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<p>2018年1月19日 按照城市規劃條例第7條呈交的 建議修訂 S/KC/29 號圖則 AMENDMENTS TO DRAFT PLAN No. S/KC/29 UNDER SECTION 7 OF THE TOWN PLANNING ORDINANCE ON 19 JANUARY 2018</p> <p style="text-align: center;"></p> <p>Ms. Jacinta K. C. Woo 胡潔欣女士 SECRETARY TOWN PLANNING BOARD 屋宇規劃委員會秘書</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 style="text-align: center;">  </p>	<p>葵涌分區計劃大綱圖 PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD</p> <p style="text-align: center;"></p> <p>圖則編號 PLAN No. S/KC/29</p>
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**SCHEDULE OF AMENDMENTS TO THE
DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/28
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A1 – 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.
- Item A2 – 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.

II. Amendments to the Notes of the Plan

- (a) Revision to the planning intention of the “Industrial” (“I”) zone.
- (b) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as Column 1 use in the “I” zone and the Schedule II of “Other Specified Uses” annotated “Business” and “Residential (Group E)” zones, with corresponding amendments to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’ in the above zones.

19 January 2018

Town Planning Board

(Translation)

**Minutes of the 107th Meeting
of the Kwai Tsing District Council**

Date: 13 July 2017

Time: 2:36 p.m. – 6:28 p.m.

Venue: K&T DO Conference Room

<u>Attendee</u>	<u>Time of Arrival</u> <u>(p.m.)</u>	<u>Time of Departure</u> <u>(p.m.)</u>
Mr LAW King-shing, BBS, MH (Chairman)	Start of Meeting	End of Meeting
Mr CHOW Yick-hay, BBS, JP (Vice-chairman)	Start of Meeting	End of Meeting
Mr CHAN Siu-man, Simon	Start of Meeting	End of Meeting
Ms CHEUNG Wai-ching, Clarice	Start of Meeting	End of Meeting
Miss CHU Lai-ling	Start of Meeting	End of Meeting
Mr HUI Kei-cheung	Start of Meeting	3:55
Ms KWOK Fu-yung	Start of Meeting	6:24
Ms LAM Chui-ling, Nancy, MH	Start of Meeting	End of Meeting
Mr LAM Siu-fai	Start of Meeting	4:28
Ms LAU Mei-lo	Start of Meeting	4:03
Mr LEE Chi-keung, Alan, MH	Start of Meeting	End of Meeting
Mr LEUNG Chi-shing	Start of Meeting	5:35
Mr LEUNG Kam-wai	Start of Meeting	End of Meeting
Mr LEUNG Wai-man, MH	Start of Meeting	End of Meeting
The Hon. LEUNG Yiu-chung	2:56	3:28
Mr LI Sai-lung	Start of Meeting	End of Meeting
Miss LO Yuen-ting	Start of Meeting	End of Meeting
The Hon. MAK Mei-kuen, Alice, BBS, JP	3:30	4:14
Mr NG Ka-chiu	Start of Meeting	End of Meeting
Mr NG Kim-sing	Start of Meeting	5:34
Mr PAU Ming-hong	Start of Meeting	End of Meeting
Mr POON Chi-shing, MH	Start of Meeting	End of Meeting
Ms TAM Wai-chun, MH	Start of Meeting	End of Meeting
Mr TANG Shui-wah, MH	Start of Meeting	End of Meeting
Mr TSUI Hiu-kit	Start of Meeting	End of Meeting
Mr WONG Bing-kuen	2:37	3:42
Mr WONG Yiu-chung, MH	Start of Meeting	End of Meeting
Mr WONG Yun-tat	Start of Meeting	End of Meeting

In Attendance

Mr LO Ying-ki, Alan, JP	District Officer (Kwai Tsing), Kwai Tsing District Office
Mr CHAN Ka-shun, Carlson, JP	Commissioner for Labour
Miss YIM Lai-kwan, Cindy	Senior Labour Officer (Employment Services)(Operation), Labour Department
Ms LAU Hiu-yan, Joyce	Chief Engineer/Special Duties, Civil Engineering and Development Department
Mr CHAN Hing, Ken	Senior Engineer 14 (Special Duties Division), Civil Engineering and Development Department
Mr LUK Kwong-wai, Patrick	Chief Architect 1, Housing Department
Ms LAI Sum-ye, Sumi	Planning Officer 31, Housing Department
Ms CHAN Pui-man, Iris	Civil Engineer 2, Housing Department
Ms HUNG Fung-ling, Fannie	Senior Town Planner/Kwai Tsing, Planning Department
Mr LAM Chi-keung, Desmond	Chief Engineer/New Territories West 2, Civil Engineering and Development Department
Mr MOK Ying-kit, Kenneth	Chief Transport Officer/New Territories South West, Transport Department
Ms LAM Pui-mui	District Environmental Hygiene Superintendent (Kwai Tsing), Food and Environmental Hygiene Department
Mr WONG Hon-kwan	District Commander (Kwai Tsing), Hong Kong Police Force
Ms CHUNG Lie-moy, Joany	Police Community Relations Officer (Kwai Tsing), Hong Kong Police Force
Mr LAM Kam-wah	Acting Senior Housing Manager/Kwai Chung, Housing Department
Miss LO Pui-yiu, Sapphire	District Lands Officer (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr TSE Hing-chit	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Ms LUI Ka-wing	Acting District Social Welfare Officer (Tsuen Wan/Kwai Tsing), Social Welfare Department
Ms CHAN Pik-hing, Connie	District Leisure Manager (Kwai Tsing), Leisure and Cultural Services Department
Mr WU Tin-yau, Gordon	Assistant District Officer (Kwai Tsing), Kwai Tsing District Office
Mr WONG Man-kit, Timothy (Secretary)	Senior Executive Officer (District Council), Kwai Tsing District Office
Miss NG Kai-yue, Eliza (Assistant Secretary)	Executive Officer I (District Council), Kwai Tsing District Office

Absent with Apologies

Mr CHOW Wai-hung, Rayman

Mr LEUNG Tsz-wing, Dennis

Discussion Items

Public Housing Development at San Kwai Street, Kwai Chung

(Proposed by Planning Department and Housing Department)

(K&T DC Paper No. 37/D/2017 and 37a/D/2017 (tabled at the meeting))

31. Ms HUNG Fung Ling, Fannie, Senior Town Planner/Kwai Tsing of PlanD and Mr LUK Kwong-wai, Patrick, Chief Architect (1) of the Housing Department (HD) introduced the paper by slide show.

32. Mr NG Kim-sing put forth opinions and enquiries as follows:

- (i) He enquired about the plot ratios of the San Kwai Street public housing development project (the Project).
- (ii) The Project included the construction of lifts and footbridge to connect the Lai Cho Road site, which would certainly attract residents in Lai

Yiu and Cho Yiu areas to go to Kwai Fong and thus significantly increase pedestrian flow at the pedestrian crossing of Kwai Yi Road, resulting in increased traffic and people flow in that region and probably higher risk of traffic accidents.

- (iii) There was a serious shortage of parking spaces in Kwai Tsing, and he hoped that the Project could provide more parking spaces.
- (iv) He enquired about the number of service quotas the social welfare facilities could provide under the Project.

33. Mr WONG Yun-tat put forth opinions as follows:

- (i) He supported public housing development, but he was concerned about whether the residents would be suffered from noise nuisance. He suggested installation of noise barrier and raising the height of the platform to prevent lower floor residents from noise nuisance.
- (ii) He suggested that the Transport Department (TD) should re-plan the traffic lanes in the Kwai Yi Road area to alleviate the problem of heavy traffic there.
- (iii) The social welfare facilities included in the Project might not be able to meet the demand from the residents.

34. Mr LEUNG Chi-shing put forth opinions as follows:

- (i) As the government gradually stopped granting short term tenancies for operation of car parks, the parking spaces in Kwai Tsing kept decreasing, and he suggested that HD should not only provide parking spaces according to the ratio specified in the Hong Kong Planning Standards and Guidelines (HKPSG), but should increase the number of parking spaces as far as possible.
- (ii) The traffic on Kwai Yi Road was too heavy, and he urged TD to take measures to ease the traffic flow in the region.

35. Mr WONG Yiu-chung put forth opinions as follows:

- (i) The Project could improve the planning in the area and the installation of the lift would enable residents in the uphill areas of Lai Yiu to go to the MTR station more easily. However, he also pointed out that TD should take measures to alleviate the overly heavy traffic situation on Kwai Yi Road.
- (ii) He suggested providing more parking spaces.
- (iii) He suggested adding a roundabout beside a Chinese Banyan tree at the entrance of Ha Kwai Chung Village to reduce outsiders' vehicles from entering the village for turning around.
- (iv) He pointed out that the Lai Yiu Estate had reached 40 years of age and would undergo redevelopment soon. He suggested that the buildings of the Project, upon their completion, could be used for accommodating residents affected by the redevelopment.

36. Mr CHOW Yick-hay put forth opinions and enquiries as follows:

- (i) The air quality of Kwai Chung was poor, and he suggested that HD should pay special attention to the design of the estate to ensure proper air ventilation in the region.
- (ii) He suggested that TD should take advantage of the Project to re-plan the roads in the region.
- (iii) He was concerned about the mode of operation of the social welfare facilities, such as whether they were operated by non-profit making organisations or private organisations.
- (iv) He suggested that relevant departments should carry out public housing development on vacant or under-utilised government lands by way of land exchange, such as exchanging the San Kwai Street public housing development site with the Kwai Chung Depot of the Food and Environmental Hygiene Department (FEHD).

37. Mr LUK Kwong-wai, Patrick gave a consolidated response as follows:

- (i) HD was also concerned about the pedestrian flow at Kwai Yi Road and would maintain close communication with TD to discuss on improvement measures.
- (ii) The proposed parking spaces to be provided under the Project were already the maximum number to be provided in compliance with HKPSG. HD had to strike a balance between open space and parking space.
- (iii) The design of acoustic balconies would be adopted for the public housing blocks in the Project and the podium of 2 floors high could also effectively reduce noise.
- (iv) In the Project, the day care centre for the elderly could provide 60 service quotas and the child care centre could provide 100 service quotas. HD proposed to establish social welfare facilities of these scales after the discussion on the local demand was completed with the planning officers of the Social Welfare Department (SWD), and this had fully exploited the land available under the Project in the plot ratio of 6.

38. Ms HUNG Fung Ling, Fannie gave a consolidated response as follows:

- (i) The site in the Project was located on 2 pieces of lands (according to slide 2 of the Paper No. 37a/D/2017), the blue part was a Government, Institution or Community (GIC) site which had no restriction on plot ratio; the brown part was a land for village type development with the restriction of a maximum building height of 3 storeys but without restriction on plot ratio. The land in Kwai Chung zoned “Residential (Group A)” was with a plot ratio of 5, and to increase the supply of public housing flat units, HD proposed a plot ratio of 6 in the Project.
- (ii) Whether the number of parking spaces specified under HKPSG could be relaxed would need to seek information from TD.
- (iii) PlanD would consider all sorts of measures to better utilise land resources, including development of abandoned government sites.

However, they would need to search for relocation sites for some government facilities before the sites could be vacated for other purposes, but it had not been easy in the search for relocation sites.

39. Mr MOK Ying-kit, Kenneth, Chief Transport Officer/New Territories South West of TD, gave a consolidated response as follows:

- (i) TD noted Members' opinions and would relay the opinions to officers responsible for the Project for consideration. In 2 years before the completion of the housing estate, TD would assess if the transport capacity of the relevant area could meet the demand from the additional population and enhance the capacity of existing transport services, if required.
- (ii) As the Project was located near MTR station, it was anticipated that after the completion of the housing estate, residents there would be attracted to take the Tuen Wan Line. Therefore, MTRCL had started to enhance the signal system of the Tuen Wan Line to cater for future demand.
- (iii) In view of shortage in land supply and the government policy on encouraging the public to use public transport services, TD suggested that only an appropriate number of parking spaces should be provided in each district. The continuous increase in parking spaces would also encourage members of the public to purchase and use private cars and further stimulate growth in the number of private cars, thus worsening traffic congestion problems. Members of the public should consider if there was sufficient supply of parking spaces before they purchased a vehicle.

40. Mr CHOW Yick-hay pointed out that the utilisation rate of the proposed lift for installation would be very high and suggested that HD should install more than one lift to avoid service interruption due to damage and maintenance.

41. Mr LUK Kwong-wai, Patrick responded that HD had taken into account the problem mentioned by Mr CHOW Yick-hay and would study on the installation of corresponding number of lifts.

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 members 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

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Mary Mulvihill

Provision of Major Community and Open Space Facilities in Kwai Chung

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	
District Open Space	10 ha per 100,000 persons	32.13 ha ⁽²⁾	11.53 ha	34.68 ha	2.55ha
Local Open Space	10 ha per 100,000 persons	32.13 ha ⁽²⁾	65.56 ha	71.12 ha	38.99ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	233 classrooms	683	683	450 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	440 classrooms	459	459	19 classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3-6	174 classrooms	243	243	69 classrooms
District Police Station	1 per 200,000 to 500,000 persons	1	0	0	-1
Divisional Police Station	1 per 100,000 to 200,000 persons	2	1	1	-1
Hospital	5.5 beds per 1,000 persons	1,891 beds	2,490	2,970	1,079 beds
Specialist Clinic/Polyclinic	1 specialist clinic/ polyclinic whenever a regional or district hospital is built	NA	2	2	NA
Clinic/Health Centre	1 per 100,000 persons	3	2	2	-1
Magistracy (with 8 courtrooms)	1 per 660,000 persons	NA	0	0	NA
Market	No set standard	NA	334 stalls	334 stalls	NA
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	4	11	11	7
Integrated Family Services Centres	1 for 100,000 to 150,000 persons	2	3	3	1
Library	1 district library for every 200,000 persons	2	2	2	0
Sports Centre	1 per 50,000 to 65,000 persons	5	4	5	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons	1	2	2	1
Swimming Pool Complex - standard	1 complex per 287,000 persons	1	2	2	1

- Note: (1) The planned population for the area is 343,800 (including usual residents, mobile residents and the transient population).
(2) The demand for open space is calculated based on the planned population of about 321,300 excluding the transient population.
(3) Some facilities are assessed on a wider district basis by the relevant departments, e.g. clinic, etc. The

shortfall in the OZP area could be addressed by the provision in the adjoining area.

- (4) The Kwai Tsing District Police Headquarters located at Tsing Yi serves the requirement for district police station in Kwai Chung district.