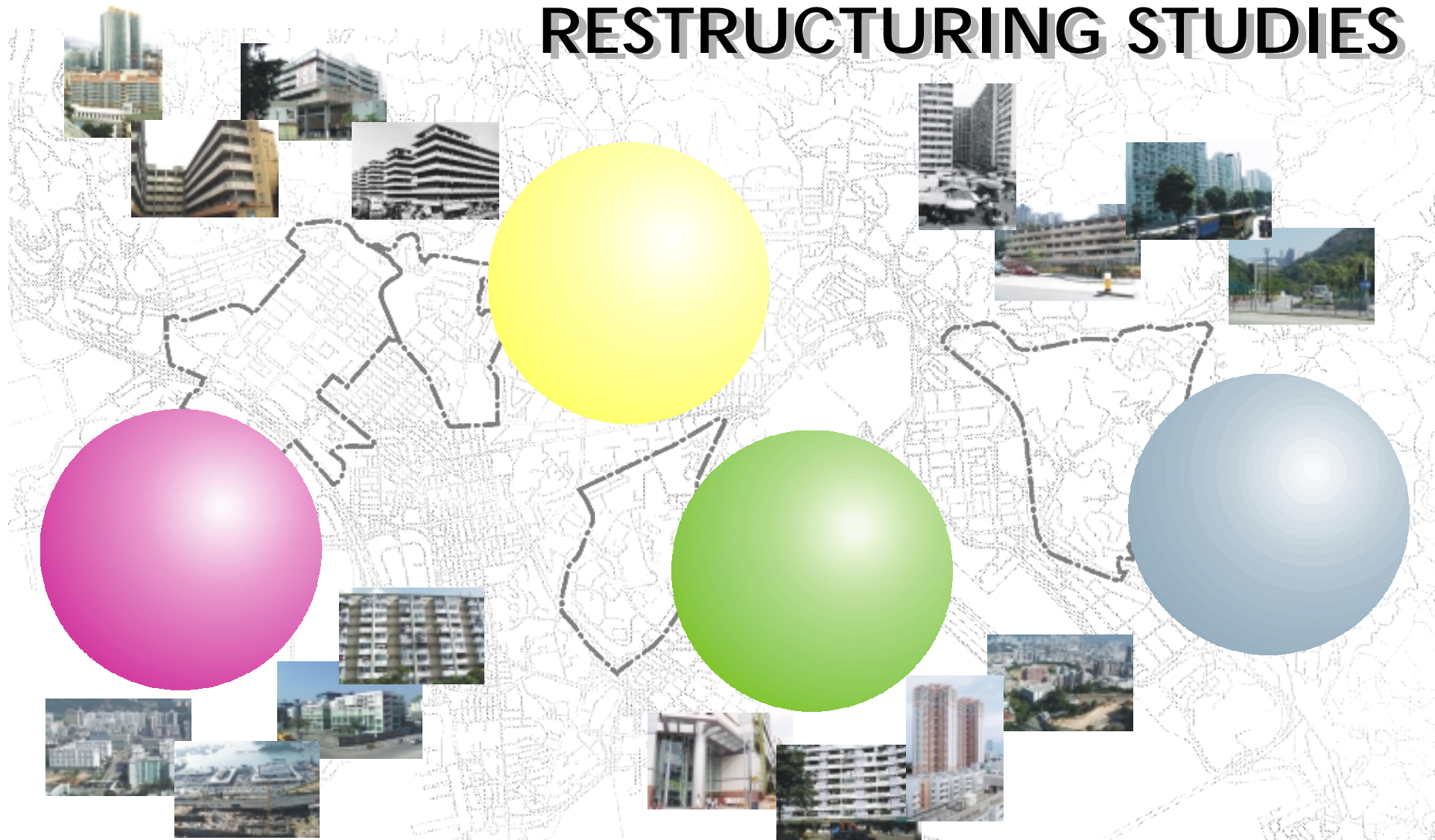
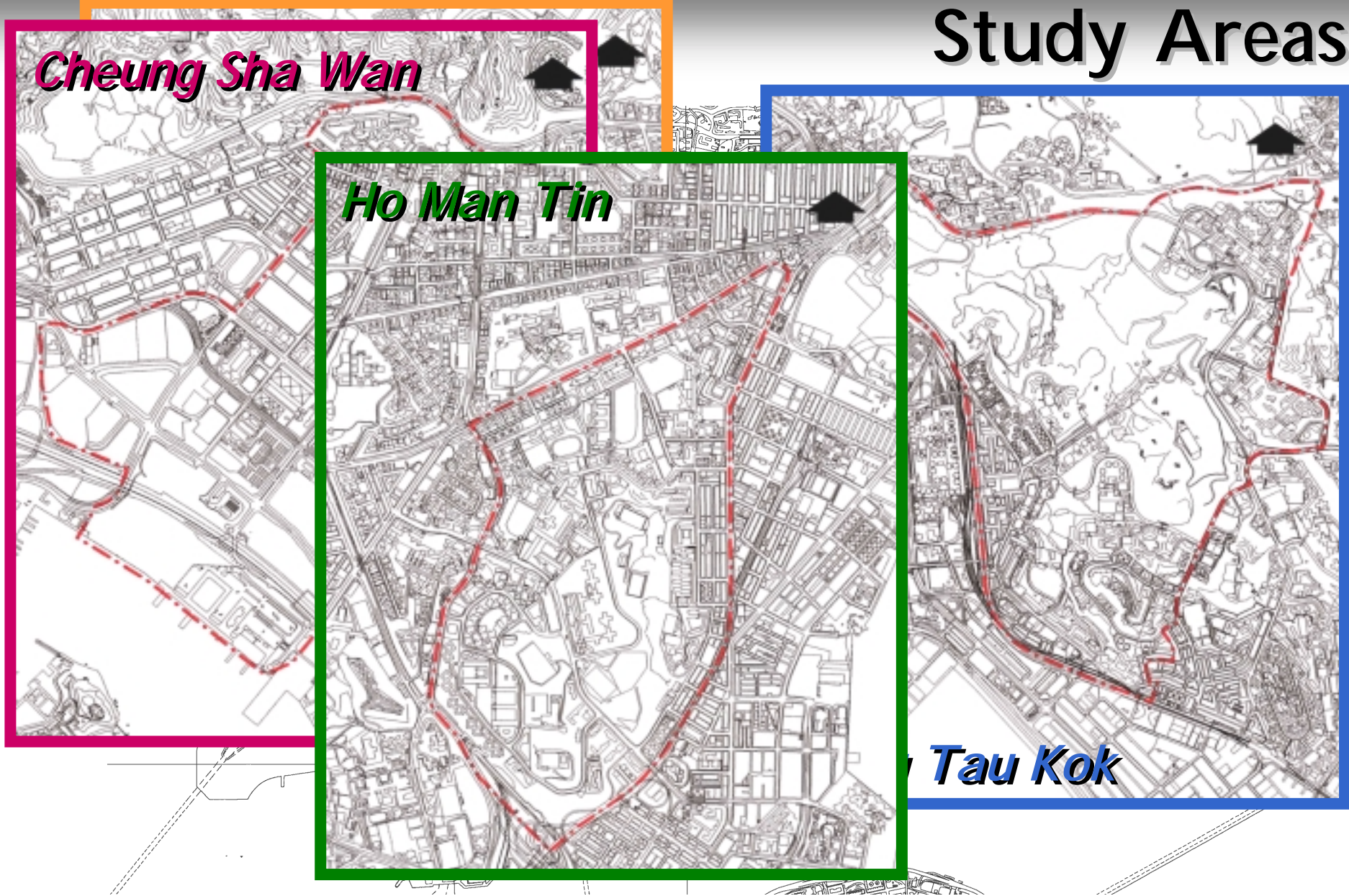


LONG TERM LAND USE RESTRUCTURING STUDIES



Study Areas



Purpose of Studies

Prepare a long term land use restructuring strategy to:

- *Improve housing quality and the living environment*
- *Improve community and education facilities*
- *Optimise the development potential of the sites*
- *Initiate sustainable transport modes*
- *Improve pedestrian linkages*

Visions

NGAU TAU KOK

*A new heart for
the District*

HO MAN TIN

*A residential oasis in
Kowloon*

SHEK KIP MEI

*Providing for the future,
remembering the past*

CHEUNG SHA WAN

*Better quality environment
to revive the District*

Common Key Issues

- Old housing in obsolete conditions
- Sub-standard G/IC facilities and non-standard schools
- Under-utilised sites
- Poor open space distribution and accessibility



Sub-standard G/IC facilities and non-standard schools in Cheung Sha Wan

Common Key Issues

- Incompatible land uses
- Some housing areas are subject to traffic noise and fumes
- A lack of civic identity and sense of place

Housing areas close to major roads suffer from traffic noise and exhaust fumes. Lack of civic identity and sense of place.



Ngau Tau Kok Land Use Concepts

- New District Centre at Lower Ngau Tau Kok
- Redevelopment of old public housing estates
- Possible pedestrian link
- New open space in Jordan Valley
- Potential new housing site



Proposed Restructuring Sites

1. Ping Shek Estate

2. Lower Ngau Tau Kok Estate

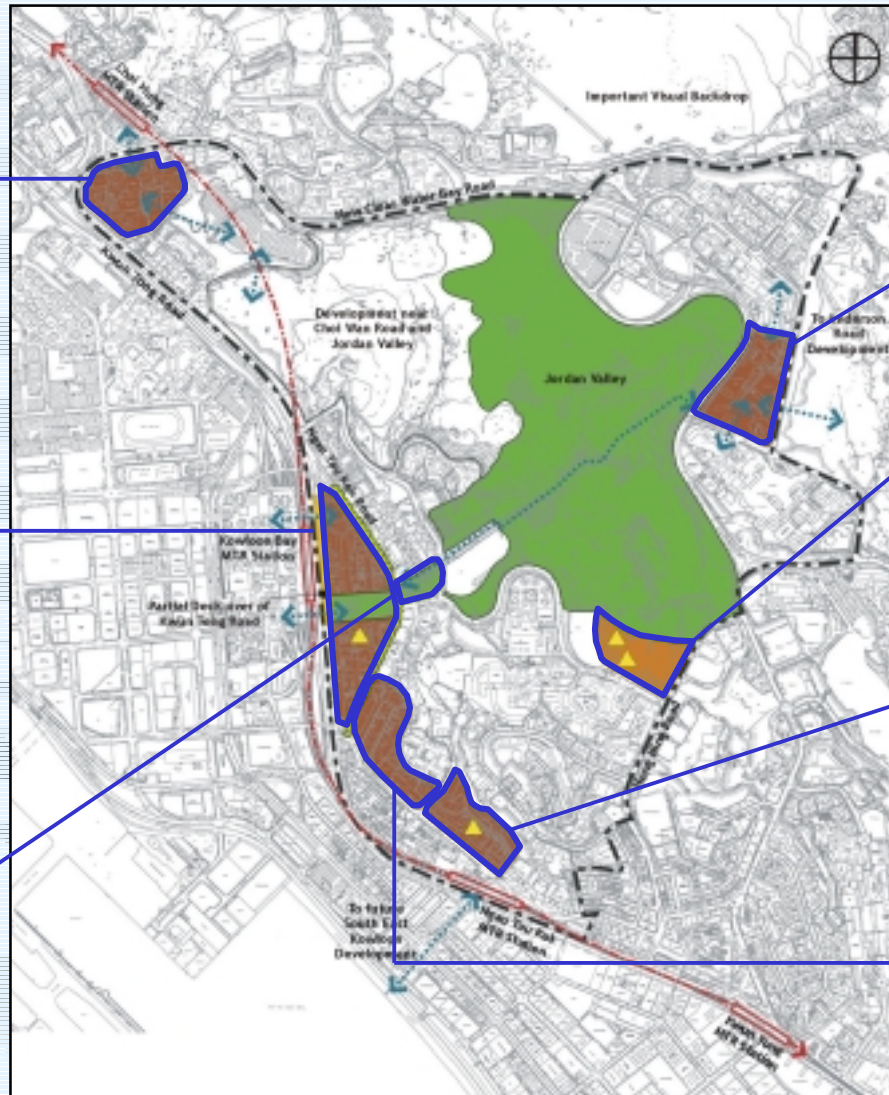
3. Jordan Valley Factory Estate & Bus Terminus

7. Shun On Estate

6. Site at Junction of Hong Ning Road & Chun Wah Road

5. Garden Estate

4. Upper Ngau Tau Kok Estate

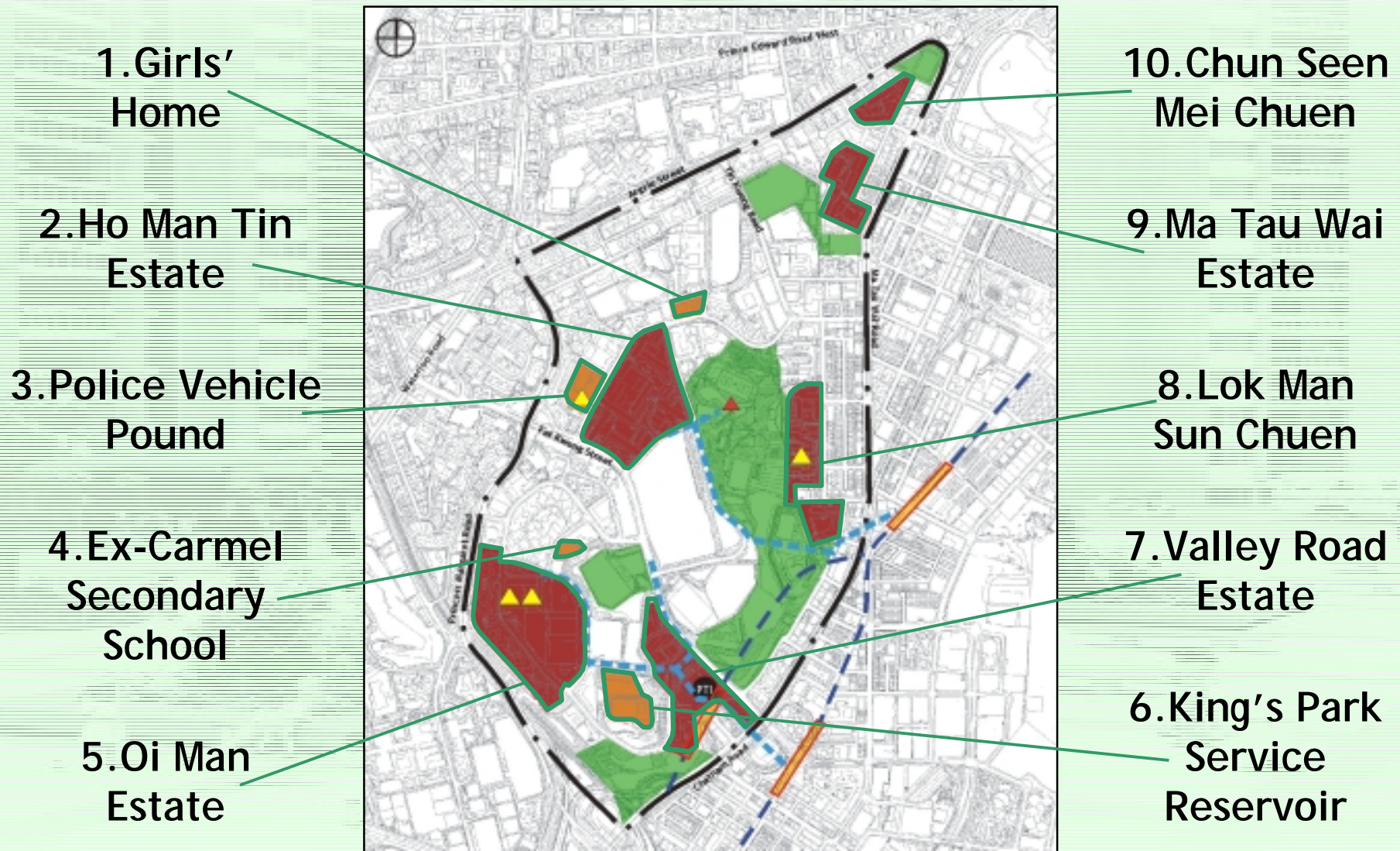


Ho Man Tin Land Use Concepts

- “Residential Oasis”
- Make use of under-utilised G/IC Sites
- Redevelopment of old public housing estates
- Optimise development potential
- Provide new primary schools
- Enhance the landscape and barren slopes
- Improve pedestrianisation

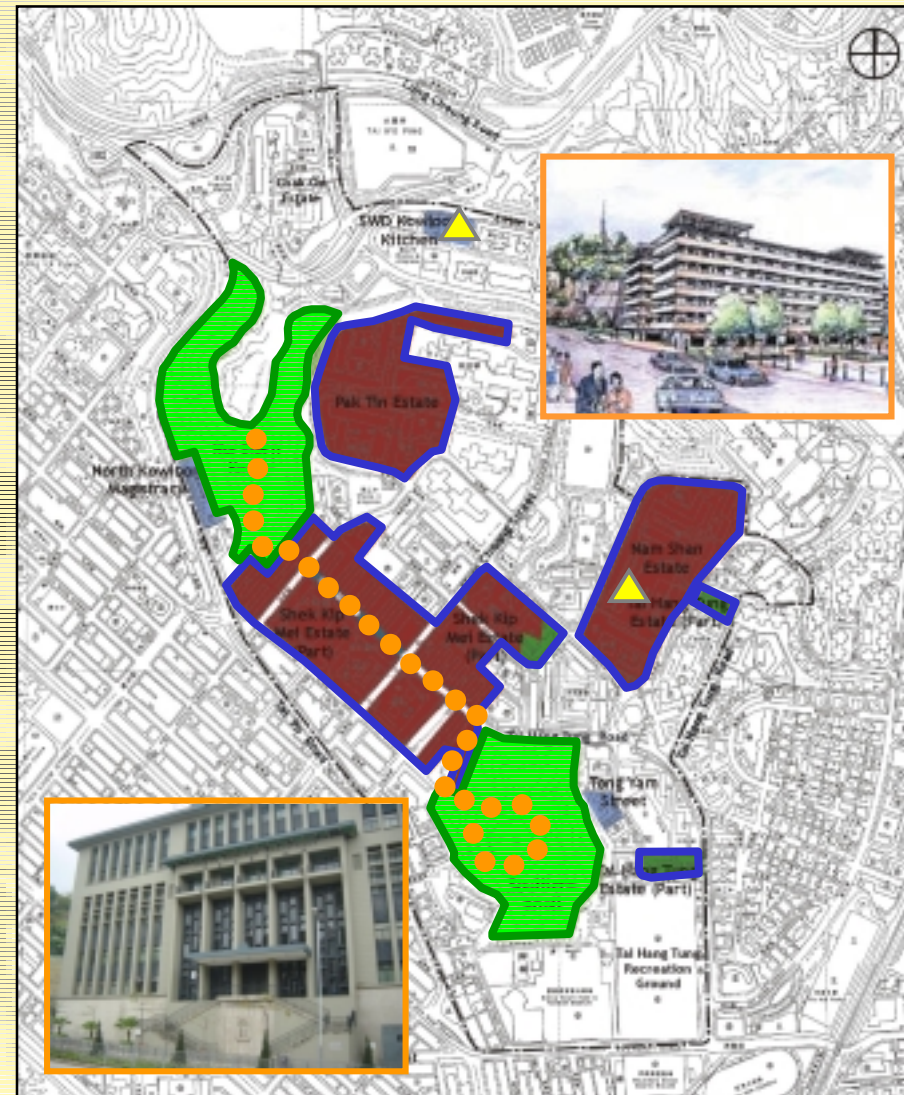


Proposed Restructuring Sites

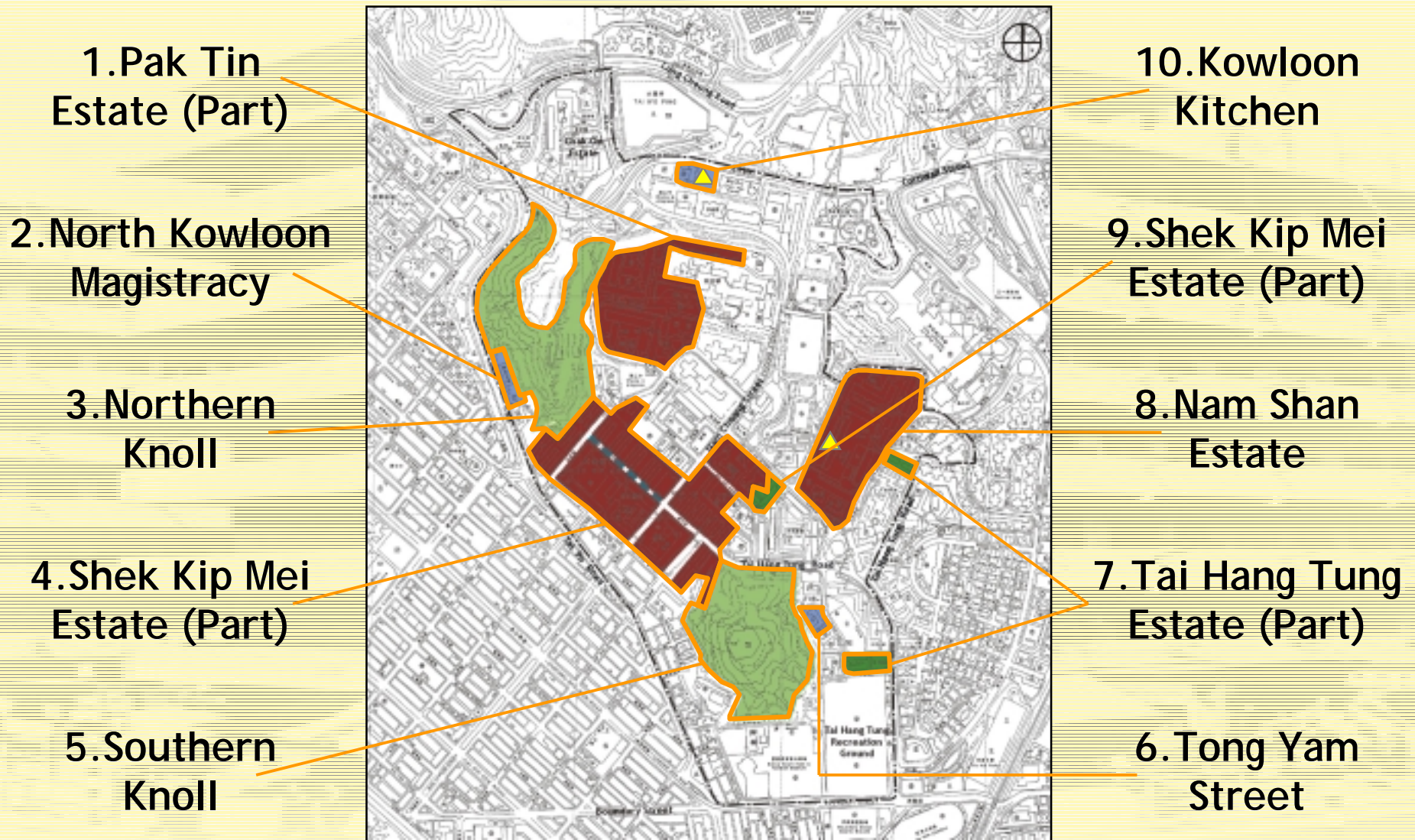


Shek Kip Mei Land Use Concepts

- Redevelopment of old public housing estates
- Preserving the historic significance of the District
- Upgrading of roads and transport facilities
- Provision of new and upgraded school sites
- Improving access to recreation, open space and pedestrian linkages

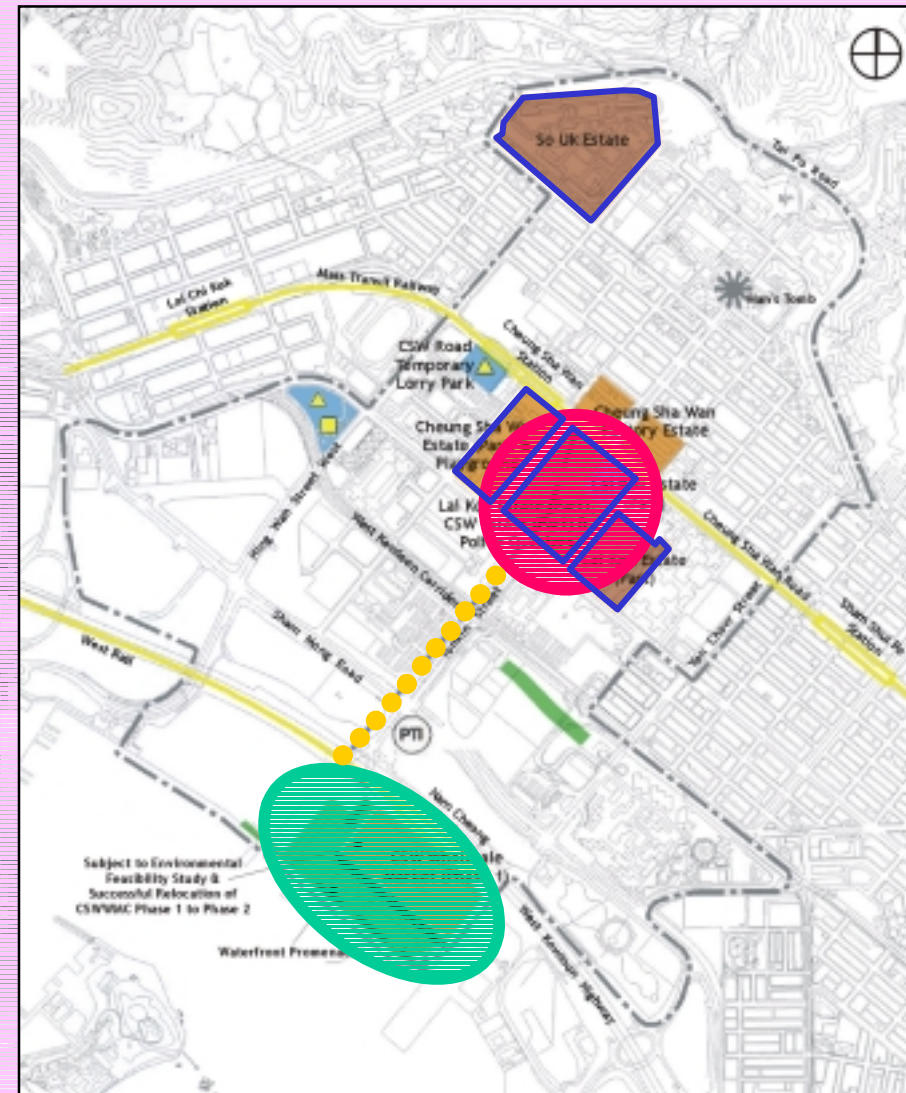


Proposed Restructuring Sites

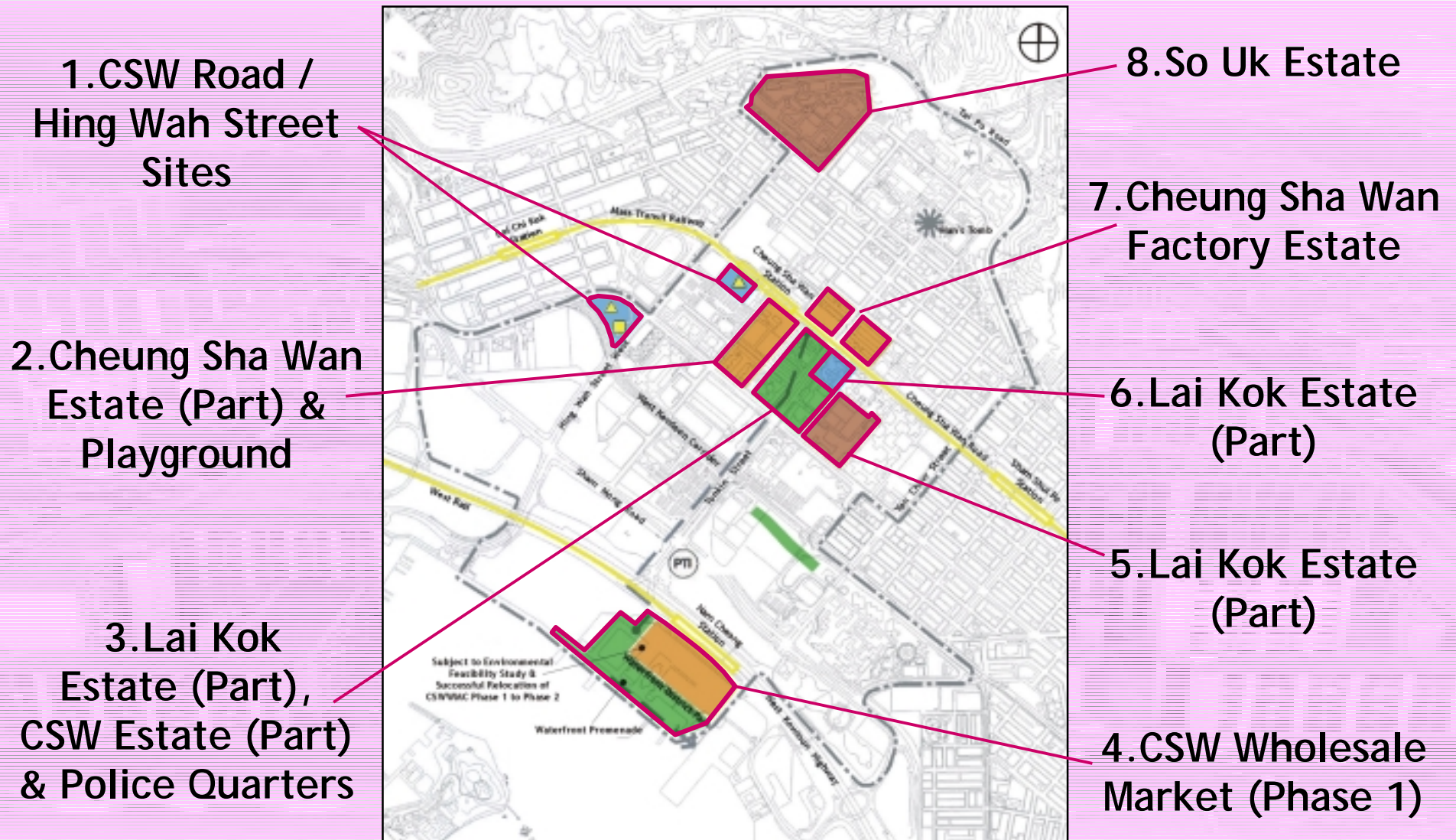


Cheung Sha Wan Land Use Concepts

- A New District Centre with an urban square
- A proposed waterfront development
- A proposed pedestrian link between the New District Centre and the waterfront development
- Redevelopment of old public housing estates



Proposed Restructuring Sites



Restructuring of Cheung Sha Wan District

Summary of Changes in the Study Areas

| | | Ngau Tau Kok | Ho Man Tin | Shek Kip Mei | Cheung Sha Wan | TOTAL |
|---------------------|-------------------------------|----------------|----------------|----------------|----------------|----------------|
| Population | <i>Proposed Restructuring</i> | 250,000 | 146,000 | 89,000 | 239,000 | 724,000 |
| | <i>Without Restructuring</i> | 234,000 | 119,000 | 78,000 | 214,000 | 645,000 |
| | Net Increase | +16,000 | +27,000 | +11,000 | +25,000 | +79,000 |
| No. of Flats | <i>Proposed Restructuring</i> | 86,100 | 54,400 | 34,300 | 85,000 | 259,800 |
| | <i>Without Restructuring</i> | 77,500 | 42,400 | 29,600 | 75,500 | 225,000 |
| | Net Increase | +8,600 | +12,000 | +4,700 | +9,500 | +34,800 |

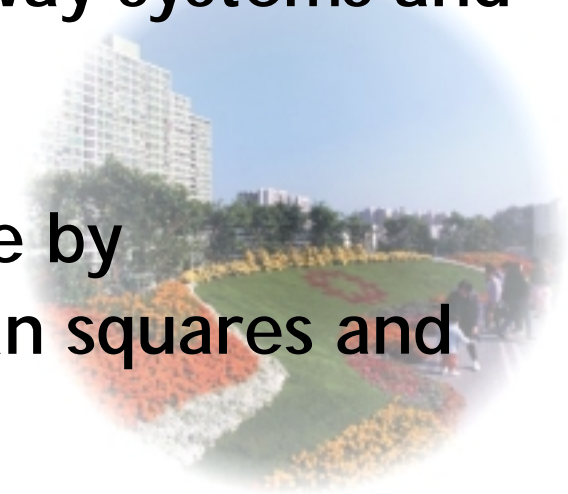


Common Benefits

- Significantly improved housing quality
- Reduced exposure to noise and air pollution
- Improved community, education and retail facilities
- Innovative transport facilities
- Better urban design and landscape
- Greater sense of place and civic identity

Community Benefits Arising from the Restructuring

- Provision of 12 new primary schools
- Provision of 1 new secondary school
- Increase in district open space by 6 ha
- Provision of 5 new pedestrian walkway systems and 3 new public transport interchange
- Enhancement of local identity/image by creating 2 new district centres/urban squares and preserving local heritage buildings



An aerial photograph of a densely populated urban area, likely in Asia, showing numerous high-rise apartment buildings and commercial structures. In the background, there are green mountains under a cloudy sky. The image is slightly faded to allow the text to be prominent.

Next Steps & Your Views