

Appendix 11.2.1

***Future Population at the Vicinity of the Existing Ma
Tau Kok Gas Works North Plan (MTKGWNP) and
its Associated Facilities***

Appendix 11-2-1 Table 1 – Future Population in Ma Tau Kok at Year 2012

PVS.OZP	Land Use ^a	Description	OZP Area ^a (m ²)	Total Population ^b	Indoor Ratio	Percent Occupancy				Year 2012 Population			
						Weekday		Weekend		Weekday		Weekend	
						Day	Night	Day	Night	Day	Night	Day	Night
076.01	CDA	existing Business Buildings (1)	28164	4780	0.95	1.00	0.10	0.40	0.05	4780	478	1912	239
076.02	G/I/C	EMSD Workshops, planned G/I/C use	5561	1254	0.95	1.00	0.10	0.40	0.05	1254	125	502	63
076.03	CDA	Residential Buildings (1)	28045	10440	0.95	0.50	1.00	0.70	1.00	5220	10440	7308	10440
076.04	CDA	Business Buildings	8900	1691	0.95	1.00	0.10	0.40	0.05	1691	169	676	85
076.05	G/I/C	Cattle Depot Artists Village, planned G/I/C use	8845	1994	0.95	1.00	0.10	0.40	0.05	1994	199	798	100
076.06	O	Cattle Depot Artists Village, planned Open Space (2)	7258	73	0	1.00	0.10	1.00	0.10	73	7	73	7
076.07	CDA	Residential Buildings	10455	1987	0.95	0.50	1.00	0.70	1.00	993	1987	1391	1987
076.08	R(A)	Residential Buildings	12417	5592	0.95	0.50	1.00	0.70	1.00	2796	5592	3914	5592
076.09	O	Recreational Use (2)	22157	222	0	1.00	0.10	1.00	0.10	222	22	222	22
076.10	R(E)	Business Buildings, planned Residential Buildings (1)	5221	3030	0.95	1.00	0.10	0.40	0.05	3030	303	1212	152
076.11	R(E)	Business Buildings, planned Residential Buildings (1)	5701	2540	0.95	1.00	0.10	0.40	0.05	2540	254	1016	127
076.12	OU	Business Buildings	2456	554	0.95	1.00	0.10	0.40	0.05	554	55	221	28
076.13	G/I/C	Bus Terminus and Car Park, planned G/I/C use	14579	3287	0.95	1.00	0.10	0.40	0.05	3287	329	1315	164
076.14	OU	Public Pier	372	84	0	1.00	0.10	0.40	0.05	84	8	34	4
076.15	OU	Ferry Pier	1626	367	0	1.00	0.10	0.40	0.05	367	37	147	18
076.16	OU	Vehicular Ferry Pier	288	65	0	1.00	0.10	0.40	0.05	65	7	26	3
076.17	R(A)	Residential Buildings	8300	3738	0.95	0.50	1.00	0.70	1.00	1869	3738	2616	3738
076.18	R(A)	Residential Buildings	8600	3873	0.95	0.50	1.00	0.70	1.00	1936	3873	2711	3873
076.19	R(A)	Residential Buildings	8300	3738	0.95	0.50	1.00	0.70	1.00	1869	3738	2616	3738
076.20	O	existing Vehicular Inspection Centre, PCWA and park, planned open space (2)	40801	408	0	1.00	0.10	1.00	0.10	408	41	408	41

076.21	R(E)	Business Buildings, planned Residential Buildings (1)	2503	1115	0.95	1.00	0.10	0.40	0.05	1115	112	446	56
076.22	R(E)	Business Buildings, planned Residential Buildings (1)	998	444	0.95	1.00	0.10	0.40	0.05	444	44	178	22
076.23	R(A)	Residential Buildings	5633	2537	0.95	0.50	1.00	0.70	1.00	1268	2537	1776	2537
076.24	R(A)	Residential Buildings	6023	2712	0.95	0.50	1.00	0.70	1.00	1356	2712	1899	2712
076.25	R(A)	Residential Buildings	8095	3646	0.95	0.50	1.00	0.70	1.00	1823	3646	2552	3646
076.26	R(A)	Residential Buildings	2340	1054	0.95	0.50	1.00	0.70	1.00	527	1054	738	1054
076.27	R(E)	existing Residential and Business Buildings, planned Residential Buildings	17209	1090	0.95	0.50	1.00	0.70	1.00	545	1090	763	1090
076.28	G/C	Schools	4487	1012	0.95	1.00	0.01	0.40	0.01	1012	10	405	10
076.29	O	Open space (2)	679	7	0	1.00	0.10	1.00	0.10	7	1	7	1
076.30	R(E)	Business Buildings, planned Residential Buildings	3875	245	0.95	0.50	1.00	0.70	1.00	123	245	172	245
076.31	R(A)	Residential Buildings	7279	3278	0.95	0.50	1.00	0.70	1.00	1639	3278	2295	3278
076.32	R(A)	Residential Buildings	12187	5488	0.95	0.50	1.00	0.70	1.00	2744	5488	3842	5488
076.50	O	existing EMSD Workshops and pumping station, planned open space (b)	14344	143	0.00	1.00	0.10	1.00	0.10	143	14	143	14
076.51	OU	existing EMSD Workshops and pumping station, planned other specified use	4119	929	0.95	1.00	0.10	0.40	0.05	929	93	371	46
260.33	G/C	Schools	21391	2835	0.95	1.00	0.01	0.40	0.01	2835	28	1134	28
260.34	O	existing Open Carpark, planned Open Space (2)	8700	87	0.00	1.00	0.10	1.00	0.10	87	9	87	9
260.35	G/C	Planned G/C use (schools)	8794	1165	0.95	1.00	0.01	0.40	0.01	1165	12	466	12
260.36	OU	To Kwa Wan Preliminary Treatment Works and Business Buildings	18842	2497	0.95	1.00	0.10	0.40	0.05	2497	250	999	125
	Others	To Kwa Wan Road (3)		338	0.00	1.00	0.10	1.00	0.10	338	34	338	34
	Others	San Shan Road (3)		191	0.00	1.00	0.10	1.00	0.10	191	19	191	19
	Others	Mau Tou Kok Road (3)		97	0.00	1.00	0.10	1.00	0.10	97	10	97	10
	Others	Kowloon City Road (3)		294	0.00	1.00	0.10	1.00	0.10	294	29	294	29

	Others	Typhoon Shelter ^c		258	0.00	1.00	1.00	1.00	1.00	258	258	258
	Others	Passengers from rail stations ^d	N/A	0	0.00	1.00	0.10	1.00	0.10	0	0	0

Note:

- PVS.OZP – This column indicates how a population group is derived. Population data is projected from PVS (from the Study “Hong Kong 2030: Planning Vision and Strategy”) zone and domestic/non-domestic plot ratio from OZP (Outline Zoning Planning)
- a - Based on HK Gov Statutory Planning Portal, unless otherwise noted
- b - Calculated value from 2003-based TPEDM Scenario 1 data, unless otherwise noted
- c – peak value applied to all time periods for conservativeness
- d – Pedestrian generated from users of rail stations Ma Tau Wai (years 2016/2021 – 11,000/12,000 passengers) and To Kwa Wan (years 2016/2021 – 8,000/8,000 passengers). Assuming each passenger takes 10 mins walking between his destination and rail station.
- (1) refers to the approved EIA Study of SEKD and uses existing land-use
- (2) density 0.01 persons per m² is assumed for open area
- (3) refers to the approved EIA Study of SEKD. Night-time traffic is assumed 10% of the daytime traffic

Appendix 11-2-1 Table 2 – Future Population in Ma Tau Kok at Year 2016

PVS.OZP	Land Use ^a	Description	OZP Area ^a (m ²)	Total Population ^b	Indoor Ratio	Percent Occupancy						Year 2016 Population					
						Weekday		Weekend		Day	Night	Weekday		Day	Night	Day	Night
						Day	Night	Day	Night			Day	Night				
076.01	CDA	existing Business Buildings (1)	28164	4780	0.95	1.00	0.10	0.40	0.05			4780	478	1912	239		
076.02	G/C	EMSD Workshops, planned G/C use	5561	1230	0.95	1.00	0.10	0.40	0.05			1230	123	492	62		
076.03	CDA	Residential Buildings (1)	28045	10440	0.95	0.50	1.00	0.70	1.00			5220	10440	7308	10440		
076.04	CDA	Business Buildings	8900	1688	0.95	1.00	0.10	0.40	0.05			1688	169	675	84		
076.05	G/C	Cattle Depot Artists Village, planned G/C use	8845	1957	0.95	1.00	0.10	0.40	0.05			1957	196	783	98		
076.06	O	Cattle Depot Artists Village, planned Open Space (2)	7258	73	0	1.00	0.10	1.00	0.10			73	7	73	7		
076.07	CDA	Residential Buildings	10455	1983	0.95	0.50	1.00	0.70	1.00			991	1983	1388	1983		
076.08	R(A)	Residential Buildings	12417	5592	0.95	0.50	1.00	0.70	1.00			2796	5592	3915	5592		
076.09	O	Recreational Use (2)	22157	222	0	1.00	0.10	1.00	0.10			222	22	222	22		
076.10	R(E)	Business Buildings, planned Residential Buildings (1)	5221	3030	0.95	1.00	0.10	0.40	0.05			3030	303	1212	152		
076.11	R(E)	Business Buildings, planned Residential Buildings (1)	5701	2540	0.95	1.00	0.10	0.40	0.05			2540	254	1016	127		
076.12	OU	Business Buildings	2456	543	0.95	1.00	0.10	0.40	0.05			543	54	217	27		
076.13	G/C	Bus Terminus and Car Park, planned G/C use	14579	3225	0.95	1.00	0.10	0.40	0.05			3225	323	1290	161		
076.14	OU	Public Pier	372	82	0	1.00	0.10	0.40	0.05			82	8	33	4		
076.15	OU	Ferry Pier	1626	360	0	1.00	0.10	0.40	0.05			360	36	144	18		
076.16	OU	Vehicular Ferry Pier	288	64	0	1.00	0.10	0.40	0.05			64	6	26	3		
076.17	R(A)	Residential Buildings	8300	3738	0.95	0.50	1.00	0.70	1.00			1869	3738	2616	3738		
076.18	R(A)	Residential Buildings	8600	3873	0.95	0.50	1.00	0.70	1.00			1936	3873	2711	3873		
076.19	R(A)	Residential Buildings	8300	3738	0.95	0.50	1.00	0.70	1.00			1869	3738	2616	3738		

076.20	O	existing Vehicular Inspection Centre, PCWA and park, planned open space (2)	40801	408	0	1.00	0.10	1.00	0.10	1.00	0.10	408	41	408	41
076.21	R(E)	Business Buildings, planned Residential Buildings (1)	2503	1115	0.95	1.00	0.10	0.40	0.05	1.115	1115	446	56		
076.22	R(E)	Business Buildings, planned Residential Buildings (1)	998	444	0.95	1.00	0.10	0.40	0.05	444	444	178	22		
076.23	R(A)	Residential Buildings	5633	2537	0.95	0.50	1.00	0.70	1.00	1268	2537	1776	2537		
076.24	R(A)	Residential Buildings	6023	2713	0.95	0.50	1.00	0.70	1.00	1356	2713	1899	2713		
076.25	R(A)	Residential Buildings	8095	3646	0.95	0.50	1.00	0.70	1.00	1823	3646	2552	3646		
076.26	R(A)	Residential Buildings	2340	1054	0.95	0.50	1.00	0.70	1.00	527	1054	738	1054		
076.27	R(E)	existing Residential and Business Buildings, planned Residential Buildings	17209	1088	0.95	0.50	1.00	0.70	1.00	544	1088	761	1088		
076.28	G/I/C	Schools	4487	993	0.95	1.00	0.01	0.40	0.01	993	10	397	10		
076.29	O	Open space (2)	679	7	0	1.00	0.10	1.00	0.10	7	1	7	1		
076.30	R(E)	Business Buildings, planned Residential Buildings	3875	245	0.95	0.50	1.00	0.70	1.00	122	245	171	245		
076.31	R(A)	Residential Buildings	7279	3278	0.95	0.50	1.00	0.70	1.00	1639	3278	2295	3278		
076.32	R(A)	Residential Buildings	12187	5489	0.95	0.50	1.00	0.70	1.00	2744	5489	3842	5489		
076.50	O	existing EMSD Workshops and pumping station, planned open space (2)	14344	143	0.00	1.00	0.10	1.00	0.10	143	14	143	14		
076.51	OU	existing EMSD Workshops and pumping station, planned other specified use	4119	911	0.95	1.00	0.10	0.40	0.05	911	91	365	46		
260.33	G/I/C	Schools	21391	2920	0.95	1.00	0.01	0.40	0.01	2920	29	1168	29		
260.34	O	existing Open Carpark, planned Open Space (2)	8700	87	0.00	1.00	0.10	1.00	0.10	87	9	87	9		
260.35	G/I/C	Planned G/I/C use (schools)	8794	1200	0.95	1.00	0.01	0.40	0.01	1200	12	480	12		
260.36	OU	To Kwa Wan Preliminary Treatment Works and Business Buildings	18842	2572	0.95	1.00	0.10	0.40	0.05	2572	257	1029	129		
	Others	To Kwa Wan Road (3)		338	0.00	1.00	0.10	1.00	0.10	338	34	338	34		
	Others	San Shan Road (3)		191	0.00	1.00	0.10	1.00	0.10	191	19	191	19		
	Others	Mau Tou Kok Road (3)		97	0.00	1.00	0.10	1.00	0.10	97	10	97	10		

	Others	Kowloon City Road (3)		294	0.00	1.00	0.10	1.00	0.10	294	29	294	29
	Others	Typhoon Shelter ^c		265	0.00	1.00	1.00	1.00	1.00	265	265	265	265
	Others	Passengers from rail stations ^d	N/A	3166	0.00	1.00	0.10	1.00	0.10	3166	317	3166	317

Note:

- PVS.OZP – This column indicates how a population group is derived. Population data is projected from PVS (from the Study “Hong Kong 2030: Planning Vision and Strategy”) zone and domestic/non-domestic plot ratio from OZP (Outline Zoning Planning)
- a - Based on HK Gov Statutory Planning Portal, unless otherwise noted
- b - Calculated value from 2003-based TPEDM Scenario 1 data, unless otherwise noted
- c – peak value applied to all time periods for conservativeness
- d – Pedestrian generated from users of rail stations Ma Tau Wai (years 2016/2021 – 11,000/12,000 passengers) and To Kwa Wan (years 2016/2021 – 8,000/8,000 passengers). Assuming each passenger takes 10 mins walking between his destination and rail station.
- (1) refers to the approved EIA Study of SEKD and uses existing land-use
- (2) density 0.01 persons per m² is assumed for open area
- (3) refers to the approved EIA Study of SEKD. Night-time traffic is assumed 10% of the daytime traffic

Appendix 11-2-1 Table 3 – Future Population in Ma Tau Kok at Year 2021

PVS.OZP	Land Use ^a	Description	OZP Area ^a (m ²)	Total Population ^b	Indoor Ratio	Percent Occupancy						Year 2021 Population					
						Weekday		Weekend		Day	Night	Weekday		Day	Night	Day	Night
						Day	Night	Day	Night			Day	Night				
076.01	CDA	existing Business Buildings (1)	28164	4780	0.95	1.00	0.10	0.40	0.05	4780	478	4780	478	1912	239		
076.02	G/C	EMSD Workshops, planned G/C use	5561	1235	0.95	1.00	0.10	0.40	0.05	1235	124	1235	124	494	62		
076.03	CDA	Residential Buildings (1)	28045	10440	0.95	0.50	1.00	0.70	1.00	5220	10440	5220	10440	7308	10440		
076.04	CDA	Business Buildings	8900	1670	0.95	1.00	0.10	0.40	0.05	1670	167	1670	167	668	83		
076.05	G/C	Cattle Depot Artists Village, planned G/C use	8845	1964	0.95	1.00	0.10	0.40	0.05	1964	196	1964	196	786	98		
076.06	O	Cattle Depot Artists Village, planned Open Space (2)	7258	73	0	1.00	0.10	1.00	0.10	73	7	73	7	73	7		
076.07	CDA	Residential Buildings	10455	1961	0.95	0.50	1.00	0.70	1.00	981	1961	981	1961	1373	1961		
076.08	R(A)	Residential Buildings	12417	5522	0.95	0.50	1.00	0.70	1.00	2761	5522	2761	5522	3865	5522		
076.09	O	Recreational Use (2)	22157	222	0	1.00	0.10	1.00	0.10	222	22	222	22	222	22		
076.10	R(E)	Business Buildings, planned Residential Buildings (1)	5221	3030	0.95	1.00	0.10	0.40	0.05	3030	303	3030	303	1212	152		
076.11	R(E)	Business Buildings, planned Residential Buildings (1)	5701	2540	0.95	1.00	0.10	0.40	0.05	2540	254	2540	254	1016	127		
076.12	OU	Business Buildings	2456	545	0.95	1.00	0.10	0.40	0.05	545	55	545	55	218	27		
076.13	G/C	Bus Terminus and Car Park, planned G/C use	14579	3238	0.95	1.00	0.10	0.40	0.05	3238	324	3238	324	1295	162		
076.14	OU	Public Pier	372	83	0	1.00	0.10	0.40	0.05	83	8	83	8	33	4		
076.15	OU	Ferry Pier	1626	361	0	1.00	0.10	0.40	0.05	361	36	361	36	144	18		
076.16	OU	Vehicular Ferry Pier	288	64	0	1.00	0.10	0.40	0.05	64	6	64	6	26	3		
076.17	R(A)	Residential Buildings	8300	3738	0.95	0.50	1.00	0.70	1.00	1869	3738	1869	3738	2616	3738		
076.18	R(A)	Residential Buildings	8600	3873	0.95	0.50	1.00	0.70	1.00	1936	3873	1936	3873	2711	3873		
076.19	R(A)	Residential Buildings	8300	3738	0.95	0.50	1.00	0.70	1.00	1869	3738	1869	3738	2616	3738		

076.20	O	existing Vehicular Inspection Centre, PCWA and park, planned open space (2)	40801	408	0	1.00	0.10	1.00	0.10	1.00	0.10	408	41	408	41
076.21	R(E)	Business Buildings, planned Residential Buildings (1)	2503	1115	0.95	1.00	0.10	0.40	0.05	1.00	0.05	1115	112	446	56
076.22	R(E)	Business Buildings, planned Residential Buildings (1)	998	444	0.95	1.00	0.10	0.40	0.05	1.00	0.05	444	44	178	22
076.23	R(A)	Residential Buildings	5633	2505	0.95	0.50	1.00	0.70	1.00	1.00	1.00	1252	2505	1753	2505
076.24	R(A)	Residential Buildings	6023	2678	0.95	0.50	1.00	0.70	1.00	1.00	1.00	1339	2678	1875	2678
076.25	R(A)	Residential Buildings	8095	3600	0.95	0.50	1.00	0.70	1.00	1.00	1.00	1800	3600	2520	3600
076.26	R(A)	Residential Buildings	2340	1041	0.95	0.50	1.00	0.70	1.00	1.00	1.00	520	1041	728	1041
076.27	R(E)	existing Residential and Business Buildings, planned Residential Buildings	17209	1076	0.95	0.50	1.00	0.70	1.00	1.00	1.00	538	1076	753	1076
076.28	G/I/C	Schools	4487	997	0.95	1.00	0.01	0.40	0.01	1.00	0.01	997	10	399	10
076.29	O	Open space (2)	679	7	0	1.00	0.10	1.00	0.10	1.00	0.10	7	1	7	1
076.30	R(E)	Business Buildings, planned Residential Buildings	3875	242	0.95	0.50	1.00	0.70	1.00	1.00	1.00	121	242	170	242
076.31	R(A)	Residential Buildings	7279	3237	0.95	0.50	1.00	0.70	1.00	1.00	1.00	1618	3237	2266	3237
076.32	R(A)	Residential Buildings	12187	5420	0.95	0.50	1.00	0.70	1.00	1.00	1.00	2710	5420	3794	5420
076.50	O	existing EMSD Workshops and pumping station, planned open space (2)	14344	143	0.00	1.00	0.10	1.00	0.10	1.00	0.10	143	14	143	14
076.51	OU	existing EMSD Workshops and pumping station, planned other specified use	4119	915	0.95	1.00	0.10	0.40	0.05	1.00	0.05	915	91	366	46
260.33	G/I/C	Schools	21391	2980	0.95	1.00	0.01	0.40	0.01	1.00	0.01	2980	30	1192	30
260.34	O	existing Open Carpark, planned Open Space (2)	8700	87	0.00	1.00	0.10	1.00	0.10	1.00	0.10	87	9	87	9
260.35	G/I/C	Planned G/I/C use (schools)	8794	1225	0.95	1.00	0.01	0.40	0.01	1.00	0.01	1225	12	490	12
260.36	OU	To Kwa Wan Preliminary Treatment Works and Business Buildings	18842	2625	0.95	1.00	0.10	0.40	0.05	1.00	0.05	2625	263	1050	131
	Others	To Kwa Wan Road (3)		338	0.00	1.00	0.10	1.00	0.10	1.00	0.10	338	34	338	34
	Others	San Shan Road (3)		191	0.00	1.00	0.10	1.00	0.10	1.00	0.10	191	19	191	19
	Others	Mau Tou Kok Road (3)		97	0.00	1.00	0.10	1.00	0.10	1.00	0.10	97	10	97	10

	Others	Kowloon City Road (3)		294	0.00	1.00	0.10	1.00	0.10	294	29	294	29
	Others	Typhoon Shelter ^c		274	0.00	1.00	1.00	1.00	1.00	274	274	274	274
	Others	Passengers from rail stations ^d	N/A	3333	0.00	1.00	0.10	1.00	0.10	3333	333	3333	333

Note:

PVS.OZP – This column indicates how a population group is derived. Population data is projected from PVS (from the Study "Hong Kong 2030: Planning Vision and Strategy") zone and domestic/non-domestic plot ratio from OZP (Outline Zoning Planning)
a - Based on HK Gov Statutory Planning Portal, unless otherwise noted
b - Calculated value from 2003-based TPEDM Scenario 1 data, unless otherwise noted
c – peak value applied to all time periods for conservativeness
d – Pedestrian generated from users of rail stations Ma Tau Wai (years 2016/2021 – 11,000/12,000 passengers) and To Kwa Wan (years 2016/2021 – 8,000/8,000 passengers). Assuming each passenger takes 10 mins walking between his destination and rail station.

- (1) refers to the approved EIA Study of SEKD and uses existing land-use
- (2) density 0.01 persons per m² is assumed for open area
- (3) refers to the approved EIA Study of SEKD. Night-time traffic is assumed 10% of the daytime traffic