



<p>圖例 NOTATION</p>		<p>交通</p>		<p>其他</p>	
<p>ZONES</p>	<p>地帶</p>	<p>COMMUNICATIONS</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>COMMERCIAL</p>	<p>C</p>	<p>商業</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>COMPREHENSIVE DEVELOPMENT AREA</p>	<p>CDA</p>	<p>綜合發展區</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>RESIDENTIAL GROUP A1</p>	<p>RA1</p>	<p>住宅(甲類)</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>RESIDENTIAL GROUP B1</p>	<p>RB1</p>	<p>住宅(乙類)</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>RESIDENTIAL GROUP C1</p>	<p>RC1</p>	<p>住宅(乙類)</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>RESIDENTIAL GROUP D1</p>	<p>RD1</p>	<p>住宅(乙類)</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>VILLAGE TYPE DEVELOPMENT</p>	<p>VT</p>	<p>鄉村式發展</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>INDUSTRIAL</p>	<p>I</p>	<p>工業</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>GOVERNMENT, INSTITUTION OR COMMUNITY</p>	<p>GIC</p>	<p>政府、機構或社區</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>OPEN SPACE</p>	<p>O</p>	<p>其他指定用途</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>OTHER SPECIFIED USES</p>	<p>OUS</p>	<p>其他指定用途</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
<p>GREEN BELT</p>	<p>GB</p>	<p>綠化地帶</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
		<p>MISCELLANEOUS</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
		<p>BOUNDARY OF PLANNING SCHEME</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
		<p>PLANNING AREA NUMBER</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
		<p>BUILDING HEIGHT CONTROL ZONE BOUNDARY</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
		<p>MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PAVED SURFACE) (BY NUMBER OF STOREYS)</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
		<p>PETROL FILLING STATION</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>
		<p>NON-BUILDING AREA</p>	<p>RAILWAY AND STATION</p>	<p>RAILWAY AND STATION LANDSCAPING</p>	<p>RAILWAY AND STATION SUBSTATION</p>

<p>香港城市規劃委員會依據城市規劃條例擬備的葵涌分區計劃大綱圖 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD KWAI CHUNG - OUTLINE ZONING PLAN</p>	
<p>2018年1月19日 修訂圖則 S/KC/28 的修訂 AMENDMENTS TO DRAFT PLAN No. 5/KC/28 EXHIBITED UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON 19 JANUARY 2018</p>	<p>Ms. JORDANA K. C. WOO SECRETARY TOWN PLANNING BOARD</p>

<p>圖則編號 PLAN No. S/KC/29</p>	
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城市規劃委員會根據《城市規劃條例》(第 131 章)
對葵涌分區計劃大綱草圖編號 S/KC/28
所作修訂項目附表

I. 就圖則所顯示的事項作出的修訂項目

- A1 項 — 把一幅位於新葵街、大連排道及葵涌道交界處的土地，由「政府、機構或社區」地帶改劃為「住宅(甲類)2」地帶及訂定建築物高度限制。
- A2 項 — 把一幅位於新葵街及葵涌道東面的土地由「鄉村式發展」地帶改劃為「住宅(甲類)2」及訂定建築物高度限制。

II. 就圖則《註釋》作出的修訂項目

- (a) 修訂「工業」地帶的規劃意向。
- (b) 在「工業」地帶，以及「其他指定用途」註明「商貿」地帶及「住宅(戊類)」地帶附表 II 的第一欄用途內，加入「藝術工作室(直接提供服務或貨品者除外)」，及相應把上述地帶第二欄用途的「康體文娛場所」修改為「康體文娛場所(未另有列明者)」。

城市規劃委員會

2018 年 1 月 19 日

葵青區議會
第一百零七次會議記錄

日期：二零一七年七月十三日
時間：下午二時三十六分至六時二十八分
地點：葵青民政事務處會議室

新葵街公營房屋發展計劃

(由規劃署及房屋署提出)

(葵青區議會文件第 37/D/2017 號及 37a/D/2017 號(會上提交))

31. 規劃署高級城市規劃師/葵青洪鳳玲女士及房屋署總建築師(1)陸光偉先生以投影片簡介文件。

32. 吳劍昇議員提出意見及詢問如下：

- (i) 新葵街公營房屋發展計劃(“計劃”)的地積比率為何。
- (ii) 計劃包括興建升降機及行人天橋以接駁麗祖路地盤，勢必吸引麗瑤及祖堯一帶居民前往葵芳，大大增加葵義路過路處的人流，令該帶的交通及人流上升，恐增加發生意外的風險。
- (iii) 葵青區的泊車位嚴重不足，期望計劃可提供更多泊車位。
- (iv) 計劃包括的社會福利設施可提供服務名額數目為何。

33. 黃潤達議員提出意見如下：

- (i) 支持興建公屋，惟關心住戶會否遭受噪音滋擾。他建議安裝隔音屏障及提高基座的高度，以免低層住戶受噪音影響。

(ii) 建議運輸署重新規劃葵義路一帶的行車線，以紓緩該帶交通過於繁忙的問題。

(iii) 計劃包括的社會福利設施未必足夠居民所需。

34. 梁志成議員提出意見如下：

(i) 由於政府陸續終止批出短期租約以經營停車場，葵青區的泊車位持續減少，因此建議房屋署不要只跟從《香港規劃標準與準則》(“《準則》”)所規範的比例提供泊車位，而應盡量增加泊車位的數目。

(ii) 葵義路交通過於繁忙，促請運輸署採取措施疏導該帶交通。

35. 黃耀聰議員提出意見如下：

(i) 計劃可改善當區的規劃，升降機的興建更有助麗瑤一帶山上居民更方便前往港鐵站。然而，他亦指出運輸署須採取措施紓緩葵義路過於繁忙的交通狀況。

(ii) 建議提供更多泊車位。

(iii) 建議在下葵涌村入口大榕樹旁邊增設迴旋處，減少外來車輛駛進村內掉頭。

(iv) 指出麗瑤邨已屆 40 年樓齡，即將面對重建問題。他建議計劃的項目落成後，可用作接收受重建影響的居民。

36. 周奕希議員提出意見及詢問如下：

(i) 葵涌空氣質素欠佳，建議房屋署須特別注意屋邨的設計，以確保該區域空氣流通。

(ii) 建議運輸署藉計劃重新規劃該帶道路。

(iii) 關注計劃包括的社會福利設施的營運模式，例如是由非牟利團體或是私人機構營辦。

- (iv) 建議有關部門以交換土地形式在空置或未有善用的政府設施用地上發展公屋項目。例如將新葵街公屋地盤與食環署葵涌車廠互換。

37. 陸光偉先生綜合回應如下：

- (i) 署方同樣關注葵義路的人流問題，會與運輸署緊密聯繫，商討改善措施。
- (ii) 計劃建議提供的泊車位已是符合《準則》下可提供的最多數目，署方亦須平衡休憩空間與泊車位的比例。
- (iii) 計劃的公屋將採用隔音露台的設計，而高 2 層的平台亦可有效地降低噪音。
- (iv) 計劃包括的長者日間護理中心可提供 60 個服務名額，日間幼兒中心可提供 100 個服務名額。署方建議設立此規模的社會福利設施，是與社會福利署規劃人員商討當區需要後訂定，亦已用盡計劃在 6 倍地積比率下供應的土地。

38. 洪鳳玲女士綜合回應如下：

- (i) 計劃的地盤座落 2 塊用地(根據 37a/D/2017 號文件的第 2 張投影片)，藍色部分為政府、機構或社區用地，此類用地沒有地積比例限制；啡色部分為鄉村式發展用地，此用地只規限樓宇不得高於 3 層，並沒有地積比例限制。葵涌區一般住宅(甲類)用地的地積比率為 5 倍，然而為提高公屋單位的供應量，房屋署建議計劃的地積比率為 6 倍。
- (ii) 是否放寬《準則》就泊車位數目的規定，需要運輸署提供資料。
- (iii) 署方會考慮各種方法以善用土地資源，包括發展廢棄的政府設施用地，惟有些政府設施需要覓地重置後方可騰空作其他用途，而尋找合適重置土地也不容易。

39. 運輸署總運輸主任/新界西南莫英傑先生綜合回應如下：

- (i) 署方已聽取議員的意見，會交與負責相關項目的人員考慮。在屋邨落成前 2 年，署方會評估相關地區的交通承載量是否足以應付新增的人口，如有需要會提高現有交通服務水平。
- (ii) 鑑於計劃的位置靠近港鐵站，預計在屋邨落成後會吸引居民乘搭荃灣線。為應付未來的需求，港鐵公司已着手提升荃灣線的訊號系統。
- (iii) 由於土地供應緊張，以及政府鼓勵市民採用公共交通工具的政策，署方建議在各區只提供適量泊車位。而不斷增設泊車位也會鼓勵市民購買及使用私家車，進一步刺激私家車增長，加劇道路擠塞的問題。市民應在購買汽車前應考慮泊車位供應是否足夠。

40. 周奕希議員指出計劃興建的升降機使用率將會極高，建議房屋署興建多於一部升降機，以免因損壞及保養問題令服務中斷。

41. 陸光偉先生回應署方已考慮周奕希議員所述問題，將會研究興建相應數目的升降機。

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

180203-224451-80614

提交限期

Deadline for submission:

19/03/2018

提交日期及時間

Date and time of submission:

03/02/2018 22:44:51

提出此宗申述的人士

Person Making This Representation:

先生 Mr. Tse

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/KC/29

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
S/KC/29	支持 Support	香港公營房屋需求殷切，此土地鄰近葵芳市中心現有基建，建成公營房屋能方便基層居民乘坐廉價的公共交通工具來往各地。把這土地保留作鄉村式發展，實為浪費市區土地資源。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

把隔鄰的「鄉村式發展」地帶一併改劃為住宅（甲類），以興建更多房屋。

tpbpd

寄件者:

寄件日期:

19日03月2018年星期一 3:09

收件者:

tpbpd

主旨:

DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/2

SCHEDULE OF AMENDMENTS TO THE DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/28

Rezoning of a site at San Kwai Street bounded by Tai Lin Pai Road and Kwai Chung Road from "Government, Institution or Community" to "Residential (Group A)2" ("R(A)2") with stipulation of building height restriction.

Rezoning of a site at San Kwai Street to the east of Kwai Chung Road from "Village Type Development" to "R(A)2" with stipulation of building height restriction.

Dear TPB Members,

I strongly object to yet another land grab of GIC site. I would remind remembers that facilities for the elderly and children were dropped from the Hong Kong Planning Standards and Guidelines in 2008 without any public consultation or announcement. Unfortunately here in Hong Kong nobody is held responsible for policy decisions that impoverish the community and deprive the most vulnerable in society of their right to social services.

This has resulted in a dire shortage of community facilities in every district. The administration is now accepting that the lack of GIC facilities, particularly to cope with the expected doubling in the number of elderly in coming years, will lead to enormous health and social issues.

Just recently the *Secretary* for Labour and *Welfare*, Dr Law Chi-kwong, announced that going forward GFA for GIC facilities will be included in the lease conditions of sites on the Land Sale List.

There is strong pressure to reinstate elderly care and other family-related facilities in the Standards and Guidelines and this will be implemented soon.

GIC facilities should not be crammed into the podiums of residential and commercial developments but should be services planned in their own right with emphasis on the need for sitting out and open air recreation facilities close by.

These amendments have been tabled under false premises as they do not take into account the imminent changes.

Mary Mulvihill

tpbpd

寄件者: 23日04月2018年星期一 2:43
寄件日期: tpbpd
收件者: Fwd: DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/29
主旨:

Press Release 4 March 2018

Transcript of remarks by SLW on Budget initiatives

Secretary for Labour and Welfare: Let's take the first question on the issue of lack of premises. Most of our welfare facilities are built on or using existing government, institution or community sites, the so-called GIC sites. It really takes time to consult, design and develop and so forth, but the shortage of such services is immense. We really need time to develop those facilities so that we can provide sufficient services to the community.

So there is one option. One option is to acquire existing premises, no matter it is commercial or industrial where some of those services can be suitably placed on these kinds of premises. Definitely we cannot place residential services in industrial buildings, but there are other service types we can use (such premises). Definitely we can rent them, but the other option is to acquire such premises. We are looking for opportunities and there is no definite timeline in doing that. Whenever there would be an opportunity, we will try to grasp it.

SO WHY ARE EXISTING GIC ZONED SITES TO BE REZONED TO OTHER PURPOSES??????

The shortage of GIC facilities is so dire that there are plans to provide the following services at the planned Treasury Building in Cheung Sha Wan.

That these services be lumped in with busy government offices :

(a) recruitment centres for the catering and retail industries of the Labour Department which will serve as a platform for employers in the two industries to recruit suitable job seekers for free, and for employees to receive employment information more efficiently;

(b) a general out-patient clinic to be operated by the Hospital Authority to provide primary care services to meet the service needs of target groups in the area, including the elderly, low income groups and chronically ill patients. Services will include medical consultation for patients with episodic illnesses and chronic diseases, and multi-disciplinary services to control disease progression; and

(c) a 100-place child care centre to meet the demand for child care services in the Sham Shui Po district, especially for children aged below three; and

(d) a 40-place day care centre for elderly with a moderate or severe level of impairment.

So chronically ill folk, the elderly and young children will have to battle the busy traffic of thousands of civil servants heading to and from work plus the thousands of daily visitors to government offices for various services.

/This is absolutely appalling when services for vulnerable people should be accommodated in custom built GIC facilities that provide a relaxed ambiance and the potential for interaction.

I will not even go into the health implications of having chronically ill folk mixing with the elderly and babies.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Monday, March 19, 2018 3:09:06 AM

Subject: DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/2

SCHEDULE OF AMENDMENTS TO THE DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/28

Rezoning of a site at San Kwai Street bounded by Tai Lin Pai Road and Kwai Chung Road from "Government, Institution or Community" to "Residential (Group A)2" ("R(A)2") with stipulation of building height restriction.

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Mary Mulvihill

葵涌區主要社區及休憩用地設施

設施種類	《香港規劃標準與準則》	《香港規劃標準與準則》 (基於規劃人口)	供應		剩餘／短缺 (與已規劃的供應比較)
			現有的供應	已計劃的供應	
地區休憩用地	每 100 000 人 10 公頃	32.13 公頃 ⁽²⁾	11.53 公頃	34.68 公頃	2.55 公頃
鄰舍休憩用地	每 100 000 人 10 公頃	32.13 公頃 ⁽²⁾	65.56 公頃	71.12 公頃	38.99 公頃
中學	每 40 名 12 至 17 歲青少年設 一間全日制學 校課室	233 課室	683	638	450 課室
小學	每 25.5 名 6 至 11 歲兒童設一 間全日制學校 課室	440 課室	459	459	19 課室
幼稚園及幼兒班	每 1 000 名 6 至 11 歲兒童設 26 個課室	174 課室	243	243	69 課室
警區警署	每 200 000 至 500 000 人設一 間	1	0	0	-1
分區警署	每 100 000 至 200 000 人設一 間	2	1	1	-1
醫院	每 1 000 人設 5.5 張病牀	1 891 病牀	2 490	2 970	1 079 病牀
專科診療所／ 分科診療所	在興建一間分 區或地區醫院 時，設一間專 科診療所／分 科診療所	不適用	2	2	不適用
普通科診療所／ 健康中心	每 100 000 人 設一間	3	2	2	-1
裁判法院(8 個法 庭)	每 660 000 人 設一間	不適用	0	0	不適用
街市	無既定標準	不適用	334 檔	334 檔	不適用
綜合青少年服務 中心	每 12 000 名屬 於 6 至 24 歲年 齡組別的兒童 ／青年設一間	4	11	11	7
綜合家庭服務中 心	每 100 000 至 150 000 人設一 間	2	3	3	1

圖書館	每 200 000 人 設一間分區圖 書館	2	2	2	0
體育中心	每 50 000 至 65 000 人設一 個	5	4	5	0
運動場／ 運動場館	每 200 000 至 250 000 人設一 個	1	2	2	1
遊泳池場館 -標準池	每 287 000 設 人一個場館	1	2	2	1

註：(1) 該區規劃人口為 343 800 人(包括常住居民、流動居民和過境人口)。

(2) 休憩用地的需求是根據規劃人口 321 300 人(不包括過境人口)計算得出。

(3) 至於有些設施(例如普通科診療所等)，相關部門會根據較廣闊範圍去評估。在分區計劃大綱圖的範圍內如有短缺情況，可由附近地區的設施填補。

(4) 位於青衣的葵青區警察總部符合在葵涌區設置一間警區警署的要求。