

WTSDC Paper No. 46/2014 (8.7.2014)

Public Housing Development at the Diamond Hill Comprehensive Development Area and Revised Development Proposal of the Diamond Hill Comprehensive Development Area

Purpose

1. This paper aims to brief the Wong Tai Sin District Council (WTSDC) on the proposal of the Hong Kong Housing Authority (HA) for the public housing development at the Diamond Hill Comprehensive Development Area (CDA). Members are invited to give their views and support to the proposals. Together with the Planning Department (PlanD) and the Leisure and Cultural Services Department (LCSD), the Housing Department (HD) will also introduce the revised development proposal of the whole CDA to seek Members' views.

Background

2. PlanD, in collaboration with HA, consulted WTSDC on the revised development proposal of the CDA on 10 September 2013. The revised development proposal mainly includes a water feature park, a landscaped walk with cultural theme and public housing development (with three public rental housing (PRH) blocks and nine Home Ownership Scheme (HOS) blocks) in the western, northern and central parts of the CDA respectively. It is proposed that part of the eastern portion of the CDA site will be reserved for religious use while the rest for reprovisioning the existing Public Transport Terminus (PTT) at Sze Mei Street. The land released after such reprovision can be used for a joint-user building mainly for social welfare facilities and partly for creative industries.
3. The above proposal had gained general support at the WTSDC meeting. Apart from Members' written submissions, PlanD and HD had a number of meetings with Members to seek their views and also introduced the development proposal of the CDA to the residents of Galaxia & Lung Poon Court on 25 September 2013 & 11 December 2013 and those of Rhythm Garden on 24 October 2013 to seek their views.

Public Housing Development in the CDA Site

4. In response to the collected views, the suggested development parameters of the proposed public housing development are as follows:

Site Area	About 2.83 ha
Plot Ratio	About 7.3 (including domestic and non-domestic portions)
Proposed No. of Flats (PRH and HOS)	About 4 050 (3 130 PRH units and 920 HOS flats)
Estimated Population	About 12 000
Number of Residential Blocks (Storeys)	About 7 (31 to 45 storeys)
Retail Facilities	Including shopping centre and wet market
Social Welfare Facilities	The concerned departments are studying the provision of social welfare facilities in the joint-user building on Sze Mei Street outside the CDA site.
Education Facilities	The Education Bureau recommends the provision of a kindergarten within the estate.
Car Parking Facilities	Parking spaces for private cars, light goods vehicles and motorcycles.
Recreational Facilities	Sitting-out facilities, children's playground, basketball court, badminton court etc.

Please refer to **Plan 1** for the conceptual layout plan of the proposed development.

- Five of the seven proposed residential blocks, which are near the water feature park will cater for PRH development, while the remaining two for HOS development.

Building Height, Development Intensity and Layout

- The height of the proposed buildings is in line with the building height set for the CDA site, with a maximum building height of 140 mPD and 120mPD for the northern and southern portions respectively. A stepped building height profile will be adopted to allow variation in building height (**Plan 2** refers).
- On air ventilation, three air paths along Choi Hung Road, Tai Yau Street and Sze Mei Street have been preserved in order to maintain the local wind environment. The revised development proposal will adopt an elongated and lean building form which will significantly enhance air ventilation and increase the number of main air paths from three to five (**Plan 2** refers). According to the latest air ventilation assessment, the air paths between buildings as stated in the revised development proposal will help raise the wind speed of certain locations and direct the summer airflow from the south to the northern portion of the CDA.

8. Greening will be provided in the development as far as practicable to compliment the sitting-out area within the estate.

Shopping Facilities (Including Pedestrian Linkages)

9. HD has conducted a retail study for the provision of underground shopping facilities. The consultant proposes to significantly increase the building area of the entire shopping facilities to about 8 000 m² and include other facilities such as shopping centre and wet market in the public housing development. It is also proposed to set up street shops along Choi Hung Road and Cultural Link, and retail facilities at the appropriate locations in the underground pedestrian linkage.
10. The pedestrian linkages proposed in the preliminary development proposal and the revised development proposal are largely the same in order to meet the local aspiration for improving the pedestrian network in the area. The major proposals include footbridges and at-grade crossings to connect the CDA site with the surrounding area, including Nan Lian Garden, Choi Hung Road Playground and San Po Kong Business Area (**Plan 3** refers). Considering that the water feature park is the source of Kai Tak River, it is proposed to extend the footbridge to the river section opposite to Choi Hung Playground for visual continuum.

Community Facilities

11. Suitable community facilities would be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) and in consultation with the concerned government departments and organization including the District Council and local communities in order to meet the needs of the residents.

Car Parking Facilities

12. Parking facilities for the residents of the future PRH estate and HOS court will be provided in accordance with the HKPSG and in consultation with the Transport Department (TD). Coach parking facilities will not be provided in the public housing development.

Revised Development Proposal for the CDA Site

13. In response to the need for housing land and the consolidated views, HD, PlanD and LCSD revised the development proposal. The development parameters of the revised development proposal are at **Annex 1**.

Three Historic Structures, Water Feature Park and Landscaped Walk with Cultural Theme

14. In the revised development proposal, it is proposed that the construction of the water feature park at the western part of the CDA site will be retained and the two historic structures (i.e. the pillbox and hangar) and stone house will be relocated inside the park. Also, a landscaped walk with cultural theme will be built along the northern part of the CDA site. HD is working with the relevant government departments on the theme and detailed design of the water feature park, and is exploring with Create Hong Kong the feasibility of promoting creative arts development at the landscaped walk with cultural theme.

Religious Facility Site

15. The revised development proposal maintains the reservation of the eastern part of the CDA site for religious, education or cultural use, so as to achieve a better synergy with the nearby Chi Lin Nunnery.

Public Transport Terminus (PTT)

16. It is proposed to relocate the existing PTT at Sze Mei Street to the eastern part of the CDA site in the revised development proposal. The consultant is working on a detailed layout design for the relocation and conducting the related traffic and environmental impact assessments. According to the preliminary assessments, no insurmountable problems are anticipated.

Development in the Vicinity of the CDA

17. It is proposed in the revised development proposal that the existing PTT at Sze Mei Street be relocated to the CDA so as to release the site at Sze Mei Street for a joint-user building. WTSDC was consulted on the revised development option and in the light of the views collected, it is recommended that the number of storeys of the joint-user building be increased from the originally proposed six to eight. The proposed joint-user building will be mainly used for providing social welfare facilities and partly for creative industries. The departments concerned are now studying the feasibility of the proposal and stakeholders will be consulted at an appropriate time.
18. HD and other relevant departments/ organizations are exploring the land uses of the sites near the CDA and relevant arrangements have yet to be finalized.

Technical Assessments

Environmental Assessment Study

19. HA has engaged an environmental consultant to conduct a general environmental assessment study in respect of all the viable options of the proposed public housing development to assess the relevant environmental impact and to recommend corresponding mitigating measures. The results of the general environmental assessment study indicate that the planning of the proposed public housing development meets the requirements of the HKPSG. A detailed environmental assessment study for the proposed public housing development will be conducted by the consultant upon completion of the detailed design of the CDA by HA.

Traffic Impact Assessment

20. HA has engaged a traffic and transport consultant to carry out a general traffic impact assessment including assessing the demand for public transport facilities in respect of all the viable options of the proposed public housing development and the CDA development. The traffic and transport consultant has advised that the findings of the general traffic impact assessment support the development of public housing and the CDA. The findings also show that some road junctions near the CDA (such as the junctions at Choi Hung Road/ Choi Yee Lane and Po Kong Village Road/ Fung Tak Road) and Choi Hung Road will be overloaded in the different phases of the CDA development. Initial recommendation put forth by the consultant is to carry out road improvement works by phases. HA will consult TD on the findings of the general traffic impact assessment and discuss the implementation of the necessary traffic improvement measures and the arrangements for the provision of public transport ancillary facilities for the CDA. A detailed traffic impact assessment for the proposed public housing development and the CDA development will be conducted by the consultant upon the completion of the detailed design of the CDA by HA.

Works Programme

21. HD will submit a planning application to the Town Planning Board (TPB) in connection with the master layout plan of the CDA. Thereafter, TPB will publish the planning application for public inspection.
22. Based on the current works programme, construction works of Phase 1 of the public housing development is anticipated to commence in 2016 and complete in 2020/21 while works for Phase 2 is anticipated to complete in 2022/23. The completion of other works projects in the CDA will tie in with that of the public housing development.

Consultation

23. Members are welcome to give their views on the above development proposal.

Attachment

Appendix 1 Development Parameters for Preliminary and Revised Development Proposal of CDA

Plan 1 Proposed Public Housing Development of the ‘Comprehensive Development Area’ Site and Revised Development Proposal of the ‘Comprehensive Development Area’ - Conceptual Layout Plan

Plan 2 Proposed Public Housing Development of the ‘Comprehensive Development Area’ Site – Building Height and Air Path

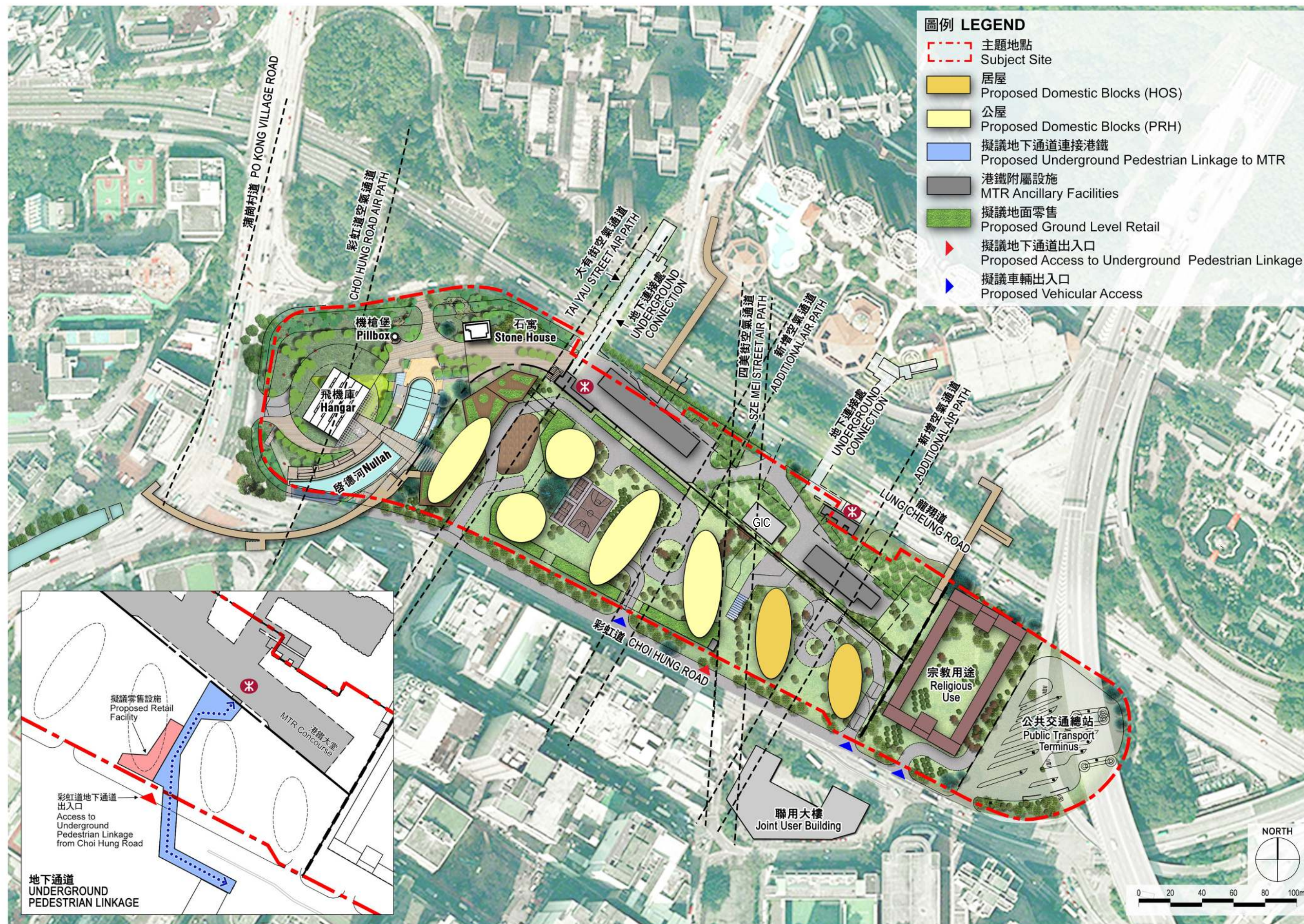
Plan 3 Revised Development Proposal of the ‘Comprehensive Development Area’ - Pedestrian Linkage

Housing Department
Planning Department
Leisure and Cultural Services Department

July 2014

Development Parameters for Preliminary and Revised Development Proposal of CDA

	Preliminary Development Proposal	Revised Development Proposal
Total Site Area for CDA site (hectare)	about 7.18	
Total Site Area for Public Housing Development site (hectare)	about 2.83	
Total Site Area for District Open Space (Water Feature Park) (hectare)	about 1.64	
Total Site Area for Landscaped Walk with Cultural Theme (hectare)	about 1.14	
Total Site Area for religious use (hectare)	about 0.80	
Total Site Area of PTT (hectare)	about 0.77 (relocation of the existing PTT at Sze Mei Street and road improvement works)	
Total Floor Area (m ²) (only include floor areas for public housing development site)	about 221,025	about 204,300
Domestic floor area (m ²) / No. of Flats	about 204,300 / about 4,200 (including about 3,120 HOS flats and about 1,080 PRH flats)	about 191,800 / about 4,050 (including about 920 HOS flats and about 3,130 PRH flats)
Estimated Population	about 13,000	about 12,000
Non-domestic floor area (m ²) (including retail)	about 5,500	about 12,500
Plot ratio (only include floor areas for public housing development site)	about 7.3	about 7.3
Residential block height (number of storeys)	35 – 46 storeys	31 – 45 storeys



「綜合發展區」公營房屋發展計劃
暨「綜合發展區」修訂發展計劃-概念規劃圖
(備註: 只供參考, 最終設計會因應需要而更改)

PROPOSED PUBLIC HOUSING DEVELOPMENT OF THE 'COMPREHENSIVE DEVELOPMENT AREA' SITE
AND REVISED DEVELOPMENT PROPOSAL OF THE 'COMPREHENSIVE DEVELOPMENT AREA'
- CONCEPTUAL LAYOUT PLAN

房屋署
HOUSING DEPARTMENT
圖 PLAN
1
日期 DATE:
08.07.2014

