

圖例 NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	RA(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	RA(B)	住宅(乙類)
RESIDENTIAL (GROUP E)	RA(E)	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度(樓層數目)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

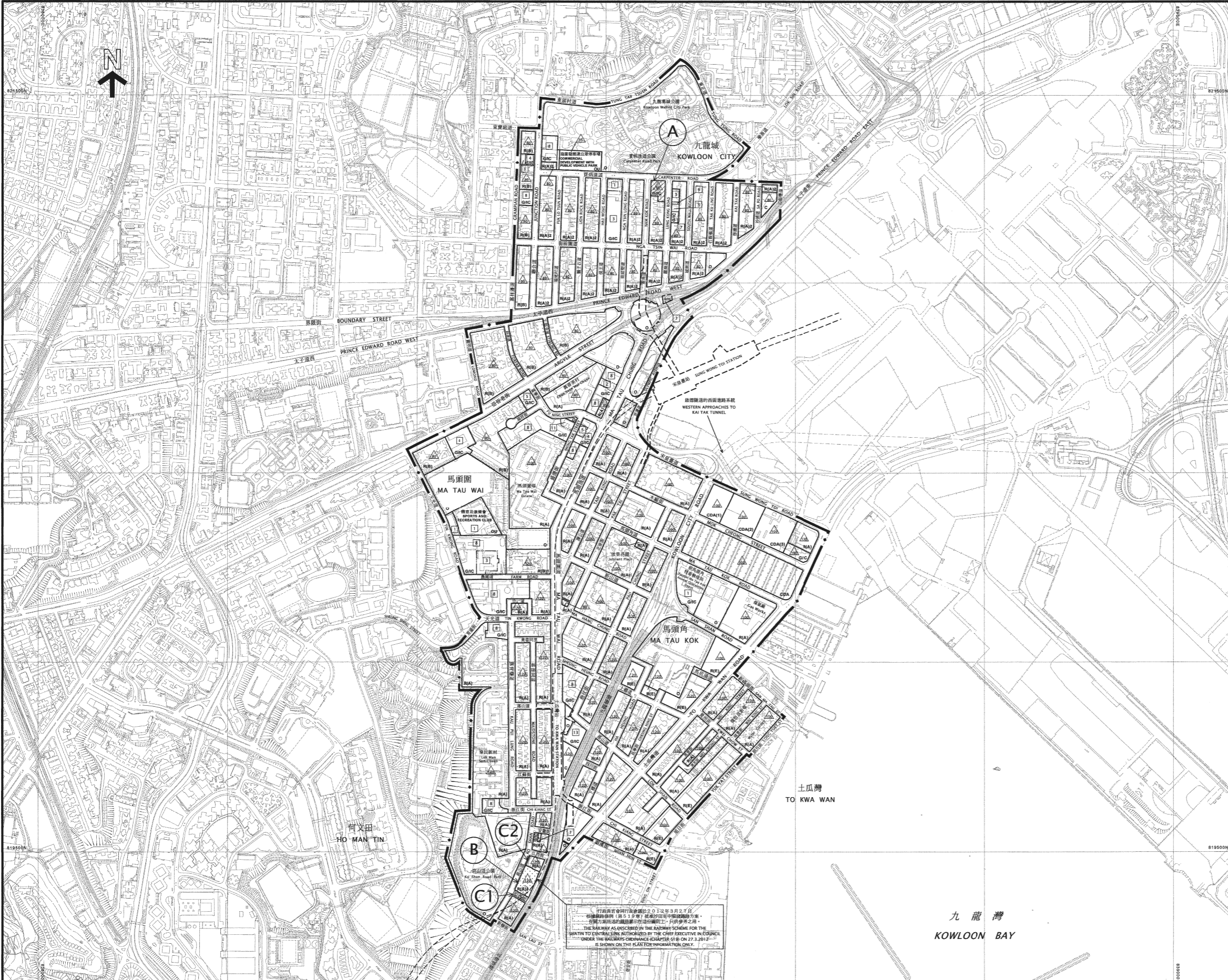
USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	0.40	0.29	商業
COMPREHENSIVE DEVELOPMENT AREA	5.05	3.65	綜合發展區
RESIDENTIAL (GROUP A)	44.92	32.42	住宅(甲類)
RESIDENTIAL (GROUP B)	8.93	6.45	住宅(乙類)
RESIDENTIAL (GROUP E)	3.20	2.31	住宅(戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	8.83	6.37	政府、機構或社區
OPEN SPACE	21.84	15.78	休憩用地
OTHER SPECIFIED USES	1.46	1.05	其他指定用途
MAJOR ROAD ETC.	43.91	31.70	主要道路等
TOTAL PLANNING SCHEME AREA	138.54	100.00	規劃範圍總面積

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

核准圖編號 S/K 10/22 的修訂 AMENDMENTS TO APPROVED PLAN No. S/K10/22

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		修訂項目A項
AMENDMENT ITEM B		修訂項目B項
AMENDMENT ITEM C1		修訂項目C1項
AMENDMENT ITEM C2		修訂項目C2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馬頭角(九龍規劃區第10區)分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 10 - MA TAU KOK - OUTLINE ZONING PLAN

2018年3月9日 按照城市規劃條例第5條展示的核准圖編號 S/K10/22 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K10/22 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 9 MARCH 2018
Ms Jacinta K. C. Woo 胡潔貞女士
SECRETARY 城市規劃委員會秘書

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

圖則編號 PLAN No. S/K10/23

**SCHEDULE OF AMENDMENTS TO THE
APPROVED MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/22
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Revision to the building height restriction of a “Government, Institution or Community” (“G/IC”) site at Lung Kong Road from 5 and 8 storeys to 60 metres above Principal Datum.
- Item B – Rezoning of a site at the junction of Ko Shan Road and Shansi Street from “G/IC” and “Residential (Group A)” (“R(A)”) and an area shown as ‘Road’ to “R(A)3” with stipulation of building height restriction.
- Item C1 – Rezoning of Shansi Street from “G/IC” to an area shown as ‘Road’.
- Item C2 – Rezoning of a strip of land along Ko Shan Road from an area shown as ‘Road’ to “R(A)”.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “R(A)” zone to incorporate the “R(A)3” zone.
- (b) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)3” only)’ as a Column 1 use in the Notes for “R(A)” zone and corresponding amendment to replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle) (not elsewhere specified)’.
- (c) Revision to the exemption clause for plot ratio / gross floor area calculation in relation to caretakers’ quarters and recreational facilities in the Remarks of the Notes for the “Comprehensive Development Area”, “R(A)”, “Residential (Group B)”, “Residential (Group E)” zones.
- (d) Incorporation of a clause in the Remarks of the Notes for the “R(A)” zone stating the application of plot ratio of the existing building.

Town Planning Board

9 March 2018

**List of Representers and Commenters in respect of
the Draft Ma Tau Kok Outline Zoning Plan No. S/K10/23**
《馬頭角分區計劃大綱草圖編號 S/K10/23》
申述人和提意見人名單

Representers 申述人

Representation No. 申述個案編號	Name of 'Representer' 申述人名稱
TPB/R/S/K10/23-1	九龍城基督徒會 The Kowloon City Christians' Church
TPB/R/S/K10/23-2	Mary Mulvihill
TPB/R/S/K10/23-3	John Moore
TPB/R/S/K10/23-4	Genevieve Moore
TPB/R/S/K10/23-5	Evelyn Moore
TPB/R/S/K10/23-6	Melanie Moore

Commenters 提意見人

Comment on Representation No. 意見編號	Name of 'Commenter' 提意見人名稱
TPB/R/S/K10/23-C1	吳寶強 (九龍城區議員)
TPB/R/S/K10/23-C2	The Kowloon City Christians' Church
TPB/R/S/K10/23-C3	Ng Cheung Hing
TPB/R/S/K10/23-C4	李陳金湊
TPB/R/S/K10/23-C5	李翠玲
TPB/R/S/K10/23-C6	Li Wai To
TPB/R/S/K10/23-C7	林麗珊
TPB/R/S/K10/23-C8	So Shing Chau Stephen
TPB/R/S/K10/23-C9	Liu Tung Leung
TPB/R/S/K10/23-C10	劉麗芬
TPB/R/S/K10/23-C11	葉碧珍
TPB/R/S/K10/23-C12	談國鈞
TPB/R/S/K10/23-C13	Cheng Pui Yan
TPB/R/S/K10/23-C14	店舖
TPB/R/S/K10/23-C15	基石進修中心學員的家長
TPB/R/S/K10/23-C16	基石進修中心學員的家長
TPB/R/S/K10/23-C17	基石進修中心學員的家長
TPB/R/S/K10/23-C18	基石進修中心的課程導師
TPB/R/S/K10/23-C19	基石進修中心的學員
TPB/R/S/K10/23-C20	基石進修中心的學員
TPB/R/S/K10/23-C21	基石進修中心的學員
TPB/R/S/K10/23-C22	基石進修中心的學員
TPB/R/S/K10/23-C23	基石進修中心的學員
TPB/R/S/K10/23-C24	基石進修中心的學員
TPB/R/S/K10/23-C25	基石進修中心的學員
TPB/R/S/K10/23-C26	基石進修中心的學員
TPB/R/S/K10/23-C27	基石進修中心的學員
TPB/R/S/K10/23-C28	基石進修中心的學員
TPB/R/S/K10/23-C29	基石進修中心的學員
TPB/R/S/K10/23-C30	基石進修中心的學員
TPB/R/S/K10/23-C31	基石進修中心的學員
TPB/R/S/K10/23-C32	基石進修中心的學員
TPB/R/S/K10/23-C33	基石進修中心的學員

Comment on Representation No. 意見編號	Name of ‘Commenter’ 提意見人名稱
TPB/R/S/K10/23-C34	基石進修中心的學員
TPB/R/S/K10/23-C35	基石進修中心的學員
TPB/R/S/K10/23-C36	基石進修中心的學員
TPB/R/S/K10/23-C37	基石進修中心的學員
TPB/R/S/K10/23-C38	基石進修中心的學員
TPB/R/S/K10/23-C39	基石進修中心的學員
TPB/R/S/K10/23-C40	基石進修中心的學員
TPB/R/S/K10/23-C41	基石進修中心的學員
TPB/R/S/K10/23-C42	基石進修中心的學員
TPB/R/S/K10/23-C43	基石進修中心的學員
TPB/R/S/K10/23-C44	基石進修中心的學員
TPB/R/S/K10/23-C45	九龍城基督徒會的會友
TPB/R/S/K10/23-C46	Liu Mei King
TPB/R/S/K10/23-C47	OUHK
TPB/R/S/K10/23-C48	書局
TPB/R/S/K10/23-C49	基石進修中心學員的家長
TPB/R/S/K10/23-C50	基石進修中心的學員
TPB/R/S/K10/23-C51	基石進修中心的學員
TPB/R/S/K10/23-C52	基石進修中心的學員
TPB/R/S/K10/23-C53	基石進修中心的學員
TPB/R/S/K10/23-C54	基石進修中心的學員
TPB/R/S/K10/23-C55	基石進修中心的學員
TPB/R/S/K10/23-C56	基石進修中心的學員
TPB/R/S/K10/23-C57	基石進修中心的學員
TPB/R/S/K10/23-C58	基石進修中心學員的家長
TPB/R/S/K10/23-C59	基石進修中心的學員
TPB/R/S/K10/23-C60	基石進修中心的學員
TPB/R/S/K10/23-C61	基石進修中心的學員
TPB/R/S/K10/23-C62	基石進修中心的學員
TPB/R/S/K10/23-C63	基石進修中心的學員
TPB/R/S/K10/23-C64	黃國強
TPB/R/S/K10/23-C65	黃榮蘭
TPB/R/S/K10/23-C66	Juliana Sin
TPB/R/S/K10/23-C67	蘇細平
TPB/R/S/K10/23-C68	趙燕雯

Comment on Representation No. 意見編號	Name of 'Commenter' 提意見人名稱
TPB/R/S/K10/23-C69	Rosi Hung
TPB/R/S/K10/23-C70	Irene
TPB/R/S/K10/23-C71	Daman Wong
TPB/R/S/K10/23-C72	Leung Suk Yee Wendy
TPB/R/S/K10/23-C73	蘇婉麗
TPB/R/S/K10/23-C74	朱得榮
TPB/R/S/K10/23-C75	Wong Ming Lai
TPB/R/S/K10/23-C76	基石進修中心學員的家長
TPB/R/S/K10/23-C77	基石進修中心的課程導師
TPB/R/S/K10/23-C78	基石進修中心的學員
TPB/R/S/K10/23-C79	基石進修中心的學員
TPB/R/S/K10/23-C80	基石進修中心的學員
TPB/R/S/K10/23-C81	基石進修中心的學員
TPB/R/S/K10/23-C82	基石進修中心的學員
TPB/R/S/K10/23-C83	基石進修中心的學員
TPB/R/S/K10/23-C84	基石進修中心的學員
TPB/R/S/K10/23-C85	基石進修中心的學員
TPB/R/S/K10/23-C86	基石進修中心的學員
TPB/R/S/K10/23-C87	基石進修中心的學員
TPB/R/S/K10/23-C88	基石進修中心的學員
TPB/R/S/K10/23-C89	基石進修中心的學員
TPB/R/S/K10/23-C90	基石進修中心的學員
TPB/R/S/K10/23-C91	基石進修中心的學員
TPB/R/S/K10/23-C92	基石進修中心的學員
TPB/R/S/K10/23-C93	基石進修中心的學員
TPB/R/S/K10/23-C94	基石進修中心學員的家長
TPB/R/S/K10/23-C95	基石進修中心學員的家長
TPB/R/S/K10/23-C96	基石進修中心學員的家長
TPB/R/S/K10/23-C97	基石進修中心的學員
TPB/R/S/K10/23-C98	基石進修中心的學員
TPB/R/S/K10/23-C99	九龍城基督徒會的會友
TPB/R/S/K10/23-C100	基石進修中心的學員
TPB/R/S/K10/23-C101	基石進修中心的學員
TPB/R/S/K10/23-C102	鄧淑娟
TPB/R/S/K10/23-C103	基石進修中心的學員

Comment on Representation No. 意見編號	Name of ‘Commenter’ 提意見人名稱
TPB/R/S/K10/23-C104	基石進修中心的學員
TPB/R/S/K10/23-C105	張靄笑
TPB/R/S/K10/23-C106	蘇玉娟
TPB/R/S/K10/23-C107	Kitty Chu
TPB/R/S/K10/23-C108	基石進修中心的課程導師
TPB/R/S/K10/23-C109	聶金麗
TPB/R/S/K10/23-C110	朱寶兒
TPB/R/S/K10/23-C111	Lau Yuk Kam
TPB/R/S/K10/23-C112	陳麗華
TPB/R/S/K10/23-C113	Ngai Chui Fan
TPB/R/S/K10/23-C114	Ng Ching Man
TPB/R/S/K10/23-C115	Mony Suen
TPB/R/S/K10/23-C116	陳善祥
TPB/R/S/K10/23-C117	泰佛店
TPB/R/S/K10/23-C118	基石進修中心學員的家長
TPB/R/S/K10/23-C119	基石進修中心學員的家長
TPB/R/S/K10/23-C120	基石進修中心學員的家長
TPB/R/S/K10/23-C121	基石進修中心學員的家長
TPB/R/S/K10/23-C122	基石進修中心的學員
TPB/R/S/K10/23-C123	基石進修中心學員的家長
TPB/R/S/K10/23-C124	基石進修中心學員的家長
TPB/R/S/K10/23-C125	Chi Kong Mak
TPB/R/S/K10/23-C126	基督教樂城院牧事工
TPB/R/S/K10/23-C127	基石進修中心的學員
TPB/R/S/K10/23-C128	基石進修中心的學員
TPB/R/S/K10/23-C129	基石進修中心的學員
TPB/R/S/K10/23-C130	基石進修中心的學員
TPB/R/S/K10/23-C131	五星茶餐廳
TPB/R/S/K10/23-C132	祥興玩具商舖
TPB/R/S/K10/23-C133	店舖
TPB/R/S/K10/23-C134	基石進修中心學員的家長
TPB/R/S/K10/23-C135	基石進修中心學員的家長
TPB/R/S/K10/23-C136	基石進修中心的學員
TPB/R/S/K10/23-C137	基石進修中心的學員
TPB/R/S/K10/23-C138	基石進修中心的學員

Comment on Representation No. 意見編號	Name of 'Commenter' 提意見人名稱
TPB/R/S/K10/23-C139	基石進修中心的學員
TPB/R/S/K10/23-C140	基石進修中心的學員
TPB/R/S/K10/23-C141	基石進修中心學員的家長
TPB/R/S/K10/23-C142	Mary Mulvhill

**Summary of Representations and Planning Department’s Responses in respect of
the Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/23**

Major Grounds of Representations		Responses to Representations
<i>Supportive Representation</i>		
<u>Item A</u>		
S1	R1 supports Item A on the grounds that the proposed relaxation of building height restriction (BHR) would allow provision of more floor space for community facilities at the Lok Sin Tong (LST) site. R1 has not provided any proposal on Item A.	Noted.
S2	R1 proposes to relax the BHR for a “Government, Institution or Community” (“G/IC”) site to the east of the LST site at 40 Lung Kong Road (R1 ’s site) from 3 storeys to 60mPD (Plan H-4a). R1 ’s request is to facilitate a redevelopment proposal for a 12-storey (plus basement) complex comprising education and religious facilities with ancillary uses at a PR of 8.8. A redevelopment proposal with impact assessment on visual and traffic aspects is submitted by R1 .	R1 ’s site is not the subject of any amendment items under the current draft OZP. To pursue its proposal, R1 may consider submitting their development scheme with relevant technical assessments in the form of a s.12A application for amendment to OZP, which will be processed and considered by the Board in accordance with the provisions of the Ordinance. Alternatively, if the proposal can obtain policy support of relevant bureaux and government departments’ agreement to the technical feasibility of their scheme, PlanD may submit the relevant OZP amendment to the Board for consideration direct similar to the amendment for the LST site.

Major Grounds of Representations		Responses to Representations
<i>Adverse Representations</i>		
<u>Item A</u>		
A	Suitability for proposed development (for LST site)	
A1	<p>The LST site is not suitable for a high rise residential development as it is constrained by existing flyovers and road networks. An addition of 1,500 flats will overload the area.</p>	<p>The LST’s redevelopment is for welfare use and the only proposed use of a residential nature in the LST site is the nursing home and care and attention home for the elderly with 400 beds on 1/F to 6/F. Flats will not be provided in the LST site, and there are no flyovers in the vicinity of the LST site.</p> <p>The LST site is zoned “G/IC” on OZP, and the current amendment is only to relax the BHR for the site to facilitate redevelopment to provide more social welfare facilities to serve the community. The proposed development is for welfare uses, which are in line with the planning intention of “G/IC” zone, and will be implemented via Special Scheme launched by the Labour and Welfare Bureau (LWB). Except for nursing home/care and attention home, the other uses (i.e. day care centre for the elderly, early education and training centre, primary care centre and ethnic minority supporting service centre) within the redevelopment are not residential in nature. To support the proposed welfare complex at the site, the LST Benevolent Society (LSTBS) has conducted supporting technical</p>

Major Grounds of Representations	Responses to Representations
	<p>assessments on traffic and visual aspects, which are enclosed in MPC Paper No. 1/18¹.</p> <p>From the environmental aspect, the Director of Environmental Protection (DEP) considers that LST's redevelopment would not cause insurmountable problems nor adverse impacts on air quality. At the detailed design stage, LSTBS will undertake air quality impact assessment (AQIA), noise impact assessment (NIA) and sewerage impact assessment (SIA) to ascertain whether mitigation measures are required to be incorporated in the redevelopment.</p> <p>From air ventilation point of view, the LST site does not fall within any of the identified major breezeways. The increase of building height of the site from 5 and 8 storeys to 60mPD would not induce any significant adverse air ventilation impact on the surrounding pedestrian wind environment.</p> <p>The VA concluded that the proposed redevelopment is considered not visually excessive and is compatible with the surrounding area. Measures including setback of building by 2m along Nam Kok Road as well as greening proposals</p>

¹ The extract of Traffic Impact Assessment (TIA) and the full report of Visual Appraisal (VA) are enclosed at the MPC Paper, while the full assessment reports are available for public inspection at PlanD's Planning Enquiry Counters.

Major Grounds of Representations		Responses to Representations
		<p>will further mitigate any visual impacts.</p> <p>Regarding traffic impact, the Commissioner for Transport (C for T) is of the view that according to the Traffic Impact Assessment (TIA) submitted by LSTBS, the traffic trips related to the proposed welfare complex can be absorbed by the nearby road network and no significant traffic impact will be induced.</p> <p>Concerned government departments confirmed their earlier views that the LST's redevelopment will not cause insurmountable problems on environmental and traffic aspects.</p>
A2	A tall building would create wall effect and aggravate the traffic congestion problem	See responses under A1 above.
B	Historical and cultural interest	
B1	The redevelopment of the LST site will be contrary to and jeopardize the proposals of retaining the area, in which the LST site is located, as a Rehabilitation and Revitalization Priority Area (RRPA) under the recommendation of Urban Renewal Plan (URP) for Kowloon City by the Kowloon City District Urban Renewal Forum (DURF) (green area on Drawing H-1).	According to the recommendation of URP for Kowloon City formulated by Kowloon City DURF in January 2014, Nga Tsin Wai Road Area in which the LST site is located is recommended as a RRPA (Drawing H-1), which is "to adopt rehabilitation and revitalisation schemes to inject new vibrancy and to make environmental improvements to the Area, and also to preserve the local character during renewal process. Such proposal does not place restriction on the

Major Grounds of Representations	Responses to Representations
<p>LST Primary School has a long history and there are plaques of historical and cultural significance (Plan H-2d), and the redevelopment has no regard for heritage.</p>	<p>redevelopment of individual old buildings in the Area”. While priority is given to rehabilitation and revitalization in the RRPA, there is no restriction on the redevelopment of individual old buildings.</p> <p>There are granite lintels bearing the inscriptions “Lung Tsun” (龍津) and “Lok Sin Tong” (樂善堂) at the entrance gate of LST Primary School (Plan H-2d). While the buildings and structures at the site are not graded historic buildings, the Antiquities and Monuments Office (AMO) is of the view that the granite lintels are a historical memorial with high historical interest and efforts should be made to preserve them. LSTBS indicated that they would preserve the granite lintels, and intends to display them in the redevelopment. In addition, an exhibition corner will be provided in the proposed redevelopment to display the historic elements or features related to LSTBS. The general public are welcome to visit the exhibition corner during its opening hours. AMO supports LSTBS to preserve the granite lintels in the development would be pleased to offer technical advice on LSTBS’ proposed arrangements of the gateway and lintels in due course. The specific arrangements may be further worked out by LSTBS with advice from AMO at the detailed design stage.</p>

Major Grounds of Representations	Responses to Representations	
<u>Item B</u>		
C	Suitability for proposed development (for Ko Shan Road (KSR) site)	
C1	<p>The KSR site is not suitable for residential development. There are noise and air pollutions from road traffic (both at grade and elevated) and traffic congestion issues. It is mentioned that acoustic windows/balconies would be incorporated into building design to alleviate the potential road traffic noise. Nevertheless, if windows are also closed, it cannot provide ventilation.</p>	<p>The required technical appraisals/assessments on various aspects had been carried out by Housing Authority (HA) in support of the rezoning of the KSR site to “R(A)3” to facilitate the public housing development, which are enclosed in MPC Paper No. 1/18².</p> <p>With regard to noise impacts, HA indicated that mitigation measures including building setback from roads, non-noise sensitive podium structure, acoustic windows, enhanced acoustic balconies and fixed glazing will be incorporated into the proposed development to alleviate the potential noise impact from the road traffic. The DEP agrees with the Environmental Assessment Study (EAS) conducted by HA that the proposed public housing development, with appropriate mitigation measures, meets the relevant requirements under the Hong Kong Planning Standards and Guidelines (HKPSG) and insurmountable traffic noise impacts are not anticipated. The horizontal separation between the residential building and the carriageways satisfies the buffer distance requirement</p>

² The extract of TIA and Quantitative Risk Assessment, the VA and a Summary of Preliminary Environmental Assessment Study are enclosed in the MPC Paper, while the full assessment reports are available for public inspection at PlanD’s Planning Enquiry Counters.

Major Grounds of Representations		Responses to Representations
		<p>under HKPSG, and insurmountable air quality impact is not anticipated.</p> <p>On traffic aspect, the C for T is of the view that according to the TIA submitted by HA, the proposed development would not inflict any adverse traffic impact on both road network and pedestrian facilities in the vicinity.</p>
C2	<p>The KSR site is near a liquefied petroleum gas (LPG) facility in Lok Man Sun Chuen (Plan H-3k). The proximity of the LPG makes the site unsuitable for residential housing. There is an unusual quantitative risk aspect regarding the LPG facility.</p>	<p>The nearby LPG storage is located in and supplies LPG to Lok Man Sun Chuen (Plan H-3k). HA has conducted a Quantitative Risk Assessment (QRA) which ascertained that the risk levels are acceptable according to the HKPSG after taking into account the increase in the number of persons working or living there due to the proposed redevelopment. The QRA report has been agreed by the Director of Electrical and Mechanical Services (DEMS).</p>
D	Tree preservation	
D1	<p>Data in HA's broad brush tree survey that 37 trees on the KSR site are common species with poor health condition and low amenity value is misleading. The site contains many valuable and mature trees. The trees are mostly in a cluster on the Shansi Street side, and there are some bordering the site on the north and south.</p>	<p>A broad brush tree survey was conducted by HA in 2015 to identify dominant tree species, their maturity and rarity, and any plant species of conservation interest within the site. HA advised that the tree survey was conducted in accordance with the latest Development Bureau (DevB)'s Technical Circulars on tree preservation and greening aspects. According to the tree survey, there are no Old and Valuable Tree (OVT) and tree of specific conservation interest</p>

Major Grounds of Representations	Responses to Representations
	<p>identified and there are about 37 trees of common species (i.e. <i>Celtis sinensis</i> 朴樹, <i>Ficus microcarpa</i> 細葉榕, <i>Ficus virens</i> ‘<i>Sublanceolata</i>’ 大葉榕, <i>Macaranga tanarius</i> 血桐, <i>Senna siamea</i> 鐵刀木, <i>Melia azedarach</i> 苦楝, <i>Broussonetia papyrifera</i> 構樹 and <i>Bauhinia variegata</i> 宮粉羊蹄甲) on the site.</p> <p>All existing trees are without regular maintenance since when it was used as a temporary open carpark under short term tenancy. The health condition and amenity value are poor and low, and the stability of them are not certain. The existing trees at the peripheral of site along Ko Shan Road are located at a slope verge area due to the level difference between Ko Shan Road and the site. Transplanting of those trees on slope verge are not practical while the survival rates after transplanting is low due to their unbalanced root system. The existing trees at the middle of site are located in the unstable planter walls made by cement and masonry.</p> <p>HA will conduct detailed tree survey upon handover of the site from MTRCL. The tree loss will be compensated as much as possible subject to detailed design. The calculation of greenery coverage would be referenced to Practice Note for Authorized Persons, Registered Structural Engineers and Registered</p>

Major Grounds of Representations		Responses to Representations
		Geotechnical Engineer APP-152. The greening target is for minimum 20% of gross site area with half of greenery provided at-grade. A minimum of 3 trees per 100m ² of the total green coverage would be provided.
E	Provision of open space and Government, institution and community (GIC) / recreational facilities	
E1	<p>The KSR site was zoned to provide recreational facilities and is currently used as a works site for the MTR Shatin to Central Link (SCL). After the site is no longer required for the SCL construction, the KSR site should not be used for property development for sale in private market. The trees should be retained along with the site in some forms of GIC facilities, given the loss of other GIC and open space for the construction of the new MTR line.</p>	<p>The KSR site is a proposed subsidized sale flat (SSF) development to be developed by HA.</p> <p>Based on the requirements in HKPSG, as shown in Annex VII, the planned provision for various major community facilities in the area is generally sufficient except for secondary school classrooms (-64 classrooms). For secondary school classrooms, they are assessed on a wider district basis, and there is a surplus provision of 713 classrooms in Kowloon City District.</p> <p>For open space provision, there is a surplus provision of about 4 ha of district open space in Ma Tau Kok area (Annex VII). For local open space, while there is a shortfall (about -7 ha) in the area, there is a surplus provision of about 3.3 ha (including the Kau Pui Lung Road Playground near the KSR site) in the wider Kowloon City District. Local open space at 1m² per person in accordance with the HKPSG will be provided within the KSR development to</p>

Major Grounds of Representations		Responses to Representations
		<p>meet the demand generated by the residents. Furthermore, the KSR site is close to the Ko Shan Road Park and the LST site is close to the Carpenter Road Park and Kowloon Walled City Park. In addition, active recreational facilities such as basketball courts and soccer pitches are provided in various major open space in the area to serve the local residents, e.g. Ko Shan Road Park, To Kwa Wan Recreation Ground and Ma Tau Wai Road Playground (Plan H-5).</p> <p>Some major open spaces in Kowloon City including Ma Tau Wai Service Reservoir Playground, Sheung Lok Street Garden, Hoi Sham Park and Kowloon Tsai Park, are located near the Ma Tau Kok area (Plan H-5).</p>
E2	The district is 50% deficient in open space. There is a strong need for outdoor active recreational amenities like basketball courts in the immediate district.	See responses under E1 above.
<u>Item C2</u>		
F	R2 opposes Item C2 on the ground that the purpose of the rezoning is to provide an excuse to cut down the row of trees between the “G/IC” site and the public pavement.	The amendment under Item C2 covers part of the podium of an existing development, and is to reflect the existing as-built residential use, and there is no tree at such strip of land (Plan H-3e).
<u>Representers’ Proposals on Item B</u>		
G	The KSR site and the existing trees	Land suitable for housing development

Major Grounds of Representations	Responses to Representations
<p>should be retained, for GIC (R2 to R6) or green lung (R3 to R6) uses. R2 also suggests that the KSR site could be used as a public car park with basketball courts on the roof, or it could be used to provide elderly day-care services.</p>	<p>in Hong Kong is scarce and there is a genuine need for optimising the use of land available to meet the pressing demand for public housing. The KSR site is considered suitable for public housing development. It is compatible with the surrounding environment, sustainable from traffic, environment, air ventilation, visual and landscape perspectives.</p> <p>Regarding tree preservation and retaining the KSR site as GIC and green lung, see responses under E1 above.</p> <p>HA indicated that 16 public car parking spaces will be provided in the basement of the KSR's development to address the demand in the locality, as requested by C for T. The Director of Social Welfare (DSW) has no adverse comment on R2's proposal of providing elderly services in the KSR site and advised that social welfare facilities such as neighbourhood elderly centre, child care centre and integrated family services centre could be considered for provision in the development. HA considered that due to site constraints, no social welfare or community facilities will be provided in the KSR site. Notwithstanding, noting that the relevant social welfare facilities are always permitted in the "R(A)3" zone under the Notes of the OZP, HA is invited to liaise with SWD and consider including some GIC facilities in</p>

Major Grounds of Representations	Responses to Representations
	the development at the detailed design stage where feasible.

Major Grounds and Proposal of Respective Representations

Representers	Major Grounds and Proposal
R1	S1, S2
R2	B1, C1, C2, D1, E1, E2, F, G
R3	A1, C1, C2, D1, E1, G
R4	A1, C1, C2, D1, E1, G
R5	A1, A2, C1, C2, D1, E1, G
R6	A1, A2, C1, C2, D1, E1, G

**Summary of Comments on Representations and
Planning Department's Responses in respect of
the Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/23**

Major Grounds of Comments		Responses to Comments
A	Provision of public car park and community hall at Lok Sin Tong site (LST site)	
A1	It is requested to provide a public car park in the LST site to address the shortage of public car parking spaces in the locality. In addition, to provide a community hall at LST site to allow more venues for cultural performances, community activities and meeting of owners' corporations.	<p>The LST site is relatively small and there is major technical and operational difficulty to provide additional basement levels for public car parking spaces. In order to meet the acute demand for social welfare services, certain types of use (e.g. elderly and rehabilitation services) have to be given top priority and some facilities have to be located not more than 24m above ground. LST Benevolent Society (LSTBS) reconfirmed that it is not feasible to provide any public car parking spaces and a standard-designed community hall above ground in the redevelopment. Nevertheless, LSTBS will further discuss with the concerned government department for the possibility to provide some visitors' car parking spaces and to allow booking of conference rooms / activity rooms in the redevelopment for non-government organisations, non-profit organisations or schools at the detailed design stage.</p> <p>When assessing the need for a new community hall, the Director of Home Affairs (DHA) and the concerned</p>

Major Grounds of Comments		Responses to Comments
		District Officers (DO) would consider all the relevant factors as stipulated in the HKPSG, including population size and current provision of similar community facilities in the vicinity. They will also consider the availability of suitable sites. DO (Kowloon City) (DO(KC)) points out that there are two community halls in Kowloon City District, namely Hung Hom Community Hall and Kai Tak Community Hall; and a community hall near Ho Man Tin Estate is under planning. In addition, Tung Tau Community Centre falling within the Wong Tai Sin District is located in the vicinity of the LST site (about 350m to its northeast) (Plan H-5).
B	Tree preservation	
B1	C142 , which is submitted by R2 , provides views that a number of mature trees would be lost in Ma Tau Kok area and details about tree planting proposals are not given.	There is one existing tree of common species (i.e. <i>Aleurites moluccana</i> 石栗) at LST site (Plan H-2a), LSTBS would transplant the tree during the construction stage and would observe the Development Bureau's Guidelines on Tree Transplanting. According to LSTBS, whether the tree will be transplanted back to the LST site upon completion of the redevelopment is subject to further study at the detailed design stage. Nevertheless, the tree concerned will be closely monitored during construction and post-construction stages. For tree preservation at the KSR site, see

Major Grounds of Comments		Responses to Comments
		responses under D1 at Annex Va .
C	Relaxation of building height restriction (BHR) at R1 's site	
C1	C2 , which is submitted by R1 , supplements a revised set of plans and provides clarifications on R1 's redevelopment, regarding greening ratio, provision of ancillary parking spaces and measures to mitigate noise and air nuisances.	R1 's site is not the subject of any amendment items under the current draft OZP. See responses under S2 at Annex Va .
C2	C3 to C141 , submitted by individuals, shops/organisations generally request for relaxation of BHR at R1 's site from 3 storeys to 60mPD mainly on grounds that (i) there is limited floor space inside the existing KCCC building, (ii) it will allow provision of more GIC facilities including a community hall in Kowloon City, and/or (iii) relaxed BHR of 60mPD is compatible to that in the nearby residential developments. Among those 139 comments, 37 of them indicated support for Item A.	Regarding the request for relaxation of BHR at R1 's site, see responses under S2 at Annex Va . The indicative scheme for the redevelopment on the R1 's site only included educational and religious uses, and there is no proposal for a community hall.

Major Grounds of Respective Commenters

Commenter	Major Grounds
C1	A1
C2	C1
C3-C141	C2
C142	B1

九龍城區議會轄下
房屋及基礎建設委員會第13次會議記錄

日期： 2018年1月18日(星期四)
時間： 下午2時30分
地點： 九龍城民政事務處會議室
出席者：
主席： 何顯明議員, BBS, MH (於下午2時46分出席)
副主席： 吳奮金議員
委員： 潘國華議員, JP
關浩洋議員 (於下午2時42分出席)
李慧琼議員, SBS, JP (於下午3時35分離席)
余志榮議員 (於下午5時23分離席)
楊永杰議員
楊振宇議員 (於下午6時05分離席)
丁健華議員 (於下午4時56分離席)
何華漢議員
吳寶強議員 (於下午6時05分離席)
陸勁光議員 (於下午4時13分出席)
林德成議員 (於下午6時15分離席)
鄭利明議員
左滙雄議員 (於下午4時05分離席)
梁婉婷議員 (於下午3時28分離席)
邵天虹議員
黎廣偉議員 (於下午5時56分離席)
勞超傑議員
張仁康議員, MH
林博議員 (於下午7時02分離席)

缺席者： 蕭亮聲議員

秘書： 葉偉剛先生 九龍城民政事務處一級行政主任(區議會)

列席者：

蘇銓靜女士	九龍城民政事務助理專員
黃鑑強先生	九龍城民政事務處高級聯絡主任(大廈管理)
鄭韻瑩女士	規劃署高級城市規劃師/九龍 2
劉正光先生	房屋署高級物業服務經理(西九龍及西貢)
謝芷穎女士	屋宇署高級屋宇測量師/E3

應邀出席者：

議程二

葉子季先生	規劃署九龍規劃專員
葉慧敏女士	房屋署高級規劃師(9)
黎贊業先生	房屋署建築師(94)
劉愛詩女士	九龍樂善堂總幹事
蘇皓雪女士	馬海(建築顧問)有限公司建築師

《馬頭角分區計劃大綱核准圖編號S/K10/22》的擬議修訂項目
(九龍城房建會文件第01/18號)

4. 規劃署高級城市規劃師/九龍2鄭韻瑩女士介紹文件第01/18號。
5. 李慧琼議員提出以下意見/查詢：(一) 十分認同九龍樂善堂(下文簡稱「樂善堂」)一直在區內提供的服務，並支持擬議的修訂項目，即把樂善堂用地的建築物高度限制由5至8層改為主水平基準上60米(下文簡稱「項目A」)，惟希望在該建築物預留部分地方作社區會堂用途；(二) 龍城區的交通十分擠塞，質疑有關的交通影響評估報告結果；(三) 希望重建樂善堂時，增加公眾停車位數目，以紓緩區內交通問題；以及(四) 支持把高山道用地由「政府、機構或社區」地帶改劃為「住宅(甲類)3」(下文簡稱「項目B1、B2及B3」)，作公營房屋發展用途，惟希望有關用地可優先用作重建區內的馬頭圍邨及樂民新村等舊屋邨。
6. 楊永杰議員表示認同李慧琼議員的意見，過往他曾多次向不同部門表達重建樂民新村的要求，並爭取把「項目B1、B2及B3」的用地交由香港房屋協會(下文簡稱「房協」)發展，作為重建樂民新村的原區安置資源。此外，他

希望擬議的修訂項目能進一步增加公眾停車位數目，以應付區內對車位的龐大需求。

7. 鄭利明議員表示支持「項目A」及「項目B1、B2及B3」，但認為「項目B1、B2及B3」僅提供約16個公眾停車位並不足夠，希望兩個項目均增加公眾停車位數目，以紓緩區內的交通問題。

8. 吳寶強議員表示支持「項目A」，但希望部門能於該項目增加公眾停車位數目，並增設社區會堂，以滿足居民的需要。

9. 邵天虹議員表示樂民新村、馬頭圍邨及真善美村的居民對重建舊屋邨有強烈訴求，希望有關部門考慮以拆一座、建一座的方式，將「項目B1、B2及B3」用地作區內公共屋邨重建的原區安置資源。此外，他原則上贊成把「項目B1、B2及B3」用地改劃為公營房屋發展用途，惟該用地大約只能提供500個公屋單位，故建議用作發展居者有其屋計劃(下文簡稱「居屋」)或綠表置居計劃(下文簡稱「綠置居」)，以增加效益。

10. 張仁康議員表示樂善堂不但是區內的大型慈善機構，而且與九龍城區議會在多方面均有良好合作，故十分支持「項目A」。他又指出若樂善堂的建設物設計由主水平基準上60米增加至80米，便可回應委員要求增加社區會堂及停車位的要求。此外，他支持楊永杰議員把「項目B1、B2及B3」的公營房屋發展用地交由房協發展的建議，作重建樂民新村的原區安置資源，以發揮更佳的協同及管理效益。最後，他查詢若房建會通過擬議的修訂項目，規劃署提交予城市規劃委員會(下文簡稱「城規會」)的預計時間。

11. 潘國華議員表示贊成「項目A」，並查詢擬建護理安老院的床位數目。他擔心該處的交通狀況會影響救護車抵達的時間，故查詢相關部門是否已制定特別交通應變措施。有關「項目B1、B2及B3」，他基本支持把該用地改劃為公營房屋發展用途，惟要求於新屋邨內增加社區服務設施。此外，由於區內社區設施不足，他希望了解區內仍有多少已規劃的「政府、機構或社區」用地未被改劃作其他用途。

12. 何華漢議員表示支持把「項目B1、B2及B3」用地改劃為公營房屋發展用途。他又指出由於近年單幢式綠置居的管理費甚高，將上述用地發展綠置居並不合適。由於香港房屋委員會(下文簡稱「房委會」)難以興建及管理單幢式屋邨，故希望有關部門積極考慮將上述用地交予房協，以合併發展其他現有公共屋邨，例如樂民新村或家維邨，增加管理效益。

13. 黎廣偉議員查詢「項目A」的一層地庫停車場會否提供公眾停車位及相關車位數目。此外，他希望「項目A」可以提供幼兒託管服務。另外，他查詢「項目B1、B2及B3」所提供的約16個公眾停車位是否已採用《香港規劃標準與準則》所列出的車位數目上限。

14. 主席表示委員會原則上不反對文件中「項目A」要求放寬樂善堂用地的建築物高度限制，惟希望重建後的項目可加設公眾泊車位及委員要求的各項社福設施。此外，他希望有關部門積極考慮張仁康議員的意見，進一步放寬樂善堂用地的建築物高度限制至主水平基準上80米，以盡量增加可利用的空間。他又向規劃署查詢若進一步放寬樂善堂用地的建築物高度限制至主水平基準上80米，會否涉及修改建築物設計，及在程序上會否令項目的進度有延誤。

15. 規劃署九龍規劃專員葉子季先生就「項目A」作出回應，重點如下：

- 署方備悉委員要求在發展項目內提供公眾停車場的意見。由於有關地盤面積較小，只有約1800平方米，開掘多層地庫停車場有較大技術上的挑戰，而且每層可提供的車位數目亦較少，不符合成本效益。雖然如此，發展項目內會包括提供一層地庫停車場，提供11個車位予大樓的使用者，但不會向公眾開放；
- 現時擬議之發展尚未用盡主水平基準上60米的建築物高度限制，仍有額外約9米的可用高度空間(約三層高)，可增建額外設施。惟若增加額外社福設施必需符合樂善堂的服務宗旨及與大樓內擬建其他設施互相協調；
- 有關是否進一步放寬樂善堂用地的建築物高度限制至主水平基準上80米，署方需平衡對附近發展及居民帶來的景觀影響；以及
- 民政事務處正跟進於何文田邨規劃新的社區會堂，署方會繼續與相關部門探討在區內興建社區會堂的可行性。

16. 九龍樂善堂總幹事劉愛詩女士感謝委員支持樂善堂的原址重建發展項目，並就委員的提問作出回應，重點如下：

- 重建項目將會由勞工及福利局(下文簡稱「勞福局」)撥款支持，故樂善堂首要考慮勞福局建議的適切及緊急服務包括安老院及兒童

康復服務的設施等，大樓的設施以社區輪候的迫切服務為主，而社區會堂並非勞福局負責的範疇；

- 由於地盤規模較小，暫時只規劃11個車位予大樓服務的使用者、復康車輛、清潔公司車輛及救護車等使用，由於考慮到長者及特殊學童的安全問題，故相關車位不會對外開放；
- 有關進一步方寬建築物高度限制的建議，樂善堂會考慮是否有空間增設合適的社福設施；
- 樂善堂轄下的3間院舍在社會福利署的支持下已設有上、下午的醫生巡房及到診服務，只是有逼切需要的病人才須送院，這樣的安排有助減低對緊急救援服務，包括救護車的需求；以及
- 消防條例規定幼兒中心或長者護理中心任何部份不應高於地面24米，由於大樓24米以下的空間須全數預留予日間長者及兒童康復服務的服務，故未必能夠增加日間幼兒託管服務。然而，樂善堂正構思於晚間為學童提供補習及託管服務，以善用空間資源。

17. **李慧琼議員**表示樂善堂的重建不應只局限於勞福局所負責的設施，而是必須有跨局的思維及規劃，以配合社區需要，而且區內的現有或正處規劃發展階段的社區會堂與龍城區距離較遠，長者較難前往使用，故希望規劃署及相關部門可牽頭處理。此外，她希望樂善堂及規劃署研究於樂善堂用地額外9米的可用高度空間提供公眾停車位，以回應區內車位短缺的迫切需要。

18. **吳寶強議員**表示九龍城區是全港最少社區會堂的地區，希望規劃署研究於樂善堂用地額外9米的可用高度空間提供公眾社區會堂。此外，即使地盤規模較小，亦希望規劃署盡量提供更多的公眾停車位。

19. **張仁康議員**表示「項目A」連水缸已達主水平基準上58.3米，若要增設車位及委員要求的設施，必須進一步方寬至主水平基準上80米。他查詢部門不把主水平基準放寬至80米的原因。

20. **規劃署葉子季先生**回應，有關於樂善堂用地增設社區會堂需獲得相關部門/政策局在資源上的支持，及建築物的設計是否可容納該社區會堂，署方需進一步與樂善堂及相關部門探討。至於停車位方面，由於增設地庫停車場有技術上的限制，而若在地面以上增設停車場則須削減其他主要社福設施的

空間。此外，「項目A」擬議建築物的天台層為主水平基準上約51米，仍有約9米高度空間可增加樓層，署方備悉委員的意見，並會與樂善堂及相關部門商討，在分區計劃大綱圖刊憲後再向委員會匯報。

21. 馬海(建築顧問)有限公司建築師蘇皓雪女士回應，大樓建築仍在初步設計階段，主水平基準上60米的高度對建築設計沒有直接影響。

22. 李慧琼議員表示區內部分舊公共屋邨樓齡已高，最終必需重建，若房委會不把握「項目B1、B2及B3」作為安置資源，將來便會因為缺乏原區安置資源而無法重建舊公共屋邨，故希望房委會重新考慮重建區內舊公共屋邨並作出更長遠的房屋規劃。此外，她指出區議會爭取十多年只能成功爭取到一個社區會堂，遠較其他地區為少，而且房委會轄下不少現有公共屋邨均設社區會堂，希望房委會設法於「項目B1、B2及B3」增設一個小型社區會堂。

23. 楊永杰議員表示多次強烈要求「項目B1、B2及B3」用作公共房屋項目而非提供出售房屋，區內有不少人士已輪候公共出租房屋逾4年。此外，他指出樂民新村有不少符合調遷資格的居民因缺乏公共房屋單位或安置資源而無法調遷，故希望規劃署與房協商討將「項目B1、B2及B3」用作重建樂民新村。

24. 何華漢議員表示各類型的公營房屋均有需求，但由於如景泰苑及天利苑等規模較小的單幢式資助出售房屋管理費不合理地高昂，分別為每平方尺4元及4.27元，加上業主需承受各種管理問題，故建議把「項目B1、B2及B3」用地作興建出租公共房屋。

25. 余志榮議員表示舊區沒有土地可發展大規模的公共屋邨，故即使規模較小的「項目B1、B2及B3」亦應用作興建公共屋邨或重建舊式公屋。

26. 主席表示公營房屋機構若於區內有重建計劃應可優先取得相關用地，故建議規劃署向房協查詢是否已有重建計劃，並認同「項目B1、B2及B3」用作興建公共屋邨。此外，他指出市區用地非常珍貴，「項目B1、B2及B3」有四分之一是休憩用地，他向相關政策局建議若政府於市區規劃休憩用地，須於郊區及其他綠化地帶提供雙倍用地作未來土地發展用途，以確保可持續發展。

27. 房屋署高級規劃師(9)葉慧敏女士表示房委會初步建議「項目B1、B2及B3」發展資助出售房屋，署方備悉委員的意見並會詳細考慮房屋類型，適時就相關公營房屋項目諮詢委員會。由於地盤面積及地盤環境的限制，房委

會在考慮運輸署的要求及取得該署的同意後，於項目內提供約16個公共停車位，但並未能增加其他社福設施。此外，有關此地盤用作重建區內公共屋邨的原區安置資源方面，房委會現時沒有重建轄下馬頭圍邨的計劃。

28. 規劃署葉子季先生就「項目B1、B2及B3」作出回應，政府一直就興建不同類型的公營房屋與房委會及房協接觸，由於不同地區的訴求不同，故房委會及房協會按區情提供不同類型的公營房屋。在分區計劃大綱圖上，此地塊會改劃為住宅用途，而不會指明其房屋類型。房屋署會就「項目B1、B2及B3」公營房屋的種類考慮委員的意見。有關房屋發展有2個停車場，地面以上為附屬停車場，提供35個車位予住戶使用，並已採納《香港規劃標準與準則》內較高的標準。此外，房委會額外於地庫提供約16個公眾停車位。

Provision of Open Space and Major Government, Institution or Community Facilities in
Ma Tau Kok OZP Area

在馬頭角分區計劃大綱圖範圍提供的休憩用地及主要政府、機構及社區設施

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》的要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (與已規劃供應比較)
			Existing Provision 現有供應	Existing and Planned Provision 現有及已規劃供應	
Local Open Space 鄰舍休憩用地	10 ha per 100,000 persons 每 100,000 人 10 公頃	13.57 ha 公頃	5.89 ha 公頃	6.38 ha 公頃	-7 ha 公頃
District Open Space 地區休憩用地	10 ha per 100,000 persons 每 100,000 人 10 公頃	13.57 ha 公頃	16.69 ha 公頃	17.61 ha 公頃	+4 ha 公頃
Secondary School 中學	1 whole-day classroom for 40 persons aged 12-17 每 40 名 12-17 歲青少年設一個全日制學校課室	152 classrooms 個課室	88 classrooms 個課室	88 classrooms 個課室	-64 classrooms 個課室
Primary School 小學	1 whole-day classroom for 25.5 persons aged 6-11 每 25.5 名 6-11 歲兒童設一個全日制學校課室	219 classrooms 個課室	273	285	+66 classrooms 個課室
Kindergarten/ Nursery 幼兒班及幼稚園	34 classrooms for 1,000 children aged 3 to 6 每 1,000 名 3-6 歲以下幼童設 34 個課室	84 classrooms 個課室	94	94	+10 classrooms 個課室

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》的要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘/短缺(與已規劃供應比較)
			Existing Provision 現有供應	Existing and Planned Provision 現有及已規劃供應	
Sports Centre 體育中心	1 per 50,000 to 65,000 persons 每 50,000 至 65,000 人設一個	2	2	2	0
Sports Ground/ Sports Complex 運動場/ 運動場館	1 per 200,000 to 250,000 persons 每 200,000 至 250,000 人設一個	0	0	0	0
Swimming Pool Complex – standard 游泳池場館 – 標準池	1 complex per 287,000 persons 每 287,000 人設一個場館	0	0	0	0
Integrated Children and Youth Services Centre 綜合青少年服務中心	1 for 12,000 persons aged 6-24 每 12,000 名 6-24 歲兒童/ 青年設一間	1	1	1	0
Integrated Family Services Centre 綜合家庭服務中心	1 for 100,000 to 150,000 persons 每 100,000 至 150,000 人設一間	0	2	2	+2
Library 圖書館	1 district library for every 200,000 persons 每 200,000 人設一間分區圖書館	0	2	2	+2

Type of Facilities 設施種類	Hong Kong Planning Standards and Guidelines (HKPSG) 《香港規劃標準與準則》	HKPSG Requirement (based on planned population) 《香港規劃標準與準則》的要求(按規劃人口計算)	Provision 供應		Surplus/ Shortfall (against planned provision) 剩餘/短缺 (與已規劃供應比較)
			Existing Provision 現有供應	Existing and Planned Provision 現有及已規劃供應	
Specialist Clinic/ Polyclinic 專科診療所／分科診療所	1 whenever a regional or district hospital is built 每興建一所醫院，便應同時設置一所專科診療所／分科診療所	Not Applicable (N/A) 不適用	1	1	N/A 不適用
Clinic/Health Centre 普通科診療所／健康中心	1 per 100,000 persons 每 100,000 人設一間	1	3	4	+3
District Police Station 警區警署	1 per 200,000 to 500,000 persons 每 200,000 至 500,000 設一間	0	0	0	0
Divisional Police Station 分區警署	1 per 100,000 to 200,000 persons 每 100,000 至 200,000 人設一間	0	1	1	+1
Post Office 郵政局	accessible within 1.2 km in urban & within 3.2 km in rural 在市區設於 1.2 公里的範圍內，在鄉郊地區則設於 3.2 公里的範圍內	N/A 不適用	2	2	N/A 不適用

Note:

1. The population of the Area in 2016 was about 133,100.

2. The planned population of the Area (including the rezoning proposals) would be about 135,730 (usual residents and mobile residents). This is the basis for assessment of open space. Planned provision includes existing provision and planned but not yet developed facilities.
3. Some facilities do not have set requirement under HKPSG, e.g. elderly facilities, community hall, study room, etc. They are not included in this table.
4. Some facilities are assessed on a wider district basis by the relevant departments, e.g. district open space, secondary school, primary school, sports ground. The shortfall in the OZP area could be addressed by the provision in the adjoining area within the Kowloon City District, subject to the assessment of concerned departments.
5. Some facilities do not require reservation of a standalone site, e.g. post office, kindergarten / nursery, and their shortfall can be addressed by provision in premises in developments.
6. The planning standards for kindergarten have been revised in July 2018.

註：

1. 馬頭角區在二零一六年的人口約為 133 100 人。
2. 馬頭角區的規劃人口(包括改劃用途地帶建議所涉人口)約為 135 730 人(包括常住居民與流動居民)。當局會以此為依據，就休憩用地進行評估。已規劃提供的休憩用地包括現有用地和已規劃但尚未發展的設施。
3. 《香港規劃標準與準則》對某些設施沒有列明要求，例如長者設施、社區會堂、自修室等。因此，這些設施並無包括在本附表內。
4. 某些設施是由相關部門從較廣義的地區層面作評估，這些設施的例子包括地區休憩用地、中學、小學、運動場。倘這些設施在分區計劃大綱圖所涵蓋的地區供應短缺，可由九龍城區內毗連馬頭角區的地方補足供應，但須經由相關部門作出評估。
5. 某些設施無須預留獨立地盤，例如郵政局、幼稚園／託兒所。倘有短缺，可在發展項目的處所內供應，以應付短缺情況。
6. 關於幼稚園的規劃標準已在二零一八年七月修訂。