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Re: MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/29
09/02/2023 12:39

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

PLEASE NOTE THAT ITEM C CLEARLY INDICATES THAT MOVING THE MARKET ONTO THE PARK REQUIRES REZONING

Covered Areas within Open Space HKPSG

- (a) Covered areas within open space, such as pavilions, public toilets, storage areas, pump rooms, etc., **whose primary function is to provide ancillary facilities to support the main recreation use should be counted as part of the open space provision.**
- (b) Circulation space under housing blocks, government, institution community or commercial buildings should not be countable, as the primary function of the area is not for active or passive recreation.
- (c) **In the case of a large maintenance depot (areas with storage buildings and hard standing for parking and maintenance) or building within an open space, this should be more appropriately zoned "Government, Institution or Community" as it does not provide recreation facilities.**

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 9 February 2023 3:30 AM CST
Subject: MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/29

Dear TPB Members.

Despite recent rah rah reports in the media with regard to the sale of private residential units, it is very clear that while a few developments have been popular, many have only sold a proportion of the units. Developers are also delaying or with holding launches. The HK housing market is starting to look like that on the mainland, over supply and reduced demand. Hong Kong is now facing a glut in the number of private residential units. Apart from the 200,000+ vacant units recorded in 2018 when the Vacancy Tax was proposed, hundreds of additional unsold units are being added due to the drop in demand.

Demand for housing will further decline in line with the incremental decrease in the number of the young. while the growing number of elderly will require additional recreational facilities in order to maintain a certain level of fitness.. It is therefore unconscionable that a community that already has a deficit in open space be further deprived in order to allow the URA to maximize revenues by taking over

community facilities to increase the production of residential and commercial units.

I would remind members of PlanD's own guidelines that it should uphold in its recommendations:

**RECREATION, OPEN SPACE AND GREENING Open Space is a
STATUTORY LAND USE**

1. Recreation and Open Space

1.1 Recreation - An Essential Land Use

1.1.1 Pressure for land is extreme in Hong Kong and it must be recognised that there are competing demands for land. **However, Government acknowledges that recreation stems from a basic human need for activities which are essential to the mental and physical well-being of the individual and the community as a whole.** It therefore encourages participation in recreational pursuits and seeks to ensure that appropriate opportunities are available to meet the needs of the people of Hong Kong. **Recreation is accepted as an essential activity for which land must be allocated.** However, it is also recognised that much active recreation can be provided for without the need to set aside exclusive land areas. For example, sports centres are already being provided in multi-use buildings, and greater use is being made of marine areas.

1.1.2 **Apart from recreation use, open space also allows the penetration of sunlight and air movement, as well as for planting areas for visual relief. It is also an essential land use element in urban design. These functions are particularly important in a high density, high-rise built-environment like Hong Kong.**

1.4 Key Trends in Recreational Pursuits

(b) **There is a substantial demand for more passive open space near home as a result of the ageing population, and for an improvement in the quality of facilities (e.g. planting, new equipment and lighting);**

The current administration is treating our public parks as **land banks** to accommodate various services. This is in violation of the statutory designation of Open Space as a land use in its own right.

Mary Mulvihill
[REDACTED]

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 28 December 2022 10:24 PM CST

Subject: AMENDMENT TO MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/28

AMENDMENT TO MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/28

Dear TPB Members,

Item A – Revision to the stipulated BHR of a site zoned "GIC" at 40 Lung Kong Road from 3 storeys to 45 metres above Principal Datum Y/K10/4 approved 9 July 2021

This is to facilitate the redevelopment of KCCC to accommodate additional facilities. Support but there should be a condition that the services described will be provided so that facilities are not subsequently amended to other uses as has been the case with the nearby Lok Sing Tong site.

BUT STRONGLY OBJECT TO THE SNEAKY MANNER IN WHICH THE REZONING OF A BIG CHUNK OF OPEN SPACE TO GIC IN ORDER TO FACILITATE THE REVENUE GENERATING FOCUS OF URA IS NOT BEING PROCESSED IN THE APPROPRIATE AND PROSCRIBED MANNER. INSTEAD OF INCLUDING THE ANNEXATION OF THE PORTION OF CARPENTER ROAD PARK, SITE B OF S/K10/URA3/1, INTO THE MA TAU KOK OZP, IT IS BEING REZONED UNDER THE TABLE VIA THE URA PLAN ALTHOUGH IT IS OUTSIDE ITS SITE BOUNDARY.

THIS IS ULTRA VIRES AND MEMBERS HAVE A DUTY TO INQUIRE INTO THE LEGALITY OF ACHIEVING THE REZONING IN THIS MANNER.

There is a significant deficit in Open Space in the Ma Tau Kok district. Local Open Space will be **-55% IN DEFICIT**.

I WOULD REMIND MEMBERS THAT DURING THE DISCUSSION ON THE NGA CHI WAN OZP ON 16 DEC A MEMBER QUESTIONED THE REPRESENTATIVE OF THE HOUSING AUTHORITY IF PART OF THE EXISTING OPEN SPACE COULD BE INCORPORATED INTO THE PUBLIC HOUSING DEVELOPMENT AS THERE IS CURRENTLY A SURPLUS IN THAT DISTRICT.

THE HA REPRESENTATIVE ADVISED THE BOARD THAT IT IS GOVERNMENT POLICY NOT TO REDUCE EXISTING OS IN URBAN AREAS EVEN IF THERE IS A SURPLUS AS THE AIM IS TO INCREASE THE PER CAPITA QUOTA OF OS IN LINE WITH 2030+

<https://www.info.gov.hk/gia/general/202110/08/P2021100801145p.htm>

- enhancement in the provision targets of GIC facilities, open space and transport infrastructure. For instance, **the land per person ratio for open space has been increased to 3.5 square metres/38 square feet per person**, higher than the assumed target of 2.5 square metres/27 square feet adopted in the Year 2016 round of projection and the actual provision of 2.7 square metres/29 square feet.

AS THE DISTRICT IS CURRENTLY IN DEFICIT, IT WOULD BE DIFFICULT TO REACH THE 2016 TARGET NEVER MIND THE 2021.

TPB CANNOT THEREFORE APPROVE THAT 6,600SQ.MTS OF OS BE
REZONED TO OTHER USES.

Mary Mulvihill



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