

# 立法會 Legislative Council

房屋事務委員會及發展事務委員會  
2010年12月10日

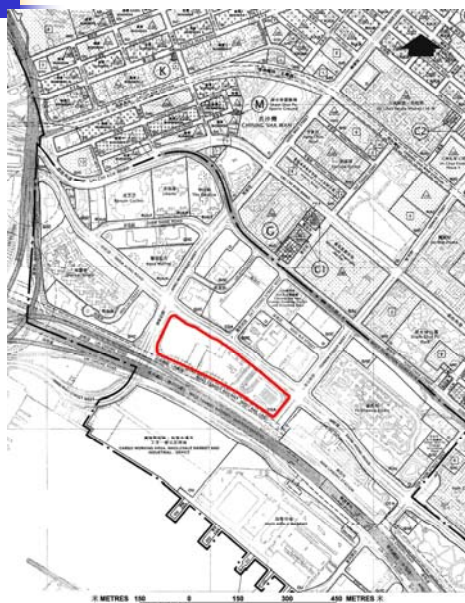
Panel on Housing and Panel on Development  
10 December 2010

## 西北九龍填海區第六號地盤的規劃 Planning of the North West Kowloon Reclamation Site 6



1

### 背景 Background

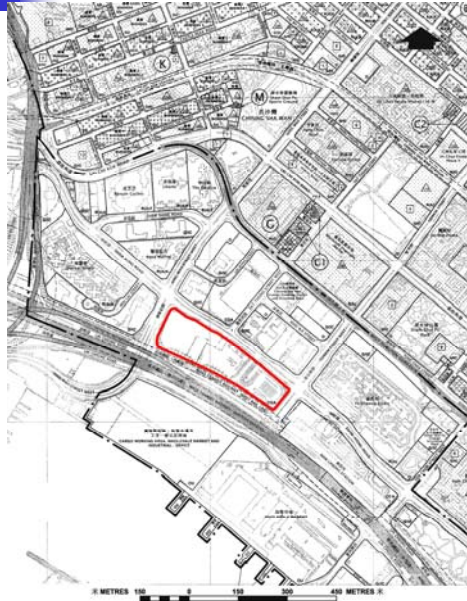


- 第六號地盤位於深水埗區，地處西鐵南昌站及海麗邨中間
- Site 6 is in Sham Shui Po District, in between the West Rail Nam Cheong Station and Hoi Lai Estate.
- 在相關的分區計劃大綱圖劃為「綜合發展區」。自2009年5月29日，已於大綱圖的註釋註明該地盤作為出租公屋發展
- Zoned “Comprehensive Development Area” (CDA) in the corresponding Outline Zoning Plan (OZP). It was designated for proposed public rental housing (PRH) development in the Explanatory Statement of the OZP since 29 May 2009.



2

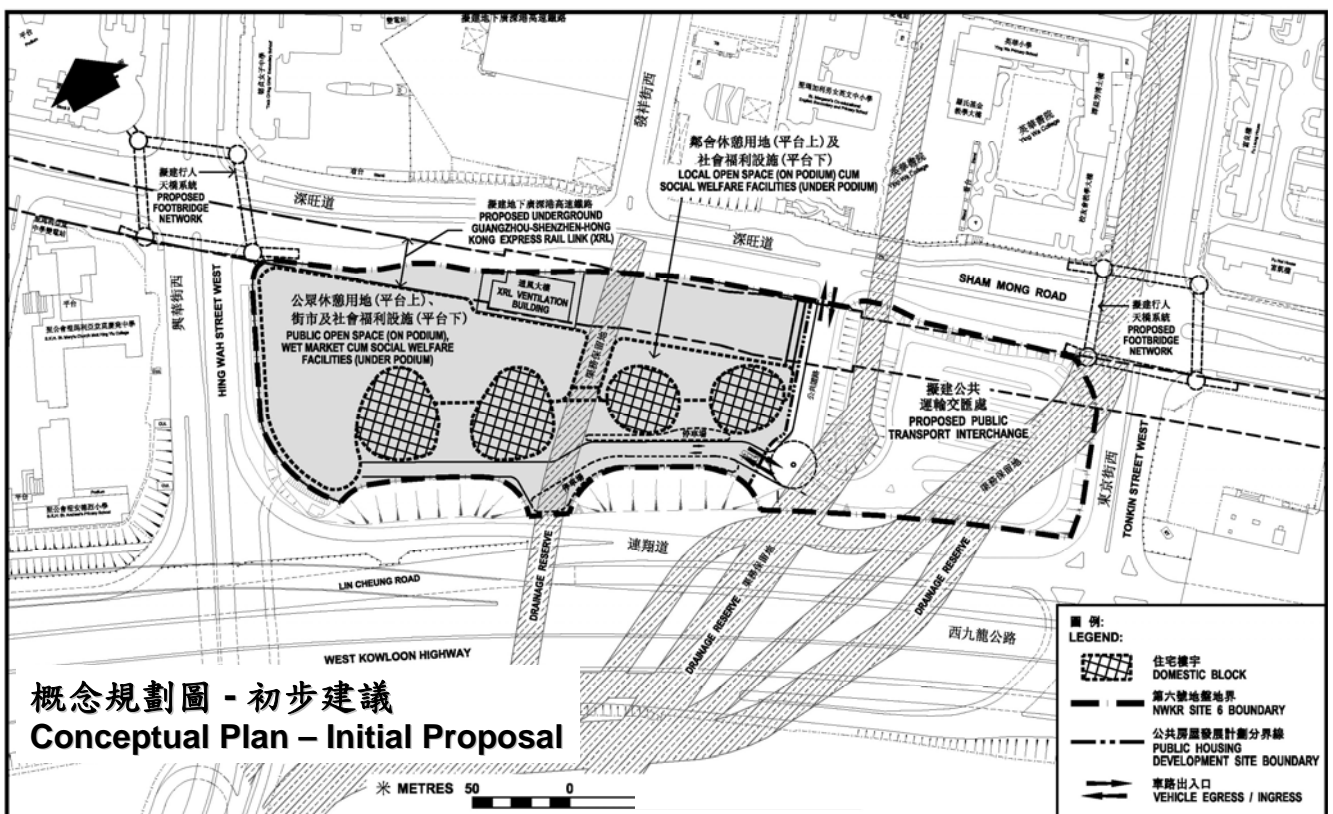
# 背景 Background



- 該地盤的發展計劃是符合「綜合發展區」的規劃意向。除提供公屋發展外，亦包括休憩用地和其它社區配套設施
- The development proposal on the Site is in line with the planning intention of the “CDA”. Apart from PRH development, it also includes the provision of open space and other supporting facilities



# 初步建議 Initial Proposal





## 初步建議 – 公屋地盤發展參數 Initial Proposal – PRH Site Development Parameters

|                    |   |  |
|--------------------|---|--|
| 總地積比率              | : | 約6.5倍<br>(以公屋地盤淨面積1.70公頃計算)                        |
| Overall Plot Ratio | : | around 6.5<br>(based on 1.70 hectare net PRH site) |
| 公屋單位數目             | : | 2,400  |
| PRH Flat No.       | : | 2,400  |
| 樓宇數目               | : | 4幢39至41層高住宅大樓                                      |
| Building No.       | : | 4 domestic blocks of 39 to 41 storeys              |



5

## 區議會諮詢 District Council Consultation

- 房屋署及規劃署就第六號地盤的發展計劃，曾三次諮詢深水埗區議會：
  - 2009年6月25日
  - 2010年1月12日
  - 2010年6月29日
- Housing Department and Planning Department have jointly consulted the Shum Shui Po District Council three times regarding the development proposal on Site 6:
  - 25 June 2009
  - 12 January 2010
  - 29 June 2010



6

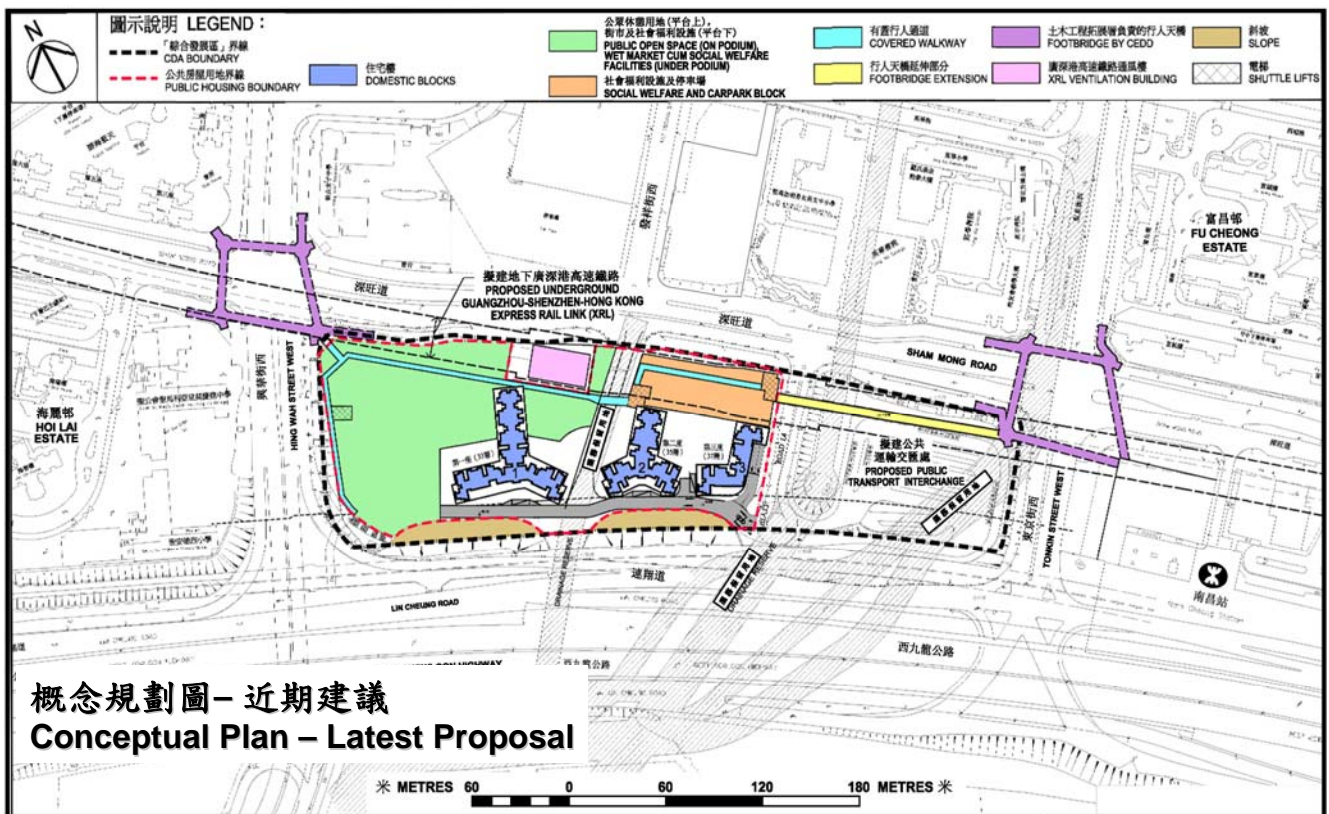
## 地區人士意見 Local Views

|                                    | 地區人士意見<br>Local Views  |
|------------------------------------|--|
| 空氣流通<br>Air Ventilation            | 影響通風及造成屏風效應<br>Affect air ventilation and create wall effect |
| 道路設施<br>Road Network               | 不勝負荷<br>Overloaded   |
| 濕貨街市<br>Wet Market                 | 需要<br>Required   |
| 大會堂/文娛中心<br>City Hall/Civil Centre | 第六號地盤興建<br>Provide at Site 6                                 |
| 區域法院<br>District Law Court         | 第六號地盤興建<br>Provide at Site 6                                 |
| 公屋替代地盤<br>PRH Replacement Site     | 區內另行物色<br>Site to be identified in district                  |

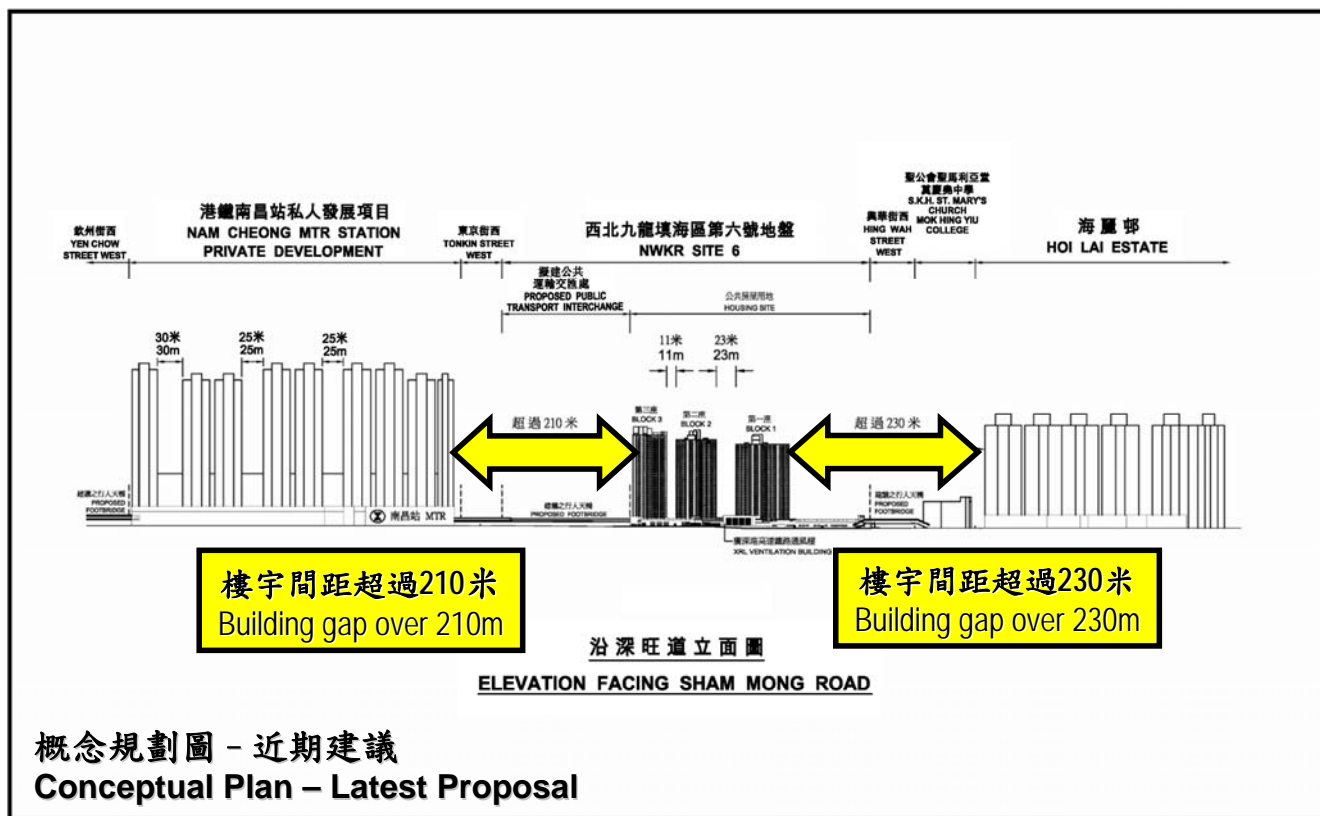


7

## 近期建議 Latest Proposal



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## 地區人士意見與政府的評估 Local Views and Administration's Assessment

|   | 地區人士意見<br>Local Views  | 政府的評估<br>Administration's Assessment  |
|---|--|---|
| <b>空氣流通</b><br>Air Ventilation            | 影響通風及造成屏風效應<br>Affect air ventilation and create wall effect | 無負面影響<br>No adverse effect  |
| <b>道路設施</b><br>Road Network               | 不勝負荷<br>Overloaded   | 無負面影響<br>No adverse effect  |
| <b>濕貨街市</b><br>Wet Market                 | 需要<br>Required   | 將於第六號地盤提供<br>Will be provided at Site 6   |
| <b>大會堂/文娛中心</b><br>City Hall/Civil Centre | 第六號地盤興建<br>Provide at Site 6                                 | 提升區內設施及於西九龍文化區提供<br>Upgrade existing facilities and available at West Kowloon Cultural District |
| <b>區域法院</b><br>District Law Court         | 第六號地盤興建<br>Provide at Site 6                                 | 已有更合適選址<br>More suitable site available   |
| <b>公屋替代地盤</b><br>PRH Replacement Site     | 區內另行物色<br>Site to be identified in district                  | 區內無其他合適地盤<br>No suitable site in district   |





## 發展時間表 Development Programme

|   |   |
|---|---|
| 規劃大綱<br>Planning Brief Submission             | : 2012年年初<br>: early 2012                                     |
| 提交發展藍圖<br>Master Layout Plan Submission       | : 2013年年初<br>: early 2013                                     |
| 地盤由港鐵移交房委會<br>Site Hand Over from MTRCL to HA | : 2015 (第一期) , 2016 (第二期)<br>: 2015 (Phase 1), 2016 (Phase 2) |
| 公屋工程完工期<br>PRH Completion Year                | : 2019  |



11

## 未來路向 Way Forward



政府會繼續與地區人士及深水埗區議會保持聯繫，使該地盤的公屋發展能按照計劃順利開展。

The Administration will continue to liaise closely with the locals and Sham Shui Po District Council to facilitate the implementation of the proposed PRH development as planned.



12

謝謝

Thank You

