

**HONG KONG  
GOVERNMENT  
INFORMATION  
SERVICES**

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**DAILY  
INFORMATION  
BULLETIN**

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Friday, May 26, 1972

OUTLINE ZONING PLAN FOR URBAN RENEWAL DISTRICT

In Central And Western

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The Governor-in-Council has approved an amended draft outline zoning plan prepared by the Town Planning Board for an Urban Renewal District covering some 280 acres in the Western and Central districts of Hong Kong Island. It is published in the Gazette today.

The object of the plan is to provide a statutory land use pattern within which improvements to the physical environment may be achieved for a planned population of about 200,000.

A number of sites throughout the District are to be acquired for community uses, including schools, hawker bazaars, pedestrian ways and open space. Tenants living in buildings which are acquired for these purposes will be offered accommodation in Government housing estates; in addition compensation will be paid to tenants of pre-war rent-controlled property.

The majority of the sites chosen for acquisition face onto narrow lanes and internal courtyards. Redevelopment for other purposes would result in poor natural lighting and ventilation standards for the buildings. Access to the buildings for servicing and for fire-fighting appliances would also be inadequate.

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The Town Planning Board considered 22 objections to the draft plan, and to an amendment, after exhibition for public inspection in 1970 and 1971 respectively. Certain amendments were proposed by the Board to meet some of the objections. These are included in the plan now approved by the Governor-in-Council.

An area of about 88 acres in the north of the District is zoned for either commercial or residential development or a combination of both. It is considered that the smaller lots in this area could be amalgamated to provide larger sites for comprehensive development.

#### Residential Use

About 59 acres is zoned solely for residential use and includes private open spaces and small community buildings, such as schools.

Government, institution and community zones take up 31 acres, including land now occupied by existing schools, hospitals and other government and institutional uses.

Provision is also made within this zoning for an additional market site. There are four existing retail markets within the District boundaries but an additional one may be necessary to meet the future needs of the community.

An area of 6.8 acres is also zoned as reserve sites for primary schools, hawker bazaars and other miscellaneous government uses.

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Open space in the area will increase, from 5.3 acres to 13.3 acres. The additional 8 acres is distributed so as to provide centres of recreation within walking distance of most of the residential and commercial/residential zones in the District.

An area of about 6 acres to the west of the district is zoned for industrial use. Most of the sites face the waterfront on Connaught Road West. The waterfront sites have been developed mainly for godowns.

Despite the trend towards containerisation, it is believed that these godowns will still be needed, particularly for the trade with China.

#### Redeveloped

However, it is also intended that these sites should be permitted to be redeveloped for factories if required. There is a number of industrial establishments scattered throughout the District, some in tenement buildings. These should be encouraged to redevelop in more suitable locations where good road access and other facilities could be provided. This would enable residential and commercial/residential zones to be consolidated with uses more compatible with their functions.

A further 4 acres at the western end of the District, between Connaught Road West and Des Voeux Road West, is zoned for commercial/residential/warehousing uses. While a combination of all three uses will be permitted it is considered that the lots fronting onto Des Voeux Road West are more appropriate for commercial/residential development and the lots facing the waterfront are more appropriate for warehousing development.

Copies of the approved plan, LH 3/52, together with an explanatory statement, are available for sale at \$3 each uncoloured and \$25 each coloured, from Crown Lands & Survey Office, 19th floor, Murray Building, Hong Kong.

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HEUNG YEE KUK MAIN ELECTIONS ON MAY 29

At Office Premises At Taipo

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The Heung Yee Kuk will hold its main elections of Chairman, two Vice-Chairmen, and 15 Ordinary Members of the Executive Committee for the 20th Term at its office premises in Taipo on Monday, May 29.

The Kuk is the statutory advisory body to the Government on all matters affecting the New Territories.

The elections will be held by secret ballot and will be conducted in accordance with the procedures laid down in the Heung Yee Kuk Ordinance.

The Returning Officer for the elections will be the District Commissioner, New Territories, the Hon. D.C. Bray.

The election of 15 Ordinary Members of the Executive Committee will take place at 9.30 a.m. The 68 candidates consist of the 21 Special Councillors elected on May 8, and 47 Vice-Chairmen of Rural Committees.

The electorate is the Full Council of the Heung Yee Kuk, which comprises the 21 Special Councillors, 74 Rural Committee Chairmen and Vice-Chairmen, and 11 New Territories Unofficial Justices of the Peace (three of them are concurrently Rural Committee Chairman).

In the afternoon, starting at 2.30 p.m., three separate elections will be held to decide on who will be the Chairman and the Vice-Chairmen of the 20th Term of the Kuk.

As in the case of that morning's election, the electorate will be the Full Council of the Heung Yee Kuk, while the candidates will be the 50 members of the Executive Committee.

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The first election will be for the office of the Chairman. The second will be for the office of the first Vice-Chairman. He will be elected from among members of the Executive Committee who do not belong to the same electoral district as the newly elected Chairman.

The third election will be for the office of the second Vice-Chairman. The candidates are those members of the Executive Committee who do not belong to the same electoral districts as the newly elected Chairman and the first Vice-Chairman.

Members of the public will not be admitted to the election rooms. Admission will be limited to the election officials, councillors of the Heung Yee Kuk and the Press.

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Note to Editors: Admission of the Press to the Heung Yee Kuk office premises at 8, Shung Tak Street, Taipo, on May 29 will be by special lapel badges to be issued at the entrance to the Kuk on production of visiting cards issued by your organisation.

It will not be possible to admit photographers to the polling and counting of votes, but photographs can be taken outside the election rooms when these proceedings are over.

Miss Doris Au, of the Government Information Services, will assist the Press.

Copies of a list of Heung Yee Kuk councillors are distributed separately in the G.I.S. Press Boxes this evening.

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## NEW SIGNS FOR PEDESTRIAN CROSSINGS

### Offence To Jay Walk

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New regulations were approved recently by the Governor-in-Council to provide for a new type of traffic light signal to control the movement of pedestrians across the road. These new signals are known as the "Standing/Walking Man" signals and some existing signal controlled crossings already have been fitted with the "Standing/Walking Man" aspects.

At present, the signals show only a red standing man when it is unsafe to cross the road and a green walking man when it is safe to cross the road.

When the signals have been altered to conform with the new regulations, they will show a standing man illuminated by a steady red light when pedestrians must not cross the road, a walking man illuminated by a steady green light when it is safe to start crossing the road and a flashing green light when pedestrians should not start to cross the road and when those already on the crossing should hurry to the opposite side.

It will take some time to obtain and install the new equipment to alter the signals but when this work is completed, a further announcement will be made and the new regulations will become fully effective. It will then be an offence for a pedestrian to start crossing the road at a signal controlled crossing except when the walking man is illuminated by a steady green light and it will be an offence for a pedestrian to cross the road within 45 ft. of a signal controlled crossing.

Pedestrians should always take care when crossing the road and wherever possible cross at approved crossing points and they should remember that, although the new regulations will not be fully effective for a few months, it always has been and still is an offence to Jay Walk.

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NEW DIRECTOR OF LANDS AND SURVEY

Mr. W.L.T. Crunden Succeeds Mr. R.C. Clarke

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The Secretary of State for Foreign and Commonwealth Affairs has approved the promotion of Mr. W.L.T. Crunden, the Principal Government Land Agent, to succeed Mr. R.C. Clarke, the Director of Lands and Survey of the Public Works Department.

Mr. Clarke is due to go on leave early next month prior to retirement after more than 25 years of service in Hong Kong.

To mark his retirement, the Director of Public Works, Mr. J.J. Robson, will present a souvenir to him on behalf of his friends and colleagues on Monday, May 29.

Mr. Crunden, who is 51 years of age, was first appointed as an Estate Surveyor in the Public Works Department in 1952.

He was promoted in 1966 to Principal Assistant Superintendent of Crown Lands and Survey. This post was restyled as Principal Government Land Agent in 1970.

Mr. Clarke first joined the Government as a Land Surveyor in 1946. He was appointed Assistant Superintendent of Crown Lands and Survey in 1957, Principal Assistant Superintendent in 1965 and Superintendent about a year later. He was acting Director of Public Works between August and December in 1970.

Apart from the public service, Mr. Clarke also plays an active role in social services. He is the Hon. Treasurer and Chairman of Finance

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Committee, Diocesan Boys' School; Vice President of the Children's Playground Association; and Past Chairman of the Hong Kong Branch, R.I.C.S.

Mr. Clarke represented Hong Kong at the ECAFE Seminars on a number of occasions between 1955 and 1967.

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Note to Editors: The presentation ceremony of a souvenir to Mr. Clarke will take place at 4.45 p.m. on Monday at the Department's conference room, 21st floor, Murray Building, Hong Kong.

You are cordially invited to send a reporter and/or photographer to have the event covered.

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#### USE OF CERTAIN POSTAGE STAMPS AND DIES

Has Been Discontinued

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The Postmaster General announced today that the use of certain issues of Hong Kong postage stamps and dies had been discontinued and that they would not be lawful stamps and dies for denoting the payment of postage as from December 31, 1972.

These issues of stamps and dies are the Chinese New Year Commemorative issue (1967) - 10 cents and \$1.30; and the SEACOM Cable Commemorative issue - \$1.30.

Holders of these postage stamps are advised that the stamps may be exchanged for the current issue if they are returned to the Postmaster General before July 1, 1973.

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RAILWAY UNDERBRIDGE AT FO TAN, SHA TIN

Site Formation Begins Soon

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Work will soon begin on the site formation of an industrial area and the construction of a railway underbridge at Fo Tan, Sha Tin.

These works are part of Stage One of the Sha Tin New Town development and, when completed, will provide about 10 acres of land for industrial development.

The site for the industrial area will be formed by filling the existing low-lying areas on the west side of the railway embankment. Filling materials will be taken from a hill in the vicinity.

A new 18-foot concrete underbridge will be constructed through the railway embankment about 100 feet to the north of the existing underbridge. This new underbridge will cater for the additional traffic flow anticipated to generate from the industrial area.

Ancillary works will also be carried out. These include the construction of large stormwater drains and a pump house to drain the two underbridges.

Construction is expected to begin in July, and will take about 20 months to complete.

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KWAI CHUNG GIRLS' HOME

Visit By Wife Of Director Of Social Welfare

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Mrs. G.T. Rowe, wife of the Director of Social Welfare, spent more than an hour today visiting the Kwai Chung Girls' Home in Kwai Chung, New Territories, maintained by the Salvation Army.

She was accompanied by Mrs. Dang Chow Sik-wan, Principal Social Welfare Officer (Children and Women).

Mrs. Rowe and Mrs. Dang were received at the home by Brigadier E. Bilton, the Superintendent, who introduced them to members of the staff and showed them around.

The Salvation Army in Hong Kong is a branch of the International Salvation Army with headquarters in London. It began work in Hong Kong in 1930 with the opening of a home for delinquent girls in rented premises in Kowloon, later moved to Kwai Chung.

This girls' home was closed in January 1965 and the trainees were transferred to the Ma Tau Wei Girls' Home. It was re-opened on October 5, 1971, at the request of the Social Welfare Department to accommodate girls in need of care and protection, and to rehabilitate others with behaviour and other problems.

The maximum capacity of the home is 50. The girls range in age from 12 to 18 and the maximum length of stay is two years. All cases are referred for admission either by the Social Welfare Department or by the court. The Department provides casework service to the girls until they have settled down, and afterwards, such services are continued by the caseworker of the home.

The home received a grant of \$80,000 from the Lotteries Fund for the capital cost of renovation. A subvention of \$180,000 was recommended for 1972/73 for general expenses.

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RETIREMENT OF MEDICAL OFFICER

Praise For Dr. Yue On Loyal Service To Hong Kong

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Senior members of the staff of the Medical and Health Department gathered in the canteen of Queen Elizabeth Hospital today to bid farewell to Dr. M.Y. Yue on the eve of his retirement from the Civil Service after serving the public of Hong Kong for more than 22 years.

Dr. the Hon. G.H. Choa, Director of Medical and Health Services, presented Dr. Yue with an electronic calculator as a retirement gift purchased with contributions from friends and colleagues in the department. Though small, the Director said the gift carried with it the best wishes of all his colleagues.

Dr. Yue was first appointed in 1950. He spent the first few years as a Medical and Health Officer in the Tai Po Jockey Club Clinic, but for the greater part of his career he was the Medical Superintendent of many major hospitals in Hong Kong, including the Lai Chi Kok, the Tung Wah Group, the Kowloon, the Queen Mary and the Queen Elizabeth hospitals.

He was promoted Medical and Health Officer in 1953, and in 1959 became Senior Medical and Health Officer. In 1963, he was made a Principal Medical and Health Officer.

Dr. Choa described Dr. Yue as "a kind and diplomatic administrator" who had commanded the respect of all his colleagues and subordinates.

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His activities had not been confined only to the department. At one time, he was chairman of the Parent-Teacher Association of the Tai Po Government School, and is still honorary advisor to the Tsimshatsui District Kaifong Welfare Association.

In 1967, he was praised for excellent work during the disturbances, and in recognition of his loyal service to the people of Hong Kong, he was awarded a merit trip to Britain in 1968.

On retirement, he will undertake private practice in the Tai Po Market area for a few years before joining his children in the United States.

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Note to Editors: Copies of the full text of Dr. Choa's speech in Chinese and English are being distributed in the Press boxes, Government Information Services, later today.

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SALE OF CROWN LAND AT CITY HALL

Five Lots Up For Auction

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Five lots of Crown land will be put up for sale by public auction on Friday, June 16, at 2.30 p.m. in the Lecture Room on the 8th floor of the City Hall.

Of the lots, three are for non-industrial purposes, one for supermarket and non-industrial (excluding residential use) purposes and one for private residential purposes.

Their particulars are as follows:

- (1) Rural Building Lot No. 916, at the junction of Guilford Road and Watford Road, Hong Kong  
Area: 12,500 square feet  
Upset Price: \$1,000,000.00  
For Supermarket and non-industrial (excluding residential use) purposes.
- (2) Rural Building Lot No. 929, off Chung Hom Kok Road, Hong Kong  
Area: 22,000 square feet  
Upset Price: \$660,000.00  
For Private residential purposes
- (3) Kowloon Inland Lot No. 10145, at No. 9 Cheong Lok Street, Kowloon  
Area: 764 square feet  
Upset Price: \$225,000.00  
For non-industrial purposes
- (4) Kowloon Inland Lot No. 10146, at No. 26 Battery Street, Kowloon  
Area: 673 square feet  
Upset Price: \$180,000.00  
For non-industrial purposes
- (5) Kowloon Inland Lot No. 10118 (with existing building), at No. 463 Shanghai Street, Kowloon  
Area: 707 square feet  
Upset Price: \$180,000.00  
For non-industrial purposes

Full particulars and Conditions of Sale may be obtained from and sale plans inspected at the Public Enquiry Sub-office, Central Government Offices (West Wing), Ground Floor, Hong Kong, and at the Crown Lands and Survey Office, Kowloon Government Offices, No. 405 Nathan Road, 10th floor, Kowloon.

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NEW CONCEPT IN TREATMENT OF YOUNG OFFENDERS

At Sha Tsui Detention Centre On Lantau

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A new concept in treatment of young offenders will be provided at the Sha Tsui Detention Centre on Lantau Island.

The new institution -- the first of its kind in Hong Kong -- will have accommodation for 100 young offenders aged between 14 and 21.

It will occupy the site and buildings of the former Shek Pik Training Centre.

Today's Gazette announces the appointment of this centre and its opening on June 1 this year.

It will be recalled that the Colonial Secretary, the Hon. Sir Hugh Norman-Walker, told the Legislative Council in October, last year that such a detention centre was designed to give a "short, sharp shock".

The Commissioner of Prisons, Mr. T.G. Garner, said: "The regime of the detention centre will at all times be brisk and firm with strong emphasis on hardwork.

"The programme is designed to induce in young offenders a sense of responsibility as citizens, a sense of pride in themselves, an awareness of their neglected abilities and to teach them how to live with people and respect the rights of others," he added.

Such detention centres, he said, would be most effective against young offenders who had never had any previous institutional experience.

"It is hoped that this institution will significantly help in reforming those who are sent there and deterring them from criminal activity," he added.

/Young .....

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Young offenders will be placed in the centre for periods of one month to six months. On release, they will be put under supervision for a period of six months.

"In the short time they are detained, the aim is to change their previous behaviour pattern. The staff will try to know and understand each detainee and to prepare him for a life in the community, instil in him an appreciation of some of the disciplines that a community is bound to impose on members," Mr. Garner explained.

"The highest possible standard of discipline and behaviour will always be insisted upon. Good behaviour and manners are musts," Mr. Garner stated.

Stiff punishment can be meted out for breaches of the centre's rules. This could include punishment of caning.

Every detainee will be closely watched and studied. He will know that every programme carried out or order given will be supervised with keenness and interest. This will make him aware of his own responsibility in this direction. Throughout the period of detention, the detainee will be counselled either individually or collectively by members of the staff.

Mr. Garner said: "The objective of all staff serving at a detention centre is to help each and every detainee to learn respect for the law and to see that none of them will go back to his old ways."

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## HONG KONG IN THE MAKING

### Maps Exhibition In Ocean Terminal

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The whole history of Hong Kong's development can be glimpsed at the maps exhibition currently being held in the Ocean Terminal.

The oldest map on exhibition -- an impressionistic sketch of the Sun On County (Kwangtung) drawn in 1819 by a Ching official -- hardly shows Hong Kong among the myriad of coastal islands.

Kowloon peninsula, with its busy traffic and skyscrapers as the present generation knows it, was described in a 1860 map as "an area of barren hills".

A telling story unravels behind a "map of the Sun-On District" drawn in 1866, "from actual observations made by an Italian missionary of the propaganda, in the course of his professional labours during a period of four years."

The map surprisingly appears very accurate. Included in the topographical details, as can be expected, are Roman Catholic chapels. Not so expected to those who are accustomed to the convenience of trains and planes, are the markings for "pass through the mountains".

Another illustration of the tremendous development Hong Kong has come through can be found in a map of the Central District in 1911.

Some of the buildings still remain but many others have been pulled down and redeveloped in modern styles, though some of their names are still retained.

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The map was drawn by a firm of engineering contractors which had its offices and works in Kowloon City Road. Its telephone number was only K21.

One map of New Kowloon -- comparatively recent, being drawn in 1937 -- has only the barest details. The names of Kwun Tong and Tsuen Wan are not even on it.

Another old map of Kowloon has names of streets, but few people would have known that Nathan Road was formerly Robinson Road.

Maps produced now by the Crown Lands and Survey Office of course shows Robinson Road on Hong Kong Island.

An eight sheet map of Hong Kong and Kowloon at a scale of 1:10,000 shows very clear topographical details, and names on part of the map are in both Chinese and English.

A placard by its side in the exhibition hall at the Ocean Terminal says that the whole urban area of the map will be bilingual in the next six to 12 months.

Also on exhibition are special maps, such as the best-selling 'tourist map' and a 'countryside' map series. A large mosaic of aerial photographs of Hong Kong towers above the other exhibits and a plastic relief map made by vacuum forming of vinyl plastic sheets is remarkable for its modern touch.

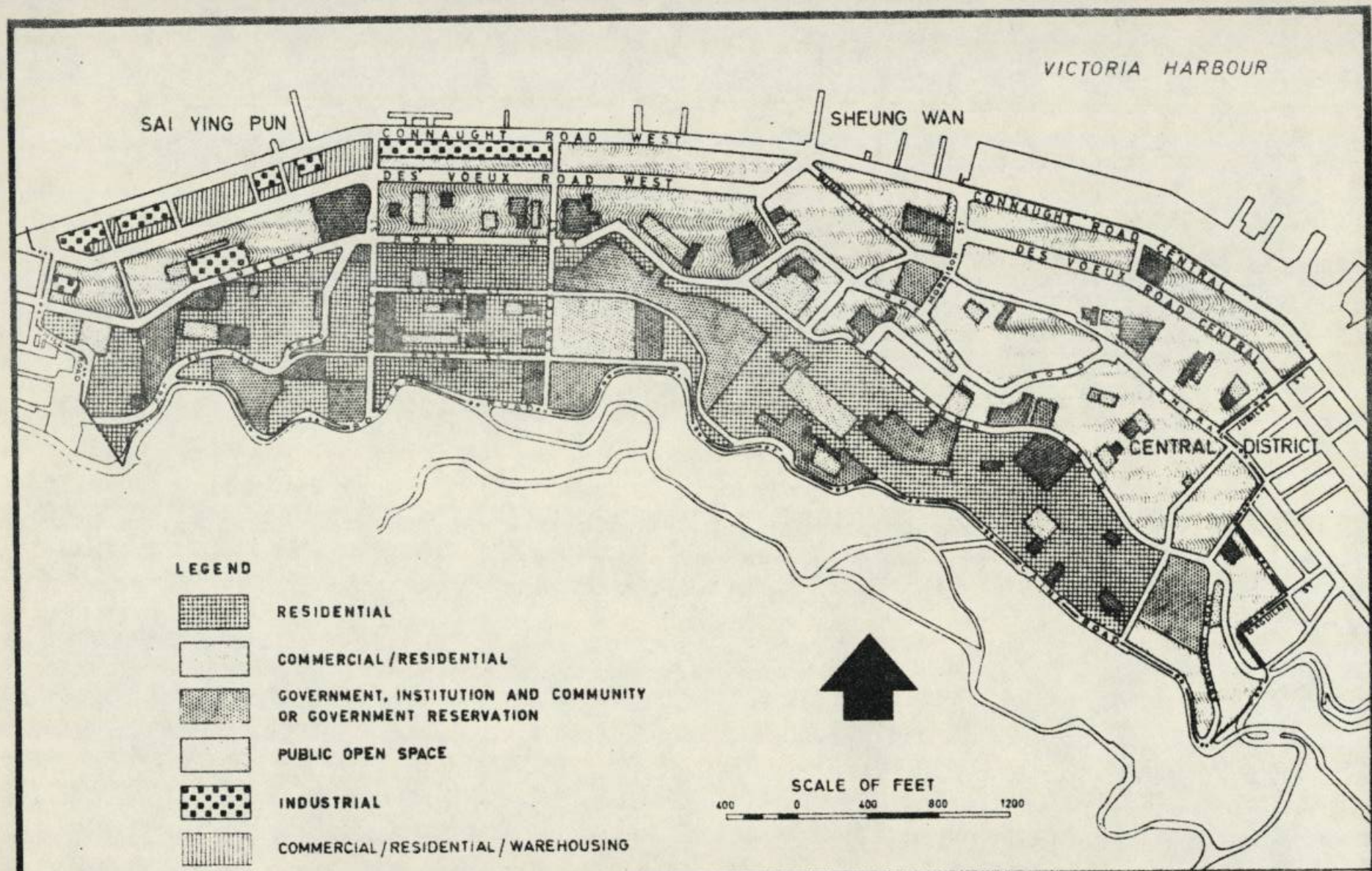
There are also photographs and illustrations of modern cartographic methods, including scribing, photo-printing and survey by aerial camera.

The exhibition was opened last Tuesday and will be closed this Sunday (May 28). Opening hours are from 10 a.m. to 7 p.m. Admittance is free.

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Release Time: 7.30 p.m.



SKETCH PLAN SHOWING OUTLINE ZONING FOR

# URBAN RENEWAL DISTRICT