

Annex I of  
TPB Paper No. 10593

圖例 NOTATION		地帶
ZONES		
COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/C	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 （在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 （樓層數目）
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.71	0.39	商業
RESIDENTIAL (GROUP A)	67.31	36.56	住宅（甲類）
GOVERNMENT, INSTITUTION OR COMMUNITY	21.23	11.53	政府、機構或社區
OPEN SPACE	27.38	14.87	休憩用地
OTHER SPECIFIED USES	2.82	1.53	其他指定用途
GREEN BELT	39.10	21.24	綠化地帶
RIVER CHANNEL	1.58	0.86	河道
MAJOR ROAD ETC.	23.99	13.02	主要道路等
TOTAL PLANNING SCHEME AREA	184.12	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 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

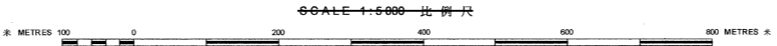
核准圖編號 S / K 8 / 2 1 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K8/21

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B1	修訂項目 B 1 項
AMENDMENT ITEM B2	修訂項目 B 2 項

（參看附表）  
(SEE ATTACHED SCHEDULE)

2019年5月24日 按照城市規劃條例第5條展示的  
核准圖編號 S/K8/21 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/K8/21 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
24 MAY 2019  
Fiona LUNG 龍小玉  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的橫頭磡及東頭（九龍規劃區第8區）分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
KOWLOON PLANNING AREA No. 8 - WANG TAU HOM & TUNG TAU - OUTLINE ZONING PLAN



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

圖則編號  
PLAN No. S/K8/22

本摘要圖於2019年11月7日擬備  
EXTRACT PLAN PREPARED ON 7.11.2019

參考編號  
REFERENCE No. R/S/K8/22

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED WANG TAU HOM AND TUNG TAU  
OUTLINE ZONING PLAN NO. S/K8/21  
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 Mei Tung Estate from “Residential (Group A)” (“R(A)”) to “R(A)1” and revisions to the stipulated building height restrictions.
- Item B1 – Rezoning of the sections of Kai Tak River from “Open Space (1)” (“O(1)”) and “Undetermined” (“U”) to areas shown as ‘Kai Tak River’.
- Item B2 – Rezoning of a piece of land at the south-eastern portion of Shek Ku Lung Road Playground and a strip of land along Prince Edward Road East from “Other Specified Uses” annotated “Landscaped Elevated Walkway” (“OU (Landscaped Elevated Walkway)”) to “O” and an area shown as ‘Road’ respectively.

Showing the railway alignment of the Shatin to Central Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on the Plan for information. The authorized railway scheme shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance.

**II. Amendments to the Notes of the Plan**

- (a) Incorporation of ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1” only)’ as a Column 1 use with corresponding amendment to replace ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 by ‘Public Vehicle Park (excluding container vehicle)(not elsewhere specified)’ in the Notes for the “R(A)” zone.
- (b) Revision to the Remarks of the Notes for the “R(A)” zone to incorporate development restrictions and clarify the plot ratio calculation for the “R(A)1” sub-area.
- (c) Deletion of the clause for the “U” zone in the Covering Notes.
- (d) Deletion of the Schedule of Uses of the Notes for the “O(1)” zone.
- (e) Deletion of the set of Notes for the “OU (Landscaped Elevated Walkway)” zone.
- (f) Deletion of ‘Market’ from Column 1 of the Notes for the “Commercial” zone and revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of the Notes for the “R(A)” and “Government, Institution or Community” zones.

Town Planning Board

24 May 2019

**List of Representer and Commenter in respect of  
Draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22**

**Representer**

<b>Representation No.</b>	<b>Name of Representer</b>
TPB/R/S/K8/22-R1	Mary Mulvihill

**Commenter**

<b>Comment on Representation No.</b>	<b>Name of Commenter</b>
TPB/R/S/K8/22-C1	Mary Mulvihill

**TOWN PLANNING BOARD**

**Minutes of 626<sup>th</sup> Meeting of the**  
**Metro Planning Committee held at 9:00 a.m. on 3.5.2019**

**Present**

Director of Planning  
Mr Raymond K.W. Lee

Chairman

Mr Sunny L.K. Ho

Mr Stephen H.B. Yau

Dr Lawrence W.C. Poon

Mr Wilson Y.W. Fung

Professor T.S. Liu

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor John C.Y. Ng

Assistant Commissioner for Transport (Urban),  
Transport Department  
Mr Michael H.S. Law

Chief Engineer (Works), Home Affairs Department  
Mr Martin W.C. Kwan

Principal Environmental Protection Officer (Metro Assessment),  
Environmental Protection Department  
Dr. Sunny C.W. Cheung

Assistant Director (Regional 1), Lands Department  
Ms Daisy W.C. Wong

Deputy Director of Planning/District  
Ms Jacinta K. C. Woo

Secretary

**Absent with Apologies**

Mr Lincoln L.H. Huang

Vice-chairman

Dr Frankie W.C. Yeung

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Ms Sandy H.Y. Wong

Professor Jonathan W.C. Wong

**In Attendance**

Assistant Director of Planning/Board  
Miss Fiona S.Y. Lung

Chief Town Planner/Town Planning Board  
Mr Kepler S.Y. Yuen

Assistant Town Planner/Town Planning Board  
Ms Andrea W. Y. Yan

~~[Ms Johanna W.Y. Cheng, District Planning Officer/Kowloon (DPO/K) and Ms Jessie K.P. Kwan, Senior Town Planner/Kowloon (STP/K), were invited to the meeting at this point.]~~

### **Kowloon District**

#### **Agenda Item 10**

[Open Meeting (Presentation and Question Sessions Only)]

Proposed Amendments to the Approved Wang Tau Hom and Tung Tau Outline Zoning Plan  
No. S/K8/21

(MPC Paper No.8/19)

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63. The Secretary reported that one of the proposed amendment items was to facilitate proposed public housing redevelopment by the Hong Kong Housing Authority (HKHA). One of the consultants for the proposed amendments was Ove Arup & Partners Hong Kong Limited (ARUP). The following Members had declared interests on this item:

- |                                                                                      |                                                                                                                                               |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Raymond K.W. Lee<br>(the Chairman)<br><i>as the Director of Planning</i>          | - being a member of the Strategic Planning Committee (SPC) and the Building Committee (BC) of HKHA;                                           |
| Mr Martin W.C. Kwan<br><i>as the Chief Engineer (Works), Home Affairs Department</i> | - being an alternate representative of the Director of Home Affairs who was a member of the SPC and the Subsidized Housing Committee of HKHA; |
| Mr Thomas O.S. Ho                                                                    | - having current business dealings with HKHA and ARUP;                                                                                        |
| Mr Alex T.H. Lai                                                                     | - his firm having current business dealings with HKHA and ARUP;                                                                               |
| Dr Lawrence W.C. Poon                                                                | - his spouse being an employee of the Housing Department (HD) (the executive arm of HKHA), but not involved in planning work;                 |
| Mr Franklin Yu                                                                       | - being a member of BC of HKHA and having                                                                                                     |

past business dealings with ARUP; and

- Mr Daniel K.S. Lau - being an ex-Director (Development and Marketing) of Hong Kong Housing Society, which was in discussion with HD on housing development issues.

64. The Committee noted that Messrs Thomas O.S. Ho and Alex T.H. Lai had tendered apologies for being unable to attend the meeting and according to the procedure and practice adopted by the Board, as the proposed public housing redevelopments by HKHA in relation to the rezoning sites were subjects of amendments to the OZP proposed by the Planning Department, the interests of the Chairman and Members in relation to the proposed amendments would only need to be recorded and they could be allowed to stay in the meeting.

#### Presentation and Question Sessions

65. With the aid of a PowerPoint presentation, Ms Jessie K.P. Kwan, STP/K, presented the proposed amendments as detailed in the Paper and covered the following main points :

##### Background

- (a) in accordance with the principles laid down in the Long Term Housing Strategy and the established policy, the HKHA announced in August 2017 the redevelopment plan for Mei Tung House and Mei Po House at Mei Tung Estate. Apart from these two public housing blocks, the Mei Tung Estate comprised another two high-rise blocks completed in 2010 and 2014 (i.e. Mei Yan House (138mPD) and Mei Tak House (120mPD);

##### Proposed Amendments

- (b) Amendment Item A – rezoning of Mei Tung Estate from “Residential (Group A)” (“R(A)”) to “R(A)1”, with a domestic and total plot ratio (PR) of 7.5 and 9 respectively and a maximum building height of 120mPD for the eastern portion and 140mPD for the western portion;

- (c) Amendment Item B1 – rezoning of the upstream and midstream sections of the Kai Tak River from “Open Space(1)” (“O(1)”) and “Undetermined” respectively to areas shown as ‘Kai Tak River’ to reflect the as-built conditions;
- (d) Amendment Item B2 – rezoning of a small piece of land at the southeastern portion of Shek Ku Lung Road Playground and a section of Prince Edward Road East from “Other Specified Uses” annotated “Landscape Elevated Walkway” to “O” and an area shown as ‘Road’ respectively to reflect the existing use;

Proposed Amendments to the Notes and Explanatory Statement (ES) of the OZP

- (e) corresponding revision to the Notes and ES had been made to take into account the proposed amendments and to follow the revised Master Schedule of Notes to Statutory Plans promulgated by the Town Planning Board;

Technical Assessments

- (f) to ascertain the technical feasibility of the proposed redevelopment, various technical assessments had been conducted, which confirmed that the proposed redevelopment would not cause insurmountable problems on visual, landscape, air ventilation and traffic aspects with implementation of appropriate mitigation measures as identified in the technical assessments at Attachments Va, Vb, Vc, and Vd of the Paper;
- (g) under the established practice, HD would carry out Environmental Assessment Study and Sewerage Impact Assessment at the detailed design stage and recommend mitigation measures as appropriate;
- (h) concerned departments had no objection to or no adverse comment on the proposed redevelopment;

Provision of Government, Institution or Community Facilities (GIC) and Open Space

- (i) the provision of open spaces and various GIC facilities in the area was generally sufficient except that there would be a shortfall in hospital beds (-254 beds). Even with the provision of a Neighbourhood Elderly Centre, a Day Care Centre for Elderly and a Residential Care Home for the Elderly in the proposed redevelopment, there would be shortfalls in the area; and

Consultation with Wong Tai Sin District Council (WTSDC)

- (j) HD consulted the Housing Committee of the WTSDC on 24.10.2017. The WTSDC members had no adverse comment on the proposed redevelopment except some comments on the proposed rehousing arrangement.

The Conceptual Scheme

66. In response to a Member's enquiry, Ms Johanna W.Y. Cheng, DPO/K, said that the existing net site PR for Mei Tung Estate was about 4.25. Upon completion of the redevelopment, the total domestic PR for Mei Tung Estate, including the recently completed housing blocks, would be about 7.5, which was the maximum domestic PR stipulated for the proposed "R(A)1" zone.

67. Noting the GIC facilities as required by the government were exempted from PR calculation, a Member sought clarification relating to the proposed non-domestic PR. Ms Johanna W.Y. Cheng, DPO/K, said that the maximum domestic and total PR for the subject redevelopment proposal were 7.5 and 9 respectively with a resultant maximum non-domestic PR of about 1.5. The non-domestic uses at the site would be subject to HKHA's further study.

68. A Member considered that the proposed building height was not incompatible with the surrounding developments and enquired about the podium design. In response, Ms Johanna W.Y. Cheng, DPO/K, said that HKHA did not provide specific justifications for adopting a podium design. She explained that the site was at a level about 22mPD which

meant that the absolute building heights of the proposed public housing blocks were about 100m/120m under the current rezoning proposal. Besides, efforts were made by HKHA to enhance the overall wind permeability at the site by provision of setback from the kerb of Tung Tau Tsuen Road, building separations (with two 15m-wide and one 30m-wide gaps) and empty bays at ground floor and/or podium floor.

69. While supporting the provision of GIC facilities to meet the local needs, a Member considered that more considerations should be given to age/community mix within the redevelopment at the building design stage.

70. A Member asked if there was any planned treatment for the retaining slope at the northern periphery of the redevelopment site. Ms Johanna W.Y. Cheng, DPO/K, said that the retaining slope would not be affected and there was no planned treatment to be carried out. Taking note of the visual impact of the retaining slope towards the redevelopment, the same Member suggested the HKHA to carry out some landscape treatments for the purpose of enhancing the greenery and amenity of the site.

#### GIC Facilities

71. In response to a Member's question, Ms Johanna W.Y. Cheng, DPO/K, said that the GIC facilities would be provided at the podium level. Such arrangement would not affect the number of flats produced as the GIC facilities as required by the government would be exempted from PR calculation.

72. Noting there were other residential developments in the proximity of the site, a Member asked if opportunity was taken in the redevelopment proposal to provide more social welfare facilities for meeting the local needs. Ms Johanna W.Y. Cheng, DPO/K, said that as GIC facilities were exempted from PR calculation in the proposed redevelopment proposal, flexibility was allowed for HKHA to provide suitable GIC facilities at the site subject to further study by HD and the Social Welfare Department at detailed design stage.

#### Rehousing Arrangement

73. In response to a Member's question, Ms Johanna W.Y. Cheng, DPO/K, said that

the affected households could all be accommodated in nearby the Tung Tau (II) Estate Phase 8 which was under construction and was expected to be ready for population intake in mid-2020. As the target clearance date of the proposed redevelopment would be in Q4 of 2020, no time gap on rehousing was anticipated.

74. In response to a Member's question, Ms Johanna W.Y. Cheng, DPO/K, said that the affected households, after decanting to Tung Tau (II) Estate Phase 8, would not be moved back to in Mei Tung Estate upon its redevelopment. The Member also opined that such option could be offered to the affected households taken into account their sense of belonging to the community.

#### Heritage Preservation

75. A Member was of a view that the site was of social, cultural and heritage significance to the local residents, due consideration should be given in the detailed design stage in preserving the heritage value of the site as far as possible.

#### Technical Amendments

76. Some Members supported Amendment Item B1 and appreciated the effort of rehabilitation and maintaining the Kai Tak River as open waterway to in response to the public views. A Member considered that landscape treatments for the Kai Tak River should take into account the concept of urban biodiversity.

77. Some Members supported Amendment Item B2 for better integration with the Preservation Corridor for Lung Tsun Stone Bridge remnants and the planned pedestrian connections, as well as conservation of the heritage in the area.

#### Conclusion

78. The Chairman concluded that Members generally agreed to the proposed rezoning proposal while some Members were of the view that consideration should be given to the age/community mix, heritage value, rehousing options and better treatment of the adjoining retaining slope at the detailed design stage. The above views would be conveyed

to HKHA for further consideration.

79. After deliberation, the Committee decided to :

- (a) agree the proposed amendments to the approved Wang Tau Hom and Tung Tau OZP No. S/K8/21 and that the draft Wang Tau Hom and Tung Tau OZP No. S/K8/21A at Attachment II (to be renumbered to S/K8/22 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised ES at Attachment IV for the draft Wang Tau Hom and Tung Tau OZP No. S/K8/22 as an expression of the planning intentions and objectives of the Board for various land uses zonings of the OZP and the revised ES was suitable for public inspection together with the OZP.

80. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revision would be submitted for the Board's consideration.

[The Chairman thanked Ms Johanna W.Y. Cheng, DPO/K, for her attendance to answer Members' enquiries. She left the meeting at this point.]

[Dr Lawrence W.C. Poon left the meeting at this point.]

第五屆黃大仙區議會轄下  
房屋事務委員會  
第二十一次會議記錄

日期：二零一九年六月十一日(星期二)  
時間：下午二時三十分  
地點：九龍黃大仙龍翔道 138 號龍翔辦公大樓 6 樓  
黃大仙區議會會議室

出席者：

主席：

陳偉坤先生, MH                      黃大仙區議會議員

副主席：

莫健榮先生, MH                      黃大仙區議會議員

委員：

李德康先生, BBS, MH, JP	黃大仙區議會主席
黎榮浩先生, MH	黃大仙區議會副主席
陳安泰先生, MH	黃大仙區議會議員
陳英先生	黃大仙區議會議員
蔡子健先生	黃大仙區議會議員
何漢文先生, MH, JP	黃大仙區議會議員
許錦成先生	黃大仙區議會議員
簡志豪先生, BBS, MH, JP	黃大仙區議會議員
李東江先生	黃大仙區議會議員
雷啟蓮女士	黃大仙區議會議員
施德來先生	黃大仙區議會議員
譚香文女士	黃大仙區議會議員
胡志健先生	黃大仙區議會議員
袁國強先生, MH	黃大仙區議會議員
李美蘭女士	房屋事務委員會增選委員

因事缺席者：

陳曼琪女士, MH, JP	黃大仙區議會議員
陳炎光先生	黃大仙區議會議員
林文輝先生, JP	黃大仙區議會議員
譚美普女士	黃大仙區議會議員

丁志威先生	黃大仙區議會議員
黃逸旭先生	黃大仙區議會議員
張思驊女士 <sup>1</sup>	房屋事務委員會增選委員
劉愷民先生	房屋事務委員會增選委員
蘇忠倫先生	房屋事務委員會增選委員
溫育新先生	房屋事務委員會增選委員

列席者：

陳卓熙先生	黃大仙民政事務助理專員	黃大仙民政事務處	
劉克強先生	一級行政主任(區議會)	黃大仙民政事務處	
鄭偉豪先生	結構工程師/C5-3	屋宇署	
陳榮仁先生	黃大仙區高級衛生督察 (聯合辦事處)	屋宇署/食物環境衛生 署聯合辦事處	
張佩玲女士	高級房屋事務經理 (黃大仙、青衣及荃灣一)	房屋署	
毛天養先生	高級房屋事務經理 (黃大仙、青衣及荃灣二)	房屋署	
鄭韻瑩女士	九龍規劃專員	規劃署	為議題三 (vii)出席 會議
關嘉佩女士	高級城市規劃師/九龍 5	規劃署	
張兆鴻先生	城市規劃師/九龍 4	規劃署	
劉麗琪女士	高級規劃師(5)	房屋署	
盧星桓先生	規劃師(26)	房屋署	
馮美詩女士	建築師(58)	房屋署	
李卓民先生	土木工程師(32)	房屋署	
余達輝先生	產業測量師/物業管理 1	地政總署	為議題三 (ix)出席 會議
劉賡揚先生	高級屋宇測量師/物業管理	地政總署	

秘書：

黃佩君女士	行政主任(區議會)5	黃大仙民政事務處
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主席致歡迎辭

主席歡迎各與會者出席黃大仙區議會轄下房屋事務委員會(房屋會)第二十一一次會議。主席特別歡迎房屋署高級房屋事務經理(黃大仙、青衣及荃灣一)張佩玲女士首次出席房屋會會議，並感謝王麗雅女士對房屋會的貢獻，祝願她退休生活愉快。主席同時歡迎房屋署高級房屋事務經理(黃大仙、青衣及荃灣二)毛天養先生以及屋宇署結構工程師/C5-3 鄭偉豪先生出席會議。

<sup>1</sup> 張思驊女士已於會前遞交覆診證明書予秘書處，並於會後呈交「缺席黃大仙區議會會議通知書」。主席於會後同意張女士的缺席申請。

~~三(iv) 黃大仙區議會轄下房屋事務委員會成員的變更  
(黃大仙區議會轄下房屋事務委員會文件第 22/2019 號)~~

9. 委員備悉文件。

三(v) 第二十一屆黃大仙區優質大廈管理比賽  
(黃大仙區議會轄下房屋事務委員會文件第 23/2019 號)

10. 秘書介紹文件，表示比賽評審工作將於二零一九年七月內完成，而頒獎典禮將於八月二十九日假東頭社區會堂舉行。

11. 委員備悉文件。

三(vi) 表示不滿領展有關鳳德街市加租之回覆 要求領展凍結租金加幅 讓租戶以原有租金續租一年  
(黃大仙區議會轄下房屋事務委員會文件第 24/2019 號)

12. 譚香文議員介紹文件。

13. 委員不滿領展資產管理有限公司(領展)無直接回應議員對商鋪加租的關注。鳳德街市將於翻新後大幅加租，幅度多於一倍，而租戶或會將壓力轉嫁予消費者，加重居民的生活負擔。此外，部分商鋪或會因未能負擔調整後的租金而流失。領展應履行社會責任，體恤街市商戶，減低租金加幅。

14. 主席請秘書處協助擬備信函，以房屋會名義去信領展，表達委員的意見。

~~[會後備註：秘書處已於二零一九年七月二日去信領展。]~~

三(vii) 《橫頭磡及東頭分區計劃大綱草圖編號 S/K8/22》所收納的修訂項目  
(黃大仙區議會轄下房屋事務委員會文件第 25/2019 號)

15. 主席歡迎為此議程出席會議的政府部門代表，包括規劃署九龍規劃專員鄭韻瑩女士、高級城市規劃師/九龍 5 關嘉佩女士及城市規劃師/九龍 4 張兆鴻先生；以及房屋署高級規劃師(5)劉麗琪女士、規劃師(26)盧星桓先生、建築師(58)馮美詩女士及土木工程師(32)李卓民先生。

16. 規劃署鄭韻瑩女士介紹文件。
17. 黎榮浩議員代表民建聯黃大仙支部介紹題為「高度關注美東邨(美東樓及美寶樓)重建的各項安排及細節」的意見書(附件一)。
18. 施德來議員代表他本人及許錦成議員介紹題為「要求完善美東邨重建規劃的配套」的意見書(附件二)。
19. 委員的意見及查詢綜合如下：
- (i) 原則上同意規劃署放寬美東邨美東樓及美寶樓重建項目的高度限制，以增加可建的公屋單位數目，善用市區土地資源；
  - (ii) 建議署方設法增加公眾泊車位(尤其商用車位)供應和興建智能停車場，例如擴闊基座平台空間、收回前東頭邨道公廁用地，以及運用美東邨前方公園用地的地下空間等；
  - (iii) 指出美東邨現時沒有鐵路直達，須依靠巴士及小巴接駁來往各區，惟重建後美東邨的人口達約一萬人，通勤需求大增，故運輸署及相關部門必須妥善規劃區內交通網絡和公共運輸服務；
  - (iv) 要求署方引入符合居民所需的商業及社會福利設施，例如便利店、超級市場、雜貨店、球場、社區中心及長者服務中心等；
  - (v) 查詢基座平台預留作商業及社會福利設施的面積；
  - (vi) 指出新建樓宇之間必須有足夠的通風廊，以免造成屏風效應；
  - (vii) 提議加強美東邨各座樓宇之間的行人連接性，以免居民出入時日曬雨淋，並設置無障礙設施；及
  - (viii) 要求署方就美東邨重建的設計方案繼續諮詢黃大仙區議會。

20. 規劃署鄭韻瑩女士的回應綜合如下：

- (i) 重建方案已在樓與樓之間預留十五至三十米的間距，確保重建後的樓宇不會造成屏風效應；
- (ii) 署方已在重建項目的基座平台(約兩至三層)預留空間作社會福利設施、幼稚園和零售等用途；
- (iii) 前東頭邨道公廁用地在分區規劃大綱圖上分類為「住宅(甲類)」地帶，社福設施在該地帶屬經常准許用途；
- (iv) 房屋署在釐定重建後的泊車位數量時，除了根據《香港規劃標準與準則》外，亦須包括美德樓及美仁樓的單位數目作為計算標準。相信房屋署會於日後進行詳細設計時諮詢運輸署的意見，決定實際的泊車位數量，並會適時與運輸署商討重建項目附近公共交通配套的安排；及
- (v) 據了解，運輸署暫時未有計劃在美東邨重建項目內興建公眾停車場(包括智能停車場)，惟規劃署會將有關泊車位及交通配套的意見轉交運輸署跟進。

**[會後備註：規劃署已於二零一九年六月十八日將議員關注的交通事宜及建議，轉交給運輸署跟進。]**

21. 房屋署劉麗琪女士的回應綜合如下：

- (i) 在規劃配套設施時，署方將以居民日常生活所需為依歸，在可行情況下，引入適切的社區設施和商店組合。署方已委任顧問公司進行研究，全面評估日後居民對不同類型商店的需求。由於項目仍在初步設計階段，暫未能交代商業空間大小的詳細資料；
- (ii) 一如以往，署方將按照《香港規劃標準與準則》釐定重建後的泊車位數量，並考慮社區的實際需要及諮詢運輸署的意見；及
- (iii) 署方會於日後為項目進行詳細設計時適時諮詢黃大仙區議會。

22. 主席請政府部門代表備悉及跟進委員的意見，並感謝他們出席會議。

三(viii) 要求房屋署於 2019 年內更換彩竹街鹹水喉

(黃大仙區議會轄下房屋事務委員會文件第 26/2019 號)

23. 許錦成議員介紹文件，並指出彩竹街鹹水喉管於二零一九年五月二十九日第三度爆裂。他得悉房屋署將於六月底安排更換喉管，故查詢房屋署能否在六月十八日的竹園(南)邨屋邨管理諮詢委員會(屋諮會)會議上交代六月底更換彩竹街喉管的時間表，以及有關工程會否影響竹園(南)邨的鹹水供應。

24. 房屋署張佩玲女士回應指，署方會於六月底開展有關的喉管更換工程，並將於六月十八日的竹園(南)邨屋諮會會議上報告工程的詳情。

[會後備註： 房屋署已於六月十八日的竹園(南)邨屋諮會會議中就彩竹街鹹水喉更換工程的相關事宜作匯報，有關工程將於六月底展開，預計於九月完成。工程期間，竹園(南)邨的鹹水供應將不受影響，惟工程最後階段需暫停該屋邨部分樓宇的鹹水供應一至兩天，以接駁邨內喉管。署方會在暫停鹹水供應前預先張貼通告，以通知住戶。]

三(ix) 要求地政署從速交待昌泰大廈天台拆僭建等事宜

(黃大仙區議會轄下房屋事務委員會文件第 27/2019 號)

25. 主席請委員留意席上的修訂版文件，並歡迎就此議程出席會議的地政總署產業測量師/物業管理 1 余達輝先生及高級屋宇測量師/物業管理劉廣揚先生。

26. 雷啟蓮議員介紹文件及播放昌泰大廈單位漏水的影片。

27. 委員的意見及查詢綜合如下：

(i) 要求署方與法團及受影響單位緊密聯繫，特別於大雨後主動接觸受影響單位業主，了解單位的狀況；

(ii) 查詢地政總署對受影響單位的賠償安排，以及受影響單位可否申請支援基金或向署方追討賠償；及

本處檔案：L/WTSDC/HC/20190608/TLF

敬啟者：

## 高度關注美東邨(美東樓及美寶樓)重建的各項安排及細節

自二零一七年房委會正式公佈美東邨美東樓及美寶樓將會進行重建以來，已有一年半多的時間，期間，我們不斷向房署了解重建的具體細節，但房署一直沒有透露太多的訊息，因此，現時規劃署終於向本會提交有關重建的原則性規劃，我們表示歡迎；另外，我們一直為受影響的居民跟進他們的訴求，至近日，我們再次召開居民會，收集他們的訴求及意見，當中主要的問題包括分戶、加戶及所編配的單位是否合適等問題；亦有美東邨美仁樓及美德樓的居民關注在樓宇重建期間及重建後對他們的影響等。就此，我們提出下列的主要關注及訴求：

- 第一、就政府提出修訂該地帶的建築物高度限制，以善用珍貴的土地資源，提供更多公營房屋單位，我們認為在不對現有居民生活及周邊環境造成太大影響的原則下，表示贊成；
- 第二、政府表示在重建後會於邨內提供一些長者護理及服務中心、幼稚園及零售設施等，我們表示歡迎，但我們認為相關設施必須能夠同時滿足現有美仁樓、美德樓的居民及新增居民的需要，而當中的商業零售服務，必須以方便邨內居民的日常生活為本，例如大型超級市場、便利店、茶餐廳及售賣日常生活用品的店鋪等；同時，亦可考慮在區內增設醫療診所及銀行等服務，以照顧居民的日常所需；亦應增設長者健體設施、兒童遊樂設施、有蓋活動場地等；另外，由於房屋單位的數量增加，人口亦較現時倍增，因此，必須設有足夠的泊車位數量，以滿足居民的需求；亦必須完善交通配套設施，以方便居民出入；
- 第三、就政府規劃增設四幢樓宇，我們認為政府必須精準估算相關地盤面積的空間是否足夠；即使空間足夠，我們認為政府必須考慮樓宇的設計，絕不能影響現時樓宇間的通風情況及造成屏風效應、亦不能對現時的景觀構成太大的負面影響；

第四、現時，由美仁樓及美德樓前往美東樓及美寶樓所處的位置，十分不便，因此，我們認為政府應該藉著重建的契機，完善美東邨整體通道的連貫性，優化現有的行人通道為無障礙通道設施，如增設有蓋行人通道，以方便居民日後前往該處享用新增設的社區設施；

第五、現時，直接受影響的住戶已如「熱鍋上的螞蟻」，因此，我們認為房署必須本著「以人為本」的原則，以積極的態度處理受影響居民的遷置安排，特別是對獨居、雙獨居長者、行動不便者提供特別協助、並盡量滿足居民的合理要求及酌情處理特殊個案、重新審視搬遷津貼的金額是否足夠、向居民提供具體「接收屋邨」（即黃大仙東頭邨第八期）的相關資料，包括樓層的平面圖則、樓層的單位類別及單位分佈、單位面積、單位圖則及有甚麼社區設施等，讓居民可以安心下來，去處理及安排遷置事宜；

第六、我們亦高度關注在清拆及重建美東樓、美寶樓時，房署必須進行嚴謹的空氣及噪音管制，以減低對美德樓及美仁樓居民的影響；另外，亦必須加強對大型工程車輛出入時的管制措施，以保障居民，特別是學童及長者的過路安全。

清拆及重建，對居民影響極大，因此，政府部門必須完善相關規劃及安排，以減低對當區居民的影響。

此致

黃大仙區議會轄下房屋事務委員會

陳偉坤主席暨全體委員

**民建聯** 黃大仙支部

立法會議員 李慧琼 柯創盛

黃大仙區議員

簡志豪 李德康 黎榮浩 何漢文  
袁國強 蔡子健 譚美普

社區幹事

楊光富 越毅強 潘卓斌 江景新  
二零一九年六月八日



# 黃大仙區議員 施德來 許錦成 辦事處



地址：黃大仙東頭邨偉東樓地下 11B 室 電話：2383 2858 傳真：2716 6181

本處檔號：STL/2019/16

致：黃大仙區議會轄下房屋事務委員會

## 要求完善美東邨重建規劃的配套

### 前言：

美東邨原有四座公屋，分別於 1974 年落成的美東樓、1983 年落成的美寶樓、2010 年落成的美仁樓和 2014 年落成的美德樓。房屋署於 2017 年 8 月 30 日宣佈美東邨美東樓及美寶樓的重建計劃。房屋署及後 2017 年 10 月 24 日到黃大仙區議會轄下房屋事務委員會介紹重建規劃文件。房屋署亦於 2019 年 5 月向城規劃會申請放寬樓宇高度限制。房屋署預算在 2027 年度重建完成後，美東邨整條屋邨的設計人口共約 11000 人。惟由於當年美東邨四座樓宇分期落成，美仁樓及美德樓位置是地勢較高的平房區，樓宇之間欠缺無障礙及上蓋的通道連接。

### 要求：

1. 要求房屋署及規劃署交待現時美東邨重建地盤規劃進展及重建拆卸期間的安排
2. 要求房屋署及規劃署在美東邨重建地盤規劃時，必須興建有上蓋及無障礙的通道，連接美東邨重建地盤與美仁樓及美德樓的各座樓宇
3. 因應美東邨預期人口較重建前大增，要求房屋署及規劃署預留空間設置各項不同年齡層需要的社福設施及商業用途設施(包括酒樓, 超市, 街市, 補習社, 長者中心, 幼兒中心及幼稚園等)。
4. 美東邨地盤對面有一幅近 600 平方米的美食環署東頭村道前公廁用地，現時食環署已沒有實際用途，並願意提供予其他政府部門使用。房屋署及規劃署應考慮將此用地納入美東邨的地盤範圍，以現時 7.5 及 9 的比例推算，可使地盤增加超過 4000 平方米的樓面面積，以提供更多的社福設施及商業用途設施，促請房屋署及規劃署應加以考慮。

文件遞交：2019 年 6 月 11 日黃大仙區議會轄下房屋事務委員會討論

黃大仙區議員 施德來 許錦成

二零一九年六月十一日

tpbpd

寄件者: [REDACTED]  
 寄件日期: 23日07月2019年星期二 2:35  
 收件者: tpbpd  
 主旨: WANG TAU HOM AND TUNG TAU OUTLINE ZONING PLAN NO. S/K8/21

## AMENDMENTS TO THE APPROVED WANG TAU HOM AND TUNG TAU OUTLINE ZONING PLAN NO. S/K8/21

Dear TPB Members,

Item A – Rezoning of Mei Tung Estate from “Residential (Group A)” (“R(A)”) to “R(A)1” and revisions to the stipulated building height restrictions.

It is obvious that this plan has a number of issues that are being airbrushed in order to achieve greater GFA. However the main criteria should be the quality of life to be enjoyed by future residents:

### Visual Impact:

“The Proposed Redevelopment will cause a slight visual impact on visual openness. The lower portion of the Proposed Redevelopment will be shielded by the existing vegetation in the foreground.

Existing vegetation in the foreground will screen off the lower portion of the Proposed Redevelopment, softening the building mass.

With the provision of building gaps, the visual openness and sky view as perceived from this short range VP will be moderately obstructed upon completion of the Proposed Redevelopment. Nevertheless, this VP still offers a fair amount of visual openness and landscape amenity.

As a conclusion, the visual impact of the Proposed Scheme on viewers will be moderate/high. However, mitigation measures such as setback and greening along Tung Tau Tsuen Road (See Plan 14) to soften the building mass will be adopted to minimise the visual impacts.

As a conclusion, **the visual impact of the Proposed Scheme will be moderate/high** as viewed from the short-range VP (about 220m from the Site). However, design mitigation measures will be adopted in order to minimise the visual impact, i.e. **adopting appropriate colour scheme** for building and provision of greening to soften the building mass.”

In other words there will be considerable visual impact but nothing that a coat of paint cannot resolve.

7.8 (f) other factors such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, (and would not cause adverse landscape and visual impacts) provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

In fact the proposed height increases bring about no improvement, on the contrary.

### **Ventilation**

Obviously significant ventilation issues as underlined by the number of proposed mitigation measures.

"To further enhance the wind environment surrounded the Redevelopment site at pedestrian level, it is recommended to provide wind enhancement features to increase the wind permeability. The podium empty bays at Block 1 to Block 3 would mitigate the ventilation impact at ENE/E wind. While ground floor empty bay at Block 4 would mitigate the ventilation impact under SSW/SW wind."

But again consultant insists mitigation measures will resolve the issues.

### **Traffic**

Again despite the fact that there are congestion issues no number of parking spaces to be provided. So how can the traffic impact be assessed?

Another plan that places quantity over quality.

Mary Mulvihill 

tpbpd

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寄件者:

寄件日期:

收件者:

主旨:

[REDACTED]  
23日08月2019年星期五 22:45

tpbpd

Re: WANG TAU HOM AND TUNG TAU OUTLINE ZONING PLAN NO. S/K8/21

Dear TPB Members,

I was shocked to find that I was the only person to make a submission on this OZP.

I have never seen a plan that could not be improved on and can only put the indifference down to the current situation here.

Look forward to further input at the meeting.

Mary Mulvihill

[REDACTED]

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