

圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
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
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		市區重建局發展計劃範圍
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 RESTRICTION AS STIPULATED ON THE NOTES		《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)

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	6.39	4.40	商業
COMPREHENSIVE DEVELOPMENT AREA	22.08	15.19	綜合發展區
RESIDENTIAL (GROUP A)	26.75	18.40	住宅 (甲類)
RESIDENTIAL (GROUP B)	6.63	4.56	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	12.58	8.65	政府、機構或社區
OPEN SPACE	13.40	9.22	休憩用地
OTHER SPECIFIED USES	15.23	10.48	其他指定用途
UNDETERMINED	0.17	0.12	未決定用途
MAJOR ROAD ETC.	41.48	28.53	主要道路等
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.65	0.45	市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.36	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/K9/24 的修訂
AMENDMENT TO APPROVED PLAN No. S/K9/24

AMENDMENT 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

(參看附表)
(SEE ATTACHED SCHEDULE)

修訂項目 A 項



2016年10月28日 按照城市規劃條例第5條展示的
核准圖編號 S/K9/24 的修訂
AMENDMENT TO APPROVED PLAN No. S/K9/24 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
28 OCTOBER 2016

Raymond LEE 李啟榮
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紅磡 (九龍規劃區第9區) 分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 9 - HUNG HOM - OUTLINE ZONING PLAN

1:10000
METRES 100 0 200 400 600 800 METRES

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/K9/25

**SCHEDULE OF AMENDMENTS TO THE
APPROVED HUNG HOM OUTLINE ZONING PLAN NO. S/K9/24
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to the Matters shown on the Plan

- Item A - Rezoning of a site at Lee Kung Street from “Government, Institution or Community” to “Residential (Group A)” (“R(A)”) with stipulation of building height restriction.

Showing the railway alignments for the Mass Transit Railway (MTR) Kwun Tong Line Extension and Shatin to Central Link authorized by the Chief Executive in Council under the Railways Ordinance (Chapter 519) on 30 November 2010 and 27 March 2012 respectively on the Plan for information. The authorized MTR railway schemes 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 ‘Art Studio (excluding those involving direct provision of services or goods)’ as Column 1 use in Schedule II of the “Other Specified Uses” annotated “Business” (“OU(B)”) 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 Remarks of the Notes for “Commercial”, “Comprehensive Development Area”, “R(A)”, “Residential (Group B)”, “OU” annotated “Multi-storey Carpark to Include Garages for Maintenance and Servicing of Motor Vehicles and Petrol Filling Station”, “OU” annotated “Public Mortuary, Funeral Depot & Funeral Parlour”, “OU(B)”, and “OU” annotated “Commercial Development and Freight Yard” zones to incorporate provisions for minor relaxation of plot ratio/gross floor area/minimum number of coach park restrictions.
- (c) Incorporation of a clause in the Remarks of the Notes for the “R(A)” zone stating the application of plot ratio of the existing building.

Town Planning Board

28 October 2016

Extract of the Minutes of HIC KCDC Meeting on 4.6.2015

九龍紅磡利工街的擬建長者房屋發展計劃

(九龍城房建會文件第33/15號)

4. 香港房屋協會總經理(物業策劃及發展)曾德明先生就九龍紅磡利工街的擬建長者房屋發展計劃諮詢委員意見。他指出香港房屋協會(下文簡稱「房協」)積極發展多項房屋計劃，以滿足不同階層的住屋需要。鑑於未來長者人口將持續上升，及現時本港缺乏具完善醫護服務的長者住屋供應，房協建議於九龍紅磡利工街地興建「長者安居樂」住屋單位，為六十歲或以上，有能力獨立生活的長者提供配備康樂、醫療，以及護理及復康綜合服務的住屋，讓他們享有可以負擔的安老生活，在非院舍環境下讓長者「居家安老」。該計劃的單位以「長期租約」形式推出，長者在繳付「租住權費」後即可租住單位，其後毋需再付任何租金，他們只需繳交管理費，當中已包含基本服務，長者亦可以用者自付原則享用營辦商提供的護理或醫療服務。擬建大樓除提供約300個單位外，並會包含安老院、復康及醫護服務等設施，以服務住客及支援區內長者。房協將向規劃署提交就分區計劃大綱圖的改劃建議，把現有的「政府、機構或社區」地帶改劃為「住宅(甲類)」地帶，並放寬現有的建築物高度限制至主水平基準以上 110 米。若有關改劃建議獲得城市規劃委員會(下文簡稱「城規會」)同意，有關大綱圖會根據城市規劃條例作出修訂。

5. 蕭妙文議員表示支持房協提出的「長者安居樂」住屋計劃，惟他建議將申請入住該住屋計劃的門檻降低，以照顧經濟能力較低的長者。

6. 楊永杰議員指出於會議前收到市民來信，表示反對「長者安居樂」住屋計劃。他表示支持將有關用地改劃為「住宅(甲類)」用途，惟他關注有關計劃的需求、「租住權費」的釐定，以及解決噪音問題的方法。此外，他建議房協考慮於該地段興建夾心階層房屋。

7. 蕭婉嫦議員表示支持興建長者房屋計劃，惟她希望房協能夠將「租住權費」降低，幫助經濟能力較低的長者。此外，她建議增加擬建護理安老院床位的數目。

8. 鄭利明議員表示中產人士面對持續低利息的情況，經濟能力不斷下滑，政府的房屋政策不應只向低層傾斜，故他支持房協推行「長者安居樂」住屋計劃，幫助中產長者安享晚年。惟他擔心在人均壽命不斷延長的情況下，房協需承擔虧損。此外，他建議房協申請提高該地段的地積比率，增加單位數目及優化服務，以應付不同長者的需要。

9. 黃以謙議員表示支持「長者安居樂」住屋計劃，認為該計劃可實踐「家居養老」的概念。
10. 勞超傑議員反對「長者安居樂」住屋計劃，指出房協為推廣社區和諧及「長幼共融」，鼓勵子女照顧家中長者，推出「三代同堂長幼共融居住計劃」，但由於家維邨沒有足夠單位，輪候的住戶數目因而不斷增加。而「長者安居樂」住屋計劃與「三代同堂長幼共融居住計劃」目的實質相近，皆為讓區內長者在選擇獨立生活之餘，亦有機會靠鄰子女及其他家庭成員，方便相互照顧。勞議員指出由於政府只向房協象徵式收取一千元作地價，有關項目並非全由房協出資，因此應該將家維邨側的利工街地段用作興建公共房屋。他表示倘若房協同意將一定「長者安居樂」住屋計劃單位撥作紓緩「三代同堂長幼共融居住計劃」，會再考慮是否支持該計劃。
11. 任國棟議員對房協提出的「長者安居樂」住屋計劃有保留，認為相對於中產長者，基層長者多年來飽受輪候安老院舍宿位的苦況，故他建議房協增加護理安老院床位數目或考慮以自負盈虧的方式營辦安老院舍。此外，他查詢規劃署對有關計劃的意見。
12. 潘志文議員關注該項目將面對的噪音問題，居住在大廈內的長者將深受影響。此外，他同意相對中產長者，基層市民的房屋需要更形迫切。
13. 莫嘉嫻議員表示委員有責任就房協的有關計劃提出建議，包括優化設施，以照顧更多市民，故她不同意主席認為委員反對有關計劃，等於不支持照顧中產長者的論述。
14. 左匯雄議員表示支持「長者安居樂」住屋計劃，照顧中產長者，惟他同意房協可探討增加單位數目，及提供更多服務的可行性。
15. 陸勁光議員表示基於優次的原則，認為利工街地段應用作興建公共房屋，照顧市民的迫切需要。
16. 主席查詢計劃對社區的裨益，並建議房協考慮給予九龍城區長者優先參加有關計劃的名額。
17. 規劃署高級城市規劃師/九龍2林秀霞女士回覆，表示房協已獲得運輸及房屋局政策上的支持，而規劃署亦原則上支持該計劃，惟仍須審視有關技術層面的修訂。然而，署方會繼續致力協助相關部門尋找合適土地，以滿足社會上不同需要。

18. 香港房屋協會曾先生就相關的查詢/意見作出綜合回應，重點如下：

- (一) 房協有不同類型的房屋計劃，以滿足不同階層長者的房屋需要，其申請資格和門檻各有不同。針對低收入階層的長者，房協提供出租屋邨及出租長者單位，並於轄下14條屋邨推行「樂得耆所」計劃，以及為有需要長者住戶的單位加裝無障礙設施，並策動社區資源照顧長者在醫療護理的需要。
- (二) 位於丹拿山的「雋逸生活」住屋計劃針對較高收入長者，並無資產限制。而「彩頤居」、「樂頤居」及利工街項目為「長者安居樂」住屋計劃，對象是中等收入長者服務，設有資產審查，租住權費亦相對較低。
- (三) 根據香港大學的調查，「長者安居樂」住屋計劃普遍獲得長者支持。「彩頤居」及「樂頤居」所有單位已租出，等候名單已累積超過600個申請。房協會與政策局研究利工街項目的申請安排，及考慮議員的建議給予九龍城區長者優先參加計劃名額的可行性。
- (四) 除住屋單位，該項目亦包括護理安老院、復康及醫護服務等設施，可支援區內長者。房協會研究優化項目設計，增加護理安老院床位數目。惟由於利工街地盤面積所限，可增加的床位數目仍屬有限。
- (五) 房協得悉現時平均輪候安老院舍需時36個月，惟「長者安居樂」住屋計劃目的是延緩年老過程，避免長者提早入住安老院舍，故此住屋計劃的宗旨和目標以及對象與安老院舍有所不同。而且根據憲章，房協的使命主要是為市民提供房屋，並不能獨立營運安老院舍。
- (六) 房協是獨立的非牟利機構，以自負盈虧的模式運作，將須承擔計劃可能帶來的虧損，惟房協仍會盡力達致項目的收支平衡。

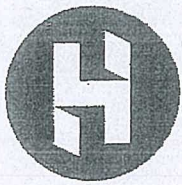
19. 雅邦規劃設計有限公司高級規劃師/都市設計師葉倩雯女士回覆，指出房協已就計劃的交通流量、噪音緩解、空氣質素、綠化要求、建築物高度限制等議題，

諮詢相關政府部門，並已就有關建議和要求改動設計。此外，房協亦已因應佛光街的噪音問題，特別設定樓宇的方向，並採用最新的隔音窗戶。

20. 主席總結討論，指出有部分委員支持，亦有部分委員表示反對有關計劃。

21. 勞超傑議員要求規劃署如實向城規會反映委員的所有意見，不應將其作總結的形式匯報。

22. 經討論後，主席請秘書將會議記錄轉交規劃署，以向城規會反映。



HONG KONG
HOUSING SOCIETY
香港房屋協會

本函檔號: PT/ML/LKGS-PP/ay

九龍城區區議會轄下
房屋及基礎建設委員會
何顯明主席

何主席:

有關查詢房協擬於紅磡利工街興建資助長者房屋的最新情況

九龍城區議會轄下房屋及基礎建設委員會秘書處，於本年六月八日將勞超傑議員就紅磡利工街資助長者房屋項目的查詢轉交香港房屋協會(“房協”)。現房協就有關查詢謹覆如下：

房協擬於紅磡利工街興建的長者房屋發展計劃是屬於房協「長者安居樂」住屋計劃下，繼將軍澳「樂頤居」和牛頭角「彩頤居」後的第三個資助長者房屋項目，它與位於北角丹拿山的非資助長者房屋項目實屬不同類型的計劃。兩者的重要差別之處是利工街項目屬於資助性質，房協只需向政府支付象徵式地價，項目的對象是中產長者，申請人須通過資產審查以確保符合規定的限制；至於丹拿山項目則屬非資助性質，房協須付十足市值地價，而項目的對象是較具經濟能力的長者，對於申請人並無資產限制。

關於租住權費方面，由於利工街的長者房屋屬資助性質，故其租住權費須由政府審批，而丹拿山項目因屬非資助性質，租住權費毋需政府審批，有關費用亦當較資助項目為高，兩者不可相提並論。

擬發展的利工街資助長者房屋項目，與房協的「彩頤居」及「樂頤居」屬同一性質的資助長者房屋項目。該兩個項目於過去多年的入住率均為100%，現時約有700個輪候申請，平均輪候時間為五年。由於「長者安居樂」住屋計劃需求殷切，故此房協希望利工街規劃申請能盡快審批。根據進度，該項目預計於2016年第四季向城規會提出申請修改紅磡分區計劃大綱核准圖。

如貴委員會尚有任何查詢，歡迎來函房協。

香港房屋協會
總經理(物業策劃及發展)

曾德明

曾德明

二零一六年六月十五日

九龍城區議會轄下
房屋及基礎建設委員會第4次會議記錄摘要

日期： 2016年6月23日(星期四)

時間： 下午2時30分

地點： 九龍城民政事務處會議室

出席者：

主席： 何顯明議員, MH

副主席： 吳奮金議員

委員： 鄺葆賢議員

梁婉婷議員

左滙雄議員 (於下午3時22分出席)

鄭利明議員 (於下午5時19分離席)

勞超傑議員 (於下午2時53分出席)

林德成議員 (於下午3時00分出席)

林博議員 (於下午3時03分出席)

余志榮議員 (於下午3時00分出席)

楊振宇議員 (於下午5時28分離席)

何華漢議員

楊永杰議員

關浩洋議員

張仁康議員, MH (於下午5時27分離席)

黎廣偉議員

李慧瑛議員, JP (於下午2時52分出席)

(於下午4時53分離席)

蕭亮聲議員 (於下午5時00分離席)

邵天虹議員

吳寶強議員 (於下午3時15分出席)

(於下午4時08分離席)

潘國華議員

秘書： 葉偉剛先生 九龍城民政事務處一級行政主任(區議會)

缺席者： 陸勁光議員

有關查詢房協擬於紅磡利工街興建「富貴」長者屋的最新情況
(九龍城房建會文件第50/16號)

勞超傑議員簡介文件第50/16號，並希望香港房屋協會(下文簡稱「房協」)解釋「資助性質」及「非資助性質」長者房屋項目的具體分別，以及考慮本港在現時缺乏土地的情況下，是否仍然適合推出利工街的長者房屋項目。

2. 香港房屋協會高級經理(物業策劃及發展)李志昌先生回覆，簡介「資助性質」及「非資助性質」項目之分別，並指出房協的房屋項目針對不同的服務對象。公營房屋主要服務低收入長者，而利工街的項目則希望照顧中產長者的住屋需要。面對人口老化問題，預計於2030年，每4名香港人有1位為65歲以上的長者，應對他們的房屋需求亦十分殷切。「資助性質」的長者房屋目前仍有700名長者輪候申請，即使加入利工街項目約300個單位亦不足以應付未來的需求，故希望委員支持房協推行上述「資助性質」長者房屋項目。

3. 勞超傑議員提出以下意見/查詢：(一) 垂詢申請入住「資助性質」長者房屋項目的入息及資產限制；(二) 樂頤居及彩頤居同樣為「資助性質」長者房屋，要求房協提供有關的租金水平；(三) 現時長者輪候公營房屋的時間比輪候「資助性質」長者房屋的時間更長；以及(四) 基層市民較中產長者更需要公營房屋，故房協應將由政府資助的利工街地段用作興建公營房屋，以協助社會上最有需要的人士，並優先照顧正輪候調遷的家維邨現有住戶。

4. 楊永杰議員指出房協位於北角丹拿山的長者房屋項目因租務情況欠佳，需不斷放寬其租住權費用上限。他又表示雖然「資助性質」長者房屋目前的輪候長者數目達700人，但由房協無法確認最終的實際入住數目，珍貴的土地資源可能因此被浪費，故建議利用該地段興建公營房屋，紓緩現時區內的擠迫戶輪候調遷情況。

5. 邵天虹議員指出真善美邨亦因缺乏公屋單位，積壓大量的輪候上樓及等待調遷申請，房協作為半公營機構，應該將由政府資助的利工街土地用作興建公營房屋。

6. 林德成議員表示房協在北角丹拿山的長者房屋銷情不佳，社會普遍認為「非資助性質」長者房屋不具迫切性，故希望房協集中興建公營房屋，為低下階層提供可負擔的居所。並特別為居住在舊樓及劏房的長者改善居住環境。

7. 香港房屋協會李志昌先生回覆，指出房協設有不同的項目應對社會上不同階層的住屋需要，部分不符合公營房屋申請資格的舊樓業主，可利用逆按揭計劃進入「資助性質」的長者房屋項目，以改善居住環境。此外，房協已備悉委員提出的意見。

8. 勞超傑議員指出房協即將向城規會遞交修改紅磡分區計劃大綱草圖申請，推展利工街的長者房屋項目，故建議以房建會名義致函城規會及運輸及房屋局，表達房建會反對此項目，並要求將該幅由政府資助的土地用作興建公營房屋。

9. 經討論後，委員會同意勞超傑議員的建議。主席要求秘書處於稍後作出跟進。

九龍城區議會
九龍紅磡利街42號
九龍政府合署7樓



KOWLOON CITY DISTRICT COUNCIL
7/F, Kowloon City Government Offices,
42 Balley Street, Hung Hom, Kowloon

電話號碼：2621 3410

傳真號碼：2621 5943

F A

本函檔號：HAD KC DC/13/1/7/4

香港渣甸道 333 號
北角政府合署 15 樓
城市規劃委員會主席
黃偉綸先生, J.P.

黃先生：

反對房協擬於紅磡利工街發展「長者安居樂」住屋計劃

本人謹代表九龍城區議會轄下房屋及基礎建設委員會(下文簡稱「房建會」)就香港房屋協會(下文簡稱「房協」)擬於紅磡利工街發展「長者安居樂」住屋計劃，向城市規劃委員會反映議員的意見。

房建會於 2016 年 6 月 23 日舉行的第 4 次會議上，就房協擬向貴委員會申請將九龍紅磡利工街，由「政府、機構或社區」用地改劃為「住宅(甲類)」用途，以發展「長者安居樂」住屋計劃作出討論。在會議上，多位議員表示反對上述項目，並要求將該幅由政府資助的土地用作興建公營房屋。

隨函附上有關的會議記錄摘要，以供參閱。

九龍城區議會轄下
房屋及基礎建設委員會主席


何顯明

2016 年 8 月 25 日

Extract of the Minutes of HIC KCDC Meeting on 3.11.2016

《紅磡分區計劃大綱草圖編號S/K9/25》所收納的修訂項目

《市區重建局春田街/崇志街發展計劃草圖編號S/K9/URA1/1》

《市區重建局鴻福街/銀漢街發展計劃草圖編號S/K9/URA2/1》

(九龍城房建會文件第68/16號)

4. 規劃署九龍規劃專員葉子季先生介紹文件第68/16號。

5. 余志榮議員表示強烈反對《市區重建局春田街/崇志街發展計劃草圖編號S/K9/URA1/1》(下文簡稱「春田街/崇志街發展計劃」)，擔心該區被劃為「住宅(甲類)7」地帶作高密度住宅用途，影響附近的居民。他又指出曾向城市規劃委員會(下文簡稱「城規會」)反映福運大廈居民普遍反對重建春田街作高密度住宅用途的計劃，希望有關部門體恤居民及重新檢視春田街/崇志街發展項目。

6. 李慧琼議員提出以下意見/查詢：(一) 過往曾多次向市區重建局(下文簡稱「市建局」)要求將區內的榮光街72-94、96-118號及銀漢街44-45號地段納入重建範圍，有關居民亦正計劃向城規會提出上述要求，希望城規會能夠回應居民的訴求；(二) 過往曾多次向規劃署及市建局強烈要求擴大重建範圍，希望有關部門/機構支持將福運大廈納入春田街/崇志街發展計劃，以及將銀漢街17、19、21、23、25、27、29及31號納入鴻福街/銀漢街發展計劃的重建範圍，以完善區內規劃；(三) 提供在啟德發展區預留作發展公營房屋的土地面積；以及(四) 因應區內的重建項目陸續開展，要求有關部門檢視社區配套措施包括游泳池、公園及停車場等，以配合區內的人口增長。

7. 關浩洋議員表示銀漢街周邊舊樓的樓宇情況與被納入重建範圍的舊樓相約，希望市建局能考慮將該些樓宇納入重建範圍。

8. 楊永杰議員表示過往曾多次要求撤回春田街/崇志街發展計劃KC-008(A)項目及重啟原有的KC-008項目，避免因為樓宇密度的增加而影響附近居民。此外，他查詢規劃署有關整合春田街後的KC-008(A)項目，較原來KC-008項目所增加的地積比率、高度及單位數目。

9. 楊振宇議員查詢規劃署有關春田街/崇志街項目被劃為「住宅(甲類)7」後，所放寬的建築物高度上限。

10. 勞超傑議員提出以下意見/查詢：(一) 房建會曾反對《紅磡分區計劃大綱草圖編號S/K9/25》(下文簡稱「紅磡分區計劃」)所收納的修訂項目，並要求將利工街擬作長者住屋的用地(下文簡稱「利工街用地」)作興建公營房屋，故要求有關部門提供否定議會意見的理據；(二) 紅磡利工街「悅目」的居民表示強烈反對有關項目；(三) 查詢除了常樂街的小規模公共租住房屋計劃外，政府於九龍城區內有否實際公營房屋的規劃。此外，他反對春田街/崇志街發展計劃用作高密度住宅用途。

11. 邵天虹議員表示支持勞超傑議員的意見，要求把利工街用地作興建公營房屋。他又查詢宋皇臺道、高山道及啟德發展區的公營房屋規劃時間表，並要求重建高樓齡屋邨包括真善美村。此外，他指出報章曾報導樂頤居及彩頤居的長者住戶投訴屋苑的帳目不明及所收取的管理費及維修費不斷增加，顯示因香港房屋協會(下文簡稱「房協」)管理不善而須由長者承擔虧蝕，故認為政府應該將珍貴的土地資源優先用作興建公營房屋。

12. 何華漢議員對房協表示根據社會需求而興建「長者安居樂」的理據提出質疑，指出房協已多年未有興建新的公營房屋，亦拒絕重建高樓齡屋邨，近年傾向發展私人項目，落成的房屋以私人住宅及長者房屋為主，故認為房協的房屋發展定位錯誤。

13. 林博議員要求房協提供有關長者房屋需求的數據，並表示支持勞超傑議員要求將利工街用地作興建公營房屋的意見。

14. 勞超傑議員表示基層劏房戶較中產長者更有急切的住屋需要，有關部門必須按優先緩急次序分配房屋土地資源，故重申反對上述項目。他補充即使利工街用地可提供的單位數目較少，政府仍然需將該地作興建公營房屋。

15. 主席指出由於公營房屋的申請屬全港性，區內居民未必能直接受惠。然而，他要求規劃署提供有關長者房屋及公屋需求數據的比較資料供議員參考，以便就公營房屋供應的優先次序作討論。

16. 規劃署葉子季先生作出綜合回應，重點如下：

- 一 春田街/崇志街發展計劃規劃作高密度住宅發展，而建築物高度限為主水平基準上120米，此發展密度和高度與附近的住宅樓宇包括福運大廈相約，不會帶來嚴重視覺影響。此外，市建局已將該項目的住宅樓宇置於靠近鶴園街的方向，以減輕對福運大廈及附近樓宇的影響。規劃署指出市建局制定發展計劃草圖時需考慮一系列的因素，包括規劃完整性、樓齡、樓宇狀況、樓宇密度等，市建局會根據《市區重建局條例》及各方面的因素及意見作整體考慮。規劃署會從專業規劃角度提供相關意見，並向市建局轉達議會的訴求。

- 房協發展多項房屋計劃，以滿足社會上不同階層的住屋需要。「長者安居樂」住屋計劃與位於北角丹拿山的非資助性優質長者房屋項目性質並不相同，有關申請人受入息及資產限制，而該住屋計劃下的彩頤居及樂頤居均深受長者歡迎，並無空置單位。此外，輪候冊上大約有700戶申請者，申請者的平均輪候時間為5年。運輸及房屋局亦表示支持繼續推展「長者安居樂」項目。署方考慮到利工街用地面積較小，認為適合用作「長者安居樂」項目。署方一直密切審視社區措施是否足以配合區內規劃人口，並已預留土地提供社區措施。

- 署方認同興建公營房屋的迫切性，惟亦需要滿足社會各界對不同用途用地的需求。政府一直重視社會對公營房屋的殷切需求，在未來10年的建屋目標中約六成將為公營房屋。署方正積極在區內物色適合發展公營房屋的土地，除了位於常樂街、宋皇臺道及高山道的公營房屋項目外，亦正審視啟德發展區的合適用地。當中，啟德發展區內有可供作較大規模公營房屋發展的地段，署方與發展局正積極研究，待落實具體計劃後會再向議員介紹有關詳情。署方備悉議員的反對意見，並會將有關意見提交城規會。若市民對上述大綱草圖的修訂和兩份發展計劃草圖持有意見，可於2016年12月28日前以書面向城規會提交申述，城規會將考慮各持分者的理據並邀請相關持分者出席聆訊，再作出決定。

17. 香港房屋協會總經理(物業策劃及發展)曾德明先生作出綜合回應，重點如下：

- 「長者安居樂」住屋計劃屬公共房屋的一種，主要服務60歲以上中等收入長者，惟並無設定區內居民優先的政策，所有申請必須按輪候冊上的次序作審批。
- 政府統計處的推算顯示，香港於2025年的60歲或以上人口達237萬。而由房協於2014年委託香港大學進行的一項調查，亦估算未來5年對長者房屋的需求達19-20萬戶。房協作為本港唯一為60歲以上中等收入長者提供房屋的供應者，認為有需要回應他們的住屋需求。
- 香港房屋委員會及政府共設有三個長者優先計劃，包括「天倫樂優先配屋計劃」、「共享頤年優先配屋計劃」、「高齡單身人士優先配屋計劃」及房協的「長者維修自住物業津貼計劃」，已充分顯示社會優先照顧長者的意向，而房協的「長者安居樂」住屋計劃亦為政府其中一項為長者而設的資助房屋計劃。

- 樂頤居及彩頤居合共有791戶已經入住，其中65戶為原公屋住戶，65戶中35戶因不符合資產限制要求由子女簽署照顧年長父母承諾書入住，而餘下的30戶則因超越公屋的入息上限而須遷離原有公屋，故「長者安居樂」住屋計劃能夠同時照顧公屋及非公屋住戶。
- 「長者安居樂」住屋計劃下並無空置住屋單位，而北角丹拿山的非資助性優質長者房屋現時入住率已達62%。
- 房協自2003年推出「長者安居樂」住屋，已明確表示租戶入住期間須支付管理費及基本服務費，而由於通脹及營運成本上升，因此有需要增加有關費用。

18. 主席總結討論，指出有部分議員反對把位於九龍紅磡利工街用地由「政府、機構或社區」地帶改劃為「住宅(甲類)」地帶，以興建「長者安居樂」住屋計劃單位，並要求將該幅由政府資助的土地用作興建公營房屋，以縮短公屋平均輪候時間，回應市民對公營租住房屋的迫切需求。

tpbpd

Annex VII of
TPB Paper No. 10279

TPB/R/S/K9/25-1

寄件人:
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收件者:
副本:

Yih Chui Lin, Ann - DM/PDS [ann@hkhs.com]

22日12月2016年星期四 17:06

'tpbpd@pland.gov.hk'

主旨:

Lau King Shing, Daniel - DM Director; Yeung Ka Hong, Eric - DM/ZDM; Tsang Tak Ming, Patrick - DM/PDS; Li Chi Cheong, Markus - DM/PDS; Liu Chun Kit, Simon - DM/PDS; Lee Kung Street

附件:

Representation on Amendment to the Draft Hung Hom Outline Zoning Plan (OZP) No. S/K9/24 Item A - Rezoning of a Site at Lee Kung Street from "Government, Institution or Community" ("G/I/C") to "Residential (Group A)" ("R(A)")
20161222_Letter to TPB.pdf

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To : The Secretary
Town Planning Board

Dear Sir,

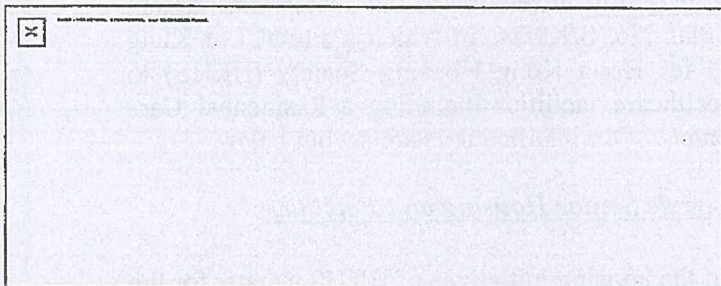
We submit herewith a Representation on the captioned subject for your attention.

Regards,

Ann Yih

Hong Kong Housing Society

Tel : 2839 7720



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HONG KONG
HOUSING SOCIETY
香港房屋協會

Our Ref : PT/ML/LKGS-PP/ay

22 December 2016

The Secretary
Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

By Email and By Hand

Dear Sir

**Representation on Amendment
to the Draft Hung Hom Outline Zoning Plan (OZP) No. S/K9/24
Item A – Rezoning of a Site at Lee Kung Street from
“Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”)**

We write to support and provide additional information in relation to the subject amendment item A to the draft Hung Hom Outline Zoning Plan No. S/K9/24, in which a site at Lee Kung Street was rezoned from “G/IC” to “R(A)” use for Hong Kong Housing Society (HKHS) to develop a purpose-built elderly housing cum healthcare facilities including a Residential Care Home for the Elderly (RCHE) and a Day Care Center. Our justifications are set out below.

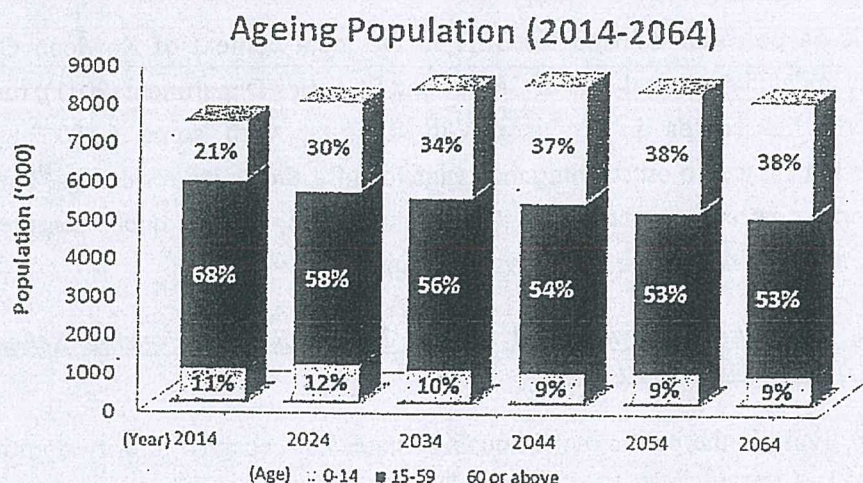
Strong Existing and Future Demands for Tailor-made Senior Housing and Facilities

Senior Citizen Residences Scheme (SEN) is one of the housing initiatives of HKHS to cater for the community's demand for purpose-built housing for the middle-income elderly who can live independently. Since the SEN project model was first approved by the Chief Executive in Council in January 1998, HKHS has completed two pilot SEN projects providing a total of 576 purposely-design flats for the elderly (i.e. Jolly Place in Tseung Kwan O in 2003 and Cheerful Court in Jordan Valley in 2004). The proposed senior housing development at Lee Kung Street will be the third of its kind in Hong Kong under the SEN project model.

Strong demand for purpose-built elderly housing has been demonstrated by a 100% occupancy of the two pilot projects. Since the completion of our first SEN project in 2003, more than 790 applicants have been successfully housed in the SEN units. Although there is no active promotion for the scheme due to lack of supply of new SEN units, there are currently still more than 720 applicants on the waiting list, and the waiting time for these two SEN projects is more than 5 years on average. Demand for tailor made elderly units is expected to be growing along with a rapid ageing population.

The “Hong Kong Population Projections 2015-2064” released by the Census and Statistics Department revealed that Hong Kong had become an ageing community as 21% of the population were identified to be in the 60 years old or older age groups in 2014. The elderly cohorts are expected to expand rapidly to 34% of the population in 2034 and 38% in 2054, turning Hong Kong into a super-aged community. Correspondingly, the elderly population is anticipated to increase from 1,565,200 in 2014 to 2,797,400 in 2034, resulting in a net increase of 1,232,200 elderly people (see Figure 1). With the health and physical ability deteriorating with age, demand on tailor made housing design and facilities are increasing since these 1,232,200 new aged people may no longer be fit for the places that they are now residing. Hong Kong now urgently needs a planning and housing policy to cope with the ageing population. The subject amendment to OZP is one of the good examples how planning helps to deal with this ageing population problem.

Figure 1: Hong Kong Population Projections 2014 - 2064



Source: Census and Statistics Department - Hong Kong Population Projections 2015-2064 (25 Sep 2015)

Projected Demand for SEN Units Far Exceeds Potential Supply

In 2014, in order to estimate the future demand for SEN, HKHS has commissioned The University of Hong Kong to conduct a study on “A Comprehensive Study on Housing in an Ageing Community” (the Study). The Study projected that the demand of SEN would be 191,000 units in 2016, 213,000 units in 2021, 219,000 units in 2031, and 213,000 units in 2041 (see Figure 2). On the other hand, there is not yet any tailor made elderly housing project in Hong Kong by private developers and HKHS is now the sole supplier in Hong Kong for purpose-built elderly

housing. However, due to limited supply of land, currently there are only 576 SEN units provided in HKHS's elderly housing projects namely in Cheerful Court and Jolly Place.

Figure 2: Projected Demand for SEN (2016-2041)

Projected demand for SEN (2016-2041)

	End2013	2016	2021	2031	2041
Criteria	1,000 persons				
▪ Aged 50-74					
▪ Household Income/m >40k	179	191	213	219	213
▪ Interested in SEN					

Source: A Comprehensive Study on Housing in an Ageing Community, The University of Hong Kong, 2014

Furthermore, there is also a potential demand for SEN in the local context of Kowloon City District. According to the updated statistical data of Census and Statistics Department (2011), there are about 12,000 elderly households in Kowloon City District, with some 6,300 being owner-occupiers who are not subject to outstanding mortgage loan for their own residences. These are potential SEN customers as among the vetted applicants on the waiting queue for the 2 completed SEN projects, about 40% applicants are owner-occupiers.

SEN Being Subsidized in Nature Is One Kind of the Public Rental Housing Scheme Supplementing Existing Schemes for the Elderly

The well-being of elderly living in the public rental housing estates has received priority attention of the Housing Authority and HKHS. Various special schemes offering priority for the elderly, such as the "Single Elderly Persons Priority Scheme", "Elderly Persons Priority Scheme", "Harmonious Families Priority Scheme" under the Housing Authority and "Elderly Persons' Flat Scheme" under HKHS have been launched in recent years to enable families to provide support to their parents according to the type of lifestyle and support chosen by the families and elderly. Elderly Flats under the SEN Scheme are another type of subsidized scheme providing an alternative housing choice for the elderly, in addition to the existing four elderly priority schemes.

SEN Provides Housing Alternative for Better Off Elderly Households in Subsidized Housing and Helps to Release Housing Resources to the Needy

Since the SEN was launched in 2003, 65 occupants in the public rental housing (PRH) as well as 66 occupants in Home Ownership Scheme (HOS) and Flat-for-Sale-Scheme (FFSS) have moved into the SEN units. As a result, 32 PRH units were released for PRH waiting applicants (see **Appendix A**). In addition, there are 16 occupants from PRH and 88 occupants from HOS/FFSS in the waiting list. The SEN thus provides an alternative housing option for elderly tenants and promotes mobility of people in the public housing echelon. It encourages PRH elderly tenants with improved economic ability, such as receipt of pension fund, to move out of PRH. It has also provided opportunity for the elderly residing in private old buildings without elevators or barrier free access to move to the elderly housing which suits their lifestyle and physical needs.

SEN Caters for Elderly's Different Desired Mode of Living

According to the Study, less than 50% of the respondents aged 60 or above showed desire to live with their children. Among different elderly age groups, preference for co-residency has shown a decline as the age of the respondents increases (see Figure 3). Those aged 70-74 showed a pattern with more inclination to live alone (13%) compared to the average of 7% among other age groups. SEN caters for the elderly increasing desire to move out and live either with spouse or alone.

Figure 3: Ideal living arrangement for all respondents (by age groups)

Ideal living arrangement	Age			
	30-49	50-59	60-69	70-74
With spouse	83%	87%	83%	71%
With children	64%	60%	50%	44%
Alone	7%	6%	7%	13%

Source: A Comprehensive Study on Housing in an Ageing Community, The University of Hong Kong, 2014

Promote "Aging in Community" and "Planning for an Inclusive, Supportive and Livable City" in Pursuit of HK2030+

SEN not only provides elderly units for independent living elderly but it also serves the local community by providing Day Care Center, Rehabilitation Center and RCHE facilities to support the local residents ageing in their own communities. SEN provides support to the elderly and serves as a district elderly hub to provide arm's length elderly care and medical support resources to the local community.

Promote Independent Living and Alleviate Hong Kong Over Dependence on Institutional Care

SEN encourages elderly independent living and prevents pre-mature moving into institutional care facilities such as RCHE while the elderly are still physically fit for independent care with supporting community facilities. As compared to other countries, the dependence on institutional care facilities, which are more costly to the society, in Hong Kong is higher than other countries. There is an urgent need to promote and provide suitable facilities for elderly independent living mode in Hong Kong.

Proposed SEN Development Will Not Impose Significant Impact to the Local Areas and the Future Residents

HKHS has conducted various technical assessments on visual, landscape, air ventilation, traffic, environment, sewerage impact and water supply impact. They all concluded that, with the proposed mitigation measures, the proposed SEN development will not cause significant impact to the local areas and that the future residents will not be affected.

Other Schemes In Place to Cater for Local Public Rental Housing Demand

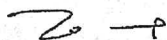
The government has other PRH development plans in Kowloon City District to meet local demand for PRH, for example, proposed PRH in Kai Tak and Sheung Lok Street. The proposed SEN project, though relatively small in scale compared with these two proposed PRH projects, adds more variety to the subsidized housing supply, catering for the needs of different age cohort and income segment in the community.

Conclusion

The ageing population challenge in Hong Kong is imminent. Planning shall be forward looking to tackle with this ageing challenge and reflects in the OZPs. The subject amendment item A is a good example to demonstrate how planning can help population ageing in community and how built environment can give support to the senior citizen.

HKHS would be grateful if the Town Planning Board can consider our views above and continue to give support to the subject amendment to OZP. Thank you very much for your attention.

Yours faithfully



Patrick Tsang
General Manager
(Planning & Development)

Encl

Appendix A

Statistics of SEN Applicants by Type of Residing Housing

Number of successful SEN Applicants being housed since 2003:

<i>PRH</i>	<i>Tenant / Member (or occupant)</i>	65 <i>(out of the 65 occupants, 32 had surrendered flats to HA and 4 had name deletion)</i>	
<i>HOS / FFSS</i>	<i>Owner</i>	19	66
	<i>Non-Owner</i>	47	
<i>Private Flat</i>	<i>Owner</i>	246	660
	<i>Non-Owner</i>	414	
<i>Total :</i>			791

Number of applicants on waiting list (Interviewed & Selected):

<i>PRH</i>	<i>Tenant</i>	1	
	<i>Member</i>	2	
<i>HOS / FFSS</i>	<i>Owner</i>	2	6
	<i>Non-Owner</i>	4	
<i>Private Flat</i>	<i>Owner</i>	55	133
	<i>Non-Owner</i>	78	
<i>Total :</i>		142	

Number of Applicants on waiting list pending for Interview:

<i>PRH</i>	13
<i>HOS / FFSS</i>	82
<i>Private Flat</i>	486
<i>Total :</i>	581

九龍城區議會
九龍紅磡庇利街42號
九龍城政府合署7樓



KOWLOON CITY DISTRICT COUNCIL
7/F, Kowloon City Government Offices,
42 Bailey Street, Hung Hom, Kowloon

電話號碼：2621 3410

傳真號碼：2621 5943

本函檔號：HAD KC DC/13/1/7/4

香港渣華道 333 號
北角政府合署 15 樓
城市規劃委員會主席
黃偉綸先生, J.P.

黃先生：

反對《紅磡分區計劃大綱草圖編號 S/K9/25》項目

本人謹代表九龍城區議會轄下房屋及基礎建設委員會(下文簡稱「房建會」)就《紅磡分區計劃大綱草圖編號 S/K9/25》項目，向城市規劃委員會反映議員的意見。

房建會於 2016 年 11 月 3 日舉行的第 6 次會議上，曾就香港房屋協會(下文簡稱「房協」)把位於九龍紅磡利工街一塊用地由「政府、機構或社區」地帶改劃為「住宅(甲類)」地帶，以興建「長者安居樂住屋計劃」單位的事宜作出討論。在會議上，有部分議員表示反對上述項目，並要求將該幅由政府資助的土地用作興建公營房屋，以縮短公屋平均輪候時間，回應市民對公營租住房屋的迫切需求。

九龍城區議會轄下
房屋及基礎建設委員會主席

何顯明
何顯明

2016 年 12 月 19 日

副本抄送：

規劃署 (經辦人：葉子季先生)

tpbpd

寄件人: 王林, 林
收件者: tpbpd@pland.gov.hk
副本:
主旨:
附件:

Wang Lin, Lynn
21日12月2016年星期三 16:02
'tpbpd@pland.gov.hk'

TPB/R/S/K9/25-3

The application number to which the comment relates: S/K9/25
Attachment 2.pdf; Attachment 3.pdf; Attachment 4.pdf; Attachment 1 - form.pdf; ATT00896.txt; ATT00899.htm

寄件者: Wang Lin, Lynn
寄件日期: 2016 年 12 月 21 日 16:01
收件者: 'tpbpd@pland.gov.uk'
主旨: The application number to which the comment relates: S/K9/25

Dear Sirs

I am an owner of flat [REDACTED] situated at No. 9 Lee Kung Street, Hung Hom (the "Property").

I attach the form of which express my **OBJECTION** the proposed Senior Citizen Residences project to be located at Lee Kung Street, Hung Hom (the "Project").

I would like to express my views and draw the Housing and Infrastructure Committee's ("Committee") attention to my views below.

1. Objection to the Project in general

The demand of such senior citizen residences have been questionable. I learnt from the media and also your Council members such projects have not been well received (attachment 2) and therefore it is reasonable to doubt whether the Project will achieve meaningful results for the community as a whole and whether the land is in fact suitable for such Project given that it will involve a change in the land use zoning and application has to be made to the Town Planning Board. I consider that your Council should re-consider thoroughly whether such Project should be supported. I know that there are many other pieces of land in Hung Hom or nearby districts land (e.g. the empty land near Harbour Place or Harbourfront Horizon All-Suite Hotel) where it is more suitable for the Senior Citizen Residences to be built and possibly with less impact to the neighborhood.

2. Object to the height restriction

I would like to point out that the height restriction of the Project is 11 floors under OZP No. S/K9/24 gazette on 15/10/2010. The Project will involve an application for relaxation of the height restriction of the land to 34 floors (3.4 times the original land use) and build on a 1:8 land ration providing 309 flats for the elderly (see newspaper clips at Attachment 3). As discussed in our previous letter, this will adversely affect the surrounding building environment and public interest which should be strongly objected. More importantly, wall effect (屏風效應) of the Project will block the visual corridor in the OZP and deteriorate the air flow in this compact area. As you can envisage, coupled with the Ma Tau Wai Redevelopment Project, the wall building effect to be caused by all the new buildings will be very serious and interests of Kowloon City district citizens living in the nearby area will be severely jeopardized.

Therefore, I take a strong view that even if the Project proceeds after your serious considerations, there should be **NO RELAXATION OF THE HEIGHT RESTRICTION** for the building to be built. Having considered the low demand for such Projects, the adverse effects on the air flow and the deterioration of the quality of day to day life of citizens living in the nearby area, we submit that even if the Project is to be pursued, it should strictly follow the OZP and thus only be a 11 storey building with the permitted plot ration. For your referece, we enclose a set of drwings containing the statuotory information and also showing the psosilbe wall effect of the Project (Attachment 4). We will take the necessary actions to protect our rights and object the Project through the statutory procedure under the Town Planning Orinance (Cap.131).

Conclusion

I reiterate my objection to the Project and in particular, I am especially concerned on the intended relaxation of the height for the Project.

I hope the Committee could take my objection into consideration when deciding on the Project. Look forward of hearing more from you.

Many thanks

Lynn Wang

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates S/K9/25

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

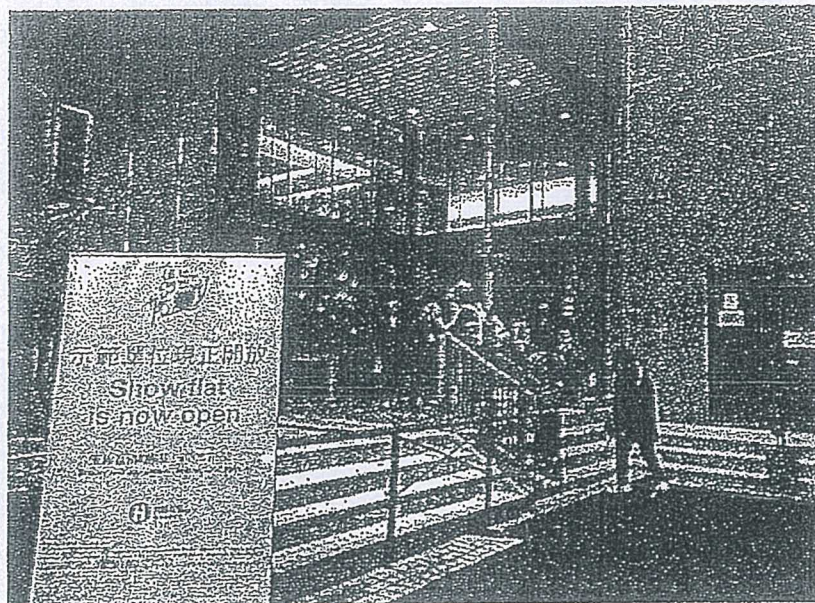
Please see my e-mail.

「提意見人」姓名／名稱 Name of person/company making this comment LIN (LYNN) WANG 王琳

簽署 Signature [Signature] 日期 Date 21 Dec 2016

尚悅收393申請 195單位“無人吼”

2015-12-23 01:55:22 | 大公網



圖：房屋協會富貴長者屋“尚悅”昨日截止申請，資料圖片

【大公報訊】記者曾敏捷報道：房屋協會富貴長者屋“尚悅”昨日截止申請，共收到393份申請，即使全數認租，仍剩33%即195個單位“無人吼”，稍後會以“先到先得”形式招租。前長策會成員、公屋聯會主席王坤估計，“尚悅”租住權費、市場租住房屋選擇多以及近期美國加息，都影響認租反應，認為房協往後應集中資源發展資助房屋。

單身申請佔68%

房協首個非資助長者屋“尚悅”昨日中午截止申請，共收到393份申請表。申請者平均年齡為72歲，其中65歲至79歲人士約佔六成，而申請者以單身人士較多，佔68%。

房協行政總裁兼執行總幹事黃傑龍表示，在示範單位開放期間，共錄得逾1.3萬名市民參觀，反映市場有一定需求，但由於“尚悅”是個嶄新的優質長者房屋項目，市場需要較長時間瞭解，認為申請數字屬預期之內。

房協將於下月五日以電腦抽籤方式，決定揀選單位的先後次序，預計於農曆年後開始按先後次序邀請申請人揀選單位，及安排視察所揀選的單位。準租戶可於確定單位後的10個工作天內簽訂租約及服務合約，同時繳付所需費用。“尚悅”共有588個單位，全部只租不賣，住戶須先繳付租住權費，可以終身租約形式入住。房協將按申請者年齡、單位市值租金、面積等釐定租住權費，租住權費由最平172萬元至高達1958萬元不等。

前長策會成員、公屋聯會主席王坤認為，計劃反應與房協最初預期有落差，估計與“尚悅”的租住權費、市場租住房屋選擇多以及近期美國加息都有影響，“現在酒店式住宅選擇多，加上美國加息市場預期樓市下調，?人諗諗?，可能寧願買樓”，他認為房協往後應集中資源發展資助房屋。

責任編輯：大公網

大公網
Takungpao.com

1/26

蘋果日報

香港 台灣

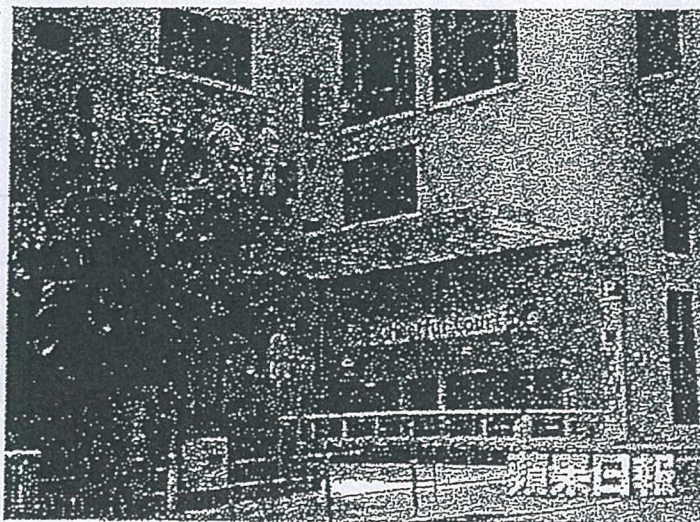
[Home](#)
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[Opinion](#)
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Attachment 3

2015年05月28日 房協擬紅磡再建長者屋

房協擬紅磡再建長者屋

12,577



[0](#) [G+](#) [0](#) [Twitter](#) [0](#)

■繼牛頭角彩輝邨後，房協推出第3個「長者安居樂」項目，資料圖片

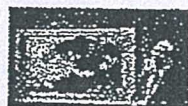
【本報訊】房協計劃推出第3個資助長者屋項目，將落戶於九龍紅磡利工街，提供307個單位，單位實用面積由260多平方呎至480多平方呎不等，並提供有44個床位的護理安老院舍。九龍城區議員任國棟料計劃會受歡迎，但認為地盤位處清防局旁，擔心對低層住戶有影響，亦希望房協不會將管理費訂得太高。

只需一筆過付費租住

九龍城區議會下月初討論有關項目，根據房協資料，項目是繼將軍澳樂頤居及牛頭角彩輝邨後，房協第3個「長者安居樂」項目，屬資助性質的長者屋，可為60歲或以上、有能力獨立生活的長者，以長期租約形式提供單位，只需繳付一筆過費用，毋須再付任何租金便可入住單位，但需交管理費。

項目擬建於利工街一個停車場，地盤面積約1.8萬多平方呎，大廈樓高32層，建307個單位，約52%單位屬370多平方呎的一房單位，四成五面積約260多平方呎的開放式單位，其餘為480多平方呎兩房單位。大廈亦設護理安老院、復康中心及營養中心等設施。房協計劃在諮詢區議會後，再向城規會申請將該幅政府、機構或社區用地改劃為住宅（甲類）用地，並申請放寬高度限制。

■記者鍾雅宜

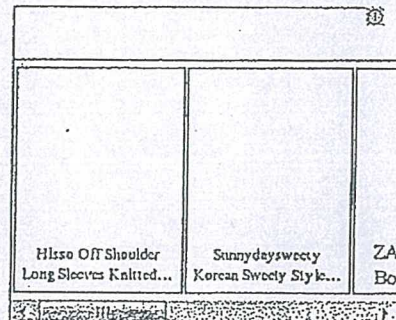


上一則

張大千《雲山居隱》估值2,200萬

下一則

鳩鳴也也也：老來要尊嚴 先儲500萬



1 2 3

04:55pm	影片
04:46pm 梁文道：以女被售為案要劉偉	飛訊
04:40pm 【李八方online】區仁仔唔曉去晒化 煩到似個鬼咁	要聞
449	突奇
 貨百萬發保仲平過搭程車?	娛樂
Cigna 徐浩 贊助	兩岸
04:27pm 政院07年升格抵拒慣因開新樓 何能準到江蘇均為校友	國際
1,063	財經
04:23pm 「立卷」天氣出爐 料接近寒冷	果好
2,951	體育
04:18pm 斤拉市脂肚減連勝款 梁振英：會定期報告完已很欣慰	周刊
3,706	賽馬
03:54pm 【李波失蹤】區助尋獲揭揭 揭密？區助尋：有問內地恒訂客	
2,208	
03:52pm 行會准政院正名為六學 3學	

2015年12月15日(二)

紅磡2020年推廣老屋

上一則

下一則

紅磡2020年推廣老屋

【本報訊】房屋協會第三個長者安居樂住屋項目選址紅磡利工街，房協行政總裁兼執行總幹事黃傑龍昨表示，有關計劃已獲運輸及房屋局、九龍城區議會支持，明年首季將向城市規劃委員會提出規劃申請，有望於二〇二〇年推出三百個單位。

房協擬將紅磡一幅「政府、機構或社區用地」改劃為住宅用途，興建第三個長者安居樂住屋計劃，擬建的大廈樓高約卅四層，其中高層為兩房單位，面積約四百多平方呎，共有二十五個；中低層則為三百多平方呎一房單位，佔一百六十個；另有約一百二十二個面積約二百多平方呎的開放式單位。

房協暫未有類似「雋悅」項目

另外，房協位於北角丹拿山的首個非資助富貴長者屋「雋悅」，上周二起以現樓方式接受六十歲或以上香港居民申請租住。黃傑龍表示，「雋悅」累計收到一百五十三份申請，暫未有有同類的項目，要視乎今次反應再行決定。

現時房協有二十個出租屋邨，黃傑龍指八個屋邨樓齡逾四十年，房協計劃分階段重建及復修。房協明年首季將與房屋委員會合併推出資助出售房屋，申請資格將與房委會相同，但價格較高。

第一手消息請下載on.cc東網iPhone/iPad/Android/Windows Phone Apps

上一則：電動巴士自焚 調查需10日

下一則：疑受賈備 21歲女吊頸亡

熱門:

升學顧問 減肥瘦身 海外升學

課程 幼兒課程 電話系統

市場推廣 婚紗攝影 網上商店

產品 花籃 花籃

裝修 冷氣工程 英語

興趣班 不銹鋼袋 五金器材

會計 專業化妝 印刷

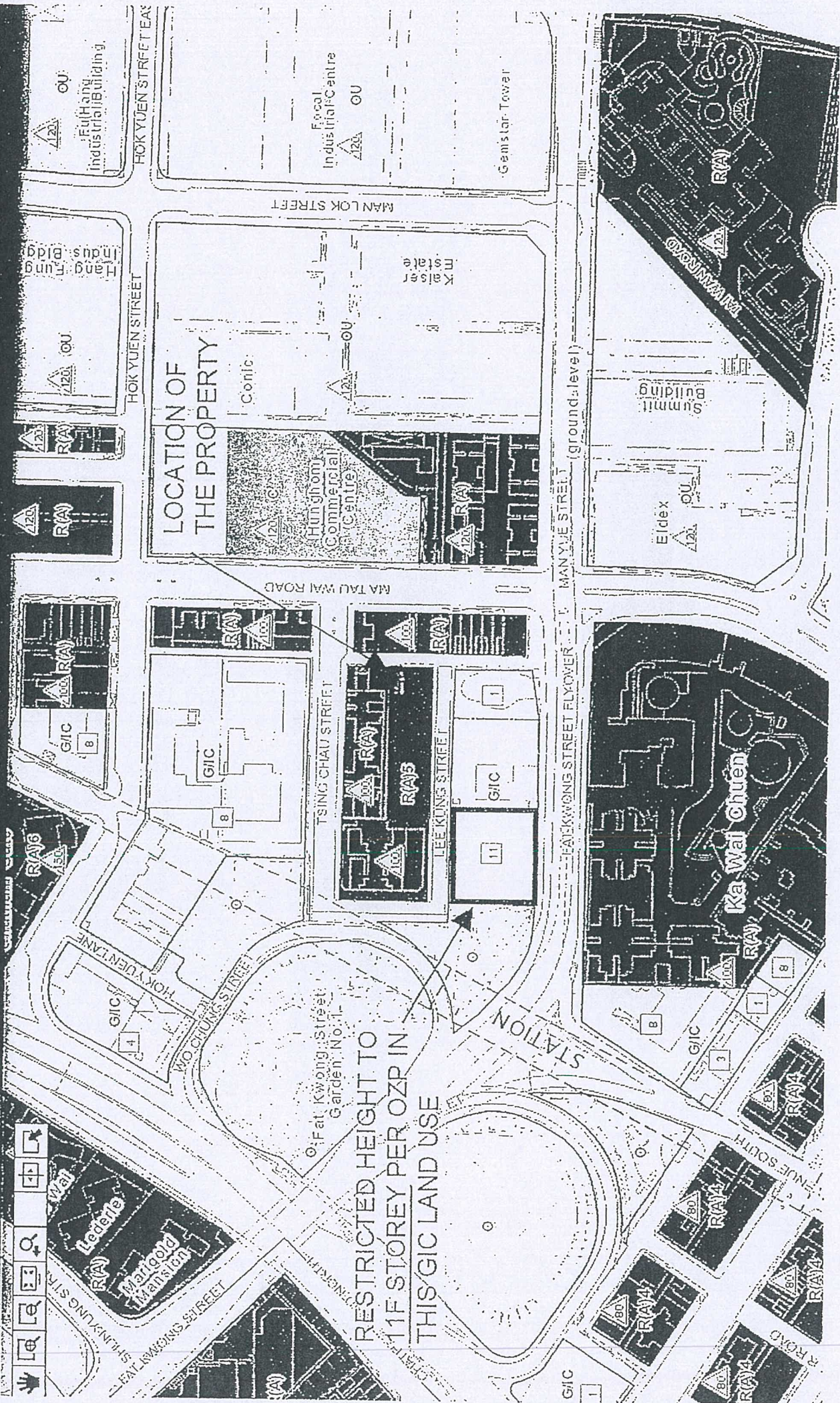
裝修 裝修方法

我的瀏覽記錄

清除記錄

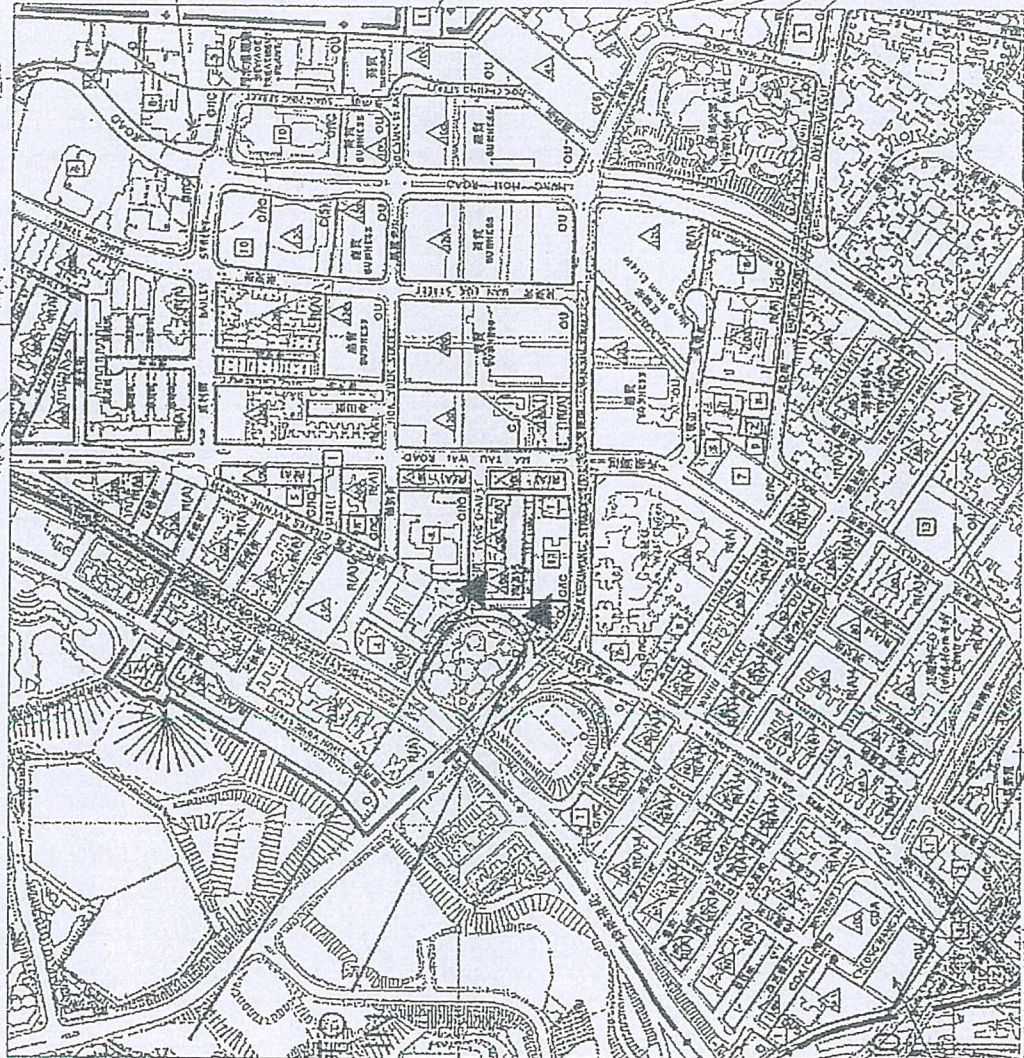
本文連結: http://orientaldaily.on.cc/cnt/news/20151215/00176_036.html

人人融記者 採訪熱線: (852) 3600 3600 電郵: news@opg.com.hk 網上爆料
 投訴方法: 傳真: (852) 3600 8800 手機網站: m.on.cc
 SMS: (852) 6500 6500 MMS: ireport@on.cc



THE OUTLINE ZONING PLAN STATUTORY PLANNING

關於發展項目的分區計劃大綱圖 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT



圖例 NOTATION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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LOCATION OF THE PROPERTY

RESTRICTED HEIGHT 11F STOREY PER OZP THIS GIC LAND USE

此地位於發展項目界線500米範圍以外，並納入尖沙咀(九龍規劃區第1區)分區計劃大綱核准圖編號S/K1/28。

The area falls outside 500 metres from the boundary of the Development and is covered by the approved Kowloon Planning Area No.1 - Tsim Sha Tsui Outline Zoning Plan No.S/K1/28.

OZP NO. S/K9/24 WAS GAZETTED ON 15/10/2010

PUBLIC MORTUARY FUNERAL DEPOT & FUNERAL PARLOUR

多層停車場及汽車庫

MULTI STOREY CAR PARK TO INCLUDE GARAGES FOR MAINTENANCE AND SERVICING OF MOTOR

比例尺 Scale 500M(米)

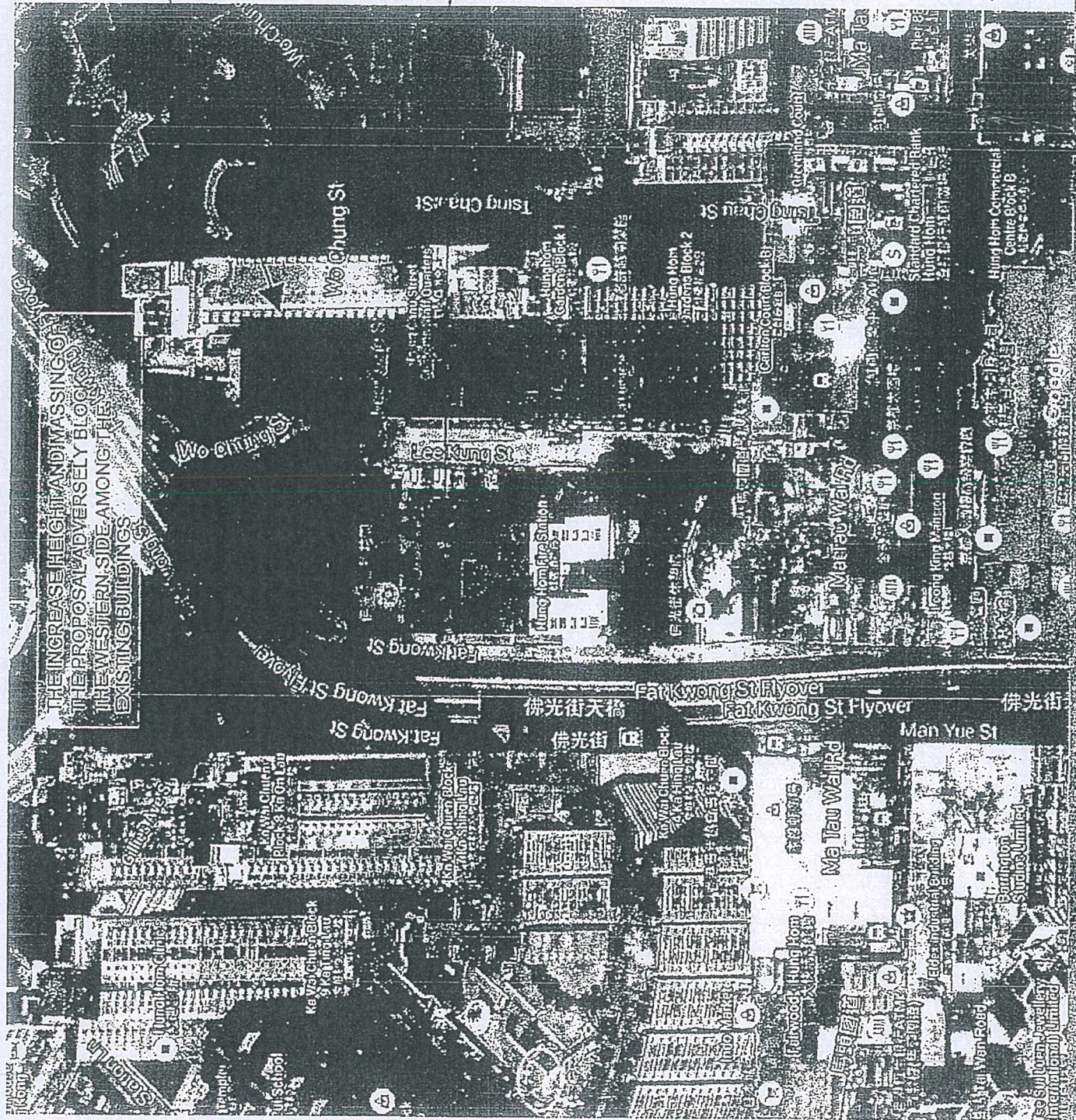
摘錄自憲報公佈日期為2010年10月15日之九龍九龍規劃區第9區分區計劃大綱核准圖編號S/K9/24。 Extracted from approved Kowloon Planning Area No.9 - Hung Hom Outline Zoning Plan No. S/K9/24 gazetted on 15th October 2010.

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得翻印。 Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

THE OUTLINE ZONING PLAN SHOWN IN SALE BROCHURE (FEB 2015)

THE INCREASE HEIGHT AND MASSING OF THE PROPOSAL ADVERSELY BLOCK THE WESTERN SIDE AMONG THE EXISTING BUILDINGS

[illegible][illegible][illegible]



THE INCREASE HEIGHT AND MASSING OF THE PROPOSAL ADVERSELY BLOCKS THE WESTERN SIDE AMONG THE EXISTING BUILDINGS

LOCATION OF THE PROPERTY AND PERMITTED HEIGHT TO MAXIMUM 100M.

RESTRICTED HEIGHT TO 11F STOREY PER OZP IN THIS GIC LAND USE. THE OZP NO. S/K9/24 WAS GAZETTED ON 15/10/2010. THE HEIGHT OF BUILDING SHOULD NOT BE HIGHER THAN THE EXISTING FIRE STATION WITH THE SAME 11F HEIGHT RESTRICTION.

THE PROPOSED RELAXATION ON THE BUILDING HEIGHT TO 34F AND 100M (THE PINK PORTION) WILL ADVERSELY AFFECT THE SURROUNDING BUILDING ENVIRONMENT AND PUBLIC INTERES WHICH SHOULD BE OBJECTED.

THE HEIGHT RESTRICTION TO GIC LAND IN OUTLINE ZONING PLAN

TPB/R/S/K9/25-4

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

S/K9/24

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人不反對並反對擬建長者房屋發展計劃（力能
紅磡外圍工程），原因如下：

- 1) 區內空氣質素，有欠理想，非長者房屋理想地址。
- 2) 區內人口稠密，基建配套未能跟上。
- 3) 該址鄰近消防局，其噪音將影響長者生活
質素，且容易引致不必要的心理影響，後果不
能忽視。

綜上，本人建議香港房屋協會於新界或新發展市
區另覓地方建長者房屋。

與

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature

日期 Date

吳炳民

2016/12/25

tpbpd

寄件人:
收件者:
主旨:
附件:

Rachel Li
21日12月2016年星期三 14:24
tpbpd@pland.gov.hk
Letter re Application : S/K9/25
Letter to TPB (RLI).pdf

TPB/R/S/K9/25-5

To; Secretary, Town Planning Board

Please see the attached for your attention.

Regards,
Ms Li

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To: Secretary, Town Planning Board

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By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates S/K9/25

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

See attached.

「提意見人」姓名／名稱 Name of person/company making this comment 27 Her Ka

簽署 Signature au hui 日期 Date 21.12.2016

本人是利工街9號悅目的業主。本人反對利工街停車場改建住宅用途一事的發展，把利工街停車場改建為住宅(甲類)用途，並且強烈反對高度限制由原本的11層樓高（高度與對面的消防局相約）放寬至110米高（約33層加底座兩層）。

首先，本人認為區內的住宅已十分密集，於停車場再建一幢30多層的住宅大廈必會增加居住密度。擬建的住宅大廈與悅目、海關人員宿舍及家維村十分相近，將會是鄰近最高的大廈，預期大廈將會進一步惡化區內的屏風效應，造成空氣不流通，聲音反彈，對社區有重大負面影響。

其次，本人認為大廈若作為住宅用途並為30多層的大廈，一定會為利工街的交通帶來嚴重不便，因為利工街本身路面已不寬敞，而且是一條有盡頭的路，所有車輛必須經齊洲街才可轉出馬頭圍道，再有更多住宅大廈必然會有更多車輛進進出出，勢必造成利工街交通擠塞，利工街根本不能負荷預計增加的交通量，更會進一步惡化馬頭圍道的交通情況。

此外，其實區內的車位已經十分少，供不應求，實在不明白為何要將現有的停車場改建為住宅大廈，更要放寬高度限制。如城規會堅決要把停車場改建為住宅用途，本人建議高度限制應維持不變，這樣至少可以減少上述預計的嚴重負面影響。

最後，本人認為區內的社區設施根本不夠用，紅磡及土瓜灣區特別是馬頭圍道一帶是重大的重建項目，未來一定会有很多新的住宅，社區設施絕對不容忽視。利工街停車場的面積不算大，改建住宅用途的價值及可提供的房屋供應量有限，若改建為社會設施，例如給非牟利機構用作社區會堂，老人設施，甚至市區小型休憩處/公園，或建為體育設施，務必受到區內居民歡迎，而且有實際的用途和需要，亦可為將來馬頭圍道的重建完成後帶來更完善的社區配套設施。

希望城規會於考慮利工街停車場項目時，不只是配合政府增加房屋供應為目標，而是考慮到整個紅磡和土瓜灣區的實際社區需要而為利工街停車場提出改建。

以上為本人意見，希望城規會考慮。

tpbpd

寄件人: 期:
收件者:
副本:
主旨:
附件:

Takki Tai [REDACTED]
23日12月2016年星期五 14:07
tpbpd@pland.gov.hk
kcdcadm@kcdc.had.gov.hk; [REDACTED]
規劃申請編號 S/ K9/ 25
image1.JPG; image2.JPG; ATT00025.txt

TPB/R/S/K9/25-7

致城市規劃委員會秘書：

寄人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

S/K9/25

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人的意見如下：

作為利工街的居民，我認為停車場上方乃是利工街和佛光街的空氣及陽光的唯一通道，如這位置獲放寬高度限制改作甲類住宅，發展商雖然可能只可用地盤 30% 面積起樓，但為了景觀，亦很可能將大樓建在通風走廊，將陽光及空氣完全遮擋，這對對著佛光街的家維邨及其幼稚園，消防局，利工街悅目及海關宿舍的街坊構成屏風效應。再者，這區老人家及小朋友眾多，如沒陽光沒空氣將對他們的身心健康構成威脅。所以，我反對停車場放寬高度限制，並提議維持原先的規劃即社區用途。

提意見人姓名／名稱 Name of person/company making this comment

Tai Kit Wa

簽署 Signature

Tai Kit Wa

日期 Date

23 Dec 2016

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates S/K9/25

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人現居於青洲街海關人員宿舍，單位向靠雅利
車人反對及不建議城規會將利工街對出的停車
為改建成為光用途，因為改建之後本人現居之大樓
向南景觀將完全擋住，空氣質素得不順流通，亦不
屏風效應，另外利工街的車輛使用量本身已供不應求，
改建之後問題只會嚴重惡化，造成交通擠塞。

「提意見人」姓名／名稱 Name of person/company making this comment: LAW TAI KWAN

簽署 Signature

L.T.K.

日期 Date

13 Dec 2016

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups



suggestion : S/K9/25
20/12/2016 15:04

[REDACTED] to: tpbpd@pland.gov.hk

Cc: homt@dab.org.hk, [REDACTED]

From: Amanda S [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>,
Cc: [REDACTED], "homt@dab.org.hk"
<homt@dab.org.hk>, [REDACTED],
"ronaldyeung@adpl.org.hk" <ronaldyeung@adpl.org.hk>
Please respond to Amanda S [REDACTED]

Sender	Date	Subject



pls note the attachment lee chin pang.PDF

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角海華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

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有關的規劃申請編號 The application no. to which the comment relates

S/K9/25

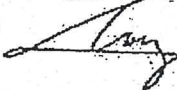
意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人現就紅磡利工街停車場改作住宅用地一事提出建議：
隨著利工街蓋頂(見附表1,2),即馬頭圍道58-66號將會興建
的26層住宅,再加上快將入伙的悅目,區內的人數及車輛
定必急升,作為主要停泊車輛的利工街只是一條單線雙程行車
的死胡同,根本難以承受,又怎能再承擔停車場改作甲類住宅呢?
再者,連接利工街的青州街,車道及食市林立,大部份時間已單線
雙程行車,除象拔蚌,悅目及馬頭圍58-66號建成後,
已經難以想像,又怎能再負擔停車場改建甲類住宅呢?一下子多
了這麼多住宅卻少了一個停車場,停泊及堵泊現象更難以控制,利工街短少,
但隣近商店及,有什麼意外或阻塞是很危險的。因此,我認為該
停車場不應改作住宅用途及以密高度限制,應維持原先規劃為政府不低於
11層的政府及社區用地;或連同候選的公園連成一片作為日後人口增長的消閒用地。

提意見人姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

Lee Chin Pang
20 Dec 16

TPB/R/S/K9/25-C1

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170201-113111-39845

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

01/02/2017 11:31:11

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

先生 Mr. Tang

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/25-1	Object to rezoning of the site to "residential (group A)". Reason being that it will worsen the traffic congestion already existing on Lee Kung Street, and the loosening of the height restriction will further worsen the air flow in the area.
TPB/R/S/K9/25-2	Object to constructing public housing estate. The area is too small for public housing estate and is of little assistance to the high demand for public housing. Furthermore, any housing estate or buildings for residential purpose on the site will further worsen the traffic congestion on Lee Kung Street which is a dead-ended street. Propose the site to build recreational facilities or multi-storey car park instead.

TPB/R/S/K9/25-C4

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170201-233258-96153

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

01/02/2017 23:32:58

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

小姐 Miss Wong Pui Shan

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/25-1	反對此地興建公屋。單棟式公屋規模太小，配套不足。不但未能解決房屋需求，而且嚴重影響現有周邊環境。與原規劃政府社區用地及限制高度的城市規劃有明顯差異。公屋用地應選擇利用新市鎮及郊野公園用地。例如啟德和水泉澳村。
TPB/R/S/K9/25-2	反對興建停車場，因道路交通配套不足。支持維持原規劃GIC用地和限制建築高度，以配合長遠馬頭圍道的重建發展。如需要提供老人設施，應考慮利用基座低層。基座以上則可以提供社區文化設施或屋頂公園，以配合長遠社區發展。

TPB/R/S/K9/25-C5

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170202-002644-95733

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

02/02/2017 00:26:44

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

先生 Mr. LUI SING MAN

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/25-1	強烈反對此地興建公屋。此將嚴重影響現有周邊居住環境。與原規劃政府社區用地及限制高度的城市規劃明顯不符。短視建屋，無視長遠環境。不符合城市規劃主旨，被動式被房屋政策主導。
TPB/R/S/K9/25-2	支持維持原規劃用地和限制建築高度，以配合長遠地區發展。反對興建停車場，道路交通配套不足。而且黃埔地鐵貫通，交通明顯改善，對車位需求下降。

TPB/R/S/K9/25-C12

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-122925-51101

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 12:29:25

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

先生 Mr. Eric So

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
Hung Hom TPB/R/S/K9/25-1	Its area is too small to contribute to solve the problem of insufficient land supply for public housing. The proposal will cause more harm than positive effect by overloading the traffic and already inadequate supply of legal parking space in the vicinity. The government should focus on finding land for building an estate of public housing to accommodate a large number of citizens and for easier management. It should also be able to support a infrastructure to accommodate the increase in the settled population. In summary, if the proposal is accepted, it will turn the vicinity into a congested place and overloading traffic site with frequent illegal parking
Hung Hom TPB/R/S/K9/25-2	Support the amendments and opinions of the 44 representers and agree with their viewpoints. Keep the current usage as carparks or turn into recreational park for leisure. It keeps the environment in harmony which will be destroyed with the proposal by Hong Kong Housing Society in the amendment.

TPB/R/S/K9/25-C15

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-164737-73625

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 16:47:37

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

先生 Mr. Leung Wai Chiu

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號	意見詳情
Representation No:	Details of Comments:
TPB/R/S/K9/25-1	反對興建插針式公營放屋，幾百個單位不但無助解決公共房屋輪候時間，而且增加附近社區設施負荷，還影響週圍環境，增加交通流量。建議保留原先建築物高度限制（十一層）及社區設施用途。
TPB/R/S/K9/25-2	同意，除了興建大型/多層停車場。

TPB/R/S/K9/25-C16

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-175013-96050

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 17:50:13

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

先生 Mr. Ng Kwan Lung

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號

Representation No:

意見詳情

Details of Comments:

TPB/R/S/K9/25-1

Oppose the rezoning of G/IC to R(A) and the development of Public/ Senior Citizen Housing with relaxed height restriction. Due to the small site area, the limited development will not greatly benefit the number and demand for public rental housing units/ senior citizen housing development. However, it will definitely increase the traffic for both Lee Kung Street and Fat K. wong Street, subsequently affecting pedestrian safety and noise/ air quality. Furthermore, the new development with relaxed height restriction will create an undesirable walling effect of "long buildings", as stipulated in Buildings Department's PNAP APP-152, due to its close proximity to existing residential developments and thus affecting the environmental quality.

TPB/R/S/K9/25-2

Support to retain the original building height restriction of 11 storeys for the site and its use as Government, institution and community (GIC). Also the proposal for the development of an open space/garden or low-rise multi-storey car park at the site is supported.

TPB/R/S/K9/25-C19

參考編號

Reference Number:

170213-175345-35283

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 17:53:45

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

夫人 Mrs. Chai Ngan Wing

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/25-1	反對將有關用地用作興建公營房屋，該地面積帶限，幫助不大，反而為同邊社區帶來空氣及景觀影響。
TPB/R/S/K9/25-2	質成保留有關用地作政府、機構及社區用途或在用地提供社區設施及建議將有關用地用作休憩用地/公園或在用地提供體育、文娛及康樂設施。
TPB/R/S/K9/25-41 – 44	質成考慮與旁邊的公園一併發展作休閒/休憩用地及建議繼續將有關用地用作停車場，並在附近的新住宅落成後，審視當區道路情況後再作諮詢。

TPB/R/S/K9/25-C20

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-185645-44144

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 18:56:45

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

先生 Mr. CHAN WING YIN

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號

Representation No:

意見詳情

Details of Comments:

TPB/R/S/K9/25-1

本人乃是紅磡的居民，在那裡已居住了多年。以往在利工街，青州街附近均是一片空地，但是最近幾年，該處卻陸續發展，包括近期入伙的青州街海關宿舍及住宅「悅目」。加上附近已建的紅磡花園，嘉朗豪庭，及紅磡消防局（內有一個消防宿舍），突然之間，該小小的區域已經／將會有密密麻麻的住宅大廈，再加上附近佛光街／民裕街的高架行車橋，比較遠的家維邨及民裕街附近的工業大廈，整個區域已十分密集！

在附近道路上，空氣已十分侷促，幸而現時利工街臨時停車場地皮沒有建築物，提供了空中空間及增加空間感，才令該區域沒有太惡劣的環境。

但若是在紅磡利工街地皮建造長者房屋大廈（約30層），或是改成其他房屋計劃，那麼整個區域的環境就更差了！我相信在此地皮建成高樓大廈後，道路行車產生的污染（如空氣、嘈音）、地面的熱力跟本散走不了，同時該區的視覺空間亦大大影響！政府部門有否對整區，而不是只是該長者房屋，做一個詳細的環境評估？包括一般沒有納入評估的空氣流通及視覺空間評估？

我明白香港是一個寸金尺土之地，但是如果這裡本是設計為「政府、機構或社區」地帶，為何在我以上所說的情況下，仍把此地改為住宅？還要是高高的名貴長者屋？為什麼長者屋不是設在沒有那麼人口稠密的地方，如新界/新市鎮用地，讓長者有更優質的居住環境？近期房協在北角的長者屋也不成功，因為成本太高而相關售/租價很高，亦不受市民歡迎。

	<p>再者，如當局必須在本區徵收用地或更改規劃用途作長者房屋，如此大動作，為何不物色其他地方？如區內何文田山上？崇安街/浙江街地皮？官塘線延線工地/辦公室地皮？鶴園里路政署用地？</p> <p>為何不好好善用這個已規劃為「政府、機構或社區」用途的地帶，去興建一些不太高/大型的社區設施，協助本區居民？我相信區內缺乏一些中型醫療設施，如政府體檢/復康/中醫中心？或是一些協助社區的機構用地，如賽馬會/明愛/救世軍的設施？</p> <p>因此本人反對房協/規劃署改變規劃用途作興建長者房屋，不要再繼續密集地建屋而破壞附近環境。</p>
TPB/R/S/K9/25-2	<p>空地，但是最近幾年，該處卻陸續發展，包括近期入伙的青州街海關宿舍及住宅「悅目」。加上附近已建的紅磡花園，嘉朗豪庭，及紅磡消防局（內有一個消防宿舍），突然之間，該小小的區域已經／將會有密密麻麻的住宅大廈，再加上附近佛光街／民裕街的高架行車橋，比較遠的家維邨及民裕街附近的工業大廈，整個區域已十分密集！</p> <p>在附近道路上，空氣已十分侷促，幸而現時利工街臨時停車場地皮沒有建築物，提供了空中空間及增加空間感，才令該區域沒有太惡劣的環境。</p> <p>但若是在紅磡利工街地皮建造長者房屋大廈（約30層），或是改成其他房屋計劃，那麼整個區域的環境就更差了！我相信在此地皮建成高樓大廈後，道路行車產生的污染（如空氣、嘈音）、地面的熱力跟本散走不了，同時該區的視覺空間亦大大影響！政府部門有否對整區，而不是只是該長者房屋，做一個詳細的環境評估？包括一般沒有納入評估的空氣流通及視覺空間評估？</p> <p>我明白香港是一個寸金尺土之地，但是如果這裡本是設計為「政府、機構或社區」地帶，為何在我以上所說的情況下，仍把此地改為住宅？還要是高高的名貴長者屋？為什麼長者屋不是設在沒有那麼人口稠密的地方，如新界/新市鎮用地，讓長者有更優質的居住環境？近期房協在北角的長者屋也不成功，因為成本太高而相關售/租價很高，亦不受市民歡迎。</p> <p>再者，如當局必須在本區徵收用地或更改規劃用途作長者房屋，如此大動作，為何不物色其他地方？如區內何文田山上？崇安街/浙江街地皮？官塘線延線工地/辦公室地皮？鶴園里路政署用地？</p> <p>為何不好好善用這個已規劃為「政府、機構或社區」用途的地帶，去興建一些不太高/大型的社區設施，協助本區居民？我相信區內缺乏一些中型醫療設施，如政府體檢/復康/中醫中心？或是一些協助社區的機構用地，如賽馬會/明愛/救世軍的設施？</p> <p>因此本人反對房協/規劃署改變規劃用途，不要再繼續密集地建屋而破壞附近環境。</p>

本人乃是紅磡的居民，在那裡已居住了多年。以往在利工街，青州街附近均是一片空地，但是最近幾年，該處卻陸續發展，包括近期入伙的青州街海關宿舍及住宅「悅目」。加上附近已建的紅磡花園，嘉朗豪庭，及紅磡消防局（內有一個消防宿舍），突然之間，該小小的區域已經／將會有密密麻麻的住宅大廈，再加上附近佛光街／民裕街的高架行車橋，比較遠的家維邨及民裕街附近的工業大廈，整個區域已十分密集！

在附近道路上，空氣已十分侷促，幸而現時利工街臨時停車場地皮沒有建築物，提供了空中空間及增加空間感，才令該區域沒有太惡劣的環境。

但若是紅磡利工街地皮建造公屋，那麼整個區域的環境就更差了！我相信在此地皮建成公屋大廈後，道路行車產生的污染（如空氣、嘈音）、地面的熱力跟本散走不了，同時該區的視覺空間亦大大影響！政府部門有否對整區，而不是只是該長者房屋，做一個詳細的環境評估？包括一般沒有納入評估的空氣流通及視覺空間評估？

我明白香港是一個寸金尺土之地，但是如果這裡本是設計為「政府、機構或社區」地帶，為何在我以上所說的情況下，仍把此地改為住宅？為什麼長者屋不是設在沒有那麼人口稠密的地方，如新界/新市鎮用地？

再者，如當局必須在本區徵收用地或更改規劃用途作公屋，如此大動作，為何不物色其他地方？如區內何文田山上？崇安街/浙江街地皮？官塘線延線工地/辦公室地皮？鶴園里路政署用地？

為何不好好善用這個已規劃為「政府、機構或社區」用途的地帶，去興建一些不太高/大型的社區設施，協助本區居民？我相信區內缺乏一些中型醫療設施，如政府體檢/復康/中醫中心？或是一些協助社區的機構用地，如賽馬會/明愛/救世軍的設施？

因此本人反對房協/規劃署改變規劃用途作興建公屋，不要再繼續密集地建屋而破壞附近環境。

支持:

- 1) 建議維持有關用地先前的建築物高度限制 (11 層)。
- 2) 建議保留有關用地作政府、機構及社區用途。
- 3) 考慮與旁邊的公園一併發展作休閒/休憩用地。
- 4) 建議繼續將有關用地用作停車場，並在附近的新住宅落成後，審視當區道路情況後再作諮詢。

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o 44

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就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-181112-94217

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 18:11:12

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

小姐 Miss Hui

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/25-1	<p>Opposed to the mentioned representation number.</p> <p>雖然房屋需求殷切,但政府須有完善的區域規劃,而非有地就插針式發展 是項土地面積不大,興建插針式樓宇對舒緩需求壓力沒有多大幫助.反之應該就這區配套設施匱乏而進行規劃,例如停車場短缺,綠化休憩環境比例不足等</p>

TPB/R/S/K9/25-C25

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-161904-43201

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 16:19:04

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

小姐 Miss Lin Wang

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號

Representation No:

意見詳情

Details of Comments:

I OBJECT the proposed Senior Citizen Residences project to be located at Lee Kung Street, Hung Hom (the "Project").

1. Objection to the Project in general

The demand of such senior citizen residences have been questionable. I learnt from the media and also your Council members such projects have not been well received (attachment 2) and therefore it is reasonable to doubt whether the Project will achieve meaningful results for the community as a whole and whether the land is in fact suitable for such Project given that it will involve a change in the land use zoning and application has to be made to the Town Planning Board. I consider that your Council should re-consider thoroughly whether such Project should be supported. I know that there are many other pieces of land in Hung Hom or nearby districts land (e.g. the empty land near Harbour Place or Harbourfront Horizon All-Suite Hotel) where it is more suitable for the Senior Citizen Residences to be built and possibly with less impact to the neighborhood.

2. Object to the height restriction

I would like to point out that the height restriction of the Project is 11 floors under OZP No. S/K9/24 gazette on 15/10/2010. The Project will involve an application for relaxation of the height restriction of the land to 34 floors (3.4 times the original land use) and build on a 1:8 land ration providing 309 flats for the elderly (see newspaper clips at Attachment 3). As discussed in our previous letter, this will adversely affect the surrounding building environment and public interest which should be strongly objected. More importantly, wall effect (屏風效應) of the Project will block the visual corridor i

TPB/R/S/K9/25-3

n the OZP and deteriorate the air flow in this compact area. As you can envisage, coupled with the Ma Tau Wai Redevelopment Project, the wall building effect to be caused by all the new buildings will be very serious and interests of Kowloon City district citizens living in the nearby area will be severely jeopardized.

Therefore, I take a strong view that even if the Project proceeds after your serious considerations, there should be NO RELAXATION OF THE HEIGHT RESTRICTION for the building to be built. Having considered the low demand for such Projects, the adverse effects on the air flow and the deterioration of the quality of day to day life of citizens living in the nearby area, we submit that even if the Project is to be pursued, it should strictly follow the OZP and thus only be a 11 storey building with the permitted plot ratio. For your reference, we enclose a set of drawings containing the statutory information and also showing the possible wall effect of the Project (Attachment 4). We will take the necessary actions to protect our rights and object the Project through the statutory procedure under the Town Planning Ordinance (Cap.131).

Conclusion

I reiterate my objection to the Project and in particular, I am especially concerned on the intended relaxation of the height for the Project.

I hope the Committee could take my objection into consideration when deciding on the Project. Look forward of hearing more from you.

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

=C25

參考編號

Reference Number:

170213-182723-47078

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 18:27:23

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

小姐 Miss Wang Lin

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號

Representation No:

意見詳情

Details of Comments:

Apologies if I mis-represented myself but I just would like to double confirm that I would like to AGREE with these 44 representations to OPPOSE the proposed Senior Citizen Residences project to be located at Lee Kung Street, Hung Hom (the "Project").

I would like to express my views and draw the Housing and Infrastructure Committee's ("Committee") attention to my views below.

1. Objection to the Project in general

The demand of such senior citizen residences have been questionable. I learnt from the media and also your Council members such projects have not been well received (attachment 2) and therefore it is reasonable to doubt whether the Project will achieve meaningful results for the community as a whole and whether the land is in fact suitable for such Project given that it will involve a change in the land use zoning and application has to be made to the Town Planning Board. I consider that your Council should re-consider thoroughly whether such Project should be supported. I know that there are many other pieces of land in Hung Hom or nearby districts land (e.g. the empty land near Harbour Place or Harbourfront Horizon All-Suite Hotel) where it is more suitable for the Senior Citizen Residences to be built and possibly with less impact to the neighborhood.

2. Object to the height restriction

I would like to point out that the height restriction of the Project is 11 floors under OZP No. S/K9/24 gazette on 15/10/2010. The Project will involve an application for relaxation of the height restriction of the land to 34 floors

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TPB/R/S/K9/25-
(1-44)

s (3.4 times the original land use) and build on a 1:8 land ration providing 309 flats for the elderly (see newspaper clips at Attachment 3). As discussed in our previous letter, this will adversely affect the surrounding building environment and public interest which should be strongly objected. More importantly, wall effect (屏風效應) of the Project will block the visual corridor in the OZP and deteriorate the air flow in this compact area. As you can envisage, coupled with the Ma Tau Wai Redevelopment Project, the wall building effect to be caused by all the new buildings will be very serious and interests of Kowloon City district citizens living in the nearby area will be severely jeopardized.

Therefore, I take a strong view that even if the Project proceeds after your serious considerations, there should be NO RELAXATION OF THE HEIGHT RESTRICTION for the building to be built. Having considered the low demand for such Projects, the adverse effects on the air flow and the deterioration of the quality of day to day life of citizens living in the nearby area, we submit that even if the Project is to be pursued, it should strictly follow the OZP and thus only be a 11 storey building with the permitted plot ratio. For your reference, we enclose a set of drawings containing the statutory information and also showing the possible wall effect of the Project (Attachment 4). We will take the necessary actions to protect our rights and object the Project through the statutory procedure under the Town Planning Ordinance (Cap.131).

Conclusion

I reiterate my objection to the Project and in particular, I am especially concerned on the intended relaxation of the height for the Project.

I hope the Committee could take my objection into consideration when deciding on the Project. Look forward of hearing more from you.

TPB/R/S/K9/25-C26

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-133031-37182

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 13:30:31

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

先生 Mr. Ho Sin See

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/25-1	Objection to public housing development in this small piece of land, low cost-effectiveness in solving the housing supply problem
TPB/R/S/K9/25-3	Support the idea of building the site into an open space/garden or provide sports, culture and recreational facilities at the site.

TPB/R/S/K9/25-C28

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-175007-32714

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 17:50:07

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

小姐 Miss WY Pang

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/25-2	To offer a pleasant living environment in Hung Hom, TPB should retain the original building height restriction of 11 storeys for the site.
TPB/R/S/K9/25-2	Consider the building as an extension of the Hung Hom Market Building, to provide sports and cultural facilities.
	Green rooftop design to increase the green space in the district

TPB/R/S/K9/25-C32

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-153712-47679

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 15:37:12

提出此份意見的人士(下稱「提意見人」)

Person Making This Comment

先生 Mr. Adam CHEN

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
TPB/R/S/K9/25	反對放寬此用地建築物高度限制。此用地位于已建成海關宿舍及私人住宅正南面，與上述兩項建築物南北向樓間間隔狹窄，放寬此用地建築物高度將嚴重影響已興建住宅的日照時間。建議維持此地塊原建築物高度限制（11層）。
TPB/R/S/K9/25	反對房協在此地塊發展「長者住屋計劃」。房協建議的「長者住屋計劃」不但建議突破原11層的建築物高度限制，而且建議突破100米的高度。此做法一來對緊鄰住宅採光日照通風造成影響，二來使原本開放空間就已經不足的當地社區徒增了人口密度。此用地南面為佛光街高架走廊，西面為陡峭的斜坡，東面為消防車輛出入頻繁的紅磡消防局。周邊可供社區活動的休閒、文娛及康樂設施已經欠缺；可方便長者使用的綠化休閒康樂空間更是十分匱乏。房協計劃于此地塊發展「長者住屋計劃」欠缺對當地社區環境、地勢高差、開放空間考慮及理據。
TPB/R/S/K9/25	原規劃有關用地作政府、機構及社區用途或在用地提供社區設施能適當緩解當地社區的需求，建議保留。政府建設「長者住屋計劃」、「公營房屋」等帶來大量人口的建築物應該注重建設于新市鎮或有一定規模的發展地區，不應「見縫插針」式地安插與已經建成的成熟社區中，應避免對原地社區帶來人口密度、環境、交通等重大的負面影響。

TPB/R/S/K9/25-C33

就草圖的申述提出意見

Comment on Representation Relating to Draft Plan

參考編號

Reference Number:

170213-172145-62610

提交限期

Deadline for submission:

14/02/2017

提交日期及時間

Date and time of submission:

13/02/2017 17:21:45

提出此份意見的人士 (下稱「提意見人」)

Person Making This Comment

先生 Mr. Ho, Chun Fung

(known as "Commenter") hereafter:

與意見相關的草圖

Draft plan to which the comment relates:

S/K9/25

意見詳情

Details of the Comments:

申述編號 Representation No:	意見詳情 Details of Comments:
To retain the original building height restriction of 11 storeys for the site.	Support for this idea. Building height can reflect the human density and if higher building, more populations will generate. Lee Kung Street is a dead end street and higher population means higher demand on public area consumption e.g. Street, Road, garden, space for pedestrians. The site captioned is in the middle of Fire station, Government apartment, La Lumiere and Ka Wai Estate. If construct more residential building here, population must be increase significantly.
To develop large-scale/multi-storey car park at the site.	This district definitely require more public facility e.g. Car park or indoor swimming pool rather than residential building. A whole district is missing an indoor swimming for citizen to enjoy the leisure with kids and friends in winter time or the school & college nearby to hold the swimming game.

Summary of Representations and Comments and Government Departments' Responses

- (1) The grounds of representations and proposals of **R1** to **R44** and responses are summarized below:

Major Representation Points	Responses
<u>Supportive Representation</u>	
<u>S1. Grounds of Supportive Representation</u>	
<ul style="list-style-type: none"> - Support Item A and provided further information on the strong demand and limited supply of elderly housing like Senior Citizen Residences (SEN); justifications for the SEN project; and reiterate that technical assessments have been submitted to demonstrate that the SEN project will not create adverse impacts on the local area. 	See Para. 6.3.1 of the TPB Paper
<u>Adverse Representations</u>	
<u>A. "Residential (Group A)" Zoning/ Residential Use on the Site</u>	
<ul style="list-style-type: none"> - There are too many residential sites in the area, some of them have new developments (such as La Lumiere) and others are planned for redevelopment. There is no need for additional residential sites in the area, instead the Government should focus on developing new towns and large-scale residential communities and not develop 'in-fill' sites. 	See Para. 6.3.2 and 6.3.3 of the TPB Paper
<u>B. Development of Senior Citizen Residences (SEN) Project</u>	
<ul style="list-style-type: none"> - It is questionable whether the SEN project will benefit the community as a whole. Demand for such SEN residences is low as seen in HKHS' elderly residence project in North Point (i.e. The Tanner Hill) that was not well received. HKHS should consider building the SEN project on other sites in Hung Hom, nearby districts, New Territories or new development areas. 	See Paras. 6.3.4 to 6.3.6 of the TPB Paper
<u>C. Building Height (BH) Restriction, Visual and/or Air Ventilation Aspects</u>	
<ul style="list-style-type: none"> - Relaxation of BH restriction from 11 storeys to 110mPD for the development will adversely affect the surrounding built environment. - The development will block the views of adjoining residential buildings and has a detrimental visual impact in the area. - The associated wall effect of the development will block air ventilation and aggravate air quality in the area. 	See Paras. 6.3.7 to 6.3.11 of the TPB Paper
<u>D. Environmental Aspect</u>	
<ul style="list-style-type: none"> - The high-rise SEN development will aggravate noise pollution and sunlight penetration in the area. - It will detrimentally affect the living quality/environment of existing residences. 	See Paras. 6.3.12 to 6.3.14 of the TPB Paper

<ul style="list-style-type: none"> - Elders living in the SEN development will suffer from noise and psychological impacts from the nearby fire Station as well as traffic noise impacts from the nearby roads. Air quality in the district is not suitable for the elders. 		
E. Traffic Aspect		
<i>E1. Traffic Impacts</i>		
<ul style="list-style-type: none"> - Lee Kung Street is a narrow street and cannot cope with the additional traffic generated from the SEN development. Traffic congestion, illegal parking and accident at Lee Kung Street are likely to occur. Besides, the traffic conditions along Ma Tau Wai Road, Fat Kwong Street and/or Tsing Chau Street will also deteriorate. 		See Para. 6.3.15 of the TPB Paper
<i>E2. Access for Fire Engines</i>		
<ul style="list-style-type: none"> - Traffic from the development will affect access for fire engines to/from the neighbouring fire station at Lee Kung Street. This will affect safety of residents in the area. 		See Para. 6.3.16 of the TPB Paper
<i>E3. Parking Provision</i>		
<ul style="list-style-type: none"> - The Site is currently used as temporary public car park, and should be retained for car park use. Developing the site to SEN units will aggravate the current car parking shortage situation. 		See Para. 6.3.17 of the TPB Paper
F. Infrastructure		
<ul style="list-style-type: none"> - The basic infrastructure cannot cope with the increased population in the SEN and other residential developments in the area. 		See Para. 6.3.18 of the TPB Paper
G. Open Space and Government, Institution and Community (GIC) Facilities		
<ul style="list-style-type: none"> - Too many high-rise residential buildings are located in the area but there are inadequate GIC facilities in the vicinity to serve the district. The Site should be reserved for open space/garden or sports, culture and recreational facilities. 		See Para. 6.3.19 of the TPB Paper
Proposals		
P1	The site should be reserved for public housing to shorten the waiting list and to meet the pressing needs for public housing.	See Para. 6.3.20 of the TPB Paper
P2	To retain the original BH restriction of 11 storeys.	See Para. 6.3.7 to 6.3.10 of the TPB Paper
P3	To retain the site for GIC use or provide community facilities (e.g. community centre, library) and social welfare facilities (e.g. elderly facilities).	
P4	To develop multi-storey car park at the Site.	See Para. 6.3.17 of the TPB Paper

- (2) The grounds of comments **C1** to **C34** that are additional to the grounds of representations in part (1) of the table and responses are summarized below:

Major Comments on the Representations		Responses
H. Proposal to Use the Site for Public Housing		
<p>The grounds of objecting to construction of public housing on the Site are:</p> <ul style="list-style-type: none"> - the site is too small and it will not be cost effective for public housing development; - will aggravate traffic congestion; - will affect surrounding environment and air quality; - not in line with original planning intention for GIC use on the Site; and - public housing should be built in other areas (Kai Tak), new towns, country park and/or larger sites. 		See Para. 6.3.20 of the TPB Paper
I. Proposal of Building Car Park on the Site		
<p>The grounds of objecting to proposal of building a car park on the Site are:</p> <ul style="list-style-type: none"> - limited road capacity and will cause traffic congestion - well served by public transport - aggravate air and noise pollution 		See Para. 6.3.17 of the TPB Paper
P Proposal		
P5	Restrict BH	See Paras. 6.3.7 to 6.3.10 of the TPB Paper

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

Representers	Main Grounds	Main Proposal
Supportive		
R1	S1	
Adverse		
R2	B	P1
R3	B, C	P2
R4	B, F, D	
R5	A, C, E1, E3, G	P2, P3
R6	A, C, E1, E3, G	P2, P3
R7	C, D	P3
R8	A, C, D, E1	P3
R9	C, D, E1	P3
R10	A, G	P3
R11	A	P3, P4
R12	A, E3	P4
R13	C, D, G	
R14	C, E1, E2, G	
R15	D, G	
R16	C, D, E1, E3, G	
R17	C, E1	
R18*	C, E1	
R19	C, E1	
R20	C, E1, E2	
R21	C, E1	
R22	C, D	
R23	A, C, D	
R24	C, D	
R25	D	
R26	A, C, E1	
R27	C, E1	
R28	D	
R29	C	
R30	C, E2	
R31	C	
R32 [#]		

Representers	Main Grounds	Main Proposal
R33	C	
R34	D	
R35	C	
R36	C	
R37	E1	
R38	E1	
R39	C	
R40	E1	
Provide views and concerns		
R41	A, E1, E2, E3, G	P2, P3
R42	C	P2
R43	A, E1	
R44	C, E1, E2	
Notes: * The representer also objected to using the site for private residential housing which is not relevant. # R32 only indicate object to amendment without providing grounds		

(4) Major Grounds and Proposals of Respective Comments

Commenters	Related Representation(s)	Main Grounds	Main Proposals
C1	R1 and R2	A, C, E1, I, G	P4
C2		A, C, E1, I	P2, P3, P4
C3		A, C, E1, I	
C4		E1, G, I, J	P3, P5
C5		I, J	P3, P5
C6		A, G, I	P3, P5
C7		G, I	P3
C8		A, C, E1, I	P4
C9		A, C, E1, I	P4
C10		A, C, E1, I	
C11		G, I, J	P3, P5
C12		A, G, I	
C13		G, I	P2
C14		I	P2
C15		I, J	P2, P3
C16		A, B, C, D, E1, G, I	P2, P3, P4
C17		A, G, I, J	P5
C18		A, C, E1, G, I	P2
C19	R1, R2 and R41 to 44	A, G, I	P3, P5
C20		A, B, C, D	P2, P3
C21		A, B, C, D	P2, P3
C22		A, B, C, D	P2, P3
C23	R1	A, B, G	
C24	R1	E1, E3	
C25*	R2 to R44	B, C	P2
C26	R1, R3	G, I	
C27	R1, R44	G, I	
C28	R2	G	P2
C29	R2	A, G, I	P5
C30	R23@	G	
C31	R41, R42		P2, P3
C32 [#]		B, C, D, E3	P2, P3
C33 [#]		G	P2, P4
C34 [#]		B, D, E1,	P4
Notes: * Commenter indicated that she agrees with all 44 representations to oppose the SEN development, R1 excluded from the above table as R1 is submitted by HKHS in support of the SEN development. [#] Commenter did not indicate which representation his comment is related to @ Commenter also indicated support R2 without providing grounds			

Provision of Major Open Space and GIC Community Facilities in
Hung Hom Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Local Open Space	10 ha per 100,000 persons	13.19ha	12.84	14.52	+1.33ha
District Open Space	10 ha per 100,000 persons	13.19ha	6.14	11.58	-1.61ha
Sports Centre	1 per 50,000 to 65,000 persons	2	1	1	-1
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	0	0	0	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	0	1	1	+1
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2	3	3	+1
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	1	1	1	0
Library	1 district library for every 200,000 persons	1	1	1	0
Special Clinic/ Polyclinic	1 whenever a regional or district hospital is built	Not Applicable (NA)	0	0	NA
Clinic/Health Centre	1 per 100,000 persons	2	2	2	0
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Divisional Police Station	1 per 100,000 to 200,000 persons	1	0	0	-1
Post Office	Accessible within 1.2 km in urban or within 3.2 km in rural	NA	2	2	NA
Secondary School	1 whole-day classroom for 40 persons aged 12 -17	147 classrooms	85	115	-32 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6 - 11	211 classrooms	198	198	-13 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3 to 6	62 classrooms	94	94	+32 Classrooms

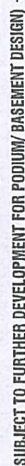
Note:

1. The population of the Area in 2011 was about 126,300.
2. The planned population of the Area (including the rezoning proposals) would be about 131,940 (usual residents and mobile residents). This is the basis for assessment of open space. If transient population (e.g. tourists) is included, the figure would be about 155,150.
3. Planned provision includes existing provision and planned but not yet developed facilities.
4. Some facilities do not have set requirement under HKPSG, e.g. elderly facilities, community hall, study room, etc. They are not included in this table.
5. Some facilities are assessed on a wider district basis by the relevant departments, e.g. district open space, secondary school, primary school and sports ground. The shortfall in the OZP area could be addressed by the provision in the adjoining area within the Kowloon City District, subject to the assessment of concerned departments.
6. Some facilities do not require reservation of a standalone site, e.g. post office, kindergarten / nursery, and their shortfall is to be handled by concerned departments.

SUBJECT TO REMISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)
SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)
ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)

58 NOS OF BED SCHEME

		PROVIDED
	SITE AREA	1,690m ²
	SITE CLASSIFICATION	-
	PLOT RATIO	7.44
	DOMESTIC	1.05
	NON-DOMESTIC	
	GFA	
	DOMESTIC	12499
	NON-DOMESTIC	1764
	CLUBHOUSE	2.4% / 300m ²
	SITE COVERAGE	490.911m ² < 559.944m ² 33.33% / 559.944m ² (DOMESTIC > 61M)
	MAX. BUILDING HEIGHT	109.80 MPD (2.6M/ FLOOR)
	FLAT MIX	NO. %
	STUDIO	122 40.0%
	1-BEDROOM	160 52.5%
	2-BEDROOM	23 7.5%
		305 100%



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Architects & Urban Designers.
WEST - HONG KONG
185 CONNAUGHT ROAD WEST • HONG KONG
E-MAIL: cys@archway.com.hk
TEL: 2858 6693 • FAX: 2858 0083 2858 0346 •
T3—1589—
(P) 00854-11-5901 Van/Vietnam/Libya, 2015707

參考編號

REFERENCE No.
M/K9/16/9

(資料來源：由香港房屋協會提交)
Source: Submitted by Hong Kong Housing Society)

(Source: Submitted by Hong Kong Housing Society)

繪圖
DRAWING
1

DRAWING

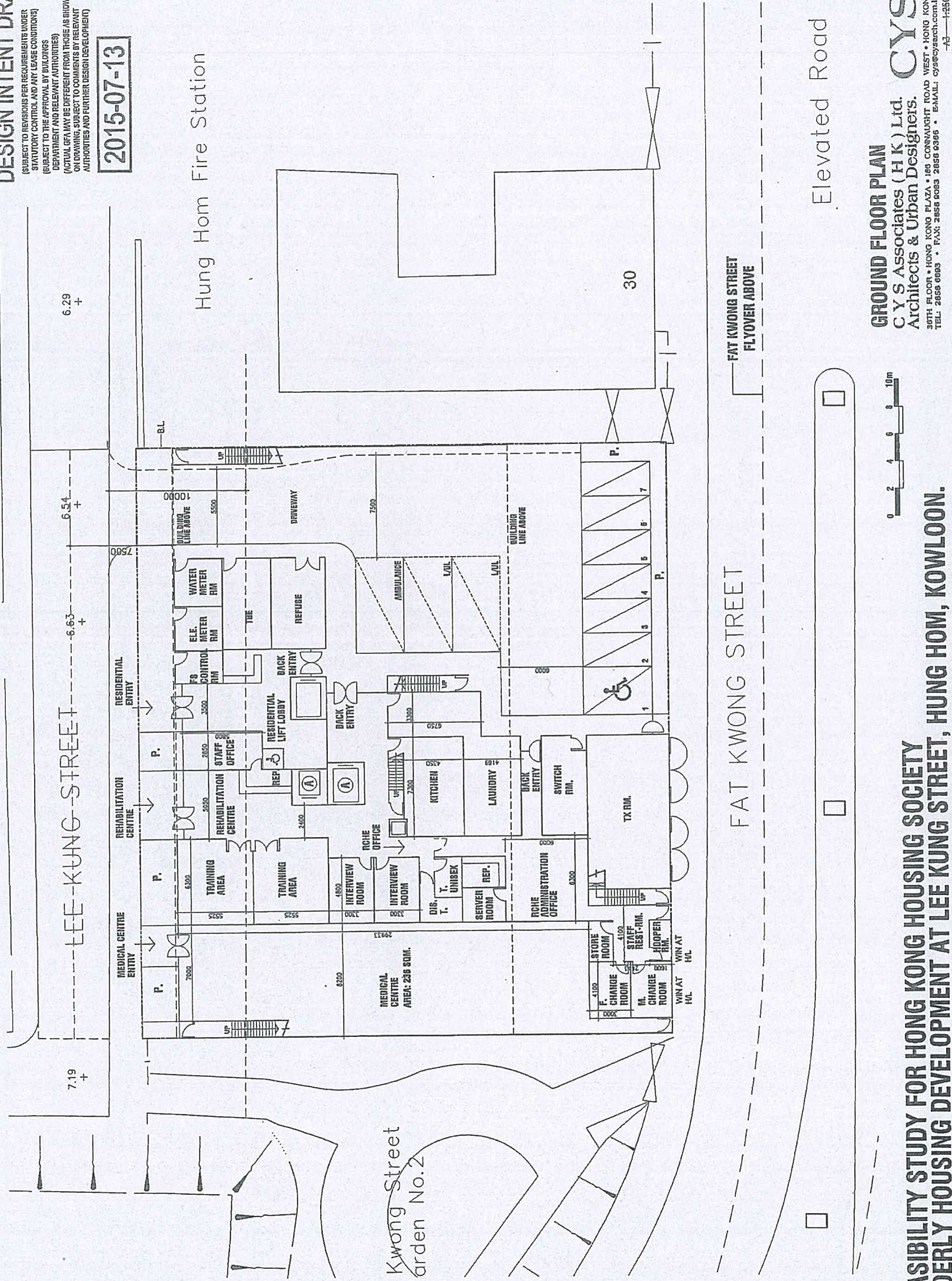
**FEASIBILITY STUDY FOR HONG KONG HOUSING SOCIETY
ELDERLY HOUSING DEVELOPMENT AT LEE KUNG STREET, HUNG HOM, KOWLOON.**

DESIGN INTENT DRAWING

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2015-07-13

Hung Hom Fire Station



GROUND FLOOR PLAN

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\\project\41-580\p\dwg\dwg1_01.dwg 20150713

FEASIBILITY STUDY FOR HONG KONG HOUSING SOCIETY
ELDERLY HOUSING DEVELOPMENT AT LEE KUNG STREET, HUNG HOM, KOWLOON.

Elevated Road

FAT KWONG STREET
FLYOVER ABOVE

參考編號

REFERENCE No.

M/K9/16/9

(資料來源：由香港房屋協會提交)
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2

+FF-KUNG-STREET-

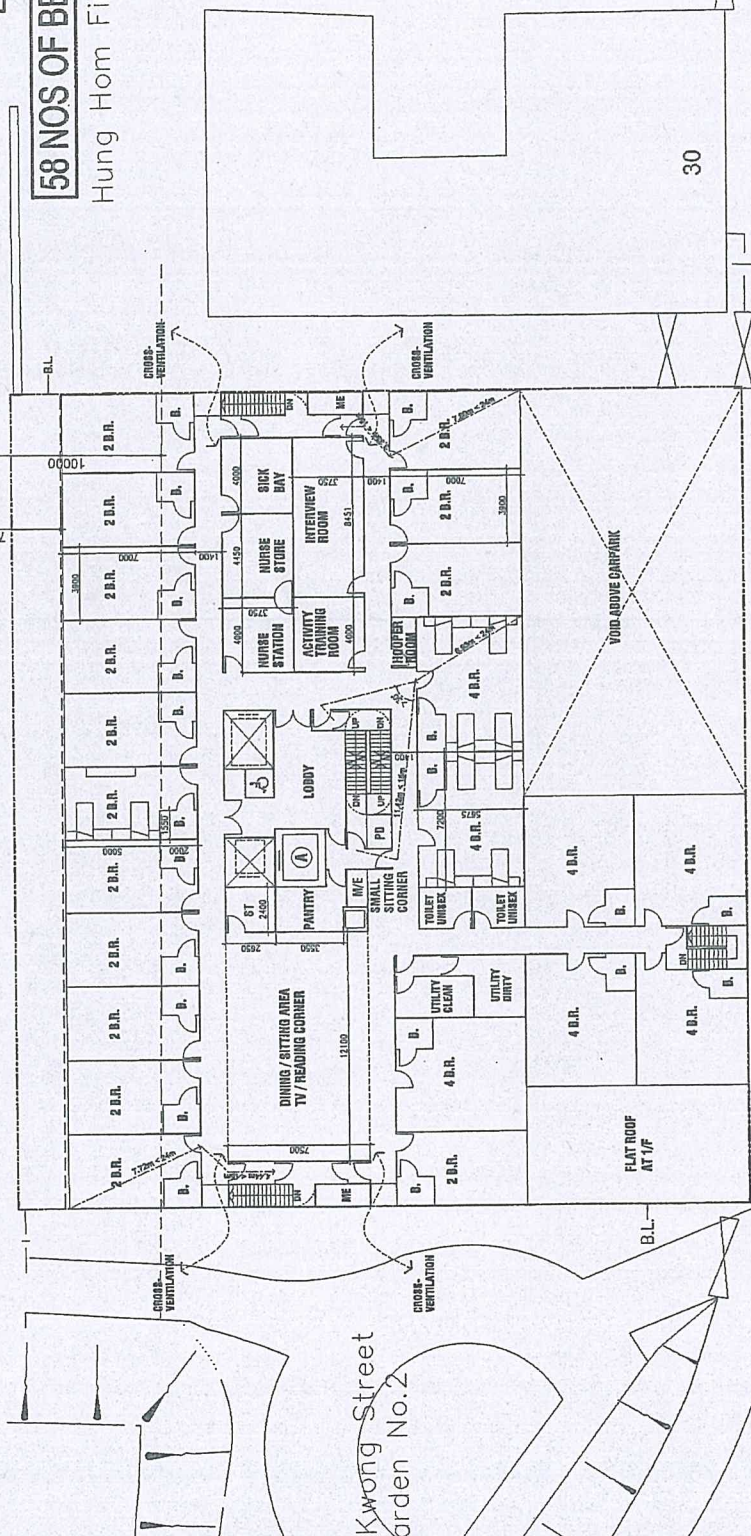
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58 NOS OF BED SCHEME

Hung Hom Fire Station

NOTE :
* ADDITIONAL SUPPORT
AREAS & THE PREVIOUS
SUPPORTING FACILITIES
SUBJECT TO HKHS'S
FURTHER ADVICE.



Kwong Street
Garden No.2

EAT KWONG STREET

FAT KWONG STREET
FLYOVER ABOVE

Elevated Road

FIRST FLOOR PLAN

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A7-1250

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參考編號
REFERENCE No.

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(資料來源：由香港房屋協會提交)
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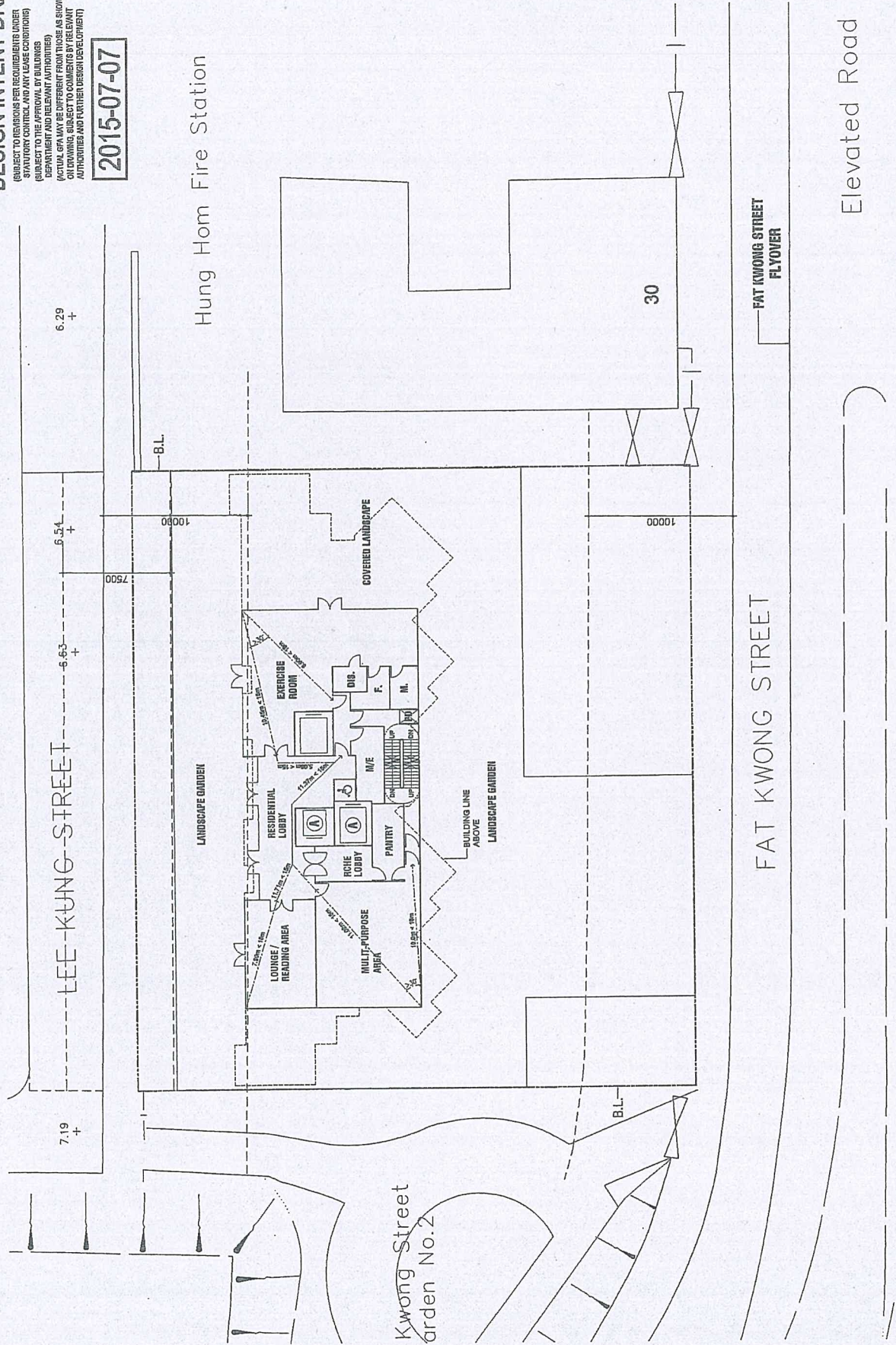
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3

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-43- 1:250-
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4

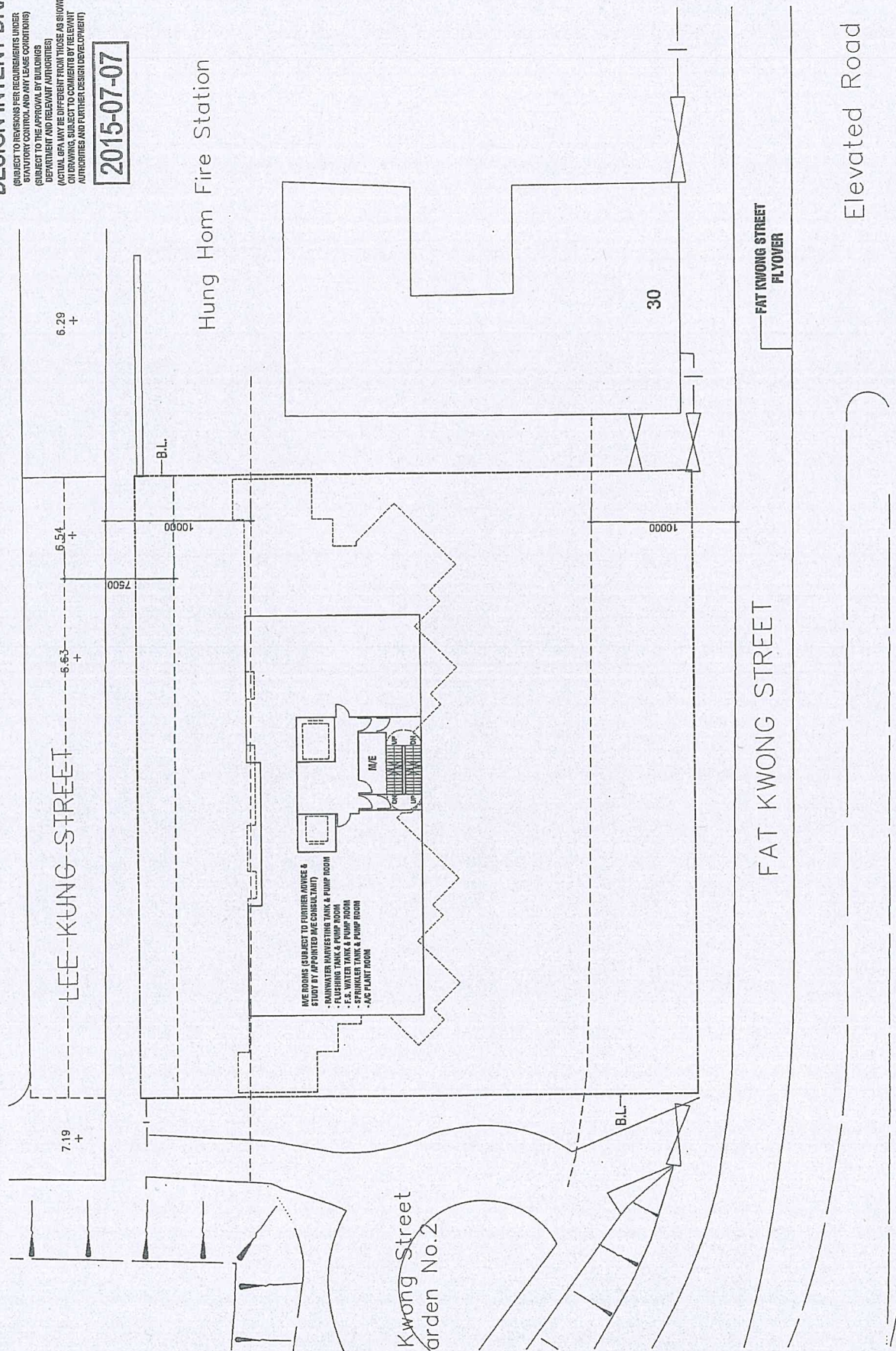
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-13 - 1250-
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ELDERLY HOUSING DEVELOPMENT AT LEE KUNG STREET, HUNG HOM, KOWLOON.**

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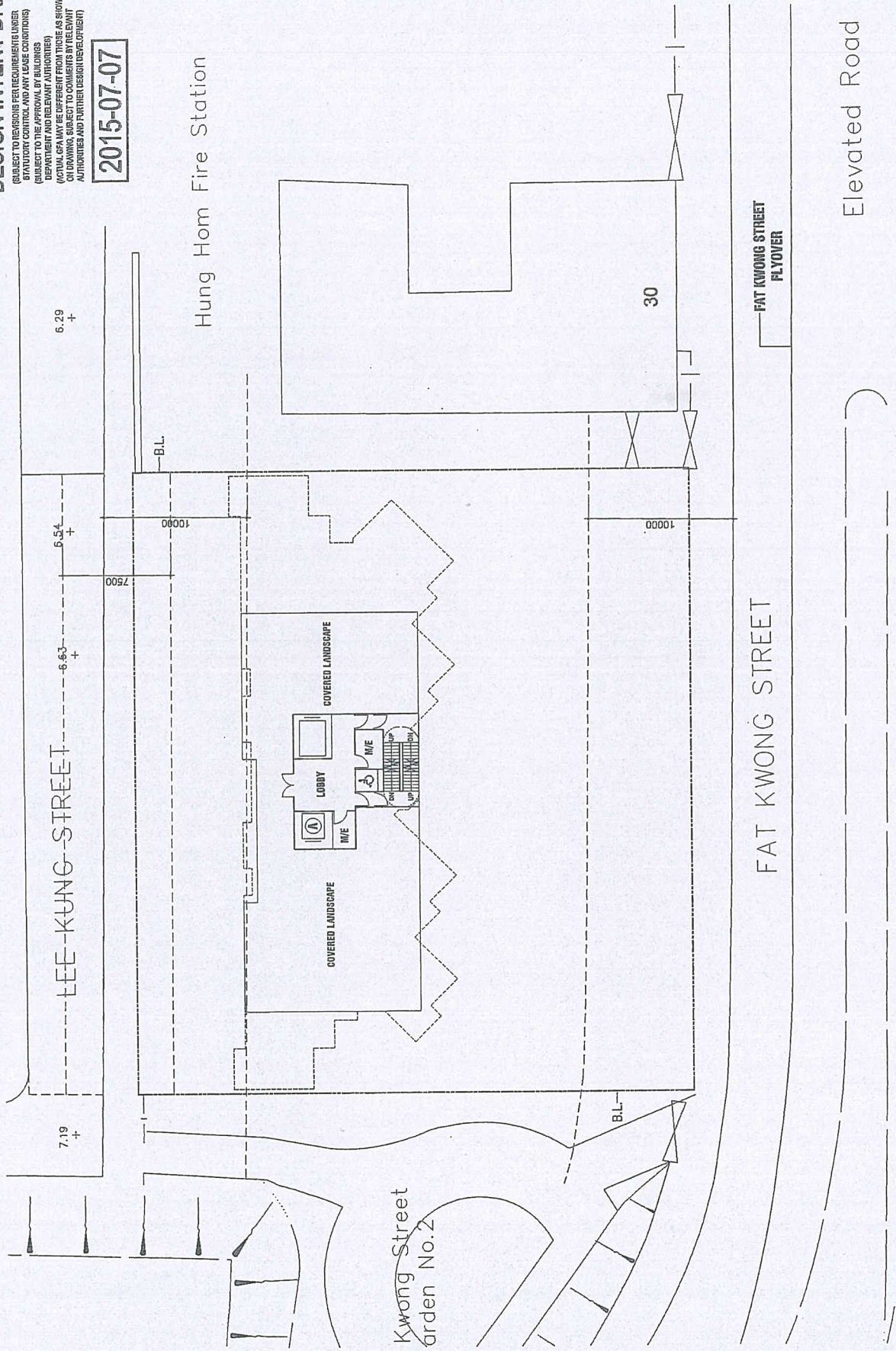
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+854-1230-
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REFERENCE No.

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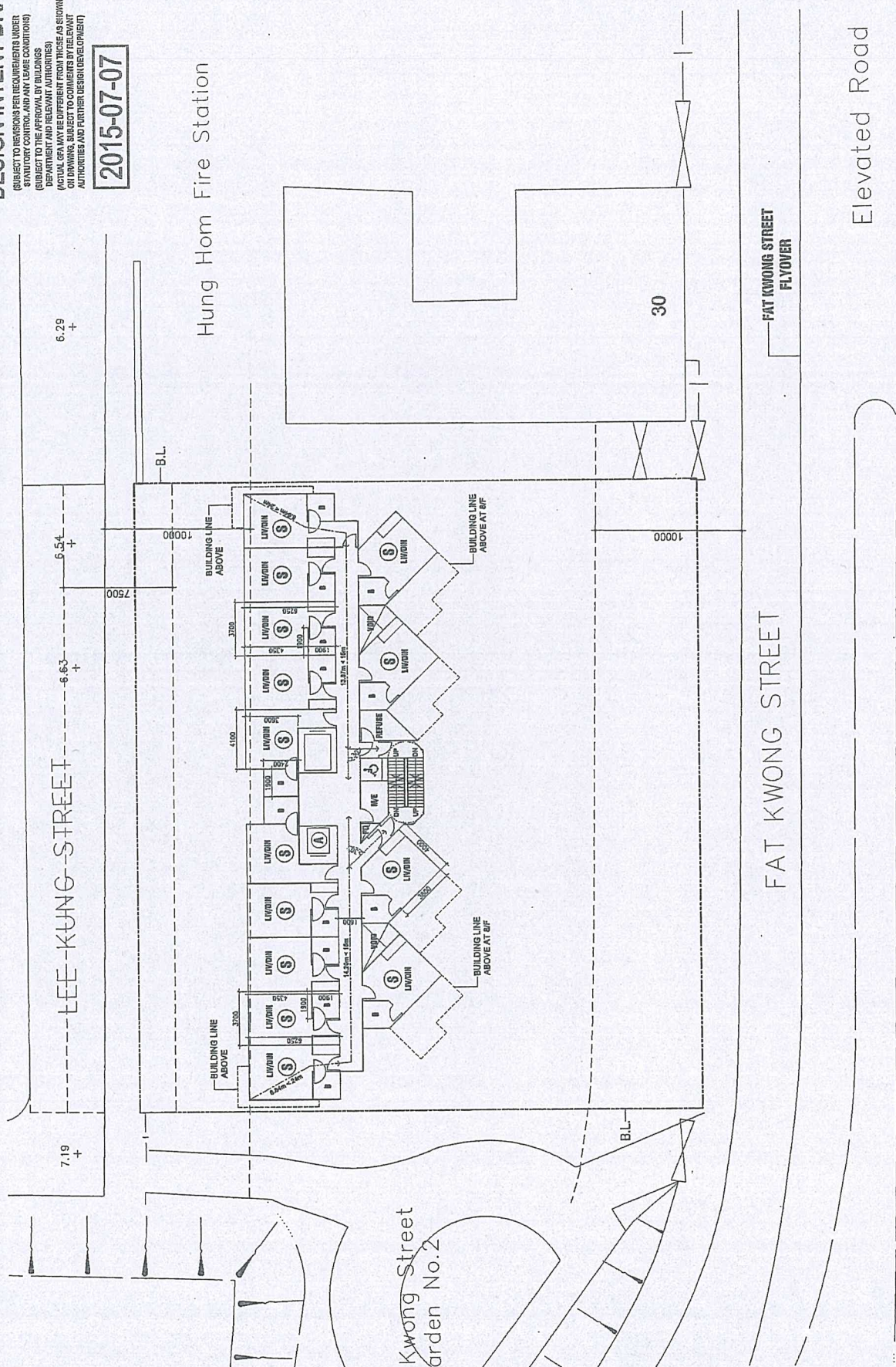
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Hung Hom Fire Station



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(Source: Submitted by Hong Kong Housing Society)

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Hung Hom Fire Station



EAT KWONG STREET

**WONG STREET
FLYOVER**

Elevated Road

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ELDERLY HOUSING DEVELOPMENT AT LEE KUNG STREET, HUNG HOM, KOWLOON.**

參考編號

REFERENCE No.

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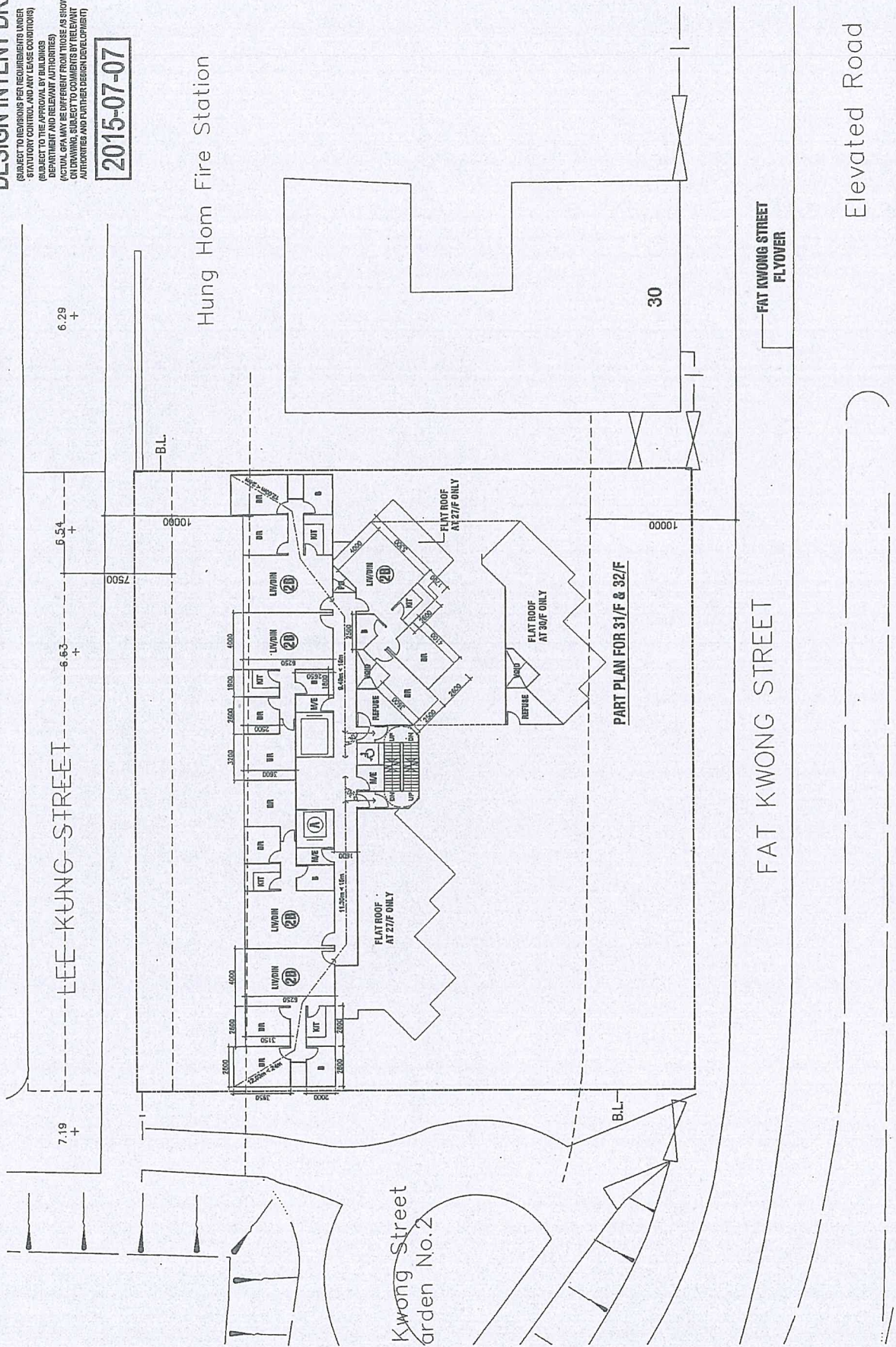
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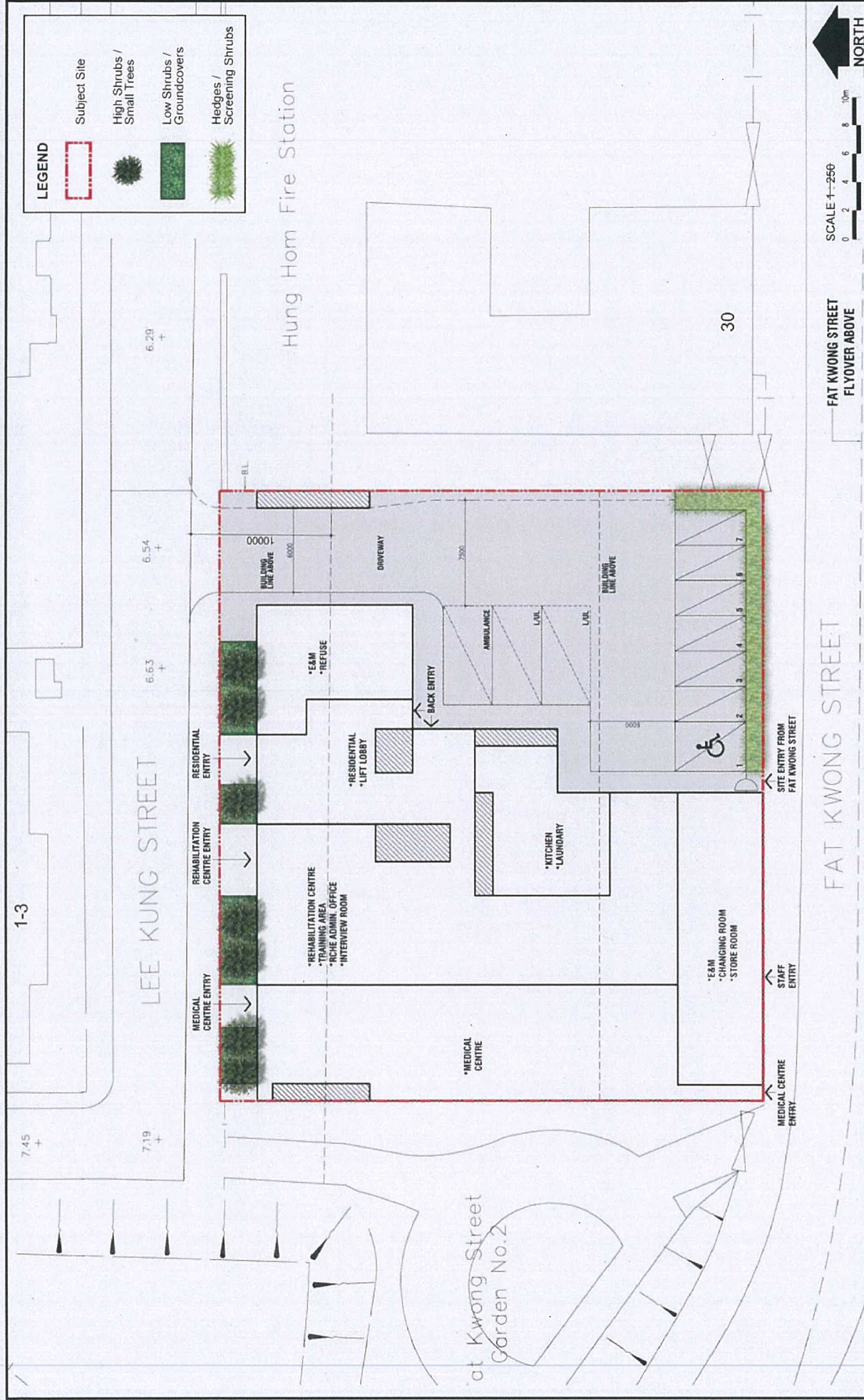


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**FEASIBILITY STUDY FOR HONG KONG HOUSING SOCIETY
 ELDERLY HOUSING DEVELOPMENT AT LEE KUNG STREET, HUNG HOM, KOWLOON.**

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(資料來源：由香港房屋協會提交)
 (Source: Submitted by Hong Kong Housing Society)



Consultancy Service for Preparation of Amendment of Plan under the Town Planning Ordinance for Proposed Elderly Housing Development at Lee Kung Street in Hung Hom

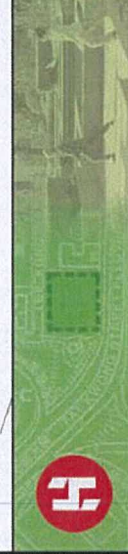
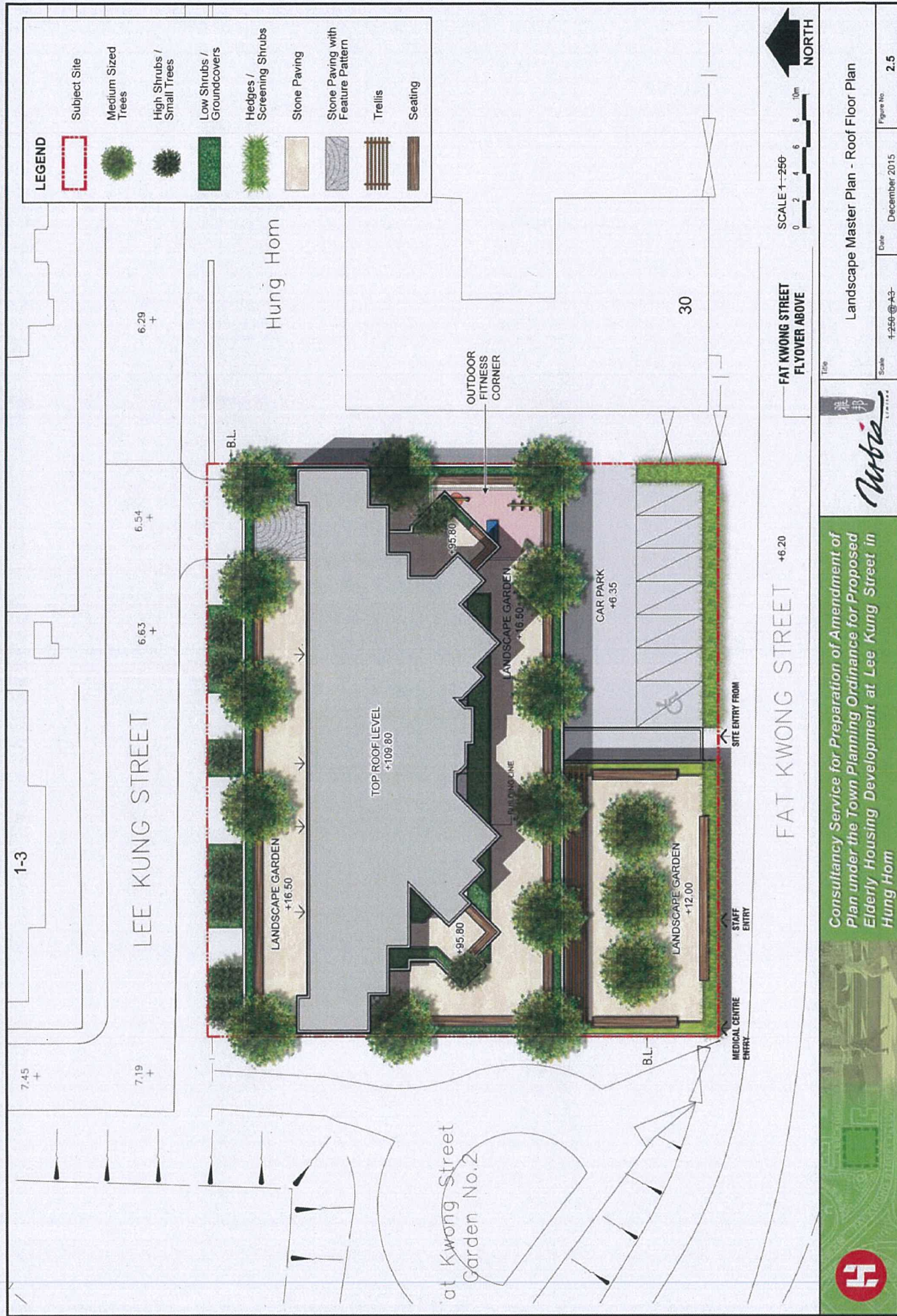
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Date December 2015

Figure No. 2.7

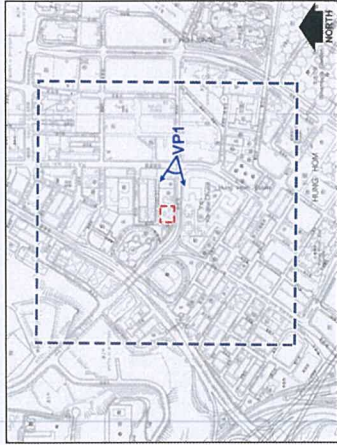
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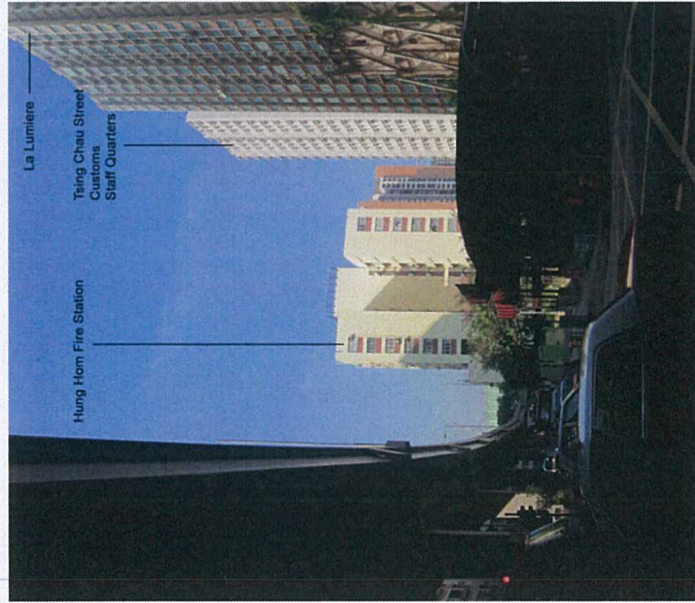
Consultancy Service for Preparation of Amendment of Plan under the Town Planning Ordinance for Proposed Elderly Housing Development at Lee Kung Street in Hung Hom



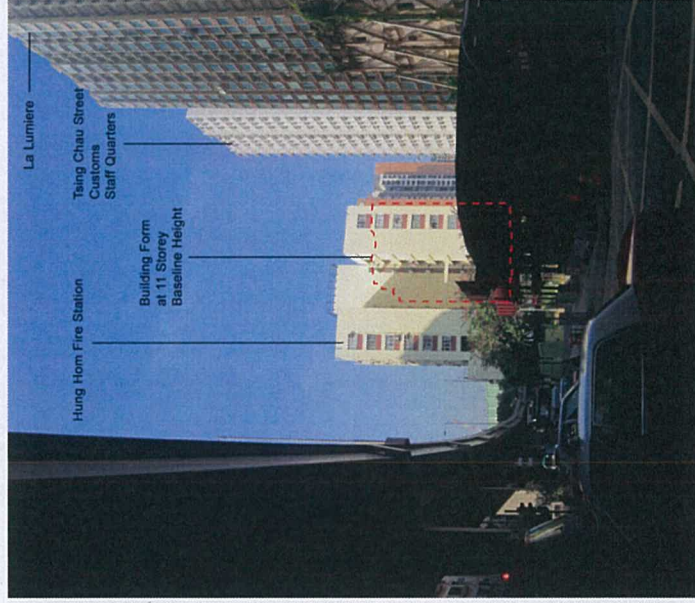
Landscape Master Plan - Roof Floor Plan



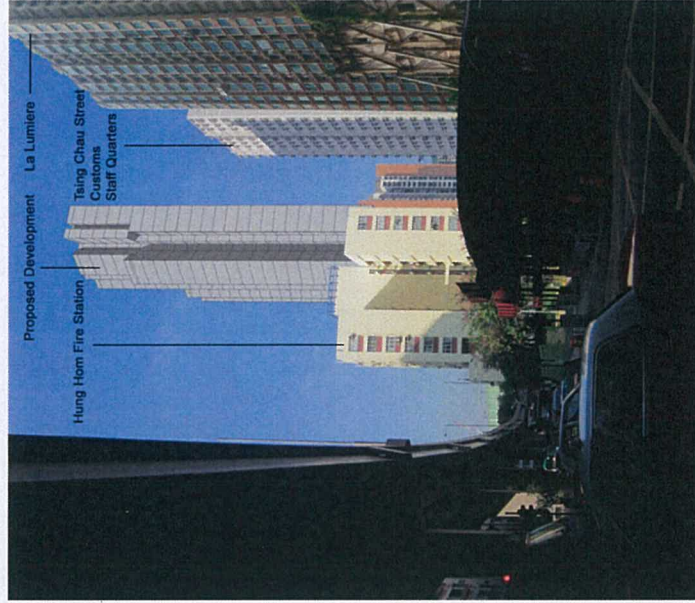
Key Plan



Existing Conditions



Baseline Development



Proposed Development



Consultancy Service for Preparation of Amendment of Plan under the Town Planning Ordinance for Proposed Elderly Housing Development at Lee Kung Street in Hung Hom

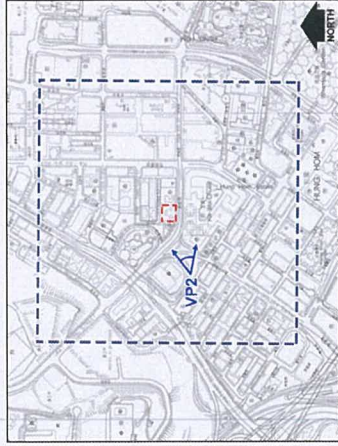


Title		View Point 1 - View from Ma Tau Wai Road (Looking West)	
Scale	NTS.	Date	August 2016
Figure No.		4	

參考編號
REFERENCE No.
M/K9/16/9

繪圖
DRAWING
13

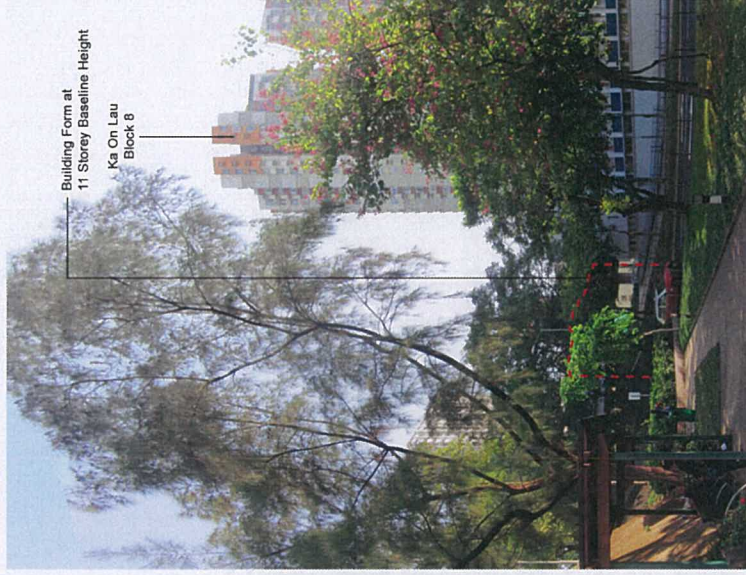
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(Source: Submitted by Hong Kong Housing Society)



Key Plan



Existing Conditions



Baseline Development



Proposed Development



Consultancy Service for Preparation of Amendment of Plan under the Town Planning Ordinance for Proposed Elderly Housing Development at Lee Kung Street in Hung Hom

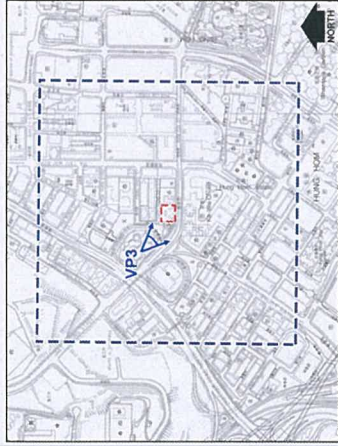


Title		View Point 2 - View from Station Lane Sitting-out Area (Looking Northeast)	
Scale	NTS	Date	March 2016
Figure No.		5	

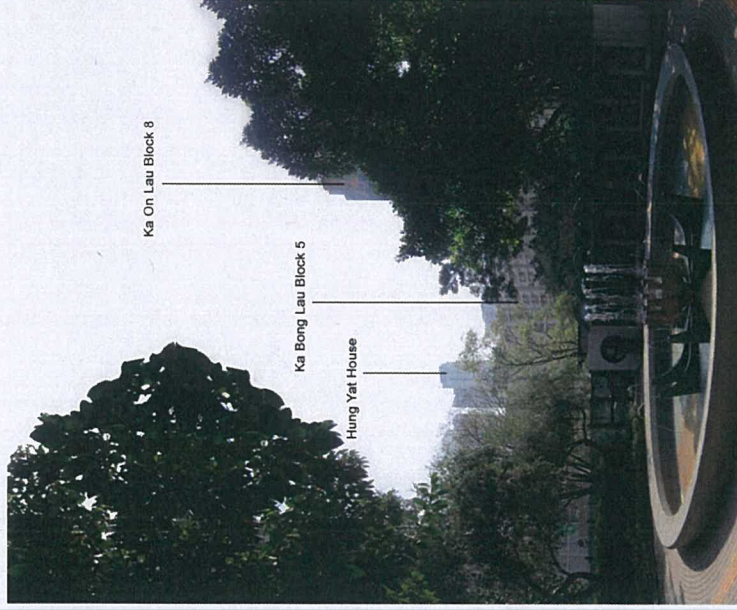
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REFERENCE No.
M/K9/16/9

繪圖
DRAWING
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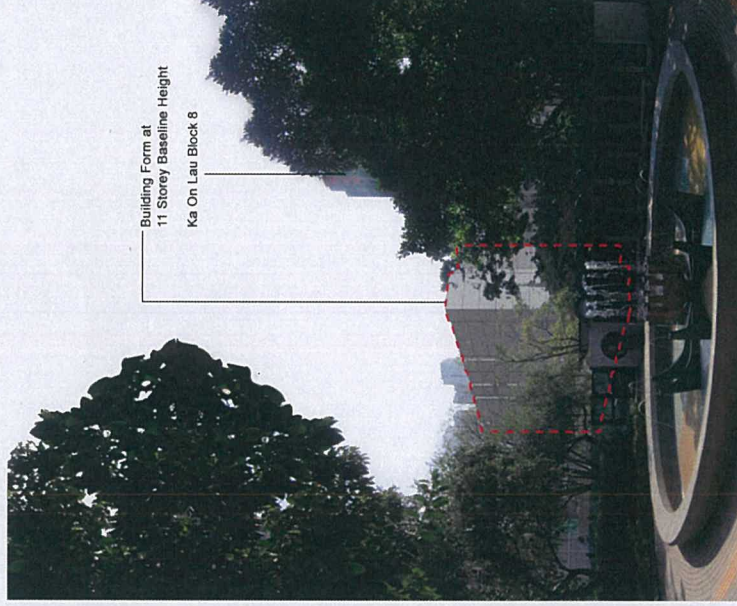
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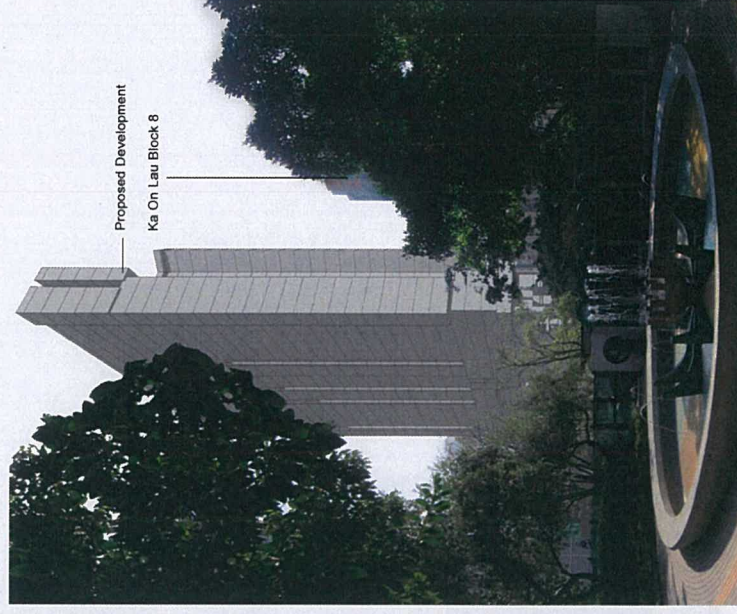
Key Plan



Existing Conditions



Baseline Development



Proposed Development



Consultancy Service for Preparation of Amendment of Plan under the Town Planning Ordinance for Proposed Elderly Housing Development at Lee Kung Street in Hung Hom

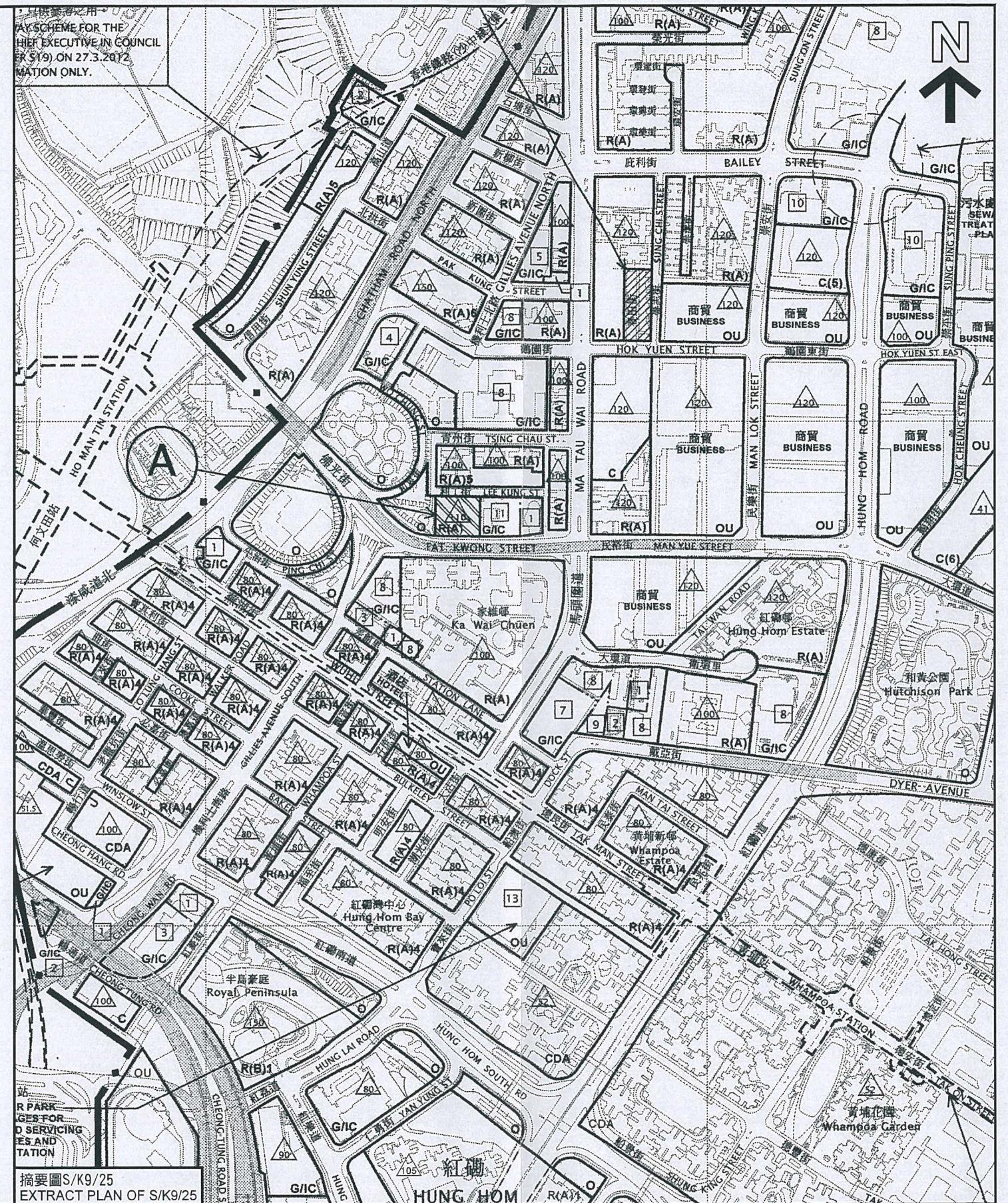
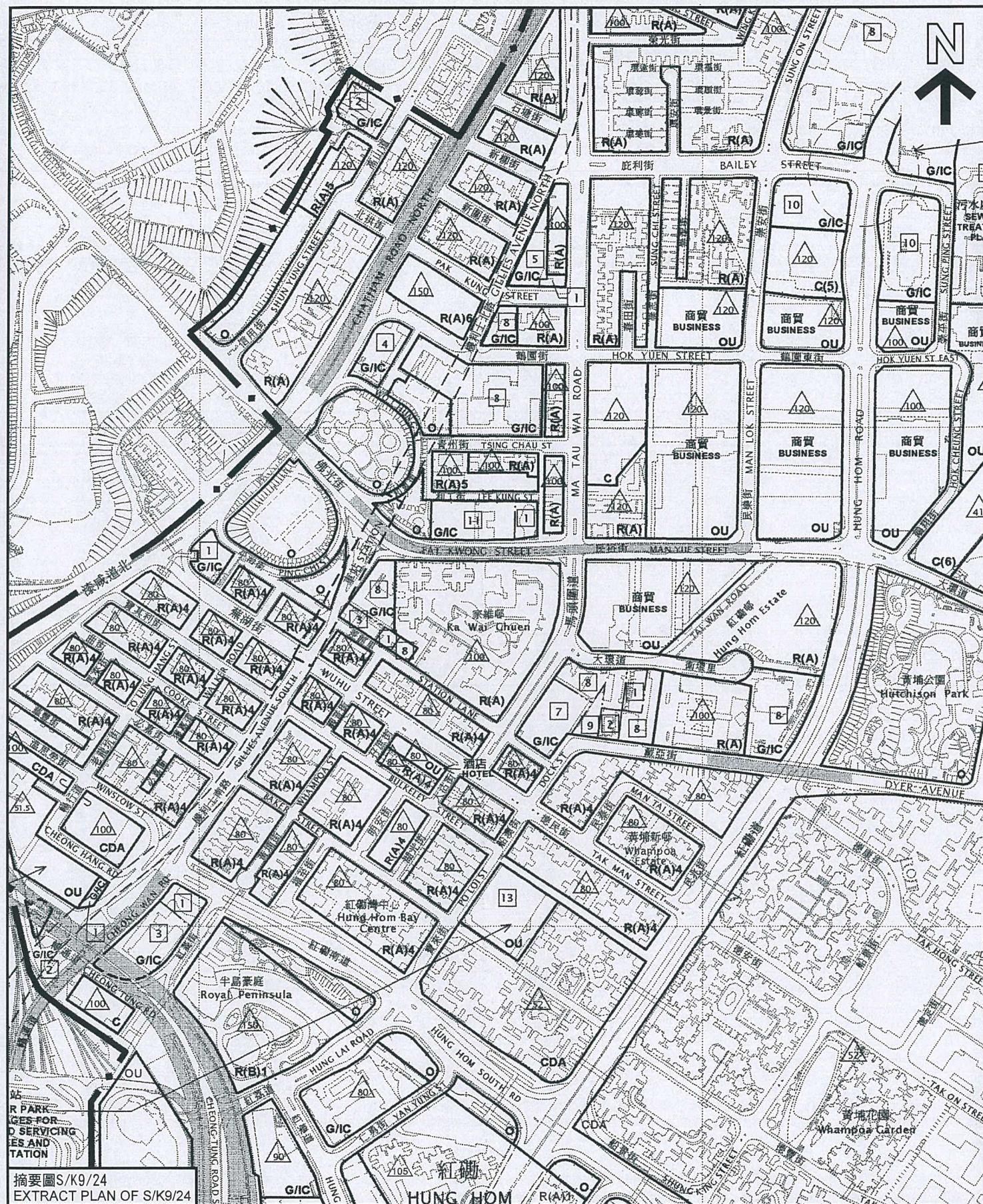


Title	View Point 3 - View from Fat Kwong Street Park (Looking Southeast)		
Scale	N.T.S.	Date	March 2016
Figure No.	6		

(資料來源：由香港房屋協會提交)
(Source: Submitted by Hong Kong Housing Society)

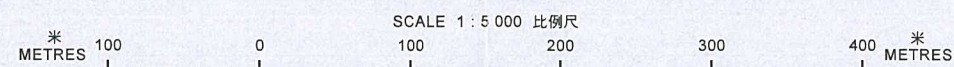
參考編號
REFERENCE No.
M/K9/16/9

繪圖
DRAWING
15



位置圖 LOCATION PLAN

紅磡分區計劃大綱核准圖編號S/K9/24及紅磡分區計劃大綱草圖編號S/K9/25之比較
COMPARISON OF THE APPROVED HUNG HOM OUTLINE ZONING PLAN No. S/K9/24
AND THE DRAFT HUNG HOM OUTLINE ZONING PLAN No. S/K9/25



本摘要圖於2017年4月11日擬備，
所根據的資料為：
於2010年10月5日核准的分區計劃大綱圖
編號S/K9/24，以及於2016年10月28日
展示的分區計劃大綱圖編號S/K9/25
EXTRACT PLAN PREPARED ON 11.4.2017
BASED ON OUTLINE ZONING PLANS No.
S/K9/24 APPROVED ON 5.10.2010 AND
S/K9/25 EXHIBITED ON 28.10.2016

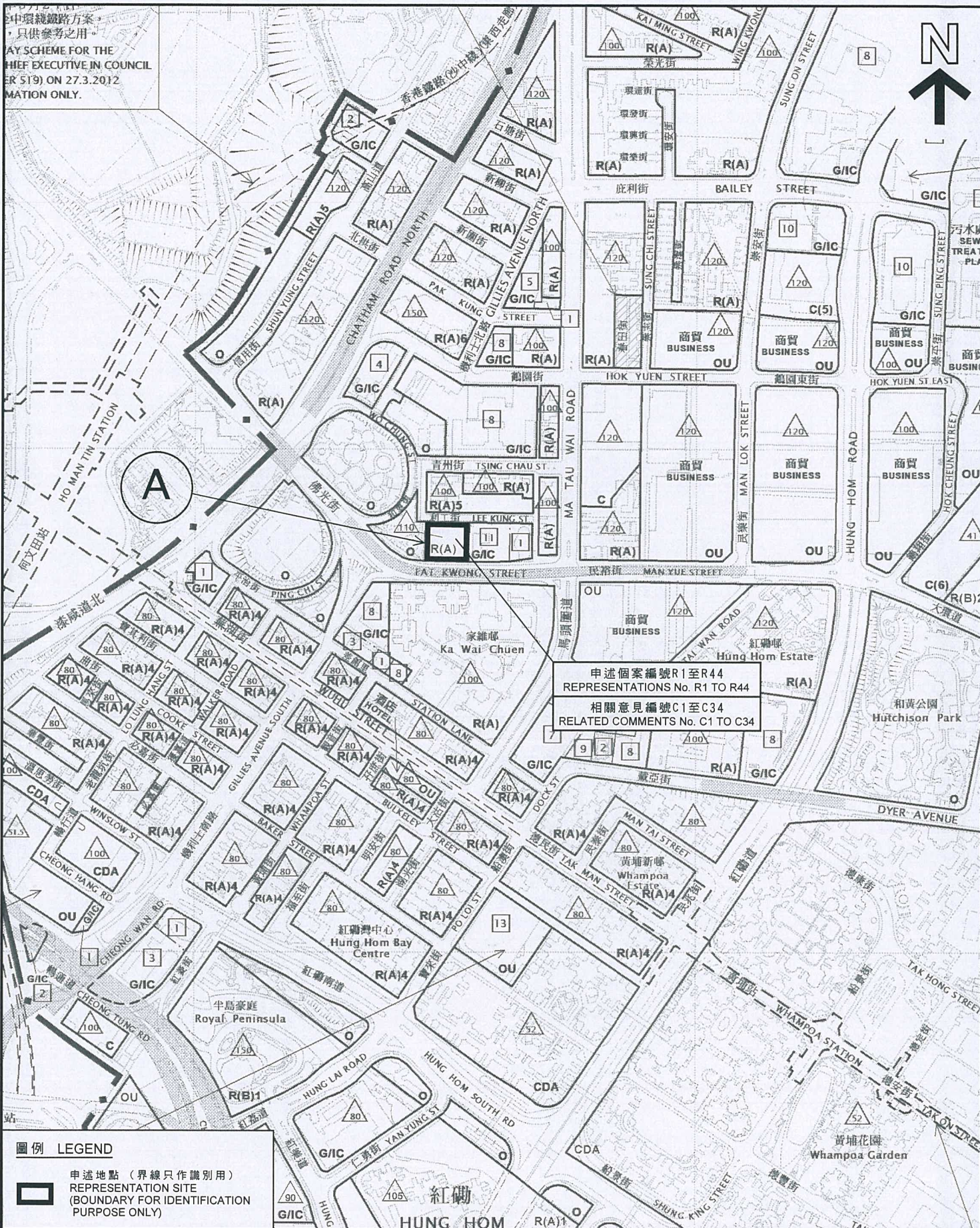
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PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K9/25-1 to 44

圖PLAN
H - 1

中環線鐵路方案，
只供參考之用。
AY SCHEME FOR THE
HIEF EXECUTIVE IN COUNCIL
ER 519) ON 27.3.2012
MATION ONLY.



位置圖 LOCATION PLAN

就紅磡分區計劃大綱草圖編號S/K9/25
提出的申述個案編號R1至R44及相關意見編號C1至C34作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R44
AND RELATED COMMENTS No. C1 TO C34 TO THE
DRAFT HUNG HOM OUTLINE ZONING PLAN No. S/K9/25

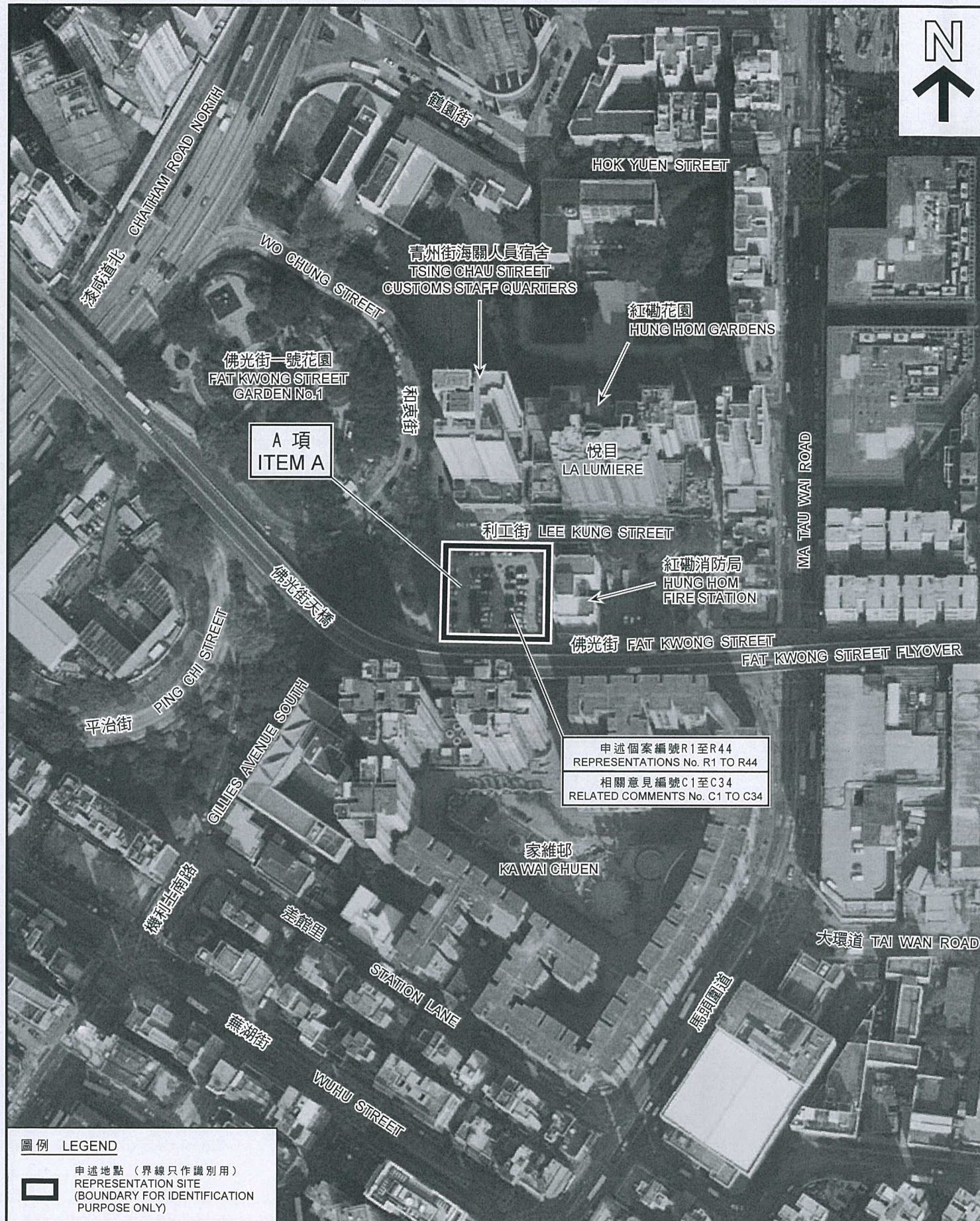
本摘要圖於2017年3月30日擬備，
所根據的資料為於2016年10月28日
展示的分區計劃大綱圖編號S/K9/25
EXTRACT PLAN PREPARED ON 30.3.2017
BASED ON OUTLINE ZONING PLAN No.
S/K9/25 EXHIBITED ON 28.10.2016

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K9/25-1 to 44

圖 PLAN
H - 2a



本圖於2017年3月30日擬備，
所根據的資料為地政總署於
2016年1月8日拍得的
航攝照片編號CS63210

PLAN PREPARED ON 30.3.2017
BASED ON AERIAL PHOTO No.
CS63210 TAKEN ON 8.1.2016
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

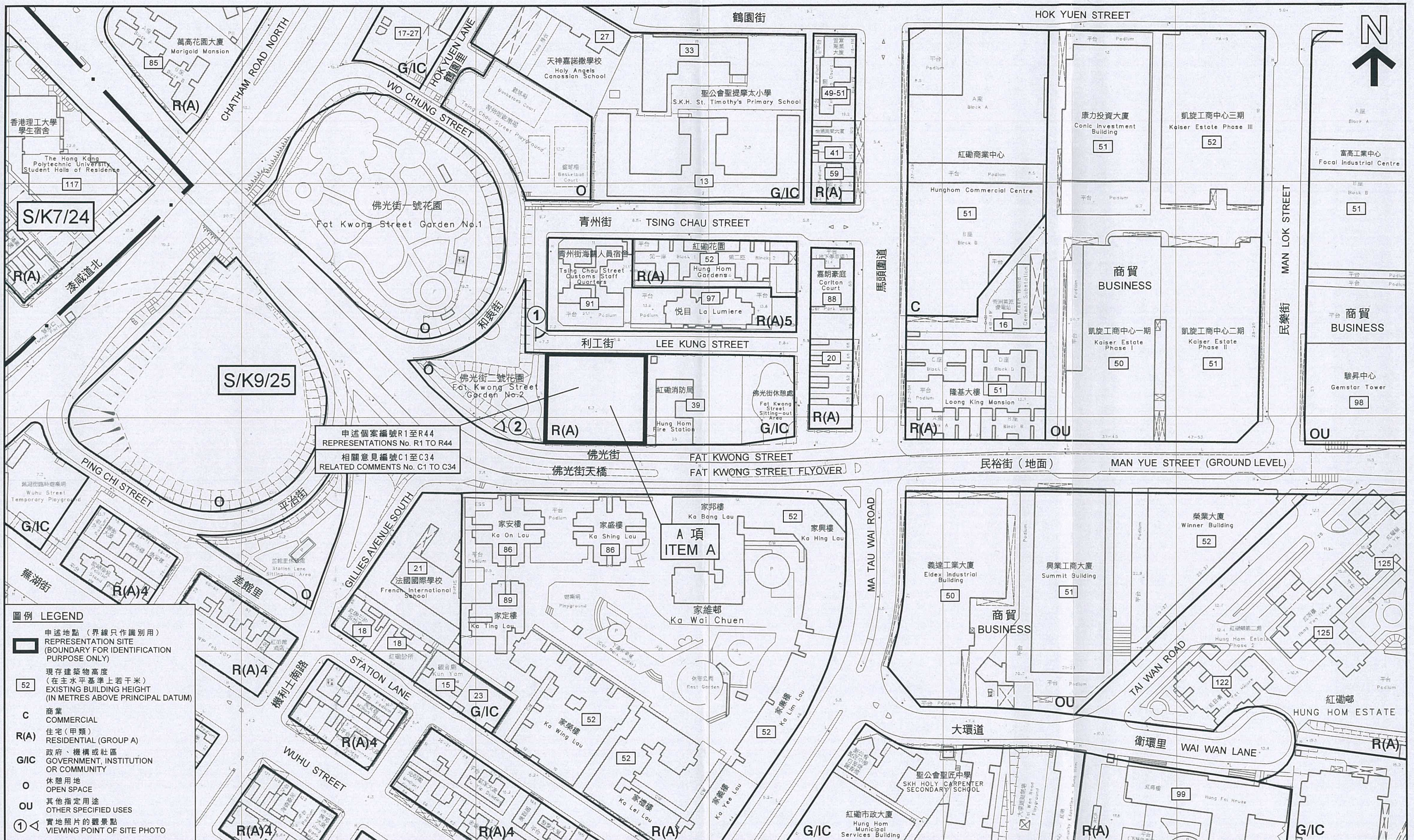
就紅磡分區計劃大綱草圖編號S/K9/25
提出的申述個案編號R1至R44及相關意見編號C1至C34作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R44
AND RELATED COMMENTS No. C1 TO C34 TO THE
DRAFT HUNG HOM OUTLINE ZONING PLAN No. S/K9/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K9/25-1 to 44

圖 PLAN
H - 2b



平面圖 SITE PLAN

本摘要圖於2017年5月9日擬備，
所根據的資料為測量圖編號
11-NE-21A和11-NW-25B
EXTRACT PLAN PREPARED ON 9.5.2017
BASED ON SURVEY SHEETS No.
11-NE-21A & 11-NW-25B

就紅磡分區計劃大綱草圖編號S/K9/25提出的申述個案編號R1至R44及相關意見編號C1至C34作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R44 AND RELATED COMMENTS No. C1 TO C34
TO THE DRAFT HUNG HOM OUTLINE ZONING PLAN No. S/K9/25

SCALE 1:1 500 比例尺
米 20 0 20 40 60 80 100 120 米
METRES

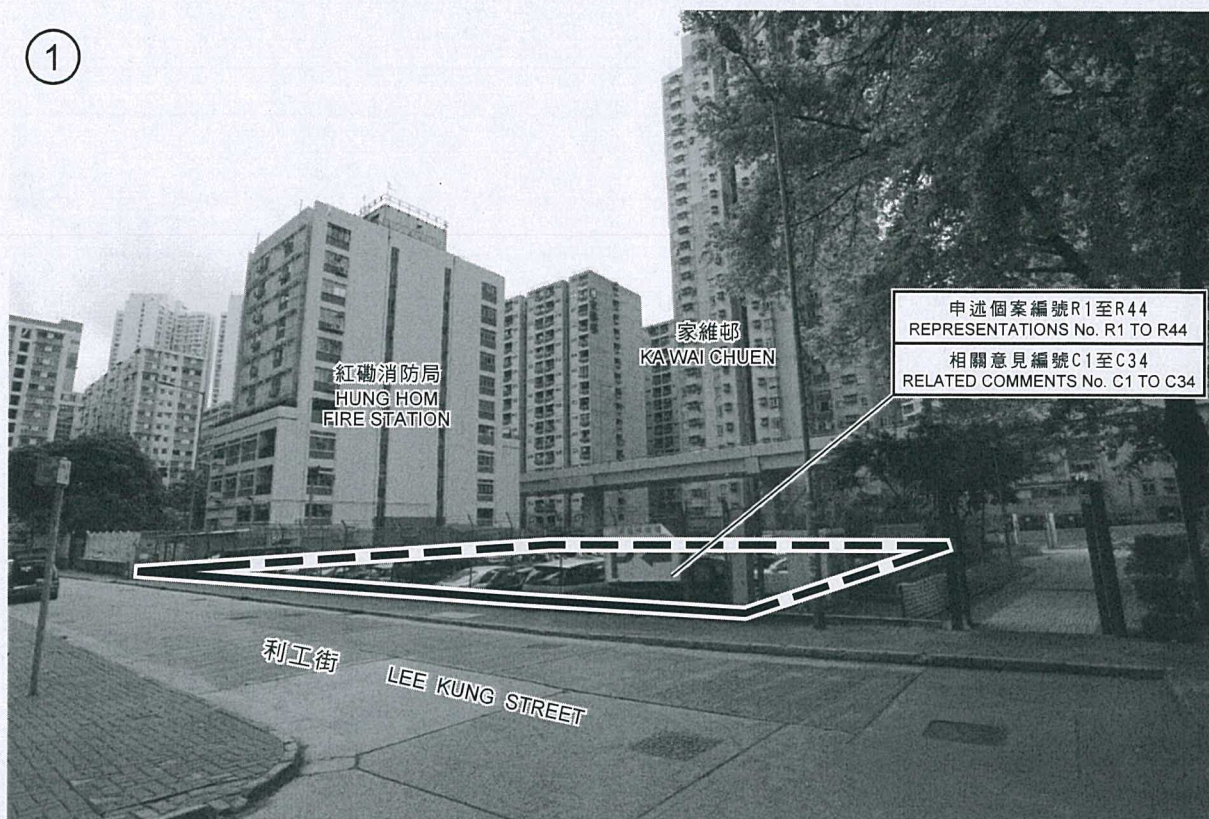
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K9/25-1 to 44

圖 PLAN
H - 3

1



2



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

修訂項目A項 AMENDMENT ITEM A

實地照片 SITE PHOTOS

本圖於2017年4月12日擬備，
所根據的資料為攝於
2017年4月11日的實地照片
PLAN PREPARED ON 12.4.2017
BASED ON SITE PHOTOS
TAKEN ON 11.4.2017

就紅磡分區計劃大綱草圖編號S/K9/25
提出的申述個案編號R1至R44及相關意見編號C1至C34作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R44
AND RELATED COMMENTS No. C1 TO C34 TO THE
DRAFT HUNG HOM OUTLINE ZONING PLAN No. S/K9/25

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K9/25-1 to 44

圖 PLAN
H - 4