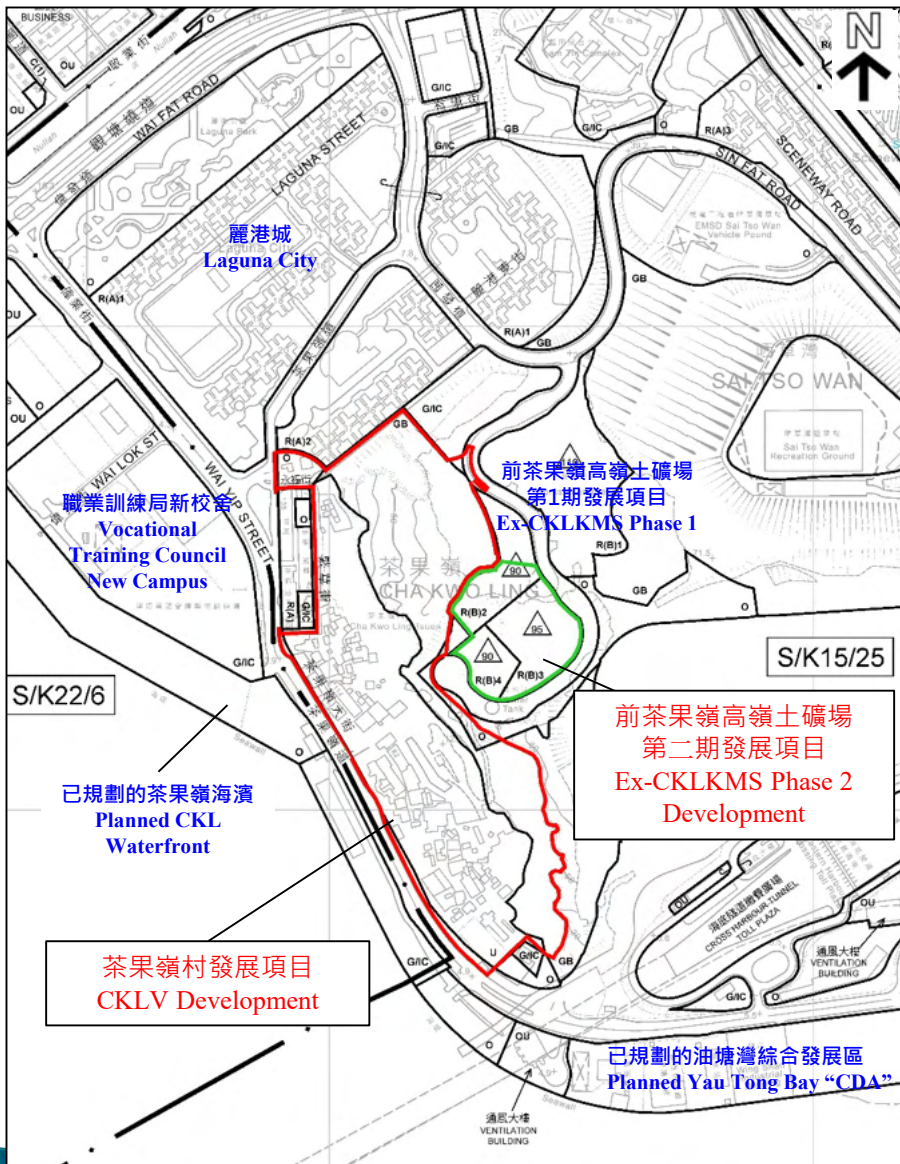


九龍、荃灣及葵青海濱發展專責小組 Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

茶果嶺村及前茶果嶺高嶺土礦場第二期 發展的擬議公營房屋發展及

《茶果嶺、油塘及鯉魚門分區計劃大綱 核准圖編號S/K15/25》的擬議修訂項目

Proposed Public Housing Developments at Cha Kwo Ling Village and Ex-Cha Kwo Ling Kaolin Mine Site Phase 2 Development, and Proposed Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25



背景 Background

茶果嶺村發展項目

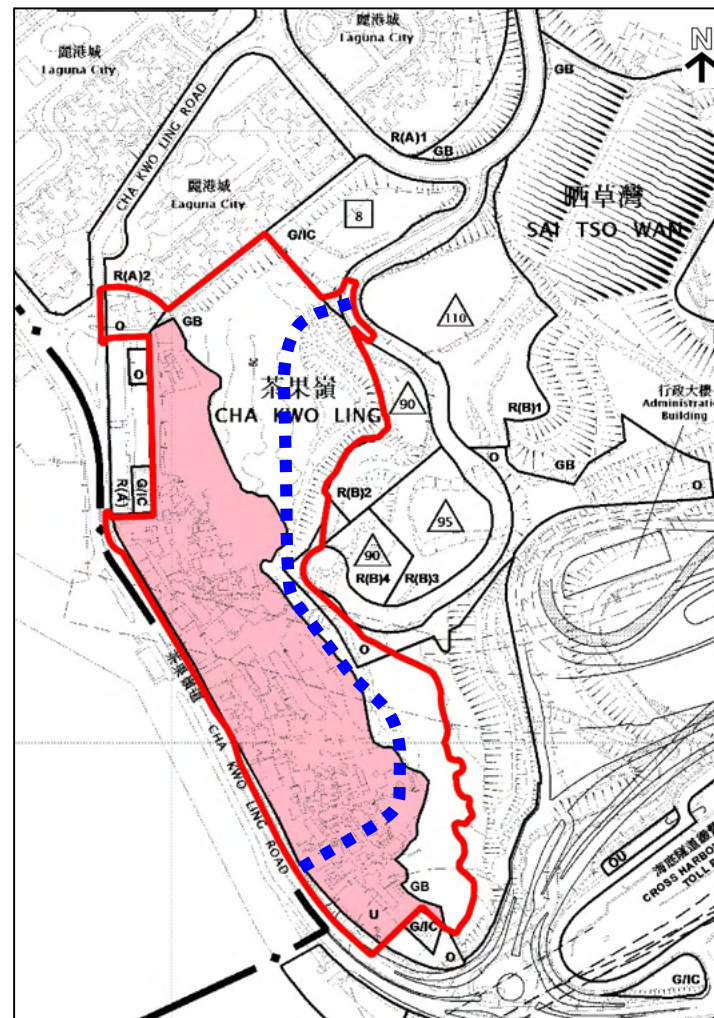
Cha Kwo Ling Village (CKLV) Development

- ▶ **2019年施政報告:** 收回茶果嶺村寮屋區的私人土地作高密度房屋發展，重建以公營房屋為主並附設政府、機構或社區設施的新社區。

2019 Policy Address : resume private land in CKLV squatter area for high-density housing, rebuilding a new community mainly comprising public housing and Government, institution or community (GIC) facilities.

- ▶ 土木工程拓展署於2019年5月開展可行性研究，以探討茶果嶺村的長遠土地用途及所需的地盤平整和基建工程細節。

CEDD commenced the Feasibility Study (FS) in May 2019 to investigate the long-term land use of CKLV and the details of site formation and infrastructure (SF&I) works required.



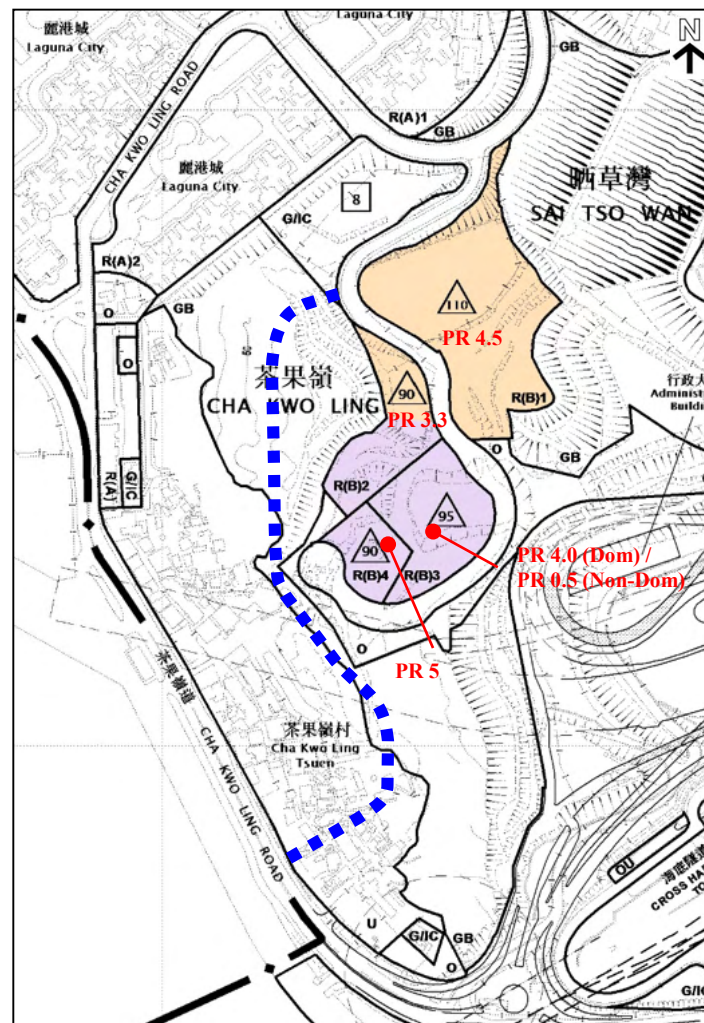
- ▶ 涵蓋茶果嶺村的「未決定用途」地帶
“Undetermined” Zone Covering CKLV
- ▶ 可行性研究的範圍
Boundary of Feasibility Study
- ▶ 可行性研究內擬議的行車通道
Proposed Vehicular Access Road under Feasibility Study

背景 Background

前茶果嶺高嶺土礦場第二期發展項目

Ex-Cha Kwo Ling Kaolin Mine Site (Ex-CKLKMS) Phase 2 Development

- ▶ 社會對公營房屋迫切和持續的需求。
With the acute and continuous demand for public housings.
- ▶ 土木工程拓展署進行設計檢討，以檢視前茶果嶺高嶺土礦場第二期發展項目需要修改的工地平整及基礎設施工程範圍，作擬議的高密度公營房屋發展。
CEDD has conducted the Design Review to examine the scope of modification required in the site formation and infrastructure works for the proposed high-density public housing development at Ex-CKLKMS Phase 2 Development.



前茶果嶺高嶺土礦場第一期發展項目
(興建中的私人房屋)
Ex-CKLKMS Phase 1 Development
(Private Housing under Construction)

前茶果嶺高嶺土礦場第二期發展項目
Ex-CKLKMS Phase 2 Development

可行性研究內擬議的行人通道
Proposed Vehicular Access Road under Feasibility Study

茶果嶺村擬議發展藍圖 Proposed Development Layout for CKLV



土地用途分佈 Land Use Budget	面積 (平方米) (約) Area (m ²) (About)
公營房屋地盤 Public Housing Site	30,300
政府、機構或社區設施用途 GIC Uses	8,370
- 政府聯用綜合大樓 Joint-User Govt. Complex (*)	
- 分區消防局暨救護站 Sub-divisional Fire Station cum Ambulance Depot	
道路 / 行人路 / 路旁市容設施 Roads/Footpath/Roadside Amenity	17,100
斜坡平整及改善工程 Slope Formation / Modification Works	33,130



(*) 包括體育館、衛生署設施、社會福利設施及公共交通交匯處等。項目倡議者將於詳細設計階段與相關政府部門作進一步磋商，以敲定詳細設計方案。Including sports centre, facilities by the Department of Health, social welfare facilities and a public transport interchange (PTI), subject to review in detailed design stage in consultation with relevant B/Ds for confirmation on detailed design scheme.

就觀塘區議會要求提供的圖書館及公眾停車場的建議，會轉交日後的項目倡議者於詳細規劃及設計階段作考慮。Provision of a library and public vehicle park as requested by the KTDC would be referred to the future project proponent for consideration in detailed planning and design stage.

圖例 : LEGEND:

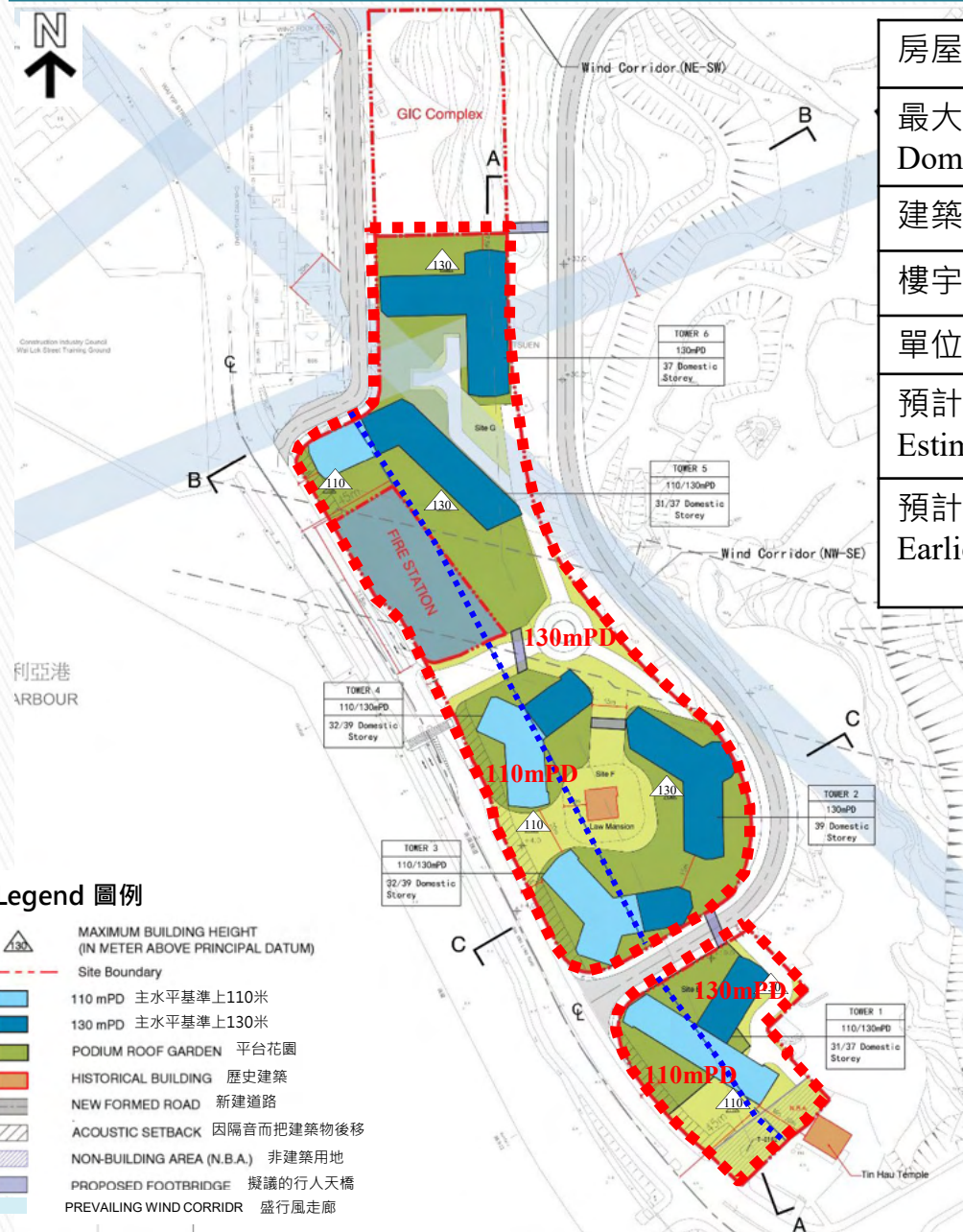
擬議茶果嶺村發展項目 :
CKLV DEVELOPMENT:

	擬議的住宅用地(擬議的六棟大樓) PROPOSED HOUSING SITE (PROPOSED SIX TOWERS)		羅氏大屋 (原址保留) LAW MANSION (PRESERVED IN-SITU)
	擬議的政府聯用綜合大樓用地 PROPOSED JOINT-USER GOVERNMENT COMPLEX		重置現存的通道樓梯 REPROVISION OF EXISTING STAIRCASE
	擬議的標準分區消防局暨救護站用地 PROPOSED STANDARD SUB-DIVISIONAL FIRE STATION CUM AMBULANCE DEPOT		擬議的斜坡平整工程 PROPOSED SLOPE FORMATION WORKS
	擴闊及改善永福街及繁華街 REALIGNED AND WIDENED WING FOK STREET AND FAN WA STREET		擬議的斜坡改善工程 PROPOSED SLOPE MODIFICATION WORKS
	擬議的行人路 PROPOSED FOOTPATH		擬議的路旁綠化工程 PROPOSED ROADSIDE VERGE GREENING WORKS
	現有的垃圾收集站 (原址保留) EXISTING REFUSE COLLECTION POINT (PRESERVED IN-SITU)		現有的行人過路處 EXISTING PEDESTRIAN CROSSING
	擬議的行人通道 PROPOSED VEHICULAR CONNECTION ROAD		擬議的行人天橋 PROPOSED FOOTBRIDGE
			擬議的擋土牆 PROPOSED RETAINING WALL



茶果嶺村公營房屋發展項目構思方案

CKLV Public Housing Development Notional Scheme

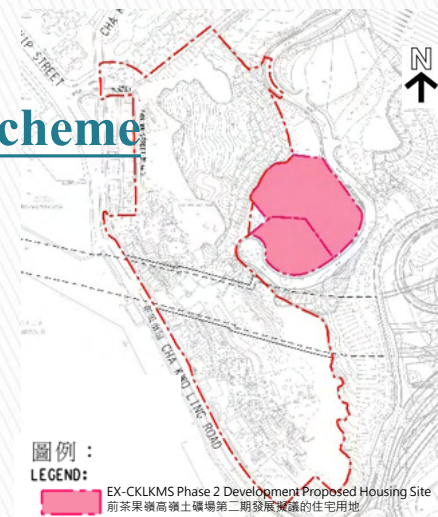
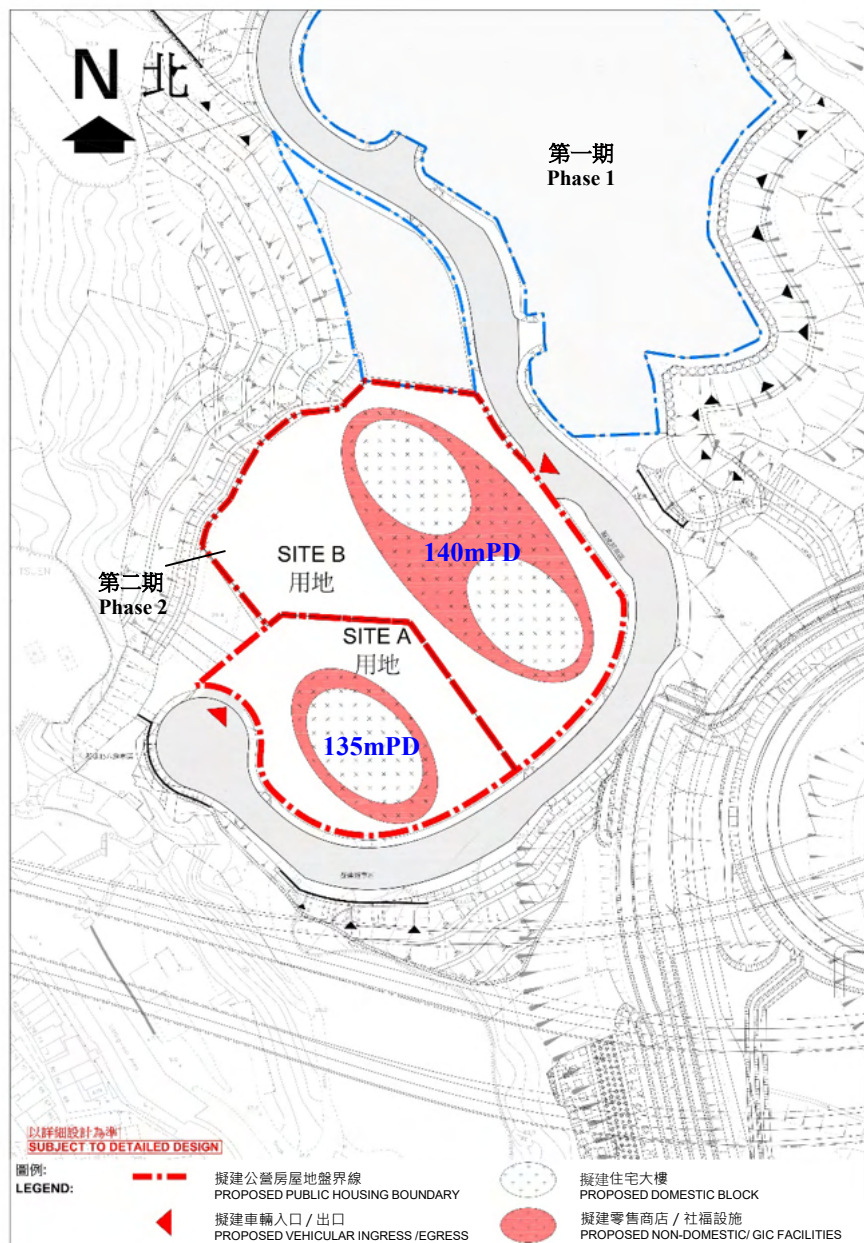


房屋地盤面積 Housing Site Area	30,300m ²
最大住用 / 非住用總樓面面積 Domestic / Non-domestic GFA	227,250 / 30,300m ²
建築物高度 Max Building Height	110 / 130mPD
樓宇數目 No. of Blocks	6
單位數目 (約) No. of Flats (About)	4,500
預計人口 (約) Estimated Population (About)	12,600
預計最早入伙日期 Earliest Population Intake	由2031年起 分階段落成 From 2031 by Phases

- ▶ 其他設施: 社會福利設施 (不少於住用樓面面積的 5%)、零售設施及幼稚園
Other facilities: social welfare facilities (not less than 5% domestic GFA), retail facilities and kindergarten
- ▶ 參照《香港規劃標準與準則》提供附屬泊車設施、鄰舍休憩用地及綠化
Ancillary parking facilities, local open spaces and greening will be provided in accordance with HKPSG

前茶果嶺高嶺土礦場第二期公營房屋發展項目構思方案

EX-CKLKMS Phase 2 Public Housing Development Notional Scheme

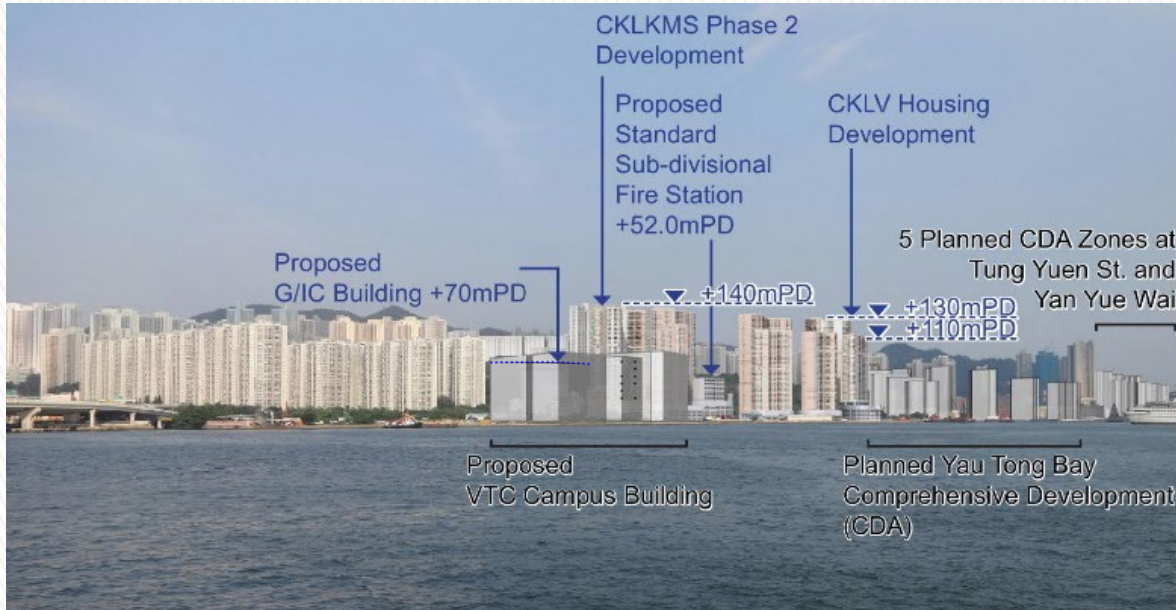


房屋地盤面積 Housing Site Area	13,900m ²
最高住用 / 總地積比率 Domestic / Total PRs	7.5 / 9
建築物高度 Max Building Height	135 / 140mPD
樓宇數目 No. of Blocks	3
單位數目 (約) No. of Flats (About)	2,250
預計人口 (約) Estimated Population (About)	6,400
預計最早入伙日期 Earliest Population Intake	2030

- ▶ 其他設施: 社會福利設施 (不少於住用樓面面積的5%)、零售設施及幼稚園
Other facilities: social welfare facilities (not less than 5% domestic GFA), retail facilities and kindergarten
- ▶ 參照《香港規劃標準與準則》提供附屬泊車設施、鄰舍休憩用地及綠化
Ancillary parking Facilities, local open spaces and greening will be provided in accordance with HKPSG



基準情形 Baseline Scenario



擬議情形 Proposed Scenario

(由啟德跑道公園眺望)
(View from Kai Tak Runway Park)



基準情形
Baseline Scenario



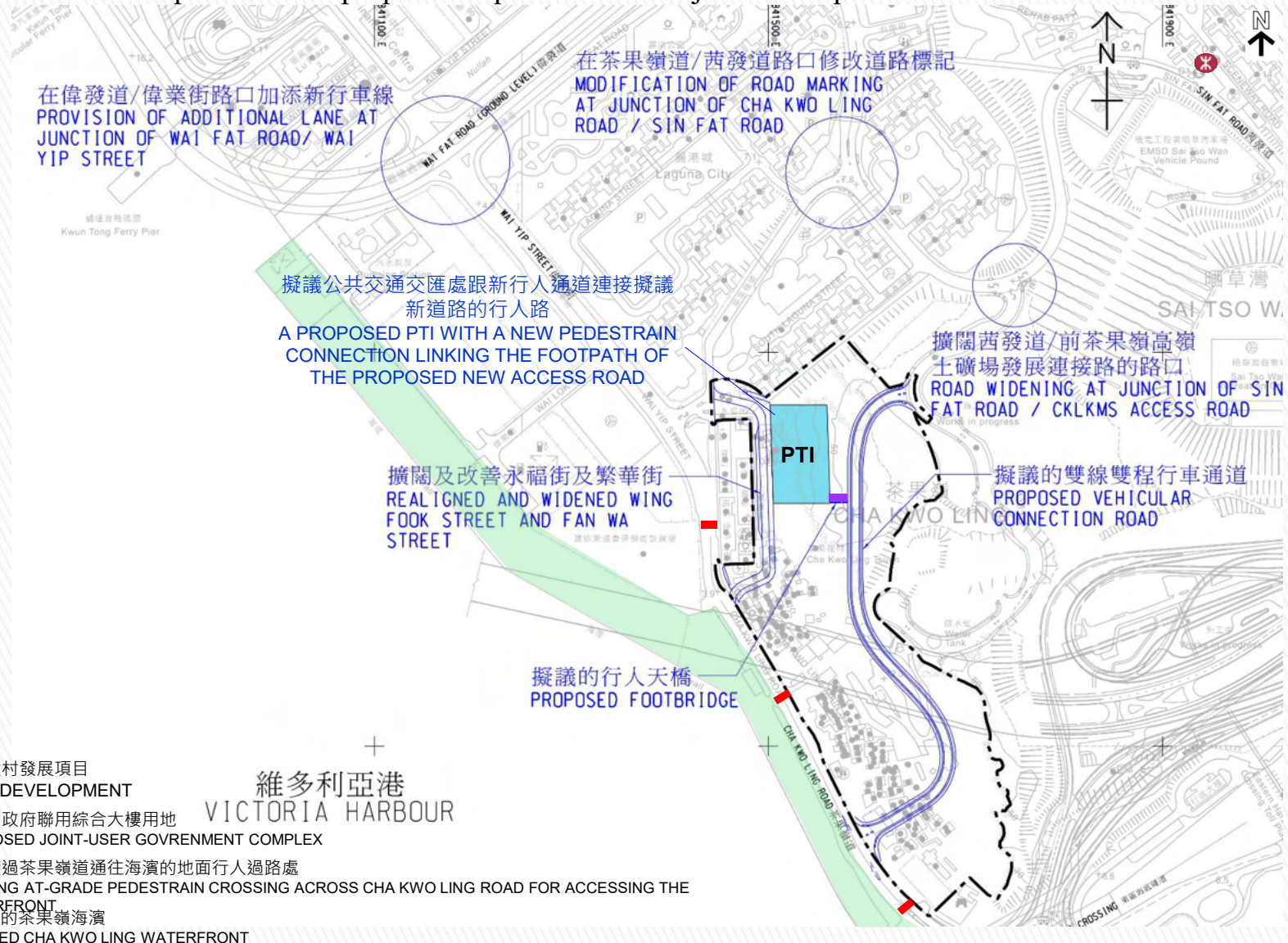
擬議情形
Proposed Scenario

(由鰂魚涌公園海濱眺望)
(View from Promenade at Quarry Bay)

交通及運輸 Traffic and Transport

- 實施擬議路口改善工程後，不構成負面的交通影響。

No adverse traffic impact after the proposed implementation of junction improvement works



文物古蹟 Heritage

羅氏大屋 (三級歷史建築物) - 位於茶果嶺村內

The Law Mansion (Grade 3 Building) - within CKLV

- ▶ 原址保留作活化用途，並開放予公眾欣賞
Preserved in-situ for adaptive reuse for public appreciation
- ▶ 羅氏大屋附近及面向海濱的臨街面(地面)會用作零售用途
Retail uses at G/F surrounding the Law Mansion as well as the frontages facing the waterfront area

現有的行人過路處
Existing Pedestrian Crossing



註 Notes:

只供參考，詳細設計階段再作研究 For reference only and subject to revision in detail design stage.

羅氏大屋的活化用途，有待詳細設計階段進行的文物影響評估的建議 Proposal of the adaptive reuse of Law Mansion will be considered at the detailed design stage, subject to the recommendation of the Heritage Impact Assessment to be conducted at the detailed design stage.

文物古蹟 Heritage

茶果嶺天后宮 (三級歷史建築物) - 位於茶果嶺村外

Tin Hau Temple (CKL) (Grade 3 Building) - outside CKLV

- 在發展範圍內，擬議房屋發展與天后宮之間闢設約900平方米的非建築用地，作為緩衝區
Non-building area (NBA) of about 900m² within the development site to serve as a buffer zone between the proposed housing development and the Tin Hau Temple
- 非建築用地將開放予公眾人士使用
NBA will be open for public enjoyment



茶果嶺天后宮
Tin Hau Temple (Cha Kwo Ling)

現有的行人過路處
Existing Pedestrian Crossing



多仔石 Fertility Stone



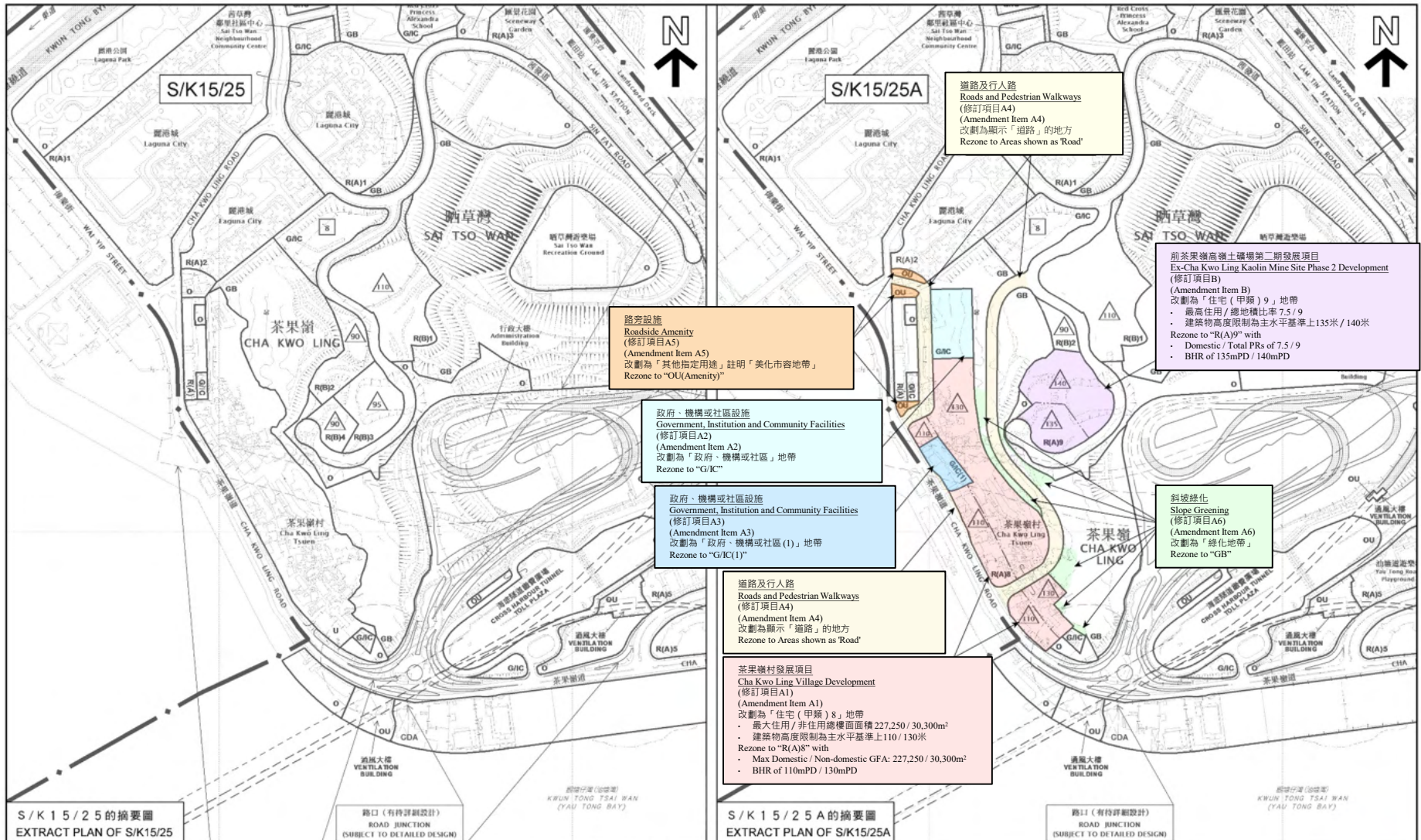
「合義龍」龍船 Dragon Boat

非建築用地
NBA

註 Notes:
只供參考，詳細設計階段再作研究
For reference only and subject to
revision in detail design stage.

海港規劃原則及指引 Harbour Planning Principles and Guidelines

1. 保存維多利亞港 Preserving Victoria Harbour	<ul style="list-style-type: none">• 沒有填海 No reclamation
2. 相關社會人士的參與 Stakeholder Engagement	<ul style="list-style-type: none">• 專責小組 Task Force (2.9.2021)• 觀塘區議會 Kwun Tong District Council (6.7.2021)• 簡介會 (予受影響的茶果嶺村村民 / 業務經營者) (10.5.2021) Town hall briefing (for the affected villagers/operators of CKLV)
3&4. 可持續發展及綜合規劃 Sustainable Development and Integrated Planning	<ul style="list-style-type: none">• 回應社會對公營房屋及政府、機構或社區設施的殷切及不斷增加的需求 Response to the acute and continuous demand for public housing and GIC facilities• 平衡善用土地、周邊發展密度及技術因素 Balanced land optimisation, surrounding development intensity and technical aspects• 文物保育 Heritage preservation• 為茶果嶺海濱項目更好的接鄰及設計保持緊密溝通 Continue liaison for better interfaces and the design of planned CLK waterfront
5&6. 積極改善海港及朝氣蓬勃的海港 Proactive Harbour Enhancement & Vibrant Harbour	<ul style="list-style-type: none">• 提供零售設施及加入文物保育元素，以提高海濱活力及優質公共空間 Proposed retail frontages and heritage elements could enhance vibrancy and public realm of the harbourfront area
7. 交通暢達的海港 Accessible Harbour	<ul style="list-style-type: none">• 三個現有的地面行人過路處、擬議公共交通交匯處及行人連接，方便公眾前往歷史建築及擬議公眾海濱長廊 3 existing pedestrian crossings together with proposed PTI and pedestrian connections to facilitate public access to both the historic buildings and the proposed PWP
8. 公眾享用 Public Enjoyment	<ul style="list-style-type: none">• 零售設施、文物保育元素及更好的交通和行人暢達性，豐富該區的海濱 Enrich the harbour-front area with retail frontages and heritage elements, as well as better transport and pedestrian accessibility



《茶果嶺、油塘及鯉魚門分區計劃大綱核准圖編號S/K15/25》的擬議修訂項目
Proposed Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP
No. S/K15/25

茶果嶺村發展項目 – 公營房屋發展 (約3.03公頃)

CKLV Development – Public Housing Development (about 3.03ha)

擬議修訂項目 A1項 Proposed Amendment Item A1

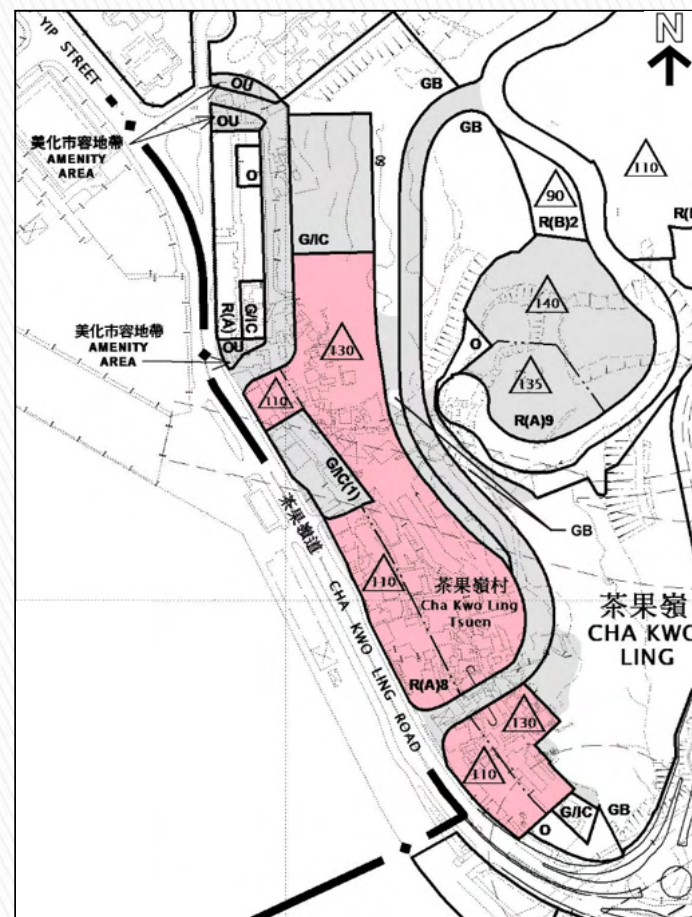
- 擬議把涵蓋茶果嶺村的「未決定用途」地帶、其毗連的「綠化地帶」和顯示為「道路」的地方改劃為「住宅(甲類)8」地帶[*]

Proposed rezoning from “U” covering CKLV, its adjoining “GB” and area shown as ‘Road’ to **“Residential (Group A)8”** [*]

最大住用 / 非住用總樓面面積 Domestic / Non-domestic GFA	227,250 / 30,300m ²
建築物高度限制 Building Height Restriction	110 / 130mPD

[*] 按社會福利署建議的社福設施並不計算在總樓面面積內

Social welfare facilities proposed by the Social Welfare Department are not accountable for GFA calculation



A 1 項
ITEM A1
擬議由「未決定用途」地帶、「綠化地帶」及「道路」改劃為「住宅(甲類)8」地帶
PROPOSED REZONING FROM "U", "GB" AND "ROAD" TO "R(A) 8"

茶果嶺村發展項目 – 政府、機構或社區設施 (共約0.84公頃)

CKLV Development – GIC Facilities (total about 0.84ha)

擬議修訂項目 A2及A3項 Proposed Amendment Items A2 and A3

- 擬議把兩幅分別位於茶果嶺村發展項目範圍內北端及中部的土地由「未決定用途」地帶及「綠化地帶」，分別改劃為「政府、機構或社區」地帶及「政府、機構或社區 (1)」地帶

Proposed rezoning two pieces of land at the northern and the middle part of the CKLV Development from “U”, “GB” to “**Government, Institution or Community**” (“G/IC”) and “**G/IC(1)**”

- 「分層住宅 (只限政府員工宿舍)」在「政府、機構或社區 (1)」地帶擬議為第一欄用途以容許彈性於頂上提供可能的部門宿舍 ‘Flat (Government Staff Quarters only)’ as a Column 1 use is proposed for “**G/IC(1)**” to allow flexibility on provision of the possible departmental quarters atop
- 建議為初步設計，最終提供的政府、機構或社區設施有待項目倡議者於詳細設計階段與相關政府部門作進一步磋商，或因應相關部門的要求 / 意見而有所調整

The proposal is a preliminary design, the final provision of GIC facilities is subject to further consultation by the proponent with relevant Government departments in detailed design stage, or adjustment in accordance with requirements/comments of relevant Government departments



- A 2 項 ITEM A2 擬議由「未決定用途」地帶及「綠化地帶」改劃為「政府、機構或社區」地帶
PROPOSED REZONING FROM "U" AND "GB" TO "G/IC"
- A 3 項 ITEM A3 擬議由「未決定用途」地帶改劃為「政府、機構或社區 (1)」地帶
PROPOSED REZONING FROM "U" TO "G/IC(1)"

茶果嶺村發展項目 – 道路及行人路和路旁市容設施

CKLV Development – Roads and Footpaths and Roadside Amenity / Facilities

擬議修訂項目 A4項 - 道路及行人路 (約1.43公頃)

Proposed Amendment Item A4 - Roads and Footpaths (about 1.43ha)

- 擬議把數幅土地由「未決定用途」地帶、「政府、機構或社區」地帶、「休憩用地」地帶及「綠化地帶」改劃為顯示為「**道路**」的地方

Proposed to rezone parcels of land from “U”, “GIC”, “O” and “GB” to areas shown as ‘**Road**’

擬議修訂項目 A5項 - 路旁市容設施 (約0.14公頃)

Proposed Amendment Item A5 - Roadside Amenity/Facilities (about 0.14ha)

- 擬議把三幅位於茶果嶺路旁的土地由「未決定用途」地帶及「休憩用地」地帶改劃為「**其他指定用途**」註明「**美化市容地帶**」

Proposed to rezone three pieces of land alongside Cha Kwo Ling Road from “U” and “O” to “**Other Specified Uses**” annotated “**Amenity Area**”

擬議修訂項目 A6項 - 斜坡改良 / 綠化工程 (約0.48公頃)

Proposed Amendment Item A6 - Slope Modification /Greening works (about 0.48ha)

- 擬議把數幅土地由「未決定用途」地帶及「休憩用地」地帶改劃為「**綠化地帶**」

Proposed to rezone parcels of land from “U” and “O” to “**Green Belt**”



- A 4 項
ITEM A4
擬議由「未決定用途」、「政府、機構或社區」、「休憩用地」地帶及「綠化地帶」改劃為「道路」
PROPOSED REZONING FROM “U”, “GIC”, “O” AND “GB” TO ‘ROAD’
- A 5 項
ITEM A5
擬議由「未決定用途」及「休憩用地」地帶改劃為「其他指定用途」註明「美化市容地帶」
PROPOSED REZONING FROM “U” AND “O” TO “OU” ANNOTATED “AMENITY AREA”
- A 6 項
ITEM A6
擬議由「未決定用途」及「休憩用地」地帶改劃為「綠化地帶」
PROPOSED REZONING FROM “U” AND “O” TO “GB” 16

前茶果嶺高嶺土礦場第二期發展項目 - 公營房屋發展 (約1.39公頃)

Ex-CLKKMS Phase 2 Development - Public Housing Development (about 1.39ha)

擬議修訂項目 B 項 Proposed Amendment Item B

- 擬議把項目範圍內現劃為「住宅(乙類)2」(南部)、「住宅(乙類)3」及「住宅(乙類)4」地帶的三幅用地改劃為「住宅(甲類)9」地帶[*]

Propose to rezone three pieces of land within the development from “R(B)2” (the southern part), “R(B)3” and “R(B)4” to “Residential (Group A)9” [*]

最高住用 / 總地積比率 Max. Domestic/Total PR	7.5 / 9
建築物高度限制 Building Height Restriction	135 / 140mPD

[*] 按社會福利署建議的社福設施並不計算在樓面面積內
Social welfare facilities proposed by the Social Welfare Department are not accountable for GFA calculation



B 項
ITEM B
擬議由「住宅(乙類)2」、「住宅(乙類)3」、「住宅(乙類)4」地帶 改劃為「住宅(甲類)9」地帶
PROPOSED REZONING FROM "R(B)2", "R(B)3" AND "R(B)4" TO "R(A)9"

下一階段工作 Way Forward

土地規劃 Land Use Planning

把專責小組和觀塘區議會的意見，以及修訂建議一併提交城市規劃委員會轄下都會規劃小組委員會考慮。

Comments from the Task Force and KTDC together with proposed amendments to OZP will be submitted together for consideration of the Metro Planning Committee (MPC) of the Town Planning Board (TPB).

如都會規劃小組委員會同意大綱圖的擬議修訂適合展示，城市規劃委員會將根據《城市規劃條例》第5條的規定展示大綱草圖與其《註釋》以供公眾查閱，為期兩個月。

Should the MPC agree that the proposed amendments to the approved OZP be suitable for exhibition, the draft OZP with its Notes will be published under the Section 5 of the Town Planning Ordinance for two months for public inspection.

土地行政 Land Administration

根據《收回土地條例》（第124章）收回茶果嶺村內的私人土地作茶果嶺村發展項目。

Resumption of private lands within CKLV will be carried out under the Lands Resumption Ordinance (Cap. 124) for the CKLV Development.

土地平整和基礎建設工程 SF&I Works

土木工程拓展署將展開土地平整和基礎建設工程的詳細設計，以根據《道路（工程、使用及補償）條例》（第370章）及水污染管制（排污設備）規例》（第358AL章）第26條，分別就擬議交通改善工程及擬議污水收集系統工程刊登憲報。

CEDD will take start the detailed design of the SF&I works for gazetting the proposed road works under the Roads (Works, Uses and Compensation) Ordinance (Cap. 370) and the proposed sewerage works under Cap. 370 as applied by Section 26 of the Water Pollution Control (Sewerage) Regulation (Cap. 358AL) respectively.

謝謝 Thank You