

Task Force on Kai Tak Harbourfront Development

For discussion
on 30 April 2015

TFKT/04/2015

Proposed Amendments to the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/20

PURPOSE

The purpose of this Paper is to seek Members' views on the proposed amendments to the approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/20 (**Plan 1**).

PROPOSED AMENDMENTS TO THE OZP

2. The proposed amendments to the OZP (**Plan 1**) are set out below:

Rezoning of the Government Land at Sung Wong Toi Road from "Comprehensive Development Area (3)" ("CDA(3)") to "Residential (Group A)" ("R(A)") – (Item A) (Plans 1 to 3)

2.1 During the review of sites designated for "CDA" on statutory plans in 2014, the Town Planning Board agreed to rezone the "CDA(3)" zone at Sung Wong Toi Road to facilitate early redevelopment. Given its size, number of private lots and the Government land involved, land assembly may be an issue that impedes redevelopment of the whole "CDA(3)" zone. To enhance the prospect of implementation by reducing the size of the "CDA" zone, it is proposed to rezone the Government land (**Item A** on

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Plan 1) at the north-eastern portion of the “CDA(3)” zone to “R(A)” to facilitate public housing development. The proposed residential development would help meet the pressing needs for housing and the housing supply target for the next 10 years as announced in the 2014 Policy Address.

2.2 The site with an area of about 4,150m² is currently occupied by two Government facilities, namely the Kowloon Animal Management Centre of the Agriculture, Fisheries and Conservation Department and the ex-quarters and workshop of the Electrical and Mechanical Services Department. The site will be rezoned to “R(A)” subject to a maximum PR of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, as similar to other “R(A)” sites on the OZP. The building height (BH) restriction of 100mPD as currently stipulated on the OZP for the “CDA(3)” zone (**Plan 1**) remains unchanged.

2.3 The Director of Housing (D of H) has initially proposed to develop a residential block with a proposed BH of 100mPD which can provide about 600 flats. Technical assessments on various aspects including traffic, environment and air ventilation will be conducted by D of H at the detailed design stage.

Rezoning of the Hong Kong Society for the Blind’s (HKSB) site at Mok Cheong Street from “CDA(3)” to “Government, Institution or Community” (“G/IC”) - (Item B) (Plans 1, 2, 4 and 5)

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2.4 In December 2014, the HKSB submitted a redevelopment proposal for its existing premises at Mok Cheong Street (south-eastern portion of “CDA(3)” zone) to accommodate the existing and additional welfare facilities under the “Special Scheme on Privately Owned Sites for Welfare Uses” launched by the Labour and Welfare Bureau. To facilitate the redevelopment proposal for welfare uses, it is proposed to rezone the portion currently occupied by the HKSB from “CDA(3)” to “G/IC”. The BH restriction of 100mPD as currently stipulated on the OZP for the site remains unchanged (**Plan 1**) so as to provide flexibility and scope for changes before the type and mix of services are finalized.

2.5 The HKSB’s site with an area of about 2,050m² is currently occupied by a factory cum sheltered workshop and a care & attention home for the blind. HKSB has initially proposed to develop a 19-storey welfare services block with a BH of about 68mPD (**Plan 5**). Technical assessments on various aspects including traffic, environment and air ventilation will be conducted by HKSB at the detailed design stage.

Other Corresponding/Technical Amendments

2.6 The authorized alignment of the Shatin to Central Link railway scheme will be indicated on the amended OZP for information. Some technical amendments will also be included.

2.7 Opportunity is taken to amend the Notes and Explanatory Statement of the OZP to reflect the above

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amendments and to update the general information of various land use zonings in the planning area.

HARBOUR PLANNING PRINCIPLES

3. Reference has been made to the Harbour Planning Principles (HPPs) and Harbour Planning Guidelines. The above amendments are considered to be in line with the following HPPs:

Principle 1: Preserving Victoria Harbour

3.1 The amendments do not involve any reclamation within the Victoria Harbour. The proposed developments under Items A and B are subject to a maximum BH of 100mPD which is the same as that currently stipulated on the OZP. A plot ratio similar to that currently stipulated on the OZP for the “R(A)” zone in the surrounding areas is also adopted for the proposed public housing in order to respect the waterfront setting and the surrounding developments. As revealed from the photomontages at **Plans 7 to 10**, the proposed developments are considered not visually incompatible with the existing developments when viewed from the harbourfront areas including the Sung Wong Toi Playground, the area at the junction of To Kwa Wan Road and San Man Tau Street, and the Kai Tak Cruise Terminal Park.

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Principle 2: Stakeholder Engagement

3.2 The Kowloon City District Council was consulted on the proposed amendments to the OZP on 2.4.2015 and generally supported the rezoning proposals. Yet, concerns were raised on the sufficiency of car-parking and welfare facilities in the area. The project proponents would further liaise with the Social Welfare Department on the type and mix of welfare facilities that can be provided within the developments, and provide adequate on-site parking facilities to meet their own demand.

Principle 3: Sustainable Development

3.3 The proposed developments would serve the community with the provision of more public housing units and welfare facilities, particularly those for the visually impaired. Various technical assessments will be conducted by the project proponents to ensure that the proposed developments are sustainable in terms of traffic, environmental and air ventilation perspectives.

Principle 4: Integrated Planning

3.4 Rezoning of the two sites currently zoned “CDA(3)” to “R(A)” and “G/IC” would help enhance the prospect of implementation of the remaining “CDA(3)” zone. Due consideration would be given to the design and deposition of the proposed developments to ensure that the scale, layout and

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building height are compatible with the harbourfront and the surrounding developments.

Principle 5: Proactive Harbour Enhancement

3.5 The stepped height profile adopted for the OZP which progressively increases from the waterfront (100mPD) to the inland (120mPD) and foothill areas (140mPD) has been maintained. Careful consideration has been given to ensure visual permeability and building height compatibility in the harbourfront areas.

Principle 6: Vibrant Harbour

3.6 The proposed developments which increase the provision of public housing and welfare facilities in the area could act as a catalyst for urban renewal. With enhanced environment of the proposed developments, it would attract more members of the public to reach and enjoy the harbourfront area in the vicinity.

Principle 7: Accessible Harbour

3.7 The proposals will not affect the accessibility to the harbour as the major connections between the inland and the harbourfront areas will be maintained.

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Principle 8: Public Enjoyment

3.8 The proposals will not compromise the opportunities for the public to enjoy the harbourfront areas. The proposed developments are compatible with the harbourfront developments and will not require additional land in the harbourfront for infrastructure developments.

ADVICE SOUGHT

4. Members are invited to comment on the above proposed amendments to the approved Ma Tau Kok OZP No. S/K10/20.

ATTACHMENTS

Plan 1	Comparison of Existing and Proposed Zonings on the OZP for Proposed Amendment Items A and B
Plan 2	Site Plan for Items A and B
Plan 3	Site Photos for Item A
Plan 4	Site Photos for Item B
Plan 5	HKSB's Initial Redevelopment Proposal
Plan 6	Viewing points 1 to 4
Plans 7 to 10	Photomontages

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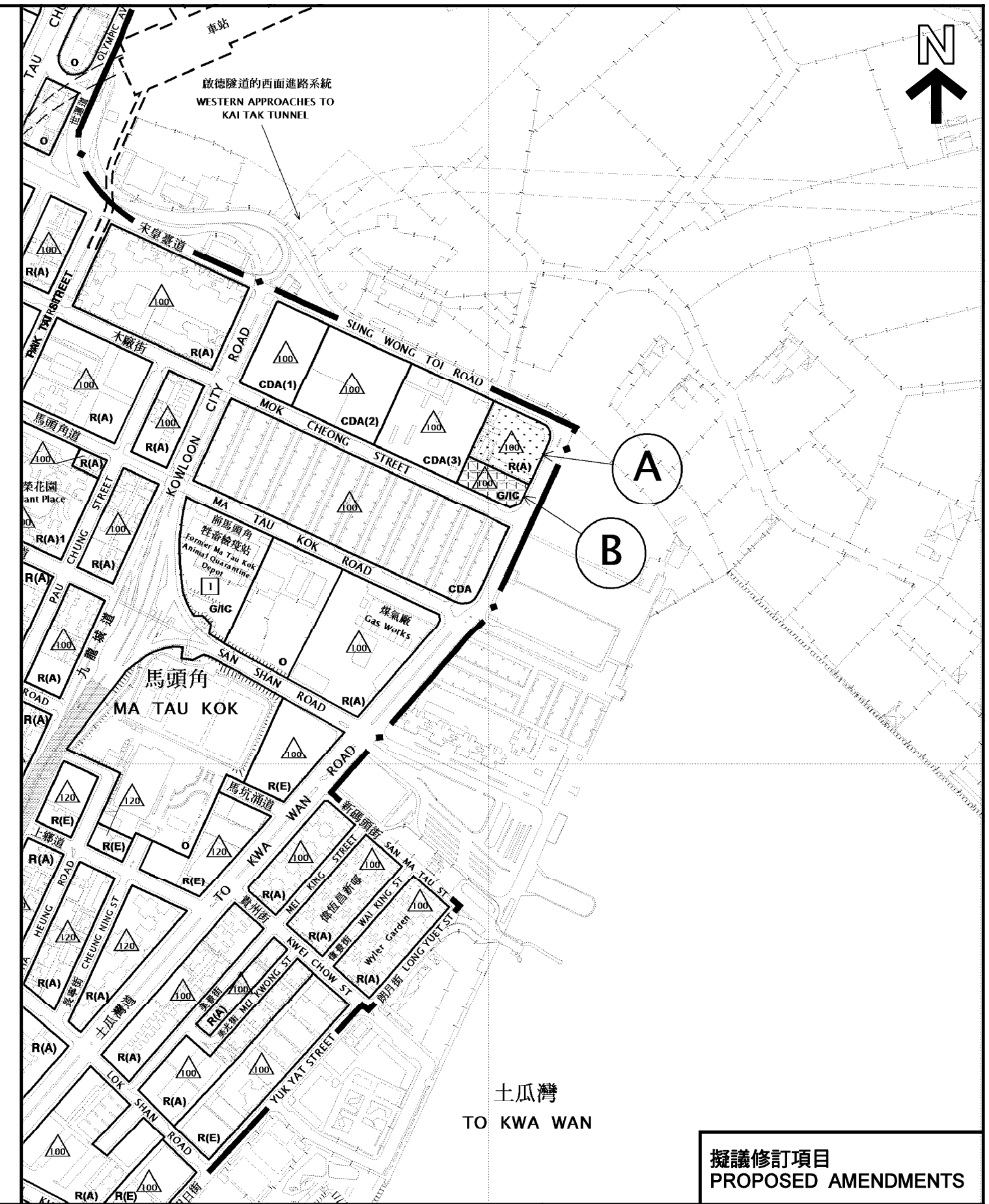
TFKT/04/2015

PLANNING DEPARTMENT

APRIL 2015



現存圖則編號S/K10/20的用途地帶
EXISTING ZONINGS ON PLAN No. S/K10/20



擬議修訂項目
PROPOSED AMENDMENTS

本摘要圖於2015年4月22日備備，
所根據的資料為於2008年11月4日
核准的分區計劃大綱圖編號 S/K10/20
EXTRACT PLAN PREPARED ON 22.4.2015
BASED ON OUTLINE ZONING PLAN No.
S/K10/20 APPROVED ON 4.11.2008

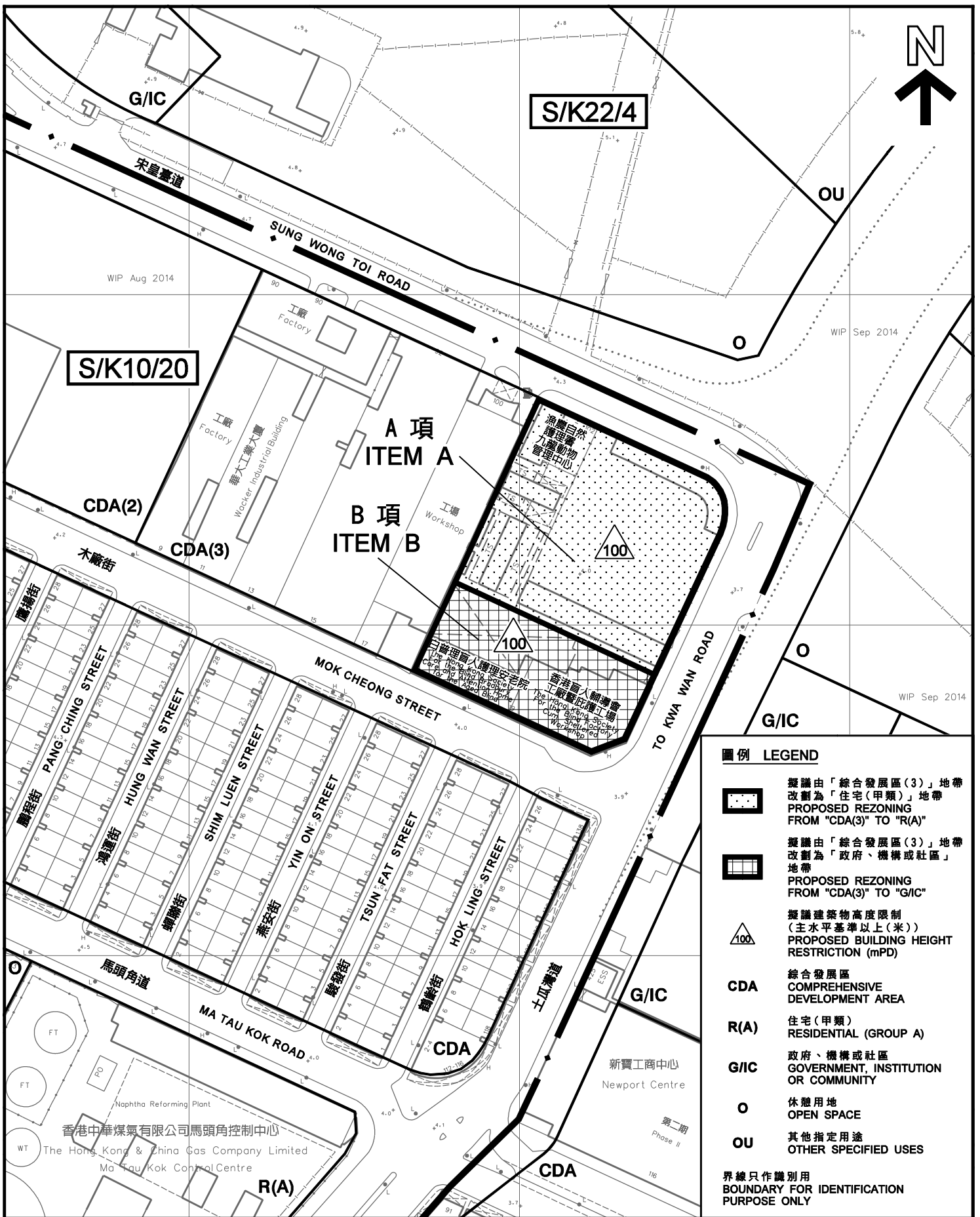
位置圖 LOCATION PLAN
馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂
(A及B項)
PROPOSED AMENDMENTS TO THE APPROVED MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20
(ITEMS A AND B)

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

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/K10/15/30

圖 PLAN
1



平面圖 SITE PLAN

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂
(A及B項)

PROPOSED AMENDMENTS TO THE APPROVED
MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20
(ITEMS A AND B)

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

本摘要圖於2015年4月22日擬備，
所根據的資料為測量圖編號
11-NE-11C 和 16A
EXTRACT PLAN PREPARED ON 22.4.2015
BASED ON SURVEY SHEETS No.
11-NE-11C & 16A

規劃署
PLANNING
DEPARTMENT

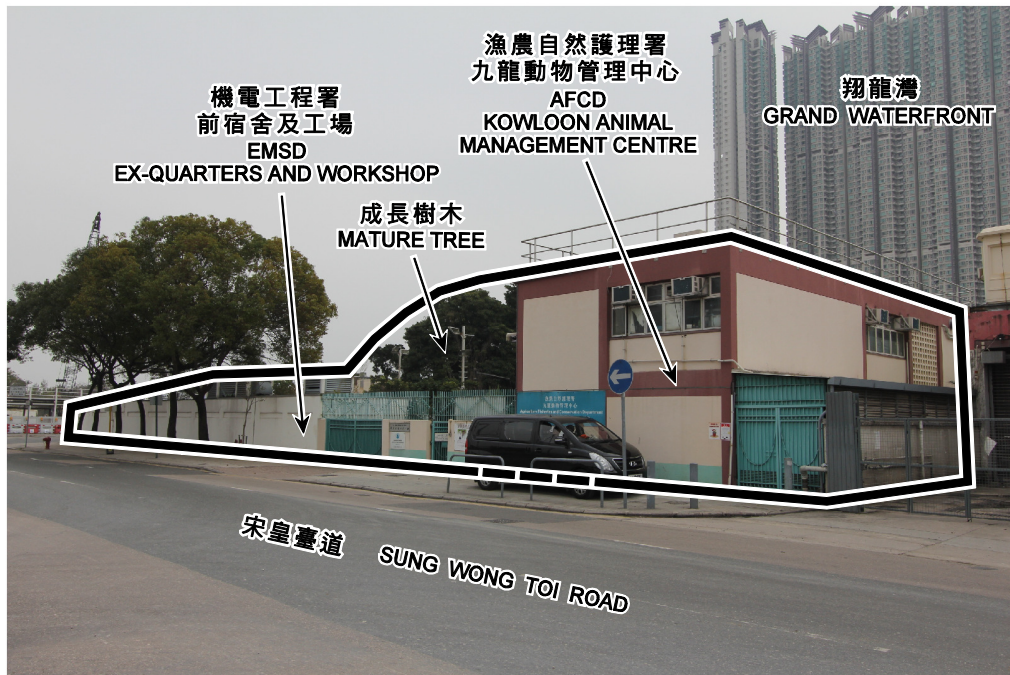
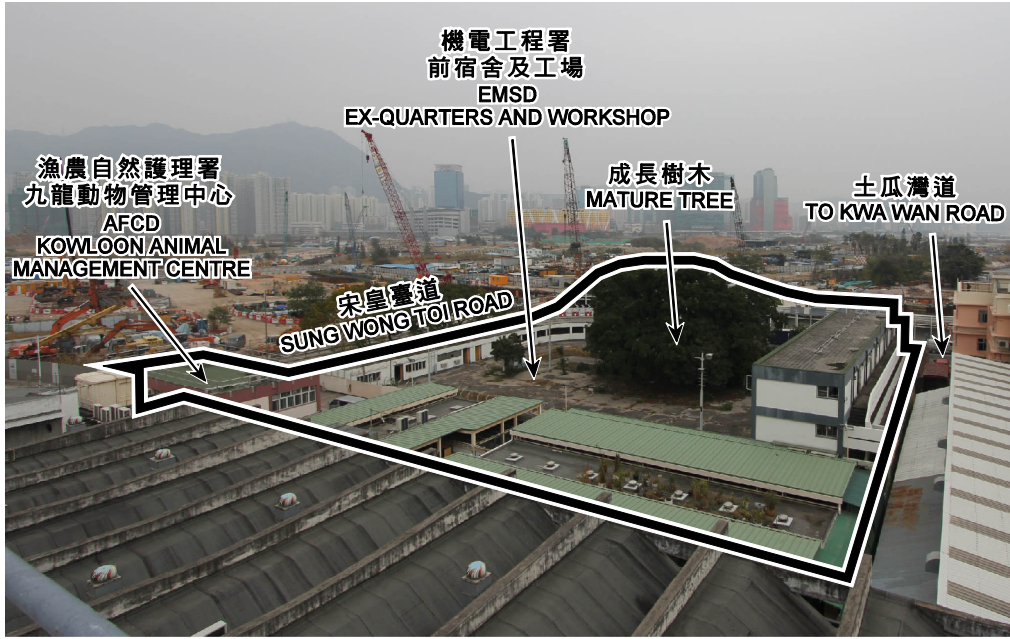


參考編號
REFERENCE No.

M/K10/15/30

圖 PLAN

2



修訂項目A項
AMENDMENT ITEM A

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSES ONLY

實地照片 SITE PHOTO

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂
(A項)
PROPOSED AMENDMENTS TO THE APPROVED
MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20
(ITEM A)

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K10/15/30

圖 PLAN

3

本圖於2015年4月21日擬備，
所根據的資料為攝於
2015年2月6日的實地照片
PLAN PREPARED ON 21.4.2015
BASED ON SITE PHOTOS
TAKEN ON 6.2.2015



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSES ONLY

修訂項目B項
AMENDMENT ITEM B

實地照片 SITE PHOTO

馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂
(B項)

PROPOSED AMENDMENTS TO THE APPROVED
MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20
(ITEM B)

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K10/15/30

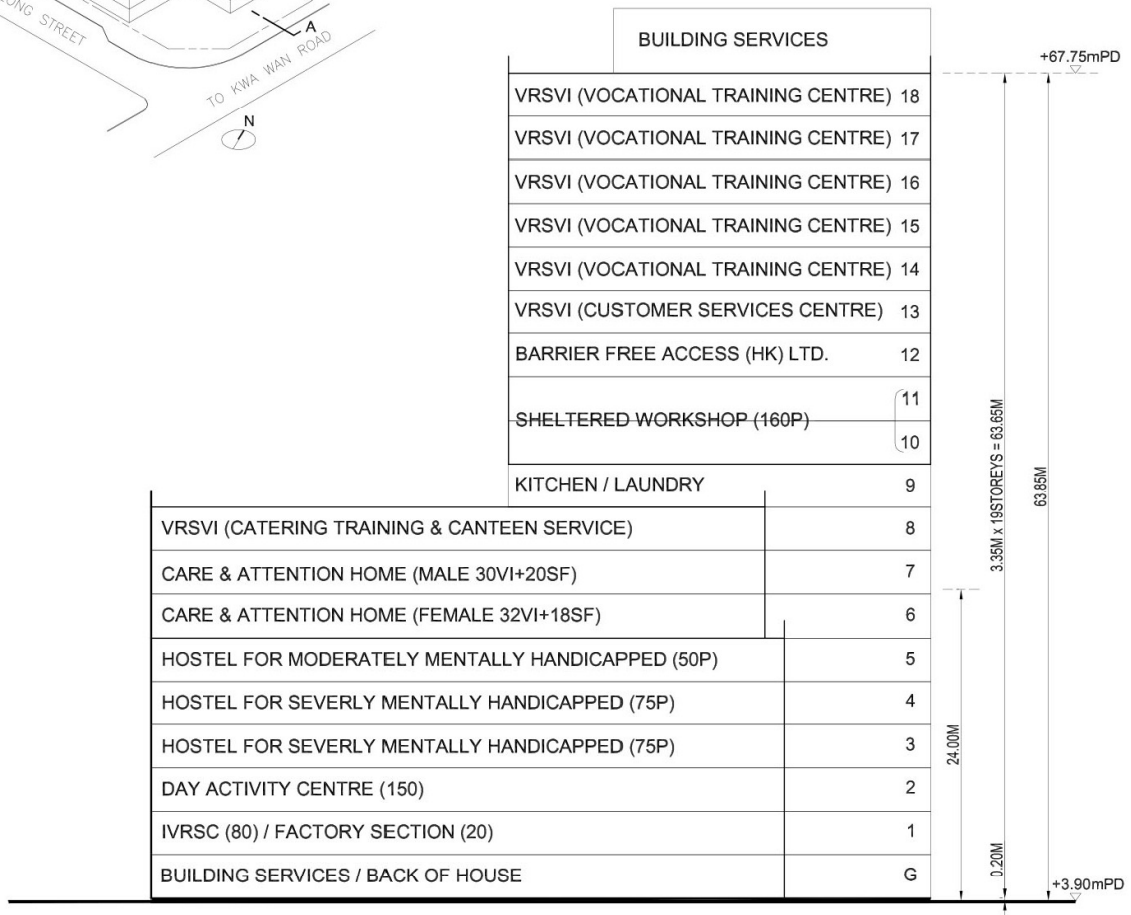
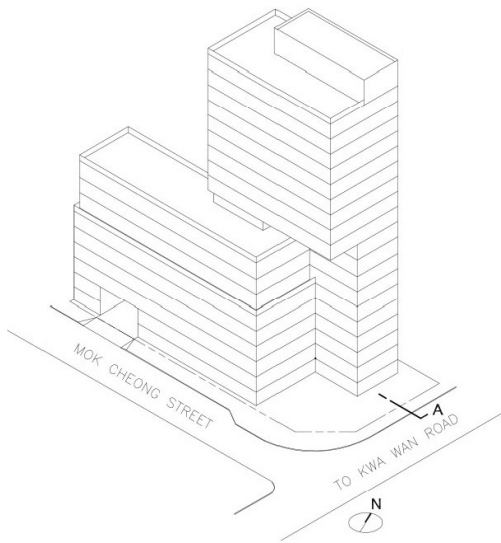
圖 PLAN

4

本圖於2015年4月21日擬備，
所根據的資料為攝於
2015年2月6日的實地照片
PLAN PREPARED ON 21.4.2015
BASED ON SITE PHOTOS
TAKEN ON 6.2.2015

PROPOSAL FOR RE-DEVELOPMENT OF
19 MOK CHEONG STREET, TO KWA WAN
KIL 8052

THE HONG KONG SOCIETY FOR THE BLIND



SECTION A

Design Consultants Limited
8 April 2015

本圖於2015年4月21日擬備
PLAN PREPARED ON 21.4.2015

切面圖 SECTION PLAN
馬頭角分區計劃大綱核准圖編號 S/K10/20 的擬議修訂
(B項)
PROPOSED AMENDMENTS TO THE APPROVED
MA TAU KOK OUTLINE ZONING PLAN No. S/K10/20
(ITEM B)

**規劃署
PLANNING
DEPARTMENT**

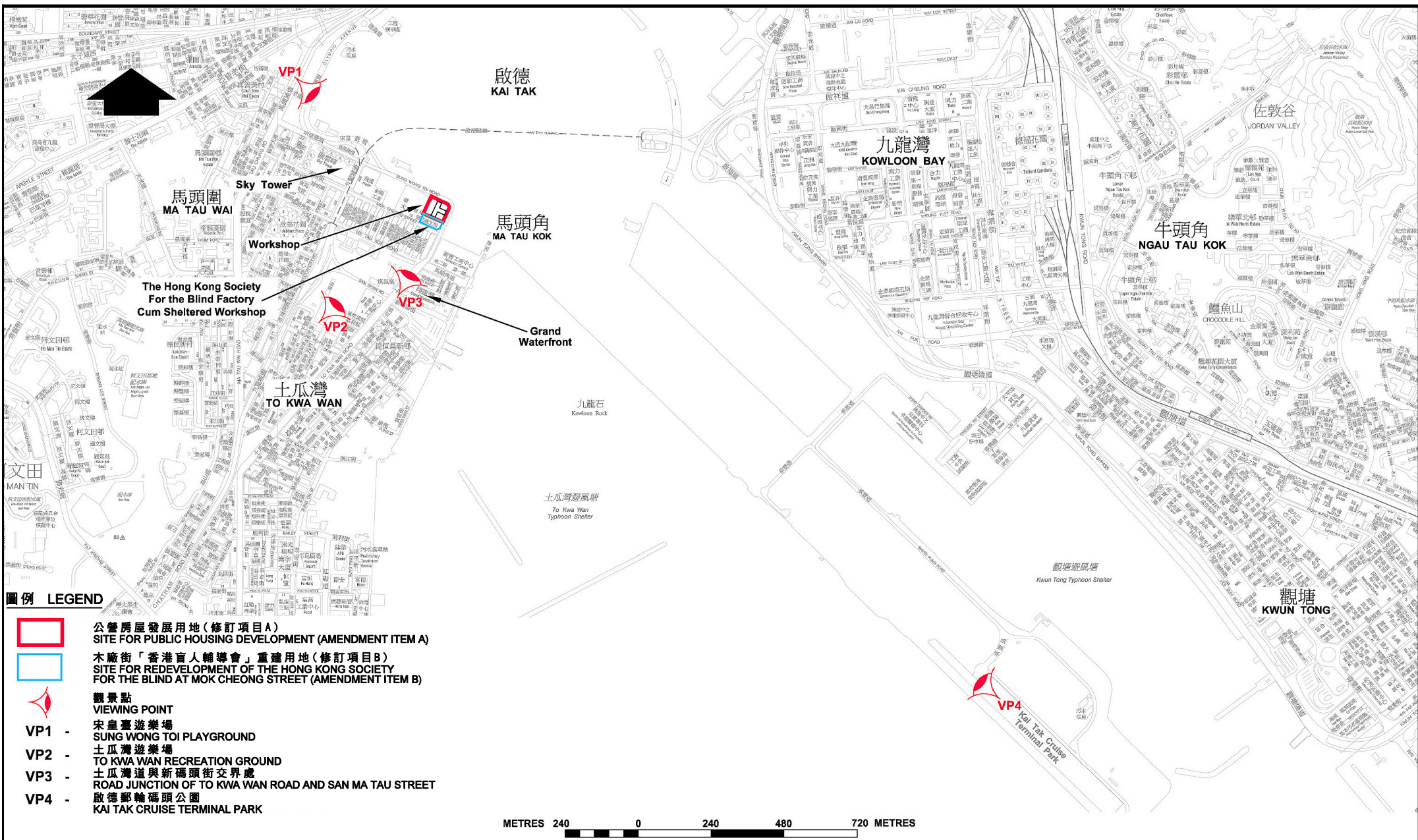


參考編號
REFERENCE No.

M/K10/15/30

圖 PLAN


5



- 圖例 LEGEND**
-  公營房屋發展用地 (修訂項目 A)
SITE FOR PUBLIC HOUSING DEVELOPMENT (AMENDMENT ITEM A)
 -  木廠街「香港盲人輔導會」重建用地 (修訂項目 B)
SITE FOR REDEVELOPMENT OF THE HONG KONG SOCIETY FOR THE BLIND AT MOK CHEONG STREET (AMENDMENT ITEM B)
 -  **觀景點**
VIEWING POINT
 - VP1 - 宋皇臺遊樂場
SUNG WONG TOI PLAYGROUND
 - VP2 - 土瓜灣遊樂場
TO KWA WAN RECREATION GROUND
 - VP3 - 土瓜灣道與新橋頭街交界處
ROAD JUNCTION OF TO KWA WAN ROAD AND SAN MA TAU STREET
 - VP4 - 啟德郵輪碼頭公園
KAI TAK CRUISE TERMINAL PARK

本圖於2015年4月21日擬備
PLAN PREPARED ON 21.4.2015

修訂項目A及B - 視覺評估 VISUAL APPRAISAL FOR AMENDMENT ITEMS A & B

規劃署 PLANNING DEPARTMENT	
參考編號 REFERENCE No. M/K10/15/30	圖 PLAN 6



現有景觀
EXISTING VIEW

傲雲峰
SKY TOWER

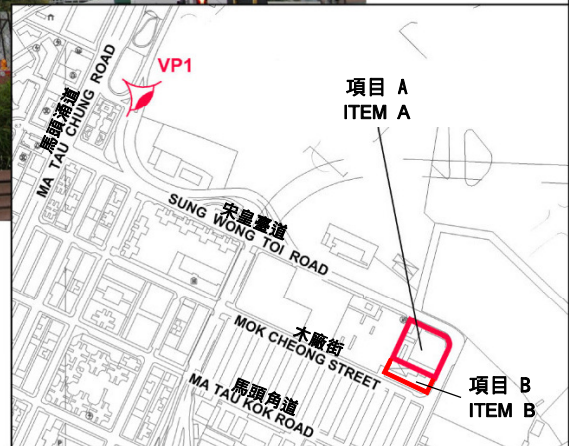


合成照片
PHOTOMONTAGE

項目 A
ITEM A

項目 B
ITEM B

傲雲峰
SKY TOWER



項目 A
ITEM A

項目 B
ITEM B

資料來源：繪圖由房屋署提交
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

本圖於2015年4月21日擬備
PLAN PREPARED ON 21.4.2015

合成照片 PHOTOMONTAGE

觀景點一(宋皇臺遊樂場)
VIEWING POINT 1
(SUNG WONG TOI PLAYGROUND)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K10/15/30

圖 PLAN

7



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE



資料來源：繪圖由房屋署提交
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

本圖於2015年4月21日擬備
PLAN PREPARED ON 21.4.2015

合成照片 PHOTOMONTAGE
觀景點二(土瓜灣遊樂場)
VIEWING POINT 2
(TO KWA WAN RECREATION GROUND)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

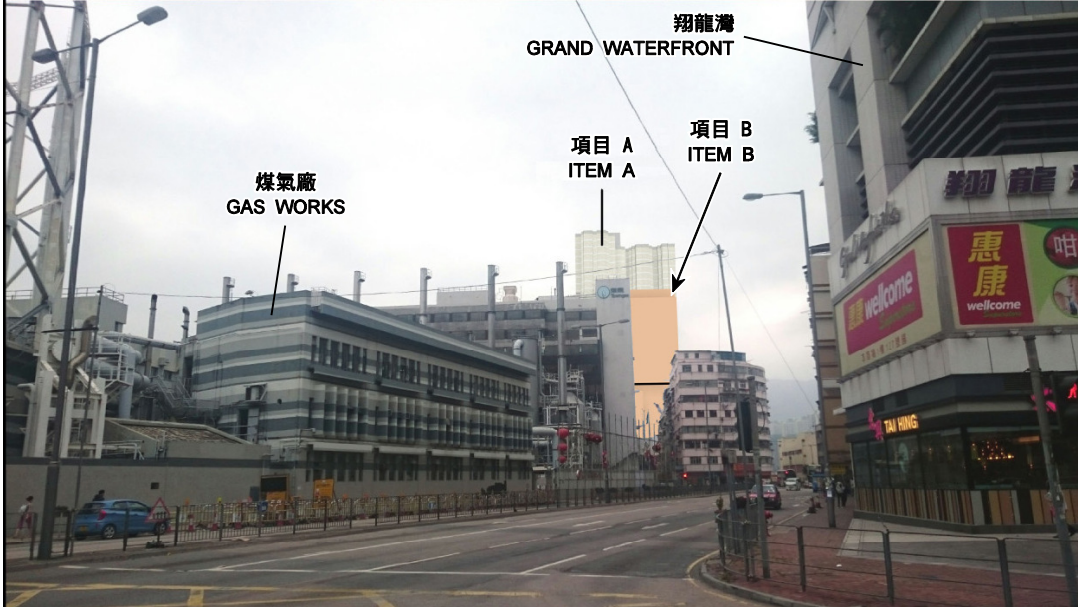
M/K10/15/30

圖 PLAN

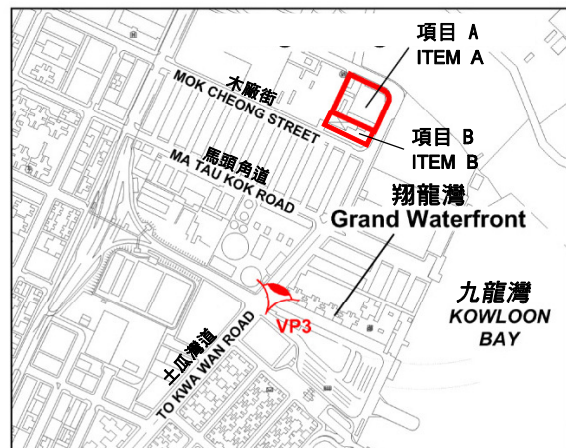
8



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE



資料來源：繪圖由房屋署提交
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

本圖於2015年4月21日擬備
PLAN PREPARED ON 21.4.2015

合成照片 PHOTOMONTAGE
觀景點三(土瓜灣道與新碼頭街交界處)
VIEWING POINT 3
(ROAD JUNCTION OF TO KWA WAN ROAD
AND SAN MA TAU STREET)

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K10/15/30

圖 PLAN

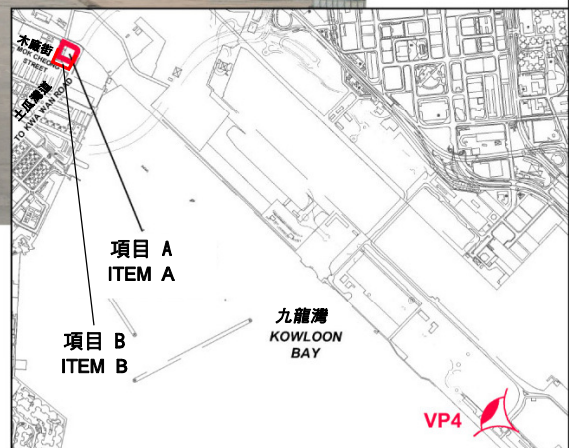
9



現有景觀
EXISTING VIEW



合成照片
PHOTOMONTAGE



資料來源：繪圖由房屋署提交
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

本圖於2015年4月21日擬備
PLAN PREPARED ON 21.4.2015

合成照片 PHOTOMONTAGE
觀景點四(啟德郵輪碼頭公園)
VIEWING POINT 4
(KAI TAK CRUISE TERMINAL PARK)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K10/15/30

圖 PLAN

10