

Appendix V

Attachment VII of RNTPC Paper No. 8/22

Provision of Major Community Facilities and Open Space in Ma On Shan OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	24.31 ha	21.68 ha	28.16 ha	3.85 ha
Local Open Space	10 ha per 100,000 persons [#]	24.31 ha	32.62 ha	43.93 ha	19.62 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	4	2	4	2
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	1	1	1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	0	1	1	1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	1	1	1
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	1	1	1	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	N.A	0	0	N.A
Community Hall	No set standard	N.A	2	3	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	1	1	2	1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	116 classrooms	149 classrooms	157 classrooms	41 Classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	325 classrooms	309 classrooms	387 classrooms	62 Classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a district/school network basis)	258 classrooms	349 classrooms	349 classrooms	91 Classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	1372 beds	0 bed	0 bed	-1372 beds [^] (Will be catered for in the First and Second Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis [^])
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	2	1	2	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	972	131	331	-641 [~] (A long-term target assessed on a wider spatial context by SWD [~])
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	2	5	5	3
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	1	2	2	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#]	N.A.	3	5	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	1366 places	390 places	530 places	-836 places [~] (A long-term target assessed on a wider spatial context by SWD [~])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	1692 beds	299 bed	449 bed	-1243 beds [~] (A long-term target assessed on a wider spatial context by SWD [~])
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	173 places	0 place	120 place	-53 places [~] (A long-term target assessed on a wider spatial context by SWD [~])
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	473 places	525 place	525 place	52 places [~] (A long-term target assessed on a wider spatial context by SWD [~])
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	740 places	62 place	92 place	-648 places [~] (A long-term target assessed on a wider spatial context by SWD [~])
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	1	1	1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0

Note:

The planned resident population is about 209,700. If including transients, the overall planned population is about 249,600. All population figures have been adjusted to the nearest hundred.

Remarks:

The requirements exclude planned population of transients.

^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories East Cluster (NTEC) provides services for residents in areas including Ma On Shan and Sha Tin District. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTEC. for meeting the anticipated healthcare services demand. The projected service demand will be catered for in the First and Second Ten-year HDPs.

~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.