

## Chapter 3 : Community Facilities

1. A wide range of community facilities is necessary to maintain an appropriate standard of living. Their provision is based on the growth or concentration of population in the area served.
2. The standards and guidelines for various community facilities are summarized in the following tables. Other community facilities not specified below are to be determined by consultation with relevant departments/organisations.

**Table 1 : Sensitive Community Facilities**

<b>Facility</b>	<b>Locational Factors</b>	<b>Public Consultation</b>
<p style="text-align: center;"><b><u>Group A</u></b></p> <p>Facilities of territorial importance serving the wider public but not specific client users and who would not require frequent services of the facilities: these facilities include correctional facilities, public mortuaries, funeral depots and parlours.</p>	<ul style="list-style-type: none"> <li>• Land use compatibility</li> <li>• Nature of services and target users</li> <li>• Public reactions to the facility</li> <li>• Normally require stand-alone sites</li> <li>• Preferably not be directly next to residential development and non-sensitive community facilities</li> <li>• Buffer areas with physical barriers should be provided if necessary</li> <li>• The accessibility and the transport needs of staff, users and visitors should be considered</li> </ul>	<ul style="list-style-type: none"> <li>• Consult Home Affairs Department and the respective District Office to formulate a public consultation strategy at early stage</li> <li>• The scope of consultation should be wide enough to allow relevant parties to be informed and to make comments</li> <li>• The concept of community integration for Group B facilities should be stressed during consultation</li> <li>• All comments raised during consultation should be properly responded to</li> </ul>
<p style="text-align: center;"><b><u>Group B</u></b></p> <p>Facilities of more local or district significance serving specific client users who would require frequent services of the facilities: these facilities include special medical and health clinics, education facilities and social welfare services.</p>	<ul style="list-style-type: none"> <li>• Land use compatibility</li> <li>• Nature of services and target users</li> <li>• Public reactions to the facility</li> <li>• Community integration and joint user development should be considered as far as possible</li> <li>• Provide clear signage to ensure undisturbed access to staff, users and visitors where appropriate</li> </ul>	<ul style="list-style-type: none"> <li>• Proper records of the public consultation should be kept for necessary follow-up actions</li> </ul>

**Table 2 : Educational Facilities**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
Kindergartens	500 half-day and 500 whole-day places for every 1 000 children in the age group of 3 - under 6. Ω	@	local
Primary Schools	<p>1 whole day classroom per 25.5 persons aged 6-11.</p> <p>For a 30-classroom school, site reservation at a minimum of 6 200m<sup>2</sup> per school with a minimum acceptable width of 65m is required;</p> <p>for a 24-classroom school, a minimum of 4 700 m<sup>2</sup> per school with a minimum acceptable width of 55m; and</p> <p>for a 18-classroom school, a minimum of 3 950m<sup>2</sup> per school with a minimum acceptable width of 55m.</p> <p>A 10% additional site reservation may be required for new development areas.</p>	<p>A 30-classroom school, operating a total of 30 whole-day classes, requires a site of 6 200m<sup>2</sup> for 765 persons aged 6-11. △</p> <p>A 24-classroom school, operating a total of 24 whole-day classes, requires a site of 4 700m<sup>2</sup> for 612 persons aged 6-11. △</p> <p>A 18-classroom school, operating a total of 18 whole-day classes, requires a site of 3 950m<sup>2</sup> for 459 persons aged 6-11. △</p>	local
Secondary Schools	1 whole day classroom for 40 persons aged 12-17 with site reservation at a minimum of 6 950m <sup>2</sup> per school with a minimum acceptable width of 65m is required.	A 30-classroom school, operating 30 whole-day classes, requires a site of 6 950m <sup>2</sup> for 1 200 persons aged 12-17. △	district
Technical Institutes	No set standard *	-	territorial
Industrial Training Centre	No set standard *	-	territorial
Special Schools	No set standard *	-	territorial
Post-secondary College	No set standard. To be advised by SED on case-by-case basis.	Site reservation between 2 000m <sup>2</sup> to 7 000m <sup>2</sup> in consultation with SED	territorial
Universities	No set standard *	-	territorial

**Table 3 : Medical and Health Facilities**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
Hospitals	5.5 beds/1 000 persons with a distribution of beds between various types of hospitals determined on a regional basis. #	(a) Regional and district hospitals - average of 80m <sup>2</sup> per bed. (b) Convalescent/ infirmary hospitals - average of 60m <sup>2</sup> per bed.	regional
Polyclinics/Specialist Clinic	One specialist clinic/ polyclinic whenever a regional or district hospital is built.	Site reservation: about 4 700m <sup>2</sup> (62m x 76m)	regional
Clinics/Health Centres	One clinic/health centre for every 100 000 persons. #	Site reservation : about 2 200m <sup>2</sup> (37m x 60m)	district
Rural Clinics	Future needs to be determined on a district basis. *	-	district

**Table 4 : Police Stations**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
District Police Stations	1/200 000 - 500 000 persons. #	About 4 650m <sup>2</sup> (61m x 76m) fronting onto at least 2 main roads plus similar size for married staff quarters.	regional
Divisional Police Stations	1/100 000 - 200 000 persons. #	About 3 000m <sup>2</sup> (50m x 60m) fronting onto at least 2 main roads.	district
Sub-Divisional Police Stations/Police Posts	To be determined in the light of local factors and other considerations. *	Site allocation dependent on building design.	local
Marine Police Stations	To be determined in the light of local factors and other considerations. *	Site allocation dependent on building design.	regional

**Table 5 : Magistracies**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
8 courtrooms	1 for 660 000 persons.	Site allocation about 4 200m <sup>2</sup> (61m x 69m).	regional

**Table 6 : Correctional Facilities**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
Correctional Facilities	Reservation to be determined on a regional basis. *	-	regional

**Table 7 : Fire Services Facilities**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
Standard Divisional Fire Stations	Provision depends on graded response time determined by fire risk category system.	2 960m <sup>2</sup> with a minimum frontage of 47m. The frontage of the site will have to be widened if the run-in to the drill yard is not from the back.	district
Standard Sub-divisional Fire Stations	Generally 1 standard divisional station is provided for 1 fire division. Provision of standard sub-divisional station and non-standard station depends on local needs.	1 800m <sup>2</sup> with a minimum frontage of 37m. The frontage of the site will have to be widened if the run-in to the drill yard is not from the back.	local
Non-standard Fire Stations		No set standard for site requirement.	local
Joint Divisional Fire Stations & Ambulance Depots  (Fire stations may be accommodated on joint sites with ambulance depots, whenever practicable.)		3 830m <sup>2</sup> with a minimum frontage of 80m and a drill yard of 1 635m <sup>2</sup> behind the divisional fire station building block.	district
Joint Sub-divisional Fire Stations and Ambulance Depots		2 670m <sup>2</sup> with a minimum frontage of 70m and a drill yard of 1 225m <sup>2</sup> behind the sub-divisional fire station building block.	district

**Table 8: Ambulance Services Facilities**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
Ambulance Depots	Provision depends on the requirement of accommodation for ambulances to give an emergency coverage of 10 minutes and 20 minutes in urban/new towns and rural areas respectively. The number of ambulances required depends on the projected population distribution and the projected incidence rate of an area.	1 160m <sup>2</sup> with a minimum frontage of 36m. The frontage of the site will have to be widened if the run-in to the drill yard is not from the back	district
Ambulance Stations		No set standard.	district
Joint Divisional Fire Stations & Ambulance Depots		See 'Fire Services Facilities' above	district
Joint Sub-divisional Fire Stations and Ambulance Depots		See 'Fire Services Facilities' above	district

**Table 9 : Cultural Facilities**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
Arts Venues	No set standard. To be determined on the basis of need, as assessed and advised by the Secretary for Home Affairs.	-	Territory-wide and community level
Libraries	One district library should be provided for each district. There should also be a district library for every 200 000 persons.#	@	district

**Table 10 : Community Halls & Social Welfare Facilities**

Facility	Standard	Land or Floor Area Requirement	Area Served
Community Halls	To be determined on the basis of need, having regard to community aspirations and other relevant considerations.	1 260m <sup>2</sup> (32m x 39.5m) floor area and, preferably, with a minimum clearance height of 7.65m for joint-users buildings; or 2 100m <sup>2</sup> (60m x 35m) site area for stand-alone sites in exceptional circumstances.	local
Child Care Centres	100 aided places per 25 000 persons.~	NOFA <sup>+</sup> : 530m <sup>2</sup> NUFA: 689m <sup>2</sup> for 100 places  NOFA <sup>+</sup> : 776m <sup>2</sup> NUFA : 1 009m <sup>2</sup> for 150 places  NOFA <sup>+</sup> : 1 035m <sup>2</sup> NUFA : 1 346m <sup>2</sup> for 200 places  + excluding toilets, partitions, baby care room and circulation area	local
Integrated Children and Youth Services Centres	1/12 000 persons in 6-24 age group. The provision standard for this facility should be applied flexibly having regard to local factors.	NOFA : 631m <sup>2</sup>	local
District Elderly Community Centres	One in each new development area with a population of around 170 000 or above.	NOFA : 424m <sup>2</sup> NUFA : 572m <sup>2</sup>	district
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.	NOFA : 303m <sup>2</sup> NUFA : 394m <sup>2</sup>	district

Facility	Standard	Land or Floor Area Requirement	Area Served
<p>Community Care Services Facilities (including –</p> <p>(i) Day Care Centres for the Elderly;</p> <p>(ii) Day Care Unit for the Elderly in Residential Care Homes for the Elderly;</p> <p>(iii) Day Care Unit for the Elderly in District Elderly Community Centres; and</p> <p>(iv) Integrated Home Care Services (Frail Cases)/ Enhanced Home and Community Care Services)</p>	<p>17.2 subsidised places per 1 000 elderly persons aged 65 or above~ ^</p>	<p>NOFA : 267m<sup>2</sup> NUFA : 401m<sup>2</sup> for 40 places</p> <p>NOFA : 358 m<sup>2</sup> NUFA : 537m<sup>2</sup> for 60 places</p> <p>NOFA : 506 m<sup>2</sup> NUFA : 759m<sup>2</sup> for 80 places</p> <p>NOFA : 70 m<sup>2</sup> NUFA : 105m<sup>2</sup> for 20 places</p> <p>NOFA : 90 m<sup>2</sup> NUFA : 134m<sup>2</sup> for 30 places</p> <p>NOFA : 80 m<sup>2</sup> NUFA : 120m<sup>2</sup> for 20 places</p> <p>NOFA : 90 m<sup>2</sup> NUFA : 120m<sup>2</sup> for 70 places</p>	<p>district</p>

Facility	Standard	Land or Floor Area Requirement	Area Served
Residential Care Homes for the Elderly	21.3 subsidised beds per 1 000 elderly persons aged 65 or above.~	NOFA : 1 354m <sup>2</sup> NUFA : 2 166m <sup>2</sup> for 100 places  NOFA : 1 913m <sup>2</sup> NUFA : 3 061m <sup>2</sup> for 150 places  NOFA : 2 475m <sup>2</sup> NUFA : 3 960m <sup>2</sup> for 200 places  NOFA : 3 032m <sup>2</sup> NUFA : 4 851m <sup>2</sup> for 250 places	**five-cluster basis
Integrated Family Service Centres	1/100 000 to 150 000 persons.	NOFA : 535m <sup>2</sup>	service boundary defined by the Director of Social Welfare
Pre-School Rehabilitation Services (including –  (i) Early Education and Training Centre; and  (ii) Special Child Care Centre)	23 subvented service places per 1 000 children aged 0-6.~	NOFA : 166m <sup>2</sup> NUFA : 216m <sup>2</sup> for 60 places  NOFA : 212m <sup>2</sup> NUFA : 276m <sup>2</sup> for 90 places  NOFA : 173m <sup>2</sup> NUFA : 225m <sup>2</sup> for 30 places  NOFA : 409m <sup>2</sup> NUFA : 532m <sup>2</sup> for 60 places	district



Facility	Standard	Land or Floor Area Requirement	Area Served
<p>Day Rehabilitation Services [including –</p> <p>(i) Day Activity Centre;</p> <p>(ii) Vocational Rehabilitation Services (including –</p> <p>(a) Sheltered Workshop; and</p> <p>(b) Integrated Vocational Rehabilitation Services Centre)]</p>	<p>To be determined taking into account the population, geographical factor, existing service provision and service demand.</p> <p>23 service places per 10 000 persons aged 15 or above.~</p>	<p>NOFA : 319m<sup>2</sup> NUFA : 415m<sup>2</sup> for 50 places</p> <p>NOFA : 377m<sup>2</sup> NUFA : 490m<sup>2</sup> for 60 places</p> <p>NOFA : 587m<sup>2</sup> NUFA : 763m<sup>2</sup> for 100 places</p> <p>NOFA : 696m<sup>2</sup> NUFA : 905m<sup>2</sup> for 120 places</p> <p>NOFA : 805m<sup>2</sup> NUFA : 1 047m<sup>2</sup> for 140 places</p> <p>NOFA : 910m<sup>2</sup> NUFA : 1 183m<sup>2</sup> for 160 places</p> <p>NOFA : 447m<sup>2</sup> NUFA : 581m<sup>2</sup> for 80 places</p> <p>NOFA : 653m<sup>2</sup> NUFA : 849m<sup>2</sup> for 120 places</p> <p>NOFA : 854m<sup>2</sup> NUFA : 1 110m<sup>2</sup> for 160 places</p>	<p>district</p>

Facility	Standard	Land or Floor Area Requirement	Area Served
Residential Care Services (including –  (i) Hostel for Moderately Mentally Handicapped Persons;  (ii) Hostel for Severely Mentally Handicapped Persons;  (iii) Hostel for Severely Mentally Handicapped Persons (including provision for Day Activity Centre);  (iv) Hostel for Severely Physically Handicapped Persons;  (v) Supported Hostel for Mentally Handicapped Persons;  (vi) Supported Hostel for Physically Handicapped Persons;  (vii) Supported Hostel for Mentally/ Physically Handicapped Persons;	36 service places per 10 000 persons aged 15 or above.~	NOFA : 617m <sup>2</sup> NUFA : 864m <sup>2</sup> for 50 places  NOFA : 691m <sup>2</sup> NUFA : 967m <sup>2</sup> for 50 places  NOFA : 1 010m <sup>2</sup> NUFA : 1 382m <sup>2</sup> for 50 places  NOFA : 695m <sup>2</sup> NUFA : 1 043m <sup>2</sup> for 50 places  NOFA : 243m <sup>2</sup> NUFA : 316m <sup>2</sup> for 20 places  NOFA : 265m <sup>2</sup> NUFA : 345m <sup>2</sup> for 20 places  NOFA : 355m <sup>2</sup> NUFA : 462m <sup>2</sup> for 30 places	** five-cluster basis

Facility	Standard	Land or Floor Area Requirement	Area Served
(viii) Supported Hostel for Visually and Mentally Handicapped Persons;		NOFA : 443m <sup>2</sup> NUFA : 576m <sup>2</sup> for 40 places	
(ix) Supported Hostel for Persons in Mental Recovery;		NOFA : 243m <sup>2</sup> NUFA : 316m <sup>2</sup> for 20 places	
(x) Care and Attention Home for Severely Disabled Persons;		NOFA : 780m <sup>2</sup> NUFA : 1 170m <sup>2</sup> for 50 places	
(xi) Care and Attention Home for the Aged Blind; and		NOFA : 728m <sup>2</sup> NUFA : 1 092m <sup>2</sup> for 50 places	
(xii) Long Stay Care Home)		NOFA : 2 866m <sup>2</sup> NUFA : 4 299 m <sup>2</sup> for 200 places	
District Support Centre for Persons with Disabilities	One centre per 280 000 persons.~	NOFA : 447m <sup>2</sup> NUFA : 626m <sup>2</sup> for 1 standard scale centre	district
Community Rehabilitation Day Centre	One centre per 420 000 persons.~	NOFA : 301m <sup>2</sup> NUFA : 421m <sup>2</sup> for 1 standard scale centre	district
Integrated Community Centre for Mental Wellness	One standard scale centre per 310 000 persons.~	NOFA : 510m <sup>2</sup> NUFA : 663m <sup>2</sup> for 1 standard scale centre	district

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
Study Rooms	(a) Usually one in each public major/district library.	About 200m <sup>2</sup> floor area required	local
	(b) Provision in Community Centre is governed by the approved schedule of accommodation.	About 130m <sup>2</sup> floor area required.	local
	(c) Provision in public housing estates is based on a need basis (usually managed by non-governmental organisations)	@	local

**Table 11 : Post Offices**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
Post Offices	(a) In urban areas, post offices should be provided so that large concentrations of population have access to facilities within 1.2km from where they live or work.  (b) In rural areas, a distance of 3.2km should be assumed.  (c) The provision is to be advised by the Postmaster General.	@	local

**Table 12 : Public Mortuaries & Funeral Facilities**

<b>Facility</b>	<b>Standard</b>	<b>Land or Floor Area Requirement</b>	<b>Area Served</b>
Public Mortuaries	One for each of the 5 regions, namely Hong Kong Island, Kowloon West, Kowloon East, New Territories West and New Territories East.	-	regional
Funeral Depots	1/350 000 persons.	Site reservation about 0.25 ha.	regional

Notes :

- Ω This is a long-term goal and the actual provision would be subject to the consideration of the Secretary for Education in the planning and development process as appropriate.
- Assuming 30 children for a half-day class and 20 children for a whole-day class, the number of classrooms required for every 1 000 children aged 3 to under 6 can be calculated as follows:
- $(500 \text{ half-day places} \div 60 \text{ half-day places per classroom}) + (500 \text{ whole-day places} \div 20 \text{ whole-day places per classroom}) = 34 \text{ classrooms}$
- @ No specific site allocation is required. The facility is normally provided in a composite building.
- \* There is no set population/land area standard for this facility.
- \*\* The five clusters comprise of Hong Kong, Kowloon East, Kowloon West, New Territories East and New Territories West clusters.
- # Where the population of an individual Study Area does not coincide with the service's catchment areas, then a logical operational solution should be devised, whilst attempting to maintain the per-capita standard.
- △ The stipulated land requirements are for general reference only and would be subject to the consideration of the Secretary for Education and the Director of Architectural Services on individual case basis.
- ~ This is a long-term goal and the actual provision would be subject to the consideration of the SWD in the planning and development process as appropriate.
- ^ The planning standard of community care services (CCS) facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.
- NOFA The "Net Operational Floor Area" (NOFA) specified, unless otherwise stated, comprises a summation, round up, of all internal dimensions of rooms/spaces contained within the approved Schedule of Accommodation. This area excludes all structure and partitions, circulation areas, staircases, staircase halls, lift landings, the space occupied by toilet facilities, mechanical and electrical services such as lift and air-conditioning systems.
- NUFA "Net Usable Floor Area" (NUFA) applicable to Private and Public Housing Developments, comprises the Net Operational Floor Area plus ancillary accommodation including circulation space, toilets, internal partitions, structure etc. for the sole use of the facility. This excludes common areas, lift and staircase enclosures, structural elements and service ducts forming part of, serving or supporting the remainder of the building.