

# **METRO PLANNING COMMITTEE OF THE TOWN PLANNING BOARD**

**MPC Paper No. 2/16  
For Consideration by  
the Metro Planning Committee on 19.2.2016**

**PROPOSED AMENDMENTS TO  
THE APPROVED CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/35**

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**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/35 as shown on the draft Cheung Sha Wan OZP No. S/K5/35A (**Attachment I**) and its Notes (**Attachment II**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment III**) is an expression of the Town Planning Board (the Board)'s planning intentions and objectives for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

**2. Status of the Current OZP**

- 2.1 On 17.12.2013, the Chief Executive in Council (CE in C) approved the draft Cheung Sha Wan OZP under section 9(1)(a) of the Ordinance which was subsequently renumbered as S/K5/35. On 10.1.2014, the approved Cheung Sha Wan OZP No. S/K5/35 (**Plan 1**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 2.6.2015, the CE in C referred the approved Cheung Sha Wan OZP No. S/K5/35 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 12.6.2015 under section 12(2) of the Ordinance.

**3. Proposed Amendments to the OZP (Attachment I)**

The proposed amendments mainly relate to the rezoning of a site at Yu Chau West Street (Site A) for business use and a site at Cheung Shun Street (Site B) for commercial use, as well as some technical amendments to the Notes of the OZP.

**4. Rezoning of the Yu Chau West Street Site (Site A) from “Government, Institution or Community” to “Other Specified Uses” annotated “Business 5” with a maximum plot ratio of 12, subject to a maximum building height restriction of 130mPD**  
**(Amendment Item A)**

**Background**

- 4.1 Site A is zoned “Government, Institution or Community” (“G/IC”) on the approved Cheung Sha Wan OZP No. S/K5/35. It is currently partly occupied by Yu Chau West Street Cooked Food Hawker Bazaar (CFHB), Wing Hong Street Temporary Refuse Collection Point (RCP) and a temporary works area (**Plans 2, 4 and 5**). The Food and Environmental Hygiene Department (FEHD) has confirmed that there is no need to continue the operation of CFHB due to its low utilization rate and there is already provision of eateries in the nearby area to meet the need of workers in the area. However, as Wing Hong Street Temporary RCP is currently handling a large volume of municipal waste, its continuous operation is necessary so that the service within the catchment area would not be disturbed. Since no permanent site would be available within the catchment area for reprovisioning of Wing Hong Street Temporary RCP, FEHD accepts to have a permanent RCP to be included in the future development of Site A. It is proposed that the whole “G/IC” site be rezoned for business uses, with provision of a permanent RCP. FEHD has no objection to release the RCP site for the proposed uses.

**The Site and its Surroundings (Plans 2, 4, 5 and 6)**

- 4.2 Site A is located at the northeastern fringe of the Cheung Sha Wan Industrial/Business Area. With an area of about 0.29 ha, it is currently occupied partly by the one-storey CFHB, the Wing Hong Street Temporary RCP and a temporary works area. There are vegetated slopes along part of the northern and eastern boundaries of the site.
- 4.3 Site A is predominantly surrounded by high to medium-rise industrial, industrial-office (e.g. Peninsula Tower) and commercial buildings (e.g. CEO Tower), which are zoned “Other Specified Uses” annotated “Business” (“OU(B)”). To the immediate east of the site is Wing Hong Street Rest Garden (zoned “Open Space” (“O”)). To the further northeast are some GIC facilities including Nam Wah Catholic Secondary School and Caritas Medical Centre (zoned “G/IC”).
- 4.4 Site A is well-served by local roads connecting to Castle Peak Road and Cheung Sha Wan Road. For public transport, the MTR Lai Chi Kok Station is located about 400m to the southwest. There are also a number of bus/minibus routes to various districts operating along Castle Peak Road and Cheung Sha Wan Road.

**The Rezoning Proposal (Plans 2 and 3)**

- 4.5 It is proposed to rezone Site A from “G/IC” to “OU(B)5” with a maximum PR of 12, and a maximum BH restriction of 130mPD. The formulation of the PR and BH restrictions has taken into account the PR/BH restrictions for the surrounding “OU(B)” sites to the north, west and south. With a site area of about 0.29 ha., it is estimated that the site can provide about 34,800m<sup>2</sup> of non-domestic GFA.

- 4.6 The requirement of providing a Government RCP (as required by FEHD) will be stipulated in the Notes of the OZP (paragraph 4.1 above refers), and the RCP will be accountable for non-domestic GFA.

Land Use Compatibility

- 4.7 Site A is located at the northeastern fringe of the Cheung Sha Wan Industrial/Business Area and the proposed business development is compatible with the surrounding land uses, which are dominated by industrial, industrial-office and commercial uses.

Traffic Consideration

- 4.8 Site A is located about 400m to the east of MTR Lai Chi Kok Station. There are a number of bus/mini-bus routes operating along Castle Peak Road and Lai Chi Kok Road. Based on the proposed development intensity at Site A, the Transport Department (TD) considers that the proposed development would not have significant traffic impact on nearby road network. Moreover, there are public transport services along nearby Castle Peak Road and Lai Chi Kok Road to serve the development. The proposed business development will be required to provide internal parking and loading/unloading facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) to meet its own demand. TD will continue to monitor the traffic condition in the area after completion of the development and, if necessary, adjust traffic signal control arrangement at the adjacent junctions.

Environmental Consideration

- 4.9 The Environmental Protection Department (EPD) considers that no insurmountable environmental problem from the rezoning proposal is anticipated. EPD has no objection to the rezoning proposal on the understanding that commercial / business developments would normally be provided with central air conditioning system and not rely on opened window for ventilation, and the project proponent / developer should be able to select a proper location for fresh air intake during detailed design stage to avoid exposing the future users under unacceptable environmental impacts. In addition, sewerage impact assessment (SIA) is required. The requirements for the SIA will be included in the land sale conditions of the site.

Infrastructural Consideration

- 4.10 The proposed business development would not result in any adverse impacts on infrastructural capacity in the area. Concerned Government departments including the Drainage Services Department, Water Supplies Department and Highways Department have no comment on the proposed rezoning.

Visual, Air Ventilation and Landscape Considerations

- 4.11 The proposed BH restriction follows that of the nearby “OU(B)” zones. Hence the visual integrity of the area will unlikely be disrupted. As viewed from local vantage points around the area, the proposed development will be partly screened off by existing developments. As shown on the photomontage in **Plans 7 and 8**, the proposed business development is not visually incompatible with the surrounding developments

as viewed across from the site at Sham Shui Po Sports Ground and Fuk Wa Street (Visual Appraisal Report at **Attachment V**).

- 4.12 According to the Air Ventilation Assessment Expert Evaluation undertaken to assess the proposed building height restrictions for the Cheung Sha Wan OZP Area in 2010 (AVA-EE), Site A does not fall within any key wind corridors. Taking into account that Site A does not fall within the any major air paths, breezeways or areas of air ventilation concern, significant adverse impact on air ventilation due to the proposed business use at Site A is not anticipated. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD has no objection to the proposed rezoning from air ventilation point of view.
- 4.13 There are vegetated slopes along the northern and eastern boundaries of Site A, with some existing trees scattering within Site A. According to the pre-land sale tree surveys conducted by the Lands Department, there are 40 trees on the site. No significant trees have been identified nor any of the existing trees has been listed in the Register of Old & Valuable Trees. Most of the trees are common species, such as *Macaranga tannariorum var. tomentosa* (血桐), *Aleurites moluccana* (石栗) etc. The Director of Agriculture, Fisheries and Conservation (DAFC) has no adverse comment on the tree survey and the proposed development at Site A. Relevant tree preservation clause will be incorporated in the land sale conditions and the prospective developer will be required to carry out appropriate greening measures and tree preservation/compensation proposals in accordance with established guidelines so as to minimize environmental/ landscape impact.

#### Reprovisioning of RCP

- 4.14 There is a cooked food hawker bazaar (CFHB) within the site. FEHD has confirmed that re-provisioning of the CFHB is not necessary due to its low usage rate and the availability of eateries in the nearby areas within the Cheung Sha Wan Industrial/Business Area to serve the workers in the district. FEHD is discussing with the affected hawkers on the related relocation arrangement. However, it is necessary to reprovision the affected Wing Hong Street Temporary RCP so as not to disturb the refuse collection service within the concerned catchment area. As requested by FEHD, the requirement for provision of a Government RCP within the site will be stipulated in the Notes of the OZP. The detailed design of the Government RCP will take into account the views of the SSPDC as summarized in paragraphs 11.2 to 11.5.

**5. Rezoning of the Cheung Shun Street Site (Site B) from “Government, Institution or Community” to “Commercial 6” with a maximum plot ratio of 12, subject to a maximum building height restriction of 120mPD and a 15m-wide non-building area**  
**(Amendment Item B)**

#### Background

- 5.1 The Government is committed to expanding land resources for Hong Kong through a multi-pronged approach to build up land reserve, with a view to meeting housing, social and economic developments. Among various measures, consideration has been given to reviewing “G/IC” sites (mainly those that are considered underutilized or having no designated Government use) which have potential for other alternative uses. Upon

review, the concerned bureau/departments in September 2015 agreed that the “G/IC” site at Cheung Shun Street near Lai Chi Kok Road (Site B) (**Plans 2 and 3**) would no longer be required for GIC uses and could be released for private development.

#### The Site and its Surroundings (Plans 2, 9, 10 and 11)

- 5.2 Site B is situated at the western fringe of the Cheung Sha Wan Industrial/Business Area. It is sandwiched between the industrial/business developments to its northeast and the residential developments to its southeast across Lai Chi Kok Road. With an area of 0.423ha, Site B is currently occupied by a temporary open-air fee-paying public car park (under STT No. KX 2876).
- 5.3 To the immediate north is a site zoned “O”, presently occupied by Cheung Sha Wan Road / Cheung Shun Street Playground and Cheung Sha Wan Temporary Cooked Food Market. To the immediate east are Sham Shui Po District Headquarters and Cheung Sha Wan Police Station. To the north and east of Site B are predominately medium to high-rise industrial/industrial-office buildings, with some recently-redeveloped high-rise commercial buildings scattered thereat. To the south of the site across Lai Chi Kok Road are Sham Mong Road Substation, Feoso Building (zoned for residential use to facilitate redevelopment), and four high-rise residential developments, namely One West Kowloon, Banyan Garden, Liberte and the Pacifica.
- 5.4 Site B is well served by major roads and public transport facilities. The nearest MTR exit (Lai Chi Kok MTR Station) is located about 200m to the east of the site at Cheung Lai Street. It is also served by bus stops to the northeast at Cheung Sha Wan Road, as well as a bus terminus at Cheung Sha Wan Plaza.

#### The Rezoning Proposal (Plans 2 and 3)

- 5.5 Taking into account its locality and site characteristics, it is proposed to rezone Site B from “G/IC” to “Commercial (6)” (“C(6)”) to meet economic needs. The planning intention of the “C” zone is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as a district commercial/shopping centre. The areas under this zoning will serve as major employment nodes. Due to the traffic noise impact from the heavily trafficked Lai Chi Kok Road and its proximity to the industrial buildings to the east within the Cheung Sha Wan Industrial/Business Area, Site B is considered not suitable for residential development. However, as the area to the south across Lai Chi Kok Road mainly comprises residential developments, proposed rezoning of the site to “OU(B)” for business use (which allows industrial or commercial development) is also not recommended.
- 5.6 Taking into account the plot ratio and building height restrictions of the surrounding “OU(Business)” and “C(4)” sites south of Cheung Sha Wan Road, a maximum plot ratio restriction of 12 and maximum building height restriction of 120mPD are proposed for the site. To facilitate better air ventilation in the surrounding area, as recommended in the AVA Study commissioned for the proposed commercial development, minimum setback of 4m from the boundary of the site abutting Cheung Shun Street is proposed. In addition, a non-building area (NBA) of 15m in width is also proposed to be designated along the eastern boundary of the site (**Plan 9**). The

requirement will be stipulated in the Notes of the OZP. The details are provided under paragraph 5.15.

- 5.7 To meet the parking demand of the area, a public car park with a minimum of 85 public parking spaces for private cars/light goods vehicles shall be provided on site as requested by the Transport Department.

#### Land Use Compatibility

- 5.8 Site B is located at the western fringe of the Cheung Sha Wan Industrial/Business Area, an area under transformation to office and commercial uses. A number of newly-built and converted commercial buildings, such as 909 Cheung Sha Wan Road, Maxim's Centre and D2 Place are located to the northeast of the site. The site is also well-served by public transport facilities. The proposed commercial development is compatible with the surrounding land uses including the residential developments to the south across Lai Chi Kok Road.

#### Traffic Considerations

- 5.9 The site is well served by local roads connecting to Cheung Sha Wan Road, Lai Chi Kok Road and West Kowloon Corridor. For public transport, the MTR Lai Chi Kok Station is located about 200m to the east. There are a number of bus/mini-bus routes to various districts operating along Cheung Sha Wan Road and Lai Chi Kok Road.
- 5.10 Given the relatively small scale of the proposed development, it is envisaged that there will be minimal traffic impact. TD has no objection to the rezoning proposal. In addition, to meet the parking demand of the area, a public vehicle park with not less than 85 public car parking spaces, including private cars/light goods vehicles parking spaces, shall be provided on site in the "C(6)" zone as requested by TD. The requirement will be stipulated in the Notes of the OZP.

#### Environmental Considerations

- 5.11 No insurmountable environmental impacts from the rezoning is envisaged. EPD has no objection to the proposed rezoning to commercial development from environmental planning perspective on the understanding that commercial / business developments would normally be provided with central air conditioning system and not rely on opened window for ventilation, and the project proponent / developer should be able to select a proper location for fresh air intake during detailed design stage to avoid exposing the future users under unacceptable environmental impacts. Regarding sewerage planning, sewerage impact assessment (SIA) is required to assess the potential sewerage impact of the proposed development on the local sewers. The requirements for SIA will be included in the lease conditions of Site B.

#### Infrastructural Considerations

- 5.12 The proposed commercial development would not result in any adverse impacts on infrastructural capacity in the area. Concerned Government departments including the Drainage Services Department, Water Supplies Department and Highways Department have no adverse comment on the proposed development.

### Visual, Air Ventilation and Landscape Considerations

- 5.13 The proposed BH restriction of 120mPD for the “C(6)” zone is consistent with that of the “OU(Business)” and “C” zones in the vicinity and the intended height profile for the Cheung Sha Wan Industrial/Business Area. As shown in the photomontages in **Plans 12 to 15**, the proposed development is not visually incompatible with the surrounding medium to high-rise development, e.g. 909 Cheung Sha Wan Road (119mPD), Maxim’s Centre (120mPD), Saxon Tower (141mPD), Grandian Plaza (122mPD), and the four residential developments south of Lai Chi Kok Road (ranging from 135mPD to 185mPD) when viewed from Sham Shui Po Sports Ground (viewing west), from the footbridges across Kwai Chung Road (viewing east), from the footbridge across Lai Chi Kok Road (viewing northwest), and from Cheung Sha Wan Road / Cheung Shun Street Playground (viewing south) (Visual Appraisal Report at **Attachment V**). CTP/UD&L, PlanD has no adverse comment on the proposed rezoning from urban design and visual point of view.
- 5.14 According to the Air Ventilation Assessment Expert Evaluation (AVAEE) previously conducted in relation to the imposition of building height restrictions for Cheung Sha Wan Area in 2010, Site B is located at the gateway for the south-westerly breeze in the Cheung Sha Wan Industrial / Business Area. Also, Cheung Shun Street and Cheung Yee Street adjacent to Site B are identified as air paths in the Cheung Sha Wan Industrial/Business Area. Given the narrowness of the said air paths, the building height of 120mPD as permitted under the OZP in the Cheung Sha Wan Industrial/Business Area may have negative impact on air ventilation.
- 5.15 To assess the air ventilation impact of the proposed commercial development and to recommend appropriate mitigation measures, PlanD has commissioned an air ventilation assessment (AVA) study by Computational Fluid Dynamics (CFD). According to the AVA, the annual and summer wind conditions are dominated by north-easterly, easterly and south-westerly, and easterly, southerly, and south-westerly winds respectively. It is concluded in the AVA study that the proposed commercial development at Site B, with incorporation of mitigation measures, i.e. 4m setback from Cheung Shun Street and a 15m-wide NBA along the eastern boundary of the site, would not significantly affect the overall wind performance (**Attachments VI, VI(a) to (d)**).
- 5.16 The surrounding area is urban in character and fully developed. Existing trees are found along the site boundary. The proposed commercial development is not incompatible with the existing surrounding landscape character. Flexibility should be explored to retain any of the existing trees. CTP/UD&L, PlanD has no objection to the proposed amendment from landscape planning perspective and a landscape clause and tree preservation clause should be included under lease conditions.

### Other Aspect

- 5.16 There is an existing petrol filling station (PFS) with liquefied petroleum gas (LPG) provision to the south of Site B across Lai Chi Kok Road at Sham Mong Road (**Plan 9**). The LPG filling station/facilities is classified as a notifiable gas installation under the Gas Safety Ordinance, Cap. 51, where a Quantitative Risk Assessment (QRA) will be

required to ascertain that the risk level posed by the LPG filling station would be acceptable in accordance with the Government Risk Guidelines referred to in Section 4.4 of HKPSG Chapter 12. Prima-facie assessment conducted by EMSD indicates that there is unlikely insurmountable problem as per the HKPSG theoretical requirements, and the future development is feasible provided that sufficient risk mitigation measures will be adopted. EMSD has no objection to the proposed commercial development and the imposition in the land sale condition of a requirement of the QRA to be done by the developer in accordance with final layout.

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

- 6.1 A table on the provision of major community facilities in the Cheung Sha Wan area is at **Attachment IV**. Based on the HKPSG requirements and planned population for the area, except for one sports centre and 115 secondary school classrooms, there is no deficit of GIC provision in the area. The facilities in deficit are to be assessed on a wider district basis by the relevant departments. The shortfalls in the OZP area could be addressed by the provision in the adjoining areas. According to the Education Bureau, the assessment for the secondary school requirement should be based on a wider district and no actual deficit of secondary school places is envisaged. The Education Bureau has no objection to the proposed amendments to the OZP. Similarly, relevant departments have no objection to the proposed amendments.
- 6.2 Being an early developed urban district with limited vacant land for open space development, there is a general shortfall of open space in Cheung Sha Wan. The shortfall of open space in Cheung Sha Wan is expected to be alleviated by surplus in the adjoining Lai Chi Kok and Shek Kip Mei areas in the Sham Shui Po District (**Attachment IV**). Although there is a shortfall of 5.29 ha of local open space and 13.04 ha of district open space and a sports centre in the Cheung Sha Wan area, the Sham Shui Po District as a whole would have a surplus of about 20.13 ha of open space (8.7 ha of local open space and 11.43 ha of district open space) and adequate provision of sports centre, as per the HKPSG requirements. The Director of Leisure and Cultural Services (DLCS) does not raise any objection to rezoning proposals.

## **7. Proposed Amendments to Matters shown on the Plan**

The proposed amendments as shown on the draft Cheung Sha Wan OZP No. S/K5/35A at **Attachment I** are as follow:

### **7.1 Amendment Item A (about 0.29 ha ) (Plans 2, 3 and 4)**

Rezoning of a site at Yu Chau West Street from “G/IC” to “OU(B)5” with a maximum PR of 12, subject to a maximum BH restriction of 130mPD.

### **7.2 Amendment Item B (about 0.423 ha) (Plans 2, 3 and 9)**

Rezoning of a site at Cheung Shun Street from “G/IC” to “C(6)” with a maximum PR of 12, subject to a maximum BH restriction of 120mPD and a 15m-wide NBA along the eastern boundary of the site as shown on the Plan.

## 8. Proposed Amendments to the Notes of the Plan

8.1 Amendments to the Notes of the OZP are proposed as follows:

- (a) Incorporation of new remarks in the Notes for the “OU(B)” zone to specify the development restrictions for the new “OU(B)5” sub-area and the requirement to provide a Government RCP.
- (b) Incorporation of new remarks in the Notes for “C” zone to specify the development restrictions for the new “C(6)” sub-area and the requirements to provide a 4m setback along Cheung Shun Street and a public car park.
- (c) Amendments to the remarks in the Notes for the “C” zone to allow application for minor relaxation of NBA and setback requirement for the “C(6)” zone.
- (d) With a view to supporting art development, relevant bureaux and departments have investigated the feasibility of allowing ‘Art Studio’ in the industrial and Industrial-Office (I-O) buildings. As the key concern is on fire safety, ‘Art Studio’ is considered acceptable in the industrial and I-O buildings, if it does not involve direct provision of services or goods (e.g. hobby classes, seminars and sale of goods, art gallery and venue for rehearsal for art performance). The proposal was generally supported by the stakeholders and no objection from concerned government departments. To take forward the above proposal, it is proposed to incorporate ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “Other Specified Use” annotated “Business” (“OU(B)”) and “Residential (Group E)” zones. As ‘Art Studio’ is subsumed under the ‘Place of Recreation, Sports or Culture’ use, corresponding amendment will also be made to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.

8.1 The proposed amendments to the draft Notes of OZP (with additions highlighted in ***bold and italics*** and deletions in ‘~~crossed out~~’) are at **Attachment II** for Members’ consideration.

## 9. Revision to the Explanatory Statement of the OZP

The ES of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed out~~’) are at **Attachment III** for Members’ consideration.

## **10. Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/K5/36.

## **11. Consultation**

### Departmental Consultation

11.1 The proposed amendments have been circulated to the relevant Government bureau/departments. Their comments have been incorporated where appropriate. Concerned bureau/departments have no objection to or no adverse comments on the proposed amendments. The comments of the following Government departments have been incorporated in the above paragraphs where appropriate:

- (a) Secretary for Education;
- (b) District Lands Officer/Kowloon West, Lands Department;
- (c) Commissioner for Transport;
- (d) Commissioner for Police;
- (e) Chief Highway Engineer/Kowloon, Highways Department;
- (f) Director of Environmental Protection;
- (g) Chief Engineer/Mainland South, Drainage Services Department;
- (h) Chief Engineer/Development(2), Water Supplies Department;
- (i) Director of Housing;
- (j) Director of Leisure and Cultural Services;
- (k) District Officer (Sham Shui Po), Home Affairs Department;
- (l) Government Property Agency;
- (m) Director of Social Welfare;
- (n) Director of Electrical and Mechanical Services;
- (o) Director of Food and Environmental Hygiene; and
- (p) Head of Geotechnical Engineering Office, Civil Engineering and Development Department

### Consultation with the SSPDC

#### Proposed Amendment Item A

11.2 The Sham Shui Po DC (SSPDC) was consulted on the proposed rezoning of Site A from “G/IC” to “OU(B)5” on 23.6.2015. While the majority of the DC members supported or had no in-principle objection to the rezoning proposal, they expressed concerns about the size, design, operation and management/maintenance responsibilities of the proposed RCP co-located with the business development, as well as adequacy of the catering facilities in the area to meet the need of the working population following the closure of the CFHB. They strongly requested the Government to ensure that the operation capacity of the future RCP would be large enough to help relieve the overloading situation of the existing RCPs in the vicinity, particularly Cheung Wah Street RCP within Lai Bo Garden at Shun Ning Road (about 500m to the east). Several SSPDC members raised objection to the proposed business use mainly on the grounds that the site was more suitable for residential development to meet the imminent demand for housing land, and concerns about the possible adverse visual (including light pollution) and traffic impacts of the business use on the surrounding uses, e.g. Caritas Medical Centre (**Attachment VII**).

- 11.3 Subsequently, some DC members submitted a discussion paper which was discussed at the SSPDC meeting on 25.8.2015. The SSPDC passed a motion to support the rezoning of the site from “G/IC” to “OU(B)5” with the request to meet the community need by building a permanent RCP with enhanced design at Site A and its adjoining land to replace the existing Cheung Wah Street RCP (**Attachment VIII**).
- 11.4 On 2.2.2016, PlanD and FEHD consulted the SSPDC again on the rezoning proposal. Most of the DC members reiterated the nuisance and hygiene problems brought by Cheung Wah Street RCP to the residents of Lai Bo Garden, and opined that Site A should accommodate a larger RCP so as to facilitate the closure of Cheung Wah Street RCP. Some SSPDC members expressed concerns on the compensation/resettlement arrangement for the hawkers of the CFBH, the loss of available site for provision of community and welfare facilities, and the possible light pollution, traffic and landscape impact caused by the proposed development. After deliberation, the SSPDC passed a motion stating that considering that the proposed Amendment Item A involves the operation and development of Wing Hong Street RCP and the SSPDC had in the past much concern about relocating the Cheung Wah Street RCP, and that the site where the Wing Hong Street Temporary RCP situated constituted one of the potential receiving sites, the SSPDC requested PlanD and FEHD to promise and undertake for early diversion of the wastes from the Cheung Wah Street RCP to the Wing Hong Street RCP or other RCPs, in order to achieve the permanent closure of the Cheung Wah Street RCP (**Attachment IX**).
- 11.5 In response to the views of the SSPDC members on the rezoning proposal for Site A, which are mainly concerning Cheung Wah Street RCP, FEHD has extended the operation hours of the Wing Hong Street Temporary RCP so as to facilitate the diversion of waste from the Cheung Wah Street RCP. Various environmental mitigation measures, such as the provision of water scrubber, will be implemented to reduce the nuisance of Cheung Wah Street RCP to nearby residents. FEHD is now investigating the feasibility of enlarging the capacity of the future permanent RCP at Site A and locate the future permanent RCP more to the east (with access point at Wing Hong Street) so that the future permanent RCP could share a portion of garbage currently handled by Cheung Wah Street RCP. FEHD maintains that the continued operation of Cheung Wah Street RCP is however considered necessary as its closure would bring inconvenience to private refuse collectors and residents, causing significant garbage collection and hygiene problems.

#### Proposed Amendment Item B

- 11.6 On 2.2.2016, PlanD consulted the SSPDC on the proposed rezoning of Site B from “G/IC” to “C(6)” (with required provision of not less than 75 public car parking spaces). Many SSPDC members raised objection to the proposal, expressing serious concerns on the loss of available site for the provision of community and welfare facilities given the current deficiency and amidst the increasing population in the Sham Shui Po District. In light of the deficiency of housing supply and welfare facilities, they questioned the need for releasing land for accommodating further commercial development within the district. They were also concerned about the possible adverse impacts on air ventilation, light pollution, traffic and parking spaces provision brought by the proposed development. They considered that the information provided on these aspects of the proposed development was insufficient to

address local concerns. They criticised that the rezoning proposal was put forward to them in a rush without consultation with the locals, particularly on the needs for community and welfare facilities. After deliberation, the SSPDC passed a motion stating that regarding the proposed Amendment B, the SSPDC was concerned about the possible impacts on air ventilation, parking space provision, light pollution, traffic as well as community and public facilities brought by the proposed amendment to the nearby residents and stakeholders, and therefore requested the Government to first withdraw the proposed amendment and to conduct a comprehensive consultation exercise with the stakeholders in the local community (**Attachment IX**).

- 11.7 Written comments from the concerned SSPDC Member Mr. Yuen Hoi Man, owner committees, incorporated owners and residents of nearby residential developments (including Aquamarine, One West Kowloon, Liberte, Pacifica, Banyan Garden) were also received (**Attachment X(a)** and **X(b)**). They objected to the proposed rezoning and expressed concerns on the impacts of the proposed commercial development upon the environment (including noise, air quality, air ventilation, light pollution, etc.) and traffic (including local traffic condition, car parking spaces, etc.) of the surrounding areas. They considered that there was enough commercial development nearby and Site B should be reserved for GIC development to serve the locals (e.g. social welfare / community facilities (including those for children, youth and elderly), library, sports centre, public car park, market). They also commented that the rezoning proposal was put forward to them in a rush.
- 11.8 The responses provided by the Government departments to the views expressed by the SSPDC and the written comments received are summarised below:

*Commercial Use*

- (a) PlanD undertakes from time to time review on the land use planning of the OZPs with a view to optimise the use of precious land resource. Taking into account its locality and site characteristics, Site B is proposed to be rezoned from “G/IC” to “C(6)” to satisfy the demand for commercial land and increase employment opportunities within the district. Considering the traffic noise and exhaust gas from the heavily trafficked Lai Chi Kok Road and the industrial buildings nearby, Site B is not suitable for residential development.

*Provision of GIC Facilities*

- (b) As for the provision of community and welfare facilities, except for one sports centre and 115 secondary school classrooms, there is no deficit of provision of GIC facilities in the Cheung Sha Wan area according to HKPSG. Besides, the above theoretical shortfalls in Cheung Sha Wan could be addressed by the surplus provision in the adjoining areas within the Sham Shui Po District. The Government departments consulted have agreed that there is no need to reserve the site for GIC uses.

*Traffic Impact*

- (c) According to TD, in view of the relatively small scale of the proposed development and the existing road network nearby, the traffic impacts will be

minimal. In order to address the concerns of the SSPDC on the provision of parking space, the public car parking spaces requirement is increased from from 70 to 85, so as to meet the parking demand of the area.

*Environmental Impacts*

- (d) EPD considers that the proposed commercial development will not be affected by the traffic noise from the heavily trafficked Lai Chi Kok Road, and no insurmountable environmental problem from the rezoning proposal is anticipated. EPD has no objection to the rezoning proposal.
- (e) As to concerns on light pollution, the Environment Bureau (ENB) has recently relaunched the Guidelines on Industry Best Practices for External Lighting Installations to promote good practices in the design, installation and operation of external lighting installations in the public and private sectors. Also, ENB will launch the Charter on External Lighting in April 2016.

*Air Ventilation*

- (f) According to the AVA by CFD, with the incorporation of mitigation measures including a 4m setback from Cheung Shun Street and a 15m wide NBA along the eastern boundary of Site B, the proposed development would not significantly affect the overall wind performance.

*Local Consultation*

- (g) As to the request for further local consultation, following established procedure, the SSPDC will be consulted after gazetting of the draft OZP incorporating the amendments during the plan exhibition period. Members of the public may submit representations and comments on the rezoning proposal and make oral representations in the relevant Board meeting in accordance with the provisions of the Ordinance.

*Public Consultation*

- 11.9 If the proposed amendments are agreed by the Committee, the draft OZP and its Notes will be available for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. The SSPDC will be further consulted on the amendments during the plan exhibition period, depending on the meeting schedule of the SSPDC.

## **12. Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Cheung Sha Wan OZP and its Notes and that the draft Cheung Sha Wan OZP No. S/K5/35A at **Attachment I** (to be renumbered to S/K5/36 upon exhibition) and its Notes at **Attachment II** are suitable for exhibition under section 5 of the Ordinance; and

- (b) adopt the revised ES at **Attachment III** for the draft Cheung Sha Wan OZP No. S/K5/35A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

## 13 Attachments

<b>Attachment I</b>	Draft Cheung Sha Wan OZP No. S/K5/35A
<b>Attachment II</b>	Revised Notes of the Draft Cheung Sha Wan OZP No. S/K5/35A
<b>Attachment III</b>	Revised Explanatory Statement of the Draft Cheung Sha Wan OZP No. S/K5/35A
<b>Attachment IV</b>	Provision of Open Space and Major Community Facilities in the Cheung Sha Wan Area and Sham Shui Po District
<b>Attachment V</b>	Visual Appraisal Report for Proposed Amendments
<b>Attachment VI,</b> <b>VI(a) to VI(d)</b>	Key findings of AVA Study for Site B
<b>Attachment VII</b>	Extract of Minutes of SSPDC Meeting Held on 23.6.2015
<b>Attachment VIII and VIII(a)</b>	Extract of Minutes of SSPDC Meeting Held on 25.8.2015 (with translation of motion passed)
<b>Attachment IX</b>	Motions passed at SSPDC Meeting Held on 2.2.2016 (with translation)
<b>Attachment X(a)</b>	Written Comments from SSPDC Member Mr. Yuen Hoi Man, Residents' Organizations and Residents of Nearby Residential Developments Received by PlanD
<b>Attachment X(b)</b>	Written Comments from Estate Owners' Committee of One West Kowloon Received by Town Planning Board Secretariat
<b>Plan 1</b>	Approved Cheung Sha Wan OZP No. S/K5/35A (Reduced size)
<b>Plan 2</b>	Location of the Proposed Amendment Items A and B on the OZP
<b>Plan 3</b>	Comparison of Existing and Proposed Zonings on the OZP for Proposed Amendment Items A and B
<b>Plan 4</b>	Site Plan of Proposed Amendment Item A
<b>Plan 5</b>	Aerial Photo of Proposed Amendment Item A
<b>Plan 6</b>	Site Photo of Proposed Amendment Item A
<b>Plans 7 and 8</b>	Photomontages for the Proposed Development - Proposed Amendment A
<b>Plan 9</b>	Site Plan of Proposed Amendment Item B
<b>Plan 10</b>	Aerial Photo of Proposed Amendment Item B
<b>Plan 11</b>	Site Photo of Proposed Amendment Item B
<b>Plans 12 to 15</b>	Photomontages for the Proposed Development - Proposed Amendment B

圖例  
NOTATION

ZONES
COMMERCIAL
COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP A)
RESIDENTIAL (GROUP C)
RESIDENTIAL (GROUP E)
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
OTHER SPECIFIED USES
GREEN BELT

地帶  
商業  
綜合發展區  
住宅（甲類）  
住宅（丙類）  
住宅（戊類）  
政府、機構或社區  
休憩用地  
其他指定用途  
綠化地帶

COMMUNICATIONS
RAILWAY AND STATION (UNDERGROUND)
MAJOR ROAD AND JUNCTION
ELEVATED ROAD

交通  
鐵路及車站（地下）  
主要道路及路口  
高架道路

MISCELLANEOUS
BOUNDARY OF PLANNING SCHEME
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
BUILDING HEIGHT CONTROL ZONE BOUNDARY
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
PETROL FILLING STATION
NON-BUILDING AREA

其他  
規劃範圍界線  
市建局發展計劃範圍  
建築物高度管制區界線  
最高建築物高度  
(在主水平基準上米)  
最高建築物高度  
(樓層數目)  
加油站  
非建築用地

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

USES	大約面積及百分率 APPROXIMATE AREA & %		用途 用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	2.78	0.85	商業
COMPREHENSIVE DEVELOPMENT AREA	0.26	0.08	綜合發展區
RESIDENTIAL (GROUP A)	86.41	26.34	住宅（甲類）
RESIDENTIAL (GROUP C)	2.67	0.81	住宅（丙類）
RESIDENTIAL (GROUP E)	2.20	0.67	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	40.88	12.40	政府、機構或社區
OPEN SPACE	26.56	8.10	休憩用地
OTHER SPECIFIED USES	28.20	7.99	其他指定用途
GREEN BELT	50.78	15.48	綠化地帶
MAJOR ROAD ETC.	88.43	26.95	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	1.08	0.33	市建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	326.05	100.00	規劃範圍面積

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 5 / 3 5 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K5/35

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE  
按照城市規劃條例第5條展示的修訂

AMENDMENT ITEM A  
AMENDMENT ITEM B  
修訂項目 A 項  
修訂項目 B 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長沙灣（九龍規劃區第5區）分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 5 - CHEUNG SHA WAN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

米 METRES 100 0 200 400 600 800 METRES 米

規畫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/K5/35A**

**KOWLOON PLANNING AREA NO. 5**

**APPROVED DRAFT CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/35A**

(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, alignments 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. 5**

### **APPROVED DRAFT CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/35A**

#### **Schedule of Uses**

	<u>Page</u>
COMMERCIAL	1
COMPREHENSIVE DEVELOPMENT AREA	4
RESIDENTIAL (GROUP A)	6
RESIDENTIAL (GROUP C)	10
RESIDENTIAL (GROUP E)	12
GOVERNMENT, INSTITUTION OR COMMUNITY	18
OPEN SPACE	21
OTHER SPECIFIED USES	22
GREEN BELT	30

COMMERCIAL

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	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
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	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as a district commercial/shopping centre. The areas under this zoning are major employment nodes.

(Please see next page)

COMMERCIAL (Cont'd)Remarks

- (1) On land designated “Commercial (1)” (“C(1)”) to “C(~~56~~)”, 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 or gross floor area (GFA) specified below, or the plot ratio or GFA of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Plot Ratio/GFA Restriction</u>
C(1)	maximum GFA of 48 418m <sup>2</sup>
C(2)	maximum GFA of 77 738m <sup>2</sup>
C(3)	maximum plot ratio of 12.0
C(4)	maximum plot ratio of 12.0
C(5)	maximum plot ratio of 12.0
<b>C(6)</b>	<b><i>maximum plot ratio of 12.0</i></b>

- (2) On land designated “C(1)”, the total GFA of 48 418m<sup>2</sup> shall include a public car/ lorry park.
- (3) On land designated “C(2)”, the total GFA of 77 738m<sup>2</sup> shall include a public transport terminus and a public car/lorry park.
- (4) On land designated “C(3)”, the maximum plot ratio of 12.0 shall include a public car/lorry park.
- (5) On land designated “C(4)”, the maximum plot ratio of 12.0 shall include a public transport terminus and a public car/lorry park.
- (6) On land designated “C(1)” to “C(~~56~~)”, 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.
- (7) On land designated “C(4)”, a minimum setback of 3.5m from the lot boundary abutting Cheung Shun Street shall be provided.
- (8) **On land designated “C(6)”, a total of not less than 85 public car parking spaces and a minimum setback of 4m from the lot boundary abutting Cheung Shun Street shall be provided. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as public car parking spaces shall be included for calculation.**

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (89) In determining the relevant maximum plot ratio or GFA 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (90) 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 or GFA for the building on land to which paragraph (1) 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 or GFA specified in paragraph (1) above may thereby be exceeded.
- (91) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1) and (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (92) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraphs (7) *and* (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (13) *Under exceptional circumstances, for a development or redevelopment proposal, 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.*

COMPREHENSIVE DEVELOPMENT AREA

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
	Flat
	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	House
	Private Club
	Public Utility Installation
	Religious Institution
	School
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential use. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure 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 (GFA) 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;

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (Cont'd)**

**Remarks (Cont'd)**

- (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; and
  - (x) 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 3 storeys above the mean level of the portion of Tai Po Road abutting the lot as well as a maximum GFA of 6 717m<sup>2</sup>, a maximum building height of 123.17 metres above Principal Datum and a maximum site coverage of 50%, or the GFA, building height and site coverage of the existing building, whichever is the greater.
- (4) In determining the maximum GFA and site coverage 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height/site coverage restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

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 (Cooked Food Centre only) (on land designated ‘R(A)1’ only)	Eating Place (not elsewhere specified)
Flat	Educational Institution
Government Use (not elsewhere specified)	Exhibition or Convention Hall
House	Government Refuse Collection Point (not elsewhere specified)
Library	Hospital
Market	Hotel
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Public Clinic	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Vehicle Park (excluding container vehicle) (on land designated ‘R(A)2’ and ‘R(A)10’ only)	Office
Public Transport Terminus or Station (excluding open-air terminus or station)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation (not elsewhere specified)
	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
	Religious Institution (not elsewhere specified)
	School (not elsewhere specified)
	Shop and Services
	Training Centre

(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

Government Refuse Collection Point (on land designated "R(A)1", "R(A)2" and "R(A)10" only)

Institutional Use (not elsewhere specified)

Off-course Betting Centre

Office

Place of Entertainment

Private Club

Public Convenience

Public Utility Installation (Electricity Substation only) (on land designated "R(A)4" only)

Religious Institution (on land designated "R(A)5" only)

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.

Remarks

- (1) On land designated "Residential (Group A)" ("R(A)"), "R(A)1" to "R(A)8" and "R(A)10", 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 paragraphs (16) and/or (17) 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 paragraphs (16) and/or (17) hereof.

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) For the purposes of paragraph (1) above, on land designated "R(A)", "R(A)1" to "R(A)8" and "R(A)10", 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), 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.
- (4) On land designated "R(A)1", a maximum gross floor area (GFA) of 19 020m<sup>2</sup> for Government and community uses which include a market, a cooked food centre, a refuse collection point, a library and a games hall shall be provided.
- (5) On land designated "R(A)2", a minimum of 300 public car parking spaces, a minimum GFA of 700m<sup>2</sup> for social welfare facilities and a minimum GFA of 520m<sup>2</sup> for a refuse collection point shall be provided.
- (6) On land designated "R(A)3", a minimum GFA of 1 564m<sup>2</sup> for social welfare facilities shall be provided.
- (7) On land designated "R(A)4", a minimum GFA of 680m<sup>2</sup> or an electricity sub-station and ancillary customer service centre shall be provided.
- (8) On land designated "R(A)9", 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 domestic GFA of 24 825m<sup>2</sup> and a maximum non-domestic GFA of 4 965m<sup>2</sup>.
- (9) On land designated "R(A)10", a minimum of 70 public car parking spaces and a refuse collection point shall be provided and included in calculating the non-domestic plot ratio.
- (10) On land designated "R(A)" and "R(A)1" to "R(A)10", 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 (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (11) On land designated “R(A)6”, a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (12) On land designated “R(A)3”, “R(A)4”, “R(A)5”, “R(A)7” and “R(A)10”, a maximum building height restriction of 110mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (13) On land designated “R(A)1”, “R(A)2” and “R(A)8”, a maximum building height restriction of 120mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (14) 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.
- (15) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1), (2) and (8) 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.
- (16) 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 or GFA for the building on land to which paragraphs (1), (2) or (8) 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 or GFA specified in paragraphs (1), (2) and (8) above may thereby be exceeded.
- (17) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions stated in paragraphs (1), (2), (8) and (10) to (13) above, and any reduction in the total GFA provided for Government, institution or community facilities stated in paragraphs (4) to (7) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (18) Under exceptional circumstances, for a development or redevelopment proposal, 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 C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	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

Planning Intention

This zone is intended primarily for low-to-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 C) (Cont'd)Remarks

- (1) On land designated “Residential (Group C) 1” (“R(C)1”) to “R(C)6”, 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 gross floor area (GFA), building height and site coverage specified below, or the GFA, building height and site coverage of the existing building, whichever is the greater :

<u>Sub-Area</u>	<u>Maximum GFA</u>	<u>Maximum Building Height</u>	<u>Maximum Site Coverage</u>
R(C)1	9 000m <sup>2</sup>	105.5 metres above Principal Datum (mPD)	40%
R(C)2	17 649m <sup>2</sup>	116.1mPD	40%
R(C)3	1 194m <sup>2</sup>	136mPD	40%
R(C)4	7 173m <sup>2</sup>	159.5mPD	40%
R(C)5	7 743m <sup>2</sup>	172.4mPD	40%
R(C)6	13 855m <sup>2</sup>	160mPD	40%

- (2) In determining the relevant maximum GFA and site coverage 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 GFA/building height/site coverage 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 E)

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

**Schedule I: for open-air development or  
for building other than industrial or industrial-office building<sup>®</sup>**

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station (excluding open-air terminus or station)	Educational Institution
Utility Installation for Private Project	Exhibition or Convention Hall
	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Market
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation (not elsewhere specified)
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (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)

Library

Off-course Betting Centre

Office

Place of Entertainment

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Public Convenience

Recyclable Collection Centre

School

Shop and Services

Social Welfare Facility

Training Centre

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

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

**Schedule II: for existing industrial or industrial-office building<sup>@</sup>**

Ambulance Depot	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
<u>Art Studio (excluding those involving direct provision of services or goods)</u>	Industrial Use (not elsewhere specified)
Bus Depot	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture ( <u>not elsewhere specified</u> )
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>△</sup> )	Private Club
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom <sup>#</sup> which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

RESIDENTIAL (GROUP E) (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment  
Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Religious Institution  
School (excluding kindergarten)  
Shop and Services  
Training Centre

Social Welfare Facility (excluding those involving residential care)

- ④ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap.295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

RESIDENTIAL (GROUP E) (Cont'd)

Remarks

- (1) On land designated “Residential (Group E)” (“R(E)”), “R(E)1” and “R(E)2”, 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(s) 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 non-industrial building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraphs (8) and (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 paragraphs (8) and (9) hereof.
- (3) On land designated “R(E)”, “R(E)1” and “R(E)2”, 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 (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated “R(E)1”, a maximum building height restriction of 100mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (5) On land designated “R(E)2”, a maximum building height restriction of 120mPD would be permitted for sites with an area of 400m<sup>2</sup> or more.
- (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.
- (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.

(Please see next page)

**RESIDENTIAL (GROUP E) (Cont'd)**

**Remarks (Cont'd)**

- (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) 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 (5) 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	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

**Schedule I : for “Government, Institution or Community”  
other than “Government, Institution or Community (1)”  
to “Government, Institution or Community (3)”**

Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Holiday Camp
Market	Hotel
Place of Recreation, Sports or Culture	House
Public Clinic	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Office
Public Utility Installation	Petrol Filling Station
Public Vehicle Park (excluding container vehicle)	Place of Entertainment
Recyclable Collection Centre	Private Club
Religious Institution	Radar, Telecommunications Electronic
Research, Design and Development Centre	Microwave Repeater, Television and/or Radio Transmitter Installation
School	Refuse Disposal Installation (Refuse Transfer Station only)
Service Reservoir	Residential Institution
Social Welfare Facility	Sewage Treatment/Screening Plant
Training Centre	Shop and Services
Wholesale Trade	Utility Installation for Private Project
	Zoo

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

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

**Schedule II : for “Government, Institution or Community (1)”  
to “Government, Institution or Community (3)”**

Eating Place (Canteen only)	Columbarium (on land designated “G/IC(1)” only)
Religious Institution	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Refuse Disposal Installation
	Utility Installation for Private Project

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. In particular, the sub-areas “Government, Institution or Community (1)” (“G/IC(1)”) to “G/IC(3)” are intended primarily for the provision of religious institutional uses.

Remarks

- (1) On land designated “G/IC(1)” to “G/IC(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 the maximum gross floor area (GFA), building height and site coverage specified below.

<u>Sub-area</u>	<u>Restriction</u>
G/IC(1)	A maximum GFA of 750m <sup>2</sup> , a maximum building height of 100 metres above Principal Datum (mPD) and a maximum site coverage of 20%
G/IC(2)	A maximum GFA of 950m <sup>2</sup> , a maximum building height of 88.6mPD and a maximum site coverage of 60%
G/IC(3)	A maximum GFA of 120m <sup>2</sup> and 1 storey at a maximum building height of 70mPD

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks (Cont'd)

- (2) On land designated "G/IC" and "G/IC(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 number of storey(s) and/or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land designated "G/IC(4)", a minimum setback of 3.5m from the lot boundary abutting Castle Peak Road shall be provided.
- (4) In determining the relevant maximum number of storey(s) for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height/site coverage 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.
- (6) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

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

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

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

For “Business” Only**Schedule I: for open-air development or for building other than industrial or industrial-office building<sup>@</sup>**

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Cargo Handling and Forwarding Facility
Eating Place	Government Refuse Collection Point ( <i>not elsewhere specified</i> )
Educational Institution	Government Use (not elsewhere specified)
Exhibition or Convention Hall	Hotel
Government Use (Police Reporting Centre, Post Office only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
<b><i>Government Refuse Collection Point (on land designated “OU(B)5” only)</i></b>	Non-polluting Industrial Use (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	School (not elsewhere specified)
Library	Social Welfare Facility (excluding those involving residential care)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>△</sup> )	Warehouse (excluding Dangerous Goods Godown)
Off-course Betting Centre	Wholesale Trade
Office	
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)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Religious Institution	
Research, Design and Development Centre	
School (excluding free-standing purpose-designed building and kindergarten)	
Shop and Services	
Training Centre	
Utility Installation for Private Project	

OTHER SPECIFIED USES (Cont'd)

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

For “Business” Only (Cont'd)**Schedule II: for industrial or industrial-office building <sup>@</sup>**

Ambulance Depot	Broadcasting, Television and/or Film Studio
<b><u>Art Studio (excluding those involving direct provision of services or goods)</u></b>	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Industrial Use (not elsewhere specified)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structures above Ground Level other than Entrances
Eating Place (Canteen only)	Off-course Betting Centre
Government Refuse Collection Point	Office (not elsewhere specified)
Government Use (not elsewhere specified)	Petrol Filling Station
Information Technology and Telecommunications Industries	Place of Recreation, Sports or Culture <b><u>(not elsewhere specified)</u></b>
Non-polluting Industrial Use (excluding  industrial undertakings involving the use/storage of Dangerous Goods <sup>△</sup> )	Private Club
Office (excluding those involving direct provision of customer services or goods)	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom <sup>#</sup> which may be permitted on any floor)
Public Convenience	Vehicle Repair Workshop
Public Transport Terminus or Station	Wholesale Trade
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods <sup>△</sup>, the following use is always permitted:

Office

OTHER SPECIFIED USES (Cont'd)

For “Business” Only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment  
Eating Place  
Educational Institution  
Exhibition or Convention Hall  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Religious Institution  
School (excluding kindergarten)  
Shop and Services  
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap.295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

OTHER SPECIFIED USES (Cont'd)

For “Business” Only (Cont'd)

Remarks

- (1) On land designated “Other Specified Uses” annotated “Business” (“OU(B)”) and “OU(B)1” to “OU(B)45”, 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 plot ratio of 12.0, or the plot ratio of existing building(s), whichever is the greater.
- (2) On land designated “OU(B)” and “OU(B)1” to “OU(B)45”, 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 (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land demarcated for a 15m-wide building gap within parts of the sites at 8 and 10 Cheung Yue Street as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of existing building) or redevelopment of an existing building shall exceed the maximum building height of 20mPD.
- (4) On land designated “OU(B)1”, a minimum setback of 2m from the lot boundary abutting Castle Peak Road shall be provided.
- (5) On land designated “OU(B)2”, a minimum setback of 3.5m from the lot boundary abutting Castle Peak Road shall be provided.
- (6) On land designated “OU(B)3”, a minimum setback of 3.5m from the lot boundary abutting Cheung Shun Street or Cheung Yue Street shall be provided.
- (7) On land designated “OU(B)4”, a minimum setback of 5m from the lot boundary abutting Cheung Yee Street or Cheung Yue Street shall be provided.
- (8) ***On land designated “OU(B)5”, a refuse collection point shall be provided and included in calculating the maximum plot ratio.***
- (89) In determining the relevant maximum plot ratio for the purpose of paragraph (1), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (910) 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) 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 (1) above may thereby be exceeded.

OTHER SPECIFIED USES (Cont'd)

For “Business” Only (Cont'd)

Remarks (Cont'd)

- (40) **11**) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height/building gap 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.
- (41) **12**) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraphs (4) to (7) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES (Cont'd)

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

For “Hotel” only

Hotel	Commercial Bathhouse/Massage Establishment Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution
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Planning Intention

This zone is intended primarily for hotel development.

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 plot ratio of 12.0, and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the 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, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as back-of-house facilities as set out in Regulation 23A(3)(b) of the Building (Planning) Regulations shall be included for calculation.
- (4) 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.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

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

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 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 heights 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) A minimum setback of 3.5m from the northern lot boundary abutting Castle Peak Road and a minimum setback of 2m from the southern lot boundary abutting Castle Peak Road shall be provided.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (3) 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	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Cemetery" Only

Burial Ground	Place of Recreation, Sports or Culture
Columbarium	Public Transport Terminus or Station
Crematorium	Public Utility Installation
Funeral Facility	Religious Institution
Government Use (not elsewhere specified)	Shop and Services (Retail Shop only)
Grave	Utility Installation for Private Project
Public Convenience	

Planning Intention

This zone is intended primarily to provide/reserve land for cemetery use.

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 heights 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 restrictions 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	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Burial Ground
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-Farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Flat
Public Convenience	Government Refuse Collection Point
Tent Camping Ground	Government Use (not elsewhere specified)
Wild Animals Protection Area	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. 5**

**APPROVED DRAFT CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/35A**

**EXPLANATORY STATEMENT**

## **KOWLOON PLANNING AREA NO. 5**

### **APPROVED DRAFT CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/35A**

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## **KOWLOON PLANNING AREA NO. 5**

### **APPROVED DRAFT CHEUNG SHA WAN OUTLINE ZONING PLAN NO. S/K5/35A**

(Being an ~~Approved~~ *a 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~~ Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/35A. 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 On 21 May 1971, the draft Cheung Sha Wan OZP No. LK5/25, being the first statutory plan covering the Cheung Sha Wan area, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance).
- 2.2 On 14 November 1972, the then Governor in Council (G in C), under section 9(1)(a) of the Ordinance, approved the draft Cheung Sha Wan OZP, which was subsequently re-numbered as Plan No. LK5/26. On 23 September 1975, the then G in C referred the approved OZP No. LK5/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended seven times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.3 On 25 April 1989, the then G in C referred the draft Cheung Sha Wan OZP No. S/K5/5 to the Board for further consideration and amendment under section 9(1)(c) of the Ordinance. The OZP was subsequently amended seven times and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.4 On 21 October 1997, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Cheung Sha Wan OZP, which was subsequently re-numbered as S/K5/13. On 31 March 1998, the CE in C referred the approved OZP No. S/K5/13 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 5 October 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cheung Sha Wan OZP, which was subsequently re-numbered as S/K5/16. On 2 May 2000, the CE in C referred the approved OZP No. S/K5/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

The OZP was subsequently amended ten times and exhibited for public inspection under section 5 or 7 of the Ordinance.

- 2.6 On 14 September 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cheung Sha Wan OZP, which was subsequently re-numbered as S/K5/27. On 1 February 2005, the CE in C referred the approved OZP No. S/K5/27 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.
- 2.7 On 3 June 2008, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cheung Sha Wan OZP, which was subsequently re-numbered as S/K5/31. On 6 July 2010, the CE in C referred the approved OZP No. S/K5/31 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 17 September 2010 under section 12(2) of the Ordinance. **The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.**
- 2.8 On 30 September 2010, the draft Cheung Sha Wan OZP No. S/K5/32 incorporating amendments mainly to impose new building height restrictions for various development zones; to designate a non building area (NBA) within the “Residential (Group A)” (“R(A)”) zone; to rezone a site at 412-420 Castle Peak Road from “R(A)” to “Other Specified Uses” (“OU”) annotated “Hotel”; to rezone various sites to reflect the planning intention for the sites or the completed developments/as built conditions on site; and to stipulate building height restriction for an area within the “OU” annotated “Business” (“OU(B)”) zone abutting Cheung Yue Street as a building gap, was exhibited for public inspection under section 5 of the Ordinance. A total of five representations and no comment were received. After giving consideration to the representations on 25 March 2011, the Board decided not to uphold the representations.
- 2.98 On 8 November 2011, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Cheung Sha Wan OZP, which was subsequently re-numbered as S/K5/33. On 17 April 2012, the CE in C referred the approved OZP No. S/K5/33 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 27 April 2012 under section 12(2) of the Ordinance.
- 2.109 On 19 April 2013, the draft Cheung Sha Wan OZP No. S/K5/34 incorporating amendments mainly to rezone a site at Lai Chi Kok Road/Tonkin Street from “Open Space” (“O”) to “R(A)”, a site at Lai Chi Kok Road/Hing Wah Street from “R(A)” to “O” and “Government, Institution or Community” (“G/IC”), a site at 650 Cheung Sha Wan Road from “G/IC” to “Commercial (5)” (“C(5)”), and a site at Fuk Wing Street/Fuk Wa Street from “G/IC” and “R(A)7” to “R(A)10” was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 698 representations were received. On 5 July 2013, the representations were published for public comments. During the first three weeks of the publication, 170 comments were received. After giving consideration to the representations and comments

on 4 October 2013, the Board decided not to uphold the representations.

**2.11~~10~~** On 17 December 2013, the Chief Executive in Council, under section 9(1)(a) of the Ordinance, approved the draft Cheung Sha Wan OZP, which was subsequently renumbered as S/K5/35. On 10 January 2014, the approved Cheung Shan Wan OZP No. S/K5/35 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance. On 2 June 2015, the CE in C referred the approved OZP No. S/K5/35 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 12 June 2015 under section 12(2) of the Ordinance.

**2.11** On XX March 2016, the draft Cheung Sha Wan OZP No. S/K5/36 (the Plan) incorporating amendments mainly to rezone a site at Yu Chau West Street/Wing Hong Street from “Government, Institution or Community” (“G/IC”) to “Other Specified Uses” annotated “Business 5” (“OU(B)5”), and a site at Cheung Shun Street near Lai Chi Kok Road from “G/IC” to “Commercial (6)” (“C(6)”) 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 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 Planning Scheme Area (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 areas 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 Cheung Sha Wan 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 Administration District. It is bounded by the hill slopes of Eagle's Nest and Piper's Hill to the north; Tai Po Road and Berwick Street to the east; Boundary Street and Tung Chau Street Park to the south; West Kowloon Corridor and Lai Chi Kok Road to the south-west; and Butterfly Valley Road to the west. The boundary of the Area is shown in a heavy broken line on the Plan. It covers about 328 hectares of land.
- 5.2 The Area has mostly been developed. In the central, southern and eastern parts are residential uses including private residential developments and public housing estates, while in the western end is the Cheung Sha Wan Industrial/Business Area where developments are mainly in the form of high-rise industrial and industrial-office (I-O) buildings. To the north of Ching Cheung Road, apart from the sites occupied by a few low-to-medium density private residential developments along Tai Po Road and some waterworks facilities at Caldecott Road, the topography is steep and is unsuitable for development.

## **6. POPULATION**

According to the 2011 Population Census, the population of the Area was about 198 000. It is estimated that the planned population of the Area would be about 273 000.

## **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 and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review of the Cheung Sha Wan OZP has been undertaken with a view to incorporating appropriate building height restrictions for various development zones. In the absence of building height control, excessively 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. The presence of protruding buildings could create an unpleasant townscape, jeopardize the existing character and may sometimes obstruct air circulation. In order to prevent

excessively tall or out-of-context buildings, to preserve the views to the ridgelines and to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various development zones on the Plan.

- 7.2 The review has taken into account urban design considerations, including preservation of public views from important viewpoints, stepped height concept as recommended in the Urban Design Guidelines Study (with building heights increasing progressively from the area near the waterfront to the more inland areas), compatibility of building masses in the wider setting, local topography and characteristics, as well as the local wind environment and measures suggested for ventilation improvements; and the need to strike a balance between the public interests and private development rights. Owing to the topography of the Area, there are different height bands increasing progressively uphill with a stepped height profile ranging from 80 metres above Principal Datum (mPD) at Nam Cheong Estate in the southern part to about 173mPD along Caldecott Road. The building height bands help preserve views to the ridgelines and achieve a stepped height profile for visual permeability and wind penetration and circulation.
- 7.3 Specific building height restrictions for the “Government, Institution or Community” (“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 government, institution and community (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 taller 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.
- 7.4 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, building gap and NBA restrictions as well as the setback requirements incorporated into the Plan have taken the findings of the AVA into consideration.
- 7.5 To facilitate better air ventilation in the Area, the AVA has recommended introducing NBA and building setback along major air paths. Furthermore, future developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include greater permeability of podium, perforated building towers and podium design, wider gap between buildings to create air path for better ventilation and minimizing the blocking of air flow through positioning of building towers/podiums to align with the prevailing wind directions, as appropriate.

- 7.6 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with planning and design merits. Each planning application for minor relaxation of building height restrictions will be considered on its own merits and the relevant criteria for consideration of such application 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 a 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;
  - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
  - (f) other factors, such as the 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.

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

#### Non-Building Area

- 7.8 Taking account of the findings of the AVA, site constraints and impacts on development/redevelopment potential, a 10m-wide strip of land along the eastern boundary of Lai On Estate and Yee Ching Court is designated as a NBA. The NBA serves as the entrance of the prevailing south-westerly wind. A 15m-wide NBA is designated at the eastern boundary of the “C(6)” sub-area at Cheung Shun Street near Lai Chi Kok Road to improve local air ventilation performance. As the designation of the NBAs is are primarily for the purpose of above-ground air ventilation, the NBA restrictions will not apply to underground developments. Provision has also been included in the Notes for the “R(A)” and “C” zones to allow minor relaxation of the NBA restriction under exceptional circumstances.

### Building Gap / Building Setback

- 7.9 Gaps between buildings play a key role in creating air paths by appropriate design and disposition of building blocks. A 15m-wide building gap above 20mPD at an area covering the footpath between Sham Shui Po Sports Ground and Cheung Yue Street and adjoining parts of 8 and 10 Cheung Yue Street is demarcated on the Plan to create a new air path to facilitate the penetration of south-westerly wind.
- 7.10 Within the Cheung Sha Wan Industrial/Business Area, the AVA also recommends setback of buildings along Castle Peak Road, Cheung Shun Street, Cheung Yue Street and Cheung Yee Street to improve the air ventilation of the local area. A minimum of 2m to 5m-wide building setbacks from the lot boundaries are stipulated in the Notes for the “Commercial (4)”, **“Commercial (6)”**, “G/IC(4)”, “OU(B)1” to “OU(B)4” and “OU(Petrol Filling Station)” zones to improve the air ventilation.
- 7.11 Besides, air paths should be preserved within large sites including the following:
- (a) northeast-southwest aligned air paths within So Uk Estate to facilitate the penetration of downhill wind from Eagle’s Nest;
  - (b) air path(s) in northeast-southwest direction across Lai Kok Estate and Yee Kok Court should be incorporated upon their future redevelopment to facilitate the penetration of wind into the inner Cheung Sha Wan Area; and
  - (c) air paths should be incorporated in the two planned residential sites respectively to the north and south of Lai Chi Kok Road between Fat Tseung Street and Tonkin Street. The two sites are located at the gateway of summer breeze into the Cheung Sha Wan Area.
- 7.12 The above air paths should be taken into account upon future development/redevelopment of the sites. The exact alignment, disposition and width of the air paths across these residential sites should be considered under the detailed AVAs to be prepared for the future development/redevelopment of these sites.
- 7.13 The streets in the Area generally follow a northeast-southwest and northwest-southeast grid pattern. The street orientation is in parallel with the prevailing annual wind coming from the east, northeast and southwest, and prevailing summer wind from the northeast, east and southwest directions. The grid street pattern of the Area serves as an important wind path system and should be preserved as far as possible.

## **8. LAND USE ZONINGS**

- 8.1 Commercial (“C”) - Total Area ~~2.35~~2.78 ha

8.1.1 This zone is intended primarily for commercial developments, which

may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as a district commercial/shopping centre. The areas under this zoning are major employment nodes.

- 8.1.2 Developments in this zone are subject to a maximum plot ratio of 12.0, except for the “C(1)” and “C(2)” sites sub-areas which are subject to a maximum gross floor area (GFA) of 48 418m<sup>2</sup> and 77 738m<sup>2</sup> respectively. In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio/GFA may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public use.
- 8.1.3 Trade Square at Cheung Sha Wan Road, Dragon Centre at Yen Chow Street, Lai Sun Commercial Centre at Cheung Sha Wan Road, Cheung Sha Wan Plaza at Cheung Sha Wan Road ~~and~~, 650 Cheung Sha Wan Road and a site at Cheung Shun Street are zoned “C(1)” to “C(5)” “C(6)” respectively. Apart from the provision of public car/lorry parks within the existing developments, public transport termini are also provided within Dragon Centre and Cheung Sha Wan Plaza, requirement of Government accommodation for a post office with floor area accountable for plot ratio calculation will be included in the proposed commercial development at 650 Cheung Sha Wan Road zoned “C(5)”.
- 8.1.4 **Within the “C(6)” sub-area at Cheung Shun Street near Lai Chi Kok Road, a public car park with minimum 85 car parking spaces shall be provided and included in plot ratio calculation. In order to enhance the local air ventilation performance, a 15m-wide strip of land along the eastern boundary of the “C(6)” sub-area is designated as a NBA. In addition, a building setback of 4m from the lot boundary abutting Cheung Shun Street within the “C(6)” sub-area shall be provided.**
- 8.1.4.5 Taking into account the building height restrictions of the surrounding areas, developments within this zone are subject to maximum building heights of 100mPD or 120mPD.
- 8.1.4.6 Minor relaxation of the plot ratio/GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.6 and 7.7 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.1.4.7 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional

circumstances.

- 8.1.78 To facilitate air ventilation, road widening and streetscape improvement of the Cheung Sha Wan Industrial/Business Area, a minimum building setback of 3.5m from the lot boundary abutting Cheung Shun Street shall be provided within the “C(4)” sub-area to improve east-west air/wind path. Under exceptional circumstances, minor relaxation of the setback requirement may be considered by the Board on application under section 16 of the Ordinance.

**8.1.9 *Under exceptional circumstance, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.***

8.2 Comprehensive Development Area (“CDA”) - Total Area 0.26 ha

- 8.2.1 This zone is intended for comprehensive development/redevelopment of the area for residential use. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 8.2.2 This zoning covers the site at Tai Po Road north of Ching Cheung Road, which is intended for low-to-medium density residential development. Owing to the special characteristics of the site, a development intensity higher than that of “Residential (Group C)” zone can be achieved without compromising the planning intention of maintaining public view from Tai Po Road by restricting development to not more than 3 storeys above the mean level of the portion of Tai Po Road abutting the lot. This zone is also subject to a maximum GFA of 6 717m<sup>2</sup>, a maximum site coverage of 50% and a maximum building height of 123.17mPD.
- 8.2.3 Pursuant to section 4A(1) of the Ordinance, any development 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 together with an environmental assessment, a traffic impact assessment and other information as specified in the Notes of the Plan for the approval of the Board pursuant to section 4A(2) of the Ordinance. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to section 4A(3) of the Ordinance.
- 8.2.4 To provide flexibility for innovative design adapted to the characteristics of the site, minor relaxation of the 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 7.6 and 7.7 above would be relevant for the assessment of minor relaxation of building height restriction. Each application will be considered on its own merits.

### 8.3 Residential (Group A) (“R(A)”) - Total Area 86.41 ha

- 8.3.1 This zone is intended primarily for high-density residential developments. Commercial uses such as bank, fast food shop and retail shop are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The areas under this zoning are intended for private residential and public housing developments.
- 8.3.2 Existing private residential developments within this zoning are mainly located to the east of Yen Chow Street, between Po On Road and Un Chau Street, and along Hing Wah Street and Cheung Wah Street.
- 8.3.3 Existing public rental housing estates within this zoning include ~~So Uk Estate~~, Lei Cheng Uk Estate, Lai Kok Estate, Nam Cheong Estate, Lai On Estate and ~~Fortune Estate, Un Chau Estate and Cheung Sha Wan Estate~~. Redevelopment of ~~Un Chau Estate Phases 1 to 5 has been completed~~ ~~So Uk Estate~~ whereas ~~and~~ the public rental housing estate at the junction of ~~Lai Chi Kok Road and~~ Tonkin Street and ~~Cheung Sha Wan Road is~~ ~~are~~ under construction. Existing Home Ownership Schemes include Yee Kok Court, Po Lai Court, Yee Ching Court, Po Hei Court and Hang Chun Court. The community hall at Lai Kok Estate is a free-standing community facility.
- 8.3.4 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 specified 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 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.
- 8.3.5 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 dedication of part of a site for road widening or public uses.
- 8.3.6 For public housing developments, in accordance with the established

administrative procedure, the future development/redevelopment would be guided by a planning brief. The layout of the public housing developments, including free-standing GIC and ancillary facility building should be comprehensively reviewed. To demonstrate that the development/redevelopment is acceptable, the Housing Department would be required to undertake relevant assessments, including traffic impact assessment, visual impact assessment and 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 purposes of technical assessments.~~ In view of the larger site area of public housing development sites, caution should be exercised to ensure that building blocks do not obstruct the wind flow and air paths should be reserved subject to AVA studies at building design stage. Low-rise free-standing GIC and ancillary facility buildings should be kept as breathing spaces and visual relief to the building masses. No new addition, alteration and/or modification to or redevelopment of these existing individual free-standing GIC and ancillary facility buildings shall result in a total development and/or redevelopment in excess of the height of the existing building.

- 8.3.7 On land designated “R(A)1” to “R(A)4” and “R(A)10”, the requirements of GIC facilities are stipulated in the Notes. The stipulation of such requirements in the Notes is to ensure that the reprovisioning of these facilities, currently provided in these sites, is to the satisfaction of the Government upon redevelopment. Any reduction in the total GFA provided for GIC facilities may be considered by the Board on application under section 16 of the Town Planning Ordinance.
- 8.3.8 The site at 500 Tung Chau Street, which has been developed into a residential and commercial development (known as the Sparkle), is zoned “R(A)9” and subject to a maximum domestic and non-domestic GFA of 24 825m<sup>2</sup> and 4 965m<sup>2</sup> respectively.
- 8.3.9 Developments and redevelopments on sites zoned “R(A)” are subject to maximum building height restrictions ranging from 80mPD to 120mPD. Besides, there are some low-rise older buildings on small sites in the Area. Developments within the “R(A)6” sub-area are subject to a building height restriction of 80mPD; developments within the “R(A)3”, “R(A)4”, “R(A)5”, “R(A)7” and “R(A)10” sub-areas are subject to a building height restriction of 90mPD; developments within the “R(A)1”, “R(A)2” and “R(A)8” sub-areas are subject to a building height restriction of 100mPD. To cater for amalgamation of smaller sites and inclusion of on-site parking and loading/unloading and other supporting facilities for larger sites, an additional allowance of 20m will be permitted for residential sites with areas of 400m<sup>2</sup> or more, except on land zoned “R(A)” and “R(A)9”.

- 8.3.10 Minor relaxation of plot ratio/GFA/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.6 and 7.7 above would be relevant for assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.3.11 However, for any existing building with plot ratio/GFA/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.
- 8.3.12 In order to enhance the local air ventilation performance, a 10m-wide strip of land along the eastern boundary of Lai On Estate and Yee Ching Court is designated as a NBA. Under exceptional circumstance, minor relaxation of the NBA restriction may be considered by the Board on application under section 16 of the Ordinance.

8.4 Residential (Group C) (“R(C)”) - Total Area 2.67 ha

- 8.4.1 This zone is intended primarily for low-to-medium density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zoning is sub-divided into six sub-areas and the development intensity and building height restrictions are stipulated in the Notes. These restrictions are intended to reflect the general character of the residential neighbourhood, and to prevent dense ribbon type development along Tai Po Road as there is a planning intention to secure public view along the road.
- 8.4.2 The six sub-areas comprise five existing residential developments along Tai Po Road, i.e. Monte Carlton, Villa Carlton, Bamboo Villa, Caldecott Hill and The Caldecott (sub-areas “R(C)1” to “R(C)5”), and one residential site along Caldecott Road (sub-area “R(C)6”). The residential site zoned “R(C)6” is an ex-Government quarters. These sites are subject to maximum building height restrictions ranging from 105.5mPD to 172.4 mPD.
- 8.4.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the 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 7.6 and 7.7 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.4.4 However, for any existing building with GFA/site coverage/building height already exceeding the relevant restrictions as stipulated on the

Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8.5 Residential (Group E) (“R(E)”) - Total Area 2.20 ha

- 8.5.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential (I/R) interface problem. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measure, if required, will be implemented to address the potential I/R interface problems.
- 8.5.2 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment of existing industrial buildings in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require the permission of the Board.
- 8.5.3 Two sites at the junction of Un Chau Street and Wing Lung Street are zoned “R(E)2”; and two sites at the junction of Yee Kuk Street and Fat Tseung Street are zoned “R(E)1” with a view to phasing out the obsolete industrial uses. A site at the junction of Tonkin Street and Cheung Sha Wan Road, previously occupied by the Cheung Sha Wan Factory Estate, is also zoned “R(E)” and has been developed into a public rental housing estate, i.e. Un Chau Estate Phase 5.
- 8.5.4 Developments within this zone are subject to specific control on plot ratios similar to that for the “R(A)” zone as stipulated in the Notes. In calculating the 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.
- 8.5.5 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

- 8.5.6 Developments and redevelopments within this zone are subject to maximum building height restrictions ranging from 80mPD to 120mPD. To cater for amalgamation of smaller sites for achieving better urban design and local area improvements, on land designated “R(E)1” and “R(E)2”, an additional allowance of 20m will be allowed for sites with areas of 400m<sup>2</sup> or more.
- 8.5.7 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 7.6 and 7.7 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.5.8 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation except under exceptional circumstances.

8.6 Government, Institution or Community (“G/IC”) - Total Area ~~41.39~~ **40.68** ha

- 8.6.1 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, organizations providing social services to meet community needs, and other institutional establishments.
- 8.6.2 Major existing developments include Sham Shui Po Police Station at the junction of Lai Chi Kok Road and Yen Chow Street, Lei Cheng Uk Han Tomb Museum (a declared monument) at Tonkin Street, Cheung Sha Wan Police Station at the junction of Lai Chi Kok Road and Cheung Mou Street, a fire station and an ambulance depot at the junction of Cheung Sha Wan Road and Fat Tseung Street, an indoor games hall at Hing Wah Street, Caritas Medical Centre at Wing Hong Street, Haking Wong Technical Institute at Lai Chi Kok Road, Cheung Sha Wan Government Offices at the junction of Cheung Sha Wan Road and Yen Chow Street, and a number of primary and secondary schools.
- 8.6.3 A site at Cheung Sha Wan Road near Tonkin Street has been reserved for a cultural complex. The area of the former Wai Man Tsuen (Lai Chi Kok Cottage Area) and the former Butterfly Valley New Village are for the Lai Chi Kok Drainage Tunnel and international school development.
- 8.6.4 There are three sub-areas, covering three existing religious institutions (i.e. Fuk Tak Buddhist Association (“G/IC(1)”), Wong Tai Sin Yuen Ching Kwok (“G/IC(2)”) and Tze Yeung Tung Temple (“G/IC(3)”),

under this zoning. The development intensity and building height restrictions are stipulated in the Notes of the Plan. These restrictions are intended to contain the three religious institutions to their existing/approved uses and intensity within the existing premises, and to control the building intensity/land uses of any further development/redevelopment.

- 8.6.5 Developments and redevelopments within this zone are subject to building height restrictions in terms of number of storeys (excluding basement floors(s)) or mPD as stipulated on the Plan or in the Notes of the Plan, or the height of the existing building, whichever is the greater. Building height restrictions for most of the “G/IC” sites are stipulated in terms of number of storeys except the relatively high-rise GIC uses, such as Cheung Sha Wan Government Offices, Caritas Medical Centre and Sunrise House, so as to reflect the existing building height and/or to provide a more clear control over the building height profile.
- 8.6.6 Minor relaxation of the 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 7.6 and 7.7 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.
- 8.6.7 However, for any existing building with GFA/site coverage/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.
- 8.6.8 In order to enhance the local air ventilation performance and to facilitate road widening and streetscape improvement of the Cheung Sha Wan Industrial/Business Area, a minimum building setback of 3.5m from the lot boundary abutting Castle Peak Road shall be provided within the “G/IC(4)” sub-area. Under exceptional circumstances, minor relaxation of the setback requirement may be considered by the Board on application under section 16 of the Ordinance.

8.7 Open Space (“O”) - Total Area 26.56 ha

- 8.7.1 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.
- 8.7.2 Existing major open spaces include Tung Chau Street Park to the east of Nam Cheong Estate, Sham Shui Po Park at Lai Chi Kok Road, Sham Shui Po Park Stage 2 to the east of Lai Kok Estate, Cheung Sha Wan Playground at the junction of Cheung Sha Wan Road and Fat Tseung

Street, Sham Shui Po Sports Ground at Hing Wah Street, Maple Street Playground at Wong Chuk Street, Po On Road Playground and Hing Wah Street Playground to the west of Un Chau Estate.

- 8.7.3 Additional sites have been reserved for the development of open spaces. The two sites to the south of Lai Chi Kok Road at Hing Wah Street will also be redeveloped for open space use.

8.8 Other Specified Uses (“OU”) - Total Area ~~25.91~~ **26.2** ha

- 8.8.1 This zone is intended primarily to provide/reserve land for specified purposes/uses.
- 8.8.2 The existing Roman Catholic Cemetery to the north of Ching Cheung Road and the petrol filling stations at Un Chau Street, Castle Peak Road, Ching Cheung Road, Tai Po Road and Lai Chi Kok Road are within this zoning.
- 8.8.3 The entire Cheung Sha Wan Industrial/Business Area, bounded by Ching Cheung Road to the north, Yu Chau West Street and Wing Ming Street to the east, Lai Chi Kok Road to the south and Kom Tsun Street to the west, is zoned “OU(B)”. Developments are restricted to a maximum plot ratio of 12.0. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or I-O buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building and in the Cheung Sha Wan Industrial/Business area until the area is transformed to cater for the new non-polluting business uses. The setting back of buildings to cater for the future increase in traffic demand is also required. Development within this zone should make reference to the relevant Town Planning Board Guidelines. In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.
- 8.8.4 To enhance air ventilation of the Cheung Sha Wan Industrial/Business Area, Castle Peak Road, Cheung Shun Street, Cheung Yue Street and Cheung Yee Street shall be widened. Since 2002, for street widening and streetscape improvement, building setback requirements of 2 to 5m along these streets have been incorporated in the Cheung Sha Wan and Sham Shui Po Outline Development Plan according to the comments of

Transport Department. To improve east-west air path as well as to facilitate street widening and streetscape improvement, a building setback of 2m from the lot boundary abutting Castle Peak Road within the “OU(B)1” sub-area; a 3.5m setback from the lot boundary abutting Castle Peak Road within the “OU(B)2” sub-area; a 3.5m setback from the lot boundary abutting Cheung Shun Street/Cheung Yue Street within the “OU(B)3” sub-area; and a 5m setback from the lot boundary abutting Cheung Yee Street/Cheung Yue Street within the “OU(B)4” sub-area shall be provided. Within the “OU(Petrol Filling Station)” zone, a minimum setback of 3.5m from the northern lot boundary abutting Castle Peak Road and a minimum setback of 2m from the southern lot boundary abutting Castle Peak Road shall also be provided.

- 8.8.5 Within the “OU(B)” zone, developments and redevelopments to the south of Cheung Sha Wan Road are subject to a maximum building height of 120mPD, whereas those to the north of Cheung Sha Wan Road are subject to a maximum building height of 130mPD.

- 8.8.6 Within the “OU(B)5” sub-area at Yu Chau West Street/Wing Hong Street, a Government Refuse Collection Point shall be provided. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as refuse collection point shall be included.**

- 8.8.67 Taking into account the recommendations of the AVA, a 15m-wide building gap above 20mPD at an area covering the footpath between Sham Shui Po Sports Ground and Cheung Yue Street and adjoining parts of 8 and 10 Cheung Yue Street is demarcated on the Plan to create a new air path to facilitate the penetration of south-westerly wind.

- 8.8.78 A site at Castle Peak Road is zoned “OU(Hotel)” to facilitate the in-situ conversion of an existing commercial/office building to hotel use. Developments and redevelopments within this zone are subject to a maximum non-domestic plot ratio of 12.0 (including the GFA of back-of-house facilities) and a maximum building height of 84mPD.

- 8.8.89 Minor relaxation of the plot ratio/building height/building gap restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.6 and 7.7 above would be relevant for the assessment of minor relaxation of building height restrictions. Each application will be considered on its own merits.

- 8.8.910 However, for any existing building with plot ratio/building height already exceeding the relevant restrictions as stipulated on the Plan or in the Notes of the Plan, there is a general presumption against such application for minor relaxation unless under exceptional

circumstances.

**8.8.40II** Under exceptional circumstances, minor relaxation of the setback requirements may be considered by the Board on application under section 16 of the Ordinance.

**8.9 Green Belt (“GB”) - Total Area 50.78 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 mainly covers the foothills to the north of Ching Cheung Road and Tai Po Road where the steep topography renders development impossible. The foothills are well-wooded slopes providing a green backdrop to the Area. Development within this zone will be carefully controlled and development proposals will be assessed on individual merits taking into account relevant Town Planning Board Guidelines.

**9. URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREAS**

- Total Area 1.08 ha

9.1 Two areas have been designated as Urban Renewal Authority (URA) Development Scheme Plan (DSP) Areas. The land use zonings of the areas are depicted on the relevant URA DSPs and they will be implemented by the URA.

9.2 The DSP for Lai Chi Kok Road/Kweilin Street and Yee Kuk Street covers an area of 0.33 ha. URA intends to redevelop this area for commercial/residential uses with public open space. The draft URA Lai Chi Kok Road/Kweilin Street and Yee Kuk Street DSP was approved by the CE in C on 20 June 2006 and subsequently renumbered as S/K5/URA1/2.

9.3 The DSP for Hai Tan Street/Kweilin Street and Pei Ho Street covers an area of 0.744 ha. URA intends to redevelop this area for commercial/residential/ GIC uses with public open space. The draft URA Hai Tan Street/Kweilin Street and Pei Ho Street DSP was approved by the CE in C on 3 June 2008 and subsequently renumbered as S/K5/URA2/2.

**10. COMMUNICATIONS**

**10.1 Roads**

10.1.1 The Area is well served by major roads. Ching Cheung Road and Tai Po Road, which pass through the northern part of the Area, are primary distributors linking the area with Kwai Chung and East Kowloon. Lai Chi Kok Road and Cheung Sha Wan Road are also primary distributors linking the area with Mei Foo and Mong Kok. West Kowloon

Corridor is an urban trunk road that runs along the south-western edge of the Area and provides quick access to Tsuen Wan and Yau Tsim Mong district.

- 10.1.2 Tsing Sha Highway is a trunk road linking Lantau and Sha Tin comprising Sha Tin Height Tunnel, Eagle's Nest Tunnel, Lai Chi Kok Viaduct, Stonecutters Bridge and their connecting roadways. The section between Cheung Sha Wan and Sha Tin was commissioned in March 2008, while the section between Cheung Sha Wan and Tsing Yi was commissioned in December 2009.

#### 10.2 Parking Facilities

To alleviate the problem of off-street car/lorry parking facilities in the Area, car-parking, loading and unloading facilities have been incorporated in several commercial developments. These commercial developments include Trade Square at Cheung Sha Wan Road, Dragon Centre at Yen Chow Street, Lai Sun Commercial Centre at Cheung Sha Wan Road, ~~and~~ Cheung Sha Wan Plaza at Cheung Sha Wan Road **and the commercial site at Cheung Shun Street.**

#### 10.3 Mass Transit Railway

- 10.3.1 The Mass Transit Railway Tsuen Wan Line runs through the Area beneath Cheung Sha Wan Road with three stations, namely Sham Shui Po Station, Cheung Sha Wan Station and Lai Chi Kok Station.
- 10.3.2 Pursuant to section 13A of the Ordinance, the railway scheme authorized by the CE in C under the Railways Ordinance (Chapter 519) shall be deemed to be approved under the Ordinance. As the Hong Kong section of the Guangzhou–Shenzhen–Hong Kong Express Rail Link (XRL) has been authorized by CE in C on 20 October 2009, the alignment of the XRL is shown on the Plan for information only.

### 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. CULTURAL HERITAGE

A declared monument (the Lei Cheng Uk Han Tomb) and a number of graded historic buildings, including Sam Tai Tsz Temple (Grade 2) and Pak Tai Temple (Grade 3) at Yu Chau Street, Tin Hau Temple (Grade 3) and Sham Shui Po Public Dispensary (Grade 2) at Yee Kuk Street, Mo Tai Temple (Grade 2) near Hai Tan Street, Sham Shui Po Police Station (Grade 2) at Yen Chow Street, as well as the shophouses at 51 Yen Chow Street (Grade 1), 189 Apliu Street (Grade 2), 58 Pei Ho Street (Grade 2), 170 Yee Kuk Street (Grade 2), 269 Yu Chau Street (Grade 3), 271 Yu Chau Street (Grade

3), 117 Nam Cheong Street (Grade 3), 119 Nam Cheong Street (Grade 3), 121 Nam Cheong Street (Grade 3), 123 Nam Cheong Street (Grade 3), 125 Nam Cheong Street (Grade 3), 130 Ki Lung Street (Grade 3) and 132 Ki Lung Street (Grade 3), are located within the Area. Prior consultation with the Antiquities and Monuments Office of Leisure and Cultural Services Department should be made if any development, redevelopment or rezoning proposals might affect the above monument and 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. 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 relevant 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, in considering the planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans and the guidelines published by the Board. The outline development 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 the 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**  
**JANUARY 2014**  
**FEBRUARY 2016**

**Attachment IV**  
**of MPC Paper No. 2/16**

**Provision of Open Space and Major Community Facilities in the Cheung Sha Wan Area**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons	26.3 ha	9.64	13.26	-13.04 ha
Local Open Space	10 ha per 100,000 persons	26.3 ha	19.04	21.01	-5.29 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	363 classrooms	218	248	-115 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	433 classrooms	443	563	+130 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3 to 6	130 classrooms	145	152	+22 classrooms
District Police Station	1 per 200,000 to 500,000 persons	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons	1	2	2	+1
Hospital	5.5 beds per 1,000 persons	1,528 beds	1,199	1,459	-69 beds <sup>(*)</sup>
Specialist Clinic/Polyclinic	1 specialist clinic/polyclinic whenever a regional or district hospital is built	2	2	2	0
Clinic/Health Centre	1 per 100,000 persons	2	2	2	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Market	No set standard	NA	4	4	NA

Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	3	3	3	0
Integrated Family Services Centres	1 for 100,000 to 150,000 persons	2	4	5	+3
Library	1 district library for every 200,000 persons	1	2	2	+1
Sports Centre	1 per 50,000 to 65,000 persons	4	3	3	-1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	1	1	1	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	1	2	2	+1

Remark (\*) : The provision of hospital beds is to be assessed on regional basis.

**Provision of Open Space and Major Community Facilities in the Sham Shui Po District**

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	50.46 ha	52.13 ha	61.89 ha	+11.43 ha
Local Open Space	10 ha per 100,000 persons	50.46 ha	50.64 ha	59.16 ha	+8.70 ha
Secondary School	1 whole-day school for 40 persons aged 12-17	622 Classrooms	812	842	+220 Classrooms
Primary School	1 whole-day school for 25.5 persons aged 6-11	840 Classrooms	820	988	+148 Classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3 to 6	272 Classrooms	291	317 s	+45 Classrooms
District Police Station	1 per 200,000 to 500,000 persons	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons	3	3	3	0
Hospital	5.5 beds per 1,000 persons	2,916 beds	1,199 beds	1,459 beds	-1,457 beds <sup>(*)</sup>
Specialist Clinic/Polyclinic	1 specialist clinic/polyclinic whenever a regional or district hospital is built	2	2	2	0
Clinic/Health Centre	1 per 100,000 persons	5	4	5	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	1	0	1	0
Market	No set standard	NA	8	9	NA
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	6	7	9	+3
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	3	5	5	+2

Library	1 district library for every 200,000 persons	2	4	5	+3
Sports Centre	1 per 50,000 to 65,000 persons	7	6	7	0
Sports Ground/Sport Complex	1 per 200,000 to 250,000 persons	2	1	2	0
Swimming Pool Complex - Standard	1 complex per 287,000 persons	1	3	3	+2

Remark (\*) : The provision of hospital beds is to be assessed on regional basis.

**VISUAL APPRAISAL ON  
THE PROPOSED AMENDMENTS TO THE  
APPROVED CHEUNG SHA WAN OUTLINE  
ZONING PLAN NO. S/K5/35**

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**PLANNING DEPARTMENT  
FEBRUARY 2016**

## 1. **Purpose**

- 1.1 To optimise the use of precious land resource, two sites at Yu Chau West Street and Cheung Shun Street, both currently zoned “Government, Institution or Community” (“G/IC”) on the approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/35, have been identified as suitable respectively for business and commercial development.
- 1.2 In view of the plot ratio (PR) increase and the building height proposed, the proposed amendments may have visual implication on the surrounding areas. The extent of visual impact depends on the layout, scale, form and massing etc. of the proposed development and their spatial relationship with the overall townscape or surrounding landscape. The purpose of this visual appraisal is to illustrate the relationship of the proposed amendments and the surrounding context and to assess the potential visual impact especially where visual amenities, visual resources and/or public viewers are affected.

## 2. **Methodology**

The visual impact of the proposed amendments are broadly assessed following the methodology set out in the Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG-No. 41), which is summarized as follows:

- (a) Review of the overall visual character within the wider contexts of the area in the Cheung Sha Wan Industrial/Business Area where the sites for the proposed amendments are located.
- (b) Appraise the effects of visual changes on the assessment areas and sensitive public viewers. The appraisal will consider four aspects, (1) visual composition; (2) visual obstruction; (3) effects on public viewers; and (4) effects on visual resources.
- (c) Illustration of the overall visual impact of the proposed amendments in the respective areas by using computer-generated photomontages to demonstrate the three-dimensional relationship of the developments with the surrounding context.

## 3. **The Proposal**

### *The Yu Chau West Street Site (Site A)*

- 3.1 The proposal is to rezone Site A, having an area of 0.29 ha, from “G/IC” to “Other Specified Uses” annotated “Business (5)” (“OU(B)5”) for business development (**Plan 4**). It is proposed to stipulate a maximum plot ratio of 12 and a maximum building height of 130mPD for the site. A refuse collection point (RCP) which is GFA accountable shall be provided on the site. The proposed development restrictions are summarized as follows:

Site Area (about)	0.29 ha
Maximum Plot Ratio	12
Building Height Restriction	130mPD
Other Planning Requirement	A refuse collection point which is GFA accountable to be provided on the site

#### The Cheung Shun Street Site (Site B)

- 3.2 The proposal is to rezone Site B, having an area of 0.423 ha, from “G/IC” to “Commercial (6)” (“C(6)”) for commercial development (**Plan 9**). It is proposed to stipulate a maximum plot ratio of 12 and a maximum building height of 120mPD for the site. A minimum setback of 4m from the boundary of the site abutting Cheung Shun Street, and a non-building area (NBA) of 15m in width along the eastern periphery of the site are also proposed. The proposed development restrictions are summarized as follows:

Site Area (about)	0.423 ha
Maximum Plot Ratio	12
Building Height Restriction	120mPD
Setback	Minimum 4m from the boundary abutting Cheung Shun Street
Non-building Area	15m (along eastern periphery)

### **4. The Assessment**

#### The Yu Chau West Street Site (Site A)

##### Baseline

- 4.1 The site is located at the northeastern fringe of the Cheung Sha Wan Industrial/Business Area (**Plan 4**). It is currently occupied by the one-storey Yu Chau West Street Cooked Food Hawker Bazaar, the Wing Hong Street Temporary Refuse Collection Point and a temporary works area. There are vegetated slopes along part of the northern and eastern boundaries of the site (**Plans 5 and 6**)

- 4.2 In general, the site is surrounded predominantly by medium to high-rise industrial, industrial-office (e.g. Peninsula Tower) and commercial buildings (e.g. CEO Tower) to the north, west and south zoned “Other Specified Uses” annotated “Business” (“OU(B)”). To the immediate east of the site is Wing Hong Street Rest Garden (zoned “Open Space” (“O”)). To the further northeast is a cluster of GIC facilities including Nam Wah Catholic Secondary School and Caritas Medical Centre (zoned “G/IC”).

##### Visual Envelope

- 4.3 The extent of the assessment area is determined by the size of development, the site context and the distance and location of the sensitive viewers. Although the site is bounded by the ridgelines of the Eagle’s Nest to its north, the developments to the south of Ching Cheung Road have essentially screened off

the site from the ridgelines and vice versa. The views of the site from other directions are also blocked by the existing developments in the Cheung Sha Wan Industrial/Business Area. The views to the site are therefore defined by the skyline of the developments on Wing Hong Street, Castle Peak Road and Cheung Sha Wan Road.

### Viewing Points

- 4.4 Within the limited visible areas of the site, the Sham Shui Po Sports Ground is easily accessible to members of the public. There are also a number of pedestrian nodes, including the pavements at Fuk Wah Street near the Cheung Sha Wan Sports Centre. A total of two viewing points in medium and long-range are therefore selected and assessed, representing public views from different directions with direct sightlines towards the site.

### Important Visual Elements

- 4.5 With direct sightlines to the Eagle's Nest blocked by the existing industrial developments (at Wing Ming Street and King Lam Street) to the south of Ching Cheung Road, the site and surroundings are predominated by industrial and commercial buildings with little amenity value. The Wing Hong Street Temporary Refuse Collection Point and a temporary works area currently occupying the site constitute visual eyesores. The Wing Hong Street Rest Garden is the visual amenity within the visual areas.

### Appraisal of Visual Changes

#### *a. Visual Composition*

- 4.6 The visual context of the site is characterised by medium to high-rise industrial and residential developments along the narrow east-west carriageway of Wing Hong Street. The proposed building height restriction of 130mPD is compatible with the building height of the existing industrial and commercial buildings (i.e. about 80-130mPD) and the existing building height restrictions of the area zoned "OU(B)" (i.e. 130mPD) to the north, west and south of the site. Also, the façade of the proposed business development is anticipated to be designed in a way similar to the existing industrial and commercial buildings nearby. The proposed business development would therefore blend in well with the character of the area in the surroundings of the site and unlikely change the visual composition.

#### *b. Visual Obstruction*

- 4.7 Direct sightline to the Eagle's Nest is already blocked by the existing industrial developments (at Wing Ming Street and King Lam Street) to the south of Ching Cheung Road. Although visual blockage to the sky view from the south is anticipated, the loss is considered insignificant given the relatively small scale of the proposed business development, the existing and planned building height profile and the visual context of the visual area.

c. Effect on Public Viewers/Visual resources

- 4.8 The first viewing point is at the Sham Shui Po Sports Ground, representing public viewers engaging in active recreational facilities thereat (VP1). Due to the engagement in sport/recreation activities, the sensitivity of the viewers from this viewing point is medium. Although the proposed business development will partially block the sky view, it is not incompatible in scale and proportion with the adjoining buildings. The visual character offered by this VP remains relatively similar as the current condition or comparing with the OZP-compliance condition as the façade of the proposed business development is anticipated to be designed in a way similar to the industrial and commercial buildings nearby. The public viewer would only view the proposed development as part of the skyline integrated with other similar developments. The effect of the visual change to public viewers is considered slight (**Plan 7**).
- 4.9 The second viewing point is at the pavements at Fuk Wah Street near the Cheung Sha Wan Sports Centre, representing transient view from pedestrian walking along the pavement (VP2). The sensitivity of the viewers from this viewing point is medium. A majority part of the proposed business development will be screened by Lai Sun Commercial Centre. Only a small part of the proposed commercial development will jut out and block the sky view in between the building gaps of Lai Sun Commercial Centre and Focus Commercial Centre. The proposed business development, with a maximum height of 130mPD, is considered in keeping with the visual context of the area and the effect of the visual change to public viewers is considered negligible (**Plan 8**).

*The Cheung Shun Street Site (Site B)*

Baseline

- 4.10 The site is located at the southwestern periphery of the Cheung Sha Wan Industrial/ Business Area (**Plan 9**). It is currently occupied by a temporary open-air fee-paying public car park (**Plans 10 and 11**).
- 4.11 In general, the site is sandwiched by medium to high-rise industrial and commercial developments to its northeast, four high-rise residential developments to its southeast, and the low-rise GIC, open space and road uses to its north, west and southwest that create a vast visual opening at the west end of the Cheung Sha Wan Industrial/Business Area. To the north and east of the site are predominated by medium-rise industrial and industrial-office buildings (about 40-80mPD), with some recently-redeveloped high-rise commercial buildings scattered thereat, namely 909 Cheung Sha Wan Road (119mPD), Maxim's Centre (120mPD), Saxon Tower (141mPD) and Grandian Plaza (122mPD) zoned "Other Specified Use" annotated "Business" ("OU(B)"). To the southeast of the Site across the Lai Chi Kok Road are four high-rise residential developments zoned "Residential (Group A) 3" ("R(A)3"), "R(A)7" or "R(A)8", namely One West Kowloon (135mPD), Banyan Garden (183mPD), Liberte (175mPD) and the Pacifica (185mPD). To the south of the Site across the Lai Chi Kok Road is a low-rise GIC facilities cluster mixed with a medium-rise industrial development. To the further south of the site is Hoi Lai

Estate, a high-rise public rental housing development zoned “R(A)9”. To the immediate north of the Site is a site zoned “Open Space” (“O”) currently occupied by the Cheung Sha Wan Temporary Cooked Food Market, Cheung Sha Wan Road/Cheung Shun Street Playground, Cheung Shun Street Public Toilet and Cheung Shun Street Refuse Collection Point. To the immediate east of the Site is Cheung Sha Wan Police Station occupying part of the “G/IC” site where Site B situates.

#### Visual Envelope

- 4.12 The extent of the assessment area is determined by the size of development, the site context and the distance and location of the sensitive viewers. Although the site is bounded by the ridgelines of the Eagle’s Nest to its northeast and the Victoria Harbour to its south, the developments in the Cheung Sha Wan Industrial/Business Area and the West Kowloon Reclamation have essentially blocked the direct sightlines to the site from the ridgelines and the Victoria Harbour (and vice versa). The views of the site along northeast and south are therefore defined by the skyline of the developments on both side of the Lai Chi Kok Road. The low-rise GIC and road uses to its north, west and southwest allow the site to be viewed at a farther distance from these directions where a number of open spaces and pedestrian nodes in the vicinity are located.

#### Viewing Points

- 4.13 In selecting viewing points, it is far more important to protect public views, particularly those easily accessible and popular to the public. Within the visible areas of the site, the open spaces are easily accessible to members of the public. They include Sham Shui Po Sports Ground to the east, the Cheung Sha Wan Road/Cheung Shun Street Playground to the north and the footbridge over Lai Chi Kok Road (near Banyan Garden and Novel Industrial Building) to the southeast of the site. Besides, there are a number of pedestrian and driver nodes, including the footbridge across Kwai Chung Road near Manhattan Hill to the west of the site. A total of four viewing points in short-range, medium-range and long-range are therefore selected and assessed, representing public views from different major directions towards the site.

#### Important Visual Elements

- 4.14 With direct sightlines to the Eagle’s Nest and the Victoria Harbour blocked by the developments in the Cheung Sha Wan Industrial/Business Area and the West Kowloon Reclamation, the site and surroundings are predominated by buildings and man-made structures with little amenity value. The visual opening and sky view enabled by the low-rise GIC and road uses to its north, west and southwest of the site at the west end of the Cheung Sha Wan Industrial/Business Area are the visual elements of amenity value within the visual areas.

#### Appraisal of Visual Changes

##### *a. Visual Composition*

- 4.15 The visual context of the site is characterised by medium to high-rise industrial,

commercial and residential buildings, the vast visual opening to the west of the site and the visual corridor along Lai Chi Kok Road. Although the proposed commercial development, upon completion, may diminish the visual opening and partially block the sky view, the vast extent of the visual opening enables views to alternative directions and allows the visual penetration to be largely retained. The proposed maximum building height of 120mPD is compatible with the building height of the existing office and industrial buildings (i.e. about 120-140mPD) and the existing building height restriction of the area zoned “OU(B)” (i.e. 120mPD) to the northeast of the site. Also, the façade of the proposed commercial development is anticipated to be designed in a way similar to the existing office buildings nearby. The proposed commercial development would therefore blend in well with the character of the area in the surroundings of the site and unlikely change the visual composition.

*b. Visual Obstruction*

- 4.16 The proposed commercial development will visually extend the existing development cluster at the area. Direct sightlines to the Eagle’s Nest and the Victoria Harbour are already blocked by the developments in the Cheung Sha Wan Industrial/Business Area and the West Kowloon Reclamation. Visual blockage to the vast visual opening and sky view at the western periphery of the Cheung Sha Wan Industrial/Business Area and the northern end of Lai Chi Kok Road is anticipated and the visual amenity is reduced. Considering the small scale of the proposed development vis-à-vis the extent of the visual opening, however, the loss of visual openness of views from selected viewing points with the proposed commercial development is considered not significant.

*c. Effect on Public Viewers/Visual resources*

- 4.17 The first viewpoint represents recreation users of the Sham Shui Sports Ground (VP1). Due to the engagement in sport/recreation activities, the group of public viewers will be medium in sensitivity to visual changes. Moreover, this VP looking west towards the subject site only offers a glimpse of the proposed development as the scene is dominated by The Pacifica, a large-scale high-rise development and the open sky. The major portion of the proposed development remains invisible as it is blocked by the intervening buildings within the CSW industrial/business area. The open sky view will not be affected by the proposed development. The visual character offered by this VP remains relatively similar as the current condition or comparing with the OZP-compliance condition. Based on the above observations, the visual impact from this viewpoint is considered negligible (**Plan 12**).

- 4.18 The second viewing point is located at the footbridge across Kwai Chung Road near Manhattan Hill to the west of the site, representing transient view from pedestrian walking along the footbridge (VP2). The sensitivity of the viewers from this viewing point is medium. The proposed commercial development, with a maximum height of 120mPD, is considered visually compatible with the existing height profile of the high-rise residential development to the south of Lai Chi Kok Road, with merely the slightest sky view being obstructed by the proposed commercial development. Although the pedestrian will experience the building mass of the proposed commercial development, it generally blend in

well with the character of the area and will not diminish the visual openness provided by Kwai Chung Road and the open sky view. The effect of the visual change to public viewers is considered negligible (**Plan 13**).

- 4.19 The third viewing point is located at the footbridge over Lai Chi Kok Road (near Banyan Garden and Novel Industrial Building) (VP3). The VP represents footbridge users, i.e. pedestrians and passerby, and this group of public viewers in terms of sensitivity to visual changes will likely be medium. The VP looking east to the proposed development offers a panoramic view of Cheung Sha Wan with road infrastructures in the foreground and large expanse of sky in the background. The proposed development is directly visible but blend in with the existing townscape. As demonstrated in the photomontage, the quality of view remains relatively similar to that of the existing condition and the OZP-compliance condition and the effect of the visual change brought about by the proposed development is slight/moderate (**Plan 14**).
- 4.20 The forth viewing point is a short distance viewpoint at the Cheung Sha Wan Road/Cheung Shun Street Playground to the immediate north of the site, representing public viewers engaging in passive recreational facilities thereat (VP4). The sensitivity of the viewers is high. By virtue of the close proximity of the viewing point to the site, the proposed commercial development will inevitably dominate the visual composition of the viewing point, block most of the sky view and be visually intrusive. Considering that the views of the viewing point is already blocked by playground fencing, the availability of alternative view afforded by visual opening towards the west, and the fact that the existing trees/plants in the playground will help soften the building mass of the proposed commercial development, the effect of the visual change to public viewers is considered moderate (**Plan 15**).

## 5. Conclusion

- 5.1 The proposed business development (Amendment item A) is located in the northeastern fringe of the Cheung Sha Wan Industrial/Business Area characterised by medium to high-rise industrial and residential developments along the narrow east-west carriageway of Wing Hong Street. As shown in the photomontages, the proposal is considered not incompatible with the character of the area and does not have significant adverse visual effects to the identified key public viewing points.
- 5.2 The proposed commercial development (Amendment item B) is located in the western periphery of the Cheung Sha Wan Industrial/Business Area characterised by medium to high-rise industrial, office and residential buildings, the vast visual opening to the west of the site and the visual corridor along Lai Chi Kok Road. As shown in the photomontages, the proposal is considered not incompatible with the character of the area and has only slight to moderate adverse visual impact to the identified key public viewing points in overall terms. Appropriate visual mitigation measures should be proposed in the design of the proposed commercial development as per the Sustainable Building Design Guidelines. The proposed commercial development would be subject to a 15m non-building area along the eastern periphery of the site, and a minimum

4m from the boundary abutting Cheung Shun Street to promote permeability and reduce bulkiness.

**Attachments**

Plan 4	Site Plan of Proposed Amendment Item A
Plan 5	Aerial Photo of Proposed Amendment Item A
Plan 6	Site Photo of Proposed Amendment Item A
Plans 7 and 8	Photomontages for the Proposed Development at Site A
Plan 9	Site Plan of Proposed Amendment Item B
Plan 10	Aerial Photo of Proposed Amendment Item B
Plan 11	Site Photo of Proposed Amendment Item B
Plans 12 to 15	Photomontages for the Proposed Development at Site B

**PLANNING DEPARTMENT  
FEBRUARY 2016**

**Attachment VI**  
**of MPC Paper No. 2/16**

**Air Ventilation Assessments of Cheung Shun Street Site (Amendment Item B) of  
Cheung Sha Wan OZP – Major Findings**

**Background**

1. Air Ventilation Assessment Expert Evaluation (AVA EE) was undertaken to assess the proposed building height restrictions for the Cheung Sha Wan OZP Area in 2010. According to the AVA EE, the site at Cheung Shun Street near Lai Chi Kok Road (Site B) is located at the gateway for the south-westerly breeze in Cheung Sha Wan OZP Area, while adjacent road including Cheung Yee Street and Lai Chi Kok Road are identified as air paths. The AVA EE has recommended that the site should be maintained as "G/IC" use (as non-high-rise development) in order to provide better air ventilation.
2. It is anticipated that some adverse air ventilation impact might be induced to the surrounding wind environment with the proposed rezoning of the site from "G/IC" (with a building height restriction of 13 storeys) to "Commercial (6)" ("C(6)") (with a building height restriction of 120mPD). A quantitative AVA initial study by CFD should therefore be required in analyzing the potential air ventilation impacts and in proposing effective mitigation measures to support the rezoning proposal. The scenarios to be studied should include the baseline condition (i.e. OZP-compliance scenario at 13 storeys), a proposed development scheme at 120mPD with wind enhancement/mitigation features.

**AVA by CFD – Enhancement/Mitigation Measures**

3. The Planning Department (PD) commissioned a consultant to conduct a quantitative air ventilation assessment (AVA) by Computational Fluid Dynamics (CFD) for the Cheung Shun Street site, assessing the air ventilation performance of both developments under Baseline Scenario (i.e without rezoning, an OZP-compliance scenario) and the Proposed Development Scheme (i.e. with rezoning). To enhance air ventilation, a 15m-wide Non-Building Area (NBA) from the east periphery of the site and a 4m setback from the lot boundary abutting Cheung Shun Street are proposed under the Proposed Development Scheme.

Overall Ventilation Performance (Attachments VI(a) to (d))

4. In general, the overall ventilation performance is slightly better under Proposed Development Scheme compared with Baseline Scenario. The Proposed Development Scheme achieves the highest SVR and LVR among the studied scenarios.
5. Under annual wind condition, the site spatial average velocity ratio (SVR) is 0.10 and 0.17 for Baseline Scenario and Proposed Scheme respectively, while the local spatial average velocity ratio (LVR) is 0.18 and 0.20 for Baseline Scenario and the Proposed Development Scheme respectively.
6. Under summer wind condition, the site spatial average velocity ratio (SVR) is 0.15 and 0.21 for Baseline Scenario and the Proposed Development Scheme respectively, while the local spatial average velocity ratio (LVR) is 0.18 and 0.20 for Baseline Scenario and Proposed Development Scheme respectively.
7. The AVA findings indicate that an average VR of 0.22 and 0.21 would be resulted at Lai Chi Kok Road under both Proposed Development Scheme in annual and summer wind condition respectively, while a slightly lower VR of 0.21 and 0.20 in annual and summer wind condition is achieved under Baseline Scenario.

Planning Department

February 2016

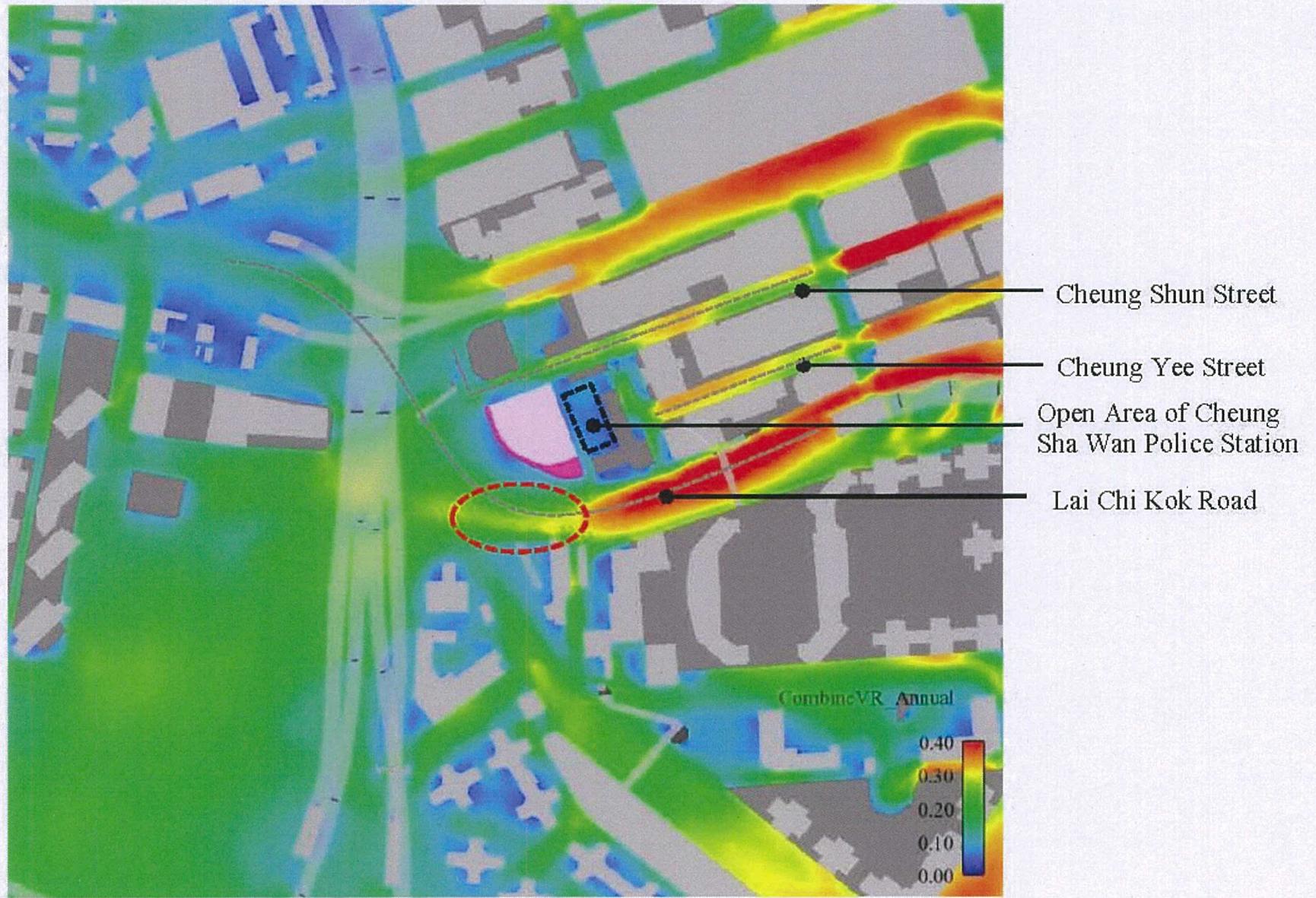


Figure 33 Contour plot of annual weighted VR of Baseline Scenario

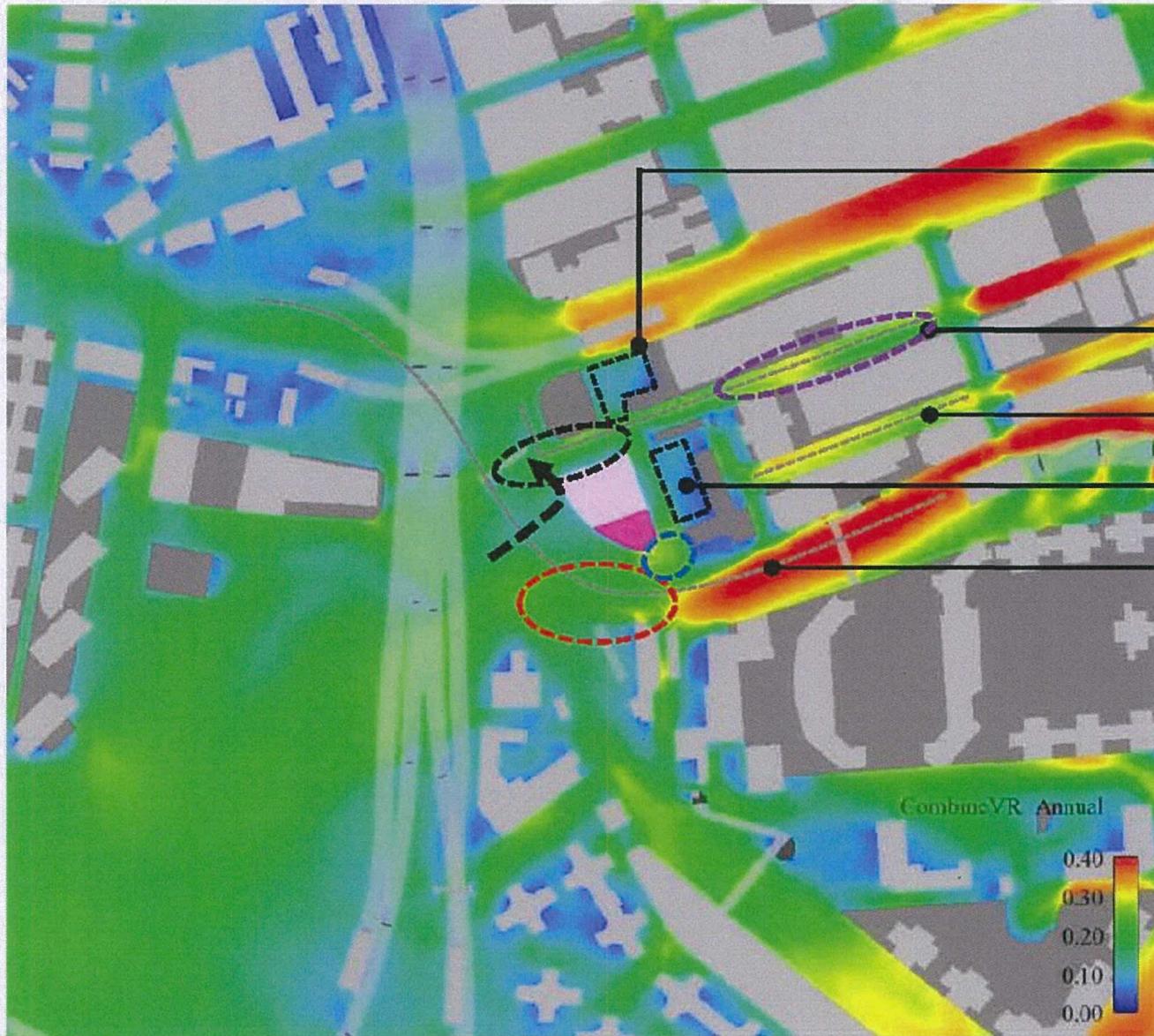


Figure 35 Contour plot of annual weighted VR of Scenario B

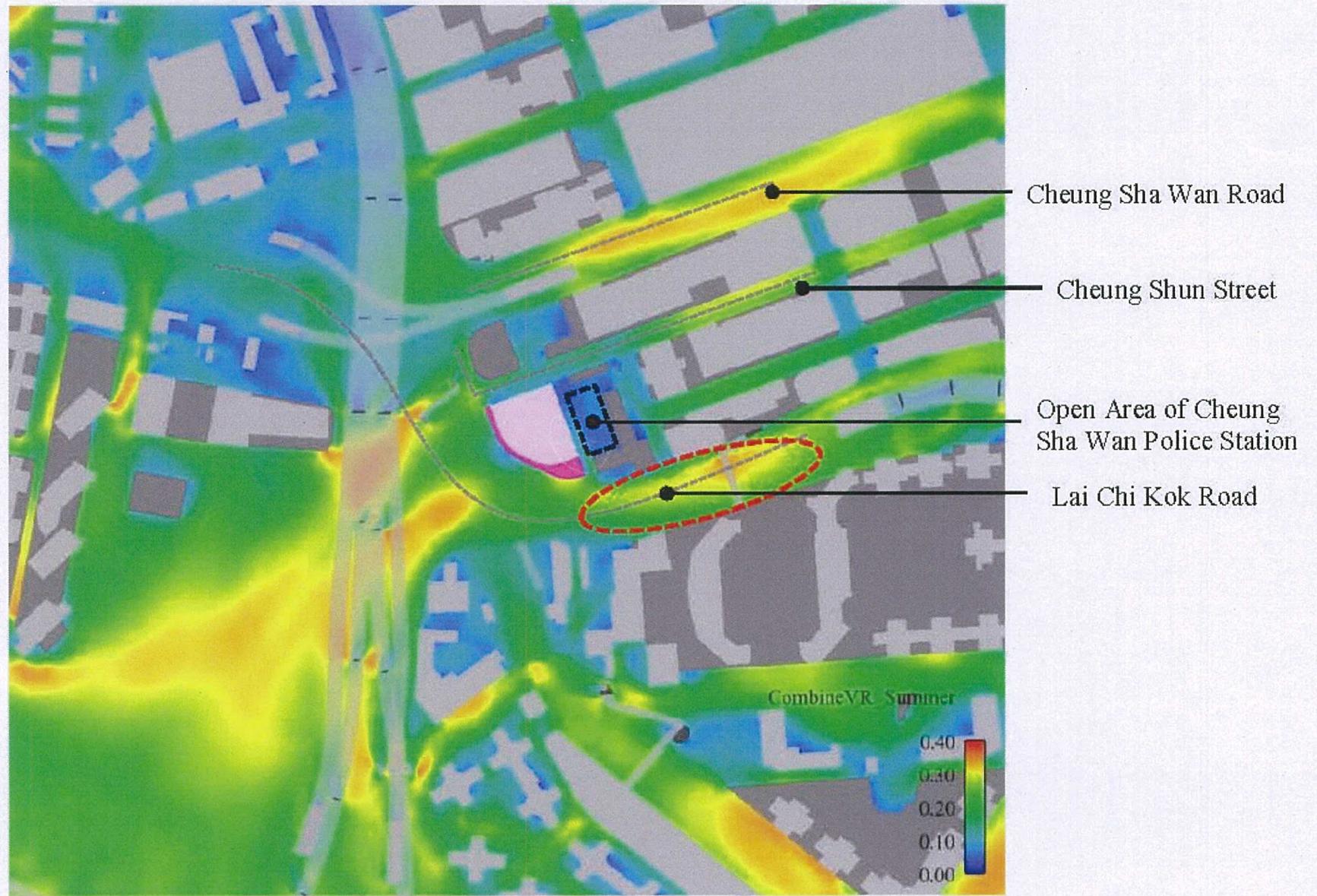


Figure 36 Contour plot of summer weighted VR of Baseline Scenario

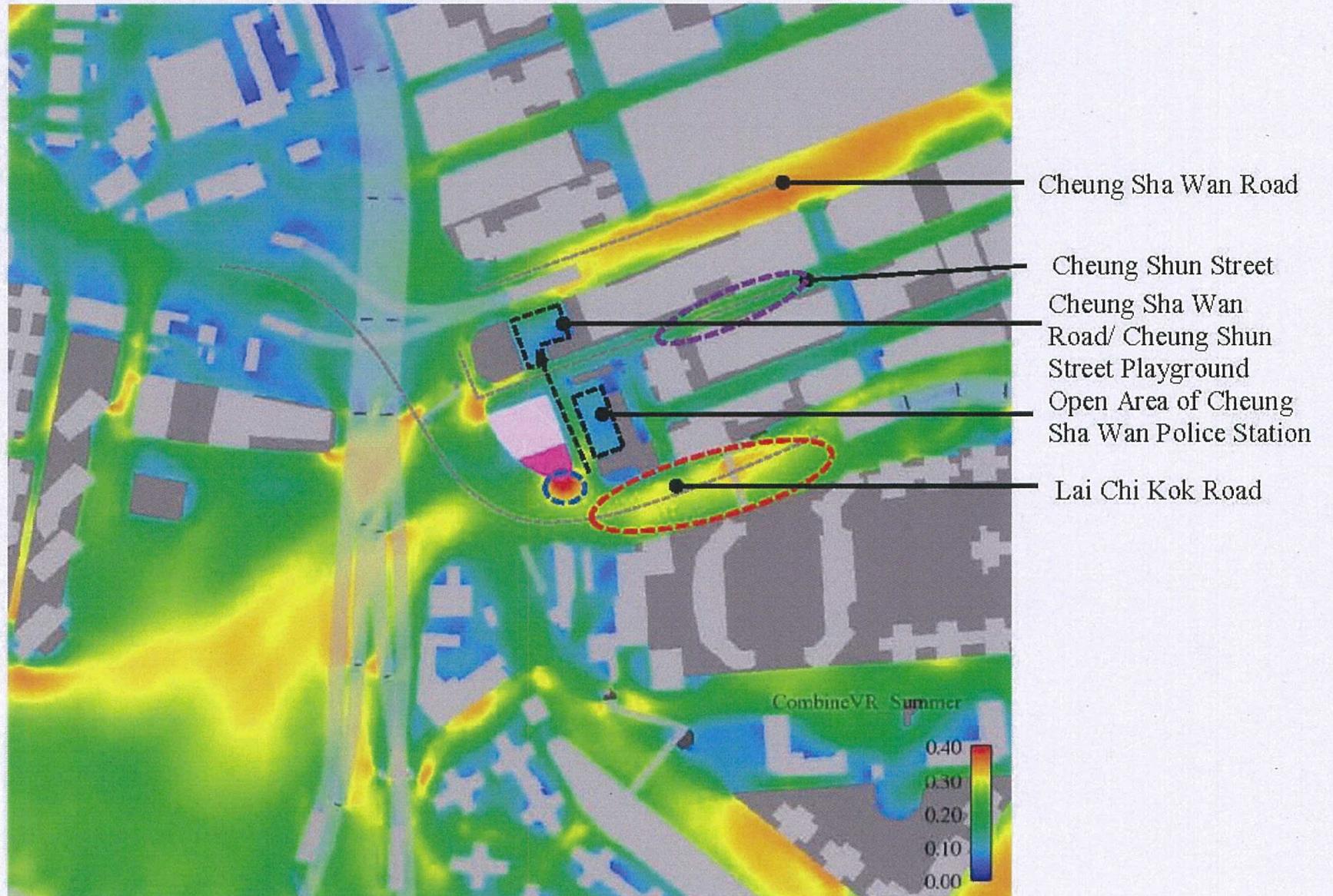


Figure 38 Contour plot of summer weighted VR of Scenario B

Appendix VII  
of MPC Paper No. 2/16

Extract of Minutes of Meeting of Sham Shui Po District Council held on 23.6.2015

(e) 《長沙灣分區計劃大綱核准圖編號 S/K5/35》的擬議修訂  
(深水埗區議會文件 98/15)

82. 主席歡迎規劃署及食環署的代表出席會議。
83. 周日昌先生及黃孝經先生以投影片輔助，介紹文件 98/15。
84. 覃德誠先生表示，昌華街垃圾收集站過去為附近居民帶來滋擾，所以曾建議重建及擴建永康街臨時垃圾收集站，取代昌華街垃圾收集站，並服務由青山道到興華街一帶的居民。規劃署現時的計劃只能維持目前的垃圾收集數量，未能回應居民的訴求。因此，他反對擬議改劃。
85. 沈少雄先生有以下查詢及意見：(i)當初把有關土地規劃

為「政府、機構或社區用途」時，是否有預定用途，而現時深水埗是否已不需要此類用地；(ii)現時汝州西街熟食小販市場(熟食市場)的經營者均較為年長，生財工具亦較陳舊，未必有能力到其他地方重新經營，署方應提供合理的補償金；(iii)熟食市場仍有一定數量的顧客，關閉熟食市場可能會影響在附近居住或工作的市民，署方能否就「鄰近長沙灣工業／商貿區內已有食肆滿足區內工作人口的膳食需要」的說法提供數據支持；(iv)長沙灣熟食市場在規劃上是否有類似改動。

[會後食環署補充資料：在汝州西街熟食小販市場附近 500 米範圍內，約有 150 多間持牌食物業處所。]

86. 盧永文先生有以下意見：(i)支持擬議修訂，因為此計劃能配合長沙灣的整體商貿發展；(ii)永康街及汝州西街於繁忙時間熙來攘往，新建的商業大廈可能對附近的交通造成壓力，署方應重新審視有關發展對區內交通的影響。

87. 陳偉明先生有以下意見及查詢：(i)應藉此契機擴大永康街臨時垃圾收集站的服務範圍，以減少附近其他垃圾收集站對居民的滋擾；(ii)是否需要在有關地點附近物色其他土地用作「政府、機構或社區用途」。

88. 衛煥南先生有以下查詢及意見：(i)有關改變土地用途的議題一向於地區設施委員會討論，為何今次於區議會大會上討論；(ii)議會一向反對於大廈內設置垃圾收集站，而是次改劃建議，亦包括把永康街臨時垃圾收集站重置於日後的物業發展之內，成為一個永久的垃圾收集站，他質疑把垃圾收集站設置於大廈內的做法，是否已成為當局的既定政策，果真如此，他會堅決反對；(iii)議會一直建議當局擴大永康街臨時垃圾收集站以取代昌華街垃圾收集站。然而，當局卻未有接受，而且是次改劃建議，亦未交代日後的永久垃圾收集站，會否覆蓋昌華街垃圾收集站的服務範圍。事實上，永康街臨時垃圾收集站與昌華街垃圾收集站的服務範圍靠近，當局理應考慮擴大前者的服務以取代後者。請規劃署代表向署長反映議員對有關規劃建議的反對意見。

89. 李祺逢先生有以下查詢及意見：(i)二零一三年曾提交文件建議將熟食市場改為住宅用途，當時受署方反對。近日審計署報告出版後，為何署方卻立即跟進；(ii)有關土地附近已有不少商貿大廈，反而缺少住宅用地，所以署方應在該地興建居屋；(iii)對擬議修訂有所保留。

90. 李詠民先生表示，關閉熟食市場可能會影響於附近工作的市民，署方與土地發展商簽訂合約時，應訂明須於發展物業內提供一定數量的食肆。

91. 梁有方先生有以下意見：(i)以往亦有公共設施建於其他土地用途內，維修費用對業主造成負擔，而公共設施(包括垃圾收集站)亦會對住戶造成滋擾。因此，他質疑在有關地點設置永久垃圾收集站是否合適；(ii)署方應考慮該垃圾收集站的容量能否滿足區內需要，從而改善位於附近的其他垃圾收集站；(iii)署方應先了解熟食市場內的經營情況，並考慮如何幫助販商遷出；(iv)現時缺少住宅用地，有關土地用途應改為住宅用地，甚至用來興建居屋。

92. 吳貴雄先生申報利益，表示於有關土地附近擁有物業，並有以下意見：(i)他原則上支持將有關用地改劃作商貿用途，因為該址周邊多屬於工商業大廈，而且鄰近長沙灣天主教墳場，未必適合用作住宅用途；(ii)於屋苑內設置垃圾收集站很容易引起環境衛生及管理問題。他建議署方把物業發展與垃圾收集站分開，例如考慮於該用地旁設置垃圾收集站，這樣既可擴大物業的地積比率，地盡其用，亦可避免日後兩者在管理上出現爭拗。

93. 黃頌良博士有以下意見：(i)有關土地位於工業區內，較適合改為商貿用地；(ii)區內的垃圾數量日增，應藉此契機增加擬建垃圾收集站的容量；(iii)擬議計劃是把有關土地改成在商貿大廈中設置垃圾收集站，會比在住宅大廈設置垃圾收集站造成較少影響和問題，故此他認為擬建計劃較為合適，並希望能藉有關設施處理長沙灣區垃圾量日增的問題。

94. 黃達東先生表示，熟食市場使用率偏低，未能盡用此地，有關建議能活化長沙灣及打造新商業圈，因此同意有關建議。

95. 周日昌先生綜合回應如下：

- (i) 署方會繼續研究議員提出的意見。
- (ii) 有關土地附近多為工業或商業大廈，環境及交通均適合用作商貿用途。
- (iii) 根據運輸署估算，日後該處於早上繁忙時間每小時行車量最多比以往多八十架次，而現時的道路容量最少可達每小時數百架次，因此應足夠應付有關發展所產生的交通流量。

96. 黎家傑先生綜合回應如下：

- (i) 食環署會與受影響的小販商討有關遷置的安排，並充分考慮他們的意見。
- (ii) 現時熟食市場只有四名經營者，附近亦有不少食肆，因此有關建議對區內膳食服務的影響有限。
- (iii) 根據現有標準，每五百米範圍內應設置一個垃圾收集站。區內不少大廈均沒有中央處理垃圾的設施，並須由私人垃圾收集商或住戶以人手搬運垃圾至就近的垃圾收集站。如果擴建永康街垃圾收集站以取代昌華街垃圾收集站，由於搬運垃圾所需時間將會加長，不但會對私人垃圾收集商及住戶做成不便，亦會令垃圾在街上停留的時間延長，對環境衛生構成很大的影響。
- (iv) 擬建的永康街永久垃圾收集站的設施及通道將與相鄰的商貿大廈完全分隔，站內亦會設有空氣洗滌系統及獨立污水系統。

97. 陳鏡秋先生有以下意見：(i)該熟食市場使用率不高，改劃建議可地盡其用，故他予以支持；(ii)應藉此機會盡量擴大永康街垃圾收集站的容量，以照顧周邊地區的需要。

98. 李詠民先生有以下意見：(i)昌華街垃圾收集站多年來一直對麗寶花園居民造成困擾，希望署方能擴大日後的永康街永久垃圾收集站的容量及服務範圍，以減輕昌華街垃圾收集站的負荷；(ii)支持改劃建議，因為在商業區建商貿大廈較住宅合適。

99. 衛煥南先生有以下查詢及意見：(i)署方將如何安置熟食市場的販商及有何賠償計劃；(ii)署方若把圖則上以藍色顯示的擬建永康街永久垃圾收集站位置東移至朝向昌華街方向，理應可以覆蓋麗寶花園一帶的服務範圍，從而解決昌華街垃圾收集站多年來對麗寶花園居民造成的困擾。否則，他會反對是次的改劃建議。

100. 梁有方先生有以下意見：(i)署方須為熟食市場的小販提供合理的賠償及安置；(ii)雖然有關土地附近屬於商業區，改為商貿大廈屬合理，但現時住屋緊張，應優先把土地改劃為住宅用地；(iii)不會就有關建議提出強烈反對。

101. 周日昌先生回應表示，現時缺乏商貿用地，把有關土地改為商貿用地較符合規劃要求。此計劃亦能為深水埗區提供更多工作機會。

102. 黎家傑先生綜合回應如下：

- (i) 昌華街垃圾收集站每日收集約二十一噸垃圾，而永康街垃圾收集站的處理能力已達飽和，所以不能同時處理昌華街垃圾收集站的垃圾。
- (ii) 由於昌華街垃圾收集站的服務範圍內有不少住宅大廈並無處理垃圾的設施，須由住戶或私人垃圾收集商收集垃圾，如果垃圾收集站距離服務範圍太遠，住戶

及私人垃圾收集商須步行較遠路程才可到達垃圾站，對他們來說固然不便，而且亦會對行人及交通造成危險和影響區內環境衛生。

(iii) 署方會積極與受影響的小販商討有關遷置的安排。

103. 主席有以下意見：(i)區議會已討論昌華街垃圾收集站問題多年，該垃圾收集站現時每日處理的垃圾數量可能已超過原本的設計，而且處理垃圾時產生的污水及氣味影響附近居民；(ii)附近確實有較多私人垃圾收集商，但並非全部依靠人力運送垃圾，署方應考慮藉此契機改由永康街垃圾收集站一併處理現時昌華街垃圾收集站的問題；(iii)現時表示支持改劃建議的議員多於反對者，而反對意見主要針對垃圾收集站的問題。希望署方闡釋隨著該址一帶未來的商貿大廈重建與發展，署方對垃圾收集站設施與服務方面有何具體規劃，從而解決麗寶花園居民多年來所受困擾。

104. 黎家傑先生綜合回應如下：

- (i) 關閉昌華街垃圾收集站的可行性，取決於步行距離是否在可接受的範圍內、垃圾量會否因垃圾徵費而減少及永康街垃圾收集站附近交通流量等。
- (ii) 署方有責任確保垃圾收集站不會對附近居民造成重大影響，為改善空氣質素，本署已把更換昌華街垃圾收集站的活性碳過濾內芯的頻次加密，並將於今年年底增添空氣洗滌系統。

105. 梁有方先生表示，署方應在建造垃圾收集站前，先做好環境保護系統的設計。

106. 陳鏡秋先生表示，永康街垃圾收集站與昌華街垃圾收集站的距離約為五百五十米，與署方的標準相若，所以希望署方考慮關閉昌華街垃圾收集站的可行性。

107. 衛煥南先生質疑規劃署指有關改劃建議不會影響附近

交通及環境，並且不滿規劃署未有交代該址日後的具體發展，例如是由政府或私人發展商發展，以及大廈的設計等。基於資料不足，現時難以作出支持的決定。

108. 梁有方先生表示，無論該址日後是作商貿發展抑或住宅發展，最重要是有關土地的公契能確保公平，平衡公眾設施的佔地比例及合理地攤分管理費。

109. 覃德誠先生質疑規劃署就改劃建議諮詢區議會的誠意，認為不論議會贊同與否，規劃署仍會一意孤行。他詢問署方何時會把建議提交城市規劃委員會(城規會)審議。

110. 周日昌先生綜合回應如下：

- (i) 按照現行規劃制度，香港受《城市規劃條例》保障，並有完備的城市規劃系統。
- (ii) 城市規劃須考慮經濟、土地用途、城市設計、交通、環境及政府設施等綜合因素，有關建議指定於該土地內設置垃圾收集站。將來永康街垃圾收集站的設計對整項建議來說十分重要，而垃圾收集站的具體設計則依據食環署的要求而設定。
- (iii) 署方預計於本年內把擬議計劃提交城規會審議。

111. 黎家傑先生回應如下：

- (i) 永康街垃圾收集站將會採用最新式的設計，把對附近環境造成的滋擾減至最低。
- (ii) 昌華街垃圾收集站的空氣洗滌系統將於短期內安裝，如有任何措施可改善相關的垃圾收集站，署方會積極考慮。

112. 主席總結表示：(i)區議會對改劃建議中的垃圾收集站持不同意見，但均希望規劃署及食環署能注意垃圾收集站的設

計和容量，並在制訂地契時顧及管理費分攤問題；(ii)區議會同意署方應安排受影響的販商遷出，並確保附近有價格相宜的食肆；(iii)由於未來實施垃圾徵費後需要較多空間進行垃圾分類，食環署在設計有關垃圾收集站時應顧及此因素；(iv)區議會備悉長沙灣分區計劃大綱核准圖的擬議修訂，希望各部門聽取議員的意見。公眾可於諮詢期內向城規會表達意見。

113. 梁有方先生補充表示，署方在制訂地契時，除了留意管理費的攤分之外，亦須留意維修費的攤分比例，以確保公平。

Extract of Minutes of Meeting of Sham Shui Po District Council held on 25.8.2015

(With Translation of Motion Passed)

**臨時動議**

支持由「政府、機構或社區」用地改劃為「其他指定用途」  
(商貿 5)地帶。

要求配合社區需要：

利用永康街臨時垃圾站及相連的空置土地，興建新式現代化的垃圾收集站，能取代昌華街垃圾站。

動議人：陳鏡秋

和議人：陳偉明

**投票結果：**

贊成：陳鏡秋、陳偉明、鄭泳舜、張永森、郭振華、劉佩玉、  
李禊達、盧永文、吳貴雄、沈少雄、韋海英、黃頌良、  
黃達東(13)

反對：覃德誠、馮檢基、梁有方、衛煥南(4)

棄權：(0)

二零一五年八月二十五日

深水埗區議會文件 160/15



# 香港民主民生協進會

## 強烈要求保留汝州西街/永康街政府土地為「政府、機構或社區」 擴建永康街垃圾站 扶助熟食市場經營 發展環保回收園

### 背景：

政府早前擬將汝州西街及永康街交界(面積約 0.29 公頃)的一幅用地由「政府、機構或社區」改劃為「其他指定用途」註明「商貿(5)」地帶，呈交深水埗區議會討論，民協區議員表示強烈的不滿和反對，並指出區內土地的運用需要配合社區的需要及發展，而區內有不少的工廈可改建為商廈，亦相繼有新商廈落成，不見得有急切需要增加商業大廈；相反若將這幅土地融合社區的需要來發展及增加其配套，便可一舉數得。

1. 要求政府利用永康街臨時垃圾站相連的空置土地，一起興建一個新式現代化的垃圾收集設施大樓，有助大幅增加垃圾的收集量，而且亦大大改善了現時收集垃圾時不衛生的情況。同時要求食環署將翻新後永康街垃圾設施大樓吸納現時昌華街垃圾站(麗寶花園下)每日收集 21 噸的垃圾，這樣不但改善了目前永康街臨時垃圾站的設施及運作，更大大減低昌華街垃圾站運作時對鄰近大廈及居民的滋擾和影響。
2. 汝州街熟食小販市場的空置率無可否認是嚴重，但大多是因經營不善而結業，而事實上熟食市場的競爭能力亦遠遜於其他工廠食肆，特別是連冷氣設備都欠奉，食環署一直不願意投放資源改善，始有今天局面，唯目前仍留下作業的食肆，卻是生意奇佳，實不應取締而令其倒閉，相反政府可與店戶商討，考慮日後將餘下食肆搬遷到設施大樓內繼續經營。
3. 本港回收內造行業經營困難，土地貴，租金貴，成本高，平價出口，毛利下降，而且在住宅樓宇群之中經營回收行業，制肘處處，投訴處處，污染處處，故如有獨立而較空曠的地方經營，實無論對經營者或區內受著回收行業影響的居民都有莫大的幫助；深水埗及長沙灣區合共有近二十間回收廢紙廢料等店鋪或工場，租金由數千到數萬不等，政府一直提倡扶助環保工業，正好協助這些回收事業進入一個由政府提供的合適場地而且低成本的持續經營。

希望以上的建議能獲深水埗區議會支持，並要求與上述文件相關的政府決策部門及官員親臨回應文件。

文件提交 2015 年 8 月 25 日深水埗區議會大會討論

提交文件：原德誠 梁有方馮檢基 黃志勇 衛煥南 吳美 泰寶山

2015 年 8 月 10 日

初稿(節錄)

(h) 強烈要求保留汝州西街/永康街政府土地為「政府、機構或社區」擴建永康街垃圾站 扶助熟食市場經營 發展環保回收園(深水埗區議會文件 160/15)

2. 覃德誠先生介紹文件 160/15。

3. 主席歡迎規劃署及食物環境衛生署(食環署)的代表出席會議，並請議員參閱規劃署提交的書面回應(文件 179/15)。主席表示，秘書處在會前曾邀請環境保護署(環保署)派員出席會議，但署方表示未能派員出席，請議員參閱環保署的書面回應(文件 181/15)。

4. 洪鳳玲女士回應如下：

- (i) 現時擬議改劃的汝州西街/永康街政府土地有一臨時垃圾收集站，政府會計劃重置在日後的發展內，至於日後該垃圾收集站的垃圾容量能否加大到可以一併處理昌華街垃圾收集站的垃圾，則涉及技術性問題。
- (ii) 食環署在上次的區議會會議上提及根據現有標準，每五百米範圍內應設置一個垃圾收集站。若擴建永康街垃圾收集站以取代昌華街垃圾收集站，將會為昌華街五百米範圍內的居民及用戶帶來不便，亦會令垃圾在街上停留的時間延長，構成較大的環境衛生問題。
- (iii) 根據分區計劃大綱圖，該幅土地改劃為「商貿(5)」地帶後，食肆屬經常准許的用途，無須向城市規劃委員會(城規會)提出規劃申請。若該幅土地用作興建商貿大廈，發展商日後可按市場機制，將商貿大廈的地鋪或地下的層數用作食肆用途。
- (iv) 可循環再造物料回收中心在商貿用地中屬經常准許用途，回收業界可考慮日後在該地點開設店鋪。由於發展回收園所需的用地面積較大，因此環保署積極透過規劃署尋覓土地，期望為回收業界提供合適土地作回

- 2 -

負責人/部門

收發展之用。

- (v) 由於汝州西街及永康街交界的用地面積只有約 0.29 公頃，而且鄰近工業大廈及商業地帶，因此建議將該幅土地改劃為商貿地帶，以產生協同效應，較發展回收園更為適合。

5. 黎家傑先生回應表示，若擴建永康街垃圾收集站以取代昌華街垃圾收集站，屆時昌華街垃圾收集站服務範圍內的私人垃圾收集商及住戶將要前往較遠的永康街垃圾收集站棄置垃圾，除對他們帶來不便外，亦會引致臭味及污水等環境衛生問題。此外，額外的垃圾收集量亦會對永康街垃圾收集站附近的交通構成相當壓力。

6. 陳偉明先生有以下意見及建議：(i)繼上次區議會會議的討論後，他支持政府藉是次機遇擴建永康街垃圾收集站，以紓緩昌華街垃圾收集站的收集量甚至取而代之；(ii)議會早在八年前已開始討論昌華街垃圾收集站對附近居民帶來的滋擾。昌華街垃圾收集站的環境衛生改善措施成效不彰，進度緩慢，安裝水簾及活性碳過濾系統等工程未見進展。因此，政府應從居民的角度作出規劃，好好把握是次機會，以期長遠解決昌華街垃圾收集站為居民帶來的滋擾；(iii)認為麗寶花園公契中有關昌華街垃圾站維修保養費用的攤分比例對小業主並不公平；(v)他支持擴建永康街永久垃圾收集站以取代昌華街垃圾收集站，藉此長遠解決後者為附近居民帶來的問題。

7. 林家輝先生有以下意見及建議：(i)他贊成討論文件提出的觀點，但認為該幅擬議發展土地的規模不足以落實文件內的三項建議；(ii)網上地圖顯示該幅土地的右面有一幅斜坡，規劃署只需進行斜坡平整工程便可擴大發展面積。此外，根據他的觀察，毗鄰的永康街休憩公園的使用率不高，因此他建議規劃署考慮將公園的面積縮減一半及進行活化工程，以騰出更多空間供發展之用；(iii)部分回收商在發展地盤後方的工業大廈經營回收場，其中一間為廢鐵回收場，環境衛生情

況理想，管理亦妥善；(iv)期望政府切實研究擴大地盤發展範圍的建議，以配合文件中提出的三項發展建議。日後大廈的較低樓層可採用高樓底設計作食肆用途，而較高樓層則可作其他發展用途，並擴建永康街永久垃圾收集站，以減輕昌華街垃圾收集站的收集量甚至取而代之，至於回收場則可在地盤後方繼續經營，不會阻礙交通，從而締造「四贏」局面。

8. 馮檢基議員有以下意見及建議：(i)規劃政策應以人為本，並按社會的實際情況作出調整。昌華街垃圾收集站的問題多年來令麗寶花園居民受盡困擾，不過今天他們仍然以理性的態度在區議會會議上表達其訴求；(ii)區議會作為地區層面的諮詢架構，曾多次要求政府搬遷昌華街垃圾站，立法會議員亦曾到現場視察，並一致要求將昌華街垃圾收集站遷離麗寶花園，但政府卻以每五百米範圍內應設置一個垃圾收集站的規劃標準為由，拒絕將之遷離麗寶花園；(iii)期望政府能顧及昌華街垃圾收集站對附近居民的健康及居住環境造成的影響，藉是次機會特事特辦，擴大永康街永久垃圾收集站的服務範圍，並將昌華街垃圾收集站搬離麗寶花園。

9. 吳貴雄先生有以下意見及建議：(i)他支持擬議發展土地的改劃建議，並建議保留毗鄰的永康街休憩公園，以及在公園地底興建環保回收場或熟食市場等地下設施；(ii)現時香港土地資源珍貴，市區缺乏合適土地興建商業大廈，導致商業單位的租金有上升壓力，因此他認為有關改劃建議能配合香港的整體商業發展；(iii)政府可在地底或附近地方擴建永康街永久垃圾收集站及提供地方予食肆經營以作補償，有關建議技術上應比較可行；(iv)由於環保回收場所需的面積較大，他對此不予置評。

10. 覃德誠先生有以下意見及建議：(i)過去數年議會一直盡力協助改善昌華街垃圾收集站的環境衛生情況，亦曾向當局申訴及反映有關情況；(ii)儘管居民盡力配合食環署的環境衛生改善措施，但昌華街垃圾收集站的根本性環境衛生問題，

例如憂慮垃圾站內的濕度會影響大廈的建築結構壽命；(iii)議會過往一直盡力尋覓遷移昌華街垃圾站的合適地方，從昌華街搬運垃圾至永康街臨時垃圾收集站約需七分鐘，雖然會為私人垃圾收集商帶來影響，但卻可解決昌華街垃圾收集站對附近居民造成的影响；(iv)隨着居民棄置的垃圾量不斷增加及鄰近的住宅樓宇陸續入伙，他預見昌華街垃圾收集站的垃圾收集量及構成的環境衛生問題將不斷增加，為麗寶花園的居民及社區帶來更多的負面影響；(v)因應商業土地不足，區議會早前曾支持政府將長沙灣郵局的土地改劃為商業用地。區內居民期望政府在擬議改劃用途的汝州西街/永康街政府土地重置永康街垃圾收集站，從而取代昌華街垃圾收集站及發展回收中心，減低相關設施對社區帶來的影響，但政府卻未有聽取居民的意見，因此他反對規劃署的改劃建議。

11. 李祺達先生有以下意見及建議：(i)他在數年前曾提交文件討論汝州街及祥順街熟食市場的問題，當時政府未有跟進，直至近日審計署報告出版後，署方才予以跟進；(ii)永康街休憩公園的景觀為天主教墳場，認為可改劃該公園的用途或以換地的方式取代，以擴大地盤的發展面積；(iii)地盤對面的永康工業大廈已被市區重建局收購，正進行重建工程，而鄰近的熟食市場亦應進行重建規劃以作配合；(iv)建議在興建大廈時預留部分樓層作現代化食肆用途；(v)政府在今屆區議會任期臨近完結前才開始處理荒廢土地的問題，令問題遲遲未能解決。

12. 衛煥南先生有以下查詢及意見：(i)荔枝角一帶的工業區因時代轉變改劃為商貿區，假設若干年後政府將商貿區的重心遷移至九龍灣啟德區，政府將如何處理荔枝角商貿區可能出現的空置情況；(ii)地圖顯示永康街垃圾收集站與昌華街垃圾收集站的距離最短，若食環署垃圾收集站的服務範圍只限於方圓五百米，署方可將永康街垃圾收集站的服務範圍擴大，以覆蓋昌華街一帶的居民及用戶；(iii)政府可考慮利用昌華街西面的垃圾收集站或考慮現時區內其他空置土地興建垃

圾收集站，以收集昌華街一帶的垃圾；(iv)蘇屋邨依山而建，土地空間較充裕，建議署方與房屋署研究騰出土地以興建垃圾收集站的可行性；(v)擬議改劃的土地除了興建商貿中心外，重置的永康街垃圾收集站亦可收集鄰近工業區及商貿區的垃圾，以及昌華街一帶的家居垃圾，讓順寧道、昌華街及麗寶花園一帶居民免受昌華街垃圾收集站的滋擾；(vi)昌華街垃圾收集站環境潮濕，或會影響大廈的建築結構壽命，而不少立法會議員、區議員及地區人士亦曾進行視察；(vii)食環署的去味除臭改善措施成效不大，期望政府能藉是次機會，擴大永康街垃圾收集站的服務範圍以取代昌華街垃圾收集站，讓麗寶花園及附近一帶的居民免受昌華街垃圾收集站帶來的滋擾；(viii)規劃署的回應文件指出汝州西街熟食小販市場的使用率偏低，他質疑是否應指有關小販市場的出租率偏低。

13. 梁有方先生有以下意見及建議：(i)昌華街垃圾收集站過往的環境衛生情況比現在更惡劣，其後透過各方的努力才獲改善，但垃圾收集站的根本問題仍未能解決，例如政府在大廈公契中規定須設置垃圾收集站的條款、垃圾收集站的運作模式及有關的維修管理費用的攤分比例不能改變等問題；(ii)議員一直在區內尋覓遷移昌華街垃圾收集站的合適土地，因此他期望政府藉是次改劃機會，擴建永康街臨時垃圾收集站，讓其有更大空間取代昌華街垃圾收集站的垃圾收集量，以免昌華街垃圾收集站的環境衛生情況進一步惡化；(iii)若政府將土地改劃為多用途發展，附近的回收店舖亦會對居民造成滋擾，例如順寧道一帶(永寧大廈附近)的回收業亦對附近居民造成滋擾；(iv)若大廈的石屎結構長期被污水浸蝕，必定會影響大廈建築結構的壽命，即使政府部門願意承擔昌華街垃圾收集站的維修管理費用，亦無法改變垃圾收集站須經常清洗而導致大廈長期處於潮濕狀態的事實。如議員曾到麗寶花園視察，亦會明白食環署的環境衛生改善措施成效不大，而討論文件為上述問題提供適切的解決方法，期望部門能從善如流，考慮有關建議；(v)昌華街垃圾收集站內的垃圾桶並非長期蓋上，造成垃圾臭味及蟲鼠滋生等問題，他期望規劃署

和食環署能聽取議員的意見，藉是次改劃機會，擴大永康街垃圾站的服務範圍，並在擬議改劃的土地上發展回收行業及重置熟食市場內的食肆。

14. 陳鏡秋先生有以下意見及建議：(i)昌華街垃圾收集站帶來的環境衛生問題困擾麗寶花園的居民數十年，區議會、環境及衛生委員會及工作小組亦未能成功協助解決有關問題。政府過往一直表示未有合適的地方遷置昌華街垃圾收集站，而是次改劃正好為解決此困局提供一個機會；(ii)食環署採取的通風、水簾及除臭措施仍未有效解決昌華街垃圾收集站的根本性環境衛生問題；(iii)他身為環境及衛生委員會的主席，期望政府能切身處地考慮居民的處境，麗寶花園的業主立案法團主席以及環境及衛生委員會將樂意與規劃署以及食環署代表到昌華街垃圾收集站實地視察；(iv)期望政府藉是次改劃，將永康街垃圾站的建築設計及垃圾收集容量提升，並從緩減昌華街垃圾站的收集量甚至取而代之的角度考慮永康街垃圾收集站的規劃。

15. 洪鳳玲女士綜合回應如下：

- (i) 署方仍未就上述改劃土地用途建議提交城規會考慮。署方會詳細研究議員的意見，在徵詢相關部門的意見後向城規會提交改劃土地用途建議。
- (ii) 就擴大地盤的可行性，現時地盤範圍已貼近永康街休憩公園旁邊。有關在公園底層興建食肆的建議，由於現時公園的淨空高度不足以容納一層樓層，並且須顧及食肆的通風問題，故此技術上未必可行，但署方會深入研究議員提出的意見。
- (iii) 署方會與食環署考慮擴大永康街永久垃圾收集站服務範圍的可行性，以及與房屋署研究可否在蘇屋邨的重建用地增設垃圾收集站。

負責人/部門

16. 黎家傑先生回應表示，署方已備悉議員的意見。此外，署方會採取一切可行措施減低昌華街垃圾收集站對附近居民造成的滋擾，包括安裝水簾式氣味過濾系統，預計年底完成工程。

17. 馮檢基議員查詢，若規劃署同意擴建永康街永久垃圾收集站以取代昌華街垃圾收集站，食環署會否拒絕有關的改劃建議。

18. 洪鳳玲女士回應表示，是次改劃包括重置永康街臨時垃圾收集站，署方會與食環署研究擴建永康街永久垃圾收集站以取代昌華街垃圾收集站的可行性。

19. 黎家傑先生回應表示，署方已備悉議員的意見。

20. 馮檢基議員表示，食環署應該已知悉昌華街臨時垃圾收集站問題多年，希望署方認真處理。

21. 主席表示收到由覃德誠先生提出，並由梁有方先生和議的一項臨時動議(動議 1)。

22. 陳鏡秋先生建議休會片刻，讓議員商討有關動議。

23. 主席同意休會三分鐘，方便議員先細閱動議內容後再作表決。

[休會三分鐘]

24. 主席宣布復會，並表示收到由陳鏡秋先生提出，陳偉明先生和議的一項修訂動議(動議 2)。他請陳鏡秋先生介紹動議 2 內容。

25. 陳鏡秋先生介紹動議 2 內容如下：

「支持由「政府、機構或社區」用地改劃為「其他指定用途」」

(商貿 5)地帶。

要求配合社區需要：

利用永康街臨時垃圾及相連的空置土地，興建新式現代化的垃圾收集站，能取代、紓緩昌華街垃圾站的收集量。」

26. 陳鏡秋先生作出更正，動議 2 中「永康街臨時垃圾」應為「永康街臨時垃圾站」。

27. 主席請覃德誠先生介紹動議 1 內容。

28. 覃德誠先生介紹動議 1 內容如下：

「有鑑於發展汝州街/永康街政府土地能配合社區的需要，包括：

- 1) 利用永康街臨時垃圾站及相連的空置土地，一起興建一個新式現代化的垃圾收集站，有助大幅增加垃圾收集量，同時分擔昌華街垃圾站的收集量，回應區內居民長期不滿昌華街垃圾站運作的訴求，藉此關閉昌華街垃圾站。
- 2) 重建汝州街熟食小販市場，並改善現有營運環境，包括增加電力及安裝空調系統，為現存經營者增加競爭條件，持續經營。
- 3) 設置廢紙廢料環保回收中心，回應區內居民受回收業的污染和滋擾的不滿及抗拒，亦令回收行業經營者能在一個廉租而合適的環境下可持續發展和經營。

故本會強烈要求保留該土地為「政府、機構或社區」用途，並加以規劃及盡快完善上述設施。」

29. 覃德誠先生作出更正，動議 1 中「有鑑於發展汝州街」及「重建汝州街熟食小販市場」的「汝州街」應為「汝州西街」。

30. 主席表示，兩項動議有明顯不同的地方，並裁定動議 2 為動議 1 的修訂動議。

31. 梁有光先生有以下查詢及意見：(i)汝州西街、永康街政府土地屬「政府、機構或社區」用途，查詢此土地用途是否服務大眾，例如建造垃圾站、發展回收業或原址安置熟食市場的小販；(ii)若把該幅用地改劃為「商貿(5)」地帶，其用途規限是否容許發展回收業或設置熟食市場。如果不能，他不會支持修訂動議。他請規劃署及食環署就此作出澄清；(iii)雖然動議 2 內容表面上能夠回應麗寶花園居民的訴求，但似乎不足以說服規劃署支持關閉昌華街垃圾收集站。

32. 黃頤良先生有以下意見：(i)規劃署已經回應文件中的三個建議；(ii)商貿發展與熟食市場的經營並沒有矛盾，可由市場自行決定；(iii)根據規劃署解釋，該幅土地面積較小，不適合發展回收業；(iv)認為商貿地帶比較符合工業大廈地區的發展，並希望透過土地改劃改善附近的垃圾收集站，尤其是昌華街臨時垃圾收集站。因此，他認同土地用途的改劃，並支持動議 2。

33. 張永森先生有以下意見：(i)要改變土地用途才能興建商貿大廈，而建造商貿大廈的先決條件已包括在有關地段開設食肆。規劃署認為有關的土地面積較小，不適合發展回收業。因此，相對來說，改劃土地用途以配合周邊發展的需要較為重要；(ii)動議 2 清楚指出，照顧地區需要是改劃土地用途的先決條件，因此，在改變土地用途的同時，政府必須處理昌華街垃圾收集站的問題；(iii)希望議員在表決前，清楚考慮動議 1 的第二及第三點是否重要及合適。

34. 覃德誠先生有以下意見：(i)動議 1 的重點是回應社區的需要，擴建永康街垃圾收集站以取締昌華街垃圾收集站雖然重要，但並非唯一要解決的社區問題。區內不少回收店舖影響附近居民的生活，過去四年有大量居民向他提出處理回收店舖問題的訴求；(ii)如果在處理汝州西街的土地用途時能一併處理昌華街垃圾收集站問題，不但能幫助社區，亦可增加食環署向

規劃署申請取得這塊土地的機會。他認為食環署在此事上的立場十分重要，希望該署積極考慮該幅土地的用途，最理想是能夠兼顧發展回收業、保留熟食市場及擴建永康街垃圾收集站。

35. 衛煥南先生有以下意見：(i)動議 1 因應街坊多年來的訴求，提出解決昌華街垃圾收集站問題、扶助熟食市場經營及發展回收業，而動議 2 却與署方的文件如出一轍，他恐怕動議 2 不足以令規劃署或食環署改變主意及回應市民的訴求；(ii)希望提出動議 2 的議員能夠體恤居民，因應他們的訴求適當修改動議 2。

36. 馮檢基議員有以下意見：(i)動議 1 與動議 2 最大的分別是後者沒有包含有關發展回收業的要求。此外，有議員認為在原本的土地改劃建議中，食肆應已包括在商貿用地內，所以原計劃已經回應有關熟食市場經營的要求。至於擴建永康街垃圾收集站則是兩個動議的共通訴求；(ii)區內已有不少回收店舖，因此動議 1 要求發展回收業。如果不提供土地讓回收業發展，市民會繼續受區內的回收活動滋擾；(iii)擔心食環署在此議題上立場仍然不清晰。

37. 黃達東先生有以下意見：(i)動議 1 與動議 2 的共通點是為居民解決昌華街垃圾收集站的問題；(ii)兩項動議的分別在於動議 1 要求把有關土地保留作「政府、機構或社區」用途，而動議 2 則支持把土地改劃為商貿用地，讓商界更有效地運用有關土地；(iii)動議 2 具有兼容性，既可解決居民遇到的問題，又可以善用土地資源，所以他支持動議 2。

38. 陳偉明先生表示，提出動議 2 完全是從居民的角度出發，向政府爭取以永康街垃圾收集站取代昌華街垃圾收集站。因此，動議 2 已體恤居民的訴求。他不希望把改變土地用途與處理昌華街垃圾收集站的問題捆綁。他重申，動議 2 的重點只有一個，就是要求以永康街垃圾收集站取代昌華街垃圾收集站。

39. 陳鏡秋先生表示，動議 2 要求政府關閉昌華街垃圾收集站，內容與規劃署的決定不盡相同。

40. 梁有方先生有以下意見：(i)動議 1 明確要求關閉昌華街垃圾收集站，以回應居民的訴求。動議 2 則只提及取代、紓緩昌華街垃圾收集站的垃圾收集量。如果動議 2 不提及關閉昌華街垃圾收集站，則與動議 1 不一樣，所以他反對動議 2；(ii)無論土地用途為何，動議 2 並無提及如何扶助熟食市場的經營或發展環保回收業，而且對於如何處理昌華街垃圾收集站也不夠清楚；(iii)若以商業市場運作來決定熟食中心的經營，相信熟食中心會因無法承受高昂的租金而被淘汰；(iv)若有關的土地用途改為商貿用地，按照政府現時的政策，估計屆時垃圾收集站會以少量管理費佔據大量空間，就像麗寶大廈業主現時面對的問題一樣，對未來的業主不公平。

41. 盧永文先生有以下意見：(i)環保署在回應文件中已表示正委托顧問公司研究回收業界對土地的需求，並預計於來年提交報告。深水埗區一直關注回收業發展的問題，而文件中所述地點改變土地用途後不會固定讓某一行業在該處經營，所以動議 2 並未提及回收行業，而是讓市場決定土地的發展；(ii)在支持政府改變土地用途的同時，亦應顧及民生，不應規限一幅土地只可由某一行業使用；(iii)深水埗區議會曾建議把長沙灣區打造成工貿經濟發展區，改變土地的用途能夠產生協同效應，帶動及加速區內經濟發展。由於經濟及民生息息相關，希望在改善民生的同時，能為區內經濟帶來正面的作用。

42. 陳鏡秋先生有以下查詢及意見：(i)動議中 1 的「分擔」及「關閉」與動議 2 中的「紓緩」及「取代」在意思上沒有分別；(ii)動議 1 與動議 2 最大的分歧是後者支持把有關土地改劃為商貿用地，而兩項動議中有關昌華街垃圾收集站的要求是一致的。

43. 梁有方先生表示，動議 2 中的用字只表達出紓緩垃圾收集量，並沒有具體指出取代什麼地方的垃圾站。如果同意關閉昌華街垃圾收集站，便應該清楚寫明。

44. 馮檢基議員表示，雖然動議 1 中的「分擔」可以表示兩個垃圾站同時存在，但動議 1 有明確指出最終的目標是關閉昌

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負責人/部門

華街垃圾收集站，至於動議 2 則未有明確指出是否支持關閉昌華街垃圾收集站。

45. 覃德誠先生有以下意見：(i)作為當區議員，他注重居民及社區需要，最大的願望就是取締及關閉昌華街垃圾站；(ii)永寧大廈附近的環保回收行業令附近居民受到滋擾，處理回收業問題能回應社區的需要；(iii)若能在永寧大廈附近找到合適地點一併處理垃圾收集站及回收業問題，實在非常難得，而且可增加食環署向規劃署申請取得這塊土地的機會。

46. 陳偉明先生表示，提出動議 2 的其中一個目的是要求以永康街垃圾收集站取代昌華街垃圾收集站。他經動議人陳鏡秋先生同意下，建議修改動議 2，由「能取代、紓緩昌華街垃圾站的收集量」改為「能取代昌華街垃圾站」，並希望各位議員支持修訂動議。

47. 黃達東先生表示，由於支持取代昌華街垃圾收集站，所以支持陳偉明先生的修訂。不過，他強調動議 1 與動議 2 並不相同，因為動議 2 支持修改土地用途並釋出土地。

48. 黃頌良先生有以下意見：(i)討論土地的改劃時，應考慮全區市民的利益及整個社區的需要，大方向是增加永康街垃圾收集站的垃圾收集量。至於最終能否取代或關閉昌華街垃圾收集站，在方向上並無矛盾；(ii)土地的改劃並非為了解決一個垃圾收集站的問題，此項商貿改劃建議是為了增加當區的發展潛力，同時一併解決垃圾收集站問題，屬於較宏觀的考慮。

49. 主席表示，在表決動議前已充分考慮動議 1 及動議 2 的涵義，而動議 2 既包含原動議的內容，亦支持改變土地用途，讓政府更能善用土地資源，加速土地發展。議會在上次的討論文件中已表達希望在日後的發展包含熟食市場，署方在改劃土地時應加考慮。食環署及規劃署已知悉議員的意見，並承諾把文件呈交城規會審議前，會充分考慮議員的意見。

50. 主席表示先就陳鏡秋先生提出的動議 2 表決。覃德誠先

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生要求記名投票，議員並無異議。

51. 投票結果如下：

贊成：陳鏡秋、陳偉明、鄭泳舜、張永森、郭振華、  
劉佩玉、李祿逢、盧永文、吳貴雄、沈少雄、  
韋海英、黃頌良、黃達東(13)

反對：覃德誠、馮檢基、梁有方、衛煥南(4)

棄權：(0)

52. 秘書宣布投票結果，13 票贊成，4 票反對，0 票棄權。

主席宣布動議 2 獲得通過，因此無須就動議 1 表決。

Attachment VIII(a)

Motion Passed at the Meeting of Sham Shui Po District Council Held on 25.8.2015

	Motion 動議	Results 結果
(1)	<p>「支持由「政府、機構或社區」用地改劃為「其他指 用途」(商貿 5)地帶。</p> <p>要求配合社區需要：</p> <p>利用永康街臨時垃圾及相連的空置土地，興建新式現 代化的垃圾收集站，能取代、紓緩昌華街垃圾站的收 集量。」</p> <p>Support the rezoning of the “Government, Institution or Community” site to “Other Specified Uses” annotated “Business (5)” zone.</p> <p>Request to cope with the community needs:</p> <p>Make use of the Wing Hong Street Temporary Refuse Collection Point and the adjoining vacant site for the construction of a new modernized refuse collection point which can replace the Cheung Wah Street Refuse Collection Point.</p>	<p>13票支持、 4票反對 0票棄權。 <b>通過</b></p> <p>13 affirmative votes, 4 dissenting vote, 0 abstention vote, <b>Motion Passed</b></p>

**Attachment IX**  
**of MPC Paper No. 2/16**

**Motions Passed at the Meeting of Sham Shui Po District Council Held on 2.2.2016**

	<b>Motion 動議</b>	<b>Results 結果</b>
(1)	<p>有鑑於「長沙灣分區計劃大綱核准圖編號 S/K5/35」的修訂 A 項涉及永康街垃圾站的運作及發展，但過往議會亦相當關注昌華街垃圾站的搬遷問題，而永康街垃圾站的所在地是其中可行的接收地方，因此本會要求規劃署及食環署承諾及落實從速將昌華街垃圾站廢物先分流到永康街及其他垃圾站，而達致永久關閉昌華街垃圾站。</p> <p>Considering that the proposed Amendment Item A to the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/35 involves the operation and development of the Wing Hong Street Refuse Collection Point (RCP) and the Council has in the past much concerning about relocating the Cheung Wah Street RCP, and that the site where the Wing Hong Street RCP situates constitutes one of the potential refuse receiving sites, the Council requests the Planning Department and the Food and Environmental Hygiene Department to promise and undertake for early diversion of the wastes from the Cheung Wah Street RCP to the Wing Hong Street RCP or other RCPs, in order to achieve the permanent closure of the Cheung Wah Street RCP.</p>	<p>12票支持、      11票反對      0票棄權。  <b>通過</b></p> <p>12 affirmative votes,      11 dissenting vote,      0 abstention vote,  <b>Motion Passed</b></p>
(2)	<p>就《長沙灣分區計劃大綱核准圖編號 S/K5/35》的擬議訂建議項目 B，本會關注有關修訂對社區附近居民及份者的影響，包括空氣流通、泊車位、光污染、交通社區及公共設施等。因此，本會要求先撤回有關擬議訂，並須向社區各持份者開展全面諮詢。</p> <p>Regarding the proposed Amendment Item B to the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/35, the Council is concerned about the possible impacts on air ventilation, parking space provision, light pollution, traffic, as well as community and public facilities brought by the proposed amendment to the nearby residents and the stakeholders. The Council therefore requests the Government to withdraw the proposed amendment and to conduct a comprehensive consultation exercise with the stakeholders in the local community.</p>	<p>12票支持、      9票反對      2票棄權。  <b>通過</b></p> <p>12 affirmative votes,      9 dissenting vote,      2 abstention vote,  <b>Motion Passed</b></p>

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長沙灣分區計劃大綱核准圖擬議修訂建議意見書  
03/02/2016 09:49

ramonyuen@dphk.org to: pylchum@pland.gov.hk,  
lycchau@pland.gov.hk

From: "Yuen, Ramon" <ramonyuen@dphk.org>  
To: pylchum@pland.gov.hk, lycchau@pland.gov.hk,

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周專員、沈先生

附檔為我過去一周我所收到的居民或居民組織的意見，請務必讓政府各部門和城規會知悉各反對意見及原因。

另外，希望約見你們與居民或居民代表就規劃更改交流，時間安排上希望可以2月19日城規會議前，15-18/2 為佳。居民很關心政府是否仍會把修訂建議放上城規會，和城規會會否同意進行諮詢。敬希回覆，謝謝。

袁海文

袁海文 Ramon, YUEN Hoi-man

深水埗區議員 Sham Shui Po District Councillor

特許財經分析師 Chartered Financial Analyst

民主黨中央委員會委員 Central Committee of DPHK

民主黨九龍西支部主席 Chairman of DPHK - W.Kowloon

民主黨經濟及消費者權益政策小組召集人 Convener of DPHK Economy & Consumer Rights Policy Group

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PDF

<http://www.facebook.com/yuenhoiman> (facebook)

20160203093429429.pdf

致深水埗區議會，區議會主席，荔枝角中區議員袁海文：

有關政府建議在長順街長沙灣警署傍用地改變用途事宜

我是西九四小龍泓景臺居民及業主，居於上址超過八年，近日我知悉政府諮詢深水埗區議會並建議在長順街長沙灣警署傍用地改為商業用途，我們“強烈反對”該建議，理由如下：

1. 該建議很可能增加區內空氣污染。

該地段位於荔枝角區與海邊通風廊，如果興建樓高達 120 米建築物，極可能增加區內污染物積聚。

2. 樓宇密度

該用地位於「西九四小龍」及「一號、西九」屋苑附近，最近距離不過五十米，而且地段與區內屋苑相隔相一條汽車流量極高的荔枝角道，120 米建築物必定與鄰近建築物形成一道長達二三百米高牆，會導致車輛排放物不易散去，而區內有超過幾萬名居民，人口密度極高，污染物積聚必定嚴重區內居民健康。

3. 噪音污染

監於現時荔枝角道極高汽車流量下已導致對鄰近屋苑嚴重噪音問題。如該地段發展為樓高 120 米的建築物，噪音很可能被該發展建築物樓宇反射到「泓景臺」及「一號、西九」屋苑一帶，加重噪音污染。

4. 光污染

商業樓宇極可能二十四小時辦公，在最近距離不過五十米內，樓宇招牌及內部燈光必對附近屋苑(包括一號西九，泓景臺一，二，六，七，八座，昇悅居六，七，及八構成光污染。

5. 現時該地段為政府用地，改變該地段將奪取附近居民潛在社區設施。

6. 上屆該區區議員「李棋逢」先生在未有廣泛諮詢附近居民及居民組織下，強烈建議政府在該地段改為興建公共房屋，建議亦很可能增加樓宇高度。而該建議極可能導致政府以為更改該地段用途，附近居民是沒有異議的，我作為該區居民，深感不滿。

其於以上理由，我強烈反對更改該地段高度限制及用途。我亦強烈建議深水埗區議會應在該地段改變用途之前廣泛諮詢該區居民，屋苑業委會/業主立案法團等持份者意見。



泓景臺居民及業主



Yuen, Ramon <ramonyuen@dphk.org>

## 反對長順街沙灣警署側租賃車場(4100 平方米)由政府、機構或社區GIC用地，更 改為商業用途

2 messages

Yw Wong <  
Reply-To: Yw Wong  
To: "ramonyuen@dphk.org" <ramonyuen@dphk.org>

Thu, Jan 28, 2016 at 12:42 PM

袁生，

你好! 本人反對長順街沙灣警署側租賃車場(4100 平方米)由政府、機構或社區GIC用地，更  
改為商業用途。除閣下指出的嚴重影響外，請代本人表達興建商業大廈將同時增加光污染，  
對泓景臺一期及一號西九龍居民影響最大。

另外，就你文中指 "由13層改至120米高" 有一點建議。如果可以換算一下高度單位，就能讓  
人更易比較及了解所述高度對居民的影響。

而就你在社區服務，建議你可善用各屋苑的Forum，讓人知道你的存在。

謝!

黃生

Yuen, Ramon <ramonyuen@dphk.org>  
To: Yw Wong

Thu, Jan 28, 2016 at 12:49 PM

黃生，

收到。謝謝你的意見。

袁海文  
[Quoted text hidden]



袁海文 Ramon, YUEN Hoi-man

深水埗區議員 Sham Shui Po District Councillor  
特許財經分析師 Chartered Financial Analyst  
民主黨中央委員會委員 Central Committee of DPHK  
民主黨九龍西支部主席 Chairman of DPHK - W.Kowloon  
民主黨經濟及消費者權益政策小組召集人 Convener of DPHK Economy & Consumer Rights Policy Group

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2016/2/1

Gmail - 長沙灣警署旁GIC用地轉商業用地提案



Ramon Yuen <ramonyuen@gmail.com>

## 長沙灣警署旁GIC用地轉商業用地提案

1 message

li simon <

Mon, Feb 1, 2016 at 1:03 PM

To: Ofc Yuen H M <ramonyuen@dphk.org>

Cc: BGC Tang Simon

袁海文議員：

得悉政府倉卒提交深水埗區議會有關上述建議，我們大惑不解。因為荔枝角選區，尤其四小龍屋苑附近，商業用地已很多，反而有利青少年、長者及其他人士的社區設施甚為缺乏，因此反對更改該地段土地用途的建議。

泓景臺成員

謹啓

荃灣西樓角路38號  
荃灣政府合署27樓  
荃灣及西九龍規劃處  
傳真: 2412 5435  
電話: 2417 6658  
電子郵件: [twkdpo@pland.gov.hk](mailto:twkdpo@pland.gov.hk)

致荃灣及西九龍規劃處執事先生:

《長沙灣分區計劃大綱核准圖編號 S/K5/35》擬議修訂建議意見書

本會對《長沙灣分區計劃大綱核准圖編號 S/K5/35》的擬議修訂建議有以下意見:

- 支持  
 反對  
 沒有意見

原因:

本屋苑碧海藍天已為其他屋苑包圍，在夏天室氣流  
通已是很好。(可到本苑平台觀看。夏天風也不  
多了，因太多大廈包圍。最新的建議把現在一層的包  
圍變成高二層包圍，實對本苑及其他屋苑也有相同的  
問題。故請區議會多向政府建議多一些社區項目在  
地區圖書館、街市等。謝謝!

\*也請區議會多留意九龍垃圾中轉站  
所產生的氣味，因夏天在平台及中層單位  
十分嗰利害，特別在晚上時份更為明顯！

碧海藍天業主委員會

主席代表 代行



2016年1月29日

荃灣西樓角路38號  
荃灣政府合署27樓  
荃灣及西九龍規劃處  
傳真：2412 5435  
電話：2417 6658  
電子郵件：[twkdp@pland.gov.hk](mailto:twkdp@pland.gov.hk)

致荃灣及西九龍規劃處執事先生：

《長沙灣分區計劃大綱核准圖編號 S/K5/35》擬議修訂建議意見書

本會對《長沙灣分區計劃大綱核准圖編號 S/K5/35》的擬議修訂建議有以下意見：

- 支持  
 反對  
 沒有意見

原因：

現時荔枝角高樓大廈，工廠大廈林立，如再興建120米高  
大廈定必影響區內空氣質素，況目前區議員李楨達由頭到  
尾都未曾向本村作出任何諮詢，政府由1月21日作出修訂達  
至2月2日區議會只有短短十日，根本不能時間向居民作出  
諮詢。

宇晴軒業主立案法團

主席/代表 李楨達 代行

(簽署)

2016年2月1日



荃灣西樓角路38號  
荃灣政府合署27樓  
荃灣及西九龍規劃處  
傳真：2412 5435  
電話：2417 6658  
電子郵件：[twkdpo@pland.gov.hk](mailto:twkdpo@pland.gov.hk)

致荃灣及西九龍規劃處執事先生：

《長沙灣分區計劃大綱核准圖編號 S/K5/35》擬議修訂建議意見書

本會對《長沙灣分區計劃大綱核准圖編號 S/K5/35》的擬議修訂建議有以下意見：

- 支持  
 反對  
 沒有意見

原因：

請參閱附上之信件「WEST/EDC/2016/004」。

一號 · 西九龍業主委員會

主席/代表 \_\_\_\_\_ 代行

  
(簽署)



2016年2月1日

荃灣西樓角路38號  
荃灣政府合署27樓  
荃灣及西九龍規劃處  
傳真：2412 5435  
電話：2417 6658  
電子郵件：[twkdp@pland.gov.hk](mailto:twkdp@pland.gov.hk)

致荃灣及西九龍規劃處執事先生：

《長沙灣分區計劃大綱核准圖編號 S/K5/35》擬議修訂建議意見書

本會對《長沙灣分區計劃大綱核准圖編號 S/K5/35》的擬議修訂建議有以下意見：

- 支持  
 反對  
 沒有意見

原因：

詳見附頁經收集本會及業戶的意見列表

昇悅居業主委員會

主席/代表\_\_\_\_\_代行

  
(簽署)

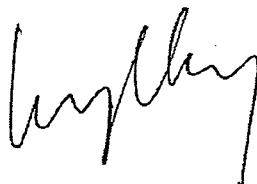
2016年2月1日

就《長沙灣分區計劃大綱核准圖編號 S/K5/35》擬議修訂建議意見書

有關反對的意見：

- 該用地應保留為 GIC 用地，不應轉為商業用地。周邊已有不少工廈陸續轉型為商業或重建成商業大樓，加上四小龍社區周邊的露天停車場因社區發展而減少，該幅 GIC 用地目前用作露天停車場的用途，應當保留。唯可考慮發展成多層停車場供私家車及/或輕型貨車停泊，以便到訪荔枝角工商區及四小龍住宅區的訪客車輛停泊，並附設社區/社福設施，服務居民。
- 有關改劃為商業用途的建議，包括 70 個提供私家車及/或輕型貨車的車位，若為商廈發展，本身已對車位造成需求，難望可有餘額應付四小龍住宅區及荔枝角工商區的既有需求。若 70 個車位為商業發展的業主管有，能否供應社區使用實令人懷疑。
- 附近的可泊車停車場已經太少，附近如深盛路、深旺道、荔枝角道等已經常有許多違例泊車，青沙公路下橋底已經有長期違泊貨車及私家車，相信是減少貨車及私家車停車場有關。
- 東方石油大廈用地將發展成住宅，若長順街用地建商業大廈將變成屏風樓，日後荔枝角道的住宅空氣流通及噪音必定更差，馬路噪音如走廊效應回聲必大增。
- 附近商廈增加了改用途，如 D2 Place，長義街和長順街交通可見不會有改善措施，日後附近交通可能會比現時更差，相對車位的需求也增加。
- 改劃用途對噪音、交通及空氣污染也會有一些影響。
- 有關用地支援了區內不同人士，應建社區設施、圖書館、小型體育館或停車場等。

昇悅居



荃灣西樓角路38號  
荃灣政府合署27樓  
荃灣及西九龍規劃處  
傳真：2412 5435  
電話：2417 6658  
電子郵件：[twkdpo@pland.gov.hk](mailto:twkdpo@pland.gov.hk)

致荃灣及西九龍規劃處執事先生：

《長沙灣分區計劃大綱核准圖編號 S/K5/35》擬議修訂建議意見書

本會對《長沙灣分區計劃大綱核准圖編號 S/K5/35》的擬議修訂建議有以下意見：

- 支持  
 反對  
 沒有意見

原因：

請參閱附上之信件「WEST/EDC/2016/004」。

一號 · 西九龍業主委員會

主席/代表 \_\_\_\_\_ 代行

  
(簽署)



2016年2月1日

# 一號

西九龍

## 一號·西九龍業主委員會 Estate Owners' Committee of One West Kowloon

檔號：WEST/EOC/2016/004

荃灣西樓角路 38 號  
荃灣政府和署 27 號  
荃灣及西九龍規劃處  
電郵：twkdpo@pland.gov.hk

致荃灣及西九龍規劃處執事先生：

### 有關《長沙灣分區計劃大綱核准圖編號 S/K5/35》擬議修訂且項 B 建議意見書

本人為九龍荔枝角道 873 號「一號·西九龍」第一屆業主委員會主席，現謹代表本苑業主，就 貴處就有關 2016 年 2 月 2 日第二次深水埗區議會會議中討論之《長沙灣分區計劃大綱核准圖編號 S/K5/35》擬議修訂建議，作出意見。

我們就擬議修訂有關《長沙灣分區計劃大綱核准圖編號 S/K5/35》中之修訂項目 B，更改荔枝角道長順街的政府土地由「政府、機構或社區」地帶改劃為「商業(6)」地帶作強烈反對。原因如下：

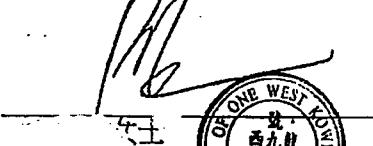
(1) 跟據擬議修訂項目 B，土地將用途更改為「商業(6)」地帶並且建築物上限為水平基準上 120 米（即預計樓層可達 30 層），嚴重遮擋「一號·西九龍」及鄰近屋苑向北一帶住戶的天然採光及空氣流通，加劇屏風效應，住宅區的空氣污染和噪音問題非但未能改善，反而惡化。

(2) 現時位於荔枝角道旁，與住宅區一條車路之隔的商業中心「D2 Place」及剛落成，樓高達 30 層以上的「美心」辦公室大樓，光污染情況非常嚴重，本苑已需要疲於就此問題多翻去信環境保護署及美心集團投訴。若日後該土地將用途更改為「商業(6)」地帶，光污染情況勢必加劇。本苑居民每晚將需與商業燈光為伴。

我們反對上述更改荔枝角道長順街的政府土地由「政府、機構或社區」地帶改劃為「商業(6)」地帶。反之，現時，荔枝角道一帶已逐漸成為住宅區，有大量的年輕家庭、兒童及青少年在本區居住，本區之公共設施就只有一個社區會堂，因此，我們建議 貴處應維持原有「政府、機構或社區」地帶之土地規劃，以配合區內增長中的兒童和青少年人口的需要，以民為先，將有利社會的和諧發展。

敬希 貴處作深切考慮及回覆。如對上述有任何查詢，請致電 9833 3964 與本人聯絡。

一號·西九龍  
第一屆業主委員會主席


2016 年 2 月 1 日

附件一：有關光污染及景觀圖片  
副本抄送：袁海文區議員辦事處

九龍荔枝角道 873 號  
No. 873 Lai Chi Kok Road, Lai Chi Kok, Kowloon

# 一號 西九龍

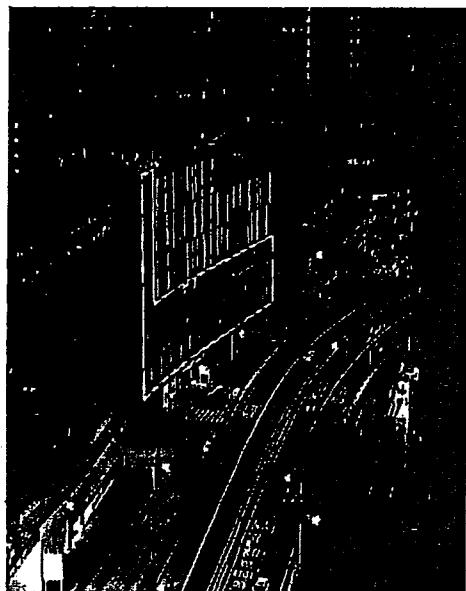
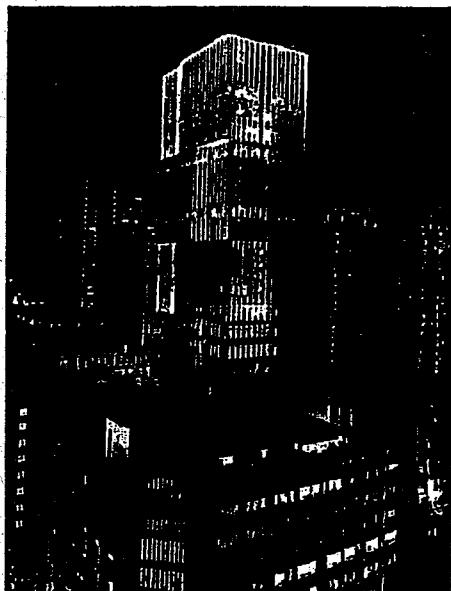
一號·西九龍業主委員會  
Estate Owners' Committee of One West Kowloon

附件一

## 有關光污染及景觀圖片

### 1. 光污染

由住戶單位拍攝於晚上之圖片 - 「美心」辦公室大樓及 D2 Place



### 2. 觀景圖 - 荔枝角道



九龍荔枝角道 873 號  
No. 873 Lai Chi Kok Road, Lai Chi Kok, Kowloon



✓

一號  
西九龍

Appendix X(b)  
of MPC Paper No. 2/16

一號·西九龍業主委員會

Estate Owners' Committee of One West Kowloon

檔號：WEST/EOC/2016/002

城市規劃委員會秘書處  
香港北角渣華道 333 號  
北角政府合署 15 樓

敬啟者：

**有關《長沙灣分區計劃大綱核准圖編號 S/KS/35》擬議修訂項目 B 建議意見書**

本人為九龍荔枝角道 873 號「一號·西九龍」第一屆業主委員會主席，現謹代表本苑業主，就有關 2016 年 2 月 2 日第二次深水埗區議會會議中之討論之《長沙灣分區計劃大綱核准圖編號 S/KS/35》擬議修訂建議，作出意見。

我們就擬議修訂有關《長沙灣分區計劃大綱核准圖編號 S/KS/35》中之修訂項目 B，更改荔枝角道長順街的政府土地由「政府、機構或社區」地帶改劃為「商業(6)」地帶作強烈反對。原因如下：

(1) 跟據擬議修訂項目 B，土地將用途更改為「商業(6)」地帶並且建築物上限為水平基準上 120 米（即預計樓層可達 30 層），嚴重遮擋「一號·西九龍」及鄰近屋苑向北一帶住戶的天然採光及空氣流通，加劇屏風效應，住宅區的空氣污染和噪音問題非但未能改善，反而惡化。

(2) 現時位於荔枝角道旁，與住宅區一條車路之隔的商業中心「D2 Place」及剛落成，樓高達 30 層以上的「美心」辦公室大樓，光污染情況非常嚴重，本苑已需要疲於就此問題多翻去信環境保護署及美心集團投訴。若日後該土地將用途更改為「商業(6)」地帶，光污染情況勢必加劇。本苑居民每晚將需與商業燈光為伴。

我們反對上述更改荔枝角道長順街的政府土地由「政府、機構或社區」地帶改劃為「商業(6)」地帶。反之，現時，荔枝角道一帶已逐漸成為住宅區，有大量的年輕家庭、兒童及青少年在本區居住，本區之公共設施就只有一個社區會堂，因此，我們建議 資會應維持原有「政府、機構或社區」地帶之土地規劃，以配合區內增長中的兒童和青少年人口的需要，以民為先，將有利社會的和諧發展。

敬希 資委員會作深切考慮及回覆。如對上述有任何查詢，請致電 9833 3964 與本人聯絡。

一號·西九龍  
第一屆業主委員會主席




2016 年 2 月 1 日

附件一：有關光污染及景觀圖片  
副本抄送：袁海文區議員辦事處

九龍荔枝角道 873 號

No. 873 Lai Chi Kok Road, Lai Chi Kok, Kowloon

# 一號

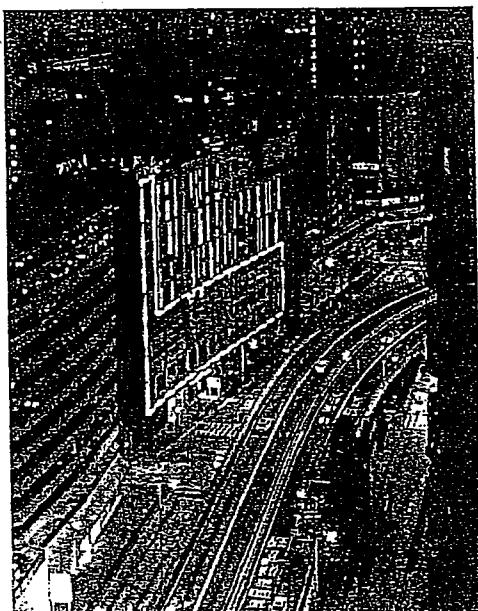
(西九龍)

一號·西九龍業主委員會  
Estate Owners' Committee of One West Kowloon

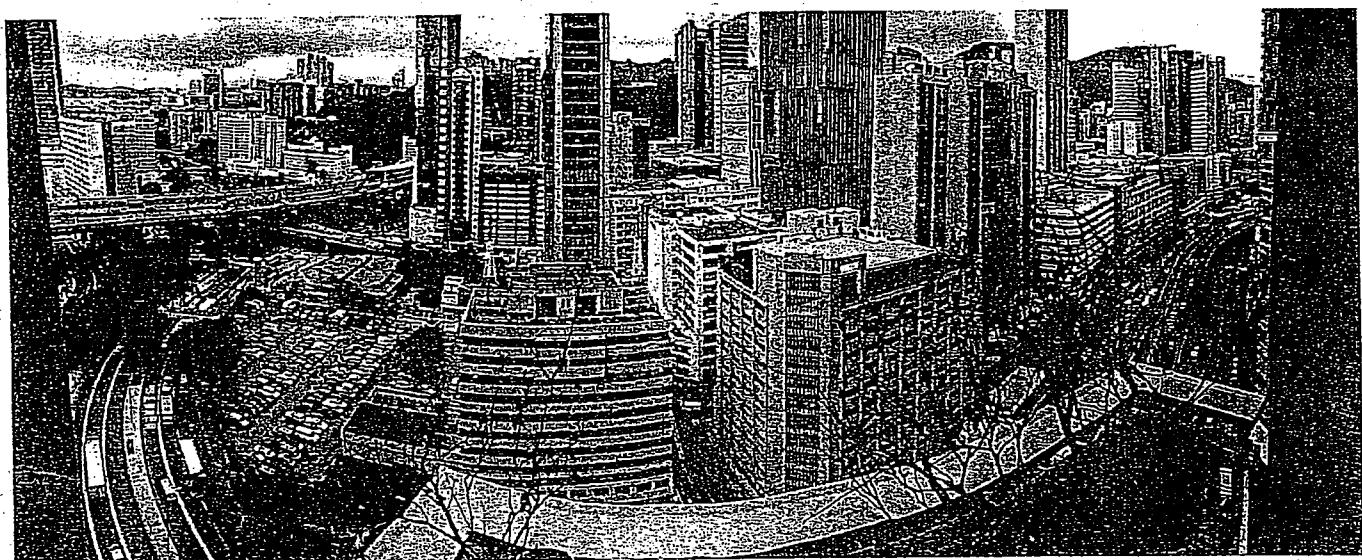
附件一

## 有關光污染及景觀圖片

1. 光污染  
由住戶單位拍攝於晚上之圖片 - 「美心」辦公室大樓及 D2 Place



2. 觀景圖 - 荔枝角道



九龍荔枝角道 873 號  
No. 873 Lai Chi Kok Road, Lai Chi Kok, Kowloon



6

圖例  
NOTATION

ZONES
COMMERCIAL
COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP A)
RESIDENTIAL (GROUP C)
RESIDENTIAL (GROUP E)
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
OTHER SPECIFIED USES
GREEN BELT

地帶  
商業  
綜合發展區  
住宅（甲類）  
住宅（丙類）  
住宅（戊類）  
政府、機構或社區  
休憩用地  
其他指定用途  
綠化地帶

COMMUNICATIONS
RAILWAY AND STATION (UNDERGROUND)
MAJOR ROAD AND JUNCTION
ELEVATED ROAD

交通  
鐵路及車站（地下）  
主要道路及路口  
高架道路

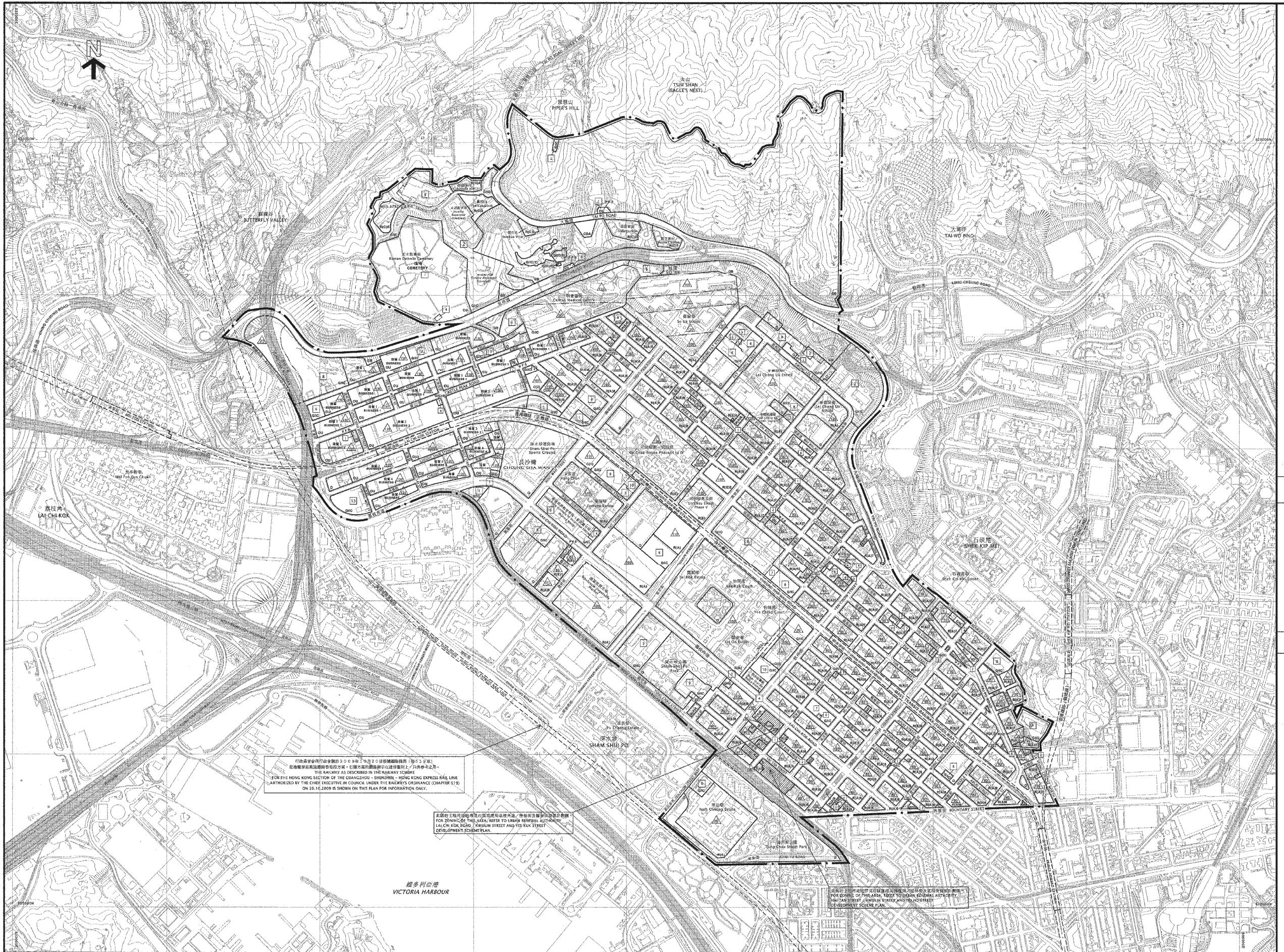
MISCELLANEOUS
BOUNDARY OF PLANNING SCHEME
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
BUILDING HEIGHT CONTROL ZONE BOUNDARY
MAXIMUM BUILDING HEIGHT (FROM THE TRIGONOMETRICAL DATUM)
MAXIMUM BUILDING HEIGHT (ON NUMBER OF STOREYS)
PETROL FILLING STATION
NON-BUILDING AREA

規範範圍界線  
市區重建局發展計劃範圍  
建築物高度控制區界線  
最高建築物高度  
(在主水面上若干米上  
最高建築物高度  
(標高數目))  
加油站  
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 用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	2.35	0.72	商業
COMPREHENSIVE DEVELOPMENT AREA	0.26	0.08	綜合發展區
RESIDENTIAL (GROUP A)	85.41	25.34	住宅（甲類）
RESIDENTIAL (GROUP C)	2.67	0.81	住宅（丙類）
RESIDENTIAL (GROUP E)	2.20	0.67	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	41.39	12.82	政府、機構或社區
OPEN SPACE	26.95	8.10	休憩用地
OTHER SPECIFIED USES	25.91	7.90	其他指定用途
GREEN BELT	50.78	15.45	綠化地帶
MAJOR ROAD ETC.	85.44	25.99	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	1.08	0.33	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	328.05	100.00	規劃範圍總面積

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2013年12月17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 17 DECEMBER 2013

Ms Kinnie WONG  
CLERK TO THE EXECUTIVE COUNCIL

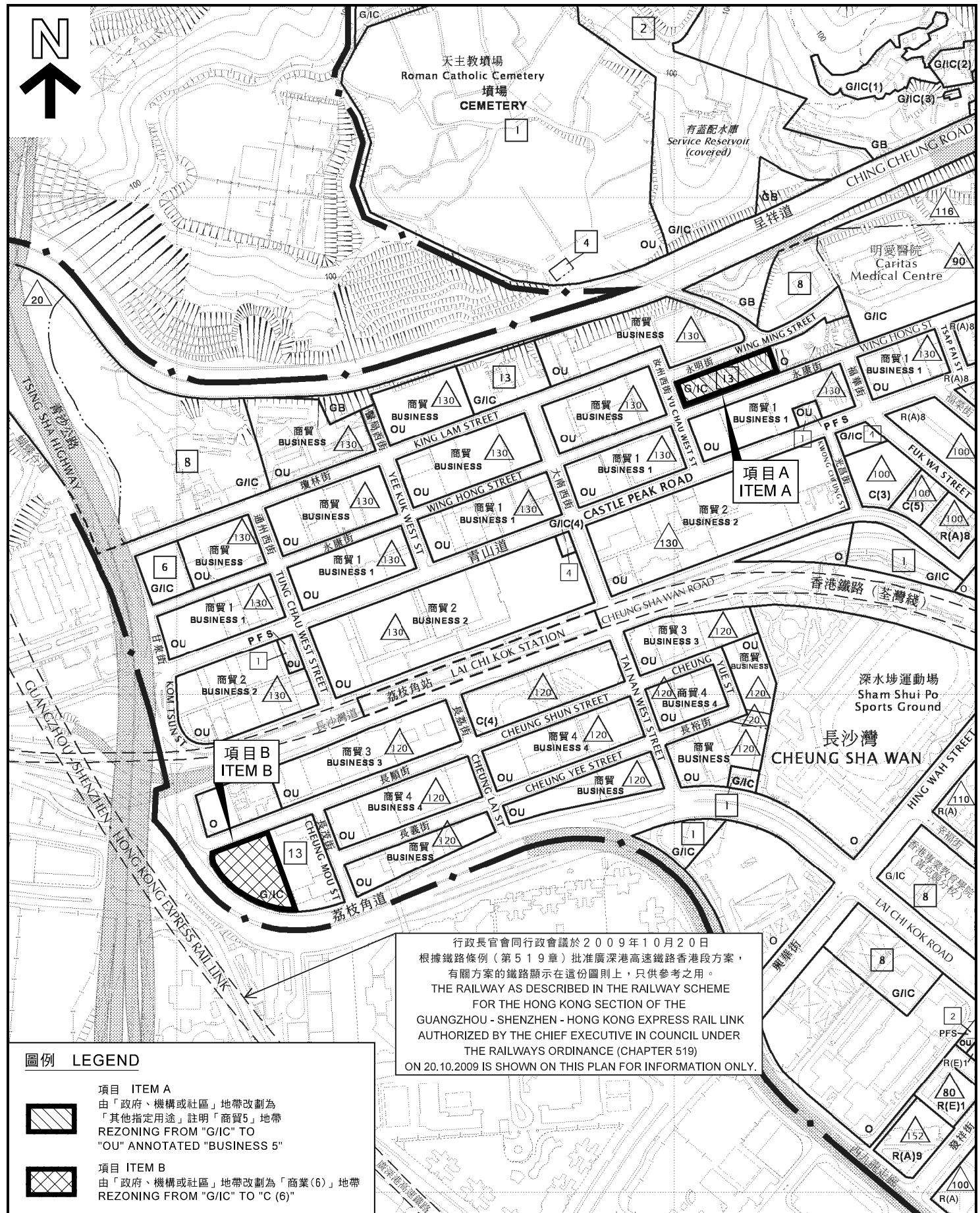
香港城市規劃委員會依據城市規劃條例擬備的長沙灣（九龍規劃區第5區）分區計劃大綱圖

TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA NO. 5 - CHEUNG SHA WAN - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺  
0 200 400 600 800 METRES 米

規劃署謹啟  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No.  
S/K5/35



### 圖例 LEGEND

**項目 ITEM A**  
由「政府、機構或社區」地帶改劃為  
「其他指定用途」註明「商貿5」地帶  
REZONING FROM "G/I/C" TO  
"OU" ANNOTATED "BUSINESS 5"

**項目 ITEM B**  
由「政府、機構或社區」地帶改劃為「商業(6)」地帶  
REZONING FROM "G/I/C" TO "C (6)"

### 位置圖 - 項目 A 及 B LOCATION PLAN - ITEMS A AND B

長沙灣分區計劃大綱核淮圖  
編號S/K5/35的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED CHEUNG SHA WAN  
OUTLINE ZONING PLAN No. S/K5/35

SCALE 1 : 5 000 比例尺

米  
METRES 100

0 100 200 米  
METRES

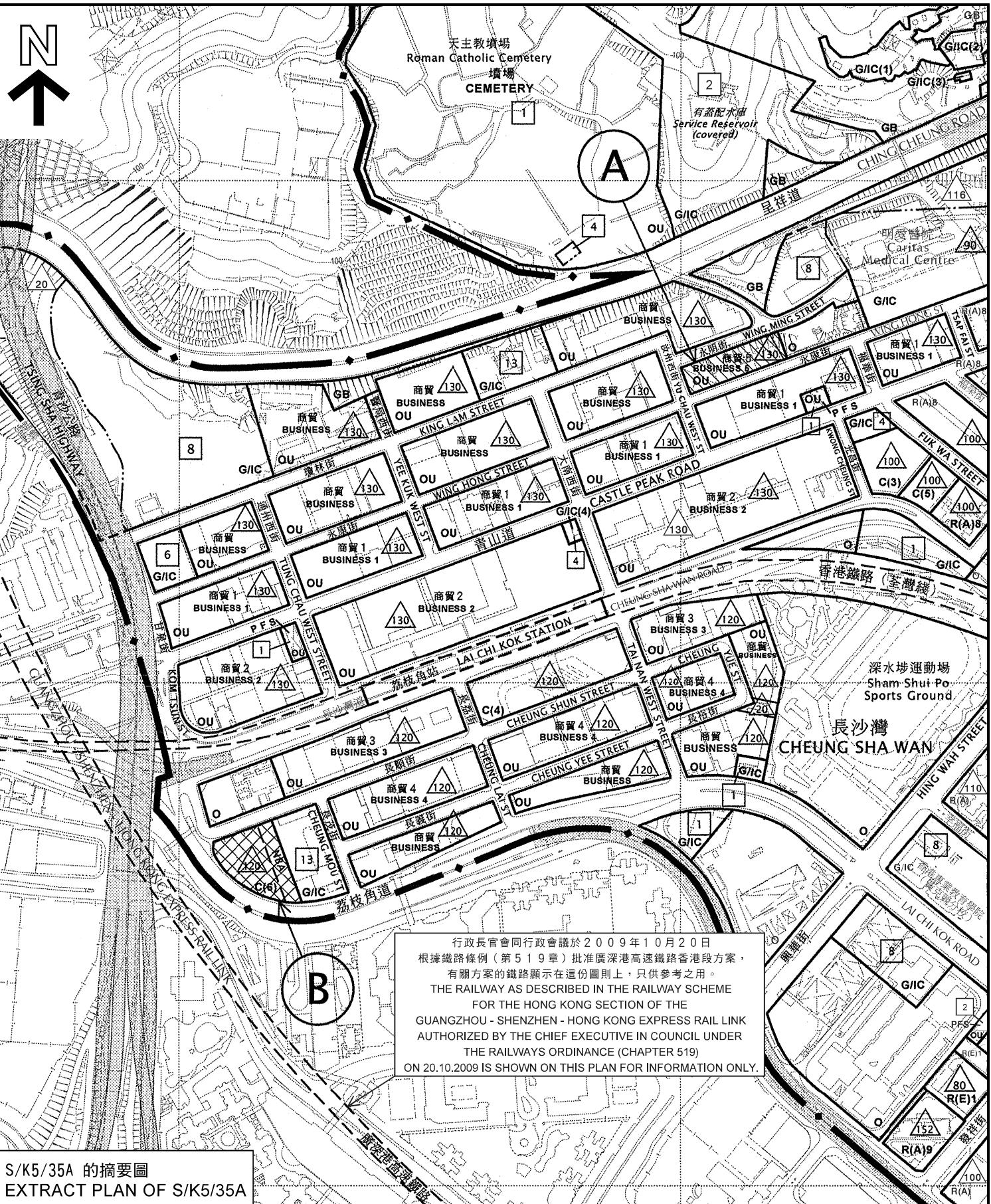
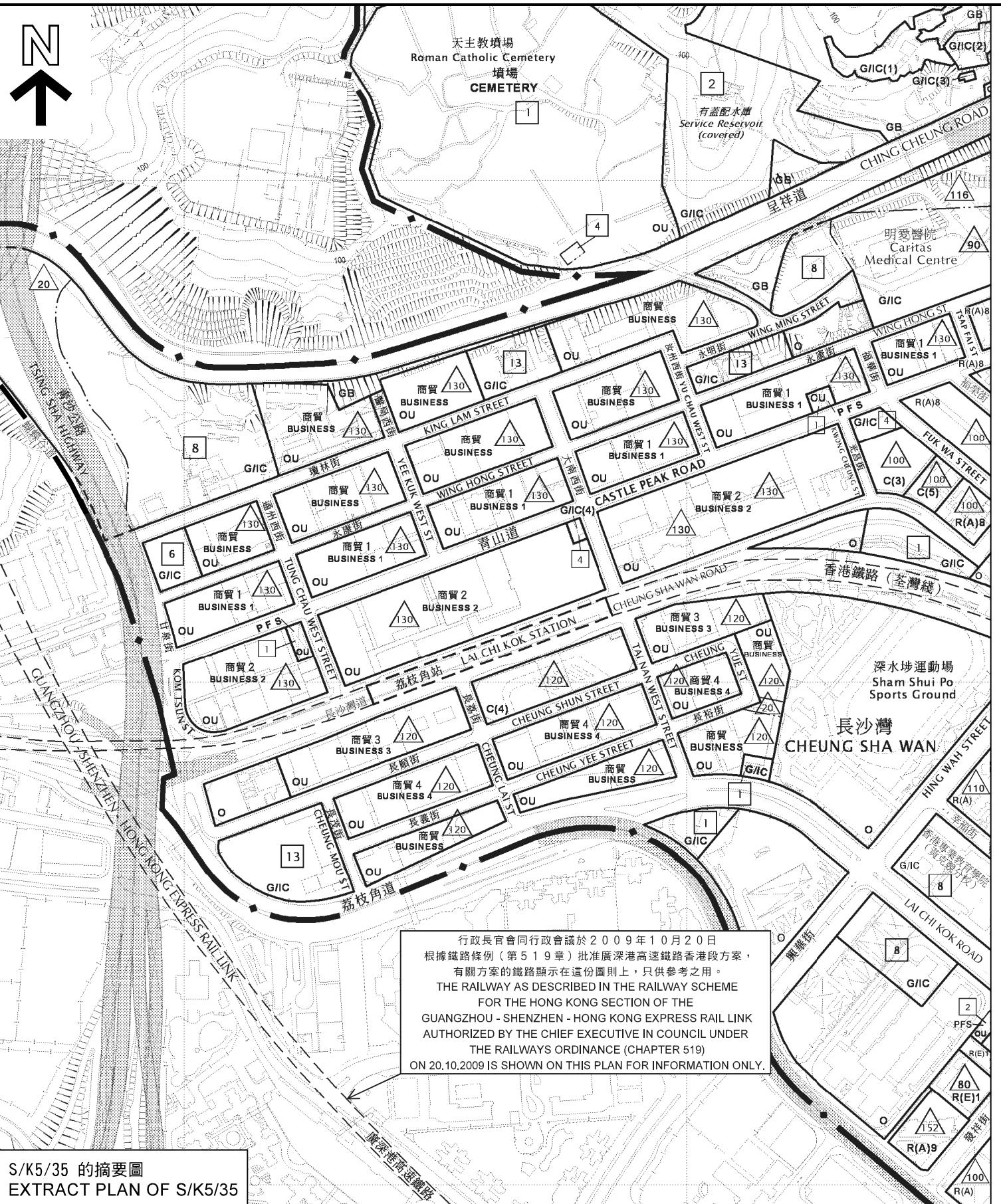
規劃署  
PLANNING  
DEPARTMENT



本摘要圖於2016年1月18日擬備，  
所根據的資料為於2013年12月17日核准的  
分區計劃大綱圖編號 S/K5/35  
EXTRACT PLAN PREPARED ON 18.1.2016  
BASED ON OUTLINE ZONING PLAN No.  
S/K5/35 APPROVED ON 17.12.2013

參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
2



本摘要圖於2016年2月1日擬備，  
所根據的資料為長沙灣分區計劃大綱核准圖編號 S/K5/35  
和長沙灣分區計劃大綱草圖編號 S/K5/35A  
EXTRACT PLAN PREPARED ON 1.2.2016 BASED ON  
APPROVED CHEUNG SHA WAN OUTLINE ZONING  
PLAN No. S/K5/35 AND DRAFT CHEUNG SHA WAN  
OUTLINE ZONING PLAN No. S/K5/35A

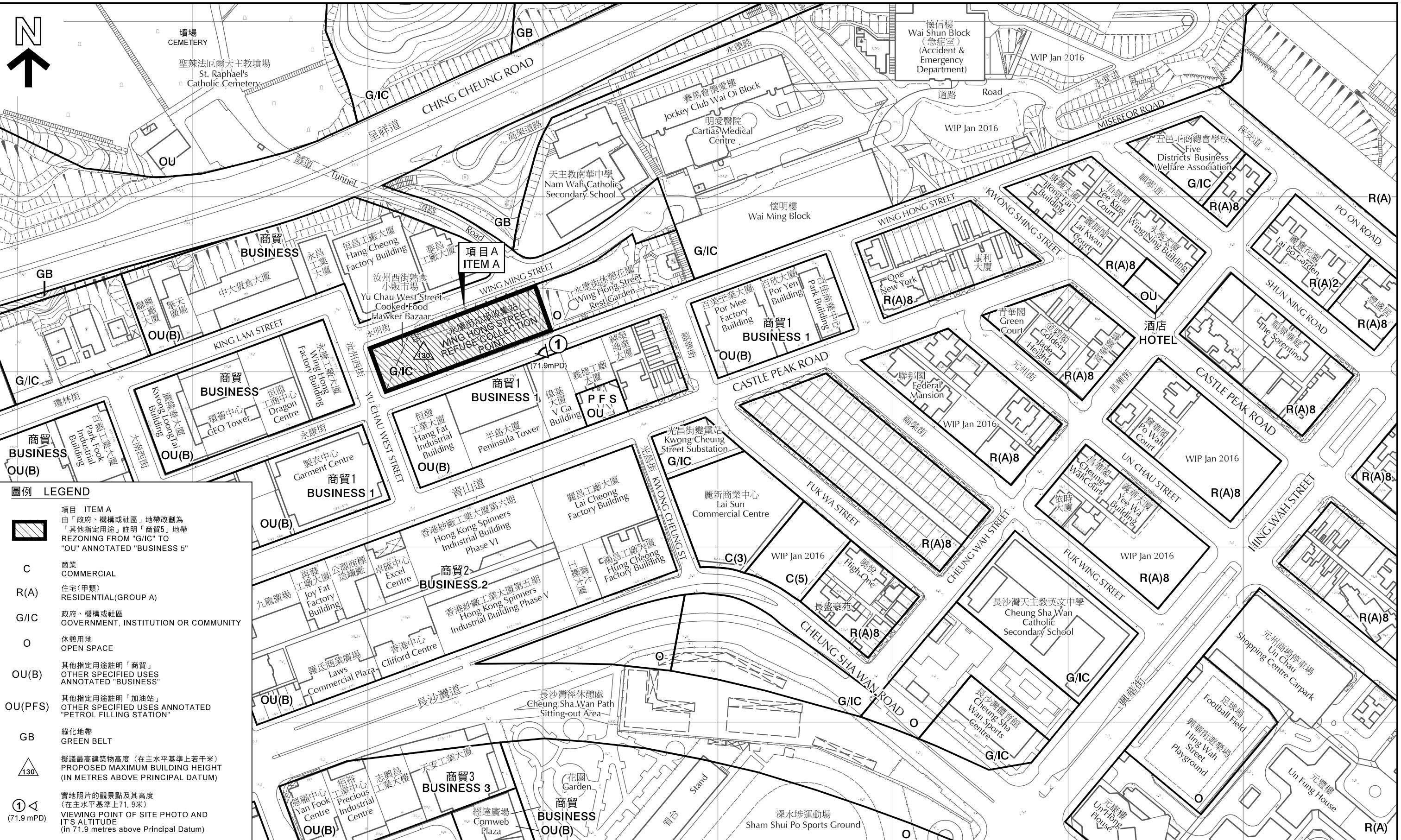
**擬議修訂項目A及B在長沙灣分區計劃大綱圖上的現有與擬議用途地帶的比較  
COMPARISON OF EXISTING AND PROPOSED ZONINGS  
ON THE CHEUNG SHA WAN OUTLINE ZONING PLAN FOR PROPOSED AMENDMENT ITEMS A AND B**

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

**規劃署  
PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**M/K5/16/2**

**圖 PLAN  
3**



平面圖 - 項目A  
SITE PLAN - ITEM A

長沙灣分區計劃大綱核准圖編號S/K5/35的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED CHEUNG SHA WAN OUTLINE ZONING PLAN No. S/K5/35

本摘要圖於2016年1月18日擬備，所根據的  
資料為測量圖編號11-NW-8A/B/C/D  
EXTRACT PLAN PREPARED ON 18.1.2016  
BASED ON SURVEY SHEETS NO.  
11-NW-8A/B/C/D

SCALE 1:2000 比例尺  
METRES 40 0 40 80 120 160 METRES

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
4



聖辣法厄爾天主教墳場  
St. Raphael's Catholic Cemetery



圖例 LEGEND

修訂項目  
AMENDMENT ITEM

本摘要圖於2016年2月11日擬備，  
所根據的資料為地政總署於2015年4月14日  
拍得的航攝照片編號CS58812  
EXTRACT PLAN PREPARED ON 11.2.2016  
BASED ON AERIAL PHOTO No. CS58812  
TAKEN ON 14.4.2015 BY  
LANDS DEPARTMENT

航攝照片 - 項目 A  
AERIAL PHOTO - ITEM A

長沙灣分區計劃大綱核准圖  
編號S/K5/35的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED CHEUNG SHA WAN  
OUTLINE ZONING PLAN No. S/K5/35

規劃署  
PLANNING  
DEPARTMENT



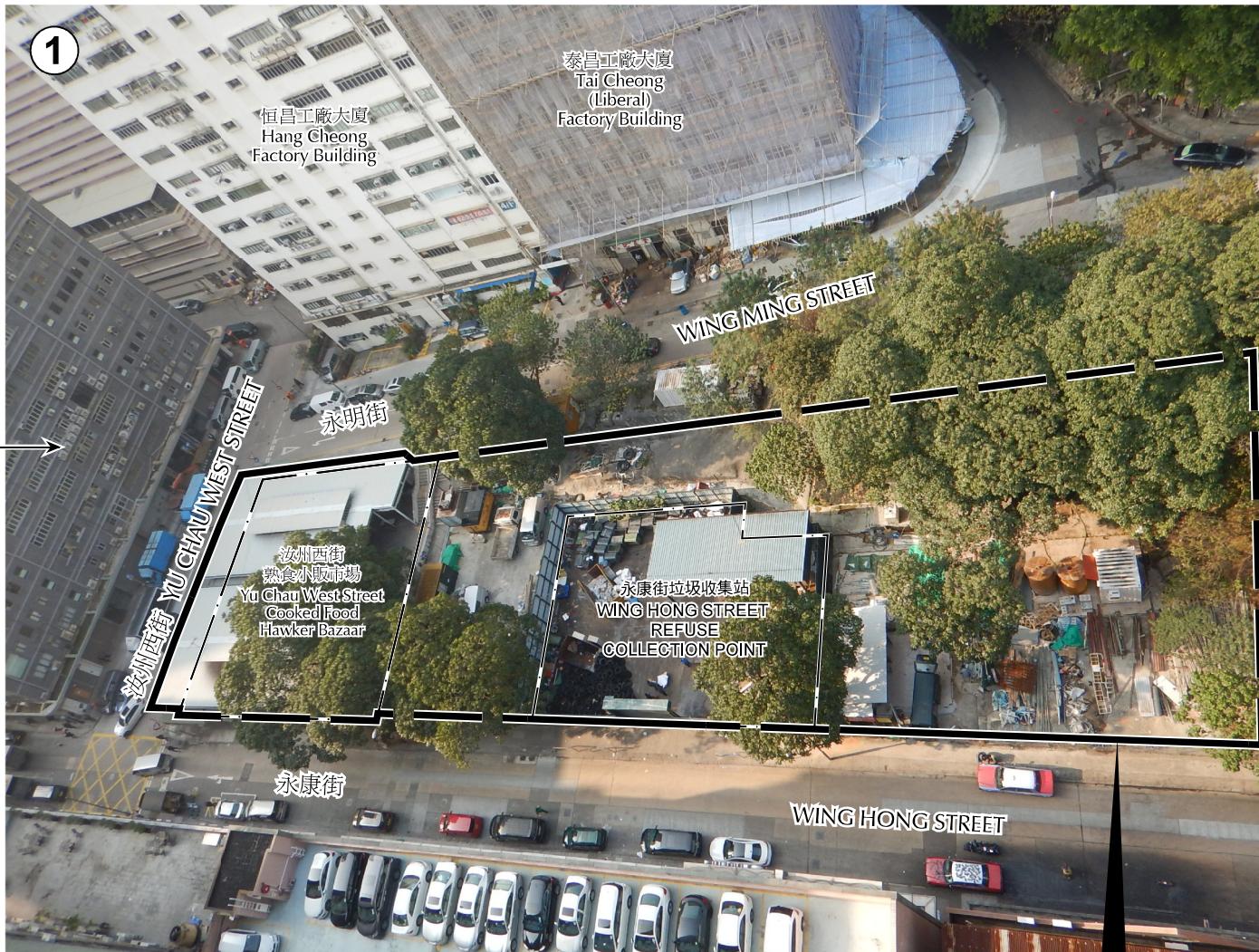
參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
5

永康工廠大廈  
Wing Hong  
Factory Building

恒昌工廠大廈  
Hang Cheong  
Factory Building

泰昌工廠大廈  
Tai Cheong  
(Liberal)  
Factory Building



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2016年2月11日擬備，  
所根據的資料為攝於2016年2月4日  
的實地照片  
PLAN PREPARED ON 11.2.2016  
BASED ON SITE PHOTO  
TAKEN ON 4.2.2016

### 實地照片 - 項目A SITE PHOTO - ITEM A

長沙灣分區計劃大綱核准圖  
編號S/K5/35的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED CHEUNG SHA WAN  
OUTLINE ZONING PLAN No. S/K5/35

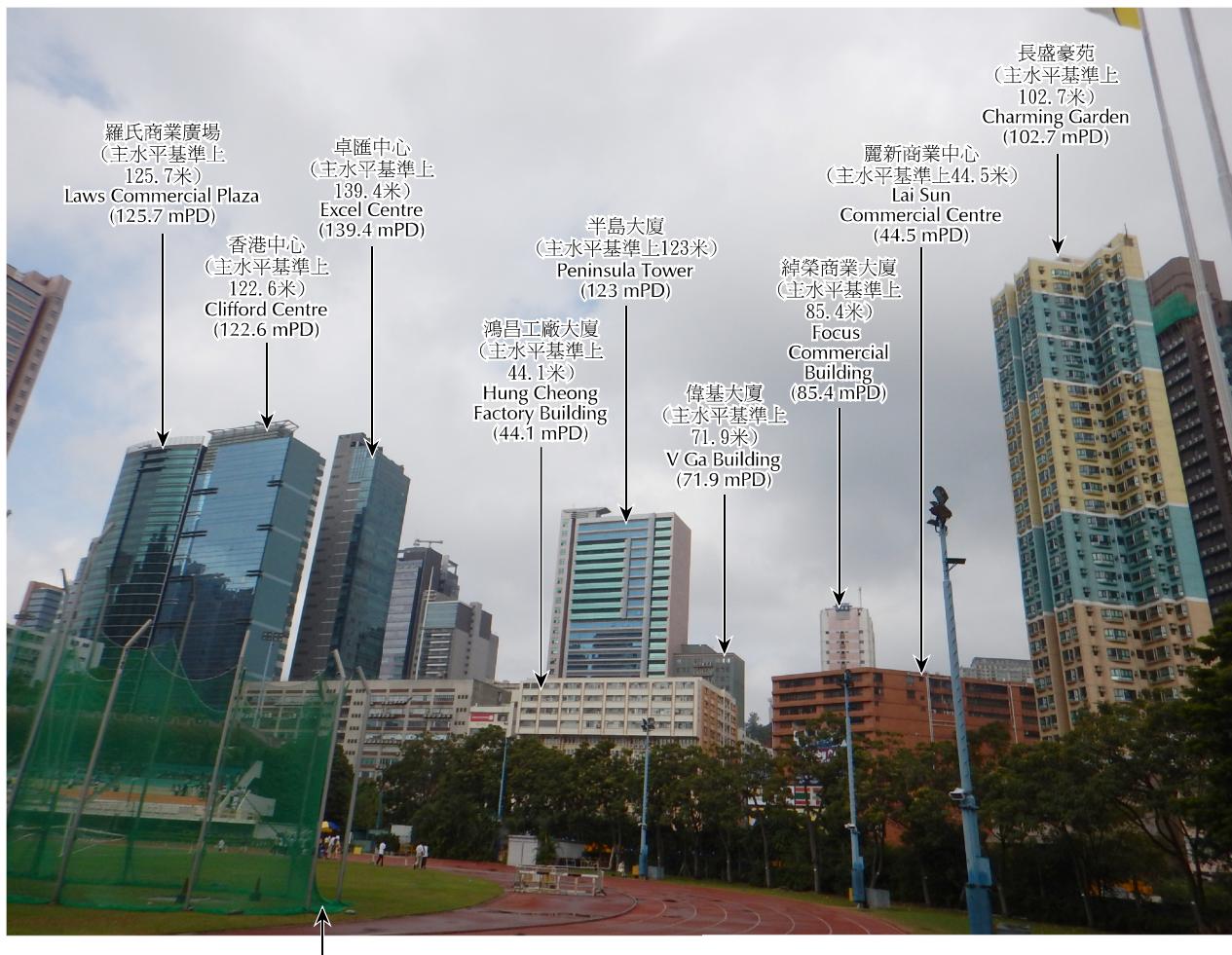
項目 ITEM A  
由「政府、機構或社區」地帶改劃為  
「其他指定用途」註明「商貿5」地帶  
REZONING FROM "G/IC" TO  
"OU" ANNOTATED "BUSINESS 5"

規劃署  
PLANNING  
DEPARTMENT

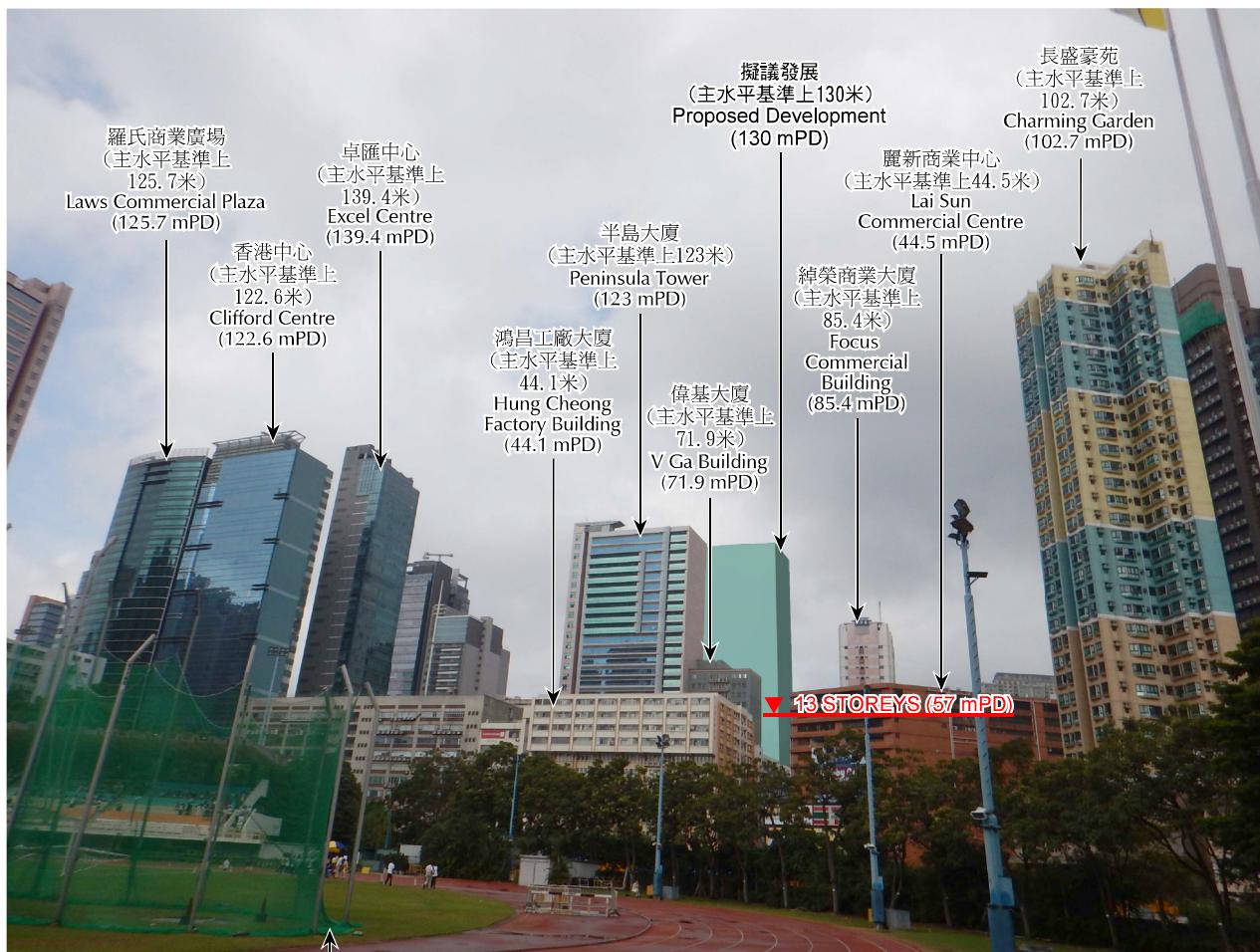


參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
6



現有景觀  
EXISTING VIEW

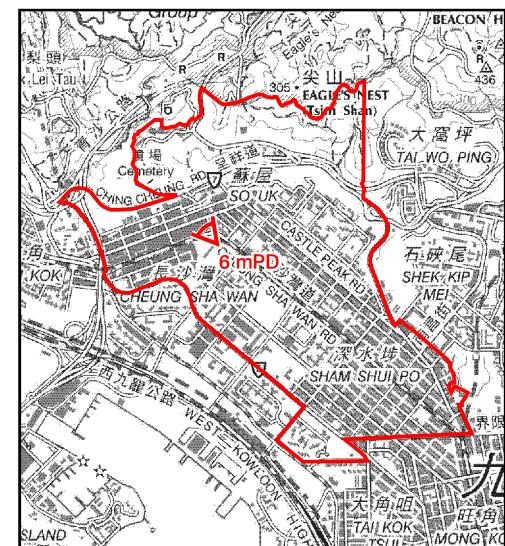


合成照片  
PHOTOMONTAGE

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 : 50 000 比例尺

本圖於2016年2月11日擬備，  
所根據的資料為攝於  
2015年11月10日的實地照片  
PLAN PREPARED ON 11.2.2016  
BASED ON SITE PHOTO TAKEN ON  
10.11.2015

修訂項目A擬議商貿發展的合成照片(觀景點1)  
PHOTOMONTAGE FOR PROPOSED BUSINESS DEVELOPMENT AMENDMENT ITEM A (VP1)

從深水埗運動場往西北眺望  
FROM SHAM SHUI PO SPORTS GROUND (VIEWING NORTHWEST)

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
7



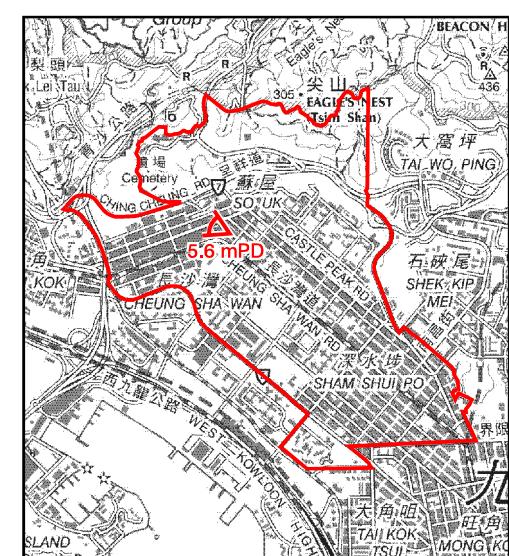
現有景觀  
EXISTING VIEW



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



本圖於2016年2月11日擬備，  
所根據的資料為攝於  
2015年11月12日的實地照片  
PLAN PREPARED ON 11.2.2016  
BASED ON SITE PHOTO TAKEN ON  
12.11.2015

修訂項目A擬議商貿發展的合成照片(觀景點2)  
PHOTOMONTAGE FOR PROPOSED BUSINESS DEVELOPMENT  
AMENDMENT ITEM A (VP2)

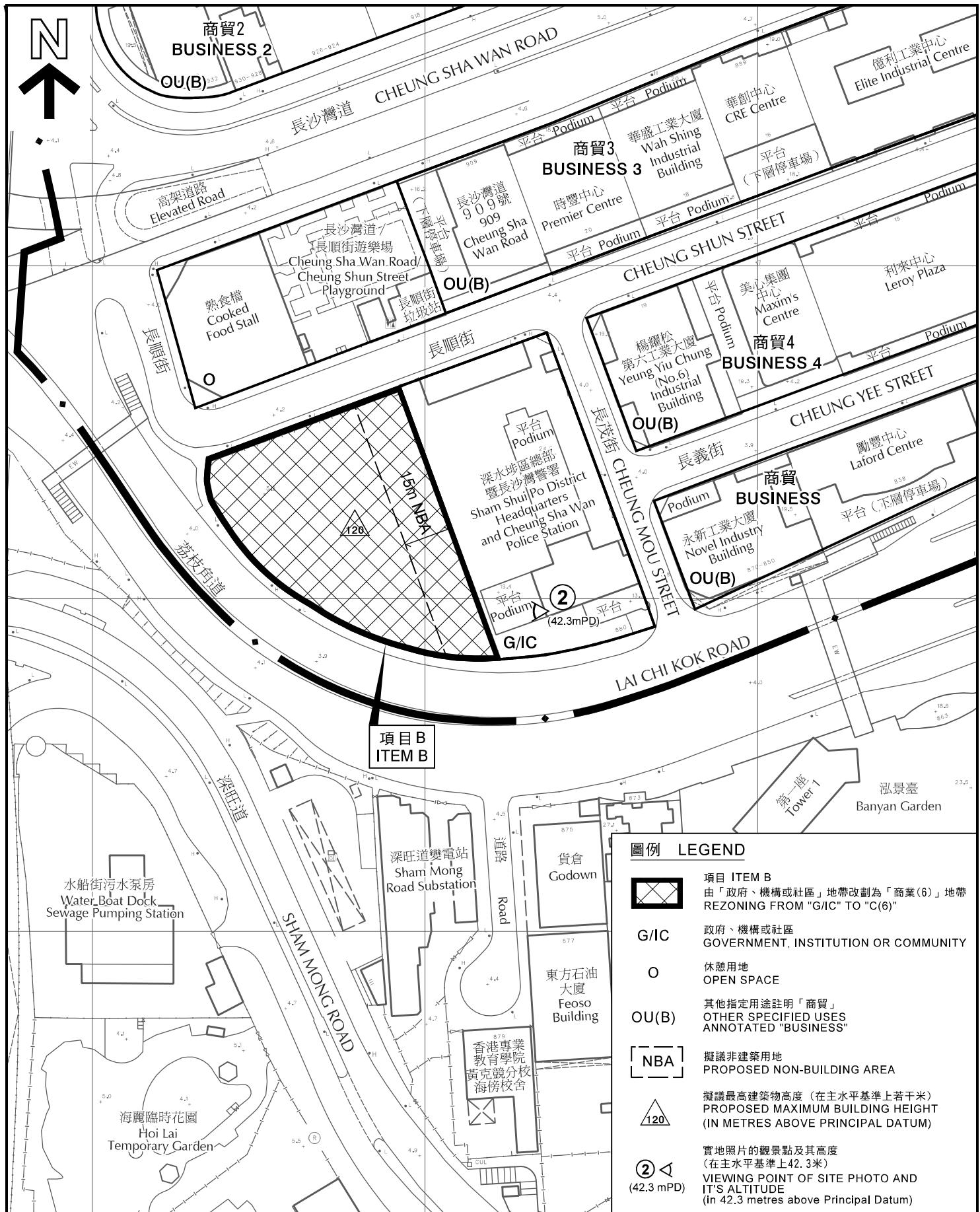
從福華街往西北眺望  
FROM FUK WA STREET (VIEWING NORTHWEST)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
8



本摘要圖於2016年2月11日擬備，所根據的資料為測量圖編號11-NW-7D和8C  
EXTRACT PLAN PREPARED ON 11.2.2016  
BASED ON SURVEY SHEETS No.  
11-NW-7D & 8C

### 平面圖 - 項目 B SITE PLAN - ITEM B

長沙灣分區計劃大綱核准圖  
編號S/K5/35的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED CHEUNG SHA WAN  
OUTLINE ZONING PLAN No. S/K5/35

SCALE 1 : 1 500 比例尺  
METRES 25 0 25 50 METRES

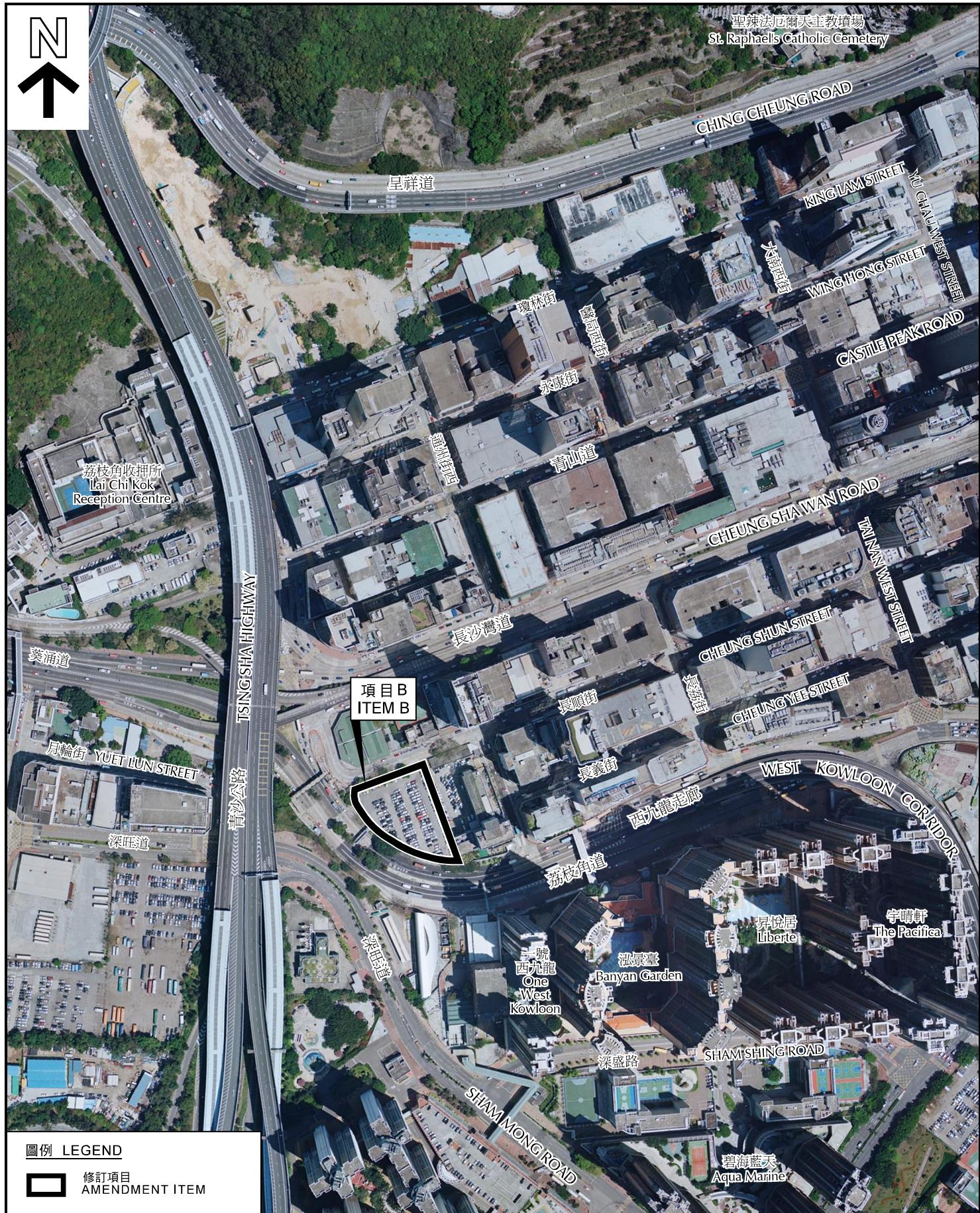
規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
9



聖辣法厄爾天主教墳場  
St. Raphael's Catholic Cemetery



圖例 LEGEND

修訂項目  
AMENDMENT ITEM

本摘要圖於2016年2月11日擬備，  
所根據的資料為地政總署於2015年4月14日  
拍得的航攝照片編號CS58811  
EXTRACT PLAN PREPARED ON 11.2.2016  
BASED ON AERIAL PHOTO No. CS58811  
TAKEN ON 14.4.2015 BY  
LANDS DEPARTMENT

航攝照片 - 項目B  
AERIAL PHOTO - ITEM B

長沙灣分區計劃大綱核准圖  
編號S/K5/35的擬議修訂項目  
PROPOSED AMENDMENTS TO  
APPROVED CHEUNG SHA WAN  
OUTLINE ZONING PLAN No. S/K5/35

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
10

青沙公路

TSING SHA HIGHWAY



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2016年2月11日擬備，  
所根據的資料為攝於2015年6月4日  
的實地照片  
PLAN PREPARED ON 11.2.2016  
BASED ON SITE PHOTO  
TAKEN ON 4.6.2015

實地照片 - 項目B  
SITE PHOTO - ITEM B

長沙灣分區計劃大綱核准圖  
編號S/K5/35的擬議修訂項目  
PROPOSED AMENDMENTS TO APPROVED CHEUNG SHA WAN OUTLINE ZONING PLAN No. S/K5/35

規劃署  
PLANNING DEPARTMENT

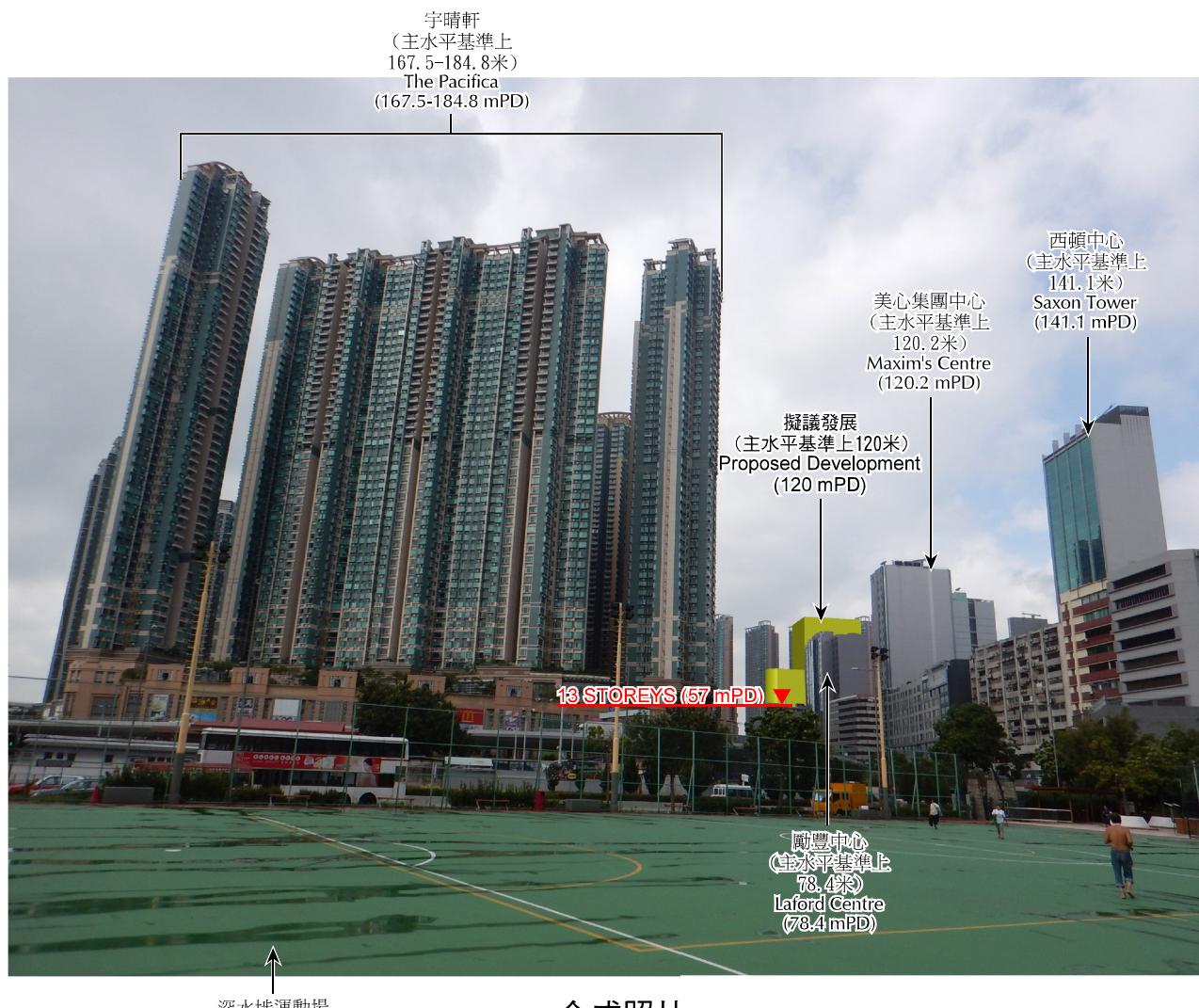
參考編號  
REFERENCE No.  
M/K5/16/2



圖 PLAN  
11



## 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

本圖於2016年2月11日擬備，  
所根據的資料為攝於  
2015年11月10日的實地照片  
PLAN PREPARED ON 11.2.2016  
BASED ON SITE PHOTO TAKEN ON  
10.11.2015

修訂項目B擬議商業發展的合成照片(觀景點1)  
PHOTOMONTAGE FOR PROPOSED COMMERCIAL DEVELOPMENT  
AMENDMENT ITEM B (VP1)

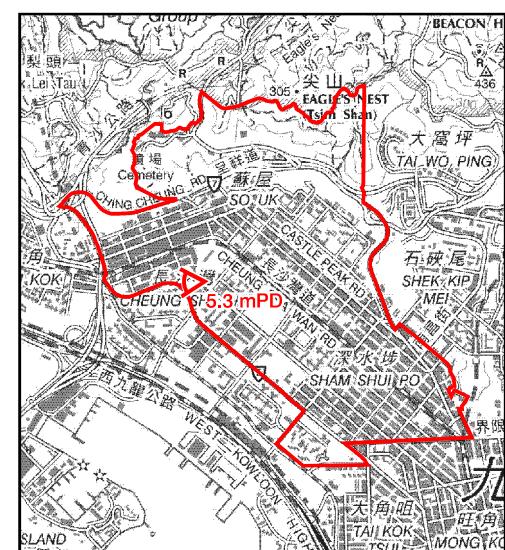
從深水埗運動場往西眺望  
FROM SHAM SHUI PO SPORTS GROUND (VIEWING WEST)

規劃署  
PLANNING  
DEPARTMENT

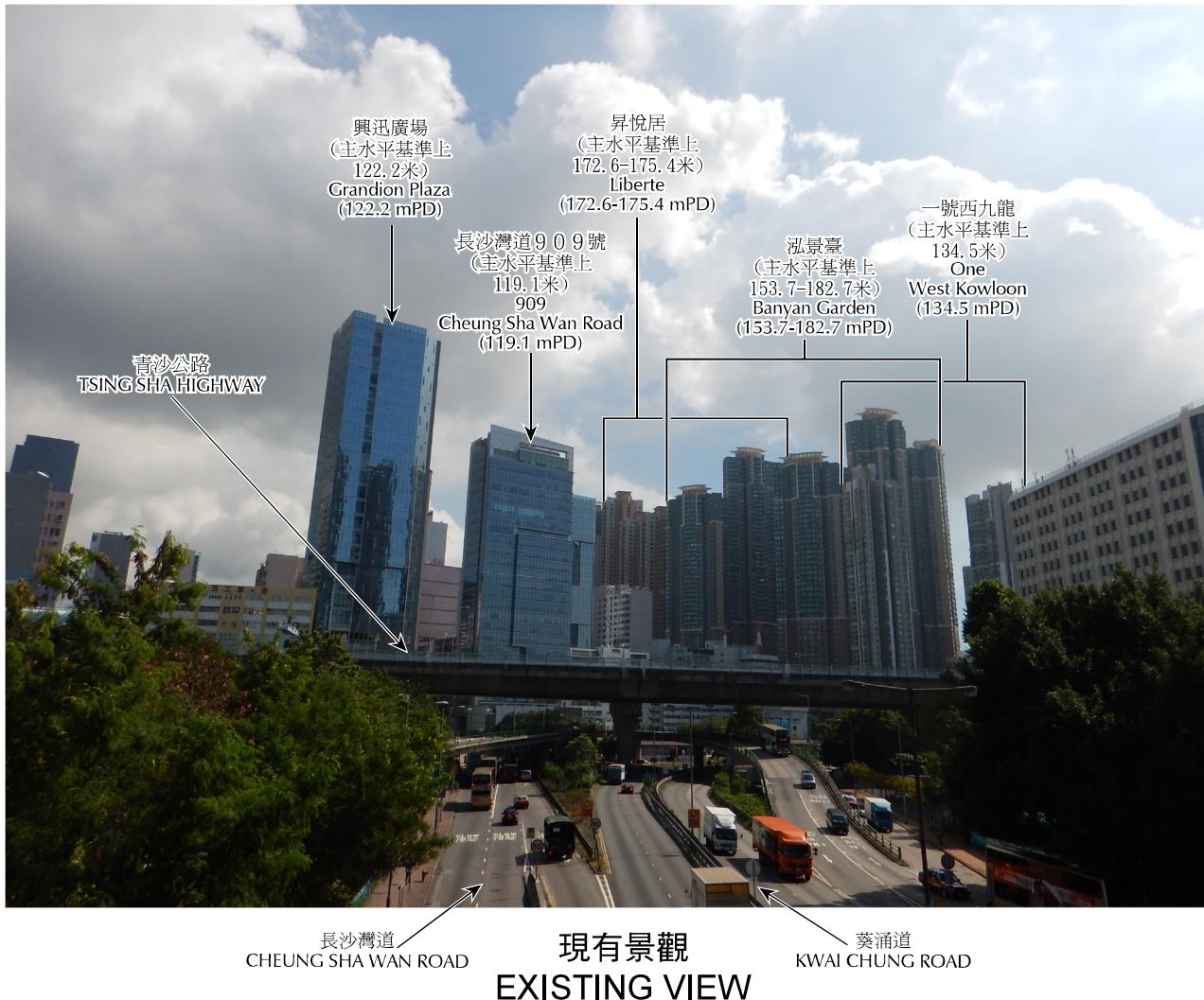


參考編號  
REFERENCE No.  
M/K5/16/2

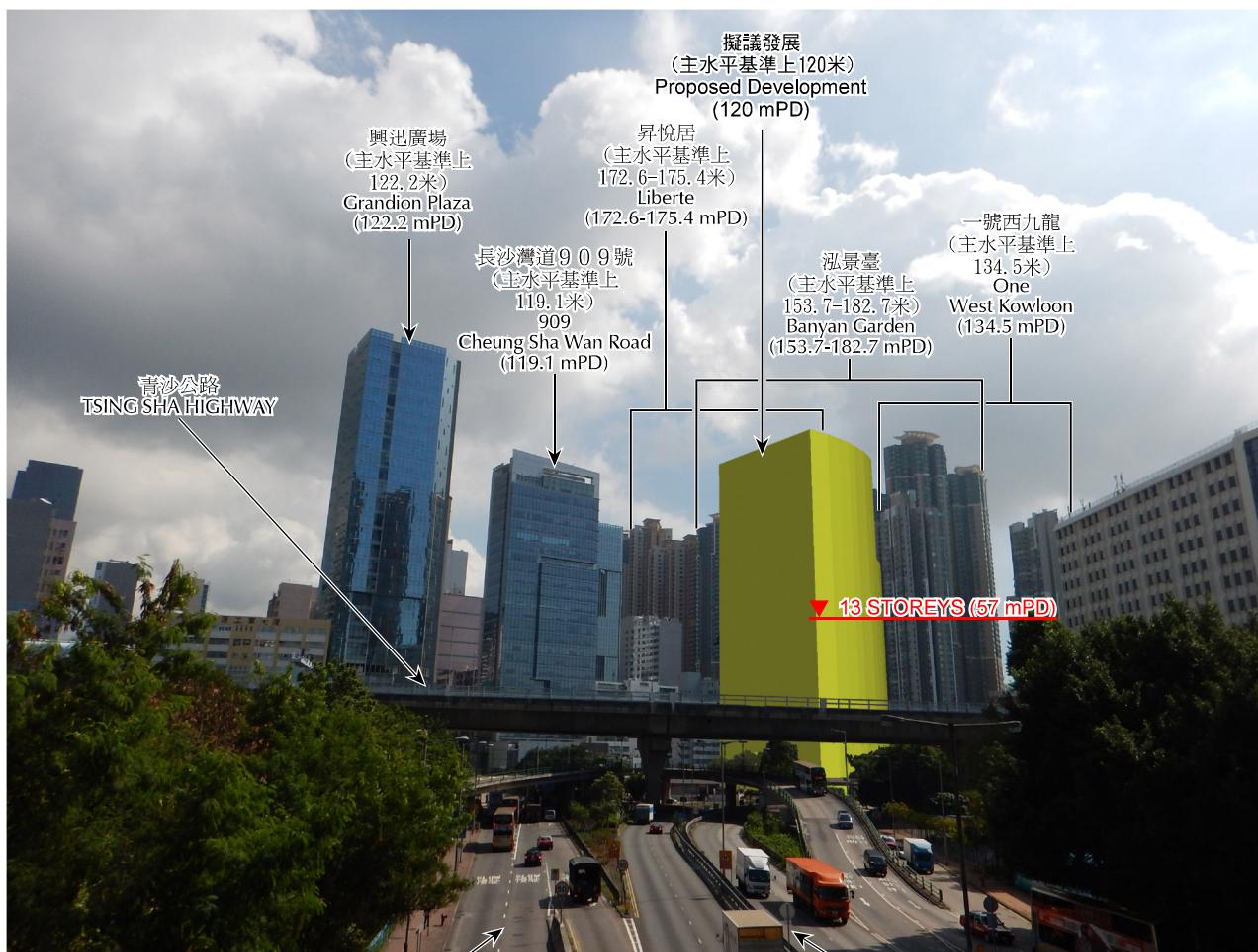
圖 PLAN  
12



SCALE 1:50 000 比例尺



## 現有景觀 EXISTING VIEW



長沙灣道  
CHEUNG SHA WAN ROAD

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

本圖於2016年2月11日擬備，  
所根據的資料為攝於  
2015年11月18日的實地照片  
PLAN PREPARED ON 11.2.2016  
BASED ON SITE PHOTO TAKEN ON  
18.11.2015

修訂項目B擬議商業發展的合成照片(觀景點2)  
PHOTOMONTAGE FOR PROPOSED COMMERCIAL DEVELOPMENT  
AMENDMENT ITEM B (VP2)

從橫跨葵涌道的行人天橋往東眺望  
FROM FOOTBRIDGE ACROSS KWAI CHUNG ROAD (VIEWING EAST)

規劃署  
PLANNING  
DEPARTMENT

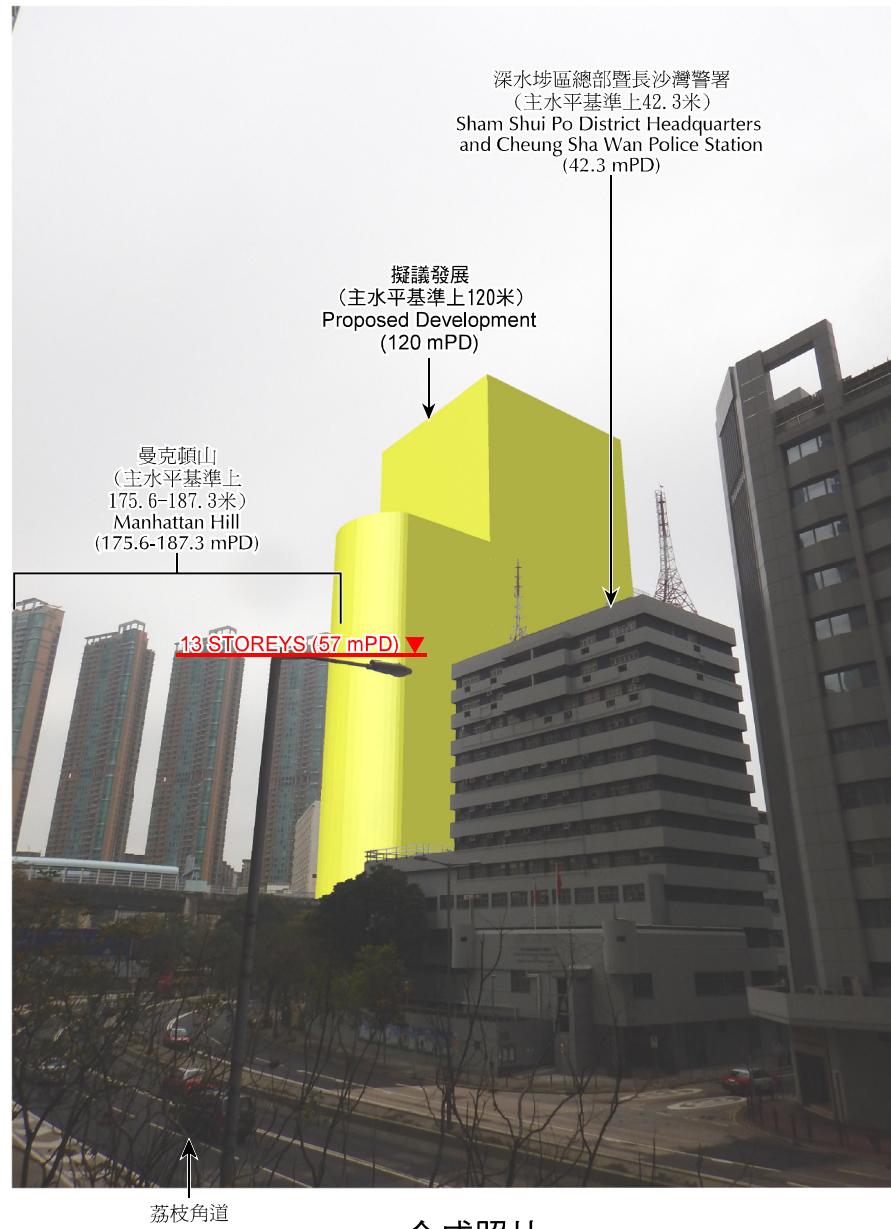


參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
13



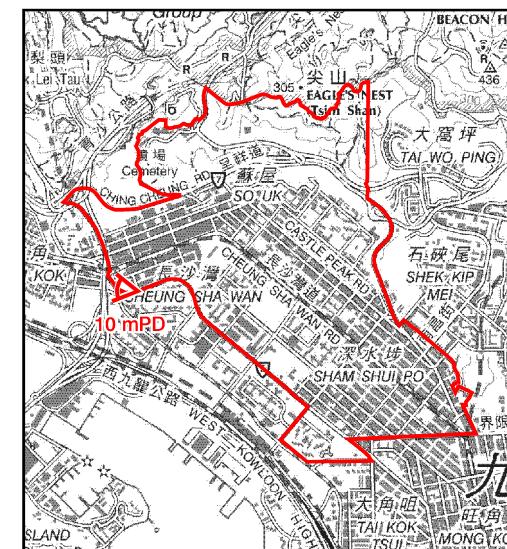
現有景觀  
EXISTING VIEW



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 : 50 000 比例尺

本圖於2016年2月11日擬備，  
所根據的資料為攝於  
2016年2月11日的實地照片  
PLAN PREPARED ON 11.2.2016  
BASED ON SITE PHOTO TAKEN ON  
11.2.2016

修訂項目B擬議商業發展的合成照片(觀景點3)  
PHOTOMONTAGE FOR PROPOSED COMMERCIAL DEVELOPMENT  
AMENDMENT ITEM B (VP3)

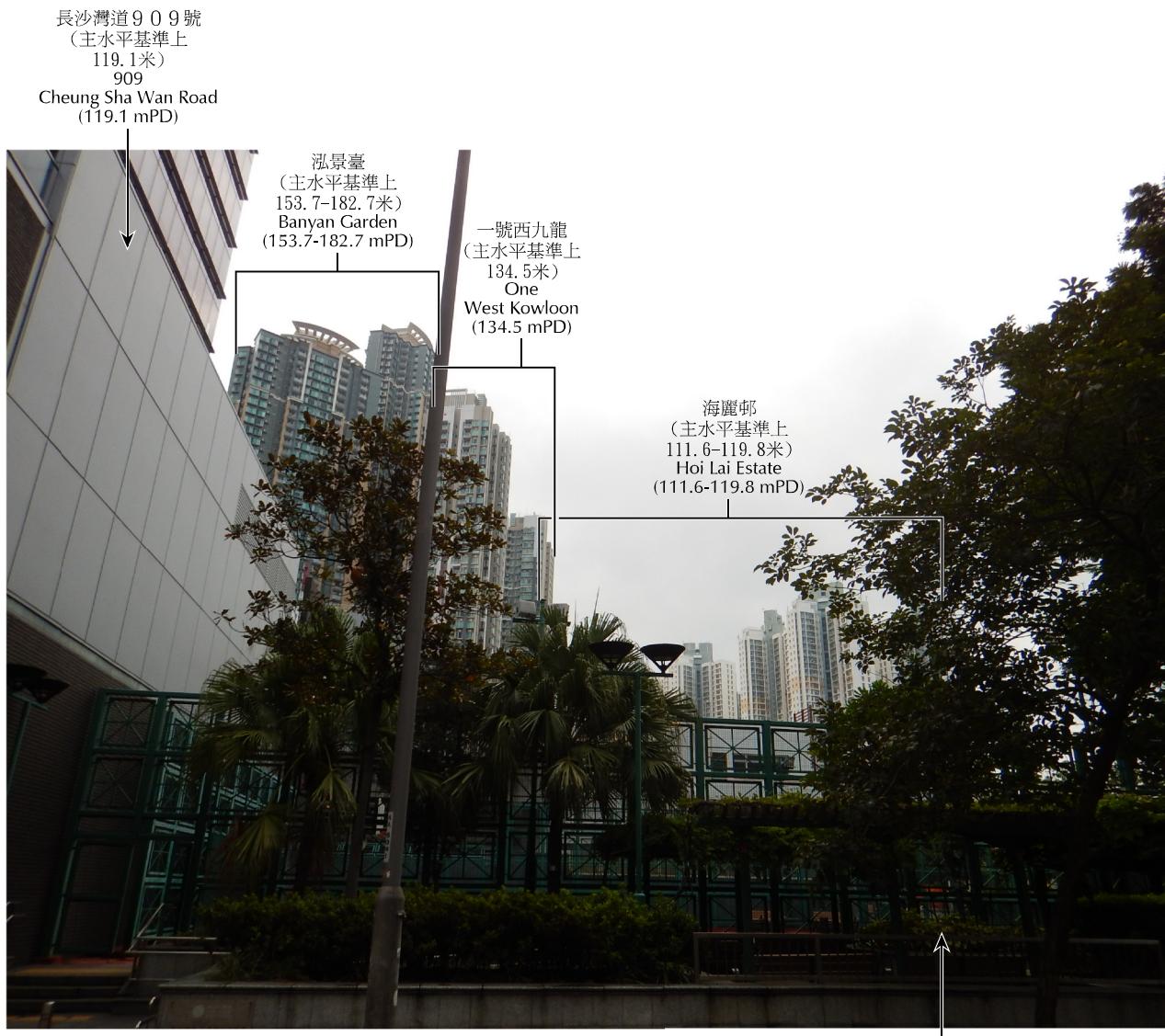
從橫跨荔枝角道的行人天橋往西北眺望  
FROM FOOTBRIDGE ACROSS LAI CHI KOK ROAD (VIEWING NORTHWEST)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
14

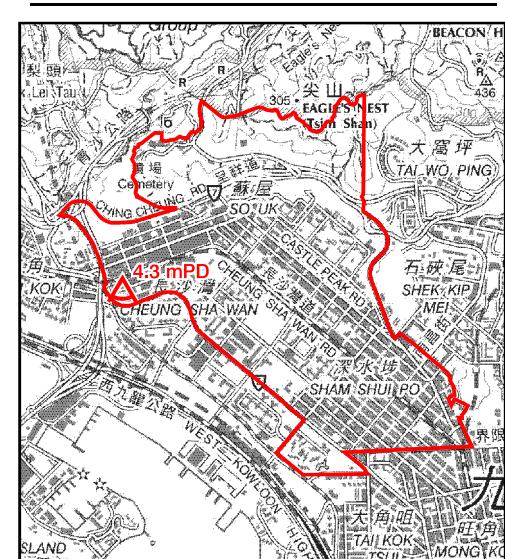


現有景觀  
EXISTING VIEW



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 : 50 000 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2016年2月11日擬備，  
所根據的資料為攝於  
2015年11月10日的實地照片  
PLAN PREPARED ON 11.2.2016  
BASED ON SITE PHOTO TAKEN ON  
10.11.2015

### 修訂項目B擬議商業發展的合成照片(觀景點4)

PHOTOMONTAGE FOR PROPOSED COMMERCIAL DEVELOPMENT  
AMENDMENT ITEM B (VP 4)

從長沙灣道/長順街遊樂場往南眺望

FROM CHEUNG SHA WAN ROAD /  
CHEUNG SHUN STREET PLAYGROUND (VIEWING SOUTH)

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/K5/16/2

圖 PLAN  
15