

**Amendments to the draft
Yau Ma Tei Outline Zoning Plan No. S/K2/21**

Introduction

1. This paper is to brief Members on the amendments made to the draft Yau Ma Tei Outline Zoning Plan No. S/K2/21 in relation to a site at No. 54 Waterloo Road (the Site), currently occupied by the Ward Memorial Methodist Church and Yang Memorial Methodist Social Service Centre (**Plans 1 and 2**).

Background

2. The draft Yau Ma Tei Outline Zoning Plan No. S/K2/22 (the OZP), incorporating amendments to the building height restriction for the Site and stipulation of the requirement for a minimum setback of 3m for the Site, is being exhibited for public inspection in the two-month period between 16 May 2014 and 16 July 2014 under section 7 of the Town Planning Ordinance (the Ordinance). The OZP, its Notes and Explanatory Statement and the schedule of amendments are at **Annexes A to D** respectively for Members' reference.

3. On the then draft Yau Ma Tei OZP No. S/K2/21, the Site was zoned "Government, Institution or Community" ("G/IC") and subject to a building height restriction of 5 storeys. In order to cope with the increasing needs of the community for the church and community facilities, the Methodist Church, Hong Kong proposes to redevelop the two existing buildings at the Site into a single building for re-provisioning the existing church and social welfare facilities as well as the provision of a new hostel for mentally and physically handicapped.

Redevelopment Proposal

4. The proposed redevelopment consists of a 14-storey building with a building height of 57mPD, including one basement carpark (**Annex E**). Other than the new hostel for the mentally and physically handicapped, the proposed redevelopment scheme will also include expanded spaces for the existing pre-school, church and social welfare facilities (including elderly support centre, day activity centre for the mentally handicapped, family health education and counseling centre, and learning support and development centre).

5. To allow for streetscape improvement and at-grade greening, a 3m building setback from the boundary abutting Waterloo Road has been proposed in the redevelopment scheme.

Technical Assessments

6. The proposed building height of 57mPD is considered not incompatible with the surroundings and would not have a significant visual impact on the surrounding areas. As the Site is at a lower level abutting Waterloo Road, the impact on the existing open view from the surrounding developments on the elevated platform on King's Park would be insignificant. The proposed 3m building setback from Waterloo Road, which can be used for amenity planting, would help minimizing the visual impact of the proposed development.

7. The proposed redevelopment is not expected to bring about adverse air ventilation impact to the surroundings. On the other hand, the proposed building setback may benefit the air ventilation along Waterloo Road.

8. As the Site is located in an area that is well served by public transport and in close proximity to the Yau Ma Tei MTR Station, the proposed redevelopment is not expected to have significant adverse impact on the local traffic network.

9. Concerned Government departments, including Social Welfare Department, Environmental Protection Department, Drainage Services Department and Water Supplies Department have no adverse comments on the proposal.

The Amendments

10. The Site was rezoned from "G/IC" to "Government, Institution or Community(2)" ("G/IC(2)"), and its building height restriction was amended from 5 storeys to 57mPD. The requirement of providing a minimum setback of 3m from the lot boundary abutting Waterloo Road for the new "G/IC(2)" sub-zone was also stipulated in the Remarks in the Notes.

Public Consultation

11. Pursuant to section 7 of the Town Planning Ordinance, the draft Yau Ma Tei Outline Zoning Plan No. S/K2/22 showing the amendments is exhibited for public inspection for a period of two months from 16 May 2014 to 16 July 2014, and is available for inspection at the Secretariat of the Town Planning Board, Planning Enquiry Counter at North Point Government Offices and at Sha Tin Government Offices, Tsuen Wan and West Kowloon District Planning Office and Yau Tsim Mong District Office. Members of the public can also access to the outline zoning plan at www.ozp.tpb.gov.hk. During the exhibition period, Members may make representation to the Board in respect of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

12. Members are invited to express their views on the amendments to the draft Yau Ma Tei OZP.

Attachments

Annex A	Draft Yau Ma Tei OZP No. S/K2/22
Annex B	Notes for the Draft Yau Ma Tei OZP No. S/K2/22
Annex C	Explanatory Statement of the Draft Yau Ma Tei OZP No. S/K2/22
Annex D	Schedule of Amendments to the Draft Yau Ma Tei OZP No. S/K2/22
Annex E	Schematic redevelopment scheme
Plan 1	Location Plan of the Amendment Item
Plan 2	Site Plan of the Amendment Item

Tsuen Wan and West Kowloon District Planning Office
Planning Department
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