



Annex I

圖例
NOTATION

ZONES

COMMERCIAL

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP B)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

GREEN BELT

C

RIA

RIB

GIC

O

OU

GB

地帶

商業

住宅 (甲類)

住宅 (乙類)

政府、機構或社區

休憩用地

其他指定用途

綠化地帶

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)

RAILWAY AND STATION (ELEVATED)

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

交通

鐵路及車站 (地下)

鐵路及車站 (高架)

主要道路及路口

高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL

ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

PETROL FILLING STATION

NON-BUILDING AREA

其他

規劃範圍界線

建築物高度限制區界線

最高建築物高度 (在主水平基準上若干米)

最高建築物高度 (樓層數目)

加油站

非建築用地

| 土地用途及面積一覽表 SCHEDULE OF USES AND AREAS | | | |
|--|----------------------------------|--------|----------|
| USES | 大約面積及百分比 APPROXIMATE AREA & % | | 用途 |
| | 公頃 HECTARES | % 百分比 | |
| COMMERCIAL | 2.42 | 0.71 | 商業 |
| RESIDENTIAL (GROUP A) | 66.60 | 19.57 | 住宅 (甲類) |
| RESIDENTIAL (GROUP B) | 4.74 | 1.39 | 住宅 (乙類) |
| GOVERNMENT, INSTITUTION OR COMMUNITY | 49.62 | 14.54 | 政府、機構或社區 |
| OPEN SPACE | 48.33 | 14.16 | 休憩用地 |
| OTHER SPECIFIED USES | 44.28 | 12.98 | 其他指定用途 |
| GREEN BELT | 52.63 | 15.42 | 綠化地帶 |
| MAJOR ROAD ETC. | 72.44 | 21.23 | 主要道路等 |
| TOTAL PLANNING SCHEME AREA | 341.26 | 100.00 | 規劃範圍總面積 |

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第7條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 7 OF THE TOWN PLANNING ORDINANCE

草圖編號 S/K13/28 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K13/28

AMENDMENTS EXHIBITED UNDER SECTION 7
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第7條
展示的修訂

AMENDMENT ITEM A

AMENDMENT ITEM B

AMENDMENT ITEM C

AMENDMENT ITEM D1

AMENDMENT ITEM D2

修訂項目 A 項

修訂項目 B 項

修訂項目 C 項

修訂項目 D 1 項

修訂項目 D 2 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2017年4月13日 按照城市規劃條例第7條展示的
草圖編號 S/K13/28 的修訂
AMENDMENTS TO DRAFT PLAN No. S/K13/28 EXHIBITED
UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON
13 APRIL 2017

Fiona LUNG

龍小玉

SECRETARY

城市規劃委員會秘書

香港城市規劃委員會依據城市規劃條例擬備的牛頭角及九龍灣 (九龍規劃區第13及17區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREAS No. 13 & 17 - NGAU TAU KOK & KOWLOON BAY - OUTLINE ZONING PLAN

0 100 200 300 400 500 600 700 800 METRES

規劃署遵照城市規劃委員會指示準備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No.

S/K13/29

本摘要圖於2017年10月6日擬備
EXTRACT PLAN PREPARED ON 6.10.2017

參考編號 REFERENCE No. R/S/K13/29-G1

**SCHEDULE OF AMENDMENTS TO THE
DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN NO. S/K13/28
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of two sites at Wang Chiu Road to the north of Richland Gardens from “Open Space” (“O”) to “Residential (Group A)” (“R(A)”) with stipulation of building height restriction and addition of a symbol on the Plan to link the two “R(A)” sites.
- Item B – Rezoning of a site at Wang Chiu Road to the north of Richland Gardens from “O” to “Government, Institution or Community” (“G/IC”) with stipulation of building height restriction.
- Item C – Stipulation of building height restriction on a site zoned “R(A)” near the junction of Kwun Tong Road and Choi Shek Lane.
- Item D1 – Rezoning of a small piece of land at Kwun Tong Road to the north of Kai Yip Estate from “O” to “G/IC” with stipulation of building height restriction.
- Item D2 – Rezoning of four strips of land along Prince Edward Road East, Kwun Tong Road, Wang Chiu Road and Wang Kwong Road from “O” and “G/IC(2)” to areas shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “Other Specified Uses” annotated “Business” zone and corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.
- (b) Revision to the Covering Notes to include allowance for rail facilities in paragraph 7(a) and to correspondingly delete ‘railway track’ in paragraph 8.

Town Planning Board

13 April 2017

**議項 III – 《牛頭角及九龍灣分區計劃大綱草圖編號 S/K13/29》
所收納的修訂項目**

(觀塘區議會文件第 19/2017 號)

及

議項 IV – 宏照道公營房屋發展計劃第一期

(觀塘區議會文件第 20/2017 號)

8. 主席表示由於議項 III 與議項 IV 互相關聯，因此一併討論。他歡迎規劃署九龍規劃專員葉子季先生和高級城市規劃師/九龍 4 吳淑君女士，以及運輸署工程師/房屋及策劃 3/九龍陳嘉平先生協助討論議項 III。他又歡迎房屋署總建築師(6)梁健文先生、高級建築師(5)劉禮賢先生、高級規劃師(9)葉慧敏女士，以及高級土木工程師(7)葉長國先生協助討論議項 IV。

9. 葉專員及梁先生分別介紹文件第 19/2017 號及文件第 20/2017 號。

10. 議員提出的查詢及意見如下：

10.1 何啟明議員支持發展更多公屋，但認為政府在受影響機構的遷置安排上未能照顧服務使用者的需要。他建議署

方考慮：(i)將基督教勵行會(下稱「勵行會」)重置於區內現有的「政府、機構或社區」用地上；以及(ii)在擬發展的宏照道用地和啟德大廈用地上興建公共運輸交匯處。

- 10.2 畢東尼議員就議項 III 建議署方考慮：(i)除興建公屋外，亦要顧及興建居屋的需要；(ii)解釋路口改善工程的效用；以及(iii)就勵行會重置事宜盡早作出實際安排。對於議項 IV 的宏照道公營房屋發展計劃，他表示反對，並根據《區議會常規》第 24(1)條動議暫停討論此議項，直至行政長官會同行政會議批准有關的大綱圖修訂。主席就改劃土地用途的程序作出查詢，規劃署回應表示，根據《城市規劃條例》規定，經修訂的分區計劃大綱圖須公開展示兩個月，供公眾查閱和作出申述，城市規劃委員會(下稱「城規會」)在考慮收到的申述及意見後，會考慮是否因應申述修訂大綱圖，並會將其建議、大綱圖及申述/意見呈交行政長官會同行政會議作最終決定。是次會議正是要聽取區議會對大綱圖修訂的意見，若在行政長官會同行政會議作出決定後才諮詢區議會，便是將程序顛倒。主席表示，《區議會常規》第 24 條並不適用於是次諮詢，畢議員可就議項 IV 提出反對，但區議會作為諮詢機構，須提供意見予城規會及房屋署考慮，故其他議員必須就議項表達意見。畢議員明白並同意主席的處理及對《區議會常規》的詮釋。
- 10.3 張順華議員就議項 III 表示，雖然有多條巴士線開往觀塘，但若要前往山上區域，便須在觀塘市中心不同的主要街道轉車，並不方便。他建議署方考慮在改劃之際，同時在坪石邨與得寶花園之間尋找合適的位置設立巴士轉乘站。至於議項 IV 的房屋發展計劃，他建議署方考慮在第二期興建居屋，以平衡整體的房屋規劃。
- 10.4 歐陽均諾議員就議項 III 建議署方考慮：(i)就勵行會搬遷事宜與相關部門深入商討各項遷置安排；以及(ii)在規劃房屋發展時，一併加強各項社區配套設施，例如圖書館、自修室、分科診所等。
- 10.5 洪錦鉉議員建議署方考慮：(i)增設巴士轉乘站；以及(ii)在未來發展的屋邨中預留地方，或提供區內空置校舍予

勵行會作重置用途，以讓該會維持在區內的服務。

- 10.6 陳華裕議員就議項 III 建議署方考慮：(i)在啟德大廈重建位置設置升降機連接三彩區域，方便居民出入；(ii)改善通往坪石邨一帶的行人設施；(iii)改善宏照道至九龍灣的行人系統；以及(iv)增設小巴上落客處，避免阻塞交通。他亦就議項 IV 建議署方調整三幢擬建公屋的座向，盡量減少在景觀上對麗晶花園居民的影響。
- 10.7 黃子健議員建議署方考慮：(i)因應區內新增人口，同時加強所需的社區配套設施，例如街市；以及(ii)在新建屋邨居民入伙前，須先行規劃好交通配套。
- 10.8 謝淑珍議員建議署方考慮就勵行會重置事宜作出適當安排，使該會能繼續為觀塘居民服務。
- 10.9 莫建成議員建議署方考慮：(i)早日採納議員在會上就街市、自修室等社區及交通配套設施提出的各項建議；以及(ii)妥善安排勵行會搬遷一事，以便該會繼續為觀塘區服務。
- 10.10 潘任惠珍議員認同建屋的重要性，並建議署方考慮：(i)將房屋發展計劃第一期改為興建居屋，第二期才興建公屋；(ii)把預留作興建一所標準中學校舍的土地一併發展為住宅，並將觀塘道聖若瑟英文中學前校舍撥予勵行會使用，達致雙贏局面；以及(iii)加建隧道連接坪石邨，使舊區的商鋪亦得以興旺。
- 10.11 蘇冠聰議員建議署方考慮：(i)向區議會提交詳細的交通影響評估報告；(ii)提供路口改善工程的詳情；(iii)把擬興建的一所標準中學校舍用作開辦新校；(iv)在擬建公屋設置街市這類基本的社區配套設施，讓居民可以購買較便宜的日用品；以及(v)增設可直達港鐵站的通道，方便居民。
- 10.12 張琪騰議員建議署方考慮：(i)就觀塘多項建屋計劃向區議會提供更多人口增長及相關的數據，並且認真檢討現有社區設施是否足以應付未來新增人口的需要；(ii)在啟

德大廈重建位置設置巴士轉乘站，以疏導繁忙時段前往觀塘各區及將軍澳的車流；(iii)在都市綠洲對出行人隧道加建升降機，方便麗晶花園、啟業邨及未來宏照道公屋的居民前往坪石邨、港鐵彩虹站及牛池灣街市；(iv)增加觀塘區內的圖書館及自修室；以及(v)增加觀塘區內的門診服務名額。

10.13 陳汶堅議員反對建屋計劃，他建議署方首先考慮：(i)確保道路改善工程能夠解決交通問題；以及(ii)妥善安排勵行會重置事宜。

10.14 鄭景陽議員不同意建屋計劃，他建議署方考慮：(i)審視建屋計劃對區內交通及商貿的影響；以及(ii)就勵行會重置一事作出務實可行的安排。

10.15 張姚彬議員建議署方考慮：(i)增加適當數目的社區設施(例如圖書館)，以應付未來新增人口的需要；以及(ii)就重置事宜汲取其他部門的經驗，妥善解決勵行會的搬遷問題。

10.16 譚肇卓議員建議署方考慮：(i)參照三彩區彩興苑成功改劃的例子，完善目前宏照道用地的規劃；(ii)優化道路改善方案，以解決觀塘區交通嚴重擠塞的問題；(iii)增加圖書館等社區設施，滿足居民所需；以及(iv)妥善安排勵行會搬遷一事，使該會將來能在原區提供服務。

11. 規劃署表示尊重區議會意見，並已就上次會議所得的意見與相關部門作出跟進，有關回應已夾附於文件第 19/2017 號的附件一。現就議員的查詢及意見規劃署及房屋署回應如下：

11.1 規劃事宜

11.1.1 勵行會重置安排：規劃署指出勞工及福利局一直與勵行會保持溝通，考慮不同選址作臨時重置的可行性。以就近的聖若瑟英文中學為例，署方已向教育局查詢，並獲回覆長遠而言該校舍會保留作教育用途，該校舍只可考慮短期作其他用途。勵行會已向勞工及福利局提出使用區內空置校舍

的要求。如有進展，署方會向區議會匯報，相關政策局/部門會跟進勵行會的訴求。

11.1.2 政府、機構或社區用地：署方表示區內社區設施整體上充足，並已因應地區人士/部門的建議在發展項目內加入一些社區設施，例如長者及幼兒設施。房屋署亦正積極考慮增加合適的零售/社區設施，例如商舖和自修室。康樂及文化事務署表示區內圖書館供應足夠及符合標準，署方會繼續與該署探討在項目內是否有增設圖書館的空間。

11.1.3 增設巴士轉乘站的建議：署方指出須研究多項因素，包括巴士路線的匯聚點、對轉乘站的需求及交通上的影響等。署方會與運輸署磋商建議的可行性。

11.2 房屋事務

11.2.1 諮詢程序：房屋署指出現時有關用地正處於改劃階段，有見工程預計在 2018 年展開，2023 年完成，故提早就房屋設計、樓宇布局等諮詢區議會，找出可以改善的地方。待改劃程序完成後，便可盡快動工。

11.2.2 房屋類型：署方考慮到最有迫切需要的房屋類型為公屋，故在計劃的第一期興建公屋。署方會積極考慮在第二期興建居屋。

11.2.3 社區設施：因應議員的意見，署方會調整項目內的零售設施組合，將超級市場縮小，以騰出空間作新鮮糧油店，為居民提供更多選擇，平衡各方需求。至於自修室方面，署方已與教育局商討，房屋委員會亦會積極考慮是否有空間設置自修室供區內學生使用。署方表示也會照顧到兒童及長者的需要，設立幼兒院、安老院及長者日間護理中心。

11.2.4 對麗晶花園居民的影響：署方指出地區發展必然

會對居民有所影響，但已盡量在設計上將影響減低，例如提供兩道分別貫穿南北和東西方向的通風廊，減輕對區內空氣流通的影響。就布局而言，署方已將第一期擬建公屋的數目由四座減至三座，務求減小對附近景觀的影響。

11.3 交通事宜

- 11.3.1 路口改善工程：房屋署已聘請顧問公司對擬建公屋計劃進行初步交通影響評估。評估顯示，是項公共房屋發展所產生的交通流量不會對鄰近道路構成不良影響。

在土木工程拓展署於啟德發展區域興建新的道路及路口交匯處和相關的路口交匯處進行改善工程後，加上於承啟道/沐翠街路口及宏光道/啟祥道路口所建議的交通改善工程後，在公共房屋發展鄰近的交通流量將達到要求以配合有關的房屋發展計劃於 2023 年入伙。

- 11.3.2 交通需求：根據資料顯示，興建中的沙中線將於約 2021 年完成並提供往來大圍至金鐘站的服務，相信可分流部分前往港島區的乘客，並紓緩將軍澳線油塘站繁忙時段的擁擠情況。而宏照道公營房屋發展計劃第一期預計於 2023 年落成，預計居民可步行至附近的啟德鐵路站使用沙中線/彩虹鐵路站前往各區。

12. 主席呼籲署方聽取議員對房屋發展計劃的意見，並如實反映予城規會考慮。他提醒議員可直接向城規會提出意見，諮詢期至 2017 年 6 月 13 日止。

(何啟明議員於下午 5 時 50 分離開會場)

**Provision of Open Space and Major Government, Institution or Community Facilities in
Ngau Tau Kok and Kowloon Bay OZP Area**

| Type of Facilities | Hong Kong Planning Standards and Guidelines (HKPSG) | HKPSG Requirement Based on Planned Population (i) | Provision | | Surplus / Shortfall (Against Planned plus Existing Provision) (ii)-(i) |
|--|---|---|----------------|----------------------------|---|
| | | | Existing | Existing plus Planned (ii) | |
| Local open space | 10 ha per 100,000 persons | 18.30 ha | 28.47 ha | 35.02 ha | +16.72 ha |
| District open space | 10 ha per 100,000 persons | 18.30 ha | 30.42 ha | 40.30 ha | +22.00 ha |
| Secondary school | 1 whole day classroom for 40 persons aged 12-17 | 173 classrooms | 301 classrooms | 331 classrooms | +158 classrooms |
| Primary school | 1 whole day classroom for 25.5 persons aged 6-11 | 273 classrooms | 321 classrooms | 321 classrooms | +48 classrooms |
| Kindergarten/nursery | 26 classrooms for 1,000 persons aged 3 to under 6 | 93 classrooms | 113 classrooms | 120 classrooms | +27 classrooms |
| District police station | 1 per 200,000 to 500,000 persons | 0 | 0 | 0 | 0 |
| Divisional police station | 1 per 100,000 to 200,000 persons | 1 | 1 | 1 | 0 |
| Sub-divisional Police Station/ Police Post | No set standard | No set standard | 0 | 0 | N/A |
| Divisional Fire Station | No set standard | No set standard | 1 | 1 | N/A |
| Sub-divisional Fire Station | No set standard | No set standard | 1 | 1 | N/A |
| Ambulance Station / Depot | No set standard | No set standard | 1 | 1 | N/A |
| Clinic/health centre | 1 per 100,000 persons | 2 | 2 | 2 | 0 |

| Type of Facilities | Hong Kong Planning Standards and Guidelines (HKPSG) | HKPSG Requirement Based on Planned Population (i) | Provision | | Surplus / Shortfall (Against Planned plus Existing Provision) (ii)-(i) |
|---|---|---|-----------|----------------------------|---|
| | | | Existing | Existing plus Planned (ii) | |
| Post office | Accessible within 1.2 km in urban areas | No set standard | 2 | 2 | N.A. |
| Market | No set standard | No set standard | 4 | 5 | N/A |
| Community Hall | No set standard | No set standard | 2 | 3 | N/A |
| Integrated children and youth services centre | 1 for 12,000 persons aged 6-24 | 2 | 5 | 5 | +3 |
| Integrated family services centre | 1 for 100,000 to 150,000 persons | 1 | 3 | 3 | +2 |
| Library | 1 district library for 200,000 persons | 1 | 1 | 1 | 0 |
| Sports centre | 1 per 50,000 to 65,000 persons | 2 | 2 | 3 | +1 |
| Sports ground/sport complex | 1 per 200,000 to 250,000 persons | 0 | 1 | 1 | +1 |
| Standard Swimming Pool Complex | 1 complex per 287,000 persons | 0 | 0 | 0 | 0 |
| Leisure Swimming Pool | 1 per district | 1 | 1 | 1 | 0 |

Notes:

1. The planned population of the OZP Area would be about 183,100 persons (usual residents and mobile residents). If transient population is included, the figure would be about 200,000.
2. Some facilities are assessed on a wider district basis by the relevant departments, e.g. secondary and primary schools. They are subject to the assessment of concerned departments.

**Summary of Representations and Comments and
Government Bureaux/Departments' Responses**

- (1) The grounds of representations and proposals of **R1 to R8459** in **Group 1** as well as responses are summarized below:

| Major Grounds of Representations | Government Bureaux/Departments' Responses |
|---|---|
| <i>Supportive Representations</i> | |
| S1. The site should be for housing development as the land resource has been severely wasted for 20 years. | Noted. |
| S2. Limited land resources lead to high property value in Hong Kong. Many young couples could not buy a property for organizing families. Changing land use of Wang Chiu Road (WCR) sites for housing development should be pursued. | Noted. |
| S3. The WCR sites are more conveniently located and well served by public transport than Richland Gardens, including being proximate to Kai Yip Estate bus terminus and MTR Choi Hung Station and various bus routes along Kwun Tong Road. | Noted. |
| S4. It is acceptable that the housing development in WCR does not involve wet market, because the planned population does not suffice to support a new wet market, and WCR sites could be served by the wet markets in Kai Yip Estate and Kai Ching Estate. | Noted. |
| S5. Christian Action (CA) does not only serve the neighbouring housing estates of Kowloon Bay, and should therefore be relocated to make land available for increasing housing supply. | Noted. |
| S6. As there will be plenty of job opportunity and world-class facilities in Kowloon East, it is fully justified to provide more housing in this area. | Noted. |
| S7. The site of WCR has been left vacant after the close of refugee camp. The | Noted. |

| Major Grounds of Representations | Government Bureaux/Departments' Responses |
|---|---|
| buildings in the site are in poor condition with hygienic and environmental problems. | |
| S8. School children population in Kwun Tong district rises after 2003. Education demand should be met by building a new school. | Noted. |
| Adverse Representations | |
| A. Retention/Reprovisioning of CA's Premises | |
| A1. The New Horizons Building (NHB) at the WCR sites has been used by CA, a non-subvented charitable organisation, for over 30 years providing a wide range of social services to benefit the communities within the districts of Kwun Tong, Wong Tai Sin and Kowloon City. The services offered are essential to maintain the level of welfare in these districts contributing to social stability, filling the service gaps that can hardly be covered by the existing social welfare system. With the existing and future public housing developments in Kwun Tong, the immense demand for social services would need a social institution with the capability and familiarity of community needs like CA. | See Paras 6.3.2-6.3.3 of the TPB Paper |
| A2. As CA's headquarters, NHB acts as a pillar for the coordination of the organisation's 20 social services and training centres and 5 community sales outlets across Kowloon and New Territories, and serves as a base providing social services for the disadvantaged and underprivileged. The demolition of NHB would not only cause a disruption to CA's services, but may lead to more social issues, particularly for Kwun Tong with influx of new residents from the proposed public housing development. The financial repercussion on Government will increase without CA to serve the less fortunate. | See Paras 6.3.2-6.3.3 of the TPB Paper |
| A3. Without NHB, CA may not only have to | See Paras 6.3.2-6.3.3 of the TPB Paper |

| Major Grounds of Representations | Government Bureaux/Departments' Responses |
|--|---|
| <p>terminate their services and in the worst case will have to either downsize or close down the entire organization. CA's services should be recognized and supported by the Government and should not be treated like other temporary uses (such as carpark) without reprovisioning. The social service needs should also be fulfilled while meeting housing demand.</p> | |
| <p>A4. The current Hong Kong Planning Standards and Guidelines (HKPSG) is inadequate in considering many community, welfare and religious facilities which play an important role in community welfare and well-being. Thus, the importance of CA cannot be fully recognized by HKPSG.</p> | <p>See Paras 6.3.2-6.3.3 of the TPB Paper</p> |
| <p>A5. There is a wide support (from Legislative Council/District Council members, local residents/concern groups from Richland Gardens and Kai Yip Estate, CA's working partners and members of the general public) for CA's reprovisioning.</p> | <p>See Paras 6.3.2-6.3.3 of the TPB Paper</p> |
| <p>B. Preservation of Buildings</p> | |
| <p>B1. NHB, built in the 1970s and in good condition, is in memorial of a captain of Hong Kong Air Force with unique architectural style. In view of their heritage value, the NHB and/or the adjacent building should be preserved and revitalized for community or educational uses. Some also suggest retaining the Hong Kong Fire Services Club for its historical value, leisure facilities or preservation of open view.</p> | <p>See Paras 6.3.4-6.3.5 of the TPB Paper</p> |

| C. Supporting Infrastructure, Government, Institution or Community (G/IC) and Retail Facilities | |
|---|---|
| C1. The proposed high density infill development of public rental housing (PRH) lacks comprehensive planning of supporting infrastructure and facilities for the district. The increased population will result in higher population density adversely affecting the quality of living in an already overcrowded environment with little breathing space. Without sufficient supporting facilities to cope with the population increase, social problems will result in the area. | See Para 6.3.6 of the TPB Paper |
| C2. The existing G/IC and retail facilities in the area are not sufficient to support the population in Richland Gardens, Kai Yip Estate and Kai Tai Court, such as kindergarten, child care centre, library, study room, medical services, youth/elderly/rehabilitation facilities, community hall, leisure/sports facilities, cooked food centre, public market and police station. Prior to any new development, more G/IC and retail facilities should be provided to meet the increasing demand. Some suggest to provide a municipal services building to accommodate additional G/IC and market facilities with some space reserved for CA. | <p>See Para 6.3.6 of the TPB Paper. Detailed responses on other individual facilities are as follows:</p> <p>Market - There are some markets in the surrounding areas including those in Kai Yip Estate, Kai Ching Estate and Ngau Chi Wan. In planning for estate retail facilities, Housing Department (HD) has conducted a retail feasibility study to assess both the operational and financial viability and sustainability of the proposed provisions in terms of its catchment area. The study has revealed that there were adequate wet market provisions in the vicinity of the site and there was no need for a further one in the development. Nevertheless, HD would provide street shops for fresh food according to the recommendation of the study. The shops will be suitably positioned to maximise convenience to consumers.</p> <p>Community Hall - According to the statistics of the Home Affairs Department, the utilization rate of Kai Yip Community Hall during peak hours is about 85% in average. During non-peak hours, it is around 60%. It denotes that the community hall still has capacity to cater for the demand of the population arising from the new public housing development.</p> <p>Civic Centre - As the East Kowloon Cultural Centre located at the junction of Ngau Tau Kok Road and Kwun Tong Road is being built to serve the Kowloon East region, Leisure and</p> |

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| | <p>Cultural Services Department (LCSD) has no plan to provide similar facilities in the subject area.</p> <p>Library – According to HKPSG, one district library should be provided for each district and for every 200,000. LCSD is currently operating 3 district libraries (Lam Tin Public Library, Ngau Tau Kok Public Library, Shui Wo Street Public Library), 3 small libraries (Lei Yue Mun Public Library, Sau Mau Ping Public Library, Shun Lee Estate Public Library) and 9 mobile library service points in the district. Generally speaking, the provision of library services in Kwun Tong district has conformed to the standards set out in the HKPSG. Particularly, a mobile library service point is now serving the subject areas. In this connection, LCSD has no plan to provide additional library facilities in the district.</p> <p>Study Room – Education Bureau (EDB) does not provide or operate study rooms but plays a coordinator role on study room facilities. EDB provides rent and rates subsidies to non-governmental organizations which run study rooms in housing estates. At present, the provision meets the current demand for study room facilities in the Kwun Tong district. Yet, the provision of more study room places in newly developed areas to meet specific needs of residents of the community is welcome. HD is exploring the provision of a study room in the public housing development.</p> <p>Post Office – The location of Richland Gardens is within the 1.2 km service boundary of Concorde Road Post Office and Kowloon Bay Post Office. The existing Kowloon Bay Post Office is to be relocated from Sheung Yuet Road to the future Hong Kong Post Headquarters Building at Wang Chin Street in Kowloon Bay. Therefore, it is not justified to provide an additional post office in this area.</p> <p>Police Station – The Kowloon East Operational Base and Ngau Tau Kok Police Station is located at Siu Yip Street, Kowloon Bay. To improve operational efficiency and to cope with future policing challenges to be brought about</p> |
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| | <p>by the new development and transformation of Kowloon East, the police facilities at Siu Yip Street will be relocated to the Kowloon East Regional Headquarters Integrated Complex at Kai Tak Development which is under construction and scheduled for completion by 2020.</p> <p>Clinic – When planning and development of public medical and health services, the Government will consider various factors including the mode of medical service, demographical changes, the distribution of service users, and the anticipated service demand for the public medical and health service, etc. In view of the future population growth and the distribution of service users in the district, a site has been reserved in the Kwun Tong district for clinic development in the long run.</p> <p>Hospital – Hospital Authority (HA) plans its services on a cluster basis. In service planning, HA has taken into account a number of factors, including the increase of service demand as a result of population growth and demographic changes, advancement of medical technology, manpower availability as well as organisation of services of the clusters and hospitals. HA monitors the service utilisation and updates the service demand projection regularly according to the latest population projection parameters and development plan of the Government, to facilitate the service planning.</p> |
| D. Secondary School | |
| <p>D1. There are excessive secondary schools in the area or Kwun Tong district, with many vacant schools. With the aging population, it is in doubt that there are enough students to attend the new school. There is no justification for a new secondary school at the WCR site. To meet any unforeseeable demand, additional school should be identified in the newly planned area of Kwun Tong district, such as Anderson Road Quarry (K14N: Kwun Tong (North) planning</p> | <p>See Para 6.3.7 of the TPB Paper</p> |

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| area). | |
| D2. The proposed secondary school is too close to Kwun Tong Road, and the noise pollution from the heavy traffic would affect the study environment of the students. | See Para 6.3.7 of the TPB Paper |
| E. Open Space Provision and Greenery | |
| E1. The planned open space has not been implemented by the Government and the proposal has deprived local residents of leisure space. Hong Kong Rugby Union raises concern on the significant reduction of the open space zone which will restrict the options for the provision of active and passive recreation in the remaining area. With the increase in population, more open space such as rugby pitch, bontanic garden or recreational facilities for the elderly and families should be provided. | See Para 6.3.8 of the TPB Paper |
| E2. There are many old trees around the rezoned areas/along the roads and should be preserved as far as possible to maintain the greenery. | See Para 6.3.9 of the TPB Paper |
| F. Traffic Impact | |
| F1. The proposed PRH developments, together with other new developments, e.g. those at Kai Tak Development and the commercial development in East Kowloon, would overload the surrounding road networks as revealed in the queuing back of traffic from the congested Kwun Tong Road/Prince Edward Road East and the traffic congestion at Choi Hung Roundabout and New Clear Water Bay Road. Traffic congestion will not only lengthen the travel/queuing time of workers and students but also risk the timely provision of emergency services. There should be improvements to the road network such as addition of road connections to Kwun Tong Road/Kwun Tong By-Pass and To Kwa Wan. | See Para 6.3.10 of the TPB Paper |

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| F2. The planned Trunk Road T2 together with the proposed Central Kowloon Route would not be completed in time to ease the imminent and worsening traffic congestion resulted from the proposed increase in population. | See Para 6.3.10 of the TPB Paper |
| G. Public Transport | |
| G1. The public transport services of the area (including buses, min-buses and MTR Choi Hung Station and Kowloon Bay Station) have already been overloaded due to the additional demand from the public housing estates in Kai Tak. The influx of additional population from the proposed PRH development will aggravate the situation. There is also no drop-off area for cars. Some suggest the provision of transport nodes/bus terminus at the WCR sites while others suggest more frequent bus/mini-bus schedule particularly during peak hours, more bus routes and addition of MTR exit near Richland Gardens. | See Para 6.3.11 of the TPB Paper |
| H. Vehicle Parking | |
| H1. There is a lack of parking spaces and illegal parking is severe around Richland Gardens, and endangers the pedestrian safety. The surplus parking spaces in Kai Yip Estate are reserved solely for its residents. | See Para 6.3.12 of the TPB Paper |
| I. Pedestrian Connectivity | |
| I1. The already congested pedestrian subway from the WCR sites to Ping Shek Estate should be enhanced to cope with future demand. The connectivity with MTR Choi Hung Station and Kai Tak Station should be improved by installing covered and moving walkway. | See Para 6.3.13 of the TPB Paper |
| J. Environmental, Air Ventilation and Visual Impacts | |
| J1. Technical assessments for the impacts of the PRH development on the surrounding stakeholders have not been fully considered. | See Paras 6.3.14-6.3.18 of the TPB Paper |

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| J2. The taller PRH development and narrow separation from Richland Gardens will worsen the living environment by creating heat island effect and obstructing visual openness, natural lighting and air ventilation in the area. Some suggest improving the design of the PRH development by reducing the number of building blocks/flats, altering the building disposition/design and/or reducing the building height. | See Paras 6.3.14-6.3.17 of the TPB Paper |
| J3. The PRH development next to a busy highway will be subject to traffic noise. There would also be noise nuisances from the school bells of the nearby schools. | See Paras 6.3.16 of the TPB Paper |
| J4. Noise, air pollution and other nuisances from the construction of the PRH development may create adverse impact to Richland Gardens due to its close proximity. Nuisances generated by traffic along WCR would be more severe due to the increase in traffic flow from the proposed PRH. | See Paras 6.3.16-6.3.17 of the TPB Paper |
| J5. The PRH development will have adverse impact on the adjacent Caritas Family Crisis Support Centre (FCSC) in terms of privacy and safety. Building residential area nearby will create noise and hygienic problems, which will lead to further disturbances to the people in crisis, who may have suicidal or mental health problems. Open space development will be more compatible with FCSC. | See Para 6.3.18 of the TPB Paper |
| K. Alternative Sites for Housing Development | |
| K1. To construct public housing at Kai Tak Development instead as there are more land, infrastructure and transportation to support. | See Para 6.3.19 of the TPB Paper |
| K2. To construct public housing at Fanling Golf Club. | See Para 6.3.19 of the TPB Paper |

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| K3. To relocate the Kowloon Bay Sports Ground to Item A site and rezone the sports ground site for public housing development with construction of footbridges connecting to Telford Gardens/MTR Kowloon Bay Station. | See Para 6.3.19 of the TPB Paper |
| K4. To convert the sports ground particularly the two soccer pitches and cycling ground near Richland Gardens for public housing development instead. | See Para 6.3.19 of the TPB Paper |
| K5. To relocate the East Kowloon Cultural Centre to the WCR sites and use the original site of the Lower Ngau Tau Kok Estate for public housing development. | See Para 6.3.19 of the TPB Paper The East Kowloon Cultural Centre commenced construction in December 2016 and is scheduled for completion/operation in 2020/2021. |
| L. Public Consultation | |
| L1. The Government should truthfully listen to the opinion from the public extensively, face the public directly and take into account appeals from the public. | See Para 6.3.20 of the TPB Paper |
| M. Other Views | |
| M1. The WCR sites are more suitable for development of private housing, subsidized sale flats or hotel. | See Para. 6.3.21 of the TPB Paper |
| N. Items D1 and/or D2 | |
| N1. While opposing Items A and B, R9 indicates support to Item D1, which is to reflect the existing use of a drainage facility, and considers the same principle should apply to the NHB site. | See Para 6.3.22 of the TPB Paper |
| N2. R11 opposes Items D1 and D2 on the ground that leisure area should be retained for enjoyment by local residents and should not be changed into road. | See Para 6.3.22 of the TPB Paper |

| Proposals | |
|---|---------------------------------|
| P1. Retention/Reprovisioning of CA's Premises | |
| P1.1 To retain the existing premises of CA at NHB, or to identify alternative site/premises for CA such as vacant school. | See Para 6.4.1 |
| P1.2 The proposed secondary school site at WCR could be developed into a complex for CA to provide training facilities, child care services, library, etc. | See Paras 6.4.1 |
| P1.3 To withdraw Phase 2 of the proposed public housing development. | See Para 6.4.1 |
| P1.4 CA (R9) proposes two options by adjusting the zoning boundaries of the WCR sites so as to retain the NHB for use by CA. Option 1 allows PRH to coexist with CA with 4,310 flats without the provision of secondary school while Option 2 allows PRH and secondary school to coexist with CA with 2,920 flats. However, neither detailed information about the two options nor supporting assessments have been provided. | See Para 6.4.1 of the TPB Paper |
| P2. Retain as Open Space | |
| P2.1 To retain the WCR sites for open space development rather than housing development. | See Para 6.4.2 of the TPB Paper |
| P2.2 To retain sufficient proportion of the area affected by Items A and B as "O" zone by rezoning the eastern portion of WCR sites from "R(A)" to "O" so as to accommodate a rugby pitch. | See Para 6.4.2 of the TPB Paper |
| P3. Building Height | |
| P3.1 The building height of the PRH development should be reduced to not more than Richland Gardens. | See Para 6.4.3 of the TPB Paper |

Note: R1289, R1362 and R1686 have been withdrawn/disregarded. R1-R2, R8 and R14-R831 support or oppose the amendment items/the Plan without providing grounds.

- (2) The grounds of comments **C1 to C39, C50 to C63** in **Group 1** and responses are summarized below:

| Major Grounds of Comments on the Representations | Government Bureaux/Departments' Responses |
|---|--|
| 1. Support Public Housing Development at WCR | |
| 1.1. The sizable site well served by public transport is suitable for public housing development to help meet the housing demand. | Noted |
| 1.2. Oppose various representations and consider that the retention of Hong Kong Fire Services Club and NHB which would result in the decrease in the floor area of the public housing development; construction work for the East Kowloon Cultural Centre has commenced and the site is not available for public housing development; private development or shelving the public housing development would not help address the housing need of the grassroots. Subsidized sale flats can be considered. | Noted |
| 1.3. CA can be reprovisioned at open vehicle park in the district. | Noted |
| 2. Oppose Public Housing Development at WCR | |
| 2.1. There is a wide public support for retention or reprovisioning of the existing premises of CA at NHB. A lot of representers object to housing development due to the concerns on traffic, medical and other aspects which have not been addressed. The zoning amendments to the WCR sites should be shelved/rejected and the land use should be reviewed. | See Paras 6.3.2-6.3.21 of the TPB Paper |
| 3. Retention/Reprovisioning of CA's Premises | |
| 3.1. Support/reiterate the representers' grounds about CA's valuable social service to the community, importance of NHB for CA's operation | See Paras 6.3.2-6.3.3 and 6.4.1 of the TPB Paper |

| Major Grounds of Comments on the Representations | Government Bureaux/Departments' Responses |
|--|--|
| and historical significance of NHB. | |
| 3.2. To retain CA in NHB to serve the neighbourhood or to identify reprovisioning site/premises in the same district for its long-term use. | See Paras 6.3.2-6.3.3 and 6.4.1 of the TPB Paper |
| 3.3. To consider CA's two options by adjusting the zoning boundaries of WCR sites so as to retain the NHB for use by CA. | See Paras 6.3.2-6.3.3 and 6.4.1 of the TPB Paper |
| 4. Impacts of PRH Development | |
| 4.1. There will be significant air ventilation impact on the surrounding developments including the nearby two existing schools and the proposed school at WCR. | See Paras 6.3.14 of the TPB Paper |
| 4.2. There will be significant reduction in the number of trees. | See Paras 6.3.9 of the TPB Paper |
| 4.3. The removal of Urban Oasis (community farm) will lead to a series of health problem for the residents, particularly the elderly. The existing facilities in Kwun Tong area are not enough to support the aging population. Urban Oasis should be retained and the WCR sites should better be used for providing a school and facilities supporting the elderly. Such community uses and low-rise facilities would have minimal impact on ventilation. | See Paras 6.5.4 of the TPB Paper |
| 4.4. With the aging and increasing population, there is a need for more open space. Rezoning of "O" site will cause permanent irreversible impact on the community. The current planning standards for open space in Hong Kong lag behind those of other developed countries and are outdated. The rezoning is an extension of wrong policy of inserting new population in mature community. | See Para 6.5.3 of the TPB Paper |

| Major Grounds of Comments on the Representations | Government Bureaux/Departments' Responses |
|--|--|
| To address the housing problem, apart from increasing land supply, there is a need to slow down the population growth. | |
| 5. Transport | |
| 5.1. Public transport interchange, bus-bus interchange or a covered and safe place for loading and unloading of passengers as well as a big shopping mall should be provided (specific location not specified). There is a need to address the traffic congestion problem in the area. | See Paras 6.3.6 and 6.5.2 of the TPB Paper |

Note: C63 opposes the Plan without giving reason.

(3) Major Grounds and Proposals of Respective Representations and Comments

| Representers | Major Representations Points/Proposals |
|--|---|
| R1-R2, R8, R14-R831 | Support or oppose without providing grounds |
| R3 | S1, S8 |
| R4 | S2, S3, S4, S5 |
| R5 | S6 |
| R6 | S7 |
| R7 | S1 |
| R9 | A1, A2, A4, A5, B1, D1, N1, P1.4 |
| R10 | C1, E1, F1, J1 |
| R11 | G1, J3, N2 |
| R12 | E1, P2.2 |
| R13 | A1, A5, C2, E1, F1, F2, G1, J1, J5, L1 |
| R832-R966, R968-R970, R972-R973, R977-R983, R985, R987-R988, R990-R995, R998, R1000, R1002, R1004-R1005, R1007-R1008, R1011, R1013, R1016-R1017, R1022-R1027, R1029-R1031, R1033-R1034, R1036-R1044, R1054, R1057, R1059-R1060, R1062-R1066, R1068-R1070, R1072-R1073, R1075, R1078-R1084, R1087-R1091, R1093, R1099, R1107-R1108, R1110-R1115, R1124-R1125, R1127-R1149 | A1, A5, C1, C2, F1, G1 |
| R967, R971, R1086 | A1, A5, C1, C2, E1, F1, G1 |
| R974, R1010 | A1, A5, C1, C2, F1, G1, J4 |
| R975, R997, R1028, R1032 | A1, A5, C1, C2, F1, G1, H1 |
| R976, R986, R1003, R1006, R1009, R1015, R1021, R1045, R1094-R1095, R1097, R1102 | A1, A5, C1, C2, F1, G1, J2 |
| R984, R996, R999, R1020, R1051-R1052, R1055-R1056, R1061, R1086, R1104-R1106 | A1, A5, C1, C2, F1, G1, L1 |
| R989 | A1, A5, C1, C2, F1, G1, J3, J4 |
| R1001 | A1, A5, C1, C2, E1, F1, G1, L1 |
| R1012 | A1, A5, C1, C2, D2, F1, G1 |
| R1014, R1050 | A1, A5, C1, C2, F1, G1, J1 |
| R1018 | A1, A5, C1, C2, F1, G1, J1, L1 |
| R1019 | A1, A5, C1, C2, E2, F1, G1, J4 |
| R1035 | A1, A5, C1, C2, F1, G1, J4 |
| R1046, R1048 | C1, C2, F1, F2, G1, |
| R1047 | C1, C2, F1, G1 |
| R1049 | C1, C2, F1, F2 |
| R1053, R1100, R1116, R1109 | A1, A5, B1, C1, C2, F1, G1 |
| R1058 | A1, A5, C1, C2, F1, G1, J2, J4 |

| Representers | Major Representations Points/Proposals |
|--|---|
| R1067 | A1, A5, C1, C2, F1, G1, I1, |
| R1071 | A1, A5, C1, C2, E1, F1, G1, J2, J4, |
| R1074, R1076 | A1, A5, C1, C2, F1, G1, K1 |
| R1077 | A1, A5, C1, C2, E1, E2, F1, G1 |
| R1085 | A1, A5, C1, C2, E1, F1, G1, J2 |
| R1092 | A1, A5, C1, C2, F1, G1, K2 |
| R1096 | A1, A5, C1, C2, F1, G1, J2, P3.1 |
| R1098 | A1, A5, C1, C2, F1, G1, J2, J4, |
| R1101 | A1, A5, B1, C1, C2, D2, F1, G1 |
| R1103, R1123 | A1, A5, B1, C1, C2, E2, F1, G1, J2, |
| R1117 | A1, A5, B1, C1, C2, D1, F1, G1 |
| R1118 | A1, A5, C1, C2, F1, G1, J2, K4 |
| R1119 | A1, A5, C1, C2, F1, G1, I1, K5 |
| R1120 | A1, A5, C1, C2, F1, H1, J2, J4 |
| R1121 | A1, A5, C1, C2, F1, G1, M1 |
| R1122 | A1, A5, C1, C2, F1, G1, M1, P1.1 |
| R1126 | A1, A5, C1, C2, F1, G1, L1 |
| R1150 | A1, A5, C2, F1, G1 |
| R1151-R1152 | A1, A2, A5, C2, F1, G1 |
| R1153-R1154 | A1, A2, A5, C2, F1 |
| R1155-R1156 | A1, A2, A5, F1, G1 |
| R1157 | A1, A5, C2 |
| R1158-R1281 | A1, A2, A5, C2, F1, L1 |
| R1282 | A1, A5, P1.1 |
| R1283, R8453 | B1 |
| R1284 | A1, A5, E2 |
| R1285 | A1, A5, C2, G1 |
| R1286 | A1, A5, C2, F1, G1, |
| R1287 | A1, A2, A5, C2, G1, P1.1 |
| R1288, R1290-R1293, R1309-R1491, R1503-R1727, R1729, R1731-R1734, R1737-R1738, R1748-R1754, R1757, R1762-R1766, R1769-R1770, R1774-R1780, R1782-R1787, R1796, R1806, R1815-R1816, R1818, R1823, R1826-R1828, R1831, R1833-R1837, R1839, R1840-R1841, R1843-R1844, R1846-R1854, R1857-R1860, R1863, R1865, R1868, R1878, R1880, R1890-R1891, R1893, R1895, R1897, R1899, R1901-R1904, R1909-R1910, R1914, R1916-R1919, R1922-R1928, R1930-R1936, R1939-R1940, R1943-R1944, R1946, R1950, R1952-R1953, R1975-R1976, R1980-R1981, R1983, R1985, R1987-R1988, R1990-R1992, R1999, | A1, A2, A5 |

| Representers | Major Representations Points/Proposals |
|---|---|
| R2001-R2002, R2012-R2014, R2018-R2019, R2024, R2028, R2032-R2035, R2041, R2048, R2051, R2053-R2055, R2057-R2061, R2068-R2071, R2074-R2075, R2081, R2082, R2087-R2089, R2091-R2092, R2097-R2098, R2100, R2105, R2112-R2114, R2121 | |
| R1294-R1308, R1492-R1502, R1735-R1736, R1739-R1747, R1755-R1756, R1758-R1761, R1771, R1781, R1788, R1799-R1803, R1824-R1825, R1830, R1855, R1861, R1929, R1938, R1982, R2005, R2009, R2020, R2030-R2031, R2044-R2045, R2049-R2050, R2083, R2095, R2102, R2120, R2122-R8452 | A5 |
| R1728 | A1, A2, A5, B1 |
| R1730 | A1, A2, A3, A5 |
| R1767, R1768, R1773, R1791-R1795, R1797-R1798, R1804-R1805, R1807-R1814, R1817, R1819-R1822, R1829, R1832, R1838, R1842, R1845- R1856, R1862, R1864, R1866-R1867, R1869-R1877, R1879, R1881-R1889, R1892, R1894, R1900, R1905-R1908, R1911-R1913, R1920, R1937, R1941-R1942, R1945, R1947-R1949, R1951, R1954-R1974, R1977-R1979, R1984, R1986, R1989, R1993, R1995-R1998, R2000, R2003-R2004, R2006-R2008, R2010-R2011, R2015-R2017, R2021-R2023, R2025-R2027, R2029, R2036-R2037, R2039, R2042-R2043, R2046-R2047, R2052, R2056, R2062-R2067, R2072-R2073, R2076-R2080, R2084-R2085, R2093, R2096, R2103-R2104 | A1, A5 |
| R1772, R1789, R1790, R1896, R1994, R2099, R2117-R2119 | A2, A5 |
| R1898 | A5, F1 |
| R1915 | A1, A2, A5, E2, F1 |
| R1921, R2088 | A1, A5, B1 |
| R2038, R2086 | A1, A2, A5, C2 |
| R2090 | A1, A2, A5, D1 |
| R2094 | A2, A5, C2 |
| R2101 | A1, A2, A5, F1 |

| Representers | Major Representations Points/Proposals |
|--------------------------|---|
| R2105 | A1, A2, A5, P1.3 |
| R2106, R2107 | A1, A2, A5, C2, F1, P1.2 |
| R2108-R2111, R2115-R2116 | A1, A2, A5, C2, F1 |
| R2040 | A1, A2, A3, A5, P1.1 |
| R8454 | C2, G1, K3 |
| R8455 | E1, P2.1 |
| R8456 | G1 |
| R8457 | J2 |
| R8458 | C1 |
| R8459 | J3 |

| Commenters | Major Comments on the Representations |
|---|--|
| C1 | 1.1, 1.2, 1.3 |
| C2-C8, C10-C11, C14-C17, C20-C33, C36-C38 | 3.1 |
| C9 | 2.1 |
| C12 | 3.1, 3.2, 3.3 |
| C13, C18-C19, C34-C35, C39 | 3.1, 3.2 |
| C18-C19 | 3.1, 3.2, 3.4 |
| C36 | 3.1, 3.4 |
| C50-C60 | 5.1 |
| C61 | 4.4 |
| C62 | 4.1, 4.2, 4.3 |
| C63 | Oppose without providing reasons |

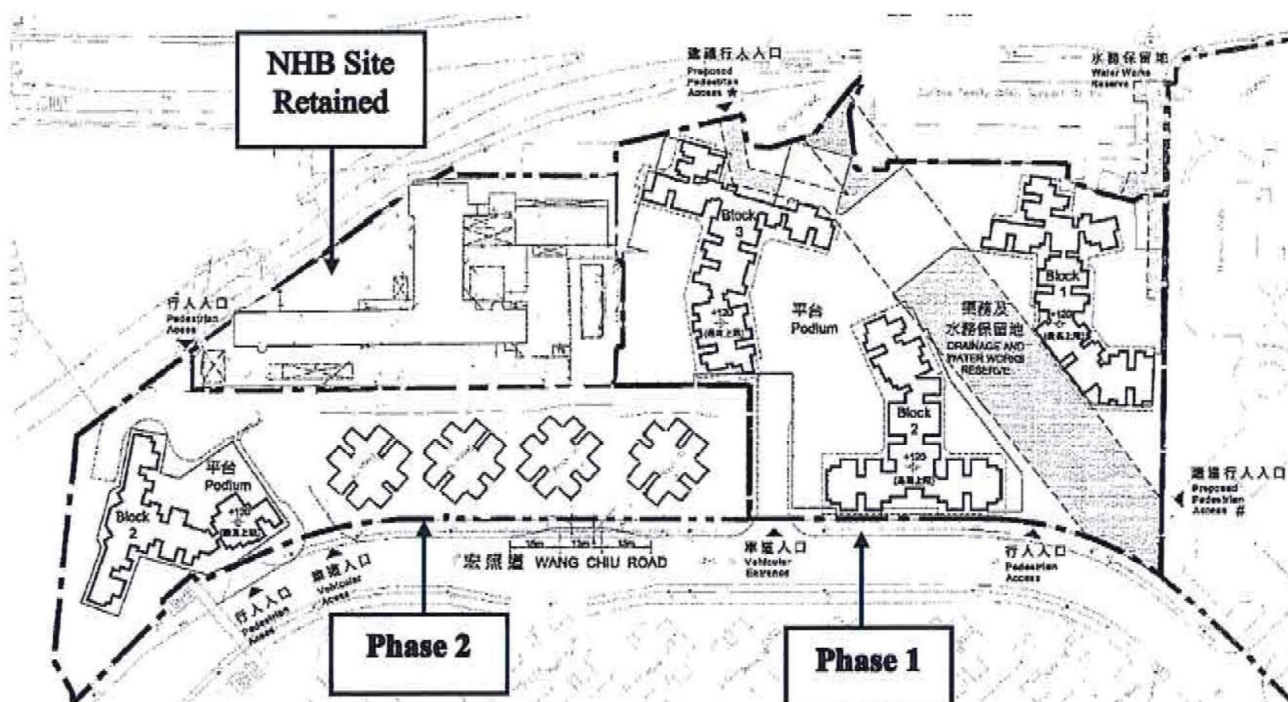


Figure 7: Indicative Layout Plan of the Preferred Option for WCR Site
(Plan modified from Plan7a of MPC paper)

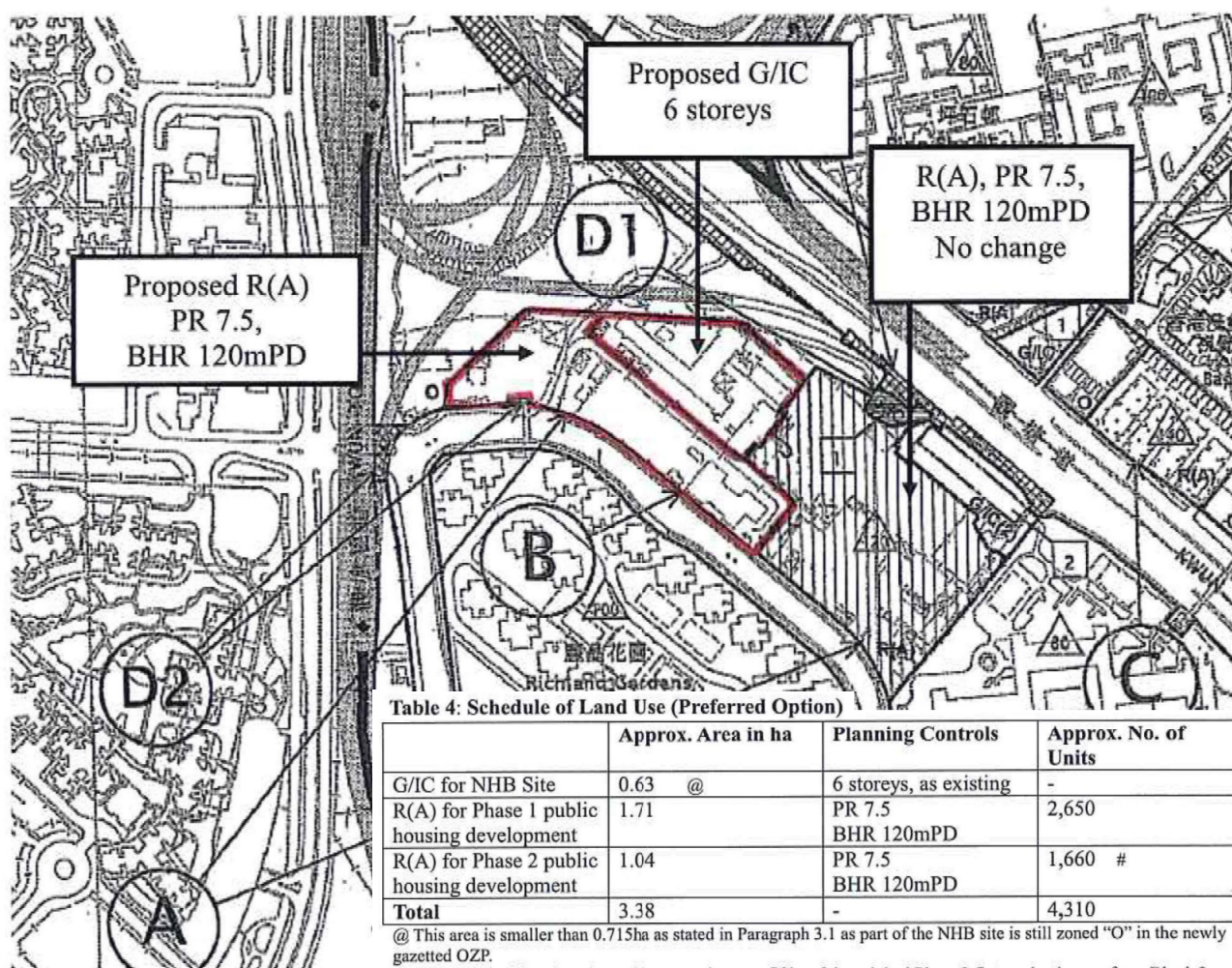


Figure 8: Option 1 (Preferred Option): Eastern part of the WCR Site is not changed. The boundary of the middle part and the western part are changed as shown.

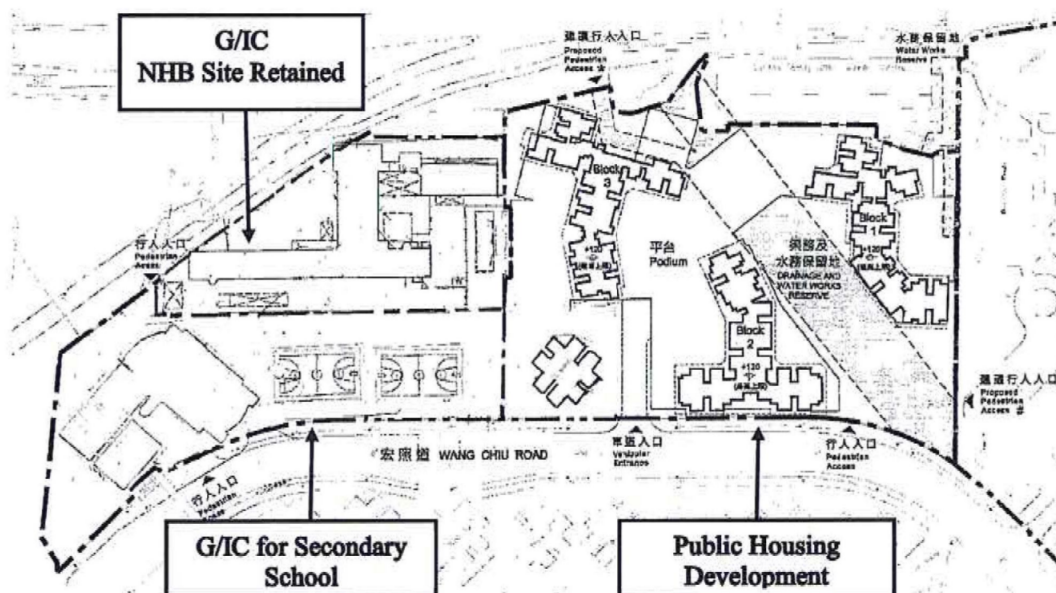


Figure 9: Indicative Layout Plan of the Alternative Option for WCR Site
(Plan modified from Plan7a of MPC paper)

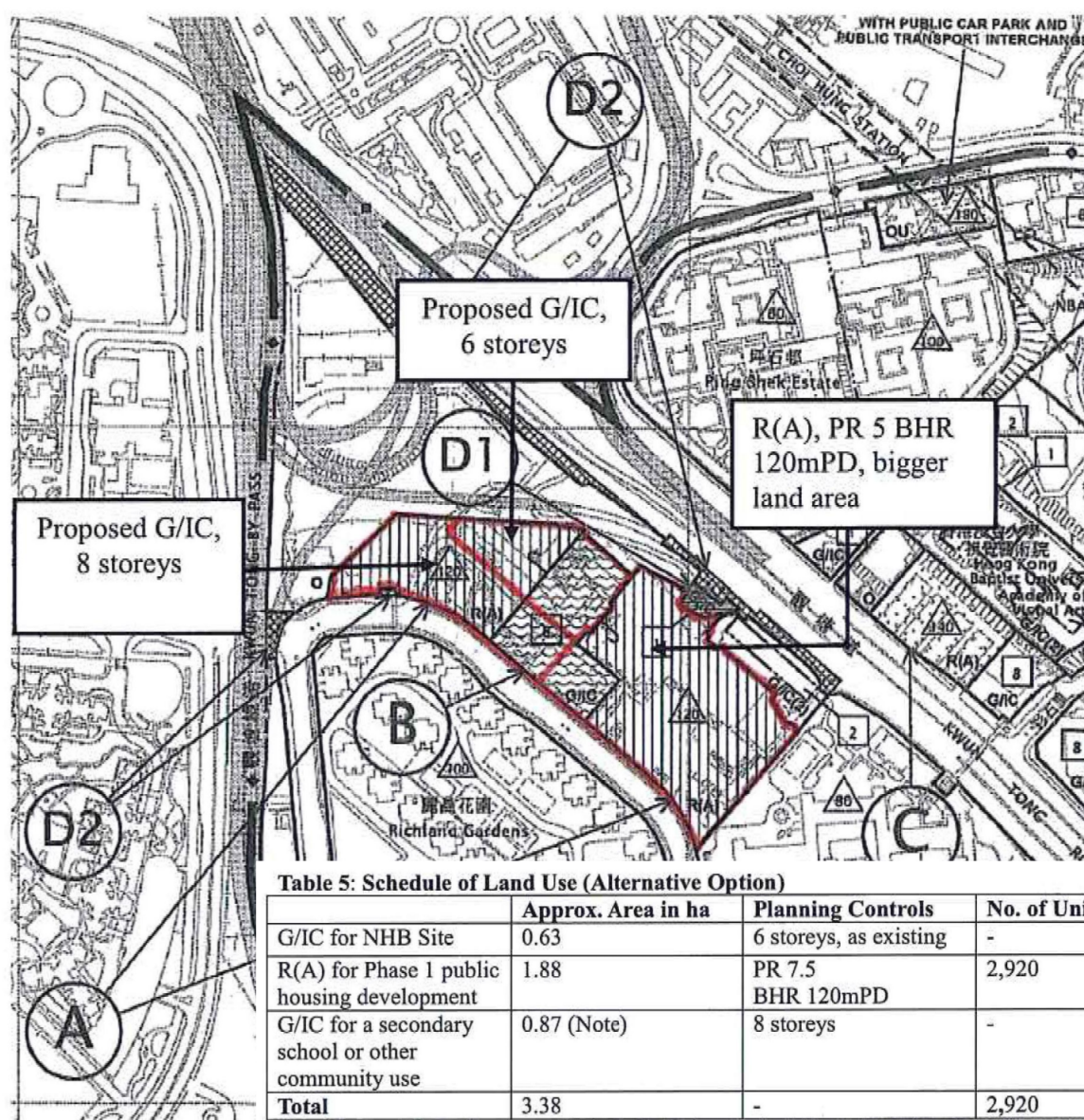
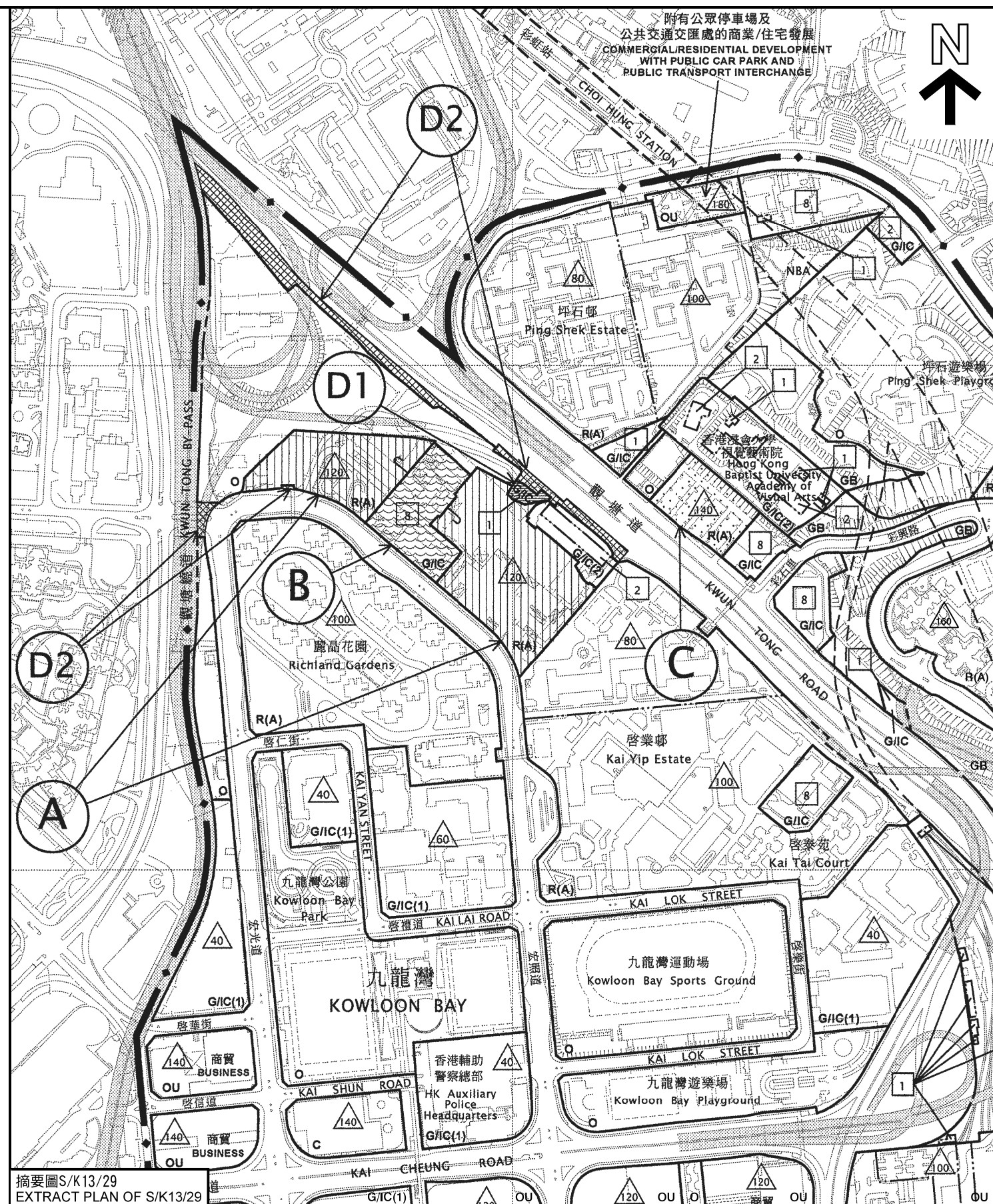
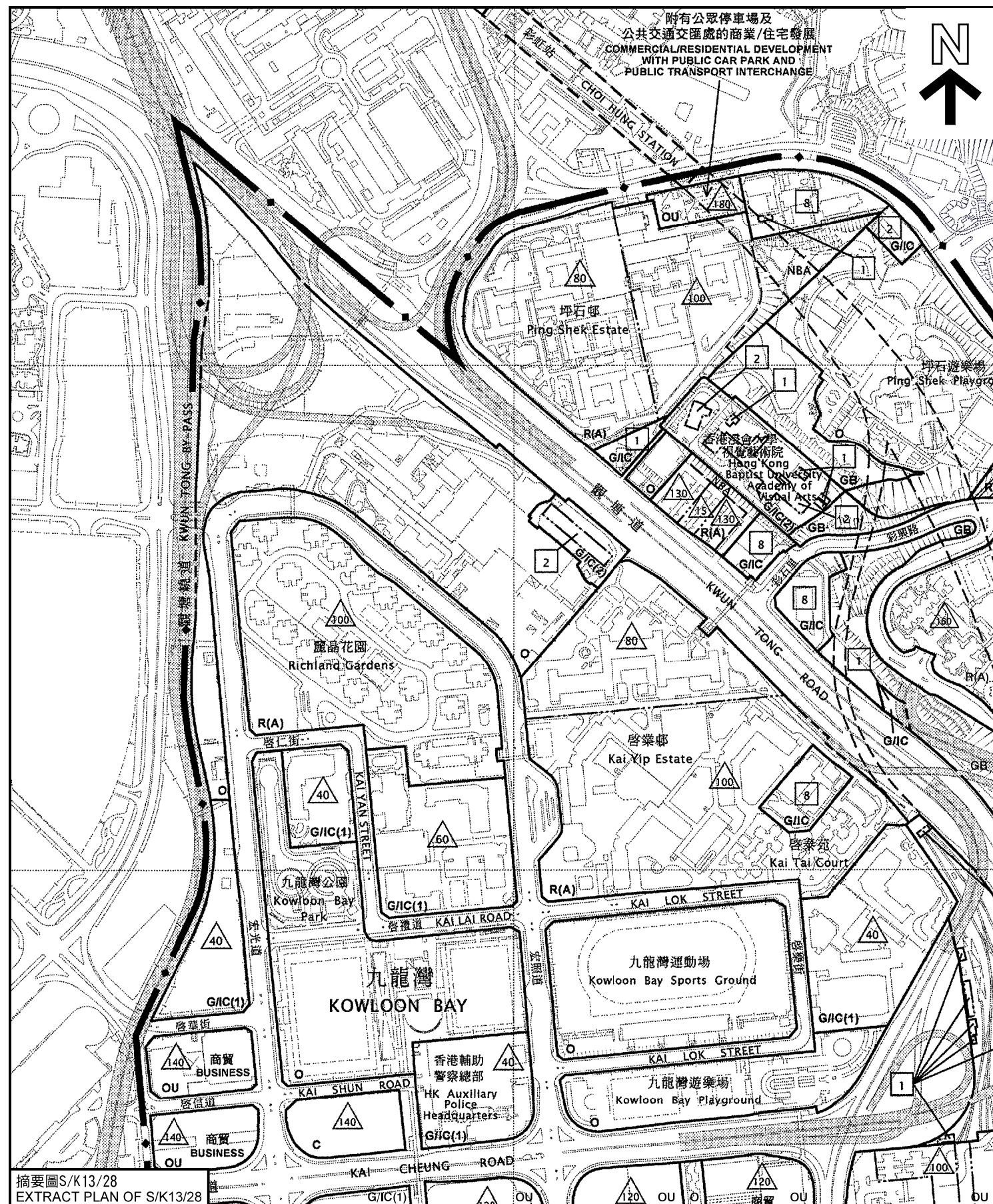


Figure 10: Proposed new OZP zoning boundary (Alternative Option): Bigger R(A) site on the eastern part and Two GIC Sites on the rest of the WCR Site. The red lines show the boundary of the 3 sites.



位置圖 LOCATION PLAN

牛頭角及九龍灣分區計劃大綱草圖編號S/K13/28及牛頭角及九龍灣分區計劃大綱草圖編號S/K13/29之比較
COMPARISON OF THE DRAFT NGAU TAU KOK AND KOWLOON BAY OUTLINE ZONING PLAN No. S/K13/28
AND THE DRAFT NGAU TAU KOK AND KOWLOON BAY OUTLINE ZONING PLAN No. S/K13/29

本摘要圖於2017年10月6日擬備，
所根據的資料為：
於2014年4月11日展示的分區計劃大綱圖
編號S/K13/28，以及於2017年4月13日
展示的分區計劃大綱圖編號S/K13/29

EXTRACT PLAN PREPARED ON 6.10.2017
BASED ON OUTLINE ZONING PLANS No.
S/K13/28 EXHIBITED ON 11.4.2014 AND
S/K13/29 EXHIBITED ON 13.4.2017

PLANNING DEPARTMENT

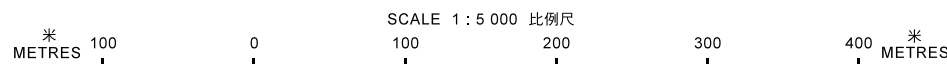


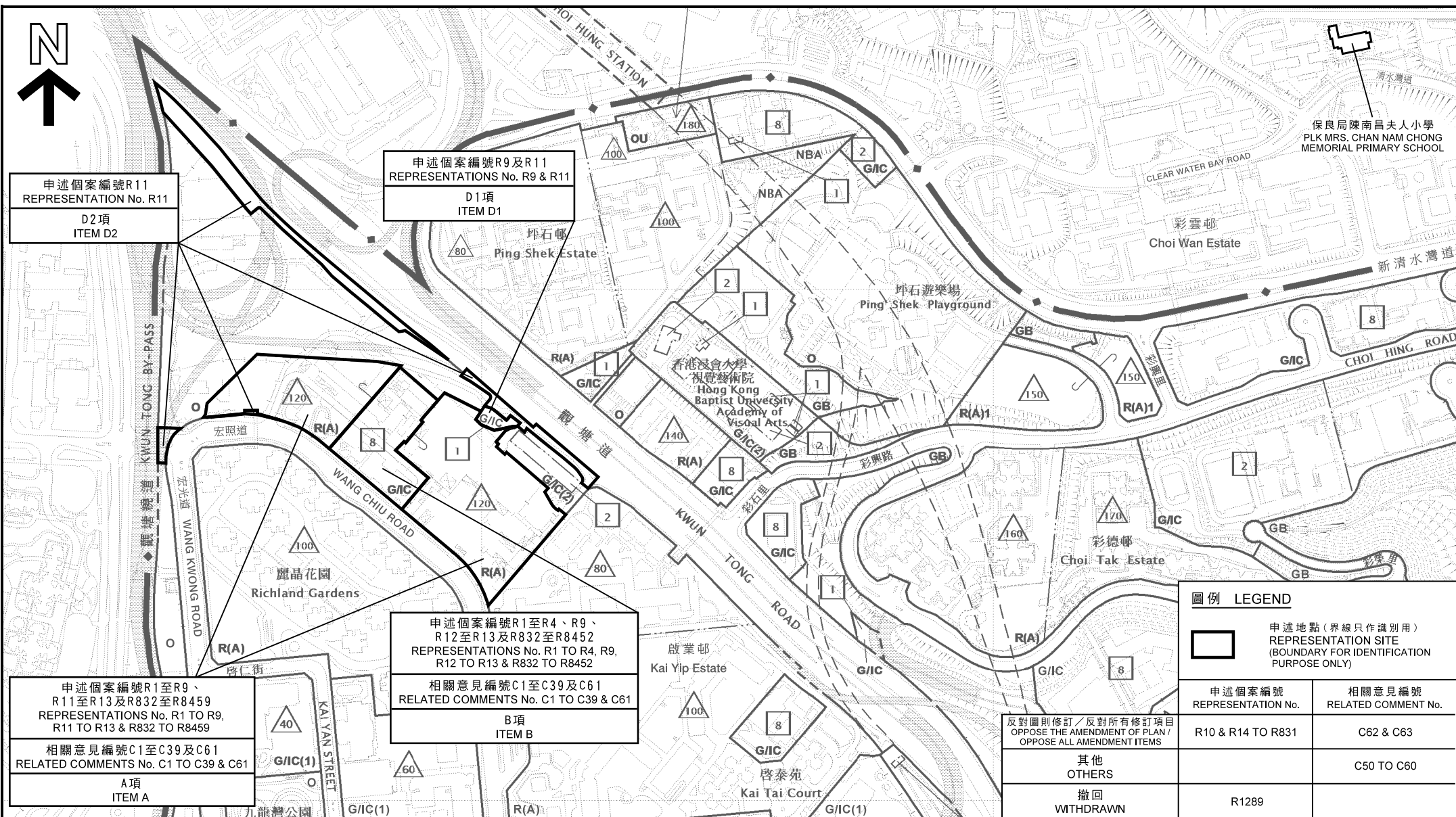
參考編號
REFERENCE No.

R/S/K13/29-G1

PLAN

H - 1





申述個案編號R11
REPRESENTATION No. R11

D2項
ITEM D2

申述個案編號R9及R11
REPRESENTATIONS No. R9 & R11

D1項
ITEM D1

申述個案編號R1至R9、
R11至R13及R832至R8459
REPRESENTATIONS No. R1 TO R9,
R11 TO R13 & R832 TO R8459

相關意見編號C1至C39及C61
RELATED COMMENTS No. C1 TO C39 & C61

A項
ITEM A

申述個案編號R1至R4、R9、
R12至R13及R832至R8452
REPRESENTATIONS No. R1 TO R4, R9,
R12 TO R13 & R832 TO R8452

相關意見編號C1至C39及C61
RELATED COMMENTS No. C1 TO C39 & C61

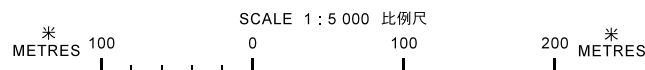
B項
ITEM B

| 圖例 LEGEND | |
|------------------------------|---|
| | 申述地點(界線只作識別用) REPRESENTATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) |
| 申述個案編號 REPRESENTATION No. | 相關意見編號 RELATED COMMENT No. |
| R10 & R14 TO R831 | C62 & C63 |
| 其他 OTHERS | C50 TO C60 |
| 撤回 WITHDRAWN | R1289 |

位置圖 LOCATION PLAN

本摘要圖於2017年10月11日擬備，
所根據的資料為於2017年4月13日
展示的分區計劃大綱圖編號S/K13/29
EXTRACT PLAN PREPARED ON 11.10.2017
BASED ON OUTLINE ZONING PLAN No.
S/K13/29 EXHIBITED ON 13.4.2017

就牛頭角及九龍灣分區計劃大綱草圖編號S/K13/29提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R8459 AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY OUTLINE ZONING PLAN No. S/K13/29

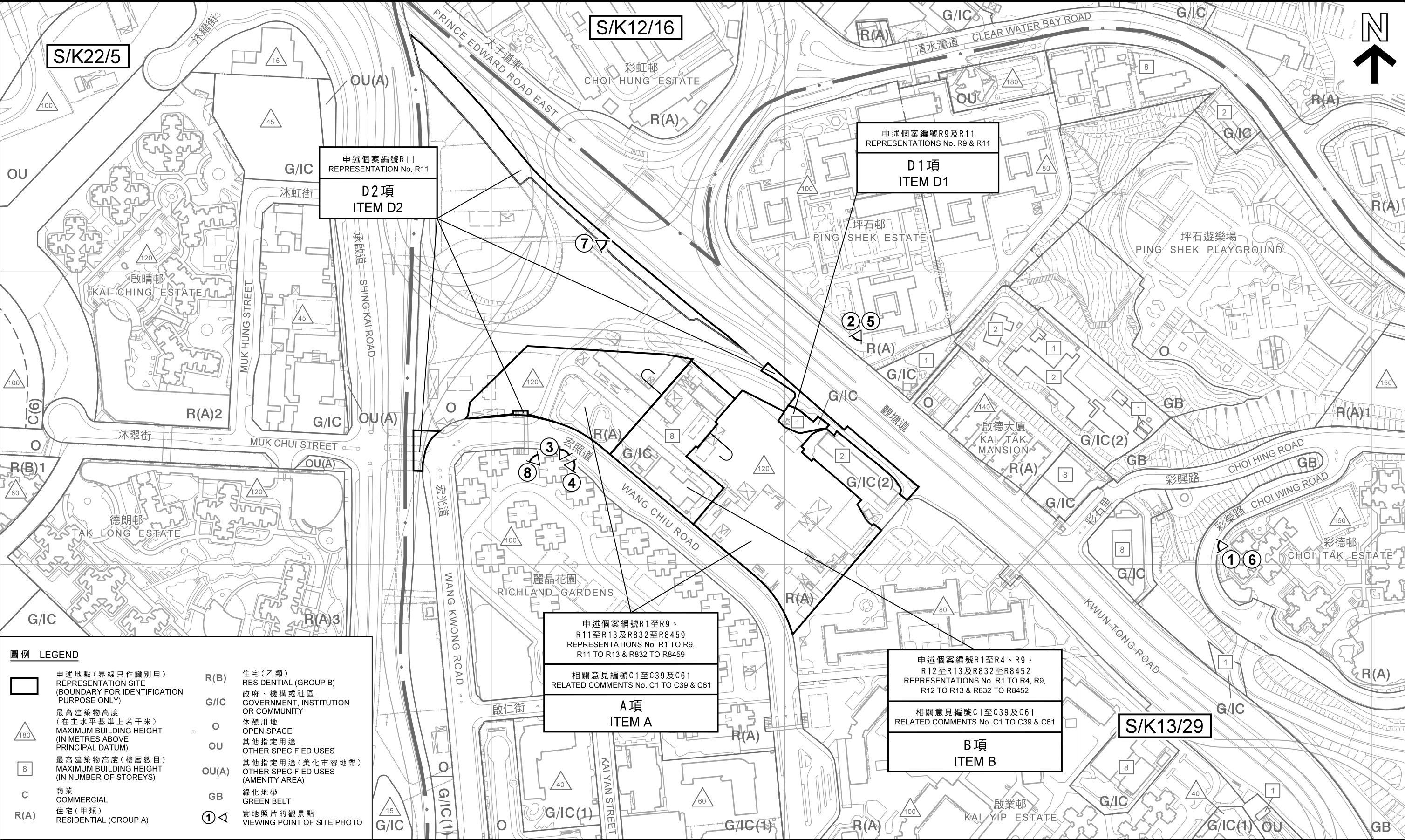


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 2



圖例

LEGEND

申述地點(界線只作識別用)
REPRESENTATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE
PRINCIPAL DATUM)

最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

C

商業
COMMERCIAL

R(A)

住宅(甲類)
RESIDENTIAL (GROUP A)

R(B)

住宅(乙類)
RESIDENTIAL (GROUP B)

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY

O

休憩用地
OPEN SPACE

OU

其他指定用途
OTHER SPECIFIED USES

OU(A)

其他指定用途(美化市容地帶)
OTHER SPECIFIED USES
(AMENITY AREA)

GB

綠化地帶
GREEN BELT

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2017年11月2日擬備，
所根據的資料為測量圖編號
11-NE-6D、7C、D、11B、12A和B
EXTRACT PLAN PREPARED ON 2.11.2017
BASED ON SURVEY SHEETS No.
11-NE-6D, 7C, D, 11B, 12A & B

平面圖 SITE PLAN

就牛頭角及九龍灣分區計劃大綱草圖編號S/K13/29提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R8459 AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY OUTLINE ZONING PLAN No. S/K13/29

SCALE 1 : 3 000 比例尺

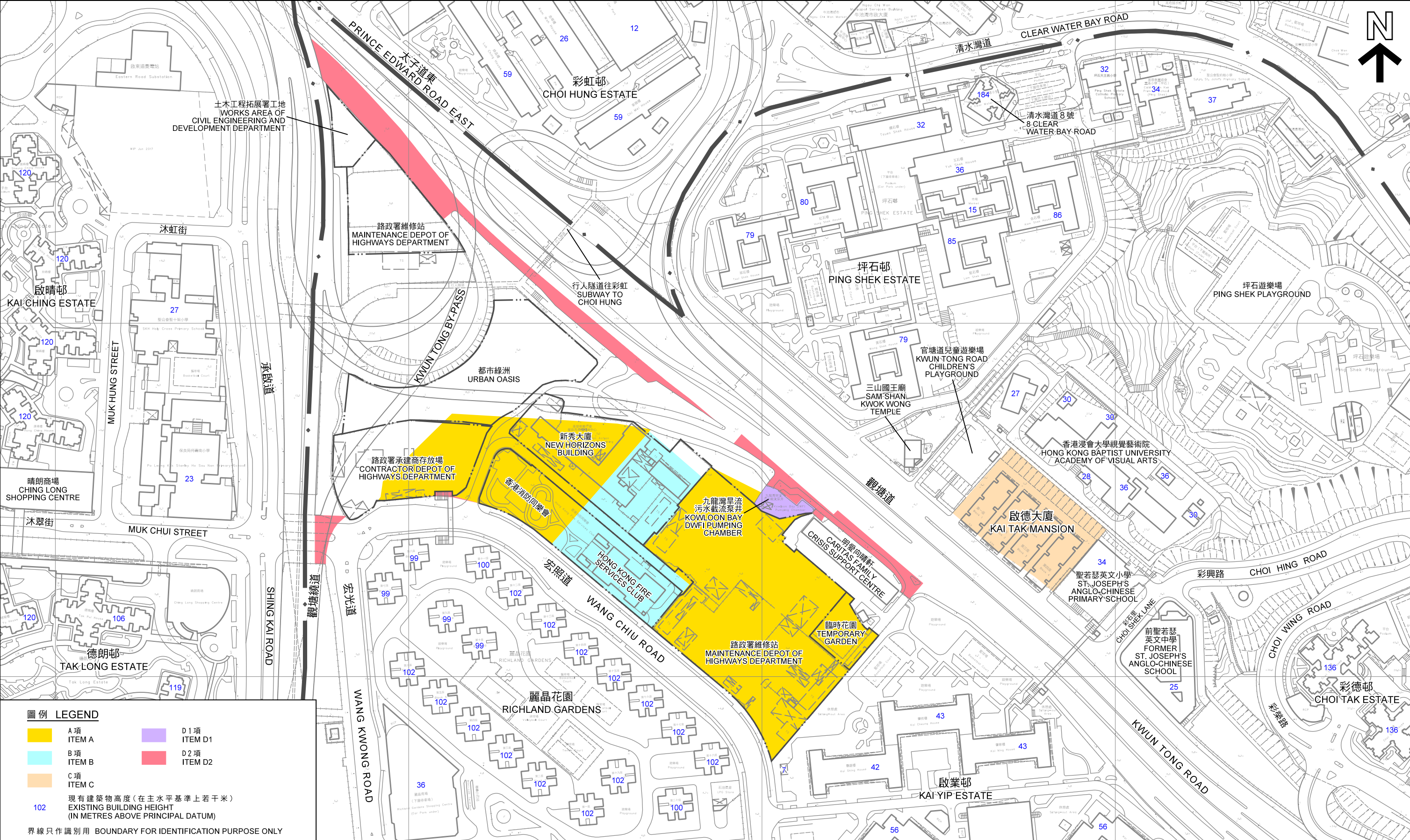
米 50 0 50 100 150 200 250 米

METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 3



圖例 LEGEND

A 項
ITEM A

B 項
ITEM B

C 項
ITEM C

102
現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

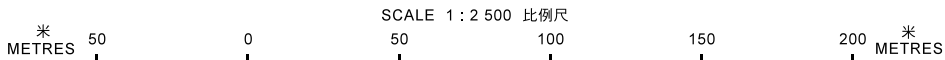
D 1 項
ITEM D1D 2 項
ITEM D2

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年11月6日擬備，
所根據的資料為測量圖編號
11-NE-6D、7C、D、11B、12A和B
EXTRACT PLAN PREPARED ON 6.11.2017
BASED ON SURVEY SHEETS No.
11-NE-6D, 7C, D, 11B, 12A & 12B

平面圖 SITE PLAN

周邊地區的現有土地用途及建築物高度
EXISTING LAND USES AND BUILDING HEIGHTS IN THE SURROUNDING AREAS

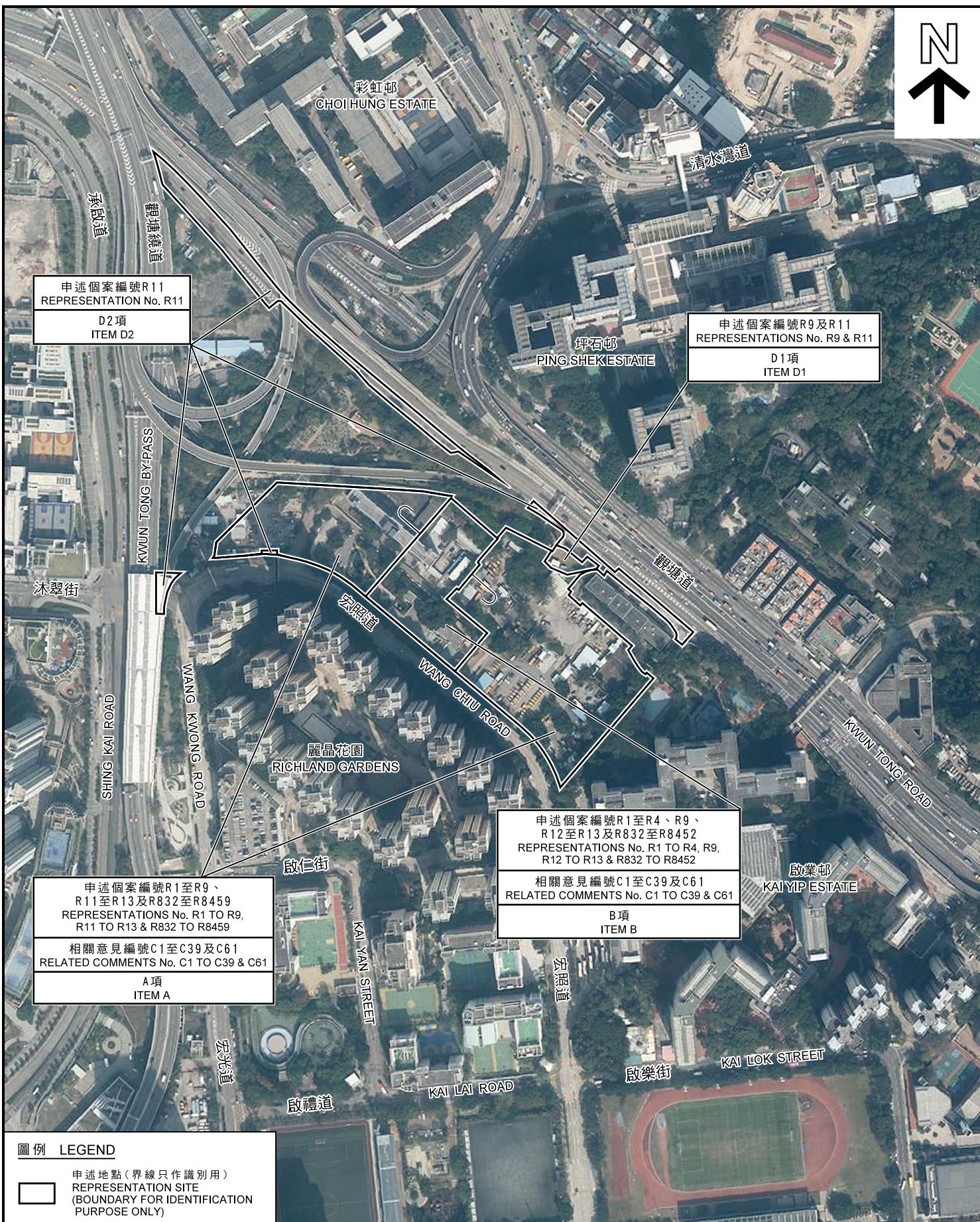


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 4



本圖於2017年10月12日擬備，
所根據的資料為地政總署於
2017年1月25日拍得的
航攝照片編號E013733C

PLAN PREPARED ON 12.10.2017
BASED ON AERIAL PHOTO No.
E013733C TAKEN ON 25.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就牛頭角及九龍灣分區計劃大綱草圖編號S/K13/29
提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮
CONSIDERATIONS OF REPRESENTATIONS No. R1 TO R8459
AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/29

規劃署
PLANNING
DEPARTMENT



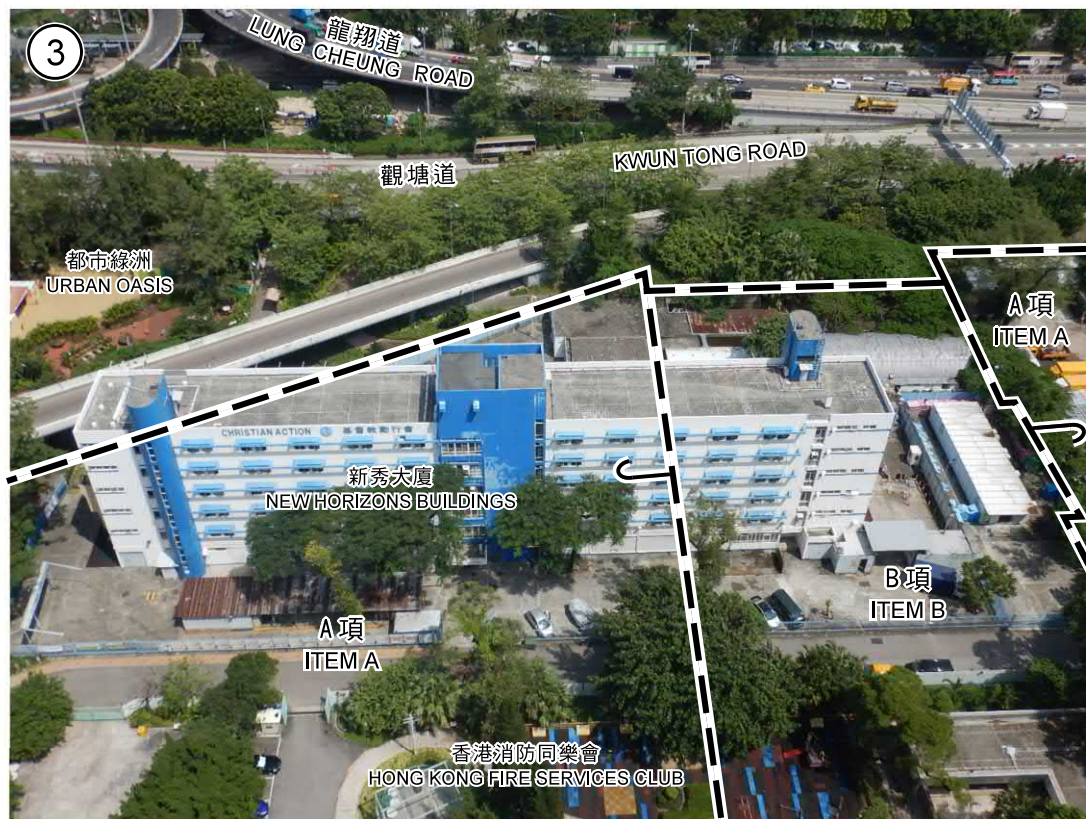
參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 5



新秀大廈
NEW HORIZONS
BUILDINGS

九龍灣旱流
污水截流泵井
KOWLOON BAY
DWFI PUMPING
CHAMBER



A 及 B 項
ITEMS A AND B

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2017年11月2日擬備，
所根據的資料為攝於
2017年10月6日的實地照片
PLAN PREPARED ON 2.11.2017
BASED ON SITE PHOTOS
TAKEN ON 6.10.2017

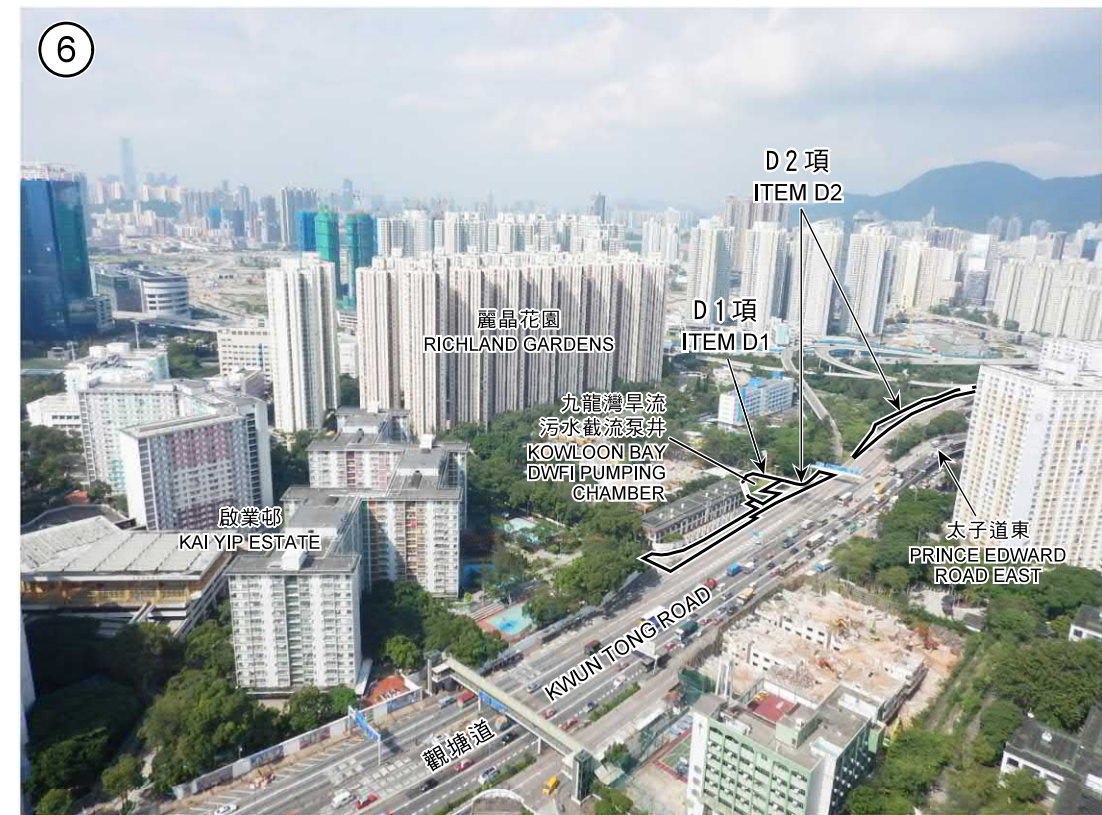
就牛頭角及九龍灣分區計劃大綱草圖編號S/K13/29提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R8459 AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY OUTLINE ZONING PLAN No. S/K13/29

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 6a



D1及D2項
ITEMS D1 AND D2

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2017年11月2日擬備，
所根據的資料為攝於
2017年10月6日的實地照片
PLAN PREPARED ON 2.11.2017
BASED ON SITE PHOTOS
TAKEN ON 6.10.2017

實地照片 SITE PHOTOS

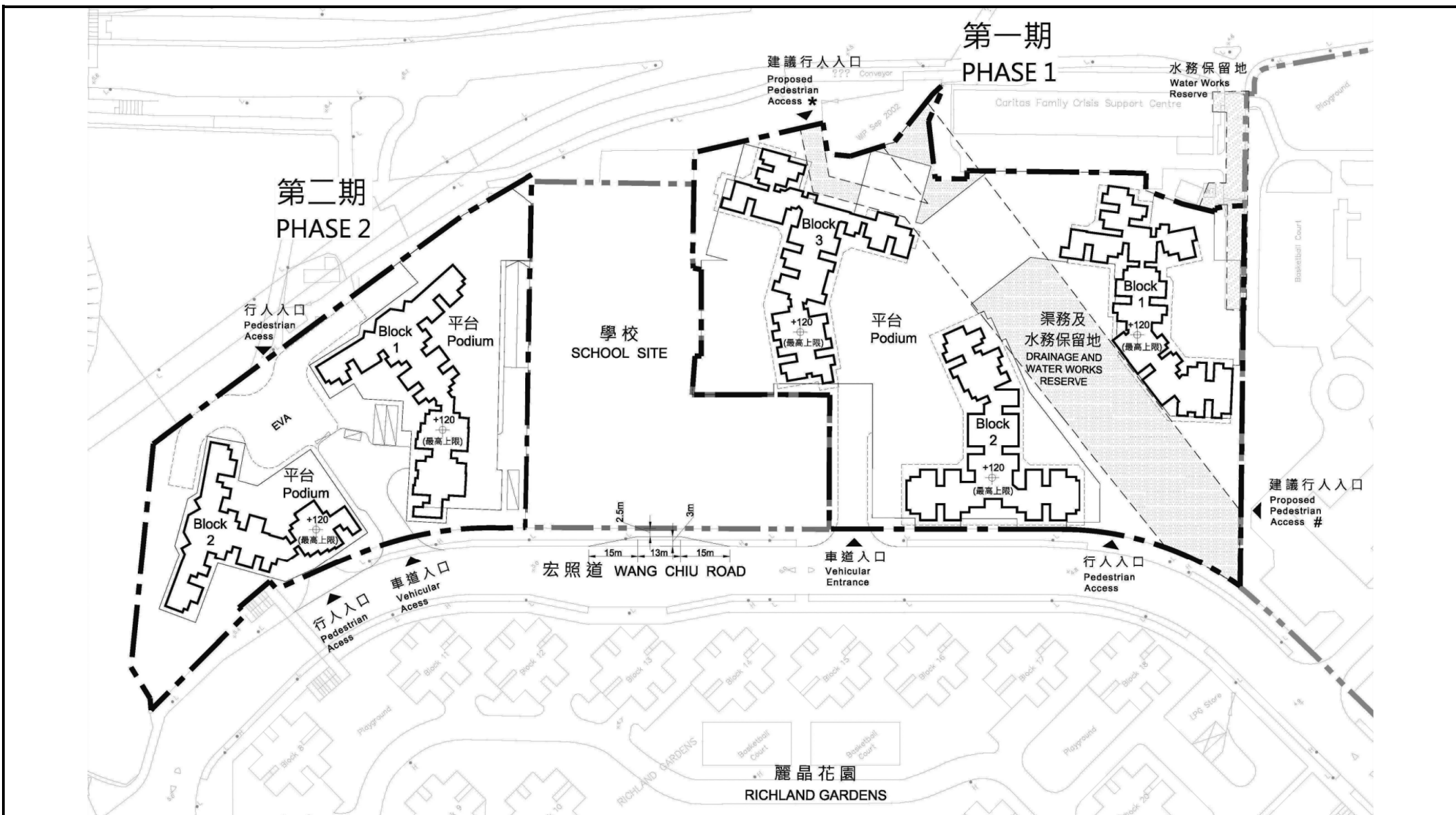
就牛頭角及九龍灣分區計劃大綱草圖編號S/K13/29提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R8459 AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY OUTLINE ZONING PLAN No. S/K13/29

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 6b



概念布局圖 CONCEPTUAL LAYOUT PLAN

位於宏照道的擬議公共出租房屋及學校發展
PROPOSED PUBLIC RENTAL HOUSING
AND SECONDARY SCHOOL DEVELOPMENTS AT WANG CHIU ROAD

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 7a

本圖於2017年10月12日擬備
PLAN PREPARED ON 12.10.2017

圖 Figure D1: 地面設計特點 Design Features at Ground

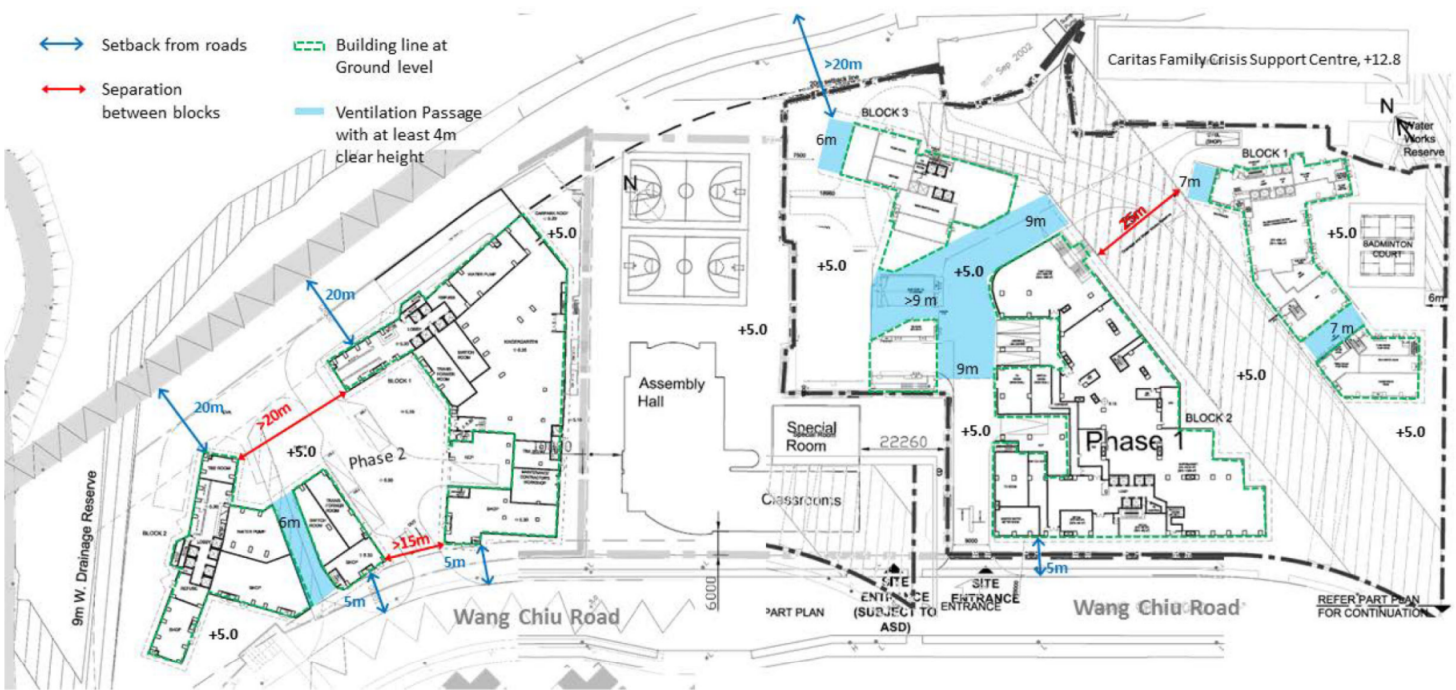


圖 Figure D2: 平台設計特點 Design Features at Podium

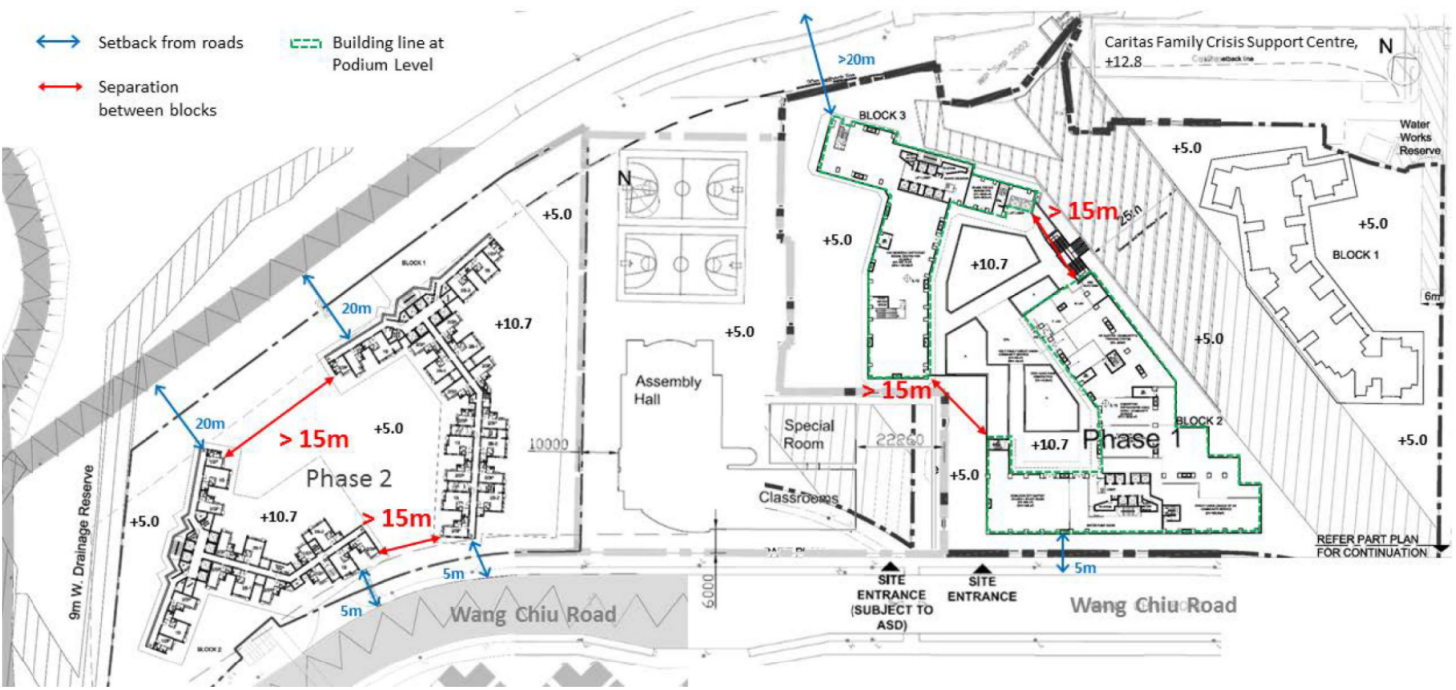


圖 Figure D3: 住宅大樓設計特點 Design Features at Domestic Towers

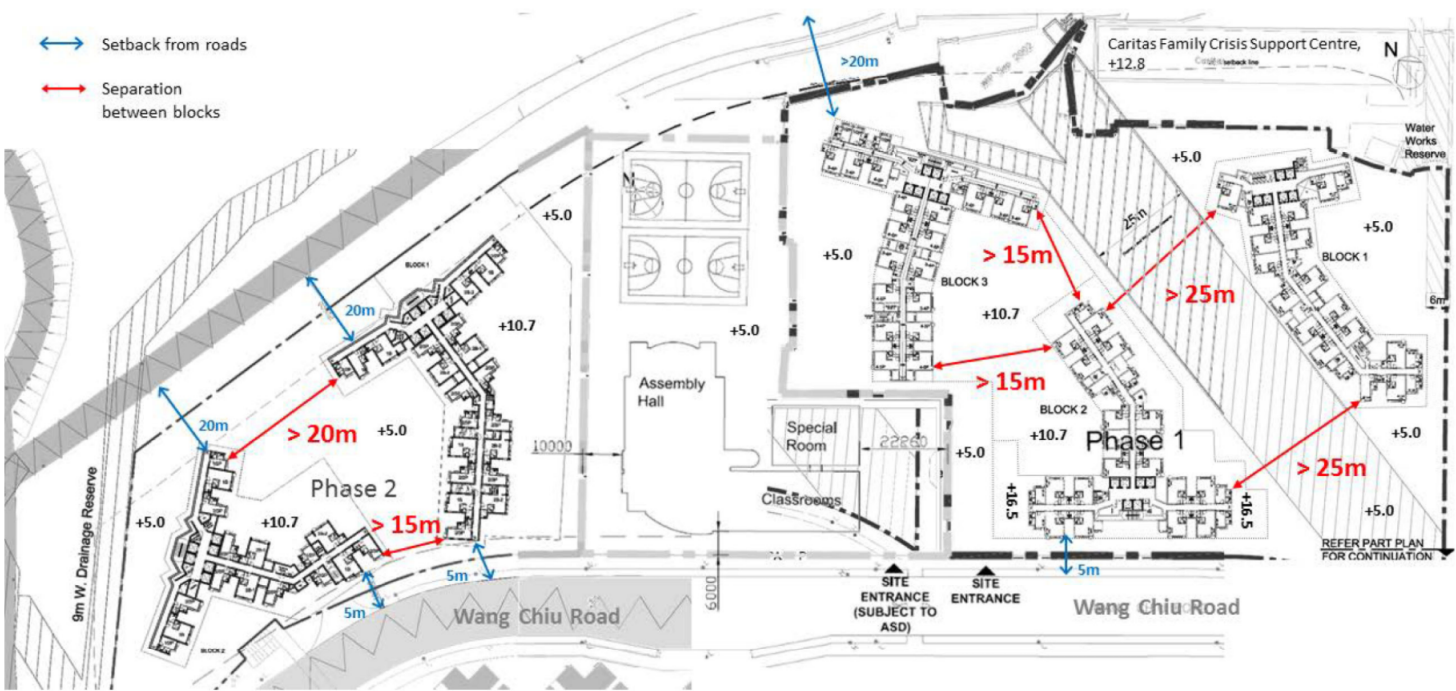
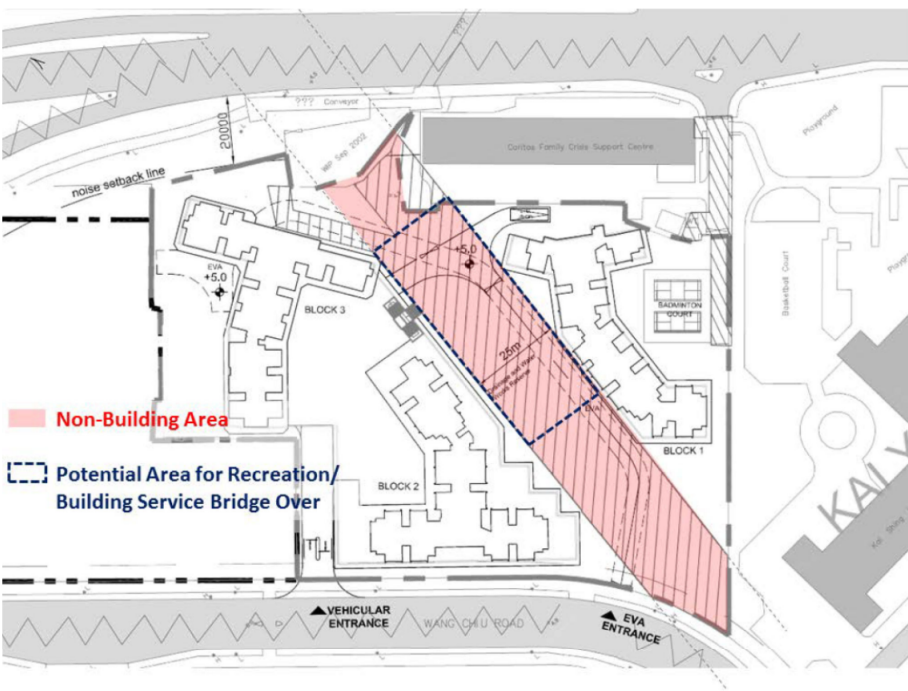


圖 Figure D4: 非建築用地 Non-Building Area



概念設計特點及緩解措施 CONCEPTUAL DESIGN FEATURES AND MITIGATION MEASURES

本圖於2017年10月12日擬備
PLAN PREPARED ON 12.10.2017

位於宏照道的擬議公共出租房屋及學校發展
PROPOSED PUBLIC RENTAL HOUSING
AND SECONDARY SCHOOL DEVELOPMENTS AT WANG CHIU ROAD

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

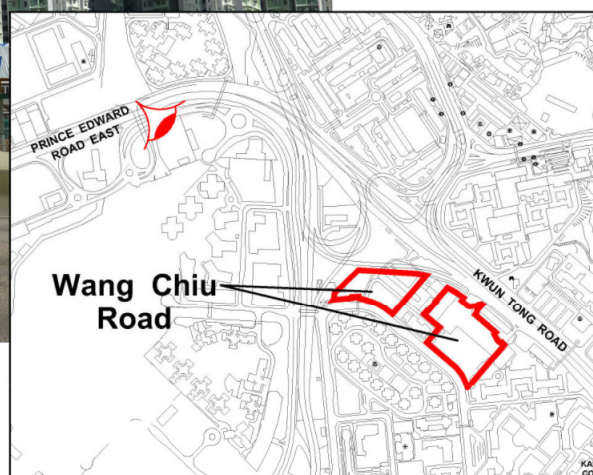
圖 PLAN
H - 7b



With
Existing
View



With
Proposed
Development
(120 mPD)



資料來源：繪圖由房屋署提交
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

合成照片 PHOTOMONTAGE

在面向四美街的已規劃休憩用地的觀景點
VIEWING POINT AT THE PLANNED OPEN SPACE FRONTING SZE MEI ROAD
就牛頭角及九龍灣分區計劃大綱草圖編號S/K 13/29
提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮
(A項)
CONSIDERATIONS OF REPRESENTATIONS No. R1 TO R8459
AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/29
(ITEM A)

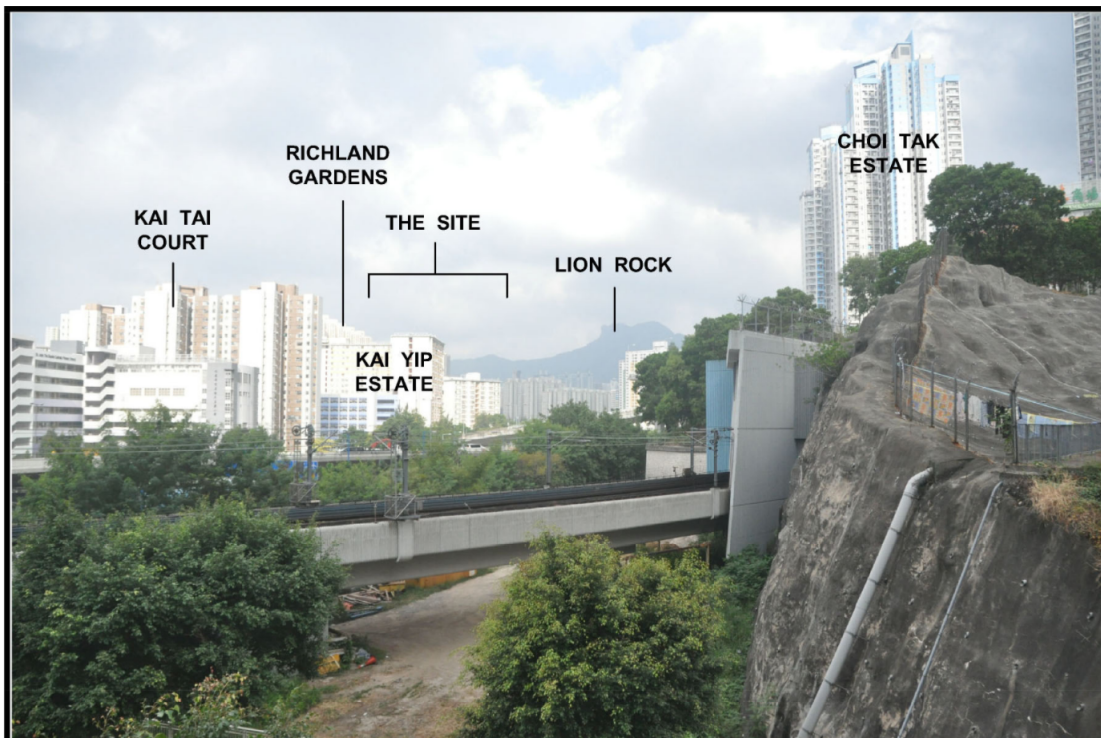
本圖於2017年10月12日擬備
PLAN PREPARED ON 12.10.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

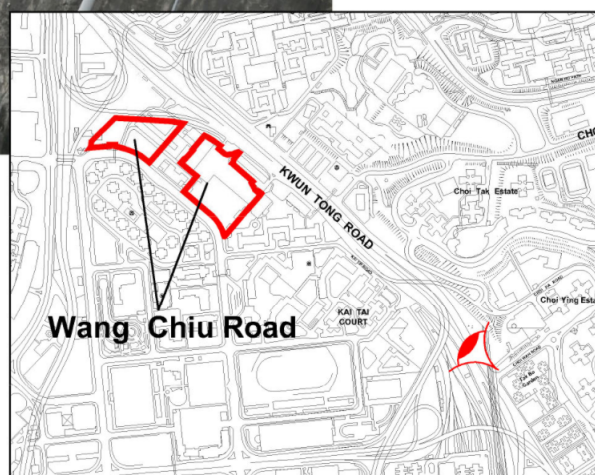
圖 PLAN
H - 8a



With Existing View



With Proposed Development (120 mPD)



資料來源：繪圖由房屋署提交
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

合成照片 PHOTOMONTAGE

在接近彩雲道休憩處行人天橋的觀景點
VIEWING POINT AT THE PEDESTRIAN FOOTBRIDGE
NEAR CHOI WAN ROAD SITTING OUT AREA

就牛頭角及九龍灣分區計劃大綱草圖編號S/K13/29
提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮

(A項)
CONSIDERATIONS OF REPRESENTATIONS No. R1 TO R8459
AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/29
(ITEM A)

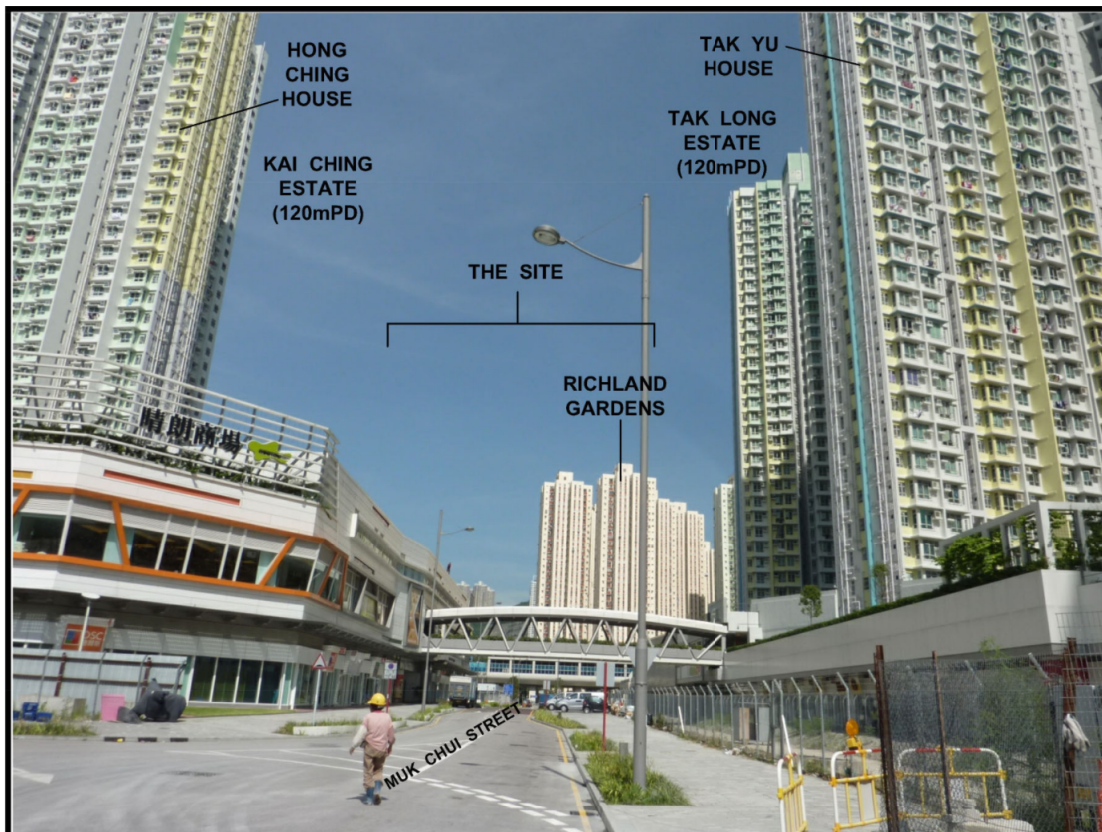
本圖於2017年10月12日擬備
PLAN PREPARED ON 12.10.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

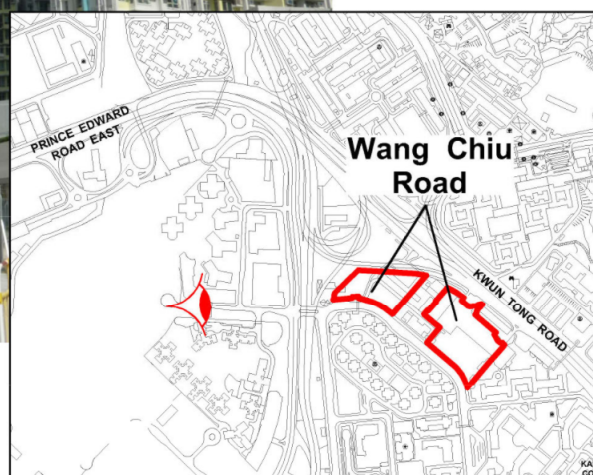
圖 PLAN
H - 8b



With
Existing
View



With
Proposed
Development
(120 mPD)



資料來源：繪圖由房屋署提交
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

合成照片 PHOTOMONTAGE

在接近未來啟德站廣場沐翠街的觀景點
VIEWING POINT AT MUK CHUI STREET
NEAR THE FUTURE KAI TAK STATION SQUARE

就牛頭角及九龍灣分區計劃大綱草圖編號S/K 13/29
提出的申述個案編號R1至R8459

及相關意見編號C1至C39及C50至C63作出考慮
(A項)

CONSIDERATIONS OF REPRESENTATIONS No. R1 TO R8459
AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/29
(ITEM A)

本圖於2017年10月12日擬備
PLAN PREPARED ON 12.10.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 8c



With
Existing
View



With
Proposed
Development
(120 mPD)



資料來源：繪圖由房屋署提交
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT

合成照片 PHOTOMONTAGE

在九龍灣運動場的觀景點
VIEWING POINT AT KOWLOON BAY SPORTS GRUOND
就牛頭角及九龍灣分區計劃大綱草圖編號S/K 13/29
提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮
(A項)
CONSIDERATIONS OF REPRESENTATIONS No. R1 TO R8459
AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/29
(ITEM A)

本圖於2017年10月12日擬備
PLAN PREPARED ON 12.10.2017

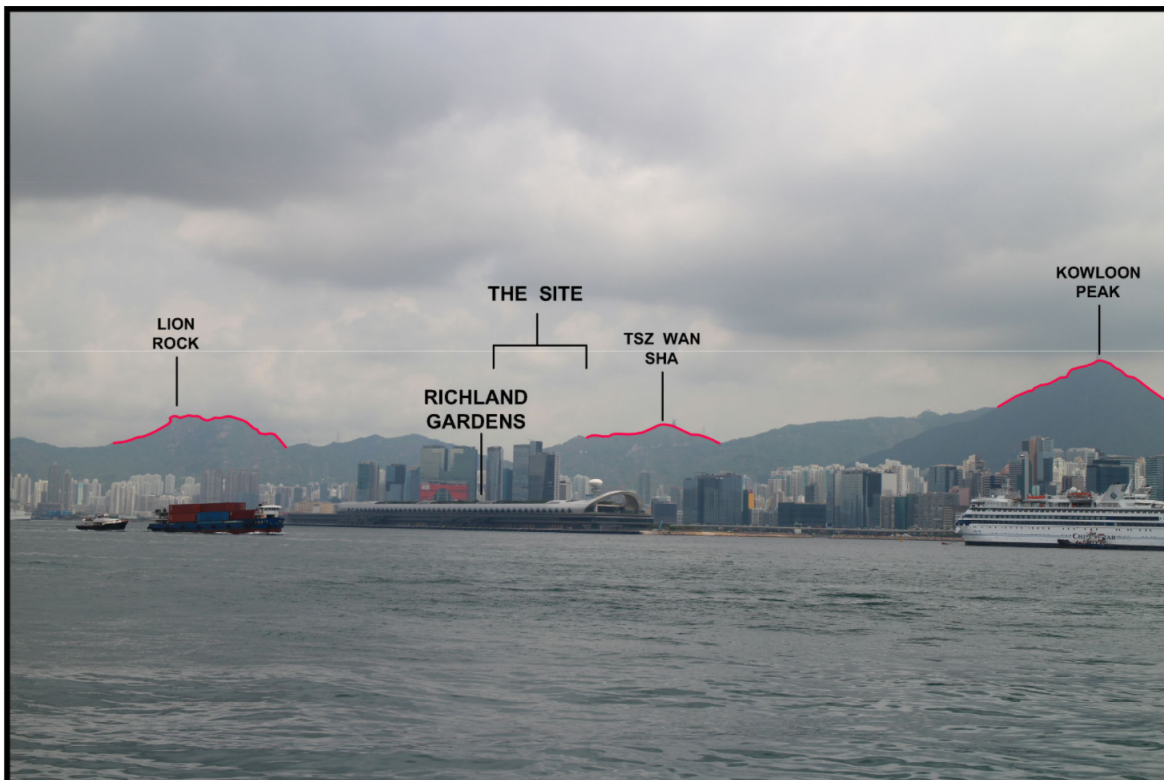
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 8d

With
Existing
View

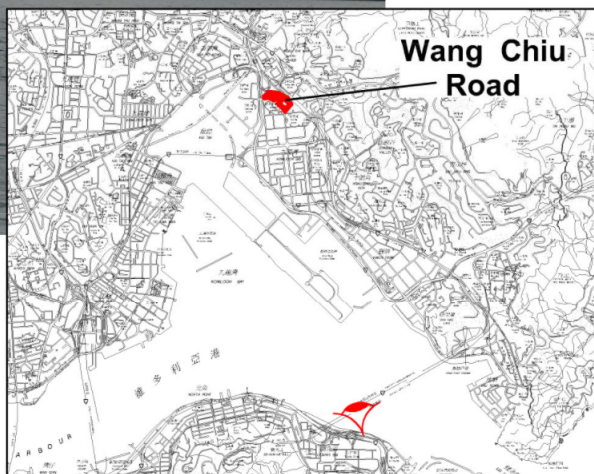


With
Proposed
Development
(120 mPD)



— Ridgelines of Kowloon for
Possible Preservation

資料來源：繪圖由房屋署提交
SOURCE: DRAWING SUBMITTED BY HOUSING DEPARTMENT



本圖於2017年10月12日擬備
PLAN PREPARED ON 12.10.2017

合成照片 PHOTOMONTAGE

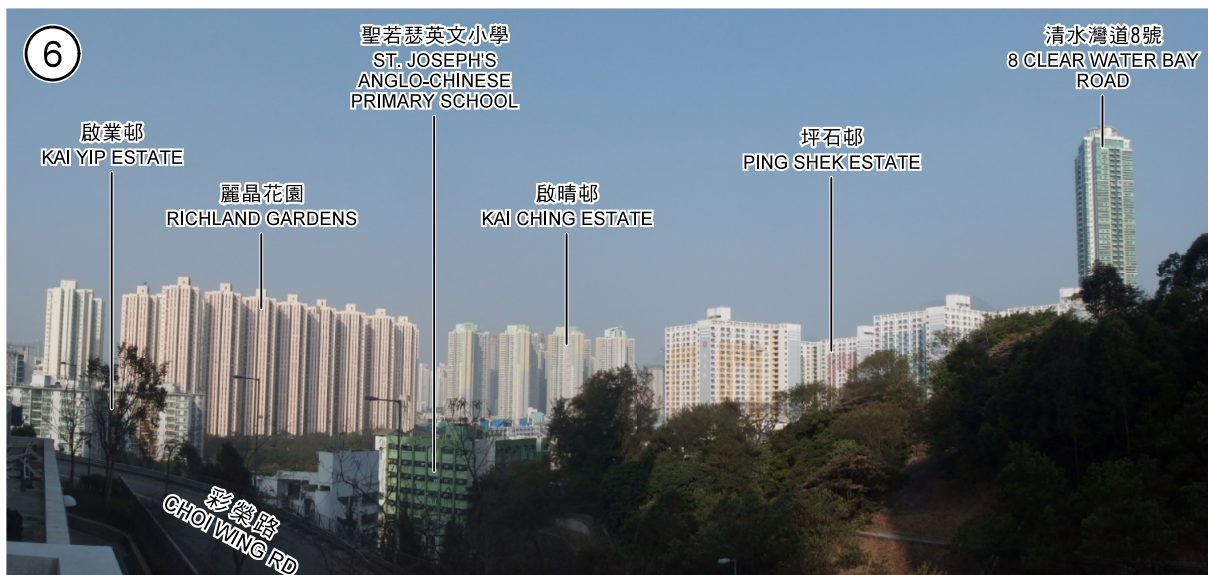
在鯽魚涌鯽魚涌公園的觀景點
VIEWING POINT AT QUARRY BAY PARK, QUARRY BAY
就牛頭角及九龍灣分區計劃大綱草圖編號S/K 13/29
提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮
(A項)
CONSIDERATIONS OF REPRESENTATIONS No. R1 TO R8459
AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/29
(ITEM A)

規劃署
PLANNING
DEPARTMENT

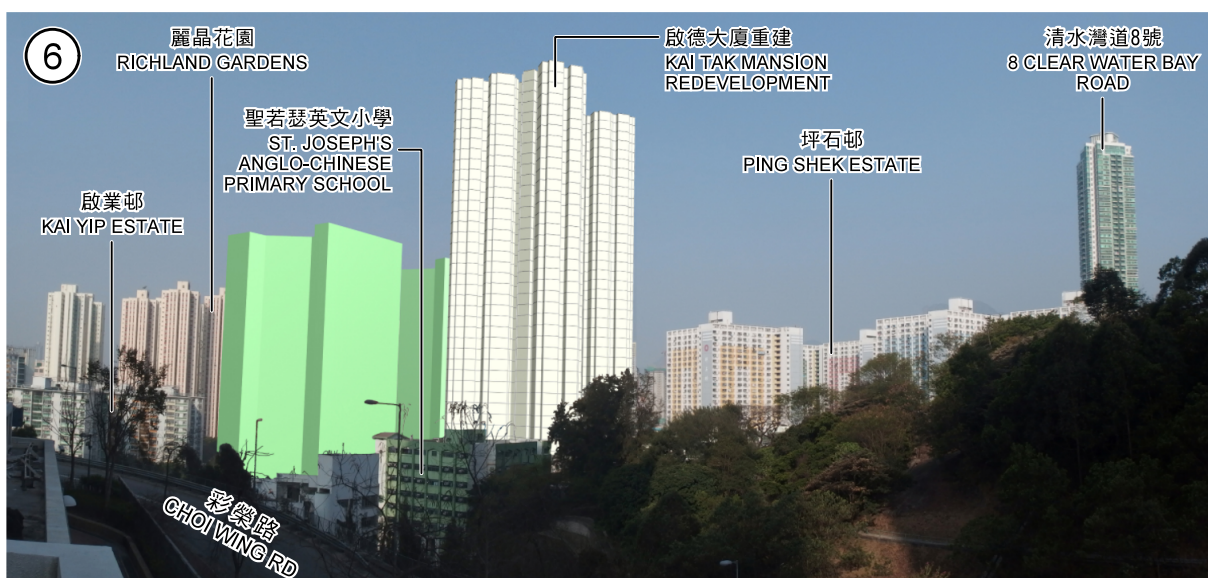


參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 8e



現有景觀
EXISTING VIEW



合成照片
(建築物高度限制從主平基準上120米(A項)及140米(C項))
PHOTOMONTAGE
(BUILDING HEIGHT RESTRICTIONS OF 120mPD (ITEM A) AND 140mPD (ITEM C))

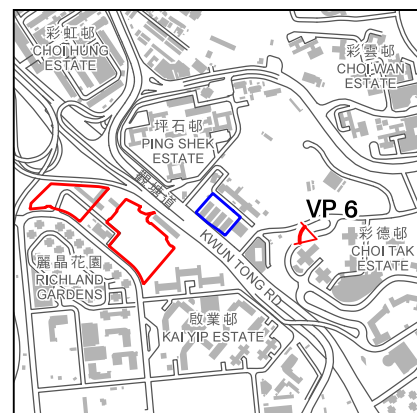
圖例 LEGEND

申述地點 REPRESENTATION SITE

A 項
ITEM A

C 項
ITEM C

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY



合成照片 PHOTOMONTAGE

在彩德邨的觀景點

VIEWING POINT AT CHOI TAK ESTATE

就牛頭角及九龍灣分區計劃大綱草圖編號S/K13/29
提出的申述個案編號R1至R8459

及相關意見編號C1至C39及C50至C63作出考慮
(A及C項)

CONSIDERATIONS OF REPRESENTATIONS No. R1 TO R8459
AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/29
(ITEMS A AND C)

規劃署

PLANNING
DEPARTMENT



參考編號

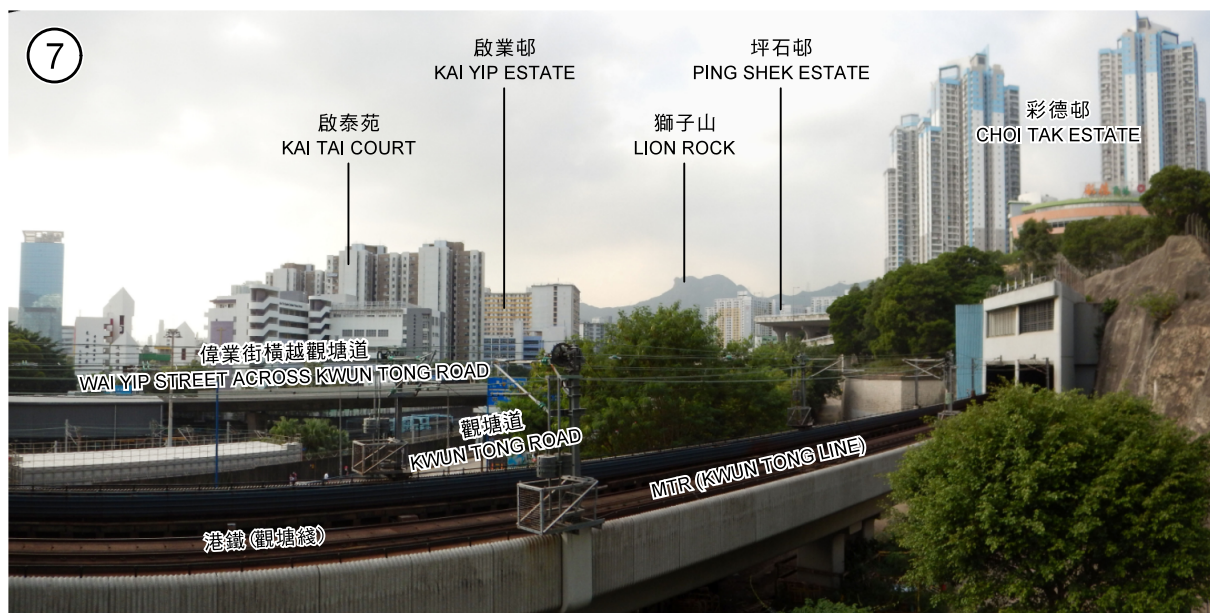
REFERENCE No.

R/S/K13/29-G1

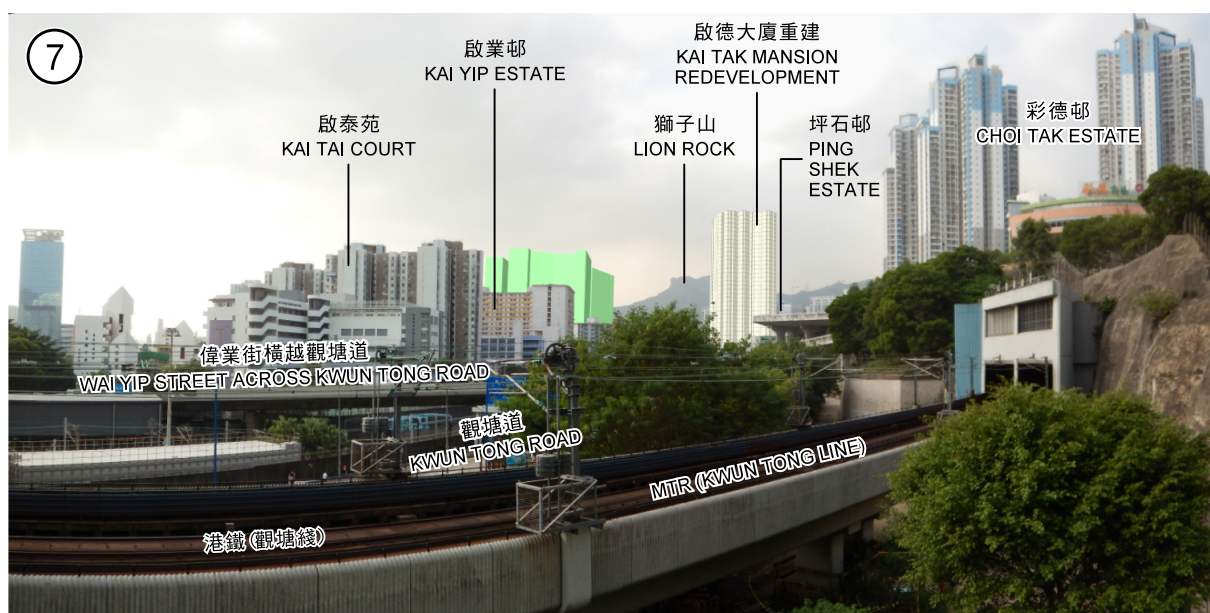
圖 PLAN

H - 8f

本圖於2017年10月27日擬備
PLAN PREPARED ON 27.10.2017



現有景觀
EXISTING VIEW



合成照片
(建築物高度限制從主平基準上
120米(A項)及140米(C項))
PHOTOMONTAGE
(BUILDING HEIGHT RESTRICTIONS OF
120mPD (ITEM A) AND 140mPD (ITEM C))

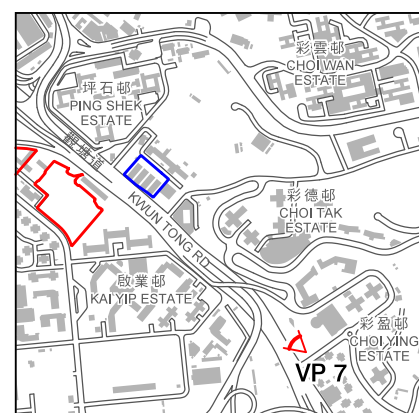
圖例 LEGEND

申述地點 REPRESENTATION SITE

A 項
ITEM A

C 項
ITEM C

界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY



合成照片 PHOTOMONTAGE

在彩盈坊天橋的觀景點
VIEWING POINT AT FOOTBRIDGE NEAR CHOI YING PLACE
就牛頭角及九龍灣分區計劃大綱草圖編號S/K 13/29
提出的申述個案編號R1至R8459
及相關意見編號C1至C39及C50至C63作出考慮
(A及C項)
CONSIDERATIONS OF REPRESENTATIONS No. R1 TO R8459
AND RELATED COMMENTS No. C1 TO C39 AND C50 TO C63
TO THE DRAFT NGAU TAU KOK AND KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/29
(ITEMS A AND C)

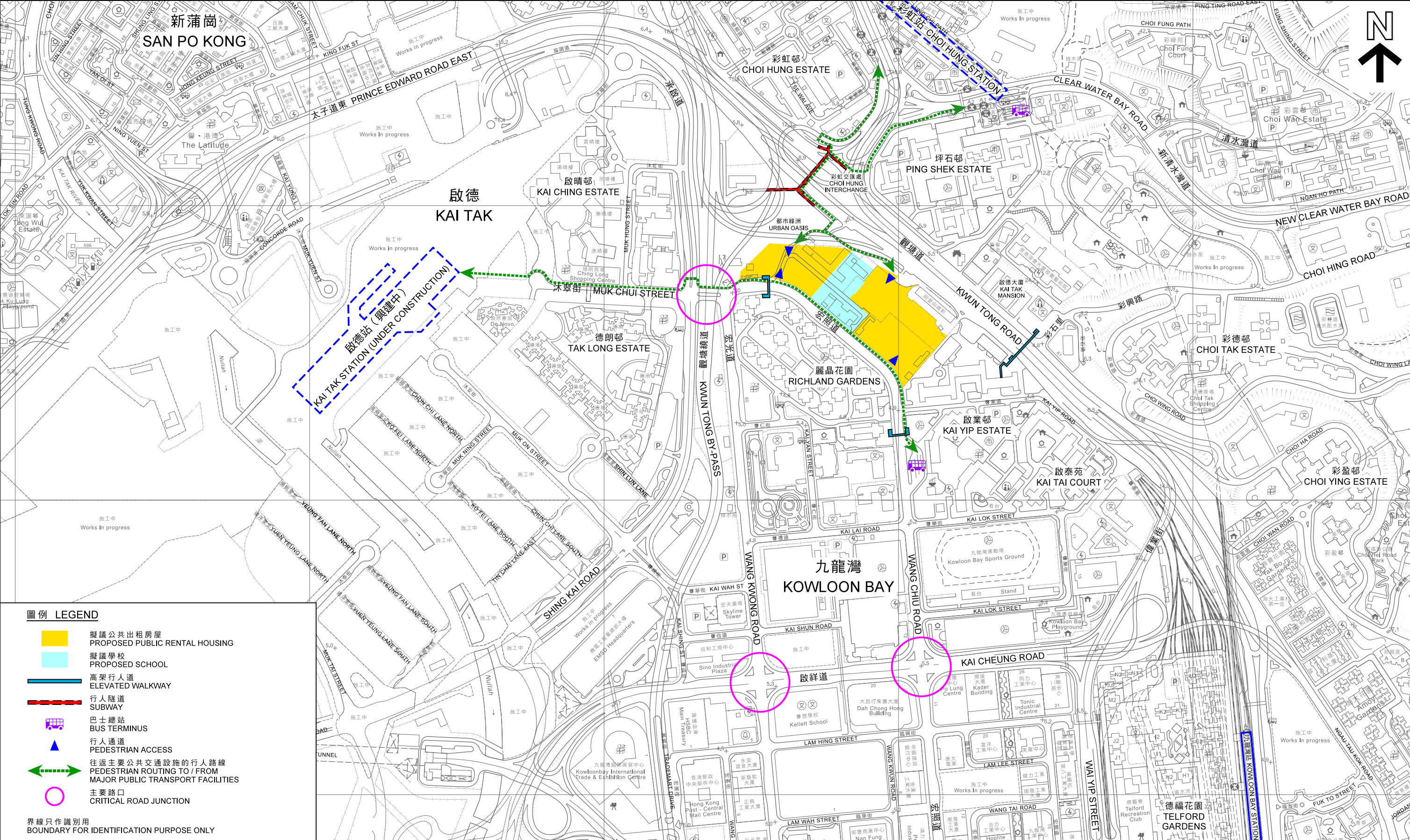
本圖於2017年10月27日擬備
PLAN PREPARED ON 27.10.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

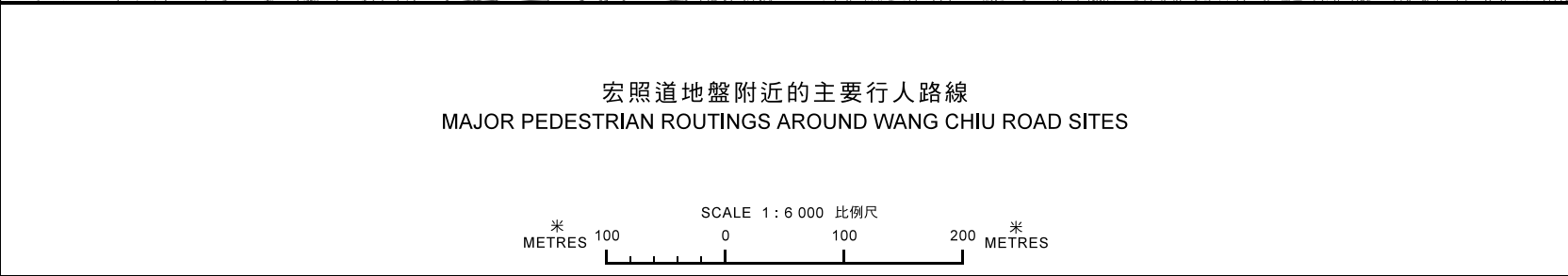
圖 PLAN
H - 8g

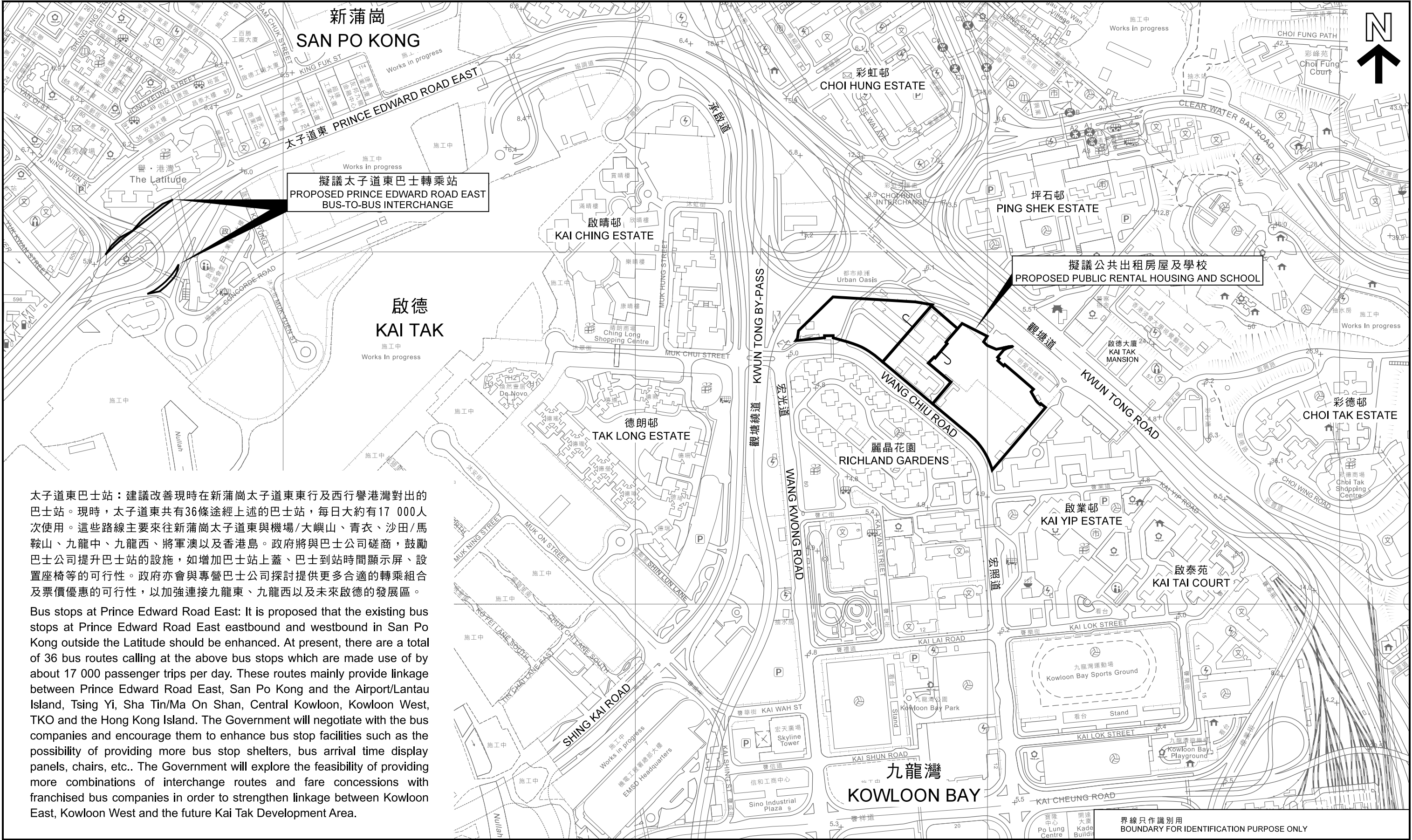


圖例 LEGEND

- 擬議公共出租房屋
PROPOSED PUBLIC RENTAL HOUSING
- 擬議學校
PROPOSED SCHOOL
- 高架行人道
ELEVATED WALKWAY
- 行人隧道
SUBWAY
- 巴士總站
BUS TERMINUS
- 行人通道
PEDESTRIAN ACCESS
- 往返主要公共交通設施的行人路線
PEDESTRIAN ROUTING TO / FROM MAJOR PUBLIC TRANSPORT FACILITIES
- 主要路口
CRITICAL ROAD JUNCTION

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



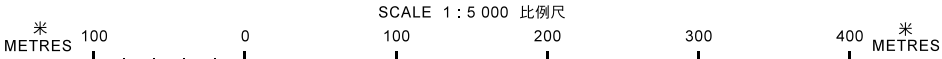


太子道東巴士站：建議改善現時在新蒲崗太子道東東行及西行譽港灣對出的巴士站。現時，太子道東共有36條途經上述的巴士站，每日大約有17 000人次使用。這些路線主要來往新蒲崗太子道東與機場/大嶼山、青衣、沙田/馬鞍山、九龍中、九龍西、將軍澳以及香港島。政府將與巴士公司磋商，鼓勵巴士公司提升巴士站的設施，如增加巴士站上蓋、巴士到站時間顯示屏、設置座椅等的可行性。政府亦會與專營巴士公司探討提供更多合適的轉乘組合及票價優惠的可行性，以加強連接九龍東、九龍西以及未來啟德的發展區。

Bus stops at Prince Edward Road East: It is proposed that the existing bus stops at Prince Edward Road East eastbound and westbound in San Po Kong outside the Latitude should be enhanced. At present, there are a total of 36 bus routes calling at the above bus stops which are made use of by about 17 000 passenger trips per day. These routes mainly provide linkage between Prince Edward Road East, San Po Kong and the Airport/Lantau Island, Tsing Yi, Sha Tin/Ma On Shan, Central Kowloon, Kowloon West, TKO and the Hong Kong Island. The Government will negotiate with the bus companies and encourage them to enhance bus stop facilities such as the possibility of providing more bus stop shelters, bus arrival time display panels, chairs, etc.. The Government will explore the feasibility of providing more combinations of interchange routes and fare concessions with franchised bus companies in order to strengthen linkage between Kowloon East, Kowloon West and the future Kai Tak Development Area.

位置圖 LOCATION PLAN

擬議太子道東巴士轉乘站
PROPOSED PRINCE EDWARD ROAD EAST BUS-TO-BUS INTERCHANGE



本摘要圖於2017年11月3日擬備，
所根據的資料為地形圖編號11-NE-A和C
EXTRACT PLAN PREPARED ON 3.11.2017
BASED ON TOPOGRAPHIC MAPS No.11-NE-A & C

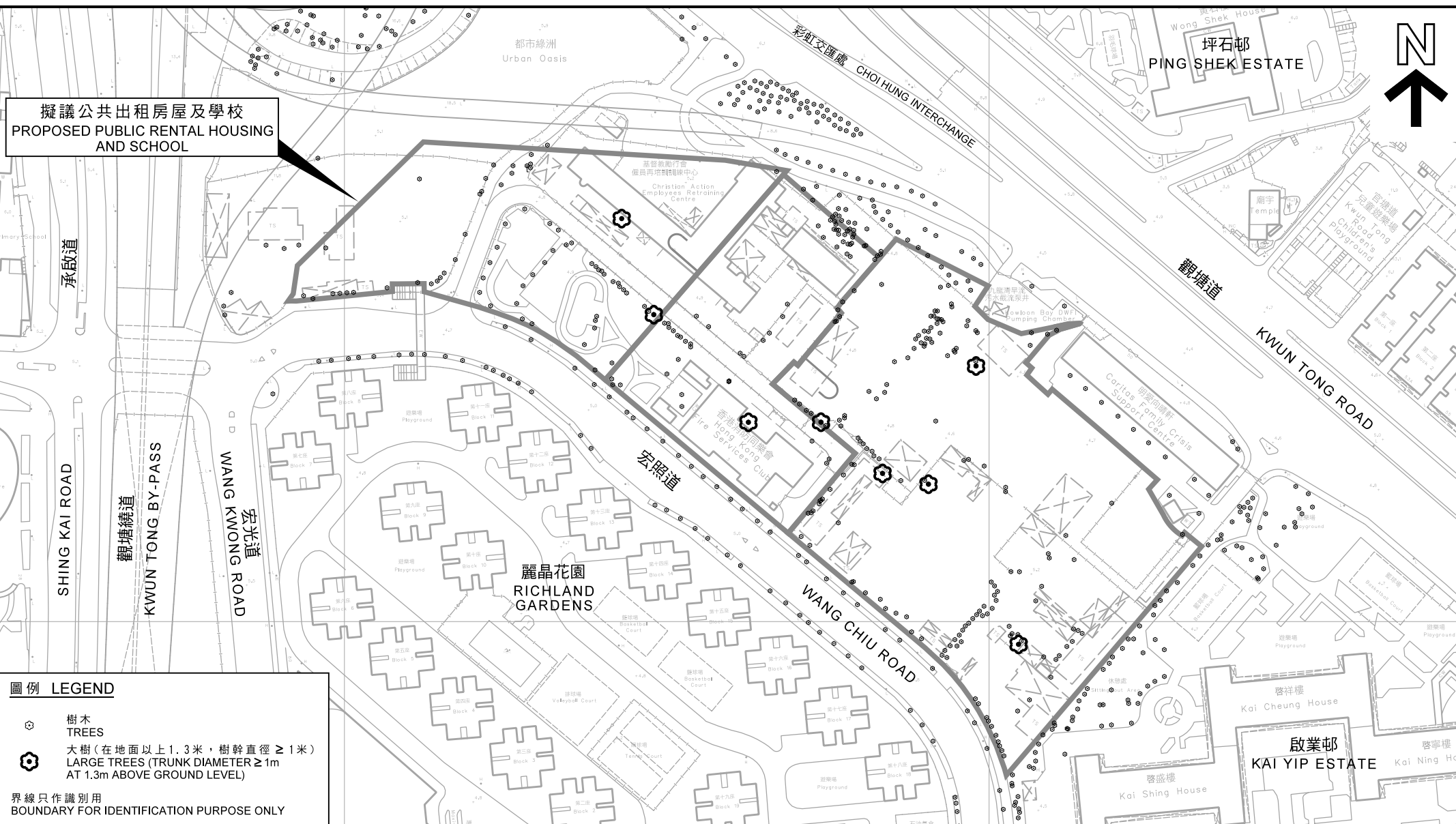
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 11

擬議公共出租房屋及學校
PROPOSED PUBLIC RENTAL HOUSING
AND SCHOOL



圖例 LEGEND

樹木
TREES

大樹 (在地面以上1.3米，樹幹直徑 ≥ 1米)
LARGE TREES (TRUNK DIAMETER ≥ 1m
AT 1.3m ABOVE GROUND LEVEL)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年11月7日擬備，
所根據的資料為測量圖編號
11-NE-12A
EXTRACT PLAN PREPARED ON 7.11.2017
BASED ON SURVEY SHEET No.
11-NE-12A

宏照道地盤的樹木調查
TREE SURVEY FOR WANG CHIU ROAD SITES

SCALE 1 : 2 000 比例尺

METRES 40 0 40 60 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/K13/29-G1

圖 PLAN
H - 12