



DAILY INFORMATION BULLETIN

FRIDAY, AUGUST 22, 1975

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FRIDAY, AUGUST 22, 1975

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WORK BEGINS ON ANOTHER TECHNICAL INSTITUTE

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WORK HAS STARTED ON A NEW TECHNICAL INSTITUTE IN CHEUNG SHA WAN -- THE THIRD OF SEVEN PLANNED FOR MAJOR INDUSTRIAL AREAS IN ADDITION TO THE EXISTING ONE AT MORRISON HILL.

PILING WORK BEGAN EARLIER THIS YEAR AND TENDERS ARE NOW BEING CALLED FOR THE BUILDING OF THE SUPERSTRUCTURE.

THE CHEUNG SHA WAN INSTITUTE IS EXPECTED TO BE READY TO TAKE IN ITS FIRST STUDENTS AT THE START OF THE 1977/78 ACADEMIC YEAR.

IT WILL OCCUPY AN AREA OF SOME 86,000 SQUARE FEET BETWEEN LAI CHI KOK ROAD AND FORTUNE STREET OPPOSITE THE VEGETABLE WHOLESALE MARKET. THE MAIN PEDESTRIAN ACCESS WILL BE BY WAY OF LAI CHI KOK ROAD AT ITS SOUTH WESTERN SIDE.

THE INSTITUTE HAS A SIMILAR DESIGN AS THE ONE IN KWUN TONG AND WILL COMPRISE THREE BUILDING BLOCKS, LINKED TOGETHER BY COVERED CORRIDORS.

THE MAIN FIVE-STOREY BLOCK WILL HOUSE A TOTAL OF 50 CLASSROOMS, WORKSHOPS AND LABORATORIES WITH FACILITIES FOR COURSES IN HOTEL AND CATERING, BUILDING CONSTRUCTION, MARINE ENGINEERING, MECHANICAL ENGINEERING AND ELECTRICAL ENGINEERING.

A FOUR-STOREY BLOCK WILL GENERALLY PROVIDE FOR ADMINISTRATIVE OFFICES, A LIBRARY, AND STAFF AND STUDENT COMMON ROOMS.

THE REMAINING BLOCK WILL HAVE AN ASSEMBLY HALL WITH A COVERED PLAY AREA, CANTEEN FACILITIES ON THE GROUND FLOOR AND MINOR STAFF QUARTERS ON THE UPPER FLOORS.

WHEN FULLY OPERATIONAL, THE INSTITUTE WILL BE ABLE TO TURN OUT MORE THAN 500 FULL-TIME AND SOME 1,200 PART-TIME DAY-RELEASE STUDENTS YEARLY. COURSES WILL ALSO BE RUN FOR EVENING STUDENTS.

MEANWHILE, THE TWO NEW TECHNICAL INSTITUTES IN KWUN TONG AND KWAI CHUNG ARE ALMOST COMPLETE AND CLASSES WILL BEGIN IN SEPTEMBER. PLANNING WORK ON THE FOURTH NEW INSTITUTE IN SAN PO KONG IS PROGRESSING STEADILY.

PLANS AND LOCATIONS FOR THE OTHER THREE OF THE SEVEN ADDITIONAL TECHNICAL INSTITUTES IN THE CURRENT EXPANSION PROGRAMME ARE ALSO BEING ACTIVELY STUDIED. TENTATIVE PROPOSALS ARE FOR THEM TO BE BUILT IN THE NEW TOWNS OF SHA TIN, TUEN MUN AND TSUEN WAN.

WHEN FULLY DEVELOPED, THESE NEW TECHNICAL INSTITUTES WILL GIVE HONG KONG'S INDUSTRY A BIG BOOST AND GO A LONG WAY TOWARDS MEETING THE INCREASING DEMAND FOR SKILLED CRAFTSMEN AND TECHNICIANS.

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PEAK DEVELOPMENT MADE MORE FLEXIBLE

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THE OUTLINE ZONING PLAN FOR THE PEAK HAS BEEN AMENDED TO ENABLE GREATER FLEXIBILITY IN DEVELOPMENT WITHIN CERTAIN AREAS ZONED FOR SPECIFIC PURPOSES.

THE FLEXIBILITY ARISES FROM THE INCLUSION IN THE PLAN OF THE TYPES OF USE WHICH WILL BE PERMITTED WITHIN EACH INDICATED ZONING, AND THE TYPES OF USE WHICH MIGHT BE PERMITTED, WITH OR WITHOUT CONDITIONS, UPON APPLICATION TO THE TOWN PLANNING BOARD.

FOR EXAMPLE, IN THE AREA ZONED FOR RESIDENTIAL DEVELOPMENT THE BOARD MAY APPROVE AN APPLICATION, WITH OR WITHOUT CERTAIN CONDITIONS, FOR THE BUILDING OF A SCHOOL, HOSPITAL, HOTEL OR PUBLIC CAR PARK WHICH ORIGINALLY DID NOT FALL WITHIN THE DESIGNATED USE OF THE ZONE.

THE AMENDMENTS TO THE ORIGINAL OUTLINE ZONING PLAN, PUBLISHED IN APRIL 1973, WERE GAZETTED TODAY.

THE PLOT RATIO FOR NEW BUILDINGS WITHIN THE AREAS ZONED FOR RESIDENTIAL AND COMMERCIAL/RESIDENTIAL USE WILL REMAIN AT 0.5. THIS MEANS THAT THE MAXIMUM FLOOR AREA OF THE BUILDING SHOULD NOT EXCEED 50 PER CENT OF THE BUILDING SITE.

HOWEVER, EXISTING BUILDINGS WHICH HAVE A PLOT RATIO GREATER THAN 0.5 WILL BE ALLOWED TO RETAIN THEIR OLD PLOT RATIO UPON REDEVELOPMENT.

THE OUTLINE ZONING PLAN FOR THE PEAK COVERS AN AREA OF ABOUT 2,052 ACRES, STRETCHING FROM HIGH WEST TO WONG NEI CHUNG GAP.

ABOUT 215 ACRES ARE ZONED FOR RESIDENTIAL USES.

TWO SMALL COMMERCIAL ZONES, ONE AT THE UPPER PEAK TRAM TERMINUS AND THE OTHER AT GUILDFORD ROAD, HAVE BEEN INCLUDED TO SERVE RESIDENTS OF THE AREA. ANOTHER SMALL SITE AT PEAK ROAD HAS BEEN REZONED FROM RESIDENTIAL TO COMMERCIAL/RESIDENTIAL TO PROVIDE MORE SHOPPING FACILITIES.

THE GOVERNMENT, INSTITUTION AND COMMUNITY ZONES, WHICH AMOUNT TO SOME 30 ACRES, COMPRISE EXISTING AND PROPOSED SCHOOLS AND OTHER RELATED FACILITIES. THE GOVERNMENT SITES BY THE PEAK TRAM STATION ARE INTENDED FOR A PUBLIC TRANSPORT TERMINUS AND A MULTI-STOREY CAR PARK.

SOME 32 ACRES HAVE BEEN ZONED FOR OPEN SPACE AND THEY INCLUDE EXISTING AND PROPOSED PARKS, PLAYGROUNDS AND SCENIC VANTAGE POINTS.

/THE GREEN BELT

THE GREEN BELT ZONE COVERS SOME 1,701 ACRES, MORE THAN 80 PER CENT OF THE ENTIRE PLANNING AREA. THIS IS MAINLY UNDEVELOPED HILLSIDES BUT CERTAIN GOVERNMENT, INSTITUTION AND COMMUNITY USES MAY BE PERMITTED. A NUMBER OF SITES WITHIN THIS ZONE HAVE ALSO BEEN RESERVED FOR PUBLIC UTILITIES.

THE AMENDED DRAFT PLAN IS NOW ON DISPLAY UNTIL SEPTEMBER 11 AT THE CENTRAL ENQUIRY SUB-OFFICE, CENTRAL GOVERNMENT OFFICES, WEST WING ENTRANCE, HONG KONG, AND AT THE CROWN LANDS AND SURVEY OFFICE, KOWLOON GOVERNMENT OFFICES, 405, NATHAN ROAD, 10TH FLOOR.

COPIES OF THE DRAFT AMENDMENT PLAN AND EXPLANATORY NOTES ARE AVAILABLE FOR SALE AT \$5 EACH FROM THE CROWN LANDS AND SURVEY OFFICE, 19TH FLOOR, MURRAY BUILDING, HONG KONG.

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WESTERN HARBOUR APPROACHES TO BE DEEPEINED
FOR OCEAN-GOING VESSELS.
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THE CENTRAL FAIRWAY BETWEEN STONECUTTERS ISLAND AND HONG KONG ISLAND WILL BE DREDGED TO ALLOW DEEP DRAFT VESSELS TO ENTER THE CENTRAL PART OF THE HARBOUR FROM THE WESTERN APPROACHES.

THIS IS TO PROVIDE AN ALTERNATIVE TO THE PRESENT HUNG HOM FAIRWAY FOR LARGE OCEAN-GOING VESSELS DURING THE CONSTRUCTION OF THE CROSS-HARBOUR TUNNEL SECTION OF THE MASS TRANSIT RAILWAY.

THIS SECTION OF THE MTR WILL BE CONSTRUCTED BY USING THE IMMERSSED TUBE PRINCIPLE - SIMILAR TO THAT USED ON THE CROSS-HARBOUR TUNNEL - AND WILL BE CONSTRUCTED ACROSS THE NARROWEST SECTION OF THE HARBOUR BETWEEN THE EXISTING SEAWALLS AT TSIM SHA TSUI AND WAN CHAI.

DURING CONSTRUCTION OF THE IMMERSSED TUBE, DEEP DRAFT SHIPS ENTERING FROM THE EAST AND USING THE HUNG HOM FAIRWAY WILL BE DIVERTED TO ENTER THE CENTRAL HARBOUR FROM THE WESTERN APPROACHES.

DREDGING OF THE CENTRAL FAIRWAY TO ALLOW FREE ENTRANCE OF DEEP DRAFT VESSELS FROM THE WESTERN APPROACHES IS EXPECTED TO START IN NOVEMBER THIS YEAR AND WILL BE COMPLETED BEFORE THE MAIN IMMERSSED TUBE WORKS BEGIN NEXT YEAR.

THE WORKS HAVE BEEN PLANNED BY THE PORT WORKS DIVISION OF THE PUBLIC WORKS DEPARTMENT, WHICH WILL SUPERVISE THE DREDGING WORK.

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TUNG CHUNG CO-OP SOCIETY SETS EXAMPLE
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THE ACTING DIRECTOR OF AGRICULTURE AND FISHERIES, MR. J.M. RIDDELL-SWAN, TODAY CITED THE SUCCESS OF THE TUNG CHUNG AGRICULTURAL PRODUCTS MARKETING AND CREDIT CO-OPERATIVE SOCIETY AS AN EXAMPLE OF HOW MUCH A CO-OPERATIVE SOCIETY COULD ACHIEVE.

SPEAKING AT THE OPENING OF THE NEWLY RE-CONSTRUCTED PREMISES OF THAT SOCIETY ON LANTAO ISLAND, MR. RIDDELL-SWAN SAID THE SUCCESS OF THE TUNG CHUNG SOCIETY WAS WHOLLY DUE TO THE HARD WORK OF ITS MEMBERS WHO GAVE WHOLE-HEARTED SUPPORT TO THE SOCIETY.

HE NOTED THAT WHEN THE SOCIETY FIRST STARTED ITS MARKETING OPERATIONS IN 1965, THE AMOUNT OF VEGETABLES HANDLED WAS EXTREMELY SMALL AND FACILITIES AVAILABLE TO MEMBERS WERE VERY LIMITED.

BUT AFTER THE FIRST FEW DIFFICULT YEARS, THE SOCIETY HAD GONE FROM STRENGTH TO STRENGTH AND BUSINESS STEADILY IMPROVED.

TO ILLUSTRATE HOW MUCH THE SOCIETY HAD DEVELOPED, MR. RIDDELL-SWAN SAID THE AMOUNT OF VEGETABLES SOLD THROUGH THE SOCIETY HAD RISEN FROM 2,500 PICULS IN 1965 TO 6,600 PICULS IN 1974.

IN TERMS OF VALUE, THIS REPRESENTED AN INCREASE IN ANNUAL TURNOVER FROM \$65,000 IN 1965 TO \$474,000 LAST YEAR - A SEVEN-FOLD INCREASE.

MR. RIDDELL-SWAN ALSO POINTED OUT THAT GOOD MANAGEMENT HAD ENABLED THE SOCIETY'S RESERVE FUNDS TO GROW FROM \$2,700 TO \$43,000 OVER THE YEARS AND IT WAS DUE TO THIS SOUND FINANCIAL POSITION THAT THE SOCIETY HAD BEEN ABLE TO EMBARK ON THE RE-CONSTRUCTION AND EXTENSION OF THE PREMISES.

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TEMPORARY CLOSURE OF CAR PARK
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MOTORISTS ARE ADVISED THAT THE EX-NAVAL DOCKYAR OPEN-AIR CAR PARK NEAR HARCOURT ROAD WILL BE TEMPORARILY CLOSED FROM 7 P.M. NEXT SATURDAY (AUGUST 30).

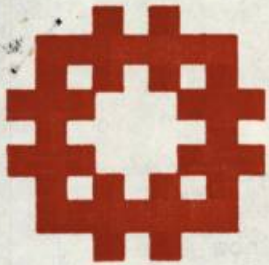
THIS WILL BE FOLLOWED BY THE CLOSURE TO TRAFFIC THE NEXT DAY OF A SECTION OF THE HARCOURT ROAD SLIPROAD FRONTING THE CAR PARK, SO AS TO FACILITATE PRE-CONTRACT UTILITY DIVERSION WORKS IN CONNECTION WITH THE ADMIRALTY STATION OF THE MASS TRANSIT RAILWAY.

THE CAR PARK WILL BE REOPENED AS SOON AS CONSTRUCTION OF AN ALTERNATIVE SLIPROAD IS COMPLETED, A TRANSPORT DEPARTMENT SPOKESMAN SAID.

DURING THE TEMPORARY CLOSURE, HE SAID, MOTORISTS MAY USE THE NEARBY CAR PARKS AT MURRAY ROAD, CITY HALL, STAR FERRY CONCOURSE, GARDEN ROAD AND MURRAY BARRACKS.

MEANWHILE, THE METERED PARKING SPACES FOR OMNIBUSES NEXT TO THE EX-NAVAL DOCKYARD CAR PARKS WILL BE CANCELLED FROM 8 A.M. ON TUESDAY, AUGUST 26. ALTERNATIVE SPACES ARE BEING PROVIDED AT THE METERED CAR PARK IN FRONT OF HUTCHISON HOUSE.

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HONG KONG HOUSING AUTHORITY 香港房屋委員會

PRESS
RELEASE

新聞稿

Friday, August 22, 1975

TWO MORE ESTATES IN KOWLOON TO HOUSE 55,000

Two more multi-million dollar public housing estates are to be built in East Kowloon, the Housing Authority announced today.

The estates will be built on either side of Clear Water Bay Road. They have been tentatively named Clear Water Bay Road (East) and Ngau Chi Wan estates.

Housing Department architects are now finalising the drawings of these two estates, which will eventually provide homes for about 55,000 people. The flats are the current Housing Authority type, each with its own private balcony, kitchen and toilet with shower.

Clear Water Bay Road (East), which will be built on a 14-acre site, will have five twin-tower blocks containing over 3,700 flats, housing about 26,000 people.

Ngau Chi Wan Estate, directly across the road, will occupy a slightly bigger site of about 17 acres. The layout plan is still on the drawing board. However, architects propose to house about 29,000 people in this estate.

These two modern housing complexes will have all the facilities as those available at Oi Man.

"As these two estates are so close to one another, it is intended to integrate the provision of shopping and other commercial, social and communal facilities to avoid any duplication or over provision of facilities," a spokesman for the Housing Department said.

/Site

Site formation of the Clear Water Bay Road (East) Estate is due to start later this year and that of the Ngau Chi Wan Estate is now in progress by Public Works Department Consulting Engineers.

The construction of both estates are scheduled for completion between 1978 and 1979 in various phases. However, tenants may move into some of the early completed blocks in 1978.

Meanwhile, foundation works are expected to begin shortly on two other new estates in the vicinity - Hammer Hill Road and Shun Lee Tsuen (Stage I). Tenders for the foundation work of both these estates have been awarded.

Hammer Hill Road Estate, due for completion in 1977, will house about 7,500 people in two domestic blocks containing 1,064 flats.

Shun Lee Tsuen (Stage I) is being built by the Public Works Department. The estate will house nearly 20,000 people, on completion in 1978.

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CLEARANCE OF PING YANG SAN CHUEN SQUATTER AREA POSTPONED
LAST NIGHT'S FIRE WON'T AFFECT ENTITLEMENTS

The proposed clearance of the Ping Yang San Chuen squatter area in Wong Tai Sin in September has been postponed to October 16.

This was stated in the reply to the villagers' petition to the Governor, which was handed to them today (Friday).

The clearance is to make way for the building of the Lung Cheung Road/Po Kong Village Road interchange.

A spokesman for the Housing Department gave an assurance that despite the fire last night residents' entitlement will not be affected in any way.

The clearance will involve some ~~580~~ structures of which 383 are tolerated.

A total of 1,773 people from 432 families have been offered public housing in Lam Tin or Sau Mau Ping Estates and 435 people from 118 families who are not eligible for public housing have been offered sites at Kowloon Bay Licensed Area to set up their new homes.

More than 85 per cent of the domestic residents have been allocated public housing or licensed area sites and the rest are now being processed.

There are also 82 factories and 22 shops operating in the area of which 46 of the former are eligible for ex-gratia allowance or re-accommodation and eight of the latter qualified for ex-gratia allowance.

As of today, 19 factories have accepted re-accommodation at Kowloon Bay Factory Estate and five ex-gratia allowance. Six of the eight shop operators eligible for compensation have also received theirs.

...../Those not

"Those not eligible have either been operating in illegal structures or in tolerated structures not covered by the 1965 general shop survey. Some others were not in operation when the department carried out screening of the area in March this year," the spokesman pointed out.

The rate of ex-gratia allowance for shops is \$120 per square foot for the first 50 square feet and \$30 for an additional square foot up to a maximum of \$20,000.

For factories, the rate is \$20 per square foot up to a maximum of \$100,000. The minimum amount for a single factory is \$6,000.

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FIRE VICTIMS OFFERED ACCOMMODATION

Housing Department staff have arranged for 12 families of 40 people, who are victims of last night's Ping Yang Shan Chuen fire, to be temporarily accommodated at Yan Oi Transit Centre.

A total of 24 families numbering 108 people were made homeless in the fire.

On this number, 20 families of 90 people are involved in a proposed clearance operation while four other families of 18 people live in structures bordering the clearance zone.

The 20 families living in the clearance zone have already been offered public housing or licensed area sites depending on their eligibility.

Of the other four families, two of 11 people are eligible for public housing while the other two of seven people will be given licensed area sites to build their new homes.

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