 50mPD, **55mPD, 60mPD**, 65mPD, 80mPD, 100mPD, 110mPD, 120mPD and 130mPD. For large public housing sites with different formation platforms, distinct building height bands are imposed.
- 9.2.9 Shek Kip Mei Estate is subject to height bands of 30mPD, 50mPD, **55mPD, 60mPD**, 80mPD, 110mPD, 120mPD and 130mPD at various locations. ~~The 30mPD height bands~~ **is of 30, 55 and 60 mPD** are imposed **at the site to the west of Pak Tin Street to be which is** comparable with Mei Ho House, a Grade 2 historic building, and other low-rise GIC facilities nearby. ~~This is so~~ **as to complement the function of the green knoll to the west as a visual buffer while optimizing the development potential of Shek Kip Mei Estate Redevelopment Phases 3 and 7.** As for the social welfare facility block at the junction of Nam Cheong Street and Wai Chi Street, a height band of 50mPD in accordance with the committed building height is imposed so as to complement the east-west visual/ventilation corridor. The “R(A)1” zone for Shek Kip Mei Estate Redevelopment Phase 6 has due regard to the green knoll in the east by creating a stepped height profile with the eastern part of the zone restricted to a maximum building height of 80mPD and the western part to 110mPD. The street blocks to the north and south of Woh Chai Street are stipulated with the height bands of 120mPD and 110mPD respectively to match with the neighbouring area south of Berwick Street (outside the Area).
- 9.2.10 The Jockey Club Creative Arts Centre has been jointly operated by the Hong Kong Baptist University, the Hong Kong Arts Centre and the Hong Kong Arts Development Council for the promotion of arts-related activities since early 2008. The site is subject to a height band of 45mPD in accordance with the existing building height so as to complement the east-west running visual/ventilation corridor.
- 9.2.11 Pak Tin Estate is subject to height bands of 50mPD, 100mPD, 120mPD and 130mPD. The height band of 50mPD is imposed on the

existing small household block on the corner of Pak Tin Street and Pak Wan Street so as to echo with the heights of its adjacent GIC developments and preserve the function of the green knoll to its west as a visual buffer.

- 9.2.12 Chak On Estate is subject to a height band of 120mPD in order to maintain the existing building height profile. It is considered that higher height bands would create significant visual impact, especially to those viewers located north of Lung Cheung Road. Whilst Nam Shan Estate is subject to a maximum building height of 80mPD, Tai Hang Tung Estate is subject to maximum building heights of 65mPD and 80mPD.
- 9.2.13 In order to facilitate air ventilation of the inner parts of the Area, six NBAs are designated in areas zoned “R(A)” as stated in paragraphs 8.2(a) to 8.2(e) above and as shown on the Plan, and another five air corridors as stated in paragraph 8.4 above should be preserved within various public housing sites (which are to be detailed in the planning briefs and further AVAs).
- 9.2.14 For large housing development sites (including public housing sites), it is required to provide varying building height profile within the same building height band to avoid wall effect of buildings, add variation to the sites and help wind penetration at street level.
- 9.2.15 Minor relaxation of plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.2.16 However, for any existing building with plot ratio already exceeding the plot ratio restrictions as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 9.2.17 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions may be considered by the Board on application under section 16 of the Ordinance.

9.3 Residential (Group B) (“R(B)”) : Total Area 0.17 ha

- 9.3.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.3.2 A site at the junction of To Yuen Street and Tai Hang Tung Road is within this zone. Taking into account the traffic, environmental and

infrastructural constraints as well as the provision of GIC facilities within the site, the development restrictions in terms of maximum plot ratio and building height are stipulated in the Notes.

9.3.3 Development and redevelopment within the “R(B)” zone is subject to maximum plot ratio and building height restrictions as stipulated in the Notes, or the plot ratio and building height of the existing building, whichever is the greater. Minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

9.3.4 However, for any existing building with plot ratio already exceeding the plot ratio restriction as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

9.4 Residential (Group C) (“R(C)”) : Total Area ~~39.29~~ **41.33** ha

9.4.1 This zone is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone is sub-divided into ~~twelve~~ *thirteen* sub-areas and the various development intensity and building height restrictions are stipulated in the Notes.

9.4.2 A more intensive development/redevelopment of these residential sites subsequent to the relocation of Kai Tak Airport will aggravate the existing traffic and environmental conditions in the Area as the resultant densities will be much higher than the existing and planned transport and infrastructural system could cope with. As such, only an optimal level of development has to be allowed taking into account the traffic, environmental and infrastructural constraints.

9.4.3 The ‘stepped height’ concept has been adopted as a key urban design principle for the eastern part of the Area to provide for a gradual change in building heights descending from the north of Cornwall Street to the south of Tat Chee Avenue so as to maintain a visual corridor from north to south when viewed from Lung Cheung Road.

9.4.4 Yau Yat Tsuen Garden Estate is zoned “R(C)1” on the Plan. In order to maintain the character of the area as a low-rise ‘garden city suburb’, developments and redevelopments are restricted to a maximum plot ratio of 1.65, a maximum site coverage of 55% and a maximum building height of 10.67m as stipulated in the Notes.

9.4.5 Village Gardens, Senior Staff Quarters for the CityU and Beacon Heights are zoned “R(C)2”, “R(C)3” and “R(C)4” respectively. In

order not to aggravate the existing traffic and infrastructural conditions in the Area, the maximum ~~gross floor area~~ **GFA** and building height restrictions are stipulated in the Notes to provide control on the future redevelopment of these sites.

- 9.4.6 A low-density residential development at Tai Wo Ping (known as Dynasty Heights) is zoned “R(C)5”. The maximum ~~gross floor area~~ **GFA** for the whole “R(C)5” zone and maximum building heights for the two sub-areas within the zone are stipulated in the Notes.
- 9.4.7 To the western side of MTR East Rail Line, there are medium-rise private residential developments (including Parc Oasis) which are zoned “R(C)6”, “R(C)7” and “R(C)8”. A maximum plot ratio of 3 and respective maximum building heights for these zones are stipulated in the Notes.
- 9.4.8 To the north of Cornwall Street near Tat Chee Avenue is a low-density residential development (known as Mount Beacon) which is zoned “R(C)9”. To ensure a proper statutory planning control, development restrictions in terms of maximum ~~gross floor area~~ **GFA** and building height are stipulated in the Notes.
- 9.4.9 The former Begonia Road Juvenile Home site is zoned “R(C)10” for low-density residential development. A maximum plot ratio of 1.65, a maximum site coverage of 55% and a maximum building height of 46mPD are stipulated in the Notes. The slope at the western part of the site is deducted in calculating the relevant site area for the purpose of plot ratio calculation.
- 9.4.10 Two sites to the north of Lung Cheung Road at Tai Wo Ping are zoned “R(C)11” and “R(C)12” for low-density residential development. In view of the traffic noise impact from Lung Cheung Road, noise mitigation measures (such as noise barriers) should be provided for the future residential development to meet the Environmental Protection Department’s noise standard. Developments on the two sites should adopt stepped building heights, which commensurate with the noise profiles of the sites to meet the relevant noise standard. The restrictions on maximum ~~gross floor area~~ **GFA** and maximum building height are stipulated in the Notes to guide the future development of the two sites. Moreover, adequate building separation and building setback from the noise barriers should be provided to enhance the internal air ventilation within the future residential development. In order to provide vehicular access to the two residential sites, a new elevated/at-grade access road connecting to Lung Cheung Road eastbound and westbound near Beacon Heights and Lung Cheung Road Lookout respectively would be constructed.
- 9.4.11 *A site north of Yin Ping Road at Tai Wo Ping is zoned “R(C)13” for low-density residential development. To minimize the potential impacts of the site upon the surrounding areas while optimising the***

*development potential of the site, the site is subject to a maximum GFA of 58 750m<sup>2</sup> and building height of 210mPD as stipulated in the Notes.*

- 9.4.142 Development and redevelopment within the “R(C)” zone is subject to maximum plot ratio/~~gross floor area~~GFA/site coverage/building height restrictions as stipulated in the Notes, or the plot ratio/~~gross floor area~~GFA/site coverage/building height of the existing building, whichever is the greater. Minor relaxation of the plot ratio/~~gross floor area~~GFA/site coverage/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.4.123 However, for any existing building with plot ratio/~~gross floor area~~GFA /site coverage already exceeding the respective restrictions as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

9.5 Government, Institution or Community (“G/IC”) : Total Area 43.84 ha

- 9.5.1 This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. Such developments, particularly for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 9.5.2 Major existing facilities include the CityU and Centre of Environmental Technology at the junction of To Yuen Street and Tat Chee Avenue, and Inno Centre and Hong Kong Productivity Council Building at Tat Chee Avenue. Other major existing facilities include Beacon Hill Salt Water Pumping Station at Tai Woh Ping Road, a divisional police station at Tai Hang Sai Street, a sub-divisional fire station at Nam Cheong Street, a community centre at Tong Yam Street, a telephone exchange at Wai Chi Street and a number of primary and secondary schools at various locations in the Area.
- 9.5.3 The ‘stepped height’ concept has been adopted as a key urban design principle for the eastern part of the Area to provide for a gradual change in building heights descending from the north of Cornwall Street to the south of Tat Chee Avenue so as to maintain a visual corridor from north to south when viewed from Lung Cheung Road.

- 9.5.4 The maximum building height restrictions are imposed on “G/IC(1)” (junction of Begonia Road and Cassia Road), “G/IC(2)” (east of Tat Chee Avenue and south of Inno Centre), “G/IC(3)” (south of To Yuen Street and west of Begonia Road), “G/IC(4)” (the CityU), “G/IC(7)” (south of Lung Cheung Road for a proposed joint universities’ soccer pitch), and “G/IC(8)” (junction of Tai Hang Tung Road and Tat Chee Avenue) as stipulated in the Notes.
- 9.5.5 Two sites to the north of Cornwall Street are occupied by the Multi-media Building and hostel development for the CityU and zoned “G/IC(5)” and “G/IC(6)” respectively. As regards the site occupied by the Multi-media Building, the maximum building height may, upon obtaining permission of the Board under section 16 of the Ordinance, be increased to a maximum of 135mPD, with the support of a visual and landscape impact assessment and any other information required by the Board.
- 9.5.6 Development and redevelopment in the “G/IC” zone and its sub-zones are subject to maximum building height restrictions in terms of metres, number of storeys (excluding basement floor(s)) or mPD as specified on the Plan or stipulated in the Notes, or the height of the existing building, whichever is the greater. Building height restrictions for most of the “G/IC” zones are stipulated in terms of number of storeys except that the relatively high-rise GIC uses, in particular the Public Health Laboratory Centre at Cornwall Street, are stipulated in terms of mPD so as to reflect the existing building height and/or to provide a more clear control over building height profile. Also, development and redevelopment within the “G/IC” sub-zones are subject to maximum plot ratio/~~gross floor area~~**GFA** restrictions as stipulated in the Notes, or the plot ratio/~~gross floor area~~**GFA** of the existing building, whichever is the greater.
- 9.5.7 Minor relaxation of the plot ratio/~~gross floor area~~**GFA**/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 9.5.8 However, for any existing building with plot ratio/~~gross floor area~~**GFA** already exceeding the plot ratio/~~gross floor area~~**GFA** restrictions as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 9.5.9 Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the NBA restrictions may be considered by the Board on application under section 16 of the Ordinance.

9.6 Open Space (“O”) : Total Area 38.24 ha

- 9.6.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.6.2 Major existing open spaces include Fa Hui Park and Tai Hang Tung Recreation Ground at Boundary Street, To Yuen Street Recreation Ground, Shek Kip Mei Service Reservoir Playground at Cornwall Street, Shek Kip Mei Park, Cornwall Street Park to the north of Festival Walk, Tai Hang Tung Estate Playground No. 1 and No. 2, Wai Chi Street Rest Garden, Wai Chi Street Playground and Shek Kip Mei Central Playground.

9.7 Other Specified Uses (“OU”) : Total Area 12.65 ha

- 9.7.1 This zone is intended primarily to provide/reserve land for specified purposes/uses.
- 9.7.2 It covers the Festival Walk, MTR Kowloon Tong Station and the land for MTR East Rail Line along the eastern edge of the Area, petrol filling stations at Tai Hang Tung Road, Tai Po Road and Cornwall Street, Police Recreation Ground at Boundary Street and Yau Yat Tsuen Sports and Recreation Club at Cassia Road.
- 9.7.3 The Festival Walk, located at Tat Chee Avenue to the north-east of the CityU and to the west of MTR Kowloon Tong Station, is a commercial/office development including public transport terminus, multi-storey public car park and post office. Maximum ~~gross floor area~~ *GFA* and building height restrictions are imposed on the development as stipulated in the Notes.
- 9.7.4 In order to ensure that the building height will be in keeping with the building heights and character in the surrounding areas, development/redevelopment of the Police Recreation Ground at Boundary Street, Yau Yat Tsuen Sports and Recreation Club at Cassia Road and the Festival Walk at Tat Chee Avenue are restricted to a maximum building height of 10.67m for the former two and 70mPD for the latter, as stipulated in the Notes.
- 9.7.5 Building height restriction of one storey is imposed on the petrol filling stations at Tai Hang Tung Road, Tai Po Road and Cornwall Street. Building height restrictions of one storey is imposed on the MTR Kowloon Tong Station entrance and the two vent shafts at Suffolk Road; two storeys for the utilities building at To Fuk Road; and three storeys for the ventilation building at the portal of Beacon Hill Tunnel to reflect their existing building heights. For all of these sites, basement floor(s) may be disregarded in determining the number of storey.

9.7.6 Minor relaxation of the ~~gross floor area~~**GFA**/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.9 and 7.10 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

9.7.7 However, for any existing building with ~~gross floor area~~**GFA** already exceeding the ~~gross floor area~~**GFA** restriction as stipulated in the Notes, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

9.8 Green Belt (“GB”) : Total Area ~~60.27~~ **58.23** ha

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. This zoning covers the foothills of Pat Ka Shan (Beacon Hill) to the north of the Area. The foothills are mainly well-wooded slopes providing a green backdrop to the Area. Certain recreational uses, however, may be possible at selected locations.

## 10. COMMUNICATIONS

### 10.1 Roads

The Area is well served by major roads. Lung Cheung Road, which passes through the northern part of the Area, is part of the primary distributor network linking East and West Kowloon. The district distributor network consists of Nam Cheong Street, Cornwall Street, Tat Chee Avenue, Tai Hang Tung Road and Tai Po Road.

### 10.2 Mass Transit Railway

The Area is served by the MTR East Rail Line and Kwun Tong Line. There are two MTR stations within the Area. The entrances of the **MTR** Shek Kip Mei Station are located at Woh Chai Street and Tai Hang Tung Road while the entrances of the **MTR** Kowloon Tong Station are located at Suffolk Road linking the CityU and near the junction of Kent Road and Suffolk Road. The **MTR** East Rail Line runs along the eastern edge of the Area and is interchanged with Kwun Tong Line at **MTR** Kowloon Tong Station, providing railway services to and from the north-eastern New Territories.

### 10.3 Public Transport Terminus

A public transport terminus is located within the Festival Walk development to the west of the MTR Kowloon Tong Station to serve the Area. Another public transport terminus is located at Pak Wan Street in the vicinity of Pak Tin Estate.

## 11. UTILITY SERVICES

The Area has piped water supply as well as drainage and sewerage systems. Electricity, gas and telephone services are also available and no difficulties are anticipated in meeting the future requirements.

## 12. HISTORICAL AND CULTURAL HERITAGE

There are two graded historic buildings in the Area, namely, Mei Ho House and the Former North Kowloon Magistracy, both of which have been accorded Grade 2 status. Both buildings have been included in the Revitalising Historic Buildings Through Partnership Scheme led by the Development Bureau for conversion to adaptive re-uses. Since September 2010, the Former North Kowloon Magistracy has been converted into the Hong Kong branch campus of Savannah College of Art and Design, which is a renowned art, design and digital media institution in the United States. Mei Ho House ~~is currently under conversion work for a proposed hotel (in the form of city hostel)~~ **has been converted to a hostel** with a public housing museum **operated** by the Hong Kong Youth Hostel Association **since December 2013**. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposal might affect the above historic buildings and their immediate environs.

## 13. IMPLEMENTATION

13.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

13.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways

Department and the Architectural Services Department. In the course of implementation of the Plan, the Sham Shui Po District Council would also be consulted as appropriate.

- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and layout plans, and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD**

**~~JUNE 2012~~ xxx 2014**

**Provision of Open Space and Major Community Facilities in Shek Kip Mei**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planning provision)
			Existing Provision	Planning Provision	
District Open Space	10 ha per 100,000 persons	9.87ha	20.02ha	23.96ha	14.09ha
Local Open Space	10 ha per 100,000 persons	9.87ha	13.71ha	14.91ha	5.04ha
Secondary School	1 whole-day school for 40 persons aged 12-17	118 Classrooms	362 Classrooms	362 Classrooms	244 Classrooms
Primary School	1 whole-day school for 25.5 persons aged 6-11	199 Classrooms	193 Classrooms	193 Classrooms	-6 Classrooms
Kindergarten/Nursery	26 classrooms for 1,000 children aged 3 to 6	58 Classrooms	98 Classrooms	104 Classrooms	46 Classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Hospital	5.5 beds per 1,000 persons	570 beds	0 bed	0 bed	-570 beds
Specialist Clinic/Polyclinic	1 specialist clinic/polyclinic whenever a regional or district hospital is built	0	0	0	0
Clinic/Health Centre	1 per 1,000 persons	1	2	2	1
Post Office	1 per 30,000 persons	3	2	2	-1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	1	2	3	2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	1	1	1	0
Library	1 district library for every 200,000 persons	1	1	1	0
Sports Centre	1 per 50,000 to 65,000 persons	1	2	2	1
Sports Ground/Sport Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex - Standard	1 complex per 287,000 persons	0	0	0	0

## **Summary of Assessments for Public Rental Housing Developments at Shek Kip Mei Estate Phases 3 & 7**

### **Background**

As stipulated on the Approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/27, the maximum building height for Shek Kip Mei Estate Phases 3 and 7 is 30mPD. To meet the pressing need for public housing, there is need to uplift the maximum building height for northern portion of Phase 3 and Phase 7 of the Shek Kip Mei Estate to 55mPD and 60mPD respectively to increase production of public rental housing and amendment to the OZP is required.

To ascertain the feasibility of the proposed public housing developments, the Hong Kong Housing Authority (HA) has carried out the following assessments and the preliminary results are summarized as follows:

### **Traffic Impact Assessment (TIA)**

A TIA has been conducted for the proposed public housing developments. Junction capacity assessment was undertaken for the Year 2024 scenarios covering key junctions in the vicinity of the subject sites. A junction improvement is proposed for the junction of Shek Kip Mei and Woh Chai Street. The results demonstrated that all the assessed junctions would be operating with the acceptable capacity in Year 2024 with the junction improvement works in place.

The pedestrian assessment indicated that the footpaths and pedestrian crossing in the vicinity of the development would be operating satisfactorily in Year 2024.

In conclusion, the TIA carried out for the proposed public housing development shows that with the implementation of junction improvement works (i.e. junction of Shek Kip Mei and Woh Chai Street), the traffic generated by the proposed housing developments will not cause any significant traffic impact on the surrounding road network and is acceptable from the traffic point of view. TD considers that the proposed development has no insurmountable traffic problem.

### **Air Ventilation Assessment – Initial Study (AVA(IS))**

Two proposed developments in Shek Kip Mei area are considered in this Study, namely SKM Ph. 3, which is at the junction of Berwick Street and Pak Tin Street, and SKM Ph. 7, which is situated along Pak Tin Street. To assess the ventilation performance of the areas within the proposed developments and their immediate surroundings, an Air Ventilation Assessment (AVA) – Initial Study was conducted for the two proposed developments.

A series of CFD simulations are performed based on the AVA methodology for the Initial Study as stipulated in the Technical Circular and Technical Guide. Ten wind directions are considered in annual wind condition, which cover 76.4% of wind availability in a year. The ventilation performance for the proposed developments at the site boundaries and within the assessment area was assessed.

The major findings of this study could be summarized as follows:

- The SVR is 0.09 for Baseline Scheme and 0.10 for Proposed Scheme, while the LVR is both 0.09 for Baseline and Proposed Schemes.
- In general, the overall ventilation performance is similar under both Baseline and Proposed Scheme, except at Pak Tin Street.
- The Proposed Scheme achieved a relatively higher VR values at Pak Tin Street, Kweilin Street, and Shek Kip Mei Estate Playground, while similar VR values are obtained at other focus areas.

The fact that the taller building height under the Proposed Scheme would inevitably induce certain air ventilation impacts on some localized areas. Nevertheless, the ventilation performances under Baseline Scheme and Proposed Scheme are considered comparable.

Furthermore, the design of Proposed Scheme for SKM Ph.3 and Ph.7 has taken into thorough consideration on wide range of concerns, and has incorporated various comments and proposals including the proposal from Mei Ho House Youth Hostel Association to construct only 1 residential building at northern portion of Ph. 3 in November 2013. In this connection, it is not possible to further provide additional wind enhancement features to the proposed development.

Several wind enhancement features has been adopted in the Proposed Scheme and the results show that these design features could help to minimize the air ventilation impacts caused by the proposed development. The major findings of the wind enhancement features could be summarized below:

- Combine two building blocks to form a T-Block tower in SKM Ph 3 – this design helps to open up the wind entrance for the Mei Ho House.
- Permeable design at the ground floor and podium level of SKM Ph. 3 – this design improves the wind permeability of SKM Ph. 3 and help wind penetrate to the leeward regions.
- The taller building height of SKM Ph.3 and Ph.7 helps to downwash high level wind to the pedestrian level and enhance the ventilation at Kweilin Street and Pak Tin Street.

### Visual Assessment (VA)

A VA has been conducted to assess the potential visual impact of the proposed development to the surrounding areas as viewed from the selected public view points.

Based on the VA, the visual impact of the proposed development is considered to be fully acceptable with the adoption of mitigation measures, including the adjustment on the disposition of building to allow the visual permeability and the provision of greening for the proposed development to soften the building mass.

**VISUAL APPRAISAL ON  
PROPOSED RESIDENTIAL SITE  
NORTH OF YIN PING ROAD  
UNDER APPROVED SHEK KIP MEI OUTLINE  
ZONING PLAN NO. S/K4/27**

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**PLANNING DEPARTMENT  
JUNE 2014**

## 1. Purpose

- 1.1 To meet the pressing need for housing, one site currently zoned “Green Belt” (“GB”) on the approved Shek Kip Mei OZP No. S/K4/27 has been identified as having potential for housing development (the Site) (**Plans 2 to 4**).
- 1.2 Transforming “GB” site for development purposed may have visual implication on the surrounding areas. The degree of visual impact depends on the development scale, form, massing, and its spatial relationship with the overall townscape or surrounding landscape. The purpose of this appraisal is to assess the potential visual impact.

## 2. Methodology

The visual impact of the Site will be assessed by adopting the following methodology:

- (a) Review of the overall visual character within the wider contexts of the areas in the north-western part of Shek Kip Mei where the Site is located.
- (b) Identification and selection of the vantage points in allowing visual impact to be assessed locally for the Site. The vantage point should be easily accessible and popular to the public and/or tourists and be able to demonstrate the visual impact of the Site on the adjacent neighbourhood area. Important views to special landmarks, valued landscape features, the harbour, ridgelines, etc. should be assessed where possible.
- (c) Illustration of the overall visual impact of the Site in the respective areas by using computer-generated photomontages to visualize the three-dimensional relationship of the development in the Site with the surrounding context.

## 3. Rezoning of the Site North of Yin Ping Road (Proposed Amendment Item C)

- 3.1 The Site (about 2.04 ha) is located north of Yin Ping Road at Tai Wo Ping in the north-western part of Shek Kip Mei (**Plan 2**). It comprises mainly vegetated slopes. The surrounding areas under “GB” zoning are also characterized by vegetated slopes, with steeper terrain in particular to the west, north and south (**Plans 3b and 4b**). To the southeast is a stream, beyond which are the low-density private residential developments of Dynasty Heights and Beacon Heights (**Plan 2**) of low-to medium-rise nature with building heights ranging from about 120mPD to 194mPD. Further away to the west, north and northeast are Eagle’s Nest, Beacon Hill and the Lion Rock Country Park (**Plans 3b and 4b**), while further to the southwest is another knoll (Crow’s Nest). The Site was formerly part of the Tai Wo Ping squatters with structures constructed on a series of platforms formed with loosely dumped fill material (**Plans 3c, 4c and 4d**). Following completion of clearance of the squatters in 1987 (**Plans 3d and 4e**), the Site remains undeveloped and has become vegetated over the years (**Plans 6b and 6c**).
- 3.2 It is proposed to rezone the Site from “GB” to “Residential (Group C)13” (“R(C)13”) with the following development parameters:

Site Area	: 2.04 ha (about)
Government Land	: 100%
Maximum GFA	: 58,750 m <sup>2</sup> (equivalent PR of 2.88)
Maximum BHR	: 210mPD
No. of Flats	: 980 (about) (assumed flat size of 60m <sup>2</sup> for technical assessment purpose)

### Visual Appraisal

- 3.3 Two local vantage points are selected for the Site to illustrate the potential visual impact.
- 3.4 The first vantage point is situated at the Shek Kip Mei Service Reservoir Playground south of Lung Cheung Road. It is located to the southeast of the Site, easily accessible and frequently visited by the locals. Photomontage to illustrate the possible visual impact of the Site is in **Plan 8e**. It shows that the wider area within which the Site falls comprise clusters of low to medium-rise residential blocks of Dynasty Heights and Beacon Heights ranging from about 132mPD to 194mPD (8 to 14 domestic storeys). The existing building height profile is sympathetic with the natural terrain at Tai Wo Ping sloping down from the north to the south towards Lung Cheung Road. Situated on the edge of the private housing cluster, a BHR of 210mPD for the Site is considered congruous with the overall building height profile and compatible with its visual context (**Plan 8e**), although the visual openness to the view of the mountain backdrop is slightly reduced.
- 3.5 The second vantage point is viewing from the Lung Yan Road which is located to the northeast of the Site. It is selected as it forms part of the popular nature trail network for access to Eagle's Nest, Beacon Hill and Lion Rock Country Park for the locals and the public. Photomontage to illustrate the possible visual impact of the proposed development is in **Plan 8f**. When viewed from this vantage point, although the proposed development looks higher than those in its immediate surroundings, it is not considered incompatible with the nearby development. The proposed development will not obstruct the open view towards Crow's Nest and the urban area in the southwest.

## **4. Conclusion**

- 4.1 To conclude, although the proposed development would slightly reduce the visual openness with blockage to the view of the mountain backdrop (**Plan 8e**), the proposed building height is considered not incompatible with the surrounding residential development. Visual enhancement measures to minimise the residual visual impact, such as building set-back and façade treatment etc., should be explored at the detailed design stage.

**Attachments**

<b>Plan 2</b>	<b>Location Plan</b>
<b>Plans 3b to 3d</b>	<b>Site Plans</b>
<b>Plans 4b to 4f</b>	<b>Aerial Photos</b>
<b>Plans 6b and 6c</b>	<b>Site Photos</b>
<b>Plans 8e and 8f</b>	<b>Photomontages</b>

**PLANNING DEPARTMENT  
JUNE 2014**

Extract of Minutes of Meeting of Sham Shui Po District Council held on 4.3.2014

(With Translation of Motion Passed)

(b) 擬議改劃一幅深水埗區土地作房屋發展用途(深水埗區議會文件 28/14)

44. 主席歡迎規劃署及運輸署的代表出席會議。

45. 沈恩良先生以投影片輔助介紹文件 28/14。

46. 黃頌良博士表示，文件提供的資料未夠充分，擬議改劃的用地可能對交通、環境、通風及視覺等各方面產生影響，引起社區關注。他建議規劃署提供更多資料，詳細解釋擬議改劃用地的影響，讓議員、居民及持份者知悉詳情。

47. 衛煥南先生提出以下查詢及意見：(i)規劃署的諮詢程序為何；(ii)文件提及曾諮詢各有關政府部門，是指哪些部門；(iii)擬議改劃用地位於郊野公園邊緣與住宅之間的綠化地帶。區內市民需要休憩空間，即使將該幅土地改劃為住宅用地，亦只會興建豪宅，住宅單位的供應有限，未能滿足需求；(iv)若在帝景峰旁興建住宅，只會加重附近一帶的交通負荷；(v)「插針式」的建屋做法不可取。

48. 秦寶山先生對規劃署的建議感到突然。他提出以下意見：(i)市區的休憩空間及樹木對市民尤其重要。若在擬議用地興建豪宅，由於單位供應不多，對增加整體房屋供應效果有限；(ii)應考慮重建舊式公共屋邨或在空置多年的政府土地建屋，以增加房屋供應；(iii)若在擬議用地興建住宅，會對附近交通、環境及各方面造成影響。

49. 吳美女士提出以下意見及查詢：(i)規劃署的諮詢期倉卒，難以取得地區支持；(ii)規劃署的文件未闡釋擬議改劃用地對附近交通、環境及景觀的影響；(iii)早前與屋苑代表到場視察，知悉附近居民關注該處日後的交通影響。她質疑南昌街及延坪道是否能承受建築期間重型車輛的進出；(iv)白田邨即將重建，亦會對附近環境造成影響；(v)若規劃署的建議不獲通過，建議是否不會提交予城市規劃委員會(城規會)考慮；(vi)建議規劃署先進行地區諮詢，公布環境影響評估等各項報告，並提供更多前期工程的資料，讓市民知悉；(vii)擬議用地屬綠化地帶，鄰近鷹巢山及郊野公園，過往區議會撥款在附近推展改善工程優化環境。若擬議土地改為住宅用途，市民便失去休憩地方；(viii)擬議用地提供的住宅量不多，政府沒有急切需要在上述地方建屋；(ix)反對規劃署的建議。

50. 吳貴雄先生表示，住屋是本港的重要民生議題。他認同政府長遠需增加房屋供應，以滿足不同階層的住屋需要。不過，擬議的土地位於綠化地帶及斜坡，而規劃署提供的資料亦

有限，未有提及改劃土地用途對附近屋苑居民的影響。他建議規劃署提供更多資料，以便議會表達意見。

51. 盧永文先生對規劃署積極覓地建屋的態度表示讚賞。他提出以下意見：(i)新加坡透過填海增加土地供應，經濟發展迅速，但本港在填海方面有限制，因此需要在現有土地上覓地建屋；(ii)規劃署在擬議用地興建住宅時，宜同步制訂其他方案及措施，例如種植樹木，以平衡持份者對綠化環境及其他方面的訴求，讓他們因土地發展而受惠。

52. 梁有方先生提出以下意見：(i)規劃署的文件沒有提及興建樓宇的類型及高度，因此未能支持有關建議；(ii)海港及郊野公園是香港的重要資源，不理解為何要在郊野公園邊緣建屋。若今次的建議獲得通過，相信類似建議陸續有來；(iii)在綠化地帶砍伐樹木及建屋，會令區內綠化地帶減少。即使在附近種樹補償，仍未能彌補失去的樹木及綠化環境；(iv)在擬議用地建屋對增加整體房屋供應幫助不大；(v)住宅密度及交通流量增加，對居民及持份者的影響難以估計。

53. 李祺逢先生提出以下意見及建議：(i)規劃署倉促提交文件，而文件的資料亦不足，實難以就改劃用地的建議提供意見。他建議規劃署提供更多資料，以便區議會討論；(ii)擬議改劃用地位於郊野公園邊緣，若要發展，相信持份者會有意見；(iii)深水埗人口密集，二號地盤及六號地盤的房屋落成後，會有超過十萬人居住，他建議規劃署嘗試在其他地區覓地建屋。

54. 梁文廣先生提出以下意見：(i)規劃署提交的文件資料不足，未有提及興建樓宇的層數、單位數量，以及對交通、環境等各方面的影響；(ii)認同政府需要覓地建屋，但亦需考慮建屋對附近居民的影響；(iii)規劃署應提供更多資料，加強地區諮詢，並進行各項評估，然後再諮詢議會。

55. 馮檢基議員提出以下意見及查詢：(i)規劃署提交的文件過於簡單，沒有提及興建樓宇的數量及相關資料，有欠專業；(ii)是否行政長官在《施政報告》提及需要檢討綠化地帶的土地用途，規劃署便選取擬議用地由綠化地帶改劃為住宅用途；(iii)規劃署稱曾諮詢有關政府部門，是指哪些部門；(iv)文件提及最高建築物高度限制為 210 米主水平基準以上，即 630 呎；以 10 呎一層計，即可建 60 層。他質疑人口及車流增加不會對環境造成影響的說法，並對規劃署感到失望。

56. 張永森先生提出以下意見：(i)理解規劃署覓地建屋的困難；(ii)規劃署擬於 2014 至 2015 年把擬議用地列入賣地表，計劃過於急促；(iii)規劃署應進一步解釋為何選擇改劃延坪道北面的綠化地帶，以及郊野公園邊緣改劃土地用途的政策；(iv)過往龍坪道臨時房屋區及延坪道的斜坡問題值得關注；(v)規劃署應提交更多資料，否則今天區議會無論贊成或反對建議亦不適當。

57. 沈少雄先生提出以下查詢及意見：(i)《施政報告》檢討綠化地帶土地用途的詳情為何；(ii)根據已知的發展計劃，深水埗區人口會由現時的三十多萬增至五十餘萬。深水埗區人口要增至多少，規劃署才會停止增加區內人口；(iii)現時規劃署提供的資料不多，難以支持或反對有關建議。

58. 鄭泳舜先生對規劃署的諮詢文件表示失望。他提出以下意見：(i)規劃署文件所提供的內容太少，未有具體提及改劃土地用途對交通、環境、通風及各方面的影響；(ii)認同增加土地供應以照顧各階層的住屋需要，但規劃署的文件未能回應議員的關注；(iii)南昌街一帶即將推展屋邨重建計劃，他對日後的交通流量非常關注。

59. 黃達東先生提出以下意見：(i)社會發展需要土地，但土地增長較人口增長慢，不少青年人沒能力置業，亦有不少公屋輪候冊人士輪候多年仍未能獲配公屋，因此政府需加快物色土

地興建樓宇，滿足不同階層的住屋需要；(ii)不反對政府覓地建屋的方向，但認為規劃署宜提供更多資料，讓議會及持份者知悉改劃用地的詳細情況，例如對交通流量、山脊線及安全等各方面的影響；(iii)本港土地供應有限，透過填海增加土地又受到掣肘，未能像澳門取得橫琴的土地發展，因此有需要開闢山坡以拓展土地資源。

60. 甄啓榮先生提出以下意見：(i)社會一直發展土地，但有關議題日趨政治化；(ii)香港城市大學在2004年10月及2008年興建新大樓及設施，發展土地範圍達五萬平方米，但為何當時沒有人反對發展及砍伐樹木；(iii)同意規劃署改劃用地的方向，以配合社區發展，但同時也要處理市民對改劃用地的關注。

61. 韋海英女士提出以下意見：(i)理解政府需要發展土地，以滿足社會不同階層的住屋需求；(ii)擬議地點為綠化地帶，規劃署倉促提交文件，令議員沒有足夠時間徵詢居民及持份者的意見，尤其是交通方面的配套。規劃署宜提供更多資料及進行地區諮詢，檢視擬議改劃土地用途對居民的影響。

62. 李詠民先生對規劃署提交的提文件表示失望。他指出，文件提及擬議改劃土地用途對交通、環境、視覺及景觀等方面沒有重大影響，但並沒有提及影響為何。由於規劃署提供的資料不足，區議會難以討論擬議改劃土地用途對居民的實際影響及解決方法。他建議規劃署提供更多資料供議會考慮及討論。

63. 主席提出以下意見：(i)早年討論發展帝景峰時，區議會認為該用地宜興建私人住宅，理由是可提高政府財政收入。若興建公屋，政府則需要在交通配套方面投入大量資源；(ii)當年個人認為澤安邨的用地宜建私人住宅，但區議會當時的意見是興建公共房屋。規劃署今天的文件沒有提及會興建哪種房屋。社會對公屋的需求殷切，若興建公共房屋，區議員的意見會否不同；(iii)由於規劃署提供的資料不足，建議署方提供更多資料，以便議會討論。

64. 陳偉信先生回應表示：

- (i) 規劃署一直致力覓地建屋，以配合不同階層的住屋需要，例如長沙灣副食品批發市場毗鄰的土地改劃為公私營住宅用途的修訂已刊憲公布，城規會將排期就接獲的申述和意見進行聆訊。
- (ii) 擬議改劃用地會興建中密度的私人樓宇，與毗鄰的帝景峰及筆架山花園相若。該幅用地在八十年代時是寮屋區，其後在八十年代後期清拆。由於土地空置了二十多年，已經草木叢生。為善用土地，規劃署擬改劃該幅土地作中密度住宅發展，並徵詢區議會的意見。
- (iii) 規劃署已就改劃土地用途的建議諮詢相關部門，而規劃署內部亦曾在區內進行空氣流動評估、視覺及景觀評估。評估結果顯示，由於該幅土地的地勢較高，因此建屋對空氣流通問題不大。擬議改劃用地的最高建築物高度限制為 210 米主水平基準之上，與帝景峰相若。地盤的主水平基準為 135 米，即可建樓高為 80 米。假設擬議改劃用地分三個平台興建樓宇，預計每幢樓宇樓高 20 層。不過，樓宇的實際設計須視乎發展商的設計而定。
- (iv) 規劃署需要在全港覓地建屋，以配合不同階層的住屋需要。全港未來五年約有 150 幅土地需要改劃土地用途以增加住宅供應，而深水埗區只有這一幅。
- (v) 政府對保育樹木設有既定程序。地政總署賣地前會就擬出售的土地進行樹木調查，檢視地盤內樹木的數量。根據現行機制，樹木高度達 1.3 米或以上，以及直徑不少於 95 毫米，即符合政府對樹木的定義。地政總署完成樹木調查後，會把結果轉交有關部門，待他們決定保留哪些樹木。根據地契的砍伐

樹木條款，若發展商砍伐樹木，須向地政總署申請。根據現行基制，每砍伐一棵樹木，需要種植另一棵樹木作為補償；

- (vi) 若有需要，規劃署可透過區議員舉辦地區諮詢會，讓地區人士了解擬議改劃用地對他們的影響；
- (vii) 規劃署曾諮詢相關部門包括康樂及文化事務署對擬議改劃用地加設社區及康樂設施的意見。他們回覆表示，現時區內提供的相關設施已足夠。擬議改劃用地的樓宇落成後，預計增加約 1 000 戶，即約 4 000 人，區內的休憩用地及社區設施仍然足夠。

65. 戴凱佑先生回應表示：

- (xii) 規劃署早前就延坪道發展項目徵詢運輸署的意見。根據規劃署提供的資料及現有的發展參數，運輸署估計有關發展對當區的交通影響不大。
- (xiii) 發展商日後須提交交通影響評估報告，從而評估發展項目會否對當區造成影響。

66. 馮檢基議員查詢，現階段仍未有發展商，即沒有交通影響評估報告，但為何規劃署的文件稱擬議地點興建住宅不會對當區的交通造成影響。

67. 主席表示，早前運輸署署長已表示日後會請發展商提交交通影響評估報告。

68. 戴凱佑先生回應吳美女士時表示，目前顧問公司就白田重建項目進行交通影響評估報告，以檢視改善南昌街路口設計及新發展項目的車流，運輸署會與顧問公司商討南昌街路口的設計。

69. 衛煥南先生表示：(i)反對擬議用地改劃為住宅用途。規劃署應就修訂石硤尾分區計劃大綱核准圖編號 S/K4/27 徵詢區議會的意見；(ii)重申該幅土地位於綠化地帶，不宜作住宅用途；(iii)追問規劃署指曾諮詢各部門，是指哪些部門。
70. 吳美女士提出以下意見及查詢：(i)兩個月的公眾諮詢期太短；(ii)不認同賣地後才要求發展商提交交通影響評估報告；(ii)深水埗東人口在未來數年會急增，她質疑區內休憩設施已足夠的說法；(iii)若區議會反對規劃署的文件，署方會如何處理。
71. 李祺逢先生表示：(i)規劃署就改劃土地用途的建議宜提交更多資料；(ii)當長沙灣臨時家禽批發市場遷離本區後，重新發展批發市場原址更為實際。
72. 梁有方先生認同李祺逢先生提出將長沙灣臨時家禽批發市場用地重新發展的意見。他不認同有議員指地區事務日趨政治化的說法。他指出，社區因應時代有不同需要，只要對民生有利，就應支持。他重申不支持規劃署改劃土地用途的建議。
73. 馮檢基議員表示：(i)規劃署稱已諮詢各部門，但實際只有運輸署；(ii)不滿規劃署提交的文件過於簡單，令區議會難以討論，並反對改劃土地用途的建議。
74. 陳偉信先生回應表示：(i)現階段是徵詢區議會的意見，規劃署仍未向城規會提交改劃用地的建議；(ii) 規劃署收集各方意見後，會綜合整理，然後提交城規會考慮；(iii)若城規會同意有關建議，會刊登憲報，並在其後的兩個月進行公眾諮詢。區議員可向居民解釋建議，釋除他們的疑慮。
75. 馮檢基議員要求規劃署澄清，投影片第六頁提及「把議員及部門的意見及建議一併提交城規會考慮」，是否指區議員的意見。

76. 主席表示，有關內容已清楚載列於文件內。

77. 主席表示收到兩項臨時動議，一項動議由張永森先生等三位議員提出，另一項由吳美女士提出。主席先請張永森先生介紹臨時動議內容。

臨時動議內容：

「深水埗區議會支持政府積極增加土地供應，亦明白要平衡社會不同階層對住屋的需要及對穩定樓價的訴求。由於有關土地安排涉及到居民對地區設施、交通、安全、環保等關注，因此本會期望政府提供更詳細規劃資料及各持份者的意見，讓本會作出全方位的檢視和討論，從而作出顧及多方面的決定。」

動議人：張永森、黃頌良、黃達東

和議人：陳偉明、陳鏡秋

78. 張永森先生表示，區議會考慮任何地區事宜前，必須知悉相關資料及理據。區議會認為規劃署提交的資料不足，在現階段無論支持或反對均不適合。因此，他希望規劃署尊重區議會及居民的意見，並提供更多資料讓議會討論。

79. 黃達東先生表示，不反對政府增加土地供應以配合社會不同階層對住屋的需要，但認為有關部門有必要提供更多資料，讓區議會、當區居民及持份者知悉及討論。

80. 主席請吳美女士介紹臨時動議內容。

臨時動議內容：

「就規劃署提交文件有關

1) 擬議修訂對「石硤尾分區計劃大綱核准圖編號

S/K4/27」(大綱圖)

2) 改劃一副深水埗區內的土地作房屋發展用途

基於規劃署就上述建議、無資料、無諮詢，無說明日後對當區交通、環境、通風、視覺影響及對周遭環境及綠化地帶破壞。

本會反對規劃署上述建議。」

動議人：吳美

和議人：馮檢基

81. 吳美女士反對規劃署擬議改劃土地用途的建議。她表示，規劃署提交的資料不足，沒有進行地區諮詢，並認為擬議發展會影響附近的綠化地帶。
82. 馮檢基議員反對規劃署的建議，並表示：(i)不接受規劃署提交過於簡單的文件；(ii)規劃署不能強迫區議會接受有關建議；(iii)文件沒提及交通、環境、人口，以及破壞綠化地帶的影響及相關數據。基於以上原因，區議會難以討論。
83. 甄啓榮先生表示，吳美女士臨時動議內容的第二點應是「改劃一幅……」。
84. 馮檢基議員同意有關修訂。
85. 梁有方先生表示，規劃署在資料不足的情況下諮詢區議會，他表示民協會反對其他議員提出的臨時動議。
86. 主席表示先處理張永森先生等三位區議員提出的臨時動議，並以記名方式投票。

投票結果：

贊成： 陳鏡秋、陳偉明、鄭泳舜、林家輝、沈少雄、  
張永森、郭振華、劉佩玉、李詠民、梁文廣、  
李祺逢、盧永文、吳貴雄、韋海英、黃頌良、  
黃達東、甄啓榮(17票)

反對： 覃德誠、馮檢基、梁有方、吳美、秦寶山、  
衛煥南、黃志勇(7票)

棄權： 0票

87. 主席宣布，張永森先生等三位議員提出的臨時動議在 17 票贊成、7 票反對、0 票棄權的情況下獲得通過。

88. 主席接著請議員就吳美女士提出的臨時動議投票。

投票結果：

贊成： 覃德誠、馮檢基、梁有方、吳美、秦寶山、  
衛煥南、黃志勇(7票)

反對： 陳鏡秋、陳偉明、鄭泳舜、張永森、郭振華、  
劉佩玉、李祺逢、盧永文、吳貴雄、黃頌良、  
黃達東、甄啓榮(12票)

棄權： 林家輝、沈少雄、李詠民、梁文廣、韋海英  
(5票)

89. 主席宣布，吳美女士提出的臨時動議在 7 票贊成、12 票反對、5 票棄權的情況下不獲通過。

90. 主席總結表示，本會支持政府增加房屋供應的方向，但強調當局應在房屋發展及生態保育之間取得平衡。由於現時仍未有充足數據及資料，本會要求發展局及規劃署先就計劃提供更多資料，以及徵詢地區人士的意見。

Motion Passed at the Meeting of Sham Shui Po District Council Held on 4.3.2014

	Motion 動議	Results 結果
(1)	<p>深水埗區議會支持政府積極增加土地供應，亦明白要平衡社會不同階層對住屋的需要及對穩定樓價的訴求。由於有關土地安排涉及到居民對地區設施、交通、安全、環保等關注，因此本會期望政府提供更詳細規劃資料及各持份者的意見，讓本會作出全方位的檢視和討論，從而作出顧及多方面的決定。</p> <p>SSPDC supports the Government's initiative to increase land supply and understands that it is necessary to balance the housing needs of, and the aspirations for stabilizing property prices from, different sectors of the community. Since the land arrangement issue involves the concerns of local residents about district facilities, traffic, safety and environmental protection, SSPDC requests the Government to provide more detailed information on the planning proposals and the stakeholders' views. This will facilitate SSPDC to examine and discuss the matter comprehensively and take into account different perspectives before making its decision.</p>	<p>17票支持、 7票反對、 0票棄權。 通過</p> <p>17 affirmative votes, 7 dissenting votes 0 abstention vote, <b>Motion Passed</b></p>

Extract of Minutes of Meeting of Sham Shui Po District Council held on 19.5.2014

(With Translation of Motions Passed)

(k) 擬議改劃一幅深水埗區土地作私營房屋發展用途(深水埗區議會文件 57/14)

168. 主席歡迎發展局、運輸署、環境保護署、漁農自然護理署、土木工程拓展署、地政總署，以及規劃署的代表出席會議。

169. 主席表示，規劃署在 3 月 4 日的區議會大會上，曾簡介這項計劃。區議會當時通過一項臨時動議，當中包括要求政府向本會提供更詳細的規劃資料以作討論和決定。規劃署其後提交了進一步資料予區議會在 4 月 29 日的大會上討論。由於有很多市民對這項議程十分關注並且在當天到場旁聽，加上空氣較為侷促，因此有旁聽人士感到不適。另一方面，當天亦有團體成員阻礙會議的進行，令會議遲遲無法開始，即使會議開始後亦無法有效運作。由於該團體成員的行為嚴重阻礙會議的進行，在多次警告無效而全體出席議員並沒有反對的情況下，主席最終終止了會議。其後，主席收到部分議員的信件，要求因應 4 月 29 日深水埗區議會會議的情況制訂措施，確保日後的議會能有效運作。主席與秘書處及民政事務專員商討後，提出了改善措施在今天的續會上試行，而有關細節已在 5 月 17 日的信件中向各議員交代，請議員備悉上述背景和進展。主席接著請部門代表介紹文件 57/14。

170. 馮英倫先生表示，當局曾與帝景峰及畢架山花園的居民

代表會面，經收集意見後，已對改劃土地用途建議作出修改，包括因應帝景峰居民的關注而修訂了該幅土地的發展邊界，以及清楚解釋六十平方米的單位面積只是一項發展參數而非賣地條款。至於區議會要求局方就計劃作多方面的詳細研究，局方則對此有保留，因為賣地後有關發展將會在私人用地內進行，按照一貫慣例，如有需要，相關評估應由發展商負責，而不應以公帑進行。

171. 陳偉信先生表示，因應居民的關注，署方已要求運輸署就計劃提供更詳細資料，並已納入文件中供議員參考。對於計劃的發展模式及方向，他交由沈恩良先生作介紹。

172. 沈恩良先生就計劃的發展模式及方向介紹如下：

- (i) 根據經修訂的計劃，有關發展土地擬改劃為「住宅(乙類)地帶」，發展面積為 2.04 公頃，樓面面積上限為 58,752 平方米，高度限制為主水平基準以上 210 米。換言之，修訂後的發展規模減少了約 28%，與帝景峰北面人工斜坡的距離亦有所增加，亦避免把附近溪澗納入發展；
- (ii) 今次的建議，是為配合 2014 年施政報告有關在未來十年提供 47 萬個公私營住宅單位的目標。不過，基於發展棕地及填海等涉及各種可行性研究、工程研究及環境評估工作，需時較長，所以政府希望透過短期措施提供土地，盡量善用市區的已建設土地，檢討綠化地帶用地及政府機構或社區用地，在規劃及基建設施許可的情況下，提供建屋用地；
- (iii) 未來五年，全港約有 150 幅土地建議修改規劃用途，其中一幅正是是次建議所涉及的深水埗大窩坪土地。該幅土地合乎有關的發展準則，即位於已建設地區邊緣、接近市區、作為緩衝及保育價值較低，以及鄰近交通基建等用地。該處在八十年代為寮屋區，於 1987 年完成清拆後空置至今，並無作發展用途；

- (iv) 技術評估方面，該址的樹木均在 1987 年清拆寮屋後生長，並無古樹，樹木亦屬常見本地品種，生態價值不高。不過，政府會按既定機制，要求發展商保存或搬遷現有具保育價值的樹木，或重新種植。若未能完全重置樹木，則發展商須透過優質的綠化措施作補償。
- (v) 交通影響方面，擬議發展主要涉及延坪道與龍坪道交界路口以及南昌街與歌和老街交界路口，在技術上並無不能克服的交通問題。南昌街與歌和老街交界路口已有計劃進行改善工程，將可應付至 2029 年的交通需求。現時南昌街與歌和老街交界路口的預留容車量，在上午約為 11%，下午為 28%；而延坪道與龍坪道交界路口上下午的交通流量則分別為設計流量的 26% 及 11%。
- (vi) 擬議發展預計可提供約 980 個單位及 115 個車位，日後的交通流量約每小時增加 98 架次，而龍坪道亦已設定為禁止 15 噸以上的車輛使用，故此擬議發展對交通不會有重大影響。
- (vii) 擬議發展在空氣質素及噪音方面不會有重大影響。發展商須採取各種合乎法例規定的緩解措施，以控制工程期間產生的噪音、塵埃、污水及衛生問題。
- (viii) 土力工程方面，擬議發展所涉及的緩減山泥傾瀉風險措施及土地平整工程在技術上可行。發展商須就擬議發展進行有關的土力工程評估及設計，並於動工前先取得建築事務監督的同意。
- (ix) 空氣流通方面，由於總地積比率不超過五倍，所以無須進行空氣流通評估。該址並非區內的主要通風廊，因此不會阻礙區內的空氣流通。
- (x) 視覺影響方面，由於有關地點位於大窩坪一帶的山腰，擬議發展將不會對附近環境造成重大視覺影響。

(xi) 社區設施及休憩用地方面，擬議發展將符合香港規劃標準與準則的規定。

(xii) 持份者的反對意見包括：(1)在修訂過程中沒事先諮詢他們，亦沒有提供自然環境影響、交通影響、斜坡安全及空氣流通等方面的評估報告；(2)把綠化地帶改劃為住宅用途，違反了既有規劃原則和程序；(3)關注擬議發展在建築及入伙期間對附近的交通及環境影響；(4)帝景峰居民關注斜坡安全，以及不滿失去附近的自然環境。

(xiii) 在收集及聽取議員意見後，當局會把議員及相關部門的意見與擬議修訂項目的建議一併提交城市規劃委員會(城規會)考慮。倘擬議修訂的建議獲城規會同意，便會根據《城市規劃條例》第 5 條公開展示收納相關修訂項目的分區計劃大綱圖以供公眾查閱，為期兩個月。

173. 主席接著開放時間予議員提問。

174. 吳美女士提出以下意見：(i)她昨天曾聯同百多名帝景峰業主委員會代表及居民前往有關用地，發現該處行山人士甚多，樹木生長情況與署方剛才展示的图片有明顯出入，署方所提供的圖片資料只反映片面的情況；(ii)施政報告清楚表示只會物色沒有植被、荒廢或平整的土地作建屋用途，而該址在1987年時已為綠化地帶，當局如今建議將之改劃為住宅用地，明顯違背承諾，亦與既定政策及原則不符；(iii)文件雖表示擬議發展會盡量避免覆蓋該址的溪澗，但文件又同時指出有關溪澗是日後發展的主要出入口，實屬自相矛盾；(iv)今天的文件只較之前的增添一些圖片，欠缺說服力，難以獲得支持。

175. 盧永文先生提出以下查詢：(i)文件提到根據短期的房屋土地供應措施，未來五年將修訂150幅土地的用途，其中一幅位於深水埗區，而且是綠化地帶。他詢問其他百多幅土地之中是否也有綠化地帶；(ii)有沒有把綠化地帶改劃成住宅用地的成功先例，署方曾採取何種措施促使該改劃建議能成功獲得通

過。若有的話，請提供有關資料供議員參考。

176. 李祺逢先生表示，繼長沙灣副食品批發市場第二期用地及六號地盤的爭議後，是次改劃綠化地帶用途的建議又引起廣大傳媒關注及居民反對。他以搬遷長沙灣臨時家禽批發市場為例，指政府未能充分考慮市民意見。他希望政府在這次改劃土地用途及賣地建議中三思而後行。

177. 梁有方先生提出以下意見：(i)行政長官及發展局局長近年一再在公開場合質疑綠化地帶或郊野公園是否真的完全不可改變用途。然而，政府若透過是次建議開了改劃綠化地帶用途的壞先例，日後市區珍貴的綠化地帶將會逐漸被蠶食；(ii)必須從可持續發展的角度考慮社會發展，因為這片綠化土地一旦失去便無法補償；(iii)民協多次提議政府透過發展棕地、市區的軍事用地及重建公務員宿舍等途徑增加住宅供應，但政府卻偏要選擇改劃綠化地帶的用途，漠視普羅大眾的意見；(iv)民協議員在上次會議中要求押後討論此議題，是因為政府未有提供足夠資料及理據。署方在是次會議中提交的文件，雖然頁數上有所增加及加入了投影片，但只是把責任推到發展商身上。倘若政府未能提供足夠理據，民協仍會反對有關的改劃建議。

178. 梁文廣先生表示，明白政府有迫切需要覓地建屋，但政府的專業部門應先進行各種可行性研究，並向受影響的公眾提供相關資料。鑑於目前政府提供的資料不足，亦欠缺說服力，他沒法就政府的建議作出結論或予以支持。

179. 李詠民先生對當局提供的文件資料表示失望，文件中亦無交代政府計劃於何時賣地、有沒有規定發展商須於何時動工以防止發展商屯積土地、何時完工等資料。另外，當局亦應交代在建築期內會採取什麼措施以減輕對附近居民在交通及噪音上的影響，讓居民知悉情況。他相信在席議員及居民都希望香港能有更多土地及樓宇供應，以改善香港現在的住屋問題。他要求規劃署提供更多資料，以便議會充分討論及決定是否支持計劃。

180. 劉佩玉女士對當局未有就擬議計劃提供足夠資料表示遺憾，認為當局未有回應居民的憂慮。她指出，整體社會對住屋供應有很大的訴求，但政府在覓地建屋時，必須進行足夠的評估及研究，以及規劃好交通及設施配套，但有關文件卻沒有提供這些資料，令居民難以安心，議會亦無法討論和就建議作決定。

181. 馮檢基議員表示，處理擬議計劃的幾個政府專業部門，沒有盡其責任就計劃提供足夠資料，是違反本身的專業道德。他提出以下意見：(i)當局將此計劃按私人土地處理，把進行評估及研究的責任推到發展商身上，是錯誤的，因為有關用地現為綠化地帶，政府必須就改劃綠化地帶作建屋用途提供足夠理據，才可尋求議會支持；(ii)當局指出全港未來有 150 幅土地用途須作改劃，而其中只有一幅位於深水埗區，亦即是次建議所涉土地。然而，這幅土地卻是九龍西區唯一的綠化地帶，一旦失去，便無法補償；(iii)文件中表示，經區議會同意後，當局便會根據《城市規劃委員會條例》第 5 條，把經修訂的分區計劃大綱圖作公開展示以供公眾查詢。他希望知道，若區議會反對計劃，當局是否依然會把計劃提交城規會，而只註明區議會的反對立場；又倘若區議會不表態，當局是否依然會把計劃提交城規會，而只註明區議會不表態。如果當局只在區議會不同意計劃的情況下，才不會把計劃提交城規會，他會呼籲對計劃表示遺憾或失望的議員，必須表態反對計劃。

182. 覃德誠先生提出以下意見：(i)是次改劃建議，明顯是為發展商開路。當局只按長官意志去決定土地用途，是罔顧民意；(ii)把綠化地帶改劃作建屋用途的規劃形式不可接受；(iii)香港土地資源珍貴，有些已規劃但丟空多年的土地，雖有議員建議政府撥作過渡性用途，提供臨時房屋以安頓基層市區，但政府卻斷然拒絕；但對於改劃綠化地帶的建議，當局卻基於長官意志而積極推銷，把本身的專業角色拋諸腦後。對於此等建議，他表示強烈不滿及反對。

183. 張永森先生指出，政府不應把實行計劃與否的決定推給

區議會。政府擬將綠化地帶改劃作建屋用途，是一項重大的政策改變，因此有必要就計劃擬備整體的可行性報告，包括交通運輸評估、環境影響評估、環境保育方面的調查研究等，然後才就此諮詢居民及區議會。如今政府只提略作調整的簡單資料文件，便試圖以此取得公眾信任及議會通過，實在不切實際。目前來說，他認同居民的理據，政府必須再多下功夫，提供足夠資料及理據，議會才可就建議再作討論。

184. 鄭泳舜先生提出以下意見及查詢：(i)文件中提到有關發展對兩條相關道路的交通流量影響不大，其中延坪道及龍坪道交界路口只達設計流量的 26%及 11%，他對這些數字表示存疑，並查詢數字的計算方法；(ii)文件表示計劃可提供 980 個單位及 115 個車位，但這比例不合邏輯，難以滿足居民的車位需求；但假若增加車位數目，又會增加交通流量；(iii)南昌街一帶有不少新的屋邨規劃，當局雖有計劃進行改善工程，但工程規模較小，未必能處理問題。他詢問當局會否重新考慮在龍翔道加設入口或重開大埔道已封閉的路口等計劃。

185. 陳偉明先生提出以下意見：(i)明白政府努力覓地建屋，但公眾對於發展抑或保育較為重要，意見有很大分歧，政府應盡力理順問題；(ii)政府以用地日後為私人發展為由，表示應由發展商進行相關評估及研究，但其實政府應拿出誠意，突破常規承擔評估的責任，提供更多資料，以及在規劃賣地時擬訂備忘錄，訂明發展商日後須遵守哪些條件，並就此諮詢居民。若居民了解計劃對日後的環境有何裨益，則計劃的推行定必更加順利；(iii)對於因計劃而被砍伐的樹木，政府應擬訂移植及補償方案，共提出強化社區設施的計劃，以增加計劃的說服力；(iv)在目前資料薄弱的情況下，議會實難支持計劃。政府有關部門應再三思量，做好地區諮詢，提供更充足資料供議會討論才是上策。

186. 陳鏡秋先生提出以下意見：(i)投影片中列舉了持份者的反對理由，但當局在是次會議上並無就該等反對理由提出解決辦法；(ii)擬建單位的面積只有五六十平方米，稱不上豪宅，

而車位數量亦不足，應予調整；(iii)現階段應集思廣益，對如何運用該幅土地多提意見，務求善用土地，提供市民所需的設施，例如興建公屋、國際學校或高級護老院等，都屬可考慮之列。另外，通往該處溪澗的通道並不便捷，政府也可考慮在發展時予以改善。整體而言，他認為在現階段無法就建議計劃下定論。

187. 黃達東先生提出以下意見：(i)香港地少人多，綠化土地約佔全港土地四成，反映本港的土地發展已達樽頸，而深水埗人口亦預計會由 38 萬增長至 52 萬，房屋需求迫切；(ii)不想居民與政府在發展土地這問題上互相對立，希望雙方能將焦點集中於如何在保育與發展之間取得平衡；(iii)政府方面應多提供研究及調查數據及提出補償方案，例如清楚解釋決定土地發展面積的理據，提出補償綠化土地的方案、就提供單位及車位的比例作更仔細的規劃，具體交代在斜坡及溪澗建屋發展對環境影響及安全問題，讓受影響居民得以安心；(iv)期望政府從整體角度規劃土地用途，善用土地資源。

188. 黃頌良博士表示，改劃土地建議最重要是做到合法、合理和合情。合法是指這改劃土地及建屋計劃，須經得起法律挑戰，具足夠法理根據，而他希望當局能就這方面再詳加回應。合理是指該幅土地在 1987 年前屬寮屋用地，附近一帶的土地在多年來亦相繼發展，現在的發展方向是可以理解的。合情是指附近居民直接受計劃影響，當局必須了解他們的關注及回應他們的訴求。

189. 黃志勇先生表示，政府不能把增加房屋供應當作「尚方寶劍」，亦不應向綠化地帶打主意。就市區而言，政府其實尚有很多其他選擇，例如加快舊屋邨的重建步伐、積極改建市區內空置及低用量的工廠大廈，以及善用閒置的會所用地。在新界方面，亦有數百公頃的棕地有待發展。因此，問題的重點並非在該用地興建什麼樓宇或設施，而是應該保護作為郊野公園緩衝區的珍貴綠化地帶，捍衛郊野公園保育政策。他重申反對是項改劃建議。

190. 衛煥南先生提出以下意見：(i)文件了無新意，雖縮減了0.8公頃的發展土地，但對溪澗能否保留仍未清楚交代；(ii)政府不應剝奪區內市民享有綠化地帶的權利。事實上，當局在其他地區提出的改劃綠化地帶建議亦同樣遭到議會及居民反對；(iii)當局未有作出足夠的評估和研究，而把評估責任推到日後的發展商身上，亦沒有考慮深水埗區整體居民的感受；(iv)在該址興建樓宇會造成屏風效應，發展商砍伐樹木會對環境造成損害，而山坡安全問題亦未解決。若政府一意孤行，日後若造成任何意外，政府須負上全責。

191. 韋海英女士表示，該址為深水埗區唯一一幅綠化地帶，政府不應倉卒決定改變該幅綠化地帶的用途，令區內居民失去這寶貴的綠化土地。政府雖表示已諮詢居民，但卻未有採納民意。她建議可美化及改善該綠化地帶，使之成為深水埗區一個亮點，吸引更多遊客或行山人士。

192. 秦寶山先生提出以下意見和查詢：(i)綠化地帶是珍貴資源，改劃建議明顯違背既定政策；(ii)政府將之視作私人發展，地積比率達2.8水平，遠高於鄉郊土地的0.4水平，建成後的高密度樓宇，對交通及環境均造成壓力；(iii)政府應把焦點放在善用市區現有土地上，例如重建舊屋邨，而非改劃綠化地帶；(iv)1987年前該地上的寮屋是合法抑或非法搭建。

193. 甄啓榮先生提出以下意見和查詢：(i)白田邨重建時居民要求原區安置，但政府建議把該處原有巴士站改劃作建屋以應所需，卻又遭到反對，反映出土地運用上往往存在爭議；(ii)增建房屋是全港市民的訴求，但若改劃綠化地帶以建屋，政府須清楚交代其法律依據及相關程序；(iii)發展須付出代價，例如美孚新邨從前本擁有優美的海濱環境，但後來因興建三號幹線而犧牲了。近者如六號地盤及麗閣邨旁高爾夫球場亦因建屋發展而須改劃；(iv)有關規劃建議是把60公頃綠化地帶中約兩公頃改劃作建屋用途，他認為各持份者可再考量是否值得為香港的整體發展而作出一點犧牲。

194. 吳貴雄先生提出以下意見：(i)為了社會的持續發展，政

府有必要適時調整政策以應社會所需。議會過往亦不時因應市民的訴求而要求政府調整政策；(ii)贊同張永森議員的意見，認為政府應就改劃綠化地帶用途作全面的規劃和諮詢；(iii)政府應從宏觀角度考慮土地用途，在覓地發展的同時盡量保育環境，透過完善規劃說服受影響的市民，令社會得以持續發展；(iv)就此改劃建議及擬議提供的單位及車位數量而言，除非當局能提供更充足的資料供議會討論和考慮，否則他無法在目前贊成計劃。

195. 陳維德先生綜合回應如下：

- (i) 擬議於延坪道北面興建的住宅單位及車位數目是按《香港規劃標準與準則》及發展參數訂定。980個住宅單位及115個車位數目是以單位平均面積為60平方米的假設推算。若單位平均面積超過160平方米，住宅單位的數目將減至約367個，而車位數目將因此而增至約459個。然而，最終興建的單位及車位數目將由發展商決定。
- (ii) 署方已參照不同的車位數目評估發展項目對該區交通流量的影響。若發展項目的單位平均面積超過160平方米，在繁忙時間將為附近的道路每小時增加約80至120架次的車流量，即平均每分鐘增加約2架次。初步評估結果顯示，發展項目不會對區內交通帶來重大影響。
- (iii) 投影片中的延坪道及龍坪道交界路口設計流量是指在上午及下午的繁忙時間，該交界路口的車流量分別只佔其設計流量的26%及11%。
- (iv) 由於南昌街及歌和老街交界路口的交通流量是以交通燈號控制，因此以「預留容車量」作計算單位。在上午及下午的繁忙時間，該交界路口分別還有11%及28%的容車量才會飽和及出現車龍。

- (v) 為配合周邊的發展項目，署方將在南昌街及歌和老街路口進行改善工程，包括計劃在南昌街增設一條行車線，預計工程完成後，該路口的交通容量可應付至2029年的需求。
- (vi) 如有需要，署方會考慮於建築期間實施交通管制，例如限制重型車輛於繁忙時段進出地盤，以減低發展項目於建築期間對周邊交通造成的影響。
- (vii) 鑑於發展項目附近的道路現時仍有足夠交通容量應付預期的發展需求，因此未有逼切需要開闢新道路連接發展項目。

196. 姜培閏先生綜合回應如下：

- (i) 發展商若在施工期間發現化學廢物，需按照環境保護署發出的《受污染土地勘察及整治實務指南》勘察、評估及整治懷疑受污染的土地。
- (ii) 發展商在施工期間須實施緩解措施減低工程對環境造成的影響，以符合既定的環保準則及法例。

197. 陳偉信先生綜合回應如下：

- (i) 城規會為制定香港法定圖則及處理規劃申請的獨立法定機構，任何改變土地用途的申請都須交由城規會審批。
- (ii) 政府已完成綠化地帶檢討，並積極研究將綠化地帶改劃為住宅用地的可行性。
- (iii) 現時署方的建議，是跟進新一階段的綠化地帶檢討，將延坪道北面劃為「綠化地帶」的部分土地改劃為「住宅(乙類)1」地帶。因此，在有關「綠化地帶」內的住宅發展地積比率不得超逾0.4倍的城規會規劃申請指引，

將不適用於經改劃後作為「住宅(乙類)1」的用途上。

- (iv) 擬議改劃為住宅用途的「綠化地帶」為政府土地，曾屬大窩坪寮屋區的一部分，在八十年代中期被清拆。
- (v) 署方已縮減發展範圍，並盡量避免將溪澗納入發展範圍。該溪澗主流近延坪道尾的一小段下游部分現為人工化水道，將作未來住宅發展的出入口。
- (vi) 為達到未來十年的房屋供應目標，除增加地積比率外，政府亦積極開拓可供住宅發展用途的新土地，以增加住宅單位供應。有見及此，署方會盡力物色具潛力改作住宅用途的土地，包括是次擬議改劃作住宅發展的「綠化地帶」，希望市民理解。

198. 馮英倫先生回應如下：

- (i) 政府正積極考慮不同增加房屋供應的方案，包括檢討私人會所用地、棕地、閒置土地及市區重建的發展政策，以開拓新增土地作房屋發展，而發展棕地時亦面對不同的規劃限制，包括交通配套、水電及排污等問題。
- (ii) 政府藉檢討綠化地帶的發展政策，期望改劃 150 多幅用地作住宅用地，在五至十年內增加短期房屋供應，以解決私人房屋供應長期不足及公屋輪候時間過長的問題。

199. 馮檢基議員有以下意見及查詢：(i)改劃方案「錯在起步點」，政府應先檢討改劃綠化地帶為居民帶來的影響，並以此為討論基礎，他希望規劃署就此作出回應；(ii)若議會對改劃建議沒有取態或沒持反對態度，規劃署是否仍會把有關的方案提交城規會。

200. 陳偉信先生回應表示，規劃署會將區議會所有意見及建

議一併提交城規會轄下的都會規劃小組委員會考慮。

201. 馮檢基議員追問署方會否不理會區議會的取態，把有關的改劃建議提交城規會。

202. 陳偉信先生回應表示，無論意見為何，署方會將深水埗區議會的意見連同擬議修訂的建議一併提交城規會考慮。倘若城規會同意有關改劃建議，便會按照《城市規劃條例》第 5 條的規定，展示收納相關修訂項目的分區計劃大綱圖供公眾查閱，而為期兩個月的法定展示是公眾諮詢過程的一部分。在刊憲期間，受影響的居民可提交申述，向城規會表達意見，而城規會亦會安排所有申述者及提交意見者進行公開聆訊，考慮有關申述和意見。

203. 馮檢基議員認為規劃署未就改劃方案是否「錯在起步點」作出回應。

204. 陳偉信先生回應表示，此為一項改劃「綠化地帶」作私營房屋發展用途的建議，有關的改劃準則亦附載於討論文件內。

205. 馮檢基議員認為擬議改劃的土地現時仍為綠化地帶，因此政府應在改變土地用途前評估計劃對附近環境的影響，而並非在諮詢階段便把該處土地視為私人土地，將有關研究交予未來發展商。

206. 陳偉信先生補充表示，改劃建議已整合各部門的意見，然後才徵詢區議會的意見及提交城規會考慮。各部門已就有關改劃建議進行技術評估，並表示不會產生不能克服的問題。

207. 吳美女士希望康文署澄清配水庫上蓋是否不能種植。

208. 陳偉信先生回應表示，據他理解，配水庫上蓋只能種植草類植物，並須預先得到水務署的批准。他以石硤尾配水庫遊樂場被劃作「休憩用地」為例，指出在配水庫上蓋興建康樂設施須以不污染水源供應作為前提。

209. 吳美女士希望政府部門詳細評估在配水庫上蓋設置休憩設施的可行性，不要蒙騙市民。

210. 馮檢基議員有以下意見及建議：(i)改劃建議的擬議地積比率為 2.88 倍，已違反在綠化地帶的住宅發展地積比率不能超過 0.4 倍的規定；(ii)政府應集中研究失去綠化地帶對深水埗區及附近居民的影響，並制定相關補救措施，而並非在諮詢階段便視其為私人土地，把評估環境影響的責任轉交未來發展商；(iii)政府提交的資料不足，故無法在現階段作出定論，建議議員反對將此項目提交城規會。

211. 衛煥南先生反對在延坪道北面的綠化地帶興建住宅，並認為有關計劃的公眾諮詢不足，期望規劃署向城規會轉達區議會的反對意見。

212. 梁有方先生反對將延坪道北面的綠化地帶改劃為私人住宅用地，並反對規劃署在區議會對改劃建議未有結論時便把項目提交城規會。另外，他指出在該綠化地帶興建公屋對私營房屋供應並無幫助。

213. 李祺逢先生表示，他預計規劃署會把改劃建議提交城規會，而不會理會區議會的取態。他認為區議會需要更多時間考慮有關建議。

214. 張永森先生有以下意見及建議：(i)有關的改劃建議並沒逼切性，因此在區議會仍未就項目作充分討論及作結論前便把建議提交城規會並不合適；(ii)建議規劃署提供更詳細的資料，並檢討諮詢期限及程序。

215. 黃達東先生建議政府就綠化地帶政策作宏觀檢討，研究不發展綠化地帶對房屋供應的影響，並期望政府提供更詳盡的規劃資料。

216. 吳美女士有以下意見：(i)綠化地帶及非綠化地帶的規劃發展均有不同，但規劃署就擬議改劃用途的土地是否為綠化地

帶解釋含糊；(ii)有關規劃需考慮深水埗區的長遠整體發展，故反對在該幅土地興建住宅。

217. 馮英倫先生綜合回應如下：

- (i) 政府會探討改變綠化地帶作為住宅用地的諮詢模式。
- (ii) 政府會按城規會的法定程序就有關的改劃建議諮詢公眾。市民可在諮詢期內表達意見，而城規會亦會考慮市民的意見。

218. 主席表示，已發言的 22 位議員當中，有 12 位清楚表明反對有關的改劃建議。另外，他表示剛收到由吳美女士提出，並由馮檢基議員和議的一項臨時動議。

219. 陳偉明先生表示，由於區議會剛在 3 月 4 日的會議上就這項議題通過一項動議，他希望了解現時這份臨時動議的立場會否與已通過的動議立場有很大差異，並希望了解《深水埗區議會會議常規》的處理方法。

220. 主席回應如下：(i)根據《深水埗區議會會議常規》第 24 (2) 條：「區議會在對某議題作出決定後，除非主席或超過半數出席會議的議員同意，議員不得在半年內，就該議題再行動議議案。」；(ii)他察覺超過半數已發言的議員對改劃建議持保留態度，並要求政府提交更多資料，故此徵詢議員對有關動議的意見。

221. 馮檢基議員提議休會五分鐘，讓議員比較 3 月 4 日通過的動議與現時這份臨時動議的內容。議員不反對休會建議，主席宣布休會五分鐘。

(大會休會五分鐘。)

222. 主席宣布復會，並表示接納有關的臨時動議，以及詢問議員有沒有反對。

223. 議員不反對就有關動議進行討論。主席請吳美女士介紹臨時動議內容。

224. 吳美女士宣讀臨時動議內容。

臨時動議內容：

「反對政府在不合情理下，不跟法理下強行將大窩坪道北面的「綠化地帶」改劃作房屋發展用途事宜

1. 就 2014 年 4 月 29 日及 5 月 19 日的深水埗區議會會議上，就大窩坪延坪道北面的「綠化地帶」改劃作房屋發展用途事宜用途的相關文件，除未能向當區關注居民及廣大市民提供合理的環境、交通、空氣等評估報告外，更表示有關環境、交通、空氣等評估報告均由未來獲得地皮的發展商負責。此舉安排無疑是米已成炊的做法，實無法接受政府的做法。
2. 根據香港特別行政區 2013-2014 年的施政報告，清楚列明只會選取「沒有植被、荒廢或已平整的綠化地帶」才會改劃用住宅用途。此地根本不符合上述要求。
3. 此地在 1987 年整幅地轉為綠化地，現時政府試圖以土地自身被非法佔用，掩飾其前身執法不力，以此轉移市民視線誤導大眾，製造地段曾經發展，不具保育價值的假象，試圖逃避不跟改劃綠地的政策。
4. 在諮詢結束前，解除土地圍封以讓市民可以繼續休憩康樂活動。」

動議人：吳 美

和議人：馮檢基

225. 馮檢基議員補充如下：(i)改劃方案「錯在起步點」，擬

議改劃的土地現為綠化地帶，因此政府應先檢討失去綠化地帶的影響及研究相關的補救措施；(ii)以私人住宅用地發展為規劃起步點，並把環境影響評估交予未來發展商是誤導市民的做法；(iii)改劃方案公眾諮詢不足，建議區議會反對把方案提交城規會。

226. 主席表示收到由張永森先生提出，並由黃頌良博士和議的一項臨時動議。主席請張永森先生介紹臨時動議內容。

臨時動議內容：

「深水埗區議會支持積極增加土地供應，以滿足市民對住屋的需求。但基於綠化環保、交通配套、公眾安全、地區設施的關注上，對政府提交資料不足，未能釋除各方疑慮表示遺憾，故無法在現階段作出結論。本會促請政府必須有各項周詳方案和實際評估報告後，並向受影響居民充分諮詢和聽取意見，提供充足資料，讓深水埗區議會作出充分考慮，為本區未來房屋發展項目制定更理想的方案。」

227. 張永森先生有以下意見：(i)縱然議員對改劃方案持不同意見，但均反對政府在沒有足夠資料下，把改劃方案提交城規會；(ii)區議會已多次就改劃方案向政府表達意見，若政府仍未能回應有關訴求，將難以說服議員及居民支持有關方案。

228. 黃頌良博士補充表示，區議會應以客觀持平的態度討論有關方案，並在政府提供更多的規劃資料後才作定論。

229. 主席表示收到由黃達東先生提出，並由梁文廣先生和議的一項臨時動議。主席請黃達東先生介紹臨時動議內容。

臨時動議內容：

「本會要求政府在沒有足夠資料的情況下，不能就改劃有關土地呈交城規會審議。」

230. 黃達東先生認為改劃綠化地帶政策影響香港的長遠發展規劃，因此建議在政府提供足夠的資料後，才就有關方案作充分討論。

231. 梁文廣先生補充表示，有關動議要求政府在現有資料不足的情況下，不能把改劃建議提交城規會審議。

232. 主席表示收到由梁有方先生提出，並由秦寶山先生和議的一項修訂動議。修訂動議建議在張永森先生提出的臨時動議最後加上「故本會反對將此項目提交城規會。」。他認為張永森先生剛才的發言已涵蓋有關的修訂內容，並詢問張永森先生是否同意有關修訂。

233. 張永森先生認為他剛才的言論及黃達東先生提出的臨時動議已涵蓋有關的修訂內容，因此並無修訂的需要。

234. 馮檢基議員詢問口頭闡述及以書面形式修訂有關動議內容是否相同。

235. 主席認為張永森先生的發言已清楚表達有關意見。

236. 梁有方先生期望張永森先生能將反對把發展項目提交城規會的立場納入原動議內。

237. 張永森先生詢問主席處理多項臨時動議的程序。

238. 梁有方先生認為黃達東先生提出的臨時動議較接近民協對改劃方案的立場，並再次建議張永森先生將他的修訂建議納入原動議內。

239. 馮檢基議員建議合併討論三項動議，並期望區議會就反對將改劃建議提交城規會達成共識。

240. 張永森先生對將有關的修訂建議納入原動議內表示沒有意見。

241. 陳偉明先生有以下意見：(i)政府不能在區議會未就改劃方案作出定論時便倉促把計劃提交城規會；(ii)政府需釋出更多誠意回應居民訴求，例如提供更多規劃資料及充分諮詢居民及區議會，以尋求新的發展方案；(iii)他不支持由吳美女士提出的臨時動議，因這與他的立場並不相同。

242. 黃達東先生認為改劃方案需在發展及環境保育之間取得平衡，並期望議員就改劃方案達成最大共識。

243. 吳美女士建議在她提出的臨時動議中加入「反對將改劃文件提交城規會」的訴求，以表達居民的意見。

244. 梁有方先生反對將改劃項目提交城規會，並呼籲議員支持吳美女士提出的臨時動議。

245. 衛煥南先生反對政府在綠化地帶興建住宅單位及將改劃方案提交城規會。

246. 黃頌良博士認為政府需慎重考慮及探討改劃綠化地帶政策帶來的影響，並期望議員能以深水埗區以至全港的整體發展作依歸，而並非只考慮個別區域或屋苑的利益。

247. 主席表示收到由覃德誠先生提出，並由衛煥南先生和議的一項修訂動議。

248. 覃德誠先生表示，修訂動議建議在吳美女士提出的臨時動議加上「5. 反對將有關土地呈交城規會審議」。

249. 主席詢問吳美女士是否接受覃德誠先生提出的修訂建議。

250. 梁有方先生認為吳美女士可選擇把覃德誠先生提出的修訂建議納入原動議內，或接受覃德誠先生提出的修訂建議。

251. 吳美女士表示接受覃德誠先生提出的修訂建議。

252. 張永森先生澄清他已把梁有方先生提出的建議納入原動議內。
253. 主席表示大會將就兩項原動議及一項修訂動議進行表決。
254. 馮檢基議員希望主席澄清哪一項為修訂動議。
255. 主席回應表示，有關的修訂動議是由覃德誠先生提出。
256. 主席宣布休會五分鐘，以分發各項動議內容給議員參閱。  
(大會休會五分鐘。)
257. 主席宣布復會，並請議員參閱已更新的動議內容。
258. 秘書請議員參閱即將進行表決的三項臨時動議，包括覃德誠先生提出的修訂動議，以及分別由張永森先生及黃達東先生提出的兩項臨時動議。若覃德誠先生提出的修訂動議不獲通過，大會便須就吳美女士提出的原動議進行表決。
259. 馮檢基議員要求記名投票，議員並無異議。
260. 大會先就覃德誠先生的修訂動議進行表決。

投票結果：

贊成：覃德誠、馮檢基、梁有方、吳美、秦寶山、  
衛煥南、黃志勇(7)

反對：陳鏡秋、陳偉明、鄭泳舜、劉佩玉、盧永文、  
吳貴雄、黃頌良、甄啟榮(8)

棄權：張永森、郭振華、李詠民、梁文廣、李祺逢、  
黃達東(6)

261. 秘書宣布投票結果，7票贊成，8票反對，6票棄權。主席宣布修訂動議不獲通過。

262. 大會再就吳美女士提出的臨時動議進行表決。

投票結果：

贊成： 覃德誠、馮檢基、梁有方、吳美、秦寶山、  
衛煥南、黃志勇(7)

反對： 陳鏡秋、陳偉明、鄭泳舜、劉佩玉、盧永文、  
吳貴雄、黃頌良、甄啟榮(8)

棄權： 張永森、郭振華、李詠民、梁文廣、李祺逢、  
黃達東(6)

263. 秘書宣布投票結果，7票贊成，8票反對，6票棄權。主席宣布臨時動議不獲得通過。

264. 馮檢基議員查詢會議記錄會否清楚顯示議員的投票意向。

265. 秘書回應表示，會議記錄會清楚顯示各議員的投票意向。

266. 馮檢基議員認為秘書應在點票時宣讀各議員的投票意向，以使用錄音形式記錄有關的投票結果。

267. 主席表示，按照過往慣例，秘書不會宣讀每位議員的投票意向，但會議記錄會清楚顯示。

268. 馮檢基議員建議大會稍後檢討投票的匯報方法。

269. 大會接著就張永森先生提出的臨時動議作表決。

投票結果：

贊成： 陳鏡秋、陳偉明、鄭泳舜、張永森、覃德誠、  
馮檢基、劉佩玉、李詠民、梁文廣、梁有方、  
李祺逢、盧永文、吳貴雄、吳美、秦寶山、  
衛煥南、黃志勇、黃頌良、黃達東(19)

反對： 甄啟榮(1)

棄權： 郭振華(1)

270. 秘書宣布投票結果，19 票贊成，1 票反對，1 票棄權。主席宣布臨時動議獲得通過。

271. 大會最後就黃達東先生提出的臨時動議進行表決。

投票結果：

贊成： 陳鏡秋、陳偉明、鄭泳舜、張永森、覃德誠、  
馮檢基、劉佩玉、李詠民、梁文廣、梁有方、  
李祺逢、盧永文、吳貴雄、吳美、秦寶山、  
衛煥南、黃志勇、黃頌良、黃達東(19)

反對： 甄啟榮(1)

棄權： 郭振華(1)

272. 秘書宣布投票結果，19 票贊成，1 票反對，1 票棄權。主席宣布臨時動議獲得通過。

273. 馮檢基議員詢問是否即使區議會已通過以上兩項臨時動議，規劃署仍然會把改劃建議提交城規會。

274. 主席認為陳偉信先生已作回應，並詢問他有沒有補充。

275. 陳偉信先生表示他並沒有補充。

276. 甄啟榮先生表示，議員如欲在表決完結後發表意見，主席應一視同仁，考慮是否開放新一輪發言予全體議員，以示公允。

277. 主席認為陳偉信先生已清楚作出回應，並建議馮檢基議員於會後聆聽有關的錄音記錄。

278. 馮檢基議員請秘書處於會後提供有關的錄音記錄。

[會後補註：會議錄音已在會議兩個工作天後上載至深水埗區議會網頁。]

279. 主席總結表示，本會要求局方及相關部門認真考慮議員的意見，並尊重議會通過的兩項臨時動議。

Motions Passed at the Meeting of Sham Shui Po District Council Held on 19.5.2014

	Motion 動議	Results 結果
(1)	<p>深水埗區議會支持政府積極增加土地供應，以滿足市民對住屋的需求。但基於綠化環保、交通配套、公眾安全、地區設施的關注上，對政府提交資料不足，未能釋除各方疑慮表示遺憾，故無法在現階段作出結論。本會促請政府必須有各項周詳方案和實際評估報告後，並向受影響居民充份諮詢和聽取意見，提供充足資料，讓深水埗區議會作出充分考慮，為本區未來房屋發展項目制定更理想的方案，故本會反對將此項目提交城規會。</p> <p>SSPDC supports the Government's initiative to increase land supply to meet the housing needs of our population. However, it is regretted that the Government has not provided adequate information to address our concerns on greening, environmental protection, traffic infrastructure, public safety and district facilities. As such, SSPDC cannot conclude its views at this stage. SSPDC urges the Government to devise detailed proposals and conduct assessment studies before consulting and collecting the views of the affected residents with the provision of adequate information. This will facilitate SSPDC to thoroughly consider the case and formulate a more desirable option for future housing developments in the district. SSPDC thus opposes the submission of this item to the Town Planning Board.</p>	<p>19票支持、 1票反對 1票棄權。 通過</p> <p>19 affirmative votes, 1 dissenting vote, 1 abstention vote, <b>Motion Passed</b></p>
(2)	<p>本會要求政府在沒有足夠資料的情況下，不能就改劃有關土地呈交城規會審議。</p> <p>SSPDC requests that the Government, without adequate information, should not submit the rezoning proposal on the subject site to the Town Planning Board for consideration.</p>	<p>19票支持、 1票反對 1票棄權。 通過</p> <p>19 affirmative votes, 1 dissenting vote, 1 abstention vote, <b>Motion Passed</b></p>



**圖例 NOTATION**

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RAA	住宅(甲類)
RESIDENTIAL (GROUP B)	RAB	住宅(乙類)
RESIDENTIAL (GROUP C)	RAA	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	[Symbol]	鐵路及車站(地下)
MAJOR ROAD AND JUNCTION	[Symbol]	主要道路及路口
ELEVATED ROAD	[Symbol]	高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	[Symbol]	規劃區界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY	[Symbol]	建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	[Symbol]	最高建築物高度(在主要基準面上方)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	[Symbol]	最高建築物高度(樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

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

USES	大約數目及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	2.05	0.90	綜合發展區
RESIDENTIAL (GROUP A)	32.31	14.60	住宅(甲類)
RESIDENTIAL (GROUP B)	0.17	0.08	住宅(乙類)
RESIDENTIAL (GROUP C)	39.25	17.97	住宅(丙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	43.34	19.71	政府、機構或社區
OPEN SPACE	30.24	13.57	休憩用地
OTHER SPECIFIED USES	12.85	5.82	其他指定用途
GREEN BELT	60.27	27.27	綠化地帶
MAJOR ROAD, ETC.	27.06	12.30	主要道路等
TOTAL PLANNING SCHEME AREA	252.41	100.00	規劃區總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2012年5月5日 根據城市規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 5 JUNE 2012

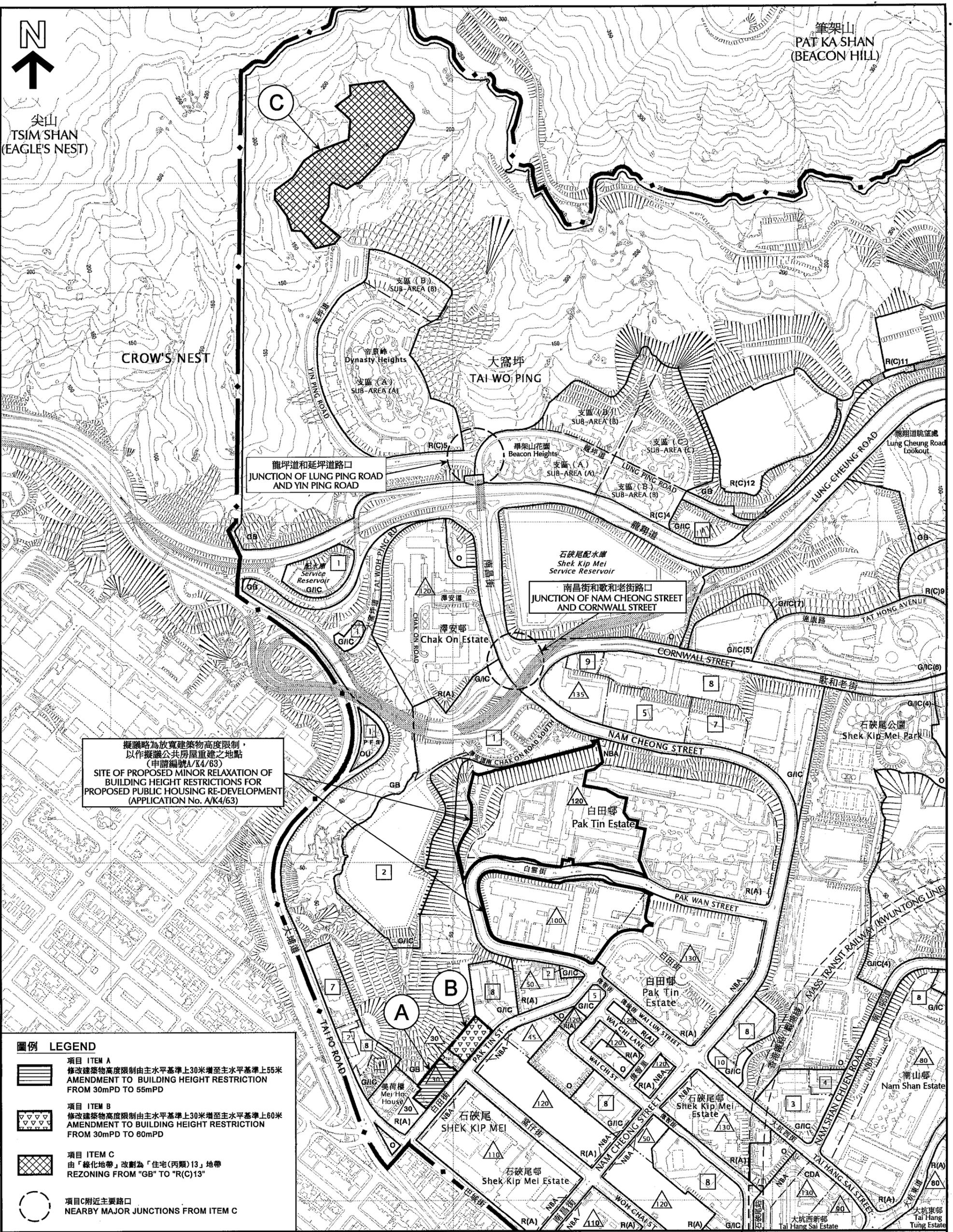
Ms Manda CHAN 陳詠雲女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的石硤尾(九龍規劃區第4區)分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 4 - SHEK KIP MEI - OUTLINE ZONING PLAN



規劃署城市規劃委員會指示圖  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 SIK4/27  
PLAN No.



擬議略為放寬建築物高度限制，  
以作擬議公共房屋重建之地點  
(申請編號A/K4/63)  
SITE OF PROPOSED MINOR RELAXATION OF  
BUILDING HEIGHT RESTRICTIONS FOR  
PROPOSED PUBLIC HOUSING RE-DEVELOPMENT  
(APPLICATION No. A/K4/63)

**圖例 LEGEND**

-  項目 ITEM A  
修改建築物高度限制由主水平基準上30米增至主水平基準上55米  
AMENDMENT TO BUILDING HEIGHT RESTRICTION  
FROM 30mPD TO 55mPD
-  項目 ITEM B  
修改建築物高度限制由主水平基準上30米增至主水平基準上60米  
AMENDMENT TO BUILDING HEIGHT RESTRICTION  
FROM 30mPD TO 60mPD
-  項目 ITEM C  
由「綠化地帶」改劃為「住宅(丙類)13」地帶  
REZONING FROM "GB" TO "R(C)13"
-  項目C附近主要路口  
NEARBY MAJOR JUNCTIONS FROM ITEM C

修訂項目A至C位置圖  
LOCATION PLAN OF AMENDMENT ITEMS A TO C  
石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI OUTLINE ZONING PLAN No. S/K4/27

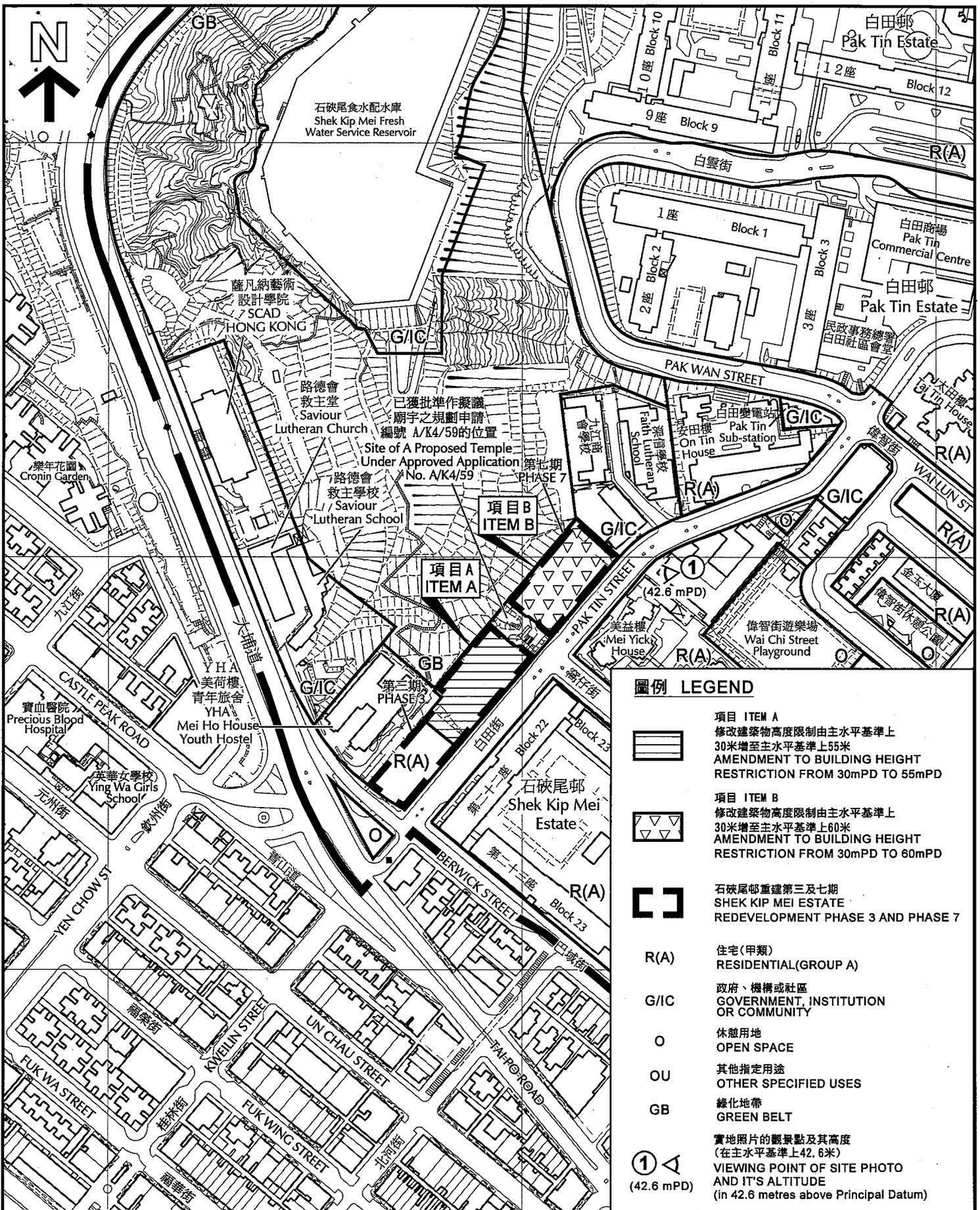
規劃署  
PLANNING  
DEPARTMENT

本摘要圖於2014年6月20日擬備  
所根據的資料為於2012年6月5日  
核准的分區計劃大綱圖編號S/K4/27  
EXTRACT PLAN PREPARED ON 20.6.2014  
BASED ON OUTLINE ZONING PLAN No.  
S/K4/27 APPROVED ON 5.6.2012

SCALE 1 : 5 000 比例尺  
METRES 100 0 100 200 300 400 METRES

參考編號  
REFERENCE No.  
M/K4/14/8

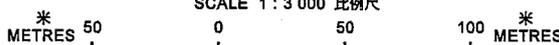
圖 PLAN  
2



圖例 LEGEND	
	項目 ITEM A 修改建築物高度限制由主水平基準上 30米增至主水平基準上55米 AMENDMENT TO BUILDING HEIGHT RESTRICTION FROM 30mPD TO 55mPD
	項目 ITEM B 修改建築物高度限制由主水平基準上 30米增至主水平基準上60米 AMENDMENT TO BUILDING HEIGHT RESTRICTION FROM 30mPD TO 60mPD
	石硤尾邨重建第三及七期 SHEK KIP MEI ESTATE REDEVELOPMENT PHASE 3 AND PHASE 7
R(A)	住宅(甲類) RESIDENTIAL(GROUP A)
G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT
	實地照片的觀景點及其高度 (在主水平基準上42.6米) VIEWING POINT OF SITE PHOTO AND IT'S ALTITUDE (in 42.6 metres above Principal Datum)

本摘要圖於2014年5月23日擬備，  
所根據的資料為測量圖編號  
11-NW-9C/D, 14A/B  
EXTRACT PLAN PREPARED ON 23.5.2014  
BASED ON SURVEY SHEETS No.  
11-NE-9C/D, 14A/B

平面圖 - 項目A及B  
SITE PLAN - ITEMS A AND B  
石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI  
OUTLINE ZONING PLAN No. S/K4/27  
SCALE 1 : 3 000 比例尺

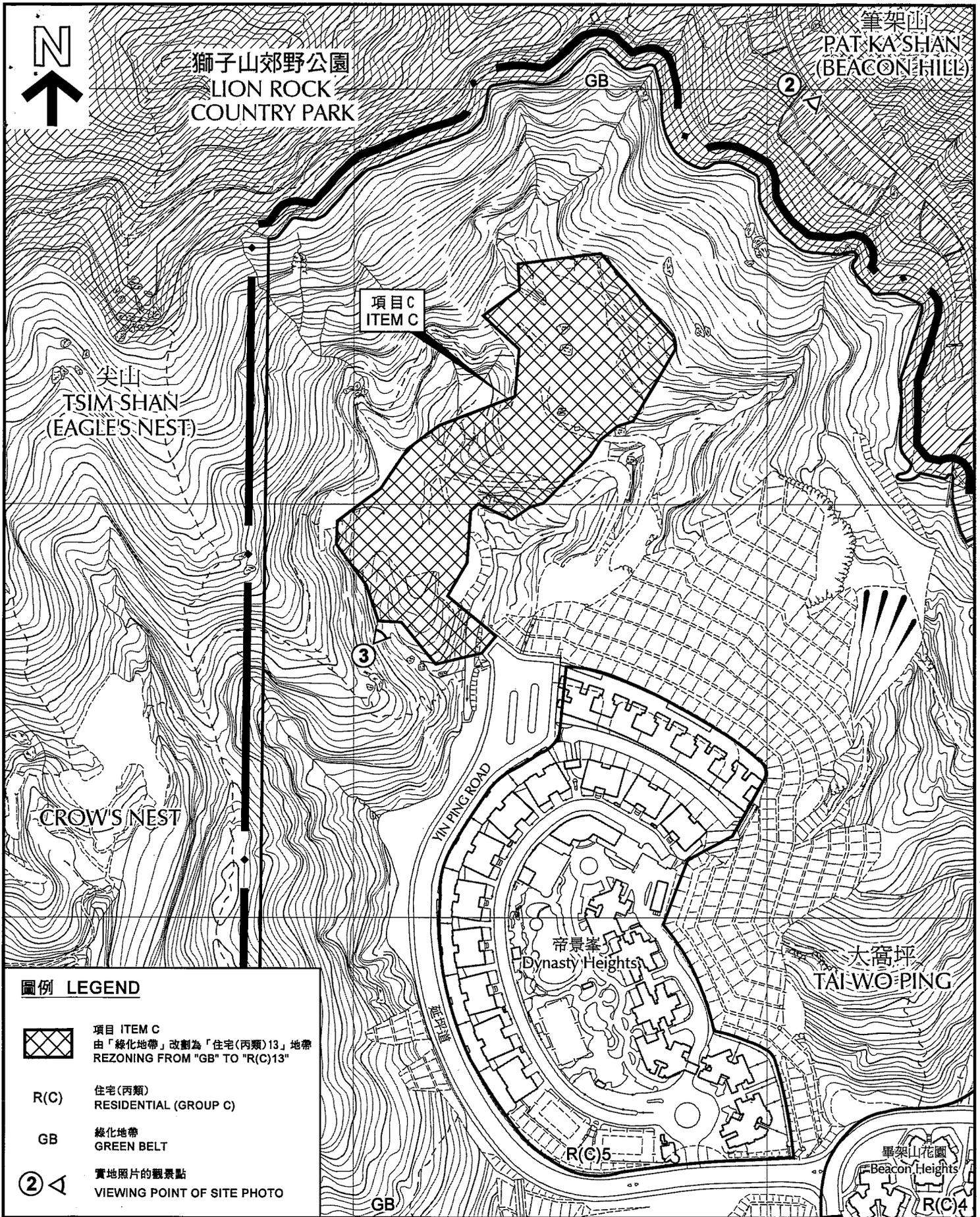


規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
3a



**圖例 LEGEND**

-  項目 ITEM C  
由「綠化地帶」改劃為「住宅(丙類)13」地帶  
REZONING FROM "GB" TO "R(C)13"
- R(C) 住宅(丙類)  
RESIDENTIAL (GROUP C)
- GB 綠化地帶  
GREEN BELT
-  實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

本摘要圖於2014年6月20日擬備，  
所根據的資料為測量圖編號  
11-NW-4C/9A  
EXTRACT PLAN PREPARED ON 20.6.2014  
BASED ON SURVEY SHEETS No.  
11-NW-4C/9A

平面圖 - 項目C  
SITE PLAN - ITEM C  
石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI  
OUTLINE ZONING PLAN No. S/K4/27

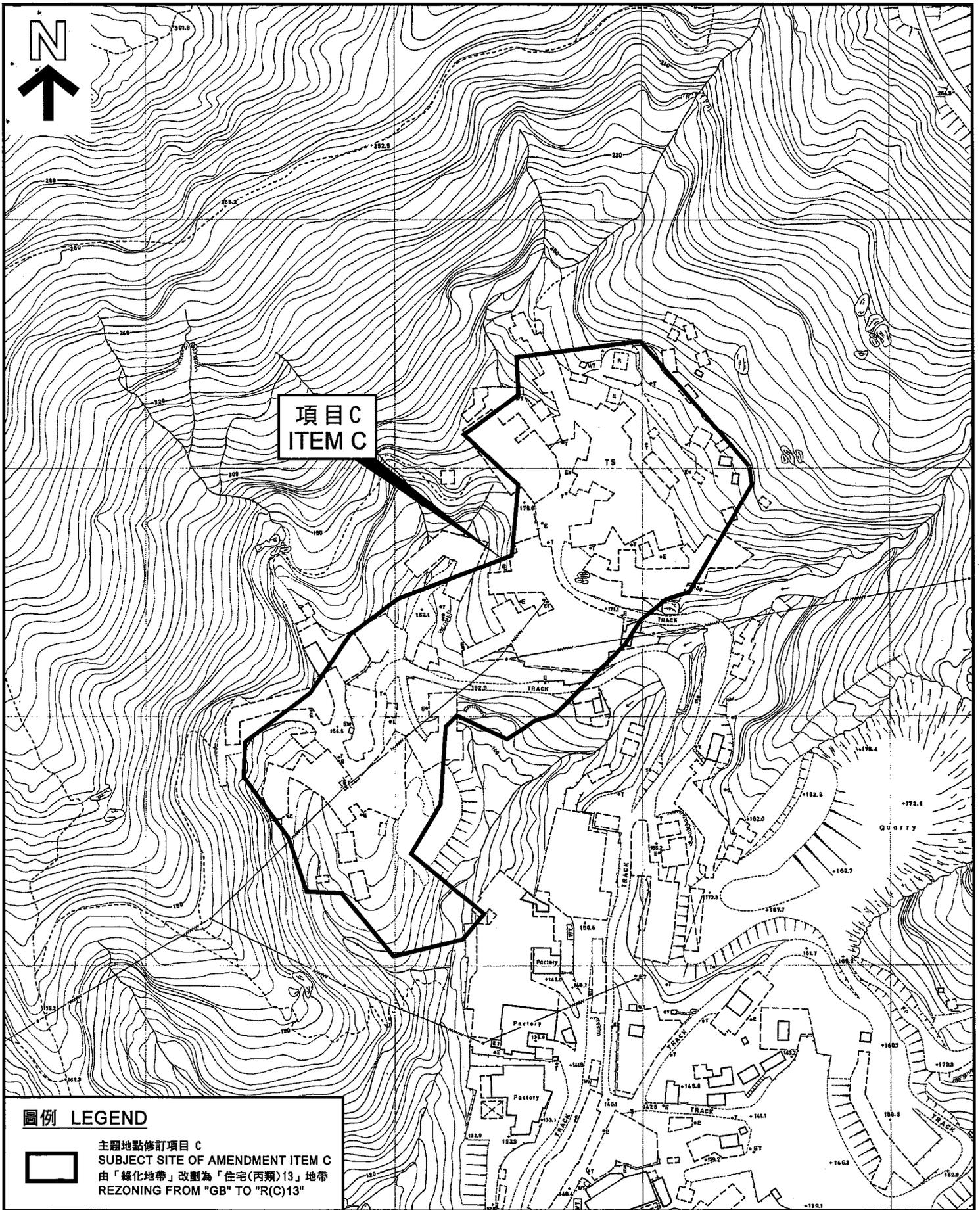
SCALE 1:3 000 比例尺  
米 METRES 50 0 50 100 米 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
3b



**圖例 LEGEND**



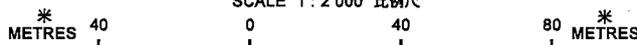
主題地點修訂項目 C  
 SUBJECT SITE OF AMENDMENT ITEM C  
 由「綠化地帶」改劃為「住宅(丙類)13」地帶  
 REZONING FROM "GB" TO "R(C)13"

本摘要圖於2014年6月20日擬備，  
 所根據的資料為測量圖編號  
 11-NW-4C(1985年)  
 EXTRACT PLAN PREPARED ON 20.6.2014  
 BASED ON SURVEY SHEET No.  
 11-NW-4C (YEAR 1985)

**修訂項目C - 1985年平面圖  
 AMENDMENT ITEM C - SITE PLAN AS OF 1985**

石硤尾分區計劃大綱核准圖編號 S/K4/27  
 的擬議修訂項目  
 PROPOSED AMENDMENTS TO  
 APPROVED SHEK KIP MEI  
 OUTLINE ZONING PLAN No. S/K4/27

SCALE 1 : 2 000 比例尺

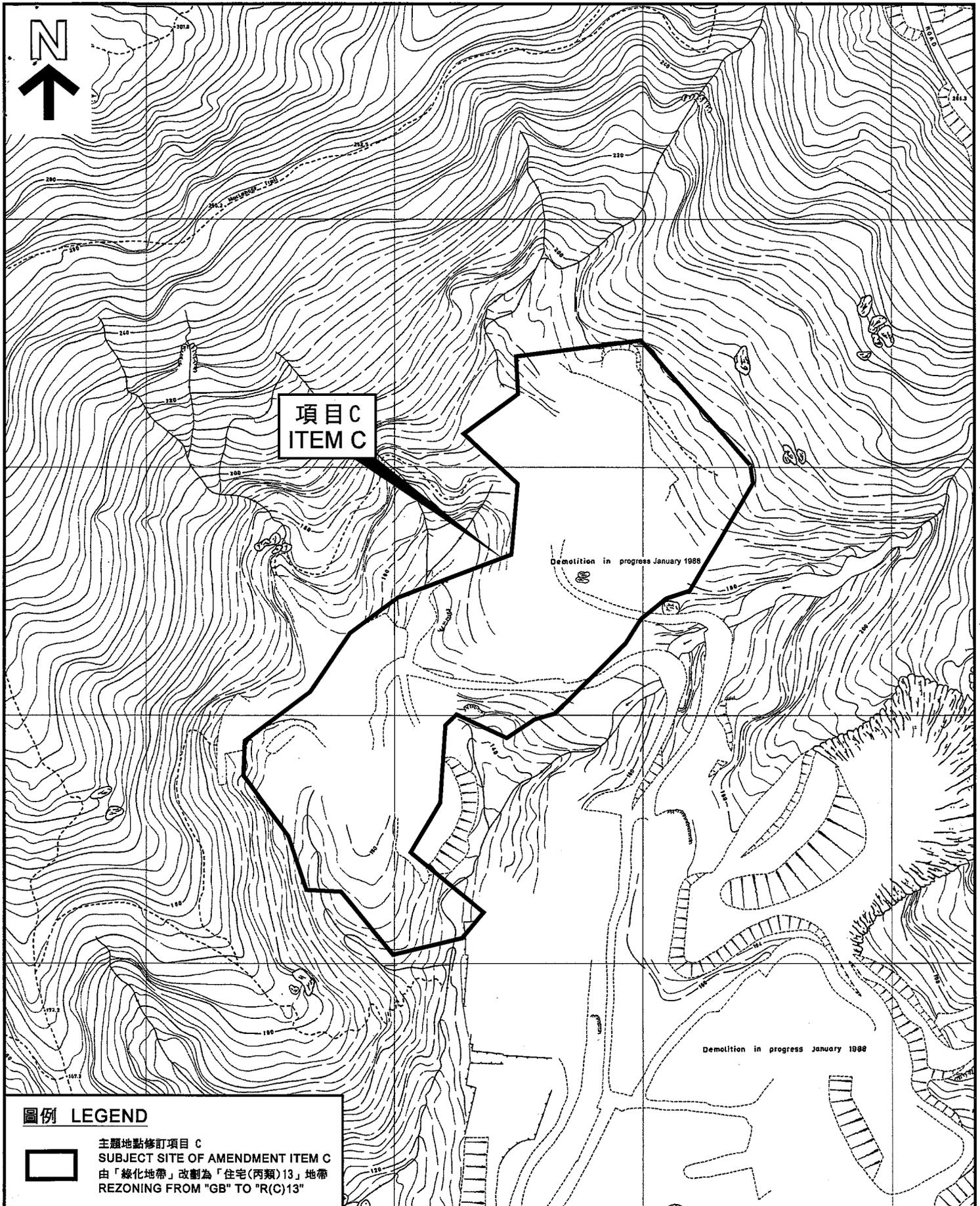


**規劃署  
 PLANNING  
 DEPARTMENT**



參考編號  
 REFERENCE No.  
**M/K4/14/8**

**圖 PLAN**  
**3c**



**圖例 LEGEND**

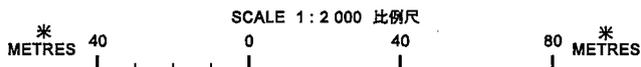


主題地點修訂項目 C  
 SUBJECT SITE OF AMENDMENT ITEM C  
 由「綠化地帶」改劃為「住宅(丙類)13」地帶  
 REZONING FROM "GB" TO "R(C)13"

本摘要圖於2014年6月20日擬備，  
 所根據的資料為測量圖編號  
 11-NW-4C(1988年)  
 EXTRACT PLAN PREPARED ON 20.6.2014  
 BASED ON SURVEY SHEET No.  
 11-NW-4C (YEAR 1988)

**修訂項目C-1988年平面圖  
 AMENDMENT ITEM C - SITE PLAN AS OF 1988**

石硤尾分區計劃大綱核准圖編號 S/K4/27  
 的擬議修訂項目  
 PROPOSED AMENDMENTS TO  
 APPROVED SHEK KIP MEI  
 OUTLINE ZONING PLAN No. S/K4/27



**規劃署  
 PLANNING  
 DEPARTMENT**



參考編號  
 REFERENCE No.  
**M/K4/14/8**

**圖 PLAN  
 3d**





筆架山  
PAT KA SHAN  
(BEACON HILL)

尖山  
TSIM SHAN  
(EAGLE'S NEST)

C

CROW'S NEST

帝景峯  
Dynasty Heights

大窩坪  
TAI WO PING

畢架山花園  
Beacon Heights

大窩坪海水配水庫  
Tai Wo Ping Salt Water  
Service Reservoir

石硤尾配水庫遊樂場  
(下層石硤尾食水配水庫)  
Shek Kip Mei Service  
Reservoir Playground  
(Shek Kip Mei Fresh Water  
Service Reservoir under)

澤安邨  
Chak On Estate

李鄭屋邨  
LEI CHENG UK ESTATE

圖例 LEGEND

 修訂項目  
AMENDMENT ITEM

本摘要圖於2014年5月23日擬備，  
所根據的資料為地政總署於2013年1月5日  
拍得的航攝照片編號CW99731  
EXTRACT PLAN PREPARED ON 23.5.2014  
BASED ON AERIAL PHOTO No. CW99731  
TAKEN ON 5.1.2013 BY LANDS DEPARTMENT

修訂項目C航空照片  
AERIAL PHOTO OF AMENDMENT ITEM C

石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目

PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI  
OUTLINE ZONING PLAN No. S/K4/27

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K4/14/8

圖 PLAN

4b



筆架山  
PAT KA SHAN  
(BEACON HILL)

尖山  
TSIM SHAN  
(EAGLE'S NEST)



CROW'S NEST

大窩坪  
TAI WO PING

圖例 LEGEND

-  主題地點修訂項目C的大概位置  
APPROXIMATE LOCATION OF  
SUBJECT SITE AMENDMENT ITEM C

本摘要圖於2014年5月26日擬備，  
所根據的資料為地政總署於1975年12月2日  
拍得的航攝照片編號11510  
EXTRACT PLAN PREPARED ON 26.5.2014  
BASED ON AERIAL PHOTO No. 11510  
TAKEN ON 2.12.1975 BY LANDS DEPARTMENT

修訂項目C-1975年航空照片  
AMENDMENT ITEM C - AERIAL PHOTO AS OF 1975

石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目

PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI  
OUTLINE ZONING PLAN No. S/K4/27

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K4/14/8

圖 PLAN

4c



尖山  
TSIM SHAN  
(EAGLE'S NEST)

筆架山  
PAT KA SHAN  
(BEACON HILL)



CROW'S NEST

大窩坪  
TAI WO PING

LUNG PING ROAD

畢架山花園  
Beacon Heights

LUNG CHEUNG ROAD

大窩坪海水配水庫  
Tai Wo Ping Salt Water  
Service Reservoir

龍翔道

石硤尾配水庫遊樂場  
(下層石硤尾食水配水庫)  
Shek Kip Mei Service  
Reservoir Playground  
(Shek Kip Mei  
Fresh Water Service  
Reservoir under)

澤安邨  
Chak On Estate

NAM CHEONG STREET

圖例 LEGEND



主題地點修訂項目C的大概位置  
APPROXIMATE LOCATION OF  
SUBJECT SITE AMENDMENT ITEM C

本摘要圖於2014年5月26日擬備，  
所根據的資料為地政總署於1986年9月22日  
拍得的航攝照片編號A06303  
EXTRACT PLAN PREPARED ON 26.5.2014  
BASED ON AERIAL PHOTO No. A06303  
TAKEN ON 22.9.1986 BY LANDS DEPARTMENT

修訂項目C - 1986年航空照片  
AMENDMENT ITEM C - AERIAL PHOTO AS OF 1986

石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目

PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI  
OUTLINE ZONING PLAN No. S/K4/27

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
4d



筆架山  
PAT KA SHAN  
(BEACON HILL)

尖山  
TSIM SHAN  
(EAGLE'S NEST)



CROW'S NEST

大窩坪  
TAI WO PING

LUNG PING ROAD

畢架山花園  
Beacon Heights

LUNG CHEUNG ROAD

大窩坪海水配水庫  
Tai Wo Ping Salt Water  
Service Reservoir

龍翔道

NAM CHEONG STREET

石硤尾配水庫遊樂場  
(下層石硤尾食水配水庫)  
Shek Kip Mei Service  
Reservoir Playground  
(Shek Kip Mei Fresh Water  
Service Reservoir under)

澤安邨  
Chak On Estate

圖例 LEGEND

-  主題地點修訂項目C的大概位置  
APPROXIMATE LOCATION OF  
SUBJECT SITE AMENDMENT ITEM C

本摘要圖於2014年5月26日擬備，  
所根據的資料為地政總署於1987年6月11日  
拍得的航攝照片編號A09501  
EXTRACT PLAN PREPARED ON 26.5.2014  
BASED ON AERIAL PHOTO No. A09501  
TAKEN ON 11.6.1987 BY LANDS DEPARTMENT

修訂項目C-1987年航空照片  
AMENDMENT ITEM C - AERIAL PHOTO AS OF 1987

石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目

PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI  
OUTLINE ZONING PLAN No. S/K4/27

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
4e



筆架山  
PAT KA SHAN  
(BEACON HILL)

尖山  
TSIM SHAN  
(EAGLE'S NEST)



CROW'S NEST

帝景峯  
Dynasty Heights

大窩坪  
TAI WO PING

YIN PING ROAD

延坪道

LUNG PING ROAD

畢架山花園  
Beacon Heights

LUNG CHEUNG ROAD

大窩坪海水配水庫  
Tai Wo Ping Salt Water  
Service Reservoir

龍翔道

NAM CHEONG STREET

澤安邨  
Chak On Estate

石硤尾配水庫遊樂場  
(下層石硤尾食水配水庫)  
Shek Kip Mei Service  
Reservoir Playground  
(Shek Kip Mei Fresh Water  
Service Reservoir under)

圖例 LEGEND

 主題地點修訂項目C的大概位置  
APPROXIMATE LOCATION OF  
SUBJECT SITE AMENDMENT ITEM C

本摘要圖於2014年5月26日擬備，  
所根據的資料為地政總署於1997年5月26日  
拍得的航攝照片編號CN17279  
EXTRACT PLAN PREPARED ON 26.5.2014  
BASED ON AERIAL PHOTO No. CN17279  
TAKEN ON 26.5.1997 BY LANDS DEPARTMENT

修訂項目C - 1997年航空照片  
AMENDMENT ITEM C - AERIAL PHOTO AS OF 1997

石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目

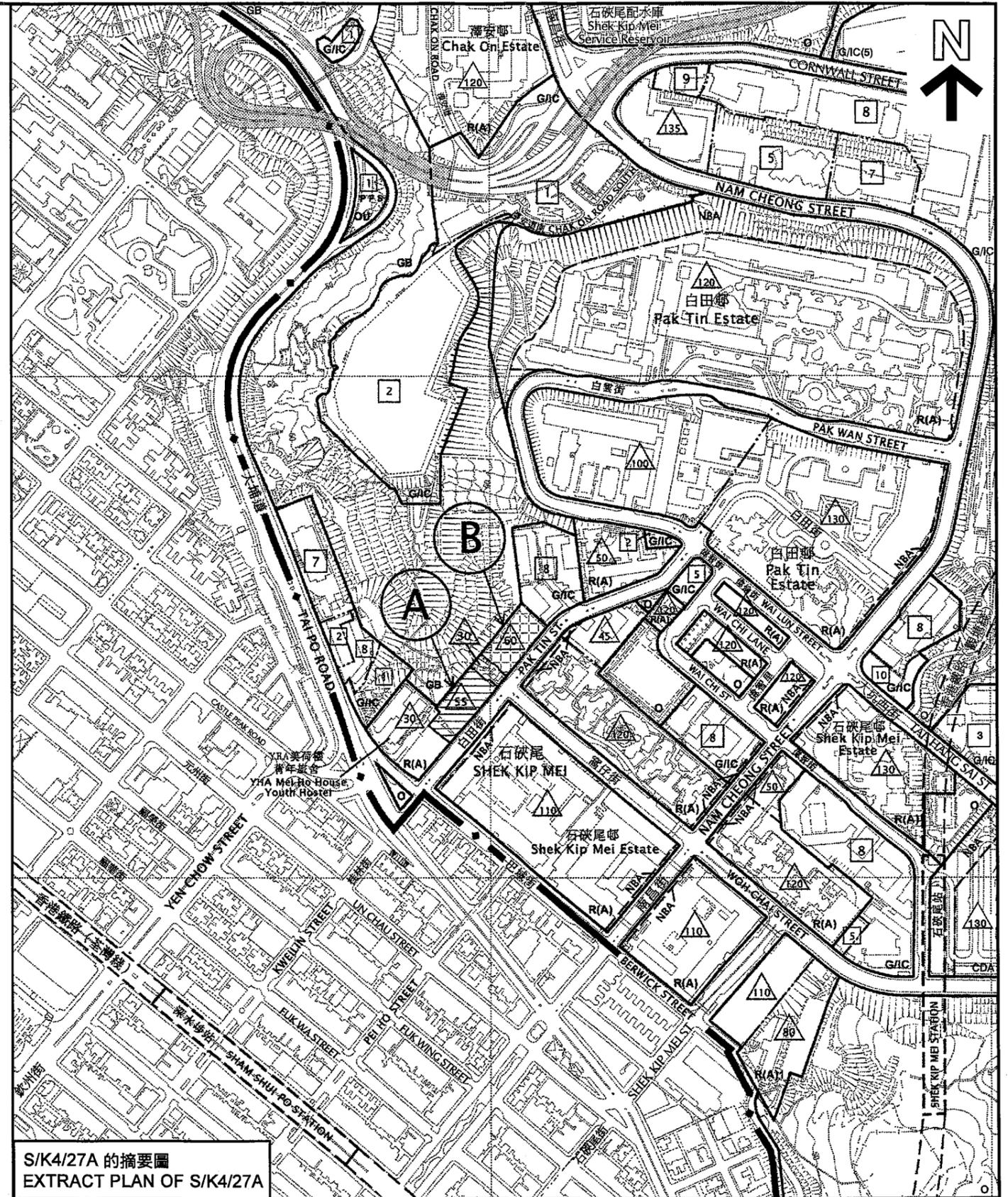
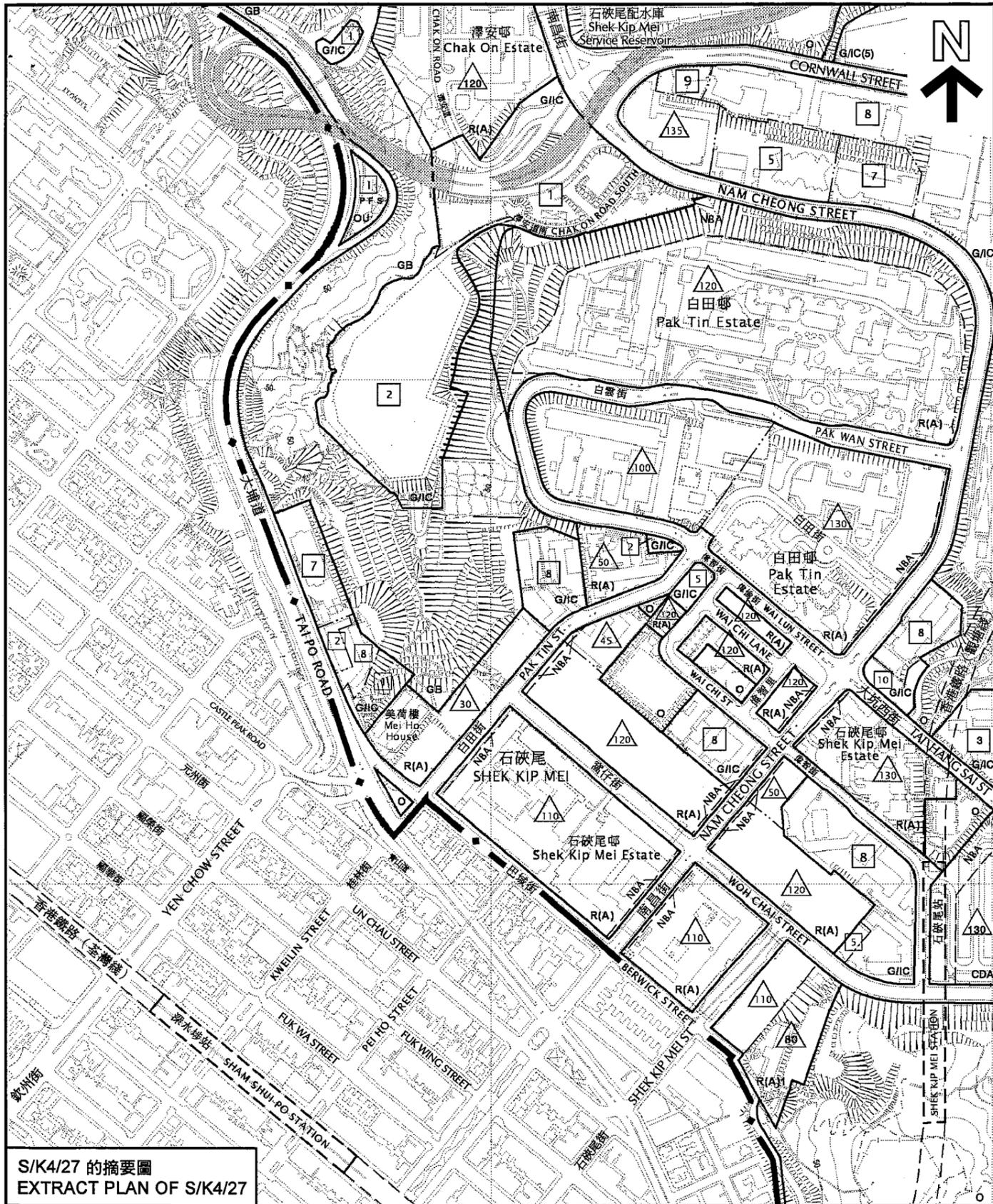
PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI  
OUTLINE ZONING PLAN No. S/K4/27

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

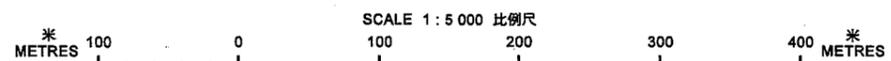
圖 PLAN  
4f



本摘要圖於2014年6月24日擬備，  
所根據的資料為石硤尾分區計劃大綱核准圖編號 S/K4/27  
和石硤尾分區計劃大綱草案編號 S/K4/27A

EXTRACT PLAN PREPARED ON 24.6.2014 BASED ON  
APPROVED SHEK KIP MEI OUTLINE ZONING PLAN No.S/K4/27 AND  
DRAFT SHEK KIP MEI OUTLINE ZONING PLAN No.S/K4/27A

修訂項目A及B石硤尾分區計劃大綱圖上的現有與擬議用途地帶的比較  
COMPARISON OF EXISTING AND PROPOSED ZONINGS  
ON THE SHEK KIP MEI OUTLINE ZONING PLAN FOR AMENDMENT ITEMS A AND B

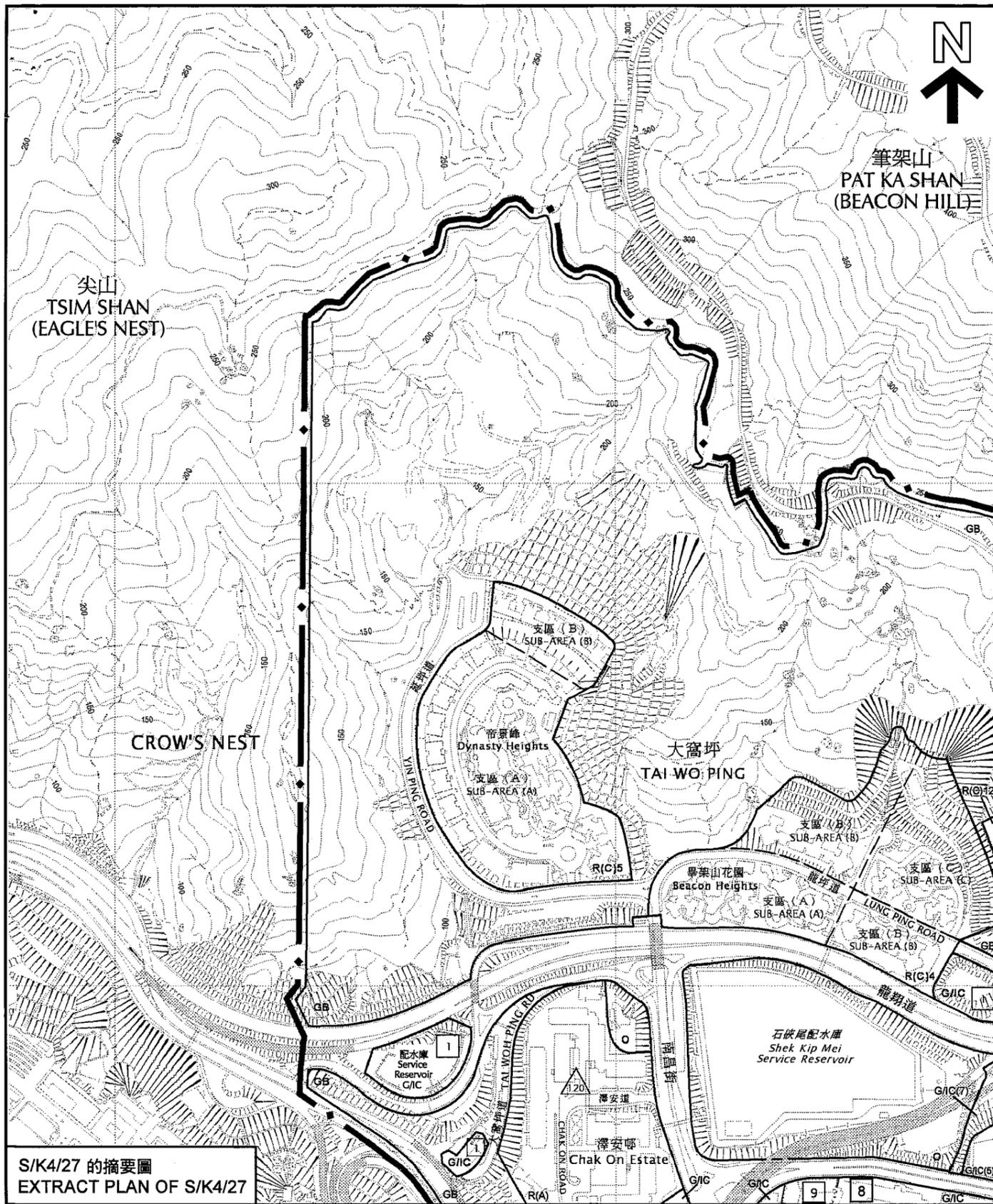


規劃署  
PLANNING DEPARTMENT

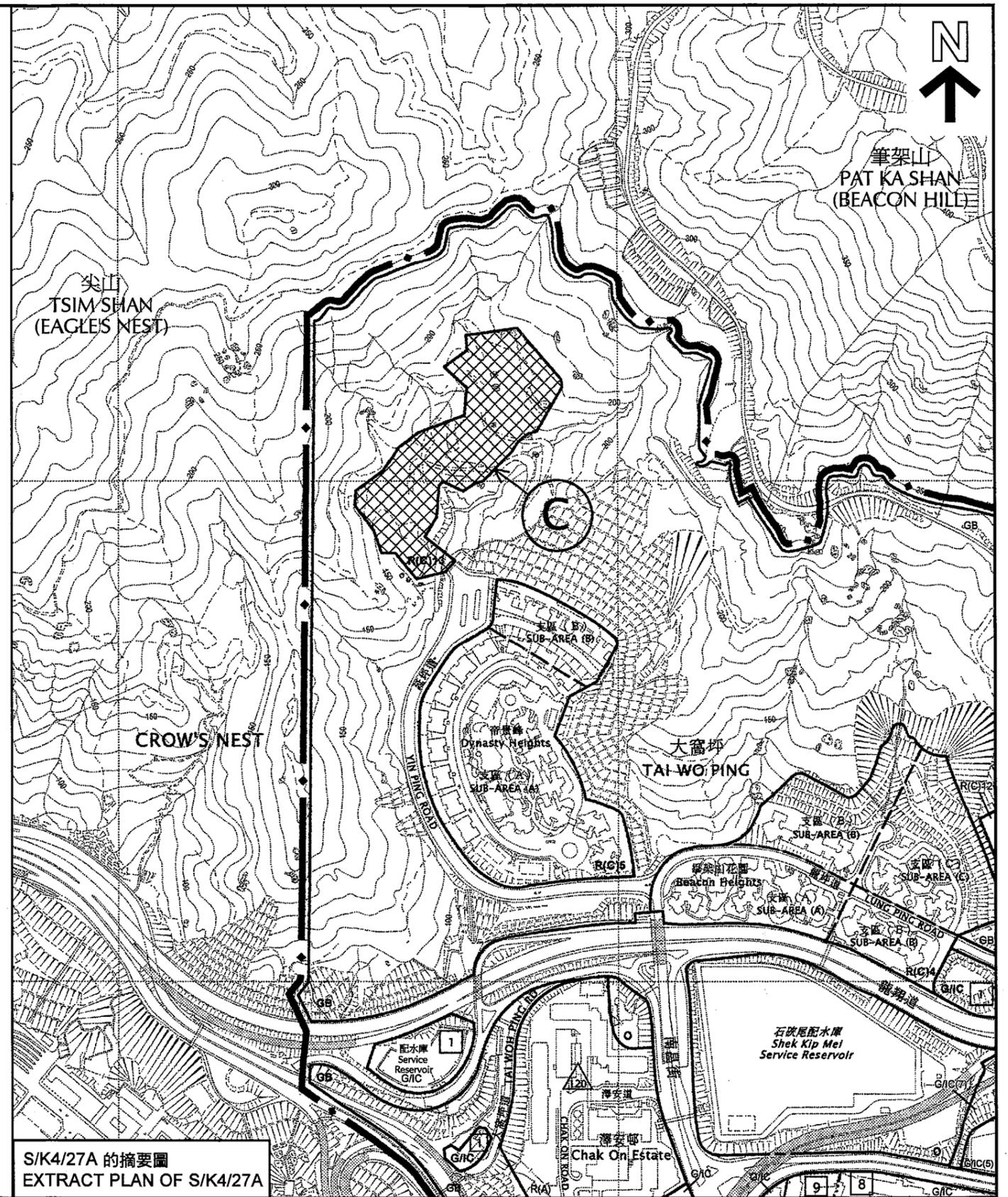


參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
5a



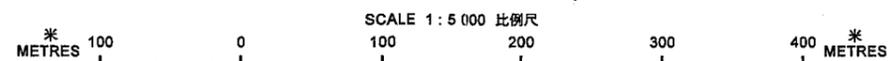
S/K4/27 的摘要圖  
EXTRACT PLAN OF S/K4/27



S/K4/27A 的摘要圖  
EXTRACT PLAN OF S/K4/27A

本摘要圖於2014年6月23日擬備，  
所根據的資料為石硤尾分區計劃大綱核准圖編號 S/K4/27  
和石硤尾分區計劃大綱草案編號 S/K4/27A  
EXTRACT PLAN PREPARED ON 23.6.2014 BASED ON  
APPROVED SHEK KIP MEI OUTLINE ZONING PLAN No.S/K4/27 AND  
DRAFT SHEK KIP MEI OUTLINE ZONING PLAN No.S/K4/27A

修訂項目C石硤尾分區計劃大綱圖上的現有與擬議用途地帶的比較  
COMPARISON OF EXISTING AND PROPOSED ZONINGS  
ON THE SHEK KIP MEI OUTLINE ZONING PLAN FOR AMENDMENT ITEM C



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
5b

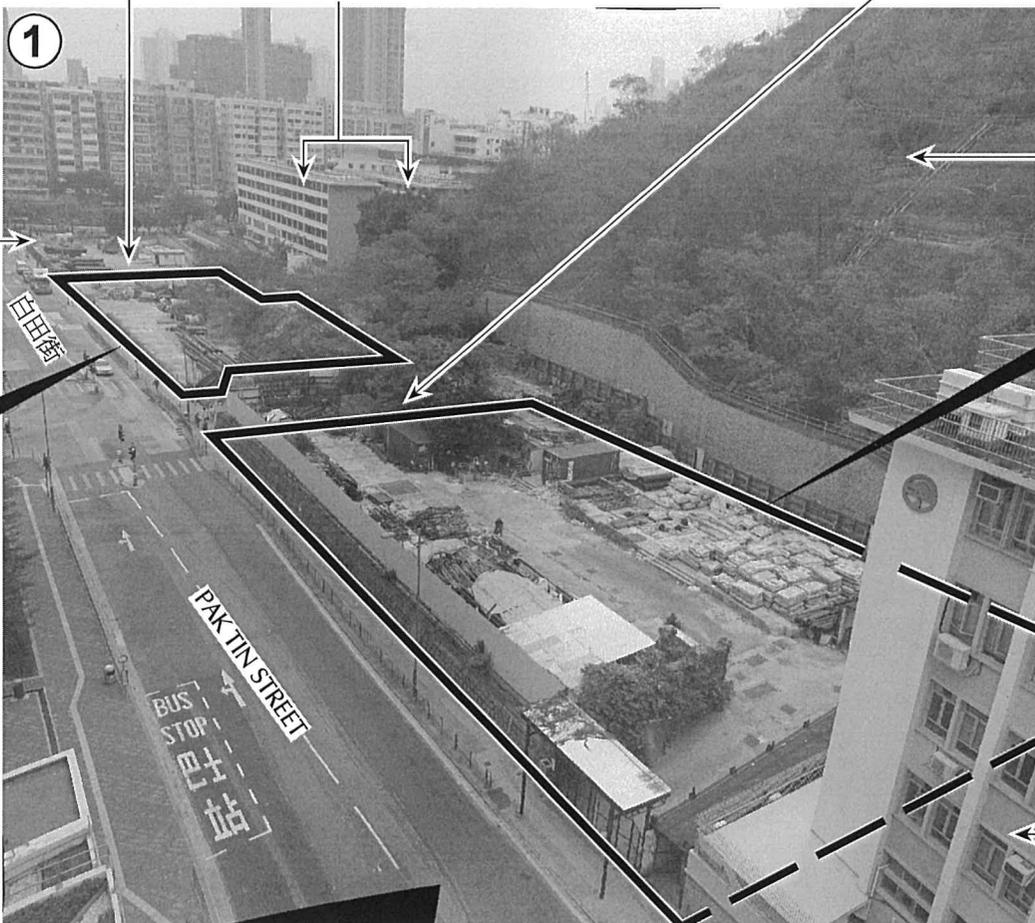
石硤尾邨重建第三期  
餘下(南面)部分  
Remaining (Southern) Portion  
of Shek Kip Mei Estate  
Redevelopment Phase 3

YHA 美荷樓  
青年旅舍  
YHA Mei Ho House  
Youth Hostel

已獲批准作擬議廟宇之規劃申請  
編號 A/K4/59的位置  
Site of A Proposed Temple  
Under Approved Application  
No. A/K4/59

鄰近的綠化山丘  
Adjacent Green Knoll

巴域街  
BERWICK STREET



項目 ITEM A  
修改建築物高度限制由主水平基準上  
30米增至主水平基準上55米  
AMENDMENT TO BUILDING HEIGHT  
RESTRICTION FROM 30mPD TO 55mPD

項目 ITEM B  
修改建築物高度限制由主水平基準上  
30米增至主水平基準上60米  
AMENDMENT TO BUILDING HEIGHT  
RESTRICTION FROM 30mPD TO 60mPD

嶺南大學  
香港同學會直資小學  
Lingnan University  
Hong Kong Alumni D.S.S.  
Primary School



主題地點 (界線只作識別用)  
SUBJECT SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2014年5月23日擬備，  
所根據的資料為攝於2013年12月11日  
的實地照片  
EXTRACT PLAN PREPARED ON 23.5.2014  
BASED ON SITE PHOTO  
TAKEN ON 11.12.2013

修訂項目A及B實地照片  
SITE PHOTO OF AMENDMENT ITEMS A AND B  
石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI OUTLINE ZONING PLAN No. S/K4/27

規劃署  
PLANNING  
DEPARTMENT

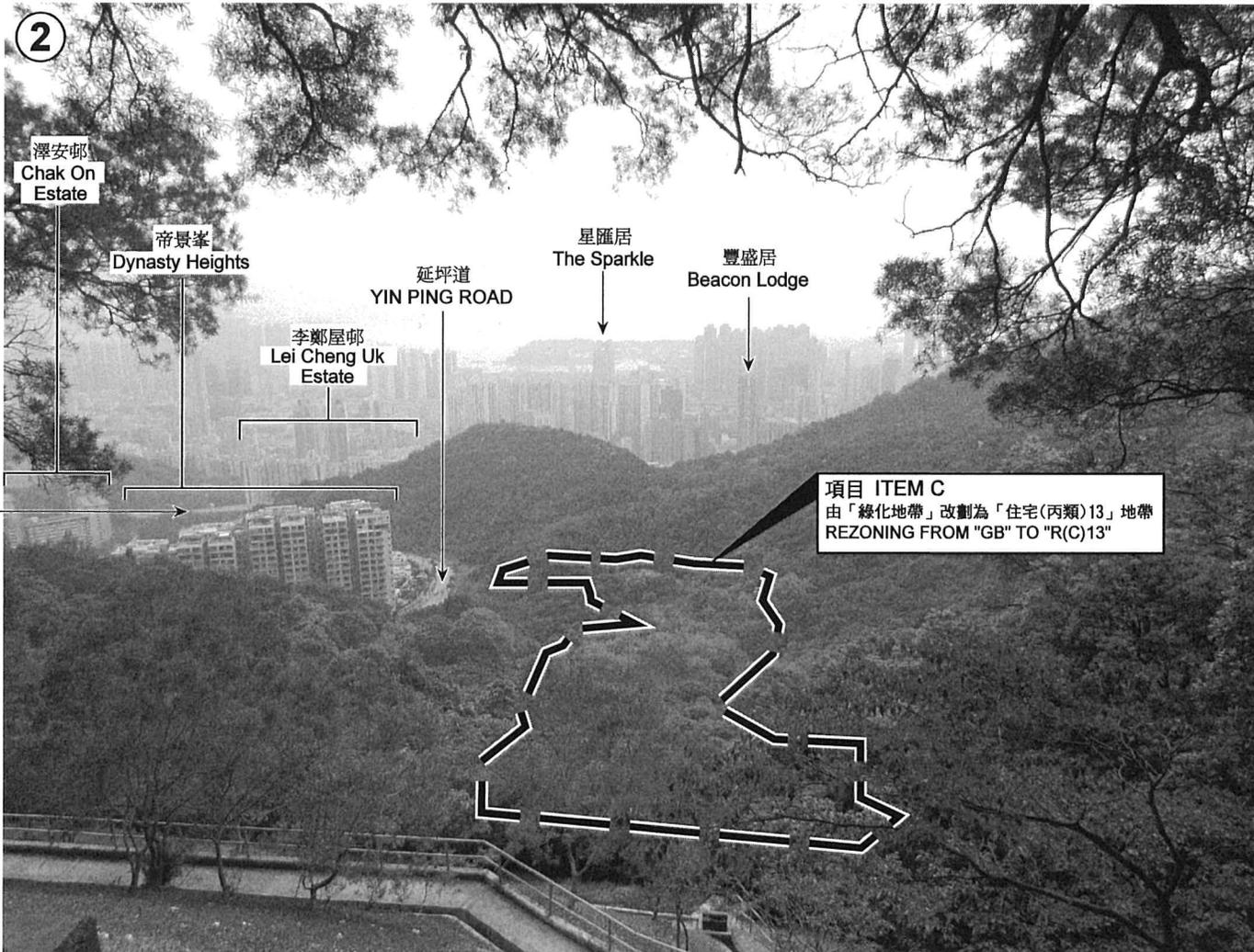


參考編號  
REFERENCE No.

M/K4/14/8

圖 PLAN

6a



主題地點 (界線只作識別用)  
SUBJECT SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2014年6月24日擬備，  
所根據的資料為攝於2014年3月20日  
的實地照片  
EXTRACT PLAN PREPARED ON 24.6.2014  
BASED ON SITE PHOTO  
TAKEN ON 20.3.2014

修訂項目C實地照片  
SITE PHOTO OF AMENDMENT ITEM C

石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI OUTLINE ZONING PLAN No. S/K4/27

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
6b



筆架山  
PAT KA SHAN  
(BEACON HILL)

帝景峯  
Dynasty Heights

本摘要圖於2014年5月26日擬備，  
所根據的資料為攝於2014年4月30日  
的實地照片  
EXTRACT PLAN PREPARED ON 26.5.2014  
BASED ON SITE PHOTO  
TAKEN ON 30.4.2014

修訂項目C實地照片  
SITE PHOTO OF AMENDMENT ITEM C

石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI OUTLINE ZONING PLAN No. S/K4/27

規劃署  
PLANNING  
DEPARTMENT

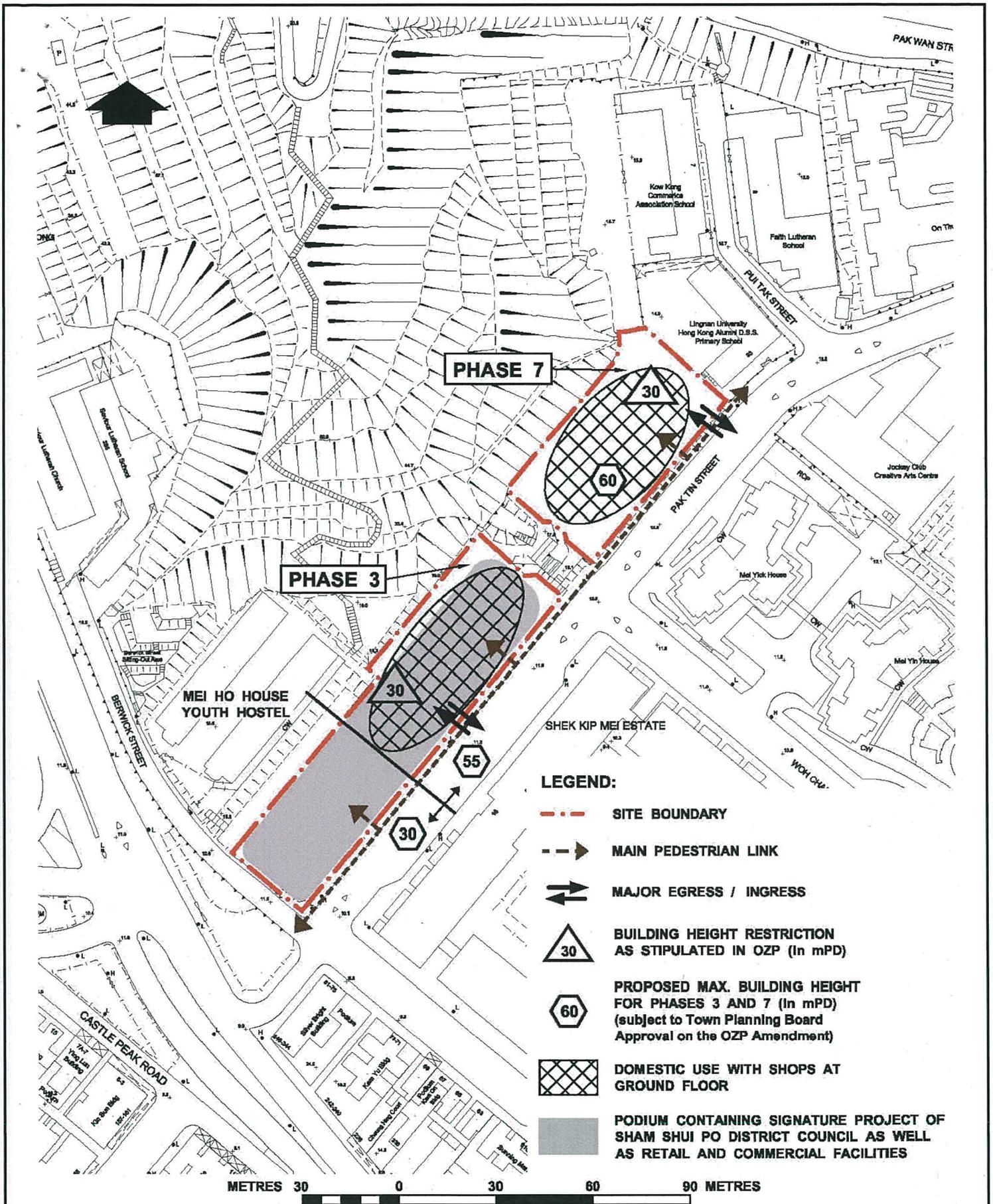


參考編號  
REFERENCE No.

M/K4/14/8

圖 PLAN

6c



**LEGEND:**

-  **SITE BOUNDARY**
-  **MAIN PEDESTRIAN LINK**
-  **MAJOR EGRESS / INGRESS**
-  **BUILDING HEIGHT RESTRICTION AS STIPULATED IN OZP (in mPD)**
-  **PROPOSED MAX. BUILDING HEIGHT FOR PHASES 3 AND 7 (in mPD) (subject to Town Planning Board Approval on the OZP Amendment)**
-  **DOMESTIC USE WITH SHOPS AT GROUND FLOOR**
-  **PODIUM CONTAINING SIGNATURE PROJECT OF SHAM SHUI PO DISTRICT COUNCIL AS WELL AS RETAIL AND COMMERCIAL FACILITIES**

METRES 30 0 30 60 90 METRES

本摘要圖於2014年5月27日擬備，  
所根據的資料為房屋署  
於2014年3月31日之圖則

EXTRACT PLAN PREPARED ON 27.5.2014  
BASED ON PLAN DATED 31.3.2014  
FROM HOUSING DEPARTMENT

石硤尾邨第三期及第七期重建概念發展圖  
SHEK KIP MEI ESTATE REDEVELOPMENT  
PHASE 3 AND PHASE 7  
DEVELOPMENT CONCEPT PLAN

石硤尾分區計劃大綱核准圖編號 S/K4/27  
的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED SHEK KIP MEI OZP No. S/K4/27

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/K4/14/8

圖 PLAN

7

石硤尾邨重建第五期  
Shek Kip Mei Estate  
Redevelopment Phase 5



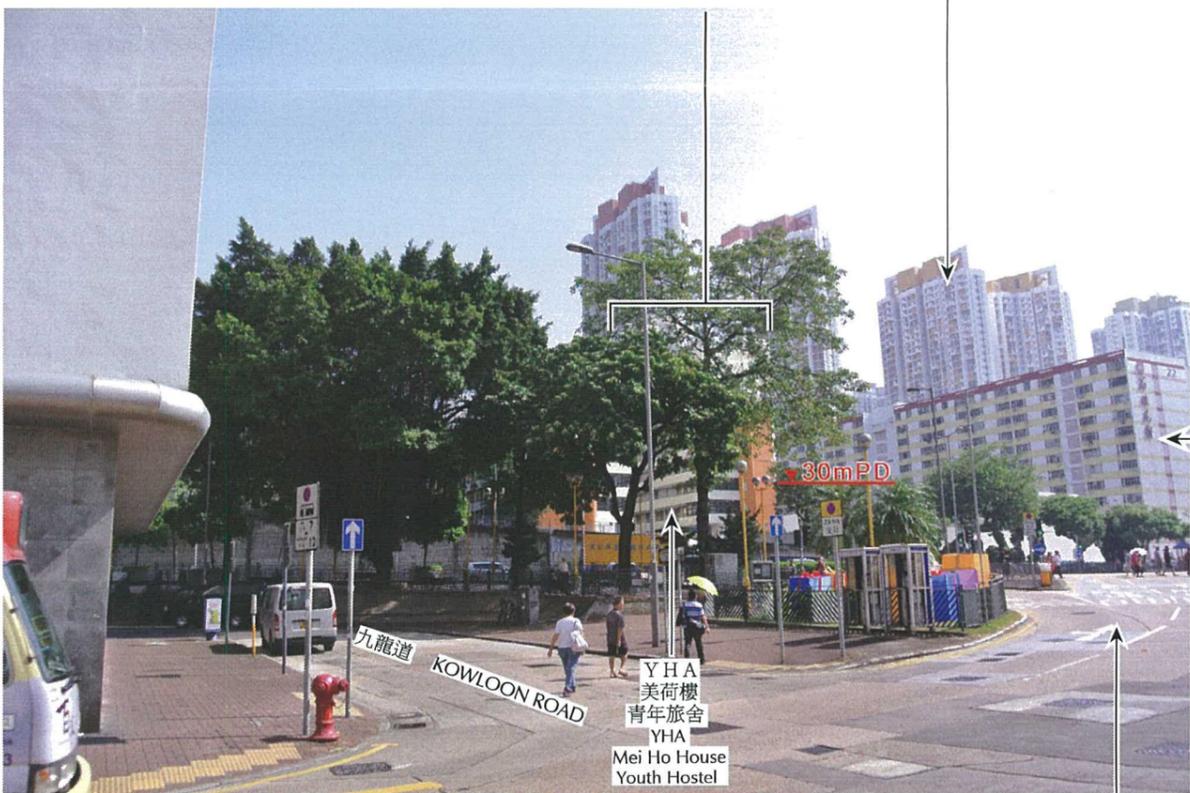
石硤尾邨的非重建部份  
Non-redevelopment Portion  
of Shek Kip Mei Estate

現有景觀  
EXISTING VIEW

青山道  
CASTLE PEAK ROAD

擬議石硤尾邨重建第三期  
Proposed Shek Kip Mei Estate  
Redevelopment Phase 3

石硤尾邨重建第五期  
Shek Kip Mei Estate  
Redevelopment Phase 5

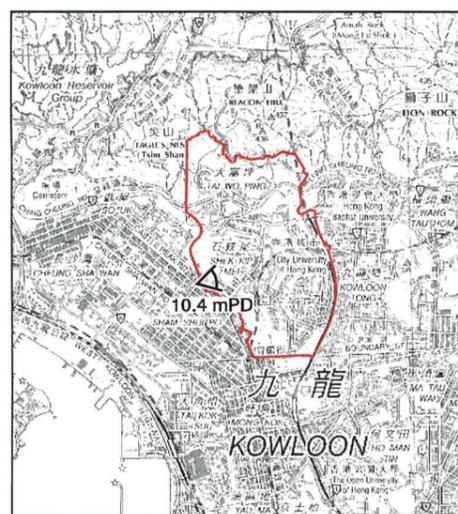


石硤尾邨的非重建部份  
Non-redevelopment Portion  
of Shek Kip Mei Estate

合成照片  
PHOTOMONTAGE

青山道  
CASTLE PEAK ROAD

合成照片的觀景點的位置圖  
LOCATION PLAN OF  
VIEWING POINT OF PHOTOMONTAGE



合成照片上只是粗略地描畫大廈輪廓  
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS  
SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

本圖於2014年6月24日擬備，  
所根據的資料為攝於  
2013年10月25日的實地照片  
PLAN PREPARED ON 24.6.2014  
BASED ON SITE PHOTO TAKEN ON  
25.10.2013

修訂項目A及B擬議公共房屋發展的合成照片  
PHOTOMONTAGE FOR PROPOSED PUBLIC HOUSING DEVELOPMENT  
AMENDMENT ITEMS A & B

從青山道英華女學校鄰近眺望  
VIEW FROM CASTLE PEAK ROAD NEXT TO  
YING WA GIRLS' SCHOOL

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
8a

賽馬會創意藝術中心  
Jockey Club Creative  
Arts Centre

石硤尾邨重建第五期  
Shek Kip Mei Estate  
Redevelopment Phase 5



現有景觀  
EXISTING VIEW

賽馬會創意藝術中心  
Jockey Club Creative  
Arts Centre

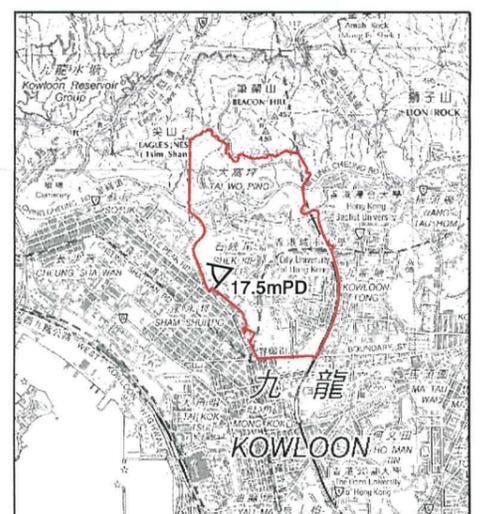
石硤尾邨重建第五期  
Shek Kip Mei Estate  
Redevelopment Phase 5

擬議石硤尾邨重建第七期  
Proposed Shek Kip Mei Estate  
Redevelopment Phase 7



合成照片  
PHOTOMONTAGE

合成照片的觀景點的位置圖  
LOCATION PLAN OF  
VIEWING POINT OF PHOTOMONTAGE



SCALE 1 : 75 000 比例尺

合成照片上只是粗略地描畫大廈輪廓  
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS  
SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

本圖於2014年6月24日擬備，  
所根據的資料為攝於  
2013年10月25日的實地照片  
PLAN PREPARED ON 24.6.2014  
BASED ON SITE PHOTO TAKEN ON  
25.10.2013

修訂項目A及B擬議公共房屋發展的合成照片  
PHOTOMONTAGE FOR PROPOSED PUBLIC HOUSING DEVELOPMENT  
AMENDMENT ITEMS A & B

從白田街白田邨安田樓鄰近眺望  
VIEW FROM PAK TIN STREET NEXT TO  
ON TIN HOUSE OF PAK TIN ESTATE

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
8b

石硤尾邨的非重建部份  
Non-redevelopment Portion  
of Shek Kip Mei Estate

石硤尾邨重建第五期  
Shek Kip Mei Estate  
Redevelopment Phase 5



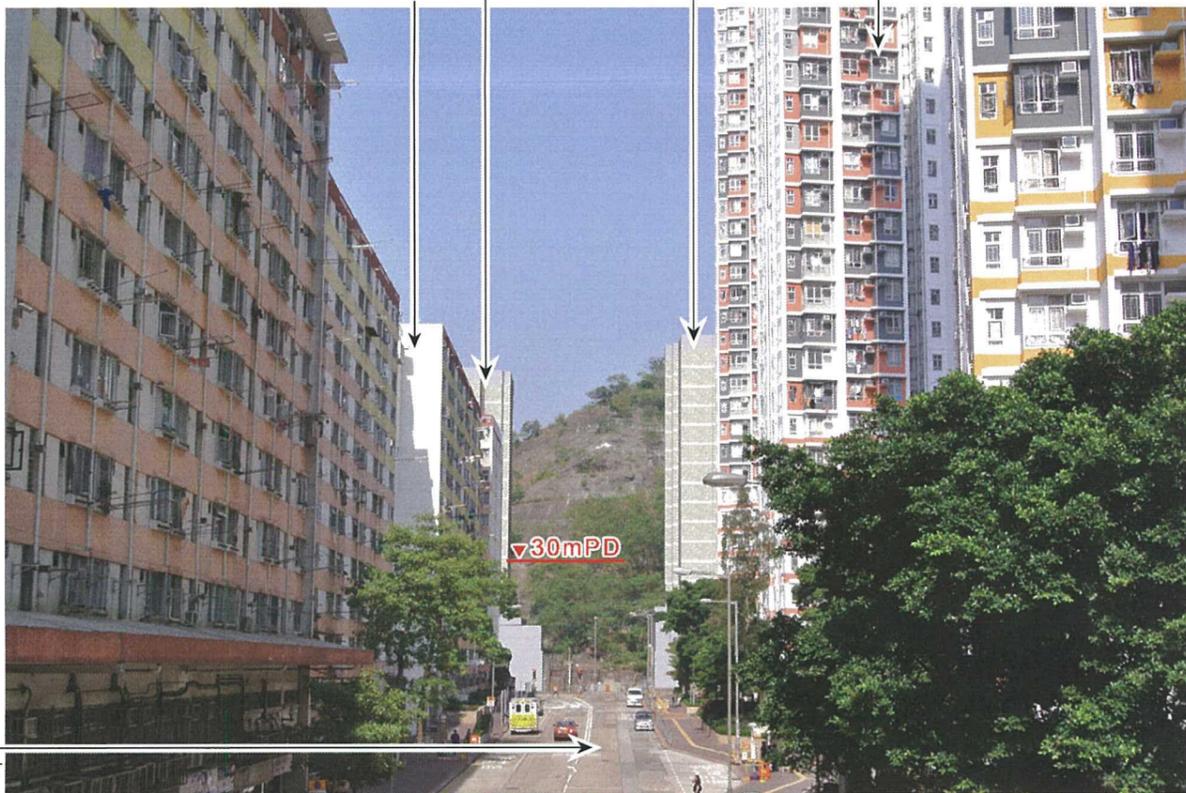
現有景觀  
EXISTING VIEW

擬議石硤尾邨重建第三期  
Proposed Shek Kip Mei Estate  
Redevelopment Phase 3

擬議石硤尾邨重建第七期  
Proposed Shek Kip Mei Estate  
Redevelopment Phase 7

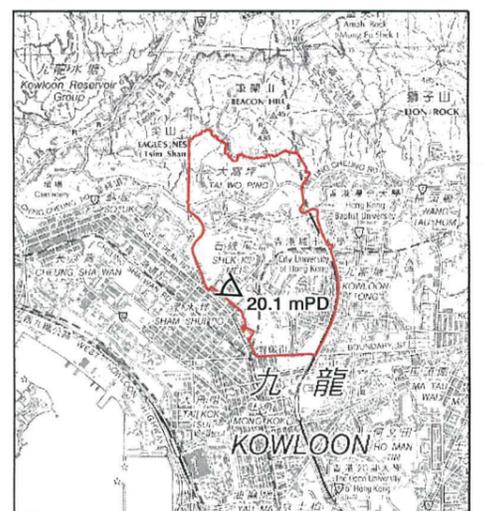
石硤尾邨的非重建部份  
Non-redevelopment Portion  
of Shek Kip Mei Estate

石硤尾邨重建第五期  
Shek Kip Mei Estate  
Redevelopment Phase 5



合成照片  
PHOTOMONTAGE

合成照片的觀景點的位置圖  
LOCATION PLAN OF  
VIEWING POINT OF PHOTOMONTAGE



SCALE 1 : 75 000 比例尺

合成照片上只是粗略地描畫大廈輪廓  
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS  
SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

本圖於2014年6月24日擬備，  
所根據的資料為攝於  
2013年10月25日的實地照片  
PLAN PREPARED ON 24.6.2014  
BASED ON SITE PHOTO TAKEN ON  
25.10.2013

修訂項目A及B擬議公共房屋發展的合成照片  
PHOTOMONTAGE FOR PROPOSED PUBLIC HOUSING DEVELOPMENT  
AMENDMENT ITEMS A & B

從橫跨窩仔街(南昌街西面)的行人天橋上眺望  
VIEW FROM THE FOOTBRIDGE ACROSS  
WOH CHAI STREET (WEST OF NAM CHEONG STREET)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
8c



現有景觀  
EXISTING VIEW

石硤尾邨的非重建部份  
Non-redevelopment Portion  
of Shek Kip Mei Estate



合成照片  
PHOTOMONTAGE

石硤尾邨的非重建部份  
Non-redevelopment Portion  
of Shek Kip Mei Estate

合成照片的觀景點的位置圖  
LOCATION PLAN OF  
VIEWING POINT OF PHOTOMONTAGE



SCALE 1 : 75 000 比例尺

合成照片上只是粗略地描畫大廈輪廓  
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS  
SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

本圖於2014年6月24日擬備，  
所根據的資料為攝於  
2013年10月25日的實地照片  
PLAN PREPARED ON 24.6.2014  
BASED ON SITE PHOTO TAKEN ON  
25.10.2013

修訂項目A及B擬議公共房屋發展的合成照片  
PHOTOMONTAGE FOR PROPOSED PUBLIC HOUSING DEVELOPMENT  
AMENDMENT ITEMS A & B

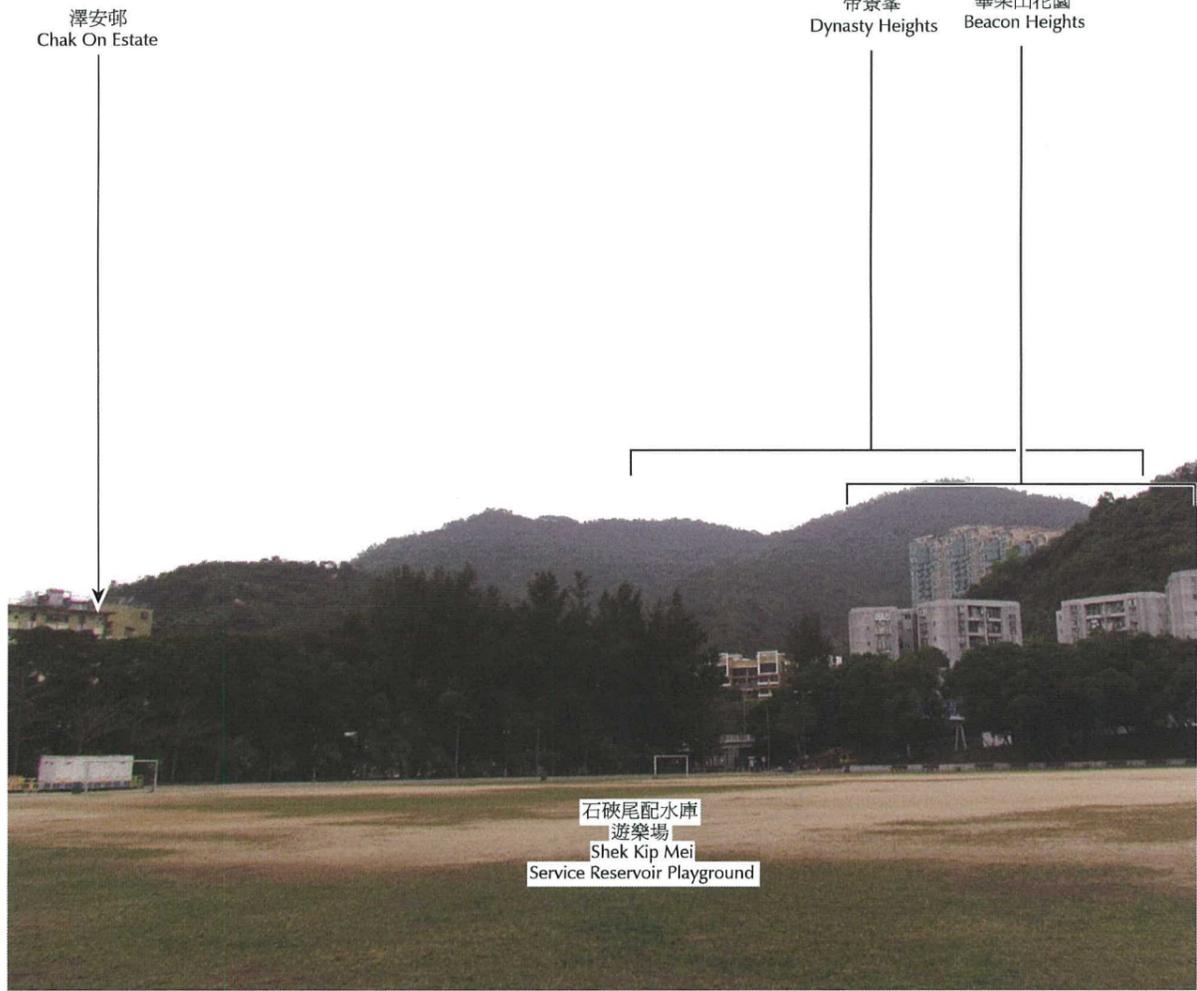
從大埔道及青山道交界處眺望  
VIEW FROM THE JUNCTION OF TAI PO ROAD  
AND CASTLE PEAK ROAD

規劃署  
PLANNING  
DEPARTMENT

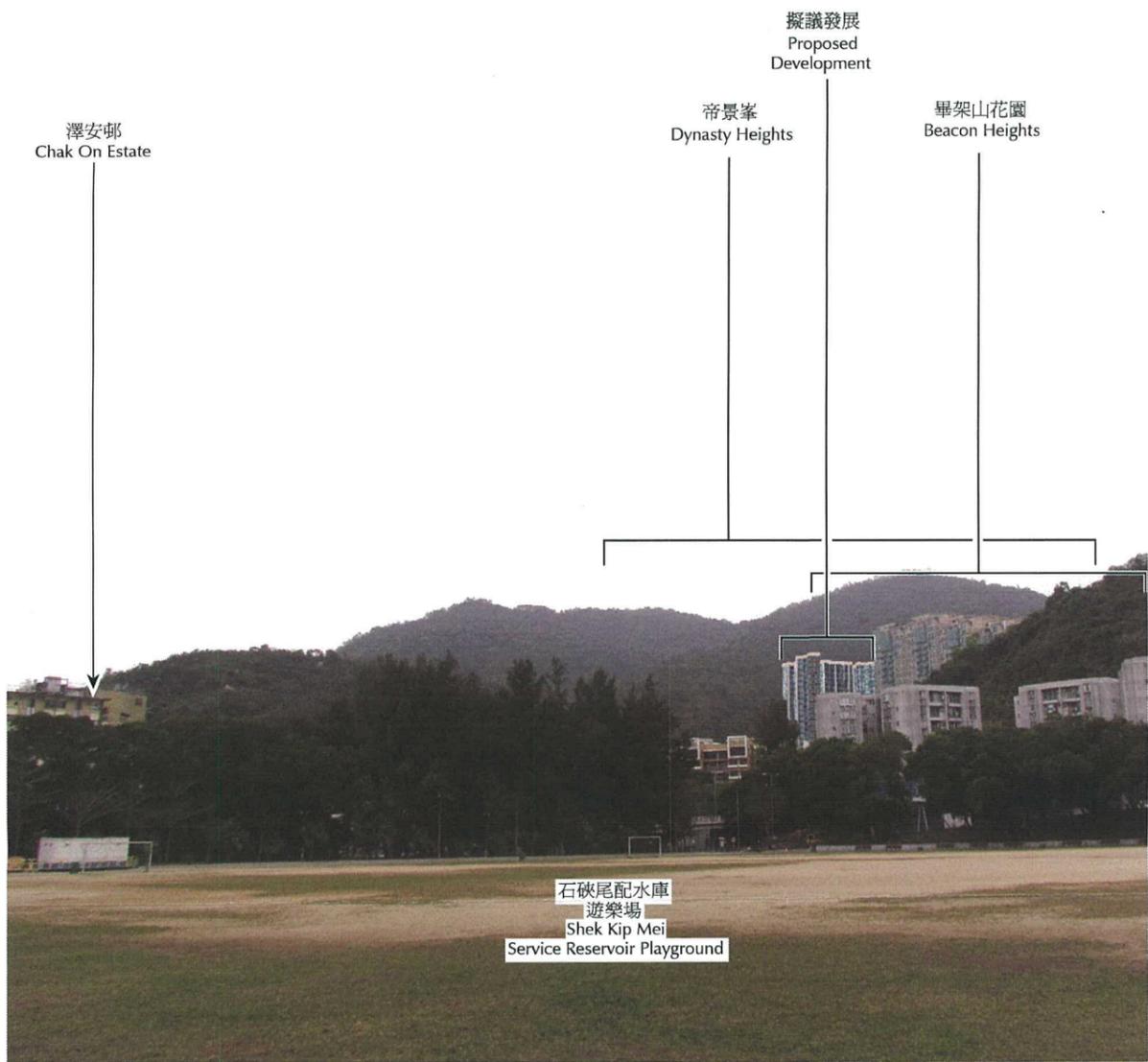


參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
8d

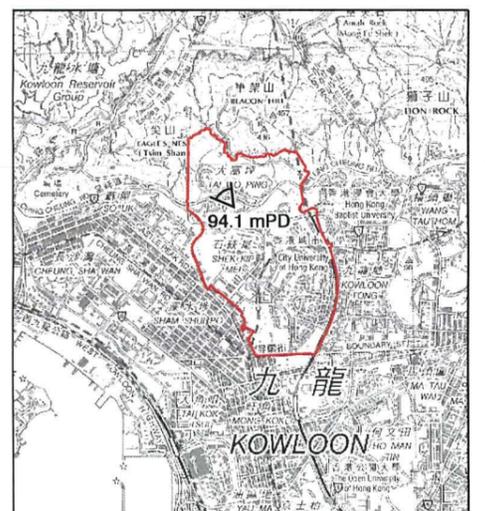


現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE

合成照片的觀景點的位置圖  
LOCATION PLAN OF  
VIEWING POINT OF PHOTOMONTAGE



SCALE 1 : 75 000 比例尺

合成照片上只是粗略地描畫大廈輪廓  
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS  
SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

本圖於2014年6月24日擬備，  
所根據的資料為攝於  
2014年3月5日的實地照片  
PLAN PREPARED ON 24.6.2014  
BASED ON SITE PHOTO TAKEN ON  
5.3.2014

修訂項目C擬議私人住宅發展的合成照片  
PHOTOMONTAGE FOR PROPOSED PRIVATE HOUSING DEVELOPMENT  
AMENDMENT ITEM C

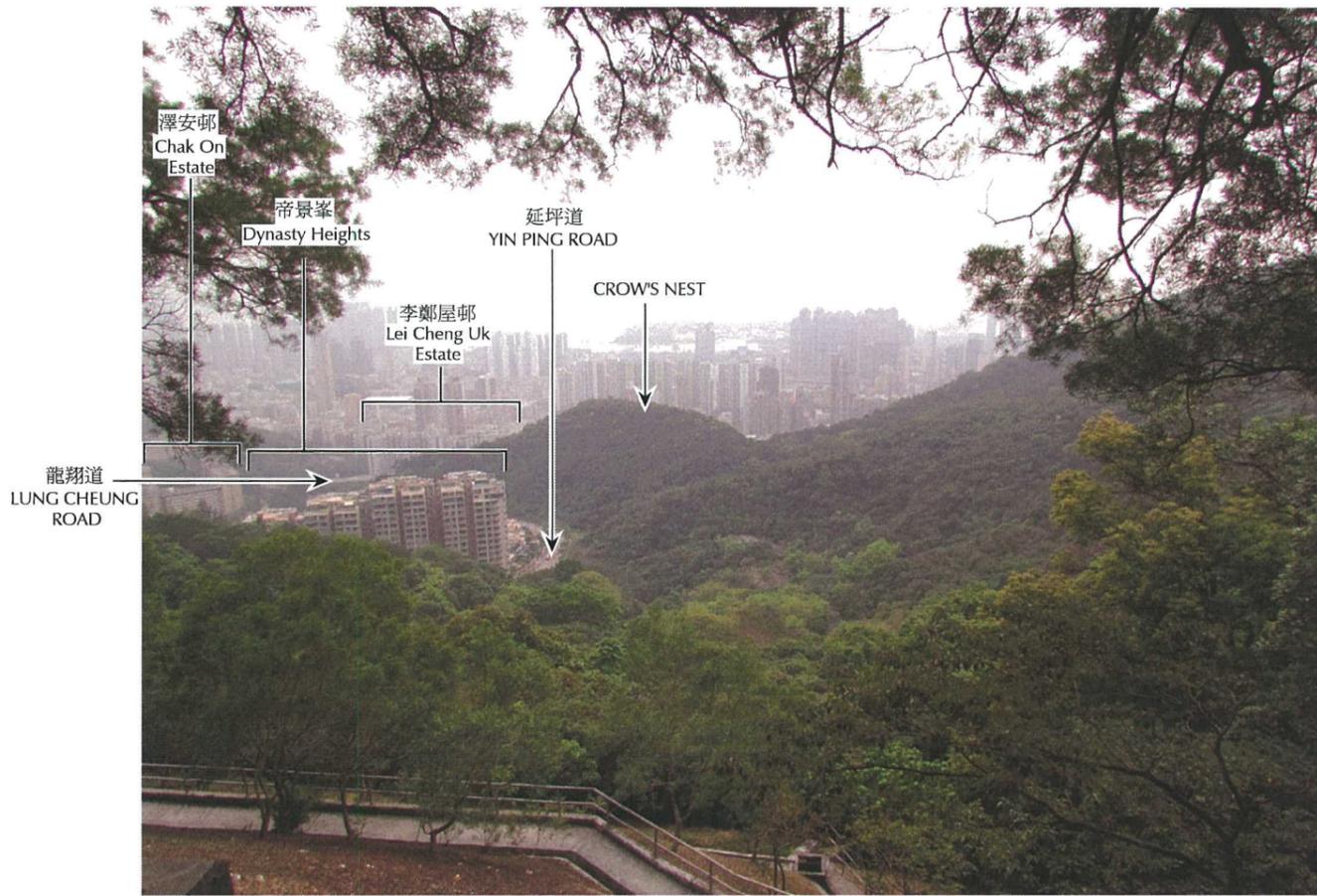
從石硤尾配水庫遊樂場眺望  
VIEW FROM SHEK KIP MEI SERVICE RESERVOIR PLAYGROUND

規劃署  
PLANNING  
DEPARTMENT

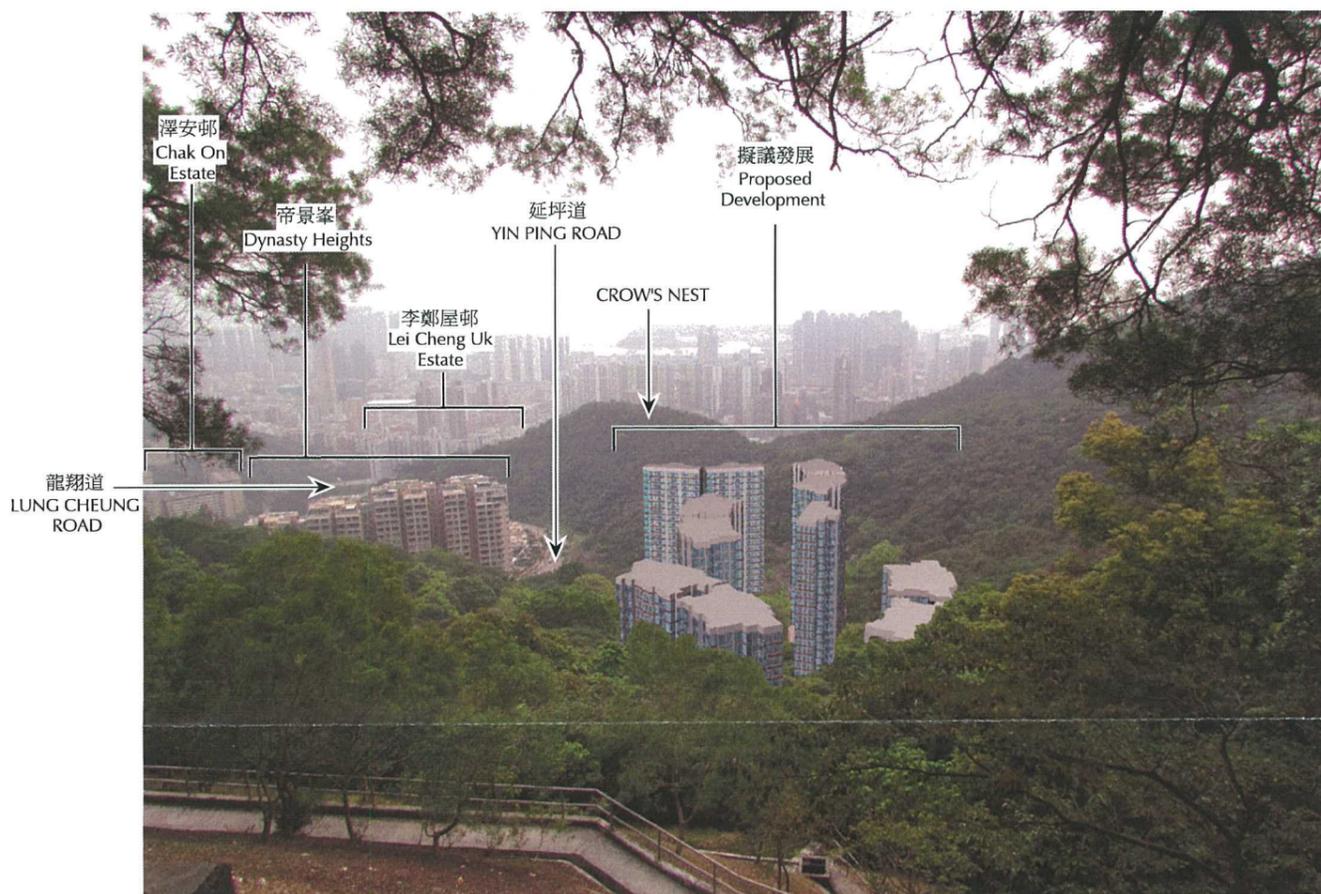


參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
8e



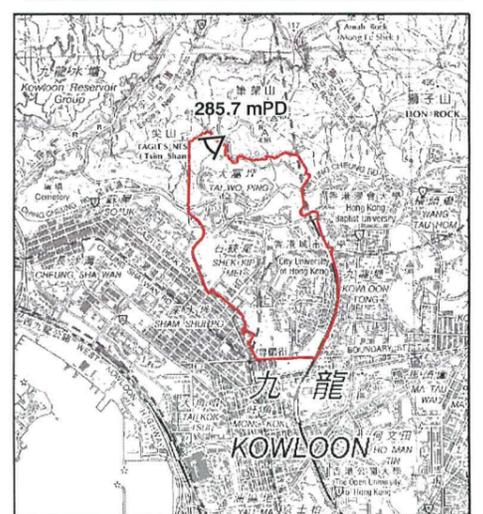
現有景觀  
EXISTING VIEW



合成照片  
PHOTOMONTAGE

合成照片上只是粗略地描畫大廈輪廓  
THE OUTLINE CONFIGURATIONS OF BUILDINGS AS SHOWN ON PHOTOMONTAGES ARE INDICATIVE ONLY

合成照片的觀景點的位置圖  
LOCATION PLAN OF VIEWING POINT OF PHOTOMONTAGE



SCALE 1 : 75 000 比例尺

本圖於2014年6月24日擬備，  
所根據的資料為攝於  
2014年3月20日的實地照片  
PLAN PREPARED ON 24.6.2014  
BASED ON SITE PHOTO TAKEN ON  
20.3.2014

修訂項目C擬議私人住宅發展的合成照片  
PHOTOMONTAGE FOR PROPOSED PRIVATE HOUSING DEVELOPMENT  
AMENDMENT ITEM C

從龍欣道眺望  
VIEW FROM LUNG YAN ROAD

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K4/14/8

圖 PLAN  
8f