

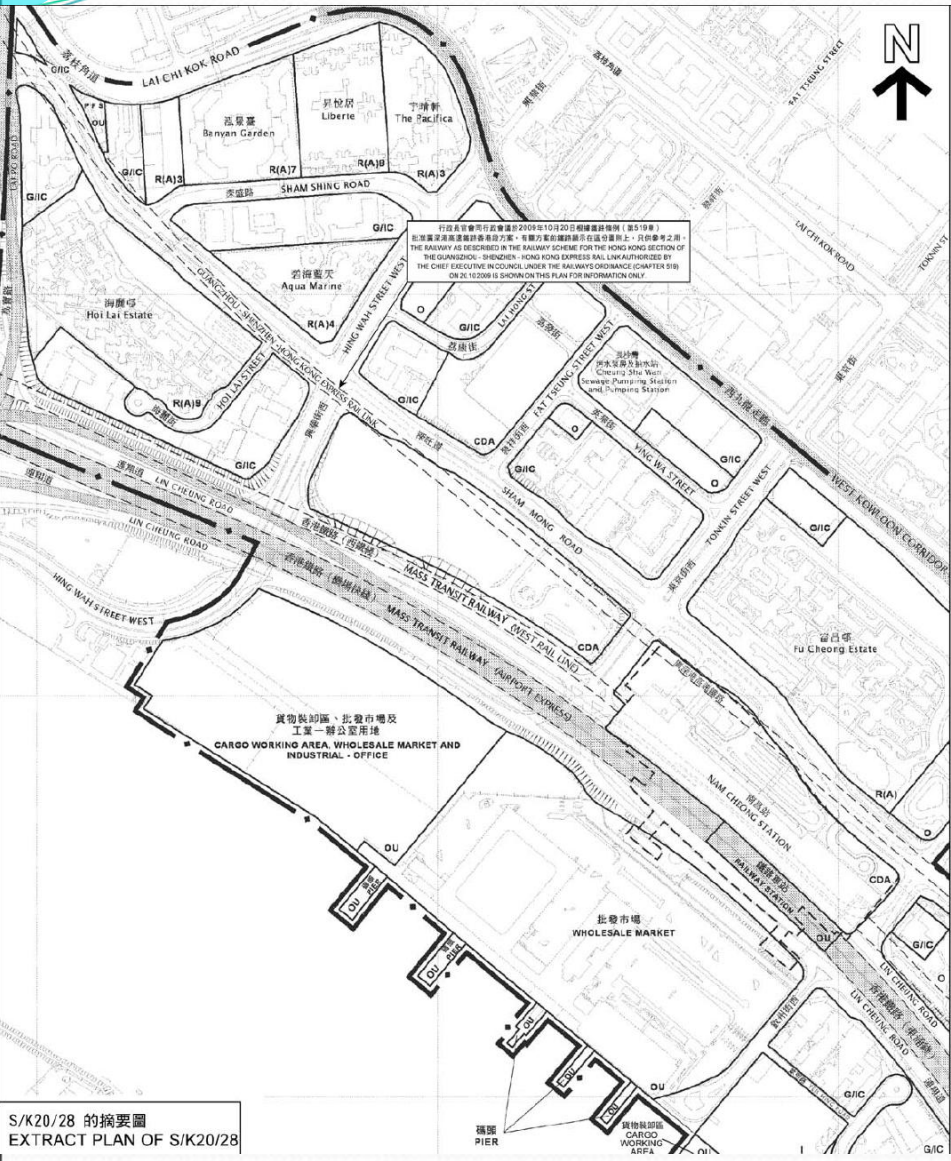
《西南九龍分區計劃大綱核准圖編號S/K20/28》
的修訂項目

**Amendments to the Approved South West
Kowloon Outline Zoning Plan No. S/K20/28**

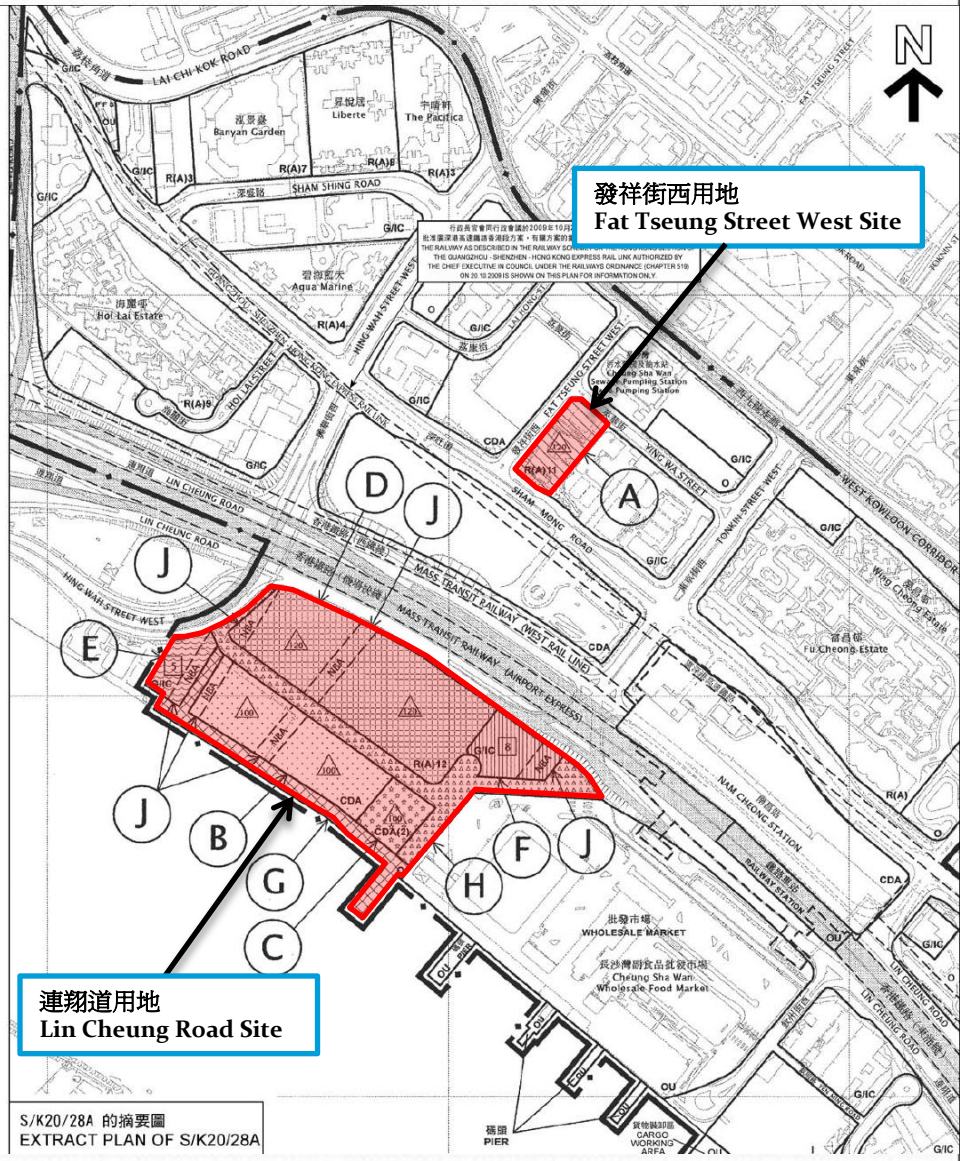
九龍、荃灣及葵青海濱發展專責小組會議
2014年2月12日

**Task Force on Harbourfront Developments
in Kowloon, Tsuen Wan and Kwai Tsing
Meeting on 12.2.2014**

修訂項目A至J項 Amendment Items A to J



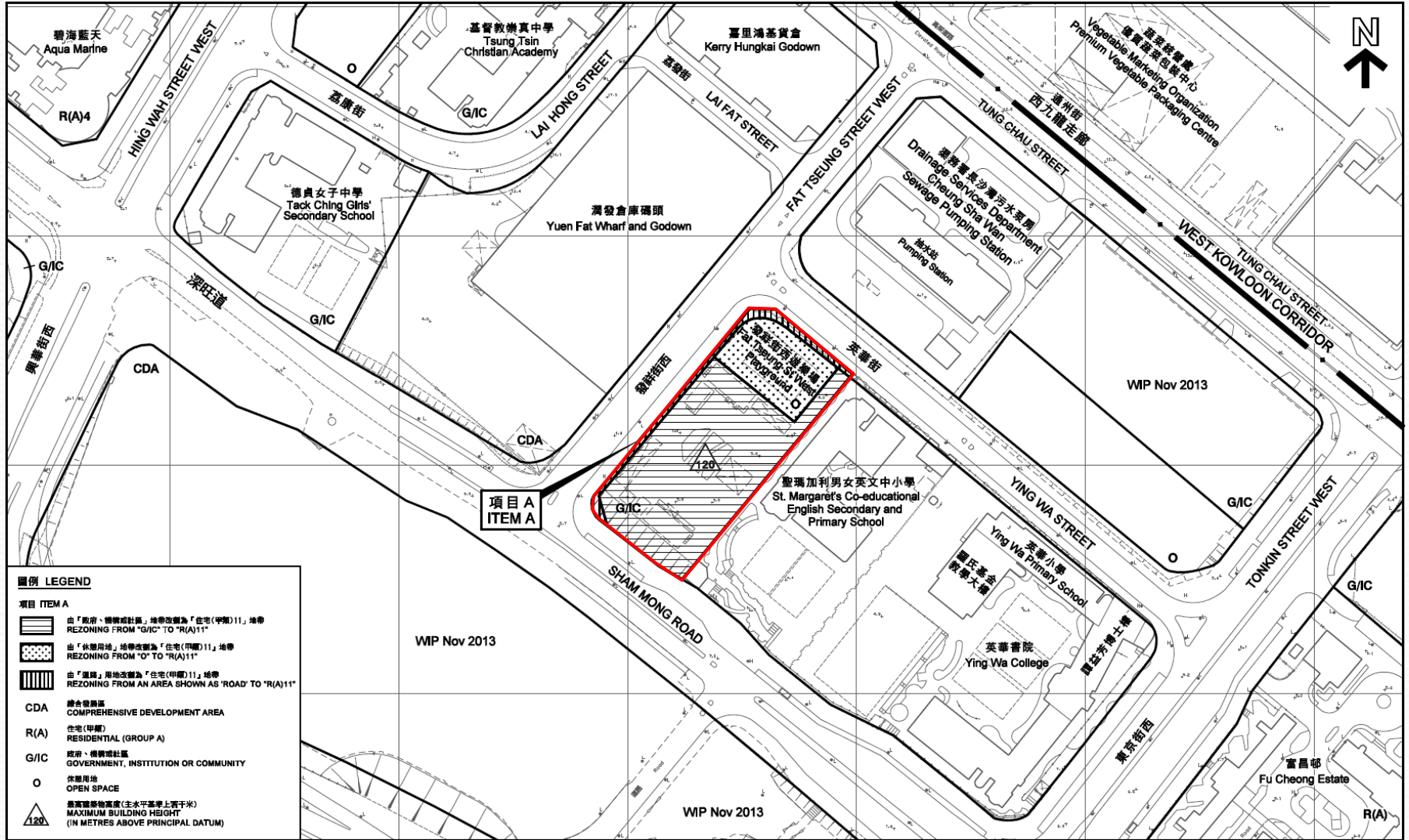
S/K20/28 的摘要圖
EXTRACT PLAN OF S/K20/28



S/K20/28A 的摘要圖
EXTRACT PLAN OF S/K20/28A

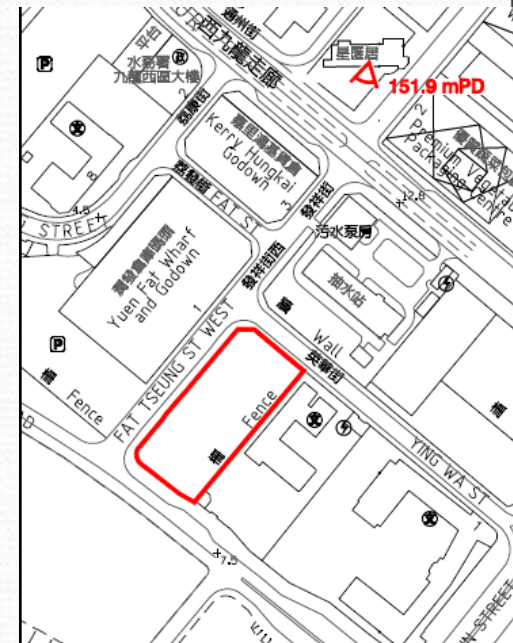
項目A (發祥街西用地)

Item A (Fat Tseung Street West Site)



項目A (發祥街西用地)

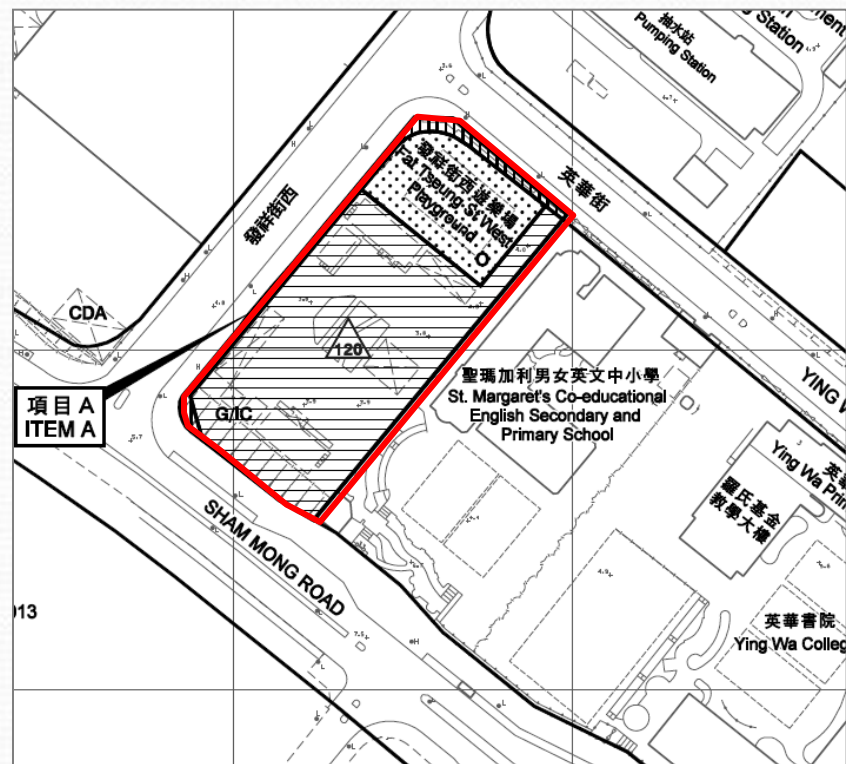
Item A (Fat Tseung Street West Site)



項目A (發祥街西用地)

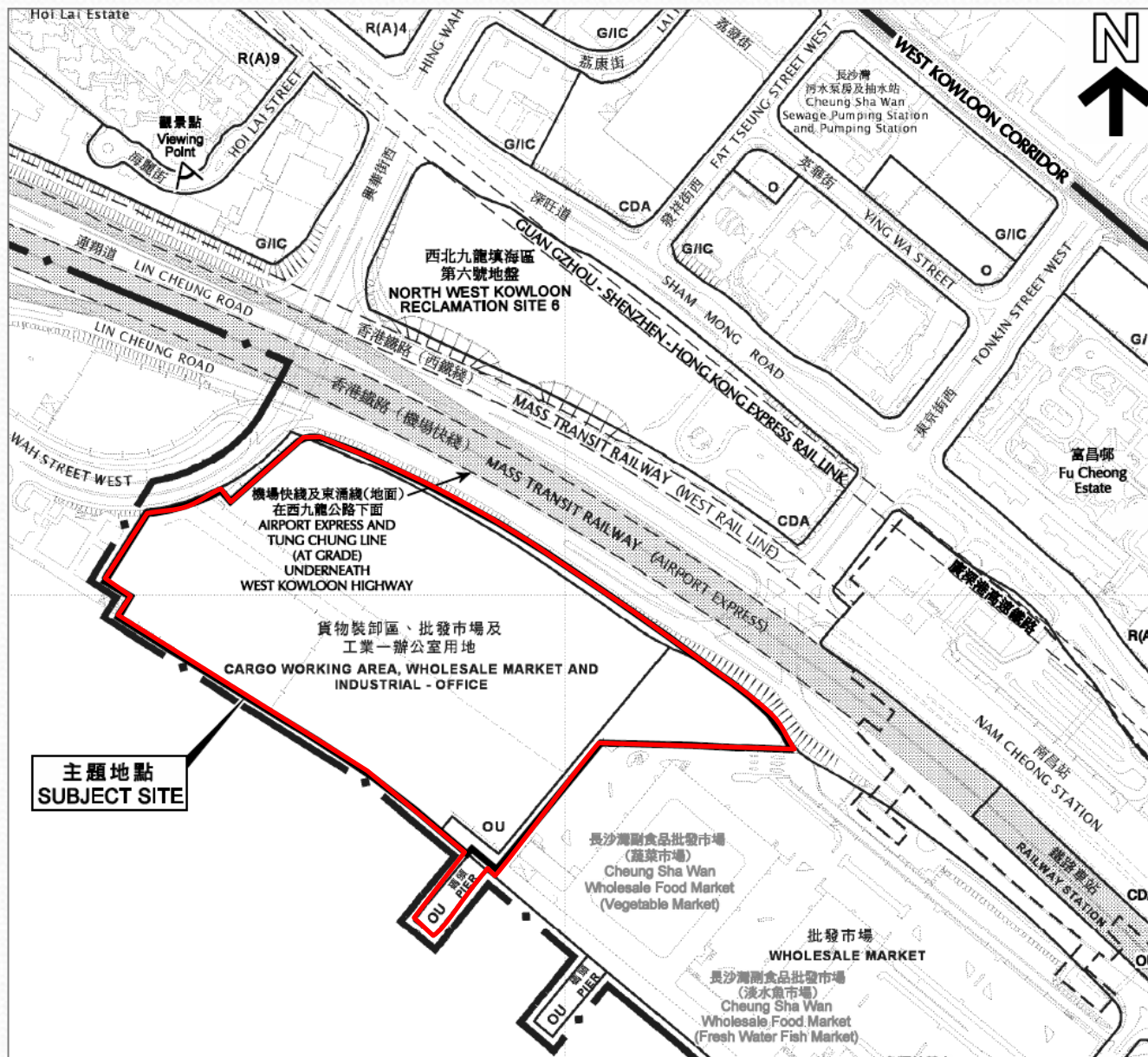
Item A (Fat Tseung Street West Site)

- 由「政府、機構或社區」地帶、「休憩用地」地帶及顯示為「道路」的地方改劃為「住宅(甲類)11」地帶
from “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and an area shown as ‘Road’ to “Residential (Group A)11” (“R(A)11”)
- 約0.62公頃 about 0.62 ha
- 作居屋發展
for Home Ownership Scheme development
- 擬議最高建築物高度為主水平基準上120米
proposed maximum building height (BH) of 120mPD
- 擬議最大住用地積比率為6.5倍
proposed maximum domestic plot ratio of 6.5
- 擬議最大非住用地積比率為1.5倍
proposed maximum non-domestic plot ratio of 1.5



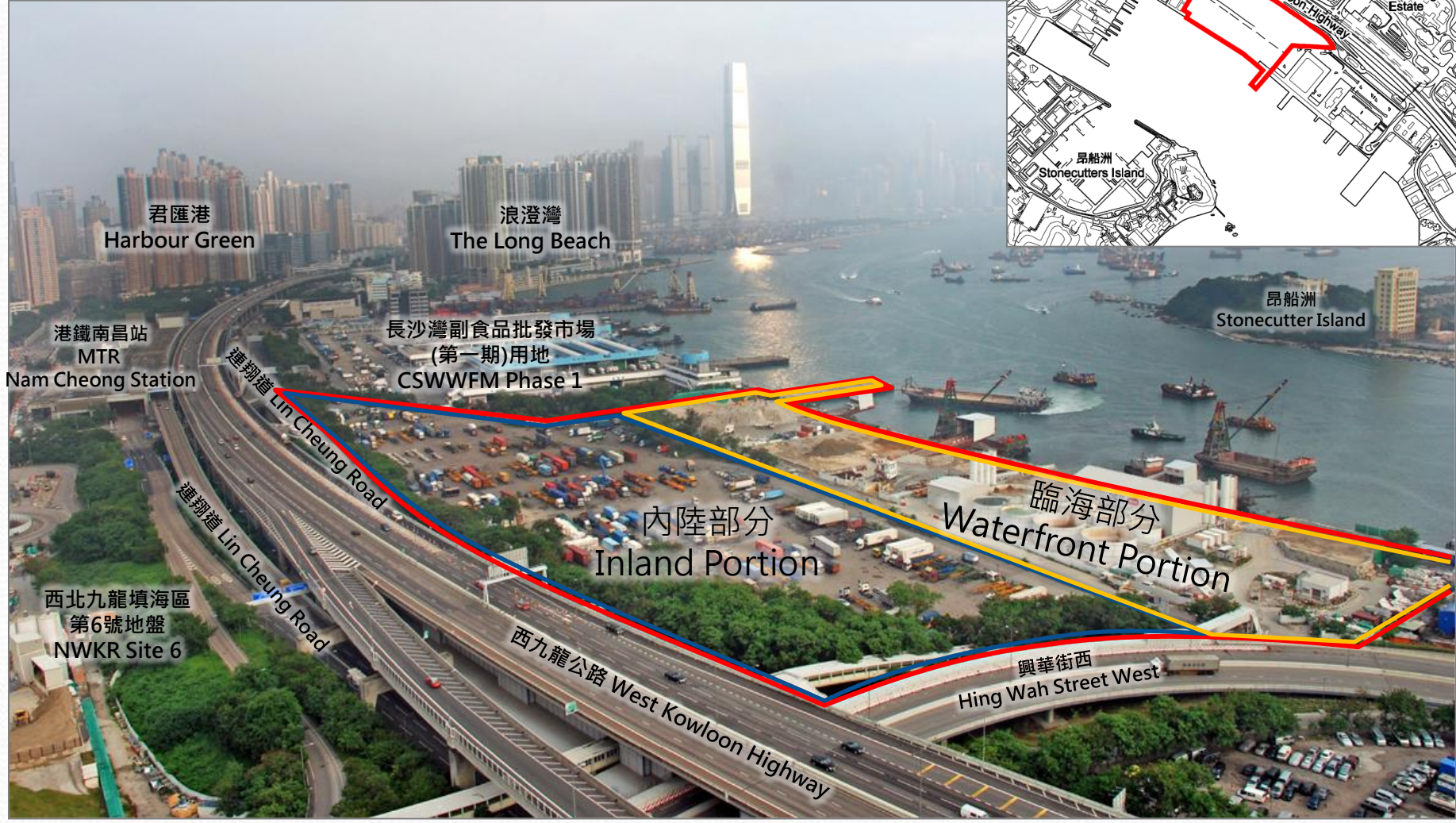
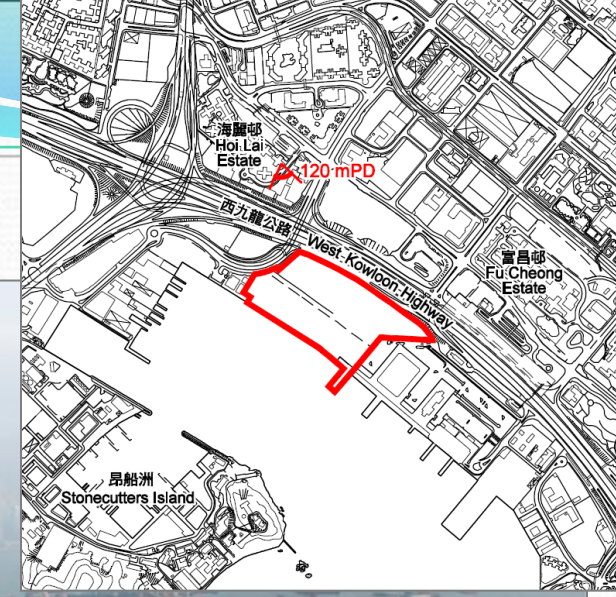
連翔道用地 (項目B至J項)

Lin Cheung Road Site (Item B to J)



連翔道用地 (項目B至J項)

Lin Cheung Road Site (Item B to J)



連翔道用地 (項目B至J項)

Lin Cheung Road Site (Item B to J)



圖例 LEGEND

	行人聯繫 PEDESTRIAN CONNECTION		環境緩衝區 ENVIRONMENTAL BUFFER AREA
	通風廊 BREEZEWAY		非建築用地 NON-BUILDING AREA
	渠務保留地 DRAINAGE RESERVE		公眾休憩用地 PUBLIC OPEN SPACE

項目B (連翔道用地)

Item B (Lin Cheung Road Site)

- 由「其他指定用途」註明「貨物裝卸區、批發市場及工業-辦公室」地帶改劃為「綜合發展區」地帶

from “Other Specified Uses” (“OU”) annotated “Cargo Working Area, Wholesale Market and Industrial-Office” to “Comprehensive Development Area” (“CDA”)

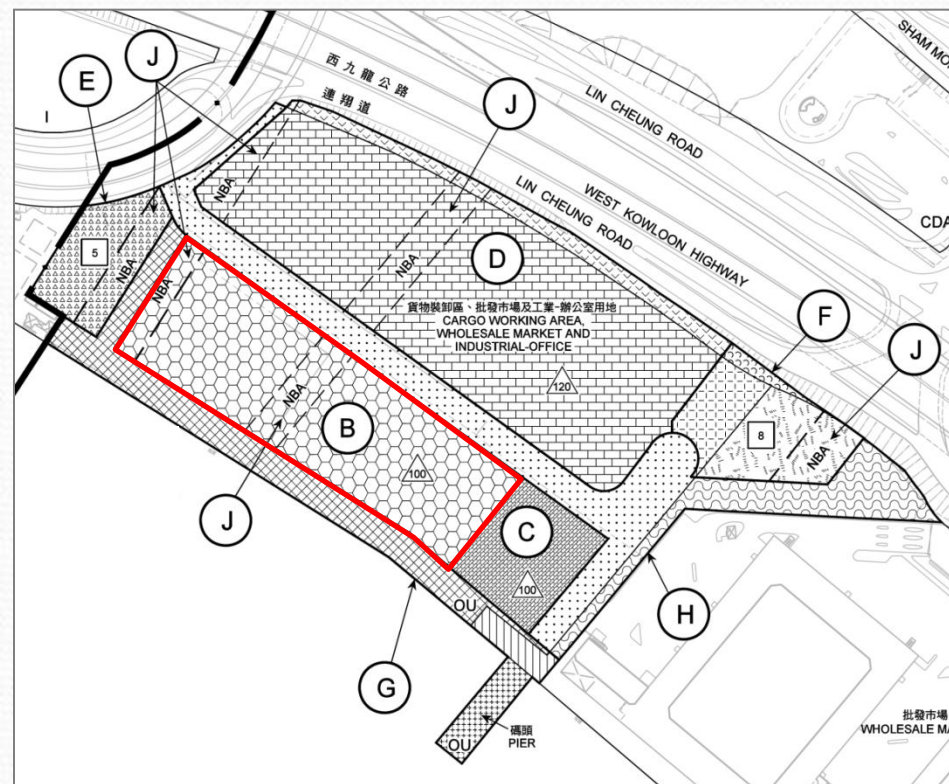
- 約1.93公頃 about 1.93 ha

- 作私人住宅發展
for private residential development

- 擬議最高建築物高度為主水平基準上100米
proposed maximum BH of 100mPD

- 擬議作住宅用途的最大總樓面面積為91,770平方米
proposed maximum GFA of 91,770m² for residential use

- 須提供一塊面積不少於3,600平方米的公眾休憩用地
a public open space of not less than 3,600m² shall be provided



項目C (連翔道用地)

Item C (Lin Cheung Road Site)

- 由「其他指定用途」註明「貨物裝卸區、批發市場及工業-辦公室」地帶改劃為「綜合發展區(2)」地帶

from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office” to “CDA(2)”

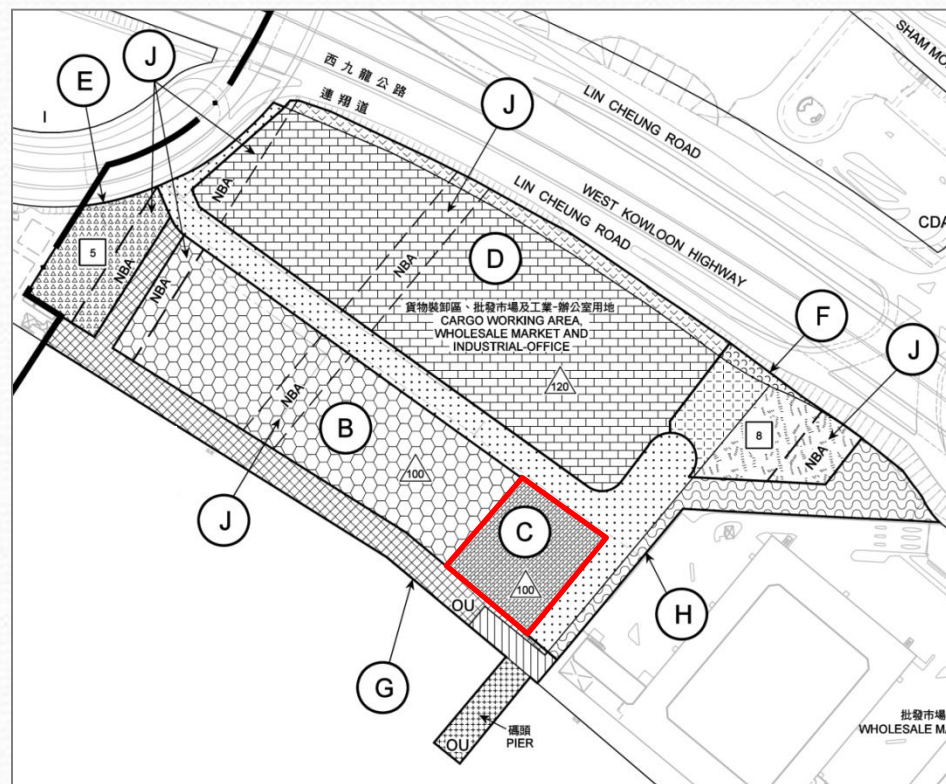
- 約0.49公頃 about 0.49 ha

- 作私人住宅/酒店發展
for private residential/hotel development

- 擬議建築物高度限制為主水平基準上100米

proposed maximum BH of 100mPD

- 擬議最大整體總樓面面積為34,770平方米
proposed maximum total GFA of 34,770m²



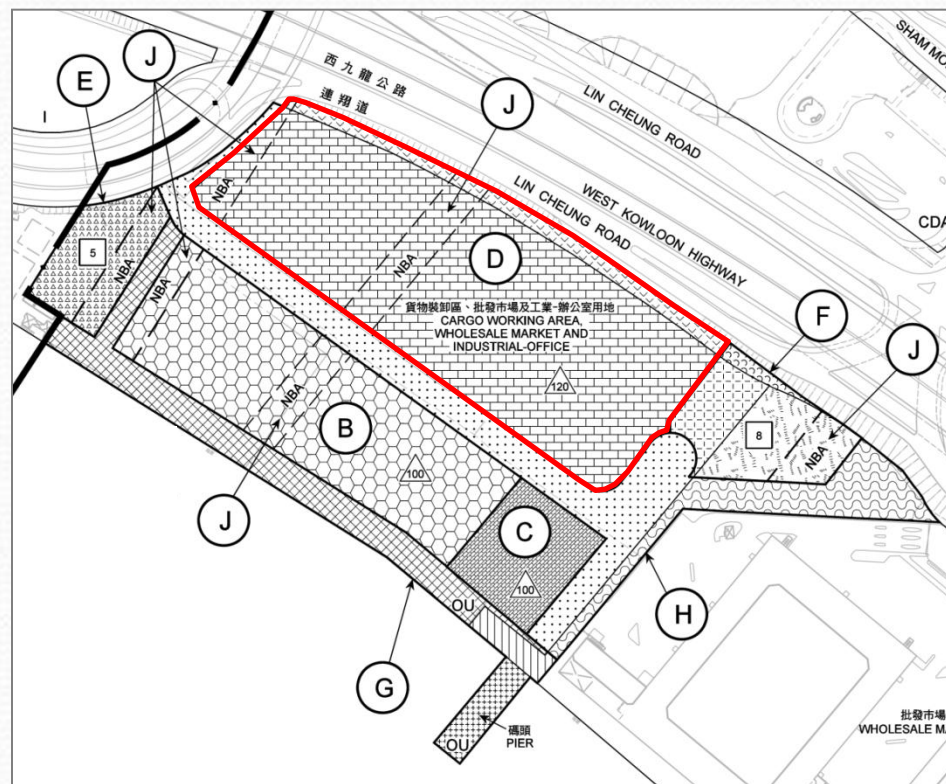
項目D (連翔道用地)

Item D (Lin Cheung Road Site)

- 由「其他指定用途」註明「貨物裝卸區、批發市場及工業-辦公室」地帶及顯示為「道路」的地方改劃為「住宅(甲類)12」地帶

from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office” and an area shown as ‘Road’ to “R(A)12”

- 約3.59公頃 about 3.59 ha
- 作公共房屋發展
for public housing developments



項目D (連翔道用地)

Item D (Lin Cheung Road Site)

- 擬議最高建築物高度為主水平基準上120米

proposed maximum BH of 120mPD

- 擬議最大住用總樓面面積為205,000平方米

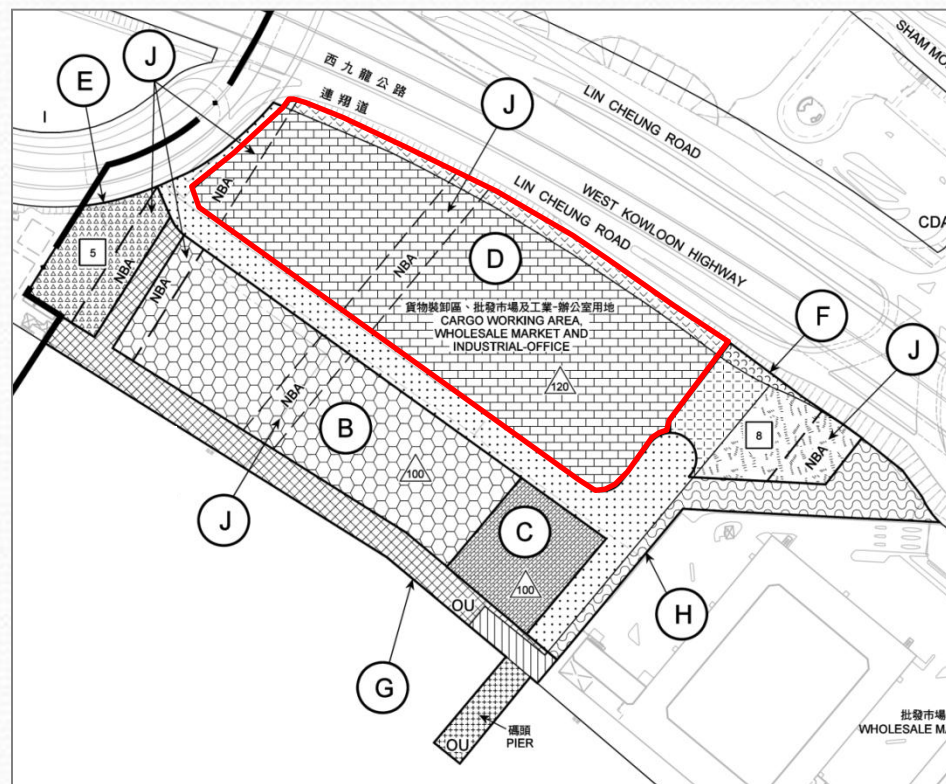
proposed maximum domestic GFA of 205,000m²

- 擬議最大非住用總樓面面積為16,000平方米

proposed maximum non-domestic GFA of 16,000m²

- 須提供一塊面積不少於3,800平方米的公眾休憩用地

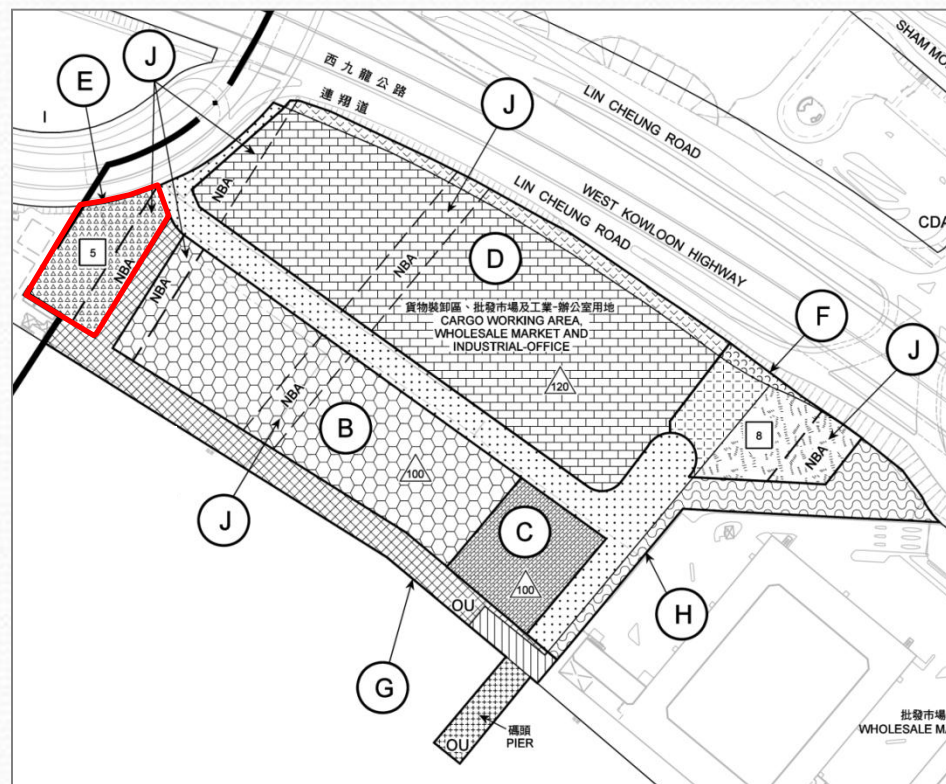
A public open space of not less than 3,800m² shall be provided



項目E (連翔道用地)

Item E (Lin Cheung Road Site)

- 由「其他指定用途」註明「貨物裝卸區、批發市場及工業-辦公室」地帶改劃為「政府、機構或社區」地帶
from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office” to “G/IC”
- 約0.43公頃 about 0.43 ha
- 作社會福利大樓
for social welfare block
- 擬議最高建築物高度為5層
proposed maximum BH of 5 storeys



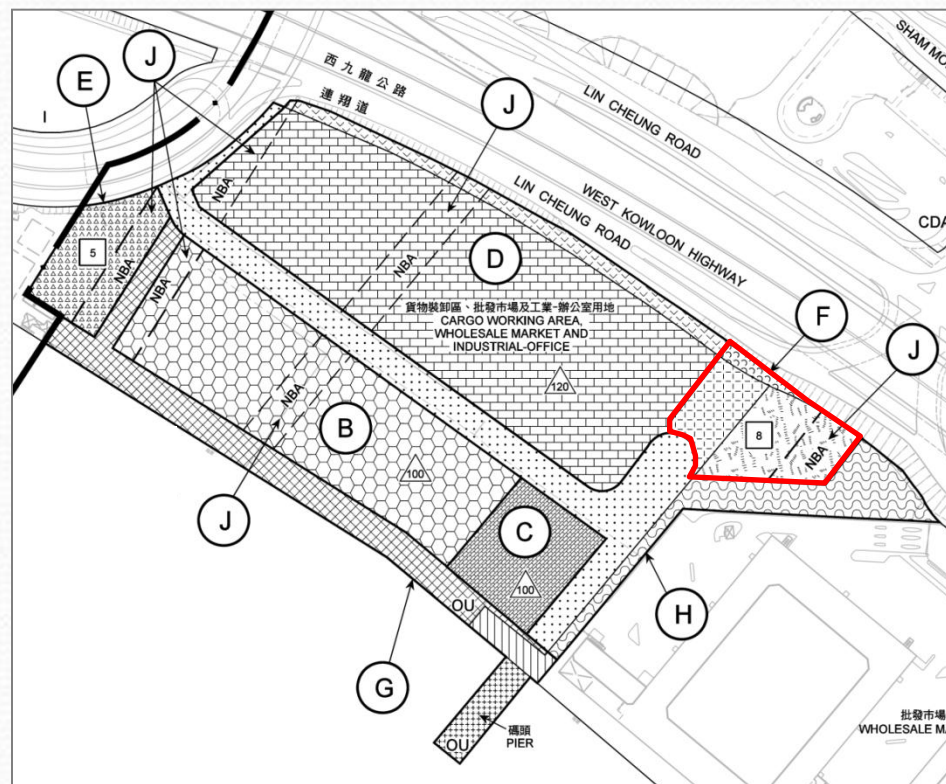
項目F (連翔道用地)

Item F (Lin Cheung Road Site)

- 由「其他指定用途」註明「貨物裝卸區、批發市場及工業-辦公室」地帶、「其他指定用途」註明「批發市場」地帶及顯示為「道路」的地方改劃為「政府、機構或社區」地帶

from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office”, “OU” annotated “Wholesale Market” and an area shown as ‘Road’ to “G/IC”

- 約0.62公頃 about 0.62 ha
- 作小學校舍
for primary school
- 擬議最高建築物高度為8層
proposed maximum building height of 8 storeys



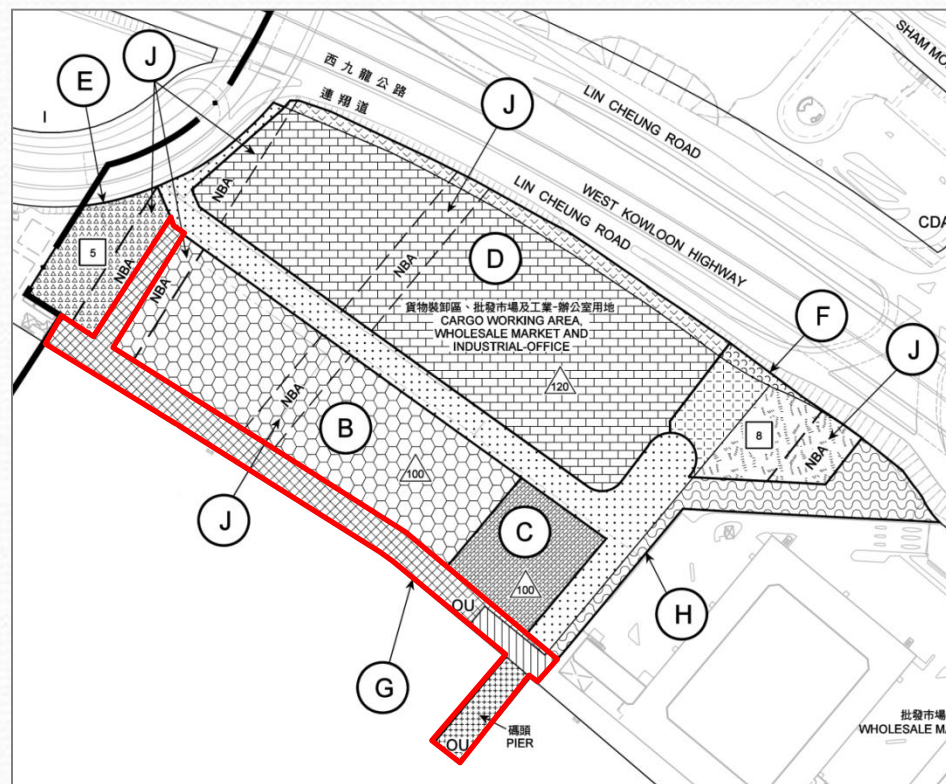
項目G (連翔道用地)

Item G (Lin Cheung Road Site)

- 由「其他指定用途」註明「貨物裝卸區、批發市場及工業-辦公室」地帶、「其他指定用途」註明「批發市場」地帶及「其他指定用途」註明「碼頭」地帶改劃為「休憩用地」地帶

from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office”, “OU” annotated “Wholesale Market” and “OU” annotated “Pier” to “O”

- 約0.99公頃 about 0.99 ha
- 作公眾海濱長廊 for public waterfront promenade



項目H (連翔道用地)

Item H (Lin Cheung Road Site)

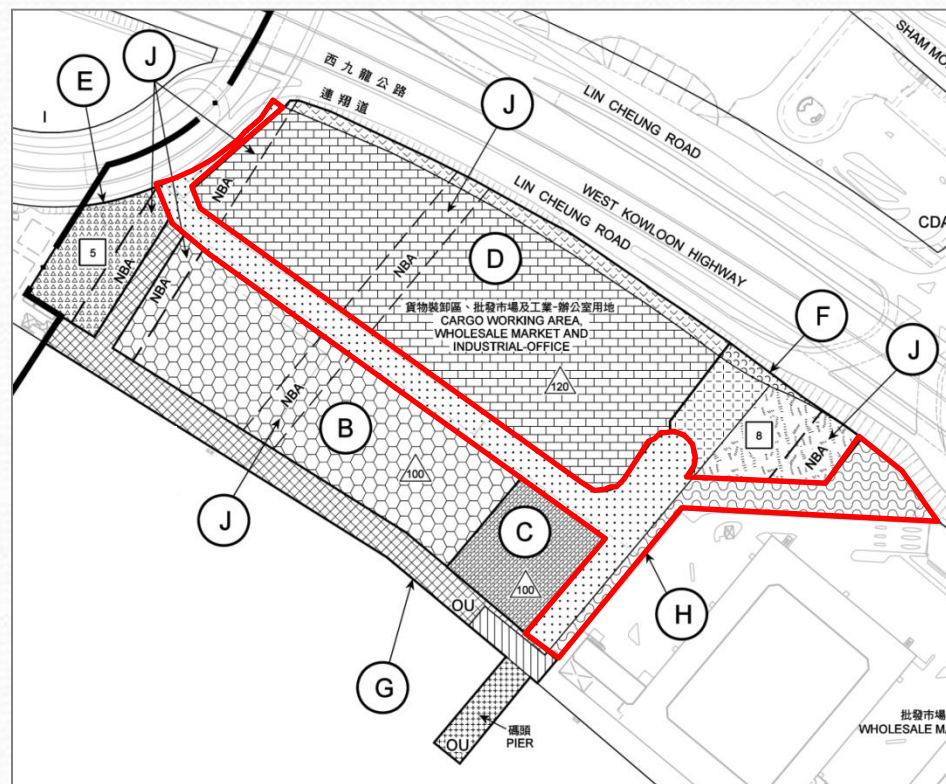
- 由「其他指定用途」註明「貨物裝卸區、批發市場及工業-辦公室」地帶及「其他指定用途」註明「批發市場」地帶改劃為顯示為「道路」的地方

from “OU” annotated “Cargo Working Area, Wholesale Market and Industrial-Office” and “OU” annotated “Wholesale Market” to areas shown as ‘Road’

- 約1.6公頃 about 1.6 ha

- 作車輛及行人通道

for vehicular access and pedestrian walkway



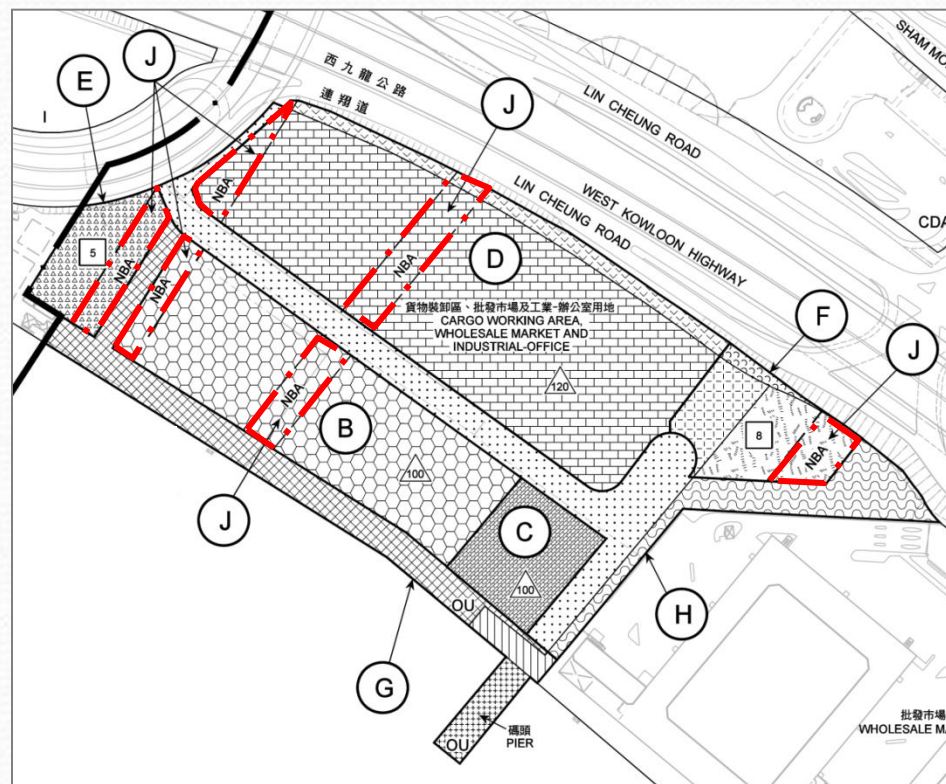
項目J (連翔道用地)

Item J (Lin Cheung Road Site)

- 把大致與興華街西、發祥街西及東京街西排成直線的六塊狹長土地指定為非建築用地

Designation of six strips of land which generally align with Hing Wah Street West, Fat Tseung Street West and Tonkin Street West as 'non-building area'

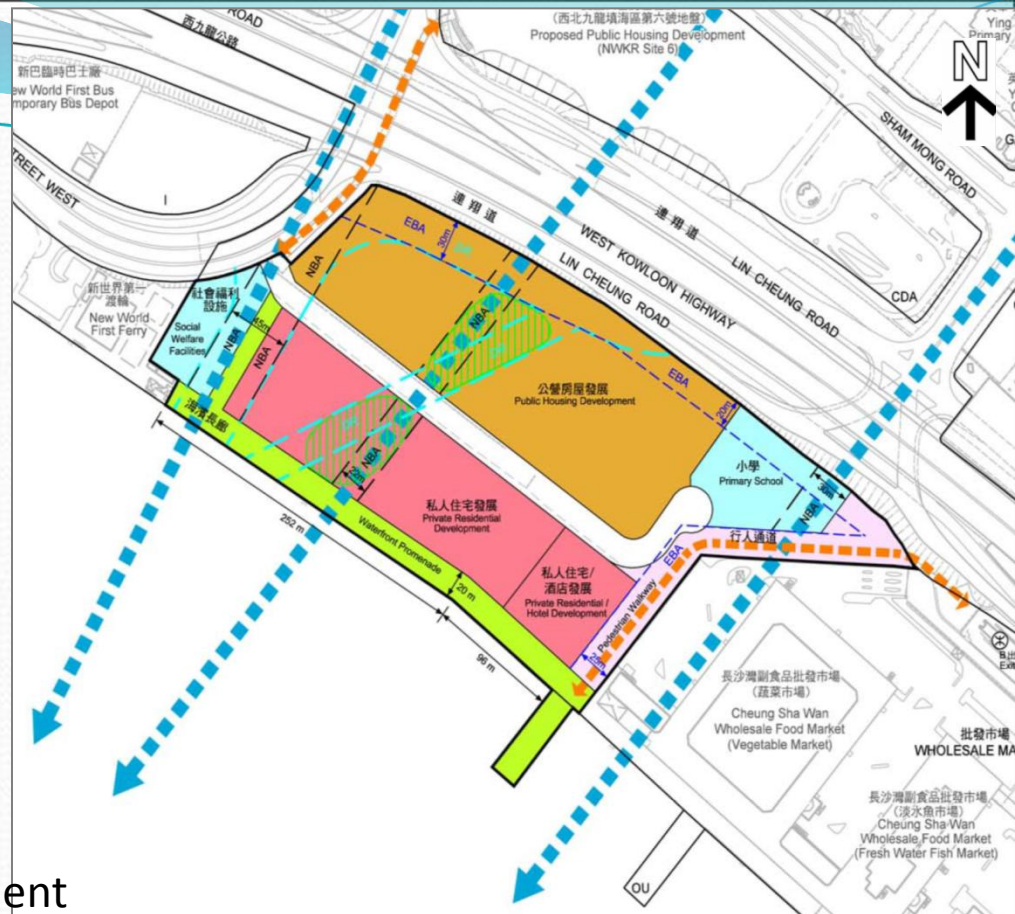
- 作通風用途和視覺走廊
for air ventilation purpose and visual corridors



海港規劃原則

Harbour Planning Principles

- 原則1：保存維多利亞港
Principle 1: Preserving Victoria Harbour
- 原則2：公眾參與
Principle 2: Stakeholder Engagement
- 原則3：可持續發展
Principle 3: Sustainable Development
- 原則4：綜合規劃
Principle 4: Integrated Planning
- 原則5：積極改善海港
Principle 5: Proactive Harbour Enhancement
- 原則6：朝氣蓬勃的海港
Principle 6: Vibrant Harbour
- 原則7：交通暢達的海港
Principle 7: Accessible Harbour
- 原則8：公眾享用的地方
Principle 8: Public Enjoyment



圖例 LEGEND			
	行人聯繫 PEDESTRIAN CONNECTION		環境緩衝區 ENVIRONMENTAL BUFFER AREA
	通風廊 BREEZEWAY		非建築用地 NON-BUILDING AREA
	渠務保留地 DRAINAGE RESERVE		公眾休憩用地 PUBLIC OPEN SPACE

就大綱圖的《註釋》和《說明書》作出的修訂

Amendments to the Notes and Explanatory Statement of the OZP

- 鑑於上述對分區計劃大綱圖的修訂，其《註釋》和《說明書》亦作出相應修改，以反映上述的修訂及分區計劃大綱圖的最新狀況。

In view of the above amendments to the OZP, the Notes of the OZP are amended accordingly. The Explanatory Statement is also revised to reflect the latest status of the OZP.

公眾查閱

Public Inspection

- ▶ 納入上述修訂項目的《西南九龍分區計劃大綱草圖編號S/K20/29》已於2013年12月13日起公開展示讓公眾查閱，為期兩個月，至2014年2月13日止。

The draft South West Kowloon OZP No. S/K20/29, incorporating the amendments, is exhibited for public inspection since 13.12.2013 for two months until 13.2.2014.

- ▶ 於公開展示期間，公眾人士可就有關修訂項目向城規會提交書面申述。有關申述可送交香港北角渣華道333號北角政府合署15樓城規會秘書處。

During the exhibition period, any person can make written representation in respect of the amendments to the Secretary of Town Planning Board at 15/F North Point Government Offices, 333 Java Road, North Point.



多謝
Thank You