

圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		核准圖編號 S / T P / 2 6 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TP/26	
ZONES	地帶	USES	大約面積及百分比 APPROXIMATE AREA & %	用途	修訂項目 A 項 AMENDMENT ITEM A
COMPREHENSIVE DEVELOPMENT AREA	綜合發展區	COMPREHENSIVE DEVELOPMENT AREA	18.37	綜合發展區	修訂項目 B 項 AMENDMENT ITEM B
RESIDENTIAL (GROUP A)	住宅 (甲類)	RESIDENTIAL (GROUP A)	108.48	住宅 (甲類)	修訂項目 C 項 AMENDMENT ITEM C
RESIDENTIAL (GROUP B)	住宅 (乙類)	RESIDENTIAL (GROUP B)	35.52	住宅 (乙類)	修訂項目 D 項 AMENDMENT ITEM D
RESIDENTIAL (GROUP C)	住宅 (丙類)	RESIDENTIAL (GROUP C)	141.04	住宅 (丙類)	
RESIDENTIAL (GROUP D)	住宅 (丁類)	RESIDENTIAL (GROUP D)	0.73	住宅 (丁類)	
VILLAGE TYPE DEVELOPMENT	鄉村式發展	VILLAGE TYPE DEVELOPMENT	150.35	鄉村式發展	
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區	GOVERNMENT, INSTITUTION OR COMMUNITY	172.12	政府、機構或社區	
OPEN SPACE	休憩用地	OPEN SPACE	65.77	休憩用地	
RECREATION PRIORITY AREA	康樂優先區	RECREATION PRIORITY AREA	3.75	康樂優先區	
OTHER SPECIFIED USES	其他指定用途	OTHER SPECIFIED USES	188.74	其他指定用途	
GREEN BELT	綠化地帶	GREEN BELT	1262.54	綠化地帶	
CONSERVATION AREA	自然保育區	CONSERVATION AREA	75.49	自然保育區	
SITE OF SPECIAL SCIENTIFIC INTEREST	具特殊科學價值地點	SITE OF SPECIAL SCIENTIFIC INTEREST	43.50	具特殊科學價值地點	
COUNTRY PARK	郊野公園	COUNTRY PARK	5.73	郊野公園	
		RIVER CHANNEL	20.29	河道	
		MAJOR ROAD ETC.	145.03	主要道路等	
		TOTAL PLANNING SCHEME AREA	2437.55	規劃範圍總面積	

**SCHEDULE OF AMENDMENTS TO
THE APPROVED TAI PO OUTLINE ZONING PLAN NO. S/TP/26
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at Pok Yin Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group B)9” (“R(B)9”) with revision to the stipulated building height restriction.
- Item B – Rezoning of a site at Yau King Lane from “Residential (Group C)” (“R(C)”) to “R(C)10” with revision to the stipulated building height restriction and designation of two building height sub-zones.
- Item C – Revision to the stipulated building height restriction for a site zoned “G/IC” at On Pong Road.
- Item D – Rezoning of a site at Ma Wo Road near Classical Gardens I from “Green Belt” to “R(B)10” with stipulation of building height restriction.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a set of Notes for the new “R(B)9” sub-area.
- (b) Revision to the Remarks for the “R(B)” zone to incorporate development restrictions for the new “R(B)10” sub-area and a minor relaxation clause for non-building area restrictions for “R(B)” sub-areas.
- (c) Revision to the Remarks for the “R(C)” zone to incorporate development restrictions for the new “R(C)10” sub-area.
- (d) Incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “Other Specified Use” annotated “Business” zone and corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ use under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’.

Town Planning Board

4 August 2017

TPB/R/S/TP/27-1

大埔區議會

新界大埔

鄉事會街 8 號

大埔綜合大樓四樓

傳真號碼: 2654 6624

本處檔號 *Our Ref.* (12) in HAD/TPDC 13/30/30/1/17(2)來函檔號 *Your Ref.*電話 *Tel.*: 3183 9434

TAI PO DISTRICT COUNCIL

4/F, TAI PO COMPLEX

8 HEUNG SZE WUI STREET

TAI PO, N.T.

FAX NO: 2654 6624

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香港北角

渣華道 333 號

北角政府合署 15 樓

城市規劃委員會主席

龔漢豪女士, JP

爾主席:

《大埔分區計劃大綱草圖編號 S/TP/26》《大埔分區計劃大綱草圖編號 S/TP/27》

規劃署先後在大埔區議會轄下環境、房屋及工程委員會(“委員會”)於 2017 年 5 月 10 日及 9 月 13 日舉行的會議上,就《大埔分區計劃大綱草圖編號 S/TP/26》及《大埔分區計劃大綱草圖編號 S/TP/27》的各個修訂項目,諮詢委員會的意見。本人僅代表委員會致函閣下,向城市規劃委員會(“城規會”)重申委員會對上述大綱草圖的意見和立場,希望城規會慎重考慮及作出適切回覆。

規劃署於 2017 年 5 月 10 日的委員會會議上,就《大埔分區計劃大綱草圖編號 S/TP/26》的下列五個修訂項目徵詢委員會的意見:

A 項 - 把大埔第 39 區博研路近蕉坑的一塊土地由「政府、機構或社區」地帶改劃為「住宅(乙類)9」地帶,以及訂明該「住宅(乙類)9」地帶的總樓面面積及建築物高度限制。

B 項 - 把位於第 39 區優景里近蕉坑的一塊土地由「住宅(丙類)」地帶改劃為「住宅(丙類)10」地帶,以及訂明該「住宅(丙類)10」地帶的地積比率及建築物高度限制。

C 項 - 把位於前船灣堆填區西南角的一塊土地由「其他指定用途」註明「高爾夫球場」地帶改劃為「其他指定用途」註明「靈灰安置所及紀念花園」地帶，以及訂明該「其他指定用途」地帶的建築物高度限制。

D 項 - 把位於大埔安邦路的一塊「政府、機構或社區」用地的建築物高度限制，由三層放寬至八層。

E 項 - 把位於馬窩路的一塊土地由「綠化地帶」改劃為「住宅(乙類)10」地帶，以及訂明該「住宅(乙類)10」地帶的總樓面面積及建築物高度限制。

委員會對上述各個修訂項目的意見總結如下：

A 項 - 由於附近的屋宇只有三層高，在博研路興建 50 米高的建築物不但會遮擋附近的屋宇，亦會形成屏風效應，影響空氣流通，加上該區的交通配套不足，因此當區村代表已清晰表達他們的反對意見。委員會認為規劃署應先向村民解釋有關規劃並作充分諮詢，因此在該次會議並沒有支持此修訂建議。

B 項 - 由於規劃署已應鹿茵山莊居民的要求，修訂該地帶的地積比率及建築物高度限制，因此附近一帶居民的反對意見已有所減少。委員會要求規劃署就此項修訂再次諮詢鹿茵山莊居民的意見。

C 項 - 多名委員對這項修訂表示強烈反對。他們認為船灣選址的面積達 1.72 公頃，卻只能提供約 15 000 個龕位，成本效益低。有委員建議政府改為在平山仔或沙螺洞興建一所可容納約 20 至 30 萬個龕位的大型靈灰安置所，以應付龐大的需求。委員會要求規劃署先撤回這項修訂，並與食物及衛生局(“食衛局”)研究以平山仔、沙螺洞或其他地方代替船灣的選址。

D 項 - 委員會支持這項修訂，亦就安邦路用地日後可提供的公共設施和服務提出多項建議，例如增設圖書館、診所、社福設施及停車場等。委員會亦要求規劃署就擬建大樓的用途諮詢持份者的意見。

E 項 - 當區區議員和相關業主立案法團均就這項修訂提出的反對意見(例如該區交通配套不足等)，委員會認為規劃署不應倉卒發展該用地，而應該尊重及繼續諮詢地區的意見，因此反對此修訂項目。

綜合以上的意見，委員會議決要求規劃署撤回 C 項的修訂建議，並在完成地區諮詢工作前，暫緩向城規會提交上述 A 至 E 項的修訂項目。食衛局及後於 2017 年 6 月 23 日致函大埔區議會主席、區議員及委員會委員，

邀請他們在 2017 年 8 月底前提出在區內興建靈灰安置所的替代選址，讓政府研究其可行性，因此暫時不會將船灣選址改劃為「其他指定用途」註明「靈灰安置所及紀念花園」地帶，亦不會將項目納入《大埔分區計劃大綱草圖編號 S/TP/26》。然而，規劃署並沒有因應委員會的意見，在完成地區諮詢工作前暫緩向城規會提交 A 至 E 項的修訂項目，城規會亦於 2017 年 8 月 4 日同意有關修訂，並根據《城市規劃條例》第 5 條展示圖則。委員會對此表示失望。

於 2017 年 9 月 13 日的委員會會議上，規劃署就《大埔分區計劃大綱草圖編號 S/TP/27》徵詢委員會的意見。除了改劃船灣一幅用地的修訂建議被擱置外，其餘 A、B、D 及 E 項的修訂內容與《大埔分區計劃大綱草圖編號 S/TP/26》的內容相同。委員的意見歸納如下：

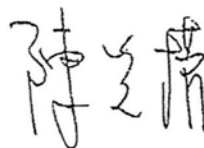
- (i) 不滿規劃署及城規會沒有對上述大綱草圖作出任何修訂，漠視持分者及地區的意見。
- (ii) 就 A 項的修訂項目，有委員認為將來建築物所造成的屏風效應、視覺影響、空氣流通問題等依然存在，而且該處的交通配套不足，因此委員會尊重大埔鄉事委員會、居民及持分者意見，反對修訂。
- (iii) 有委員表示大埔第 39 區有不少土地(A 項及 B 項的修訂位於此區)，但過於零散的發展不能充分利用該區土地，亦不利於交通及社區配套設施的協調。因此，委員會建議規劃署應以整個大埔第 39 區及附近一帶作為長遠規劃的基礎，仿效沙田新城市的規劃模式發展大埔第 39 區，並於白石角增加鐵路站，以改善整體公共交通配套設施。
- (iv) 就 D 項的修訂項目，委員會表示支持，惟希望相關政府部門可積極聽取委員會及居民的意見，提供相關設施，以滿足社區對於各種文康、醫療、社福服務等方面的需要。
- (v) 就 E 項的修訂項目，有委員表示規劃署在諮詢居民的時候沒有回應他們的關注事項，沒法釋除他們在交通、社區配套設施不足等方面的疑慮。他曾多次向規劃署表達反對意見後，城規會仍然一意孤行維持規劃署的修訂方案，而沒有就地區的意見作任何修改，因此堅決反對此修訂項目。

經討論後，委員會反對 A 項及 E 項的修訂建議。此外，委員會希望規劃署重新審視第 39 區的整體規劃及發展，以及適時就安邦路項目(D 項)的規劃事宜諮詢委員會及地區的意見。本人重申，規劃署及城規會應該充份諮詢及尊重區議會、當區議員、居民及地區持分者的反對意見，並特此修函，希望城規會慎重考慮委員會的意見並盡快作出回覆。

如有查詢，請致電 3183 9434 與委員會秘書梁仲華先生聯絡。

敬希賜覆。

大埔區議會
環境、房屋及工程委員會主席



陳笑權

2017年9月28日

04日10月2017年星期三 2:20

tpbpd

Draft Amendment Tai Po Plan No. S/TP/26B

TPB/R/S/TP/27-2

Dear TPB Members,

Draft Amendment Tai Po Plan No. S/TP/26B

Amendment Item A (about 3.81ha) (a) Rezoning of a site at Pok Yin Road near Tsiu Hang from "G/IC" to "R(B)9" and revising the building height restriction from 47mPD to 50mPD.

I strongly object

This site was originally reserved for **tertiary educational institution and associated uses**. As advised by the Education Bureau, there is no expansion plan for the Chinese University of Hong Kong and the Hong Kong Education University to use the site and there is no implementation programme on the site for education development. The Education Bureau (EDB) has no objection to releasing the site to facilitate other development of higher priority.

Once again EDB is completely failing in its duty to provide educational facilities on an equitable basis to all residents. Despite the fact that New Territories East already has a population of over 1.3million and this number will increase significantly with the development of new towns, the district has only one Vocational Training Council (VTC) facility, at Shat Tin. This provides courses in:

Applied Science
Business Administration
Childcare, Elderly and Community Services
Engineering
Information Technology

For courses in Hospitality, Tourism, Leisure and Sports, students have to travel to Chai Wan campus. This is ridiculous in a district with a growing number of hotels, the Jockey Club, Sports Institute and Science Park. All would provide both employment and cooperation opportunities.

This site would be an ideal location for the proposed new VTC campus. Moreover with the sports centre of the Hong Kong Education University next door and Chinese University close by there is considerable opportunity for synergy and exchange programmes.

VTC is proposing to build training hotel. This could provide reasonably priced accommodation for visitors to Science Park and a much needed facility where Hong Kong families could stay over the weekend and holidays and enjoy pastimes on the waterfront and access to the extensive cycle network.

Alternatively as this GIC site is Government land it could be used to provide a facility for the elderly offering palliative care and other services in a green and tranquil surroundings. There is a shortage of hospital beds in the district. A facility of terminally ill elderly would relieve the burden on hospital wards and release more beds for general use. The needs of the growing numbers of elderly must be addressed soon.

The current height restrict should be retained to allow the planned housing behind to enjoy good ventilation and views.

Amendment Item B (about 3.64ha) (b) Rezoning of a site at Yau King Lane near Tsiu Hang from "R(C)" to "F"10" and stipulation of building height restrictions of 55mPD at the northern portion and 65mPD at the southern portion.

This site is 60% government land and the proposal is to build on Site A four residential towers ranging from 12 to 14 storeys to provide 289 flats, whilst Site B would accommodate five residential towers ranging from 9 to 13 storeys to provide 506 flats. However it appears that none of this accommodation will be in the form of assisted housing.

Why is government land not being used to provide homes for ordinary folk instead of providing additional luxury units and investment vehicles?

The presence of natural streams on the hillside are also a cause for concern in view of the many incidents of flooding recently and the inevitability of global warming that will generate even more heavy rainfall in the future.

Again this would be an ideal site for a low rise elderly care centre.

Amendment Item C (about 0.45ha) (c) Revising the building height restriction for a site zoned "G/IC" at On Pong Road from 3 storeys to 8

TPB must bear in mind that one of the attributes of GIC sites is to provide visual relief and ventilation to crowded districts. Local residents have reservations and their voices should be listened to.

Amendment Item D (about 2.28ha) (d) Rezoning of a site at Ma Wo Road near Classical Gardens I from "GB" to "R(B)10" and stipulation of building height restriction of 110mPD

I strongly object to the proposal to destroy yet another Green Belt. There are **400 trees** on the site. Why does the administration continue to destroy natural resources to provide more sites for the large developers that already have millions of square feet in their NT land banks? Where is the rationale behind this? Brownfield sites will never be upgraded while this policy exists.

TPB must play its part in encouraging the release of hoarded land, providing a regular supply of prime sites is certainly not the solution.

These amendments are another indication of the lack of a coherent land policy that serves the community as a whole and provides essential facilities. Instead we have these piece meal and blatant landgrabs to generate ever more land revenue that will be squandered on white elephant projects.

Mary Mulvihill

tpbp

寄件日期: 04日10月2017年星期三 12:29
收件者: tpbpd
主旨: Fwd: Draft Amendment Tai Po Plan No. S/TP/26B
附件: VTC Locations.pdf

Pls print out and attaché VTC data.

Thank you
Mary

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, October 4, 2017 2:20:25 AM
Subject: Draft Amendment Tai Po Plan No. S/TP/26B

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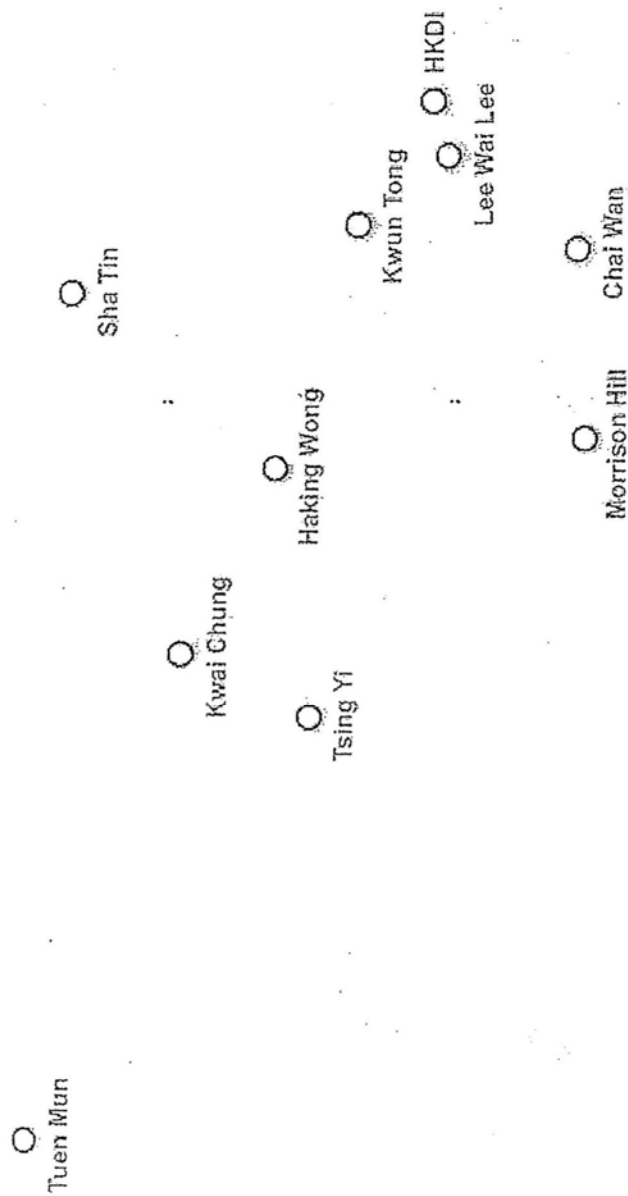
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Mary Mulvihill

	VTC Facilities	HKI Eastern	HKI Southern	HKI WC	Kowloon City	Kowloon KT
CCI	Chinese Culinary Institute		Pokfulham			
HKDI	Hong Kong Design Institute					
HTI	Hotel and Tourism Institute		Pokfulham			Kowloon Bay
ICI	International Culinary Institute		Pokfulham			
IVDC	Integrated Vocational Development Centre					
IVE	Hong Kong Institute of Vocational Education					
MSTI	Maritime Services Training Institute					
PEAK	Institute of Professional Education And Knowledge			Wanchai		
Pro-Act	Pro-Act by VTC		Pokfulham			Kowloon Bay
SHAPE	Hong Kong Institute of Vocational Education	Chai Wan		Wanchai		Kwun Tong
Shine	Shine Skills Centre		Pokfulham			Kwun Tong
THEI	Technological and Higher Education Institute of Hong Kong	Chai Wan NEW			Kowloon Tong	
Youth	Youth College		Pokfulham			Kowloon Bay
	Population 2016	587,690	275,160	155,200	362,500	587,420

No facilities in	Population
Central & Western	250,060
Islands but	137,100
Tung Chung estimated population will be	260,000
Tai Po	293,540
Wong Tai Sin	423,520
Under served	
NT North - new developments	
NT Sha Tin - only 2 facilities for 600,000+	
Yuen Long - new towns	

Kowloon SSP	Kowloon YTM	NT North	NT Kwai Tsing	NT Sai Kung	NT Sha Tin	NT Tsuen Wan	NT Yuen Long	NT Tuen Mun
				TKO			Tin Shui Wai	
Cheung Sha Wan	Yau Ma Tei	Fanling		Ma On Shan				Tuen Mun
			Kwai Chung		Sha Tin			Tuen Mun
								Tuen Mun
			Kwai Chung	TKO				Tuen Mun
					Sha Tin	Tsing Yi		
								Tuen Mun
				TKO		Tsing Yi		
			Kwai Chung)	TKO			Tin Shui Wai	Tuen Mun
			Kwai Fung)					
365,540	280,550	280,730	523,300	406,440	607,540	288,730	534,200	502,035



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Population by District Council District and Year

A. Demographic

2017/02/27

Population by District Council District and Year

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Year			2006		2011		2016		
			Population		Population		Population		
			Number of Persons	Percentage	Number of Persons	Percentage	Number of Persons	Percentage	
District Council District - Land/ Marine	District Council District - Hong Kong Island/ Kowloon/ New Territories/ Marine	District Council District - 18 Districts and Marine							
Land	Hong Kong Island	Central and Western	250 064	3.6	251 519	3.6	243 266	3.3	
		Wan Chai ⁽¹⁾	155 196	2.3	152 608	2.2	180 123	2.5	
		Eastern ⁽¹⁾	587 690	8.6	588 094	8.3	555 034	7.6	
		Southern	275 162	4.0	278 655	3.9	274 994	3.7	
		Sub-total	1 268 112	18.5	1 270 876	18.0	1 253 417	17.1	
	Kowloon	Yau Tsim Mong	280 548	4.1	307 878	4.4	342 970	4.7	
		Sham Shui Po	365 540	5.3	380 855	5.4	405 869	5.5	
		Kowloon City	362 501	5.3	377 351	5.3	418 732	5.7	
		Wong Tai Sin	423 521	6.2	420 183	5.9	425 235	5.8	
		Kwun Tong	587 423	8.6	622 152	8.8	648 541	8.8	
		Sub-total	2 019 533	29.4	2 108 419	29.8	2 241 347	30.6	
	New Territories	Kwai Tsing	523 300	7.6	511 167	7.2	520 572	7.1	
		Tsuen Wan	288 728	4.2	304 637	4.3	318 916	4.3	
		Tuen Mun	502 035	7.3	487 546	6.9	489 299	6.7	
		Yuen Long	534 192	7.8	578 529	8.2	614 178	8.4	
		North	280 730	4.1	304 134	4.3	315 270	4.3	
		Tai Po	293 542	4.3	296 853	4.2	303 926	4.1	
		Sha Tin	607 544	8.9	630 273	8.9	659 794	9.0	
		Sai Kung	406 442	5.9	436 627	6.2	461 864	6.3	
		Islands	137 122	2.0	141 327	2.0	156 801	2.1	
	Sub-total	3 573 635	52.1	3 691 093	52.2	3 840 620	52.3		
	Sub-total	Sub-total	6 861 280	100.0	7 070 388	100.0	7 335 384	100.0	
	Marine	Marine	Marine	3 066	§ ⁽²⁾	1 188	§ ⁽²⁾	1 201	§ ⁽²⁾
			Sub-total	3 066	§ ⁽²⁾	1 188	§ ⁽²⁾	1 201	§ ⁽²⁾
			Sub-total	Sub-total	3 066	§ ⁽²⁾	1 188	§ ⁽²⁾	1 201
	Total	Total	Total	6 864 346	100.0	7 071 576	100.0	7 336 585	100.0

Note(s):

(1) The boundaries of the Wan Chai district and Eastern district adopted in the 2016 Population By-census are not comparable with those adopted in the 2006 Population By-census/ 2011 Population Census. Therefore, figures of the Wan Chai and Eastern districts for 2016 are not strictly comparable with those for 2006 and 2011 in this table.



民主黨
THE DEMOCRATIC PARTY

新界東支部 大埔工作隊

區鎮樺議員辦事處

Office of Au Chun Wah, Tai Po District Councillor

傳真號碼：2877 0245 / 2522 8426

香港渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處
甯漢豪主席

TPB/R/S/TP/27-1270

甯主席：

就大埔前賽馬會泳池用地擬預留建社區醫療服務中心的意見

大埔分區計劃大綱核准圖 S/TP/26 的修訂

大埔區前賽馬會泳池由關閉至今已達 18 年之久，期間政府曾就該荒廢用地研究多個發展方案，包括將用地放於土地儲備作興建住宅或單一商業用途、以短期租約方式作為露天停車場或政府地盤工程物料臨時存放處等，經諮詢鄰近居民意見，先後否決上述建議。

5 月中大埔區議會環境、房屋及工程委員會討論上述議題後，我們隨即於區內舉辦居民諮詢會，並邀請規劃署派員出席，期間亦開設多次街站收集居民對建議將用地更改興建高度限制及預留作社區醫療中心用途的意見。

以下是我們在諮詢會及其他不同渠道收集的居民意見簡報：

支持：居民大多居住附近，但不是直接受影響的第 16 座居民；大致對建議能令區內居民提供更多服務表示支持，認為應善用土地，同意興建樓層增加以便安排更多服務單位；亦同意善用地底興建停車場以改善車位不足問題，但規劃署及運輸署需全面研究改善道路設計，警務處配合嚴厲執法，改善現時經常出現的違泊及擠塞問題等。

反對：居民主要是有可能直接受影響的第 14/16/17 座居民，亦有少量居於附近的居民；主要憂慮區內的交通配套問題，因為現時的安邦路及安泰路經常出現嚴重擠塞，若於區內興建社區醫療服務中心，十分擔心會為區內交通加重負荷；認為該用地太近住宅，除會影響對外景觀，亦很擔心社區醫療服務中心建成後的空氣流通問題，容易傳播細菌或疾病；增加人流擔心影響附近居民帶來不便；認為醫療中心選址應遠離民居等

我們認為前賽馬會泳池用地已荒廢多年，在善用土地資源的前題下，應審慎研究及小心考慮如何善用大埔區僅餘的黃金地段，擴闊規劃用途，以增加社區設施如：圖書館、自修室、社區會堂、多用途活動室、





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Office of Au Chun Wah, Tai Po District Councillor

政府部門及社區服務機構、日間長者及幼兒中心等用途中小型社區綜合大樓，以改善大埔中一帶以至大埔北的社區服務。

總括而言，我們認為善用土地是十分重要，但我們亦關注區內居民對放寬興建高度限制及建社區醫療服務中心的憂慮。在發展的同時，亦需權衡各方的利弊。

為此，本人特具此函致 閣下，向 貴會表達居民對前賽馬會泳池用地擬預留建社區醫療服務中心的意見。如有任何查詢，請致電 6246 5356 或 2662 1151 與本人聯絡。



區鎮樺 謹上

2017 年 10 月 4 日

副本呈：大埔中心業主委員會（電郵：secretary@taipocentreoc.org）

大埔中心管業處（電郵：taipocentre@kaishing.com.hk）

大埔廣場業主立案法團（傳真：2667 4424）

大埔廣場管業處（電郵：tpplaza133@hongyip3.com）





民主黨
THE DEMOCRATIC PARTY

新界東支部 大埔工作隊

區鎮樺議員辦事處

Office of Au Chun Wah, Tai Po District Councillor

Fax

《傳真封面》

收件人：姚鳳屏秘書處 發件人：

貴處傳真：2877 2245 / 25 22846 本處傳真：2662-1191 /

貴處電話： 本處電話：2662-1151 /

總頁數：共 3 頁（包括本頁） 日期：2017 年 10 月 4 日

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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出。填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

1. Person Making This Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)
TAI PO CENTRE OWNERS COMMITTEE 大埔中心業主委員會

3. Details of the Representation 申述詳情
Draft plan to which the representation relates 與申述相關的草圖
S/TP/27
S/TP/27

* Delete as appropriate * 請刪去不適用者
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

330

REPRESENTATION RELATING TO
DRAFT PLAN UNDER SECTION 6(1) OF
THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》（第131章）
第6(1)條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary)
申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the representation 申述的性質及理由

Subject matters [@] 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
PORT C	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	見附件 Attached Documents and Appendix.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.
對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
「✓」 at the appropriate box 請在適當的方格內加上「✓」號

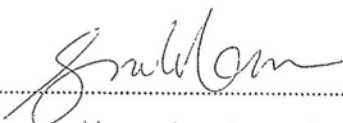
4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

LAM CHUNG MING, GORDON

CHAIRMAN 主席

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

大埔中心業主委員會 TAI PO CENTRE OWNERS' COMMITTEE

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）



Date

日期

4-10-2017

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣甸道333號北角政府合署15樓。

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

城市規劃委員會根據《城市規劃條例》(第131章)
對大埔分區計劃大綱核准圖編號 S/TP/26
所作修訂項目附表

I. 就圖則所顯示的事項作出的修訂項目

- A 項 —— 把博研路的一塊用地由「政府、機構或社區」地帶改劃為「住宅(乙類)9」地帶，以及修訂建築物高度限制。
- B 項 —— 把優景里的一塊用地由「住宅(丙類)」地帶改劃為「住宅(丙類)10」地帶，以及修訂建築物高度限制和劃設兩個建築物高度限制支區。
- C 項 —— 修訂位於安邦路的一塊劃為「政府、機構或社區」地帶的用地的建築物高度限制。
- D 項 —— 把馬窩路近新峰花園一期的一塊用地由「綠化地帶」改劃為「住宅(乙類)10」地帶，並訂明建築物高度限制。

II. 就圖則《註釋》作出的修訂項目

- (a) 加入「住宅(乙類)9」新支區的《註釋》。
- (b) 修訂「住宅(乙類)」地帶的「備註」，以納入「住宅(乙類)10」新支區的發展限制及略為放寬「住宅(乙類)」支區非建築用地限制的條款。
- (c) 修訂「住宅(丙類)」地帶的「備註」，以納入「住宅(丙類)10」新支區的發展限制。
- (d) 在「其他指定用途」註明「商貿」地帶中附表 II 的第一欄用途，加入「藝術工作室(直接提供服務或貨品者除外)」，及相應地把第二欄用途的「康體文娛場所」改為「康體文娛場所(未有列明者)」。

2017 年 8 月 4 日

城市規劃委員會

大埔分區計劃大綱核准圖 S/TP/26 的修訂

行政長官會同行政會議業已行使《城市規劃條例》(下稱「條例」)第 12(1)(b)(ii) 條所賦予的權力，於 2017 年 3 月 14 日將《大埔分區計劃大綱核准圖編號 S/TP/26》發還城市規劃委員會(下稱「委員會」)以作出修訂。

委員會已對圖則作出修訂。修訂項目載於修訂項目附表。修訂項目附表內對受修訂項目影響的地點的描述僅供一般參考，《大埔分區計劃大綱草圖編號 S/TP/27》則較具體地顯示受影響地點的確實位置。

顯示有關修訂的《大埔分區計劃大綱草圖編號 S/TP/27》，會根據條例第 5 條，由 2017 年 8 月 4 日至 2017 年 10 月 4 日的兩個月期間，於正常辦公時間內在下列地點展示，以供公眾查閱：

- (i) 香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處；
- (ii) 香港北角渣華道 333 號北角政府合署 17 樓規劃資料查詢處；
- (iii) 新界沙田上禾輦路 1 號沙田政府合署 14 樓規劃資料查詢處；
- (iv) 新界沙田上禾輦路 1 號沙田政府合署 13 樓沙田、大埔及北區規劃處；
- (v) 新界大埔汀角路 1 號大埔政府合署地下大埔民政事務處；及
- (vi) 新界大埔寶鄉街 1 號寶鄉邨 G01 室大埔鄉事委員會。

按照條例第 6(1) 條，任何人可就任何有關修訂向委員會作出申述。申述須以書面作出，並須不遲於 2017 年 10 月 4 日送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書。

按照條例第 6(2) 條，申述須指明：

- (a) 該申述所關乎的在任何有關修訂內的特定事項；
- (b) 該申述的性質及理由；以及
- (c) 建議對有關草圖作出的修訂(如有的話)。

任何向委員會作出的申述，會根據條例第 6(4) 條供公眾查閱，直至行政長官會同行政會議根據第 9 條就有關的草圖作出決定為止。任何打算作出申述的人宜詳閱「城市規劃委員會規劃指引：根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」。上述指引及有關表格樣本可於上述地點 (i) 至 (iii) 索取，亦可從委員會的網頁 (<http://www.info.gov.hk/tpb/>) 下載。

收納了有關修訂的《大埔分區計劃大綱草圖編號 S/TP/27》的複本，現於香港北角渣華道 333 號北角政府合署 23 樓測繪處港島地圖銷售處及九龍彌敦道 382 號地下測繪處九龍地圖銷售處發售。該圖的電子版可於委員會的網頁瀏覽。

個人資料的聲明

委員會就申述所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城市規劃委員會指引的規定作下列用途：

- (a) 處理有關申述，包括公布申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
- (b) 方便「申述人」與委員會秘書／政府部門之間進行聯絡。



大埔中心業主委員會 TAI PO CENTRE OWNERS' COMMITTEE

會址：新界大埔大埔中心第十四座平台

電話：2664 3068

前賽馬會泳池用地建築高度由3層增至8層 大埔中心申述

基於大埔中心是直接受到影響的屋苑，大埔中心業主委員會在9月18日至9月30日向每一住戶派發問卷，共派出4080張。大埔中心屋苑覆蓋較廣，共分六期22座，較受影響是在更改規劃樓層高度地點隔離的第五及第六期(附圖)。

整體回收率約10%，問卷中強調無論贊成或反對請盡量填寫理由或原因。

收集問卷後，業主委員會分析後得到以下資料：

第一期 贊成 55%	反對 13%	無意見/其他 32%
第二期 贊成 75%	反對 10%	無意見/其他 15%
第三期 贊成 68%	反對 7%	無意見/其他 25%
第四期 贊成 76%	反對 7%	無意見/其他 17%
第五期 贊成 35%	反對 58%	無意見/其他 7%
第六期 贊成 41%	反對 50%	無意見/其他 9%

而各期贊成或反對原因亦整理原文抄錄後歸納到附件1至6。

大埔中心業主委員會在事件中沒有既定立場，但無論結果如何，該地發展前必需詳細規劃研究該地發展後面對人流車流問題。由於大埔中心內街或附近街道是三十多年前設計，多年前已經應付不到社區運作需求，經常塞車，違泊，該地段隔離多層停車場更是每天排隊進場引至交通擠塞，倒灌至安邦路，安泰路，南運路。

行人過路設施亦不足，假若該地段發展為醫療中心，則圍繞著地段的行人路著實未必應付輪椅或小孩走動。

因此希望在改動規劃至8層時，亦需考慮在文件中附注將來發展需承擔改善道路設施。



大埔中心業主委員會

主席 林仲銘

二零一七年十月四日

前賽馬會泳池用地建築高度由 3 層增至 8 層的建議
大埔中心全屋苑業戶意見問卷調查(二零一七年九月十八日 至 二零一七年九月三十日)

第一期

贊成

- ✓ 可增加多些空間，作不同用途可避免浪費土地面積
- ✓ 缺少這方面設施
- ✓ 希望盡量用土地資源，如建 8 層可增加很多地區設施，例如康樂、社區中心、政府診所、老人中心
- ✓ 善用土地，物盡其用，做福社會
- ✓ 根據將來人口老化問題，大埔區確實需要加建診所各日間老人護理中心。
- ✓ 可增加使用面積
- ✓ 高度適中，又不會造成景觀阻礙。
- ✓ 善用空地，增加區內設施
- ✓ 因地方已經不算大，3 層實在太浪費及難以滿足大埔區人口要求，而隔離停車場也有 10 層以上之高度，在外觀上也可得以平衡。
- ✓ 該地已空置多年，加上大埔區缺乏社區大樓，體育館經常爆滿難以訂場，而且社區復康設施亦缺乏如能加入地區支援中心，精神復康中心，老人中心或幼兒中心等設施，有助區內輪候有關服務的年期。
- ✓ 增至 8 層能更有效運用地積設計，有更多空間作不社設施規劃，造福社群。
- ✓ 大埔區多年無戲院，無大會堂，缺少康樂設施，停車位不足，休憩地方太少，欠公共游泳池、圖書館、基層醫療設施不足，(整個大埔墟只有兩間診所)

反對

- ✕ 層數增加，同樣人流也增加治安也不好;大埔難道人流少嗎?附近已經也有各種的措施，根本是多此一舉，浪費公帑！堅決反對！
- ✕ 浪費資源
- ✕ 人多塞車
- ✕ 應保留足夠空間，不應太密。做空氣流通。
- ✕ 這個前馬會泳池用地應改為一個康體/休閒的社區設施。
- ✕ 不應該建高樓大廈，因為這裡是唯一的風口位。
- ✕ 大埔中心安邦路一帶，眾多的酒樓，食肆和快餐店所產生的難聞氣味和油煙令到空氣嚴重渾濁和污染。
- ✕ 極多的人群和車輛在此聚集，校巴，公司巴士，大型物流車輛，上落客人，上落貨物，非去泊車等等，已超越這區可以承受的地步。
- ✕ 如果這地方用來建高樓大廈，便把這通風口封了，使天然風不能進來，污濁的氣味，油煙和汽車排出的污氣等等便吹不去，使居民的身體加重傷害。



前賽馬會泳池用地建築高度由 3 層增至 8 層的建議
大埔中心全屋苑業戶意見問卷調查(二零一七年九月十八日 至 二零一七年九月三十日)

第二期

贊成

- ✓ 因大埔中心社區設施不足及沒有體育館，若加高幾層樓可增加地面使用率，更多居民受惠。所以如果增至 8 層對附近環境沒有太大影響，本人是贊成的。
- ✓ 增加使用面積，但有保留擬建診所類別屬於那一類型。建必須經過討論及通過才贊成。
- ✓ 8 層並不太高可增更多空間及設施
- ✓ 善用土地，增至 8 層可以多建康樂設施，給大埔居民多點選擇
- ✓ 可設置地下停車場避大埔中心交通擠塞，舒緩車多引致之道路不暢順問題。增加室內健身室、圖書館
- ✓ 可增加樓面面積容納更加社區及醫療設施。然而 8 層高度不會對環境造成不良影響。
- ✓ 附近的社區設施經已飽和
- ✓ 可有效使用地方
- ✓ 建議有室內運動場館，給長者室內休閒活動室，兒童室內休戲間。



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第三期

贊成

- ✓ 老人家漸多，設施不足
- ✓ 8 層是可接受的高度，就算增高了，附近的居民對此受影響不算太大和太多，此改變可提供較不同社區設施:如社區中心、老人院等。
- ✓ 可增加更多設施
- ✓ 現時土地缺乏，8 層可作多些用途，加上該處位置影響相對較少
- ✓ 可善用土地作多項用途，人口增加，配套設施也應增加配合人口增加發展。
- ✓ 體育館嚴重不足
- ✓ 本人比較興建診所大樓之類
- ✓ 隨著大埔人口增多，目前大埔只有兩間門診診所(分別大埔賽馬會診所及王少清診所)，兩間診所面積較細少，所對診病的科別不多，希望大埔能有一所 8 層高的門診綜合大樓，擴大對日常分科門診，設備增加能照顧大埔區的居民睇病的需要。
- ✓ 可提供更多社區服務
- ✓ 土地缺乏，用盡土地。社人士有得益。
- ✓ 由於香港土地面積有限，應該用盡地積比例，以免浪費土地，基於土地日後會用作社區設施之用，故更應要小心規劃，避免浪費納稅人金錢，亦應避免影響附近居民。
- ✓ 贊成增建 8 層或更多，因更能善用空間、資格，但大前題是解決交通、泊車等配套。該位置於星期六、日及假期常常塞車，令車龍延至大埔墟及富善邨，嚴重影響本區交通。如每一層設施需約 10 個車位，那建築物本身應要提供 80 或以上的車位供有關人士使用，否則只會發或下一個塞車熱點
- ✓ 8 層比 3 層有更多空間，相信日後可提供給市民用的活動設施亦會較多，但希望該建築物的高席對市民若有不方便的影響能減低至最低。
- ✓ 大埔現在人口太多，贊成發展的社區以上設施

反對

- ✖ 附近之規劃並不適合增加太多的人流，景觀是另一個考慮，如將樓層增加，私人住宅的觀感並不優雅及會影響住戶日常生活及作息。



前賽馬會泳池用地建築高度由 3 層增至 8 層的建議
大埔中心全屋苑業戶意見問卷調查(二零一七年九月十八日 至 二零一七年九月三十日)

第四期

贊成

- ✓ 可服務大多數市民。
- ✓ 沒有診所，人口眾多，診所太細。
- ✓ 大埔中各大屋苑入伙超過 30 年，人口老化大勢所趨，極應更多醫療、護老、康樂服務，再加上人口增長如嵐山等新屋苑，社區服務需求日增，支持增建以應付有關需求。
- ✓ 用盡資源。
- ✓ 對本屋邨提供有需要的政府設施。
- ✓ 地盡其用，可使政府提供更多設施，以方便服務大埔區居民。
- ✓ 該地旁只是多層停車場，增加 5 層都未及停車場 12 層的高度，故此對週邊影響應不會太大。
- ✓ 因為土地問題要高空發展。
- ✓ 由於香港土地矜貴，要地盡其用，公眾醫療機構不足，建議一部份用作擴大馬會診所和王少清家庭醫學中心，造福市民。
- ✓ 既然要做醫療中心，八層自然更為適合。有足夠的空間才可配置更多先進的設備。
- ✓ 在醫療服務及公共利益的大前題下，贊成興建八層建築，雖然會犧牲小部份住戶的景觀，但為所有大埔居民的公道，仍然是值得的。
- ✓ 從成本效益的角度去看，建八層較符合邊際效用，不會浪費土地。

反對

- ✕ 沒有加建必要。
- ✕ 目前交通已飽和，行車較慢，對居民出入有很大影響。
- ✕ 產生屏風效 - 現大埔中心(即由多層停車場至百佳那一段長路的兩面多幢大廈)及加上大缺口呼吸。那段居民現已每天由朝到晚已要忍受居所下面的有毒氣體。若然建高建築物，將那呼吸的窗口關閉了，大埔中心勢必變成呼吸疾病之都，甚至生肺癌之都。若日後先知出錯，補救無從，是否現在先預不出錯呢？請顧慮下居民的呼吸，不要高建築物，謝謝
- ✕ 星期六日及假期區內交通已接近癱瘓分時段進出車？
- ✕ 阻礙空氣流通
- ✕ 大埔中心區內交通定要謹慎研究及考慮清楚



賽馬會泳池用地建築高度由 3 層增至 8 層的建議
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第五期

贊成

- ✓ 善用土地
- ✓ 因為土地空間不是很大，應往上發展，增加發展空間。
- ✓ 可增加地方，加設更多社區康樂設施，如：羽毛球場(室內)，幼兒活動中心，或其他可租用的活動場地等等。
- ✓ 更方便，更多設施共享。要求增設圖書館及自修室。
- ✓ 因人口日增及人口愈趨老化，增加層數，可帶來方便，及物盡其用。
- ✓ 增加空間可以興建更多不同設施，滿足不同人士需要。建議增加一間圖書館，方便大埔中心區內的中、小學生。

反對

- ✖ 原因是如加建至 8 層高度，必影響空氣流通，做成屏風效應。如興建診所大樓，必定有大量細菌傳播出去，因附近有很多食肆和人流，極容易傳播，住在鄰近的居民正是首當其衝。請三思！
- ✖ 公共設施必定引來了大量使用人士，現時該區在假日之交通已非常混亂，甚至做成行人的安全問題，就以 17/9 為例，同日已發生兩宗交通意外，而該用地正處於轉彎位，日後必使來往車輛因停車、違泊等問題而被迫越線行走，更易做成意外及擠塞問題，限於現有建築，根本沒有辦法改善，若增至 8 層，即令有更多人士出入此區，只會使問題更一發不可收拾。
- ✖ 增加至八層太高了，希望增加至 6 層。
- ✖ 人流增加，交通不能負荷。
- ✖ 設施太接近民居，增加生活壓迫感。
- ✖ 擔心衛生問題，增加傳染病散播機會。
- ✖ 人流變複雜，擔心警方巡邏人手不足，形成治安問題。
- ✖ 由於現時車輛出入所造成的交通擠塞已很嚴重，早上有校巴停泊，讓學童上落，中午有廠車接載員工，如日後建築物(健康服務)投入服務交通更加擠塞，更加上市民進出建築物，人流增加，整個區域更洩不通。
- ✖ 就於第 4 區擬建診所大樓，本來已就此項目提出反對，原因是這周邊(第 16 座外)的交通十分擠塞，應先解決此問題才決定這位置的發展。
- ✖ 因此，對增加建築高度更是反對，建築物越高，設施越多，人流/車流亦只會更多，令本來的交通問題更嚴重。
- ✖ 希望最高建築高度為五層高，因寶湖已興建有運動場所，無須再重覆，本區只欠缺圖書館(成人、兒童)
- ✖ 自修室，所以最好五層。
- ✖ 8 層樓高的建築物委實不矮，對附近樓宇的住戶來說無疑增加壓迫，須知壓迫帶來不良的影響是一環扣一環。本人及家人幸好有窗口能眺望窗外的遠山，不知多少次，把煩擾不安的思緒心情平

伏下來，理智地處理事宜。我們也知道社區設施的重要性，在與家人共議後，覺得樓高五層最能接受。

- * 建築物增建後人流一定激增，在第 16 座旁之出口那轉彎之車行道路，容易釀成意外，請詳細考慮。
- * 若該地由三層增至八層的話，社區設施必增加，而為要使用此等設施，人流及車輛必增加，到時品流複雜，環境污染，影響我等居於此處的居住環境！
- * 反對將該用地興建診所，為何不將該地興建休憩公園，讓附近居民小童及長者作休息之用？
- * 介乎第五、六期和多層停車場間位置的空氣對流是靠前賽馬會泳池用地進行。現在該地未有建築物時在夏季該位置氣溫都比附近為高，如建築物時，空氣對流便會減弱，所以該泳池用地不適宜有高建築物。
- * 如該用地建有太多層數，社區設施和使用人流亦會增多，而該泳池用地和現在大廈最近距離只是數米闊，此通道亦是附近居民往來車站和商場必經之路。如有大量設施使用人和附近居民都使用該通道，便會產生大量噪音反使環境衛生變差！
- * 安邦路有關路段在該處已成為內衛加高建築物會帶來更大的交通流量加上有多層停車場入口的關係，定必造成交通擠塞。
- * 增加太多人流影響居住環境安寧，衛生及交通治安方面也有負面影響。
- * 沒有清楚透露加建樓層的使用用途，存在黑箱作業的可能性，堅決反對。
- * 若增加至 8 層必增加人流，基本這是一個居住的社區，根本就不適合發展為社區設施。
- * 現時大埔中心人流已非常多，到處都擠滿人，出入已經非常不便，如再增至 8 層，必會吸引更多人流，影響本區居民生活。
- * 停車場及一田對開路段已經常擠塞，如再多人流會令到交通擠塞更嚴重。
- * 阻礙空氣流通，因我是最低層住戶，由 3 層增至 8 層對於一些住低層嘅住戶，一定會受影響。
- * 現在安邦路已經人多車多，每逢假日，排滿長長嘅車龍，整條馬路都非常擠塞，加上車嘅响安亦滋擾住戶，如果再增多五層，人流車流嘅境況，相信一定比現在更嚴重。
- * 太接近民居，是否要偏離小小市中心好 D
- * 恐怕人流太多，交通設施未能配合
- * 人流太多影響附近居民生活。
- * 阻隔通風。
- * 3 層已是很高了，最好是 2 層，才不會影響景觀和視線。
- * 因為我們初始買入大埔中心 17 座是開揚，視線無障礙，多一層高樓會影響樓價。
- * 擬建大樓很近民居，若由 3 層增至 8 層，會影響附近空氣流量，而且大樓冷氣系統產生大量熱氣，會影響附近居民。
- * 擬建大樓有診所、醫療中心，會產生厭惡性醫療藥水氣味，而且病菌容易影響居民。
- * 大埔中心 17 座與前賽馬會泳池用地相隔太近，如果增至 8 層，會影響 17 座空氣對流、衛生環境。
- * 離民居太近，缺乏私隱
- * 噪音(包括在建築時及使用時)
- * 污染(在建築時所帶來的灰塵，將直接影響民居，由診所排出的有毒氣體，將直接影響民居)
- * 人口密度極高，建立更大的診所定會為此區增加巨大人流，影響居民生活，甚至造成滋擾
- * 離民居過近的地方建立大型診所會積聚大量病人進出診所，若處理不當，可能造成細菌散播
- * 因讓地區交通配套不足，引致交通經常塞車，且該地段出入口為轉彎角位，道路兩旁均有商場的泊車處出入口。



前賽馬會泳池用地建築高度由 3 層增至 8 層的建議
大埔中心全屋苑業戶意見問卷調查(二零一七年九月十八日 至 二零一七年九月三十日)

第六期

贊成

- ✓ 一直以來，區內的文康和體育設施不足以供應居民的需求，所以必須要有足夠的建築面積才能發展。再者，香港現時嚴重缺乏土地，若只興建一座 3 層高的大樓，實在太浪費土地資源了，所以本人極力贊成興建一座有 8 層高的綜合大樓。
- ✓ 可增加服務居民的辦事地方。
- ✓ 地盡其用。
- ✓ 善用土地資源，勿作無謂浪費。
- ✓ 大埔人口愈來愈多，對社區設施的要求趨增，多建五層可增加多一些不同的社區設施。
- ✓ 多建幾層能提供更多不同類形公共設施供附近居民使用。有空地舉辦一些手作市集、活動，能增加人流，社區的活躍性，在善用空間上變得更有意義，可以是社區設施之餘，亦是帶動社區互動的橋樑。
- ✓ 充分利用土地面積，建設社區設施方便居民日常生活。
- ✓ 盡量利用空地發展有關設施，方便政府運作和方便市民多一個活動地點。
- ✓ 多些地方用
- ✓ 但請考慮泊車問題，有體育館建設對社區是好，但由於大埔已發展成熟，人流多要增設公共設施，必須解決停車場問題，否則帶給居民滋擾及不便。
- ✓ 用盡地積比率，多用途社福機構，利民設施。
- ✓ 增加建築高度可以提供更多的空間，這樣就可設立更多的社區設施服務更多的市民。
- ✓ 圖書館和自修室就近的需要到大埔墟該址跟大埔中心有一段距離，本區市民也需湧到該址，令到設施也達至飽和。加上大埔中心附近中小學林立和一般市民的需求，3-8 層的社區設施是必要，也是基本要求。

反對

- ✗ 原因為如果增建至 8 層的話，將來的交通會增加流量和加大空氣排廢量增加。和如果增高的話到時一定令空氣不佳，令住近那處隔離的住戶的身體肯定多病痛。
- ✗ 起公園或繼續空置最好，本人不認為空置有甚麼不妥，大埔區人流已經超出負荷！若不使用這地皮會構成人命或甚麼重大損失，也千萬不要起診所，
- ✗ 此地段旁為多層停車場，而且每逢假日及週末均有大量汽車在路口排隊等候駛入，加上已上樓的汽車均會排出大量廢氣，如此地段興建八層高建築物，幾乎與停車場同高，勢必妨礙空氣流通，加重空氣污染情況，危害此區居民心肺健康。
- ✗ 就第 4 區而言，雖然現以診所大樓作大前提規劃，但當中及其他可發展的社區設施，的字眼極為取巧，在真正方案擬定落實前，所有意向調查都是徒勞，請促請盡快落實當中計劃設施內容。另外，本業主亦極力反對或興建診所大樓，以大埔中心附近的醫療設施而言，大埔中心、大埔廣場或大元邨居民現已有大埔賽馬會診所、而富亨邨附近亦有那打素醫院為醫療設施，作為大埔中心的居民完全看不見加設診所大樓的迫切性。相反，戲院等娛樂設施則討論多年乃沒有落實方案。

在擬定設施方案前請正視居民需要，對症下藥，而非為起而起。

- * 增至 8 層會增加本區交通和流的壓力。
- * 皆因本區交通煩忙，規劃不善空氣，再加建一幢診所大樓，來往人更多，如何疏導人流、交通，請先考慮。
- * 大埔中心附近區域人流已非常集中，密度很大，逢禮拜六、日車流擁塞擠迫，
- * 私家車噪音擾民。如加建至八層，勢必導致問題更加嚴重。
- * 加建至八層，也會影響周邊相鄰樓宇底層住戶的景觀。
- * 堅決反對用地建築高度由 3 層增至 8 層，因為至 8 層會有溫室效應，加上整條安邦路有很多食肆排出之油煙，會令空氣更加混濁，相信大埔中心居民也希望有一個美好居住環境，請正視。
- * 因區內空氣污染嚴重，如樓層增高，令空氣不流通，污染情況更嚴重。
- * 首先極力反對建(診所大樓)，現病毒變異極快，還有傳染病等，影響居民。至於 3 層以上的大樓會使人流增加，現時該處車輛多時有擠迫現象，常有響喇叭，聲浪影響居民，極為擾民。
- * 大埔中心停車場，新興花園樓層都超過十層，如上述位置再建高八層，影響氣流向(風向)影響大埔中心居民環境。
- * 因建得太高層，會形成屏風樓，可否會考慮，原先的建於三層高樓。
- * 考慮到空氣流通問題，現時天氣十分炎熱，空氣污染等問題嚴重，假若有興建建築物由 3 層改為 8 層，本人擔心空氣流通將大大受到影響。
- * 這個前馬會泳池用地應改建為一個康體休閒的社區設施。
- * 不應該建高樓大廈，因為這裡是唯一的風口位。
- * 極多的人群和車輛在此聚集，校巴公司，巴士，大型物流車輛，上落客人，上落貨物，非法泊車等等，已超越這區可以承受的地步。
- * 如果這地方用來建高樓大廈，便把這通風口封了，使天然風不能進來，污濁的氣味，油煙和汽車排出的污氣等等便吹不去，使居民的身體加重傷害。
- * 本人一家自 1988 年已入住大埔中心，一向都喜歡現在居住環境，但政府突然將上址改建成 8 層高，所謂健康中心，實在令本人費解，所謂中心不外乎是政府有關人士謊言，本人誓保現居住環境不變，並速重建泳池，回復當年舊貌。
- * 太高，周圍都被包圍，再加有肯德基排出來的廢氣沒有地方打散。
- * 再加側面又是停車場，所以這條街空氣已很差。
- * 完全反對在屋苑附近建一所健康中心，嚴重影響屋苑周圍環境，多閒雜人士在附近逗留，影響空氣，噪音不斷。
- * 其他可能發展的社區設施未有具體情況及方案。證明署方欠缺長遠發展的計劃，未必能夠保障大埔中心居民權利。
- * 增加接近 3 倍高度必然影響採光度，尤其該用地向東，附近建築物存在下午 2 時前必受影響。
- * 增加設施必然會增加人流及車流。現在的安邦路在周末已很繁忙，停車位不足已是一個問題，經常有車龍進入停車場。相信將來設施落成，會負荷不來，成為更嚴重問題。
- * 原有屬於文化及康樂模式規劃應予保留，以持續大埔居民的優質文化及康體質素。
- * 小區樓宇密度已很高，提升環境質素應是收緊密度，不宜放寬。
- * 交通配套未能配合，人流未必能受控制及車位未能配合。
- * 現時大埔中心每逢繁忙時段，交通都非常擠塞，駕車人士四方八面湧入區內，如再增加上述設施，恐怕會造成更大負荷，建議有關部門決策前多到本區視察交通狀況。我們並不反對建設，但前提是有沒有實際需要，望有關部門必須慎重考慮，讓資源得以善用。謝謝。

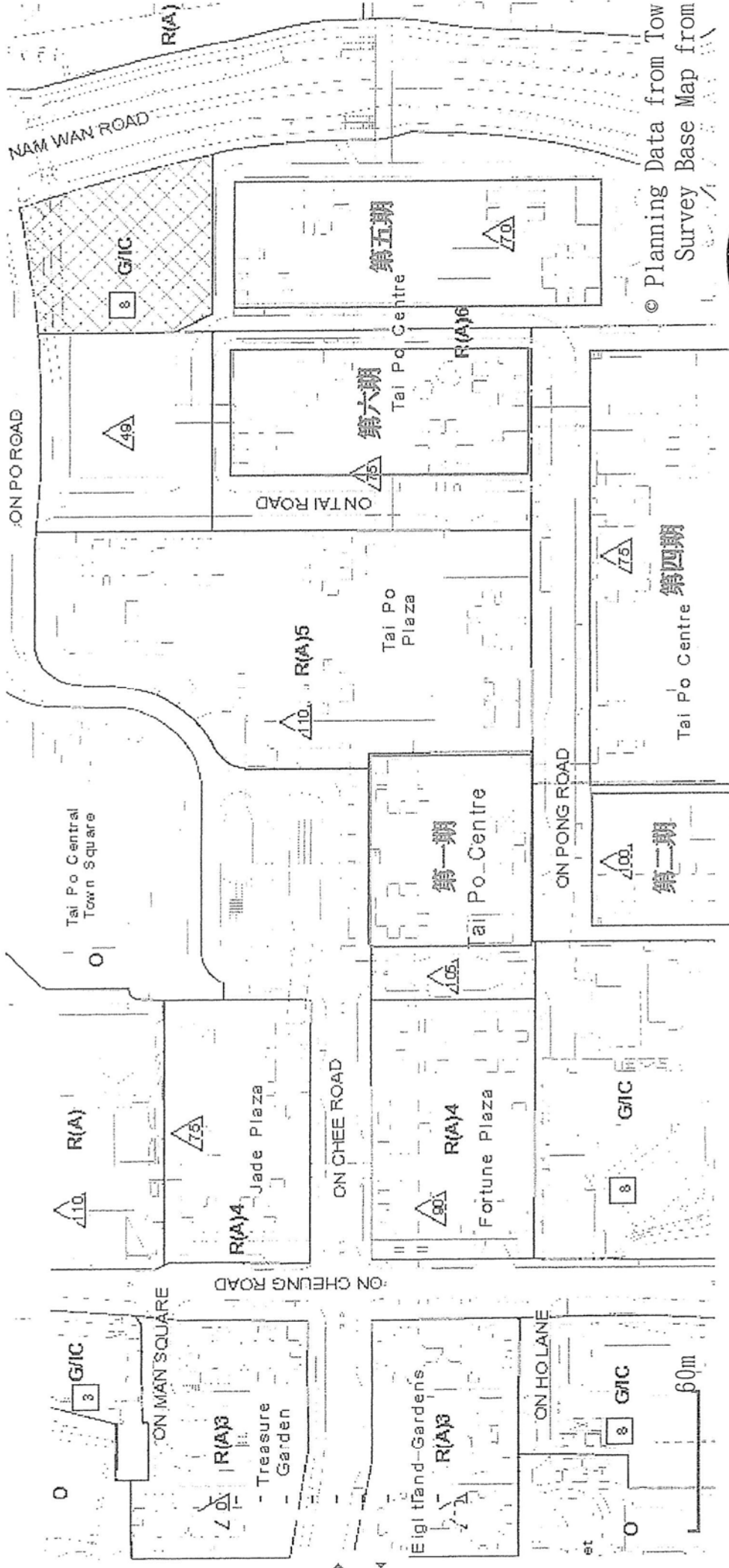
因交通配套問題，現時已十分擠塞，難以負荷，情況變得更加壞。

- * 應加建高度，維持低高度及用地作暖水泳池。
- * 太高的話會阻礙空氣流通，樓宇間太密集，如果建築高度是 3 層的，還可以接受，8 層或 3 層以上都反對。
- * 大埔中心已經大太多人和車，增加層數令到人、車更多，不勝負荷，週日已嚴重塞車，救護車及消防車已經不能進入大埔中心。建議起多一個多層停車場，以解決交通問題。





Map I



© Planning Data from Town
Survey Base Map from



就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1272

參考編號

Reference Number:

171001-224757-61705

提交限期

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Date and time of submission:

01/10/2017 22:47:57

提出此宗申述的人士

Person Making This Representation:

女士 Ms. Cheung Ka Man

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	The traffic congestion is already very serious in that area, having more facilities there will only worsen this problem.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

--

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1273

參考編號

Reference Number:

171003-144238-55476

提交限期

Deadline for submission:

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提交日期及時間

Date and time of submission:

03/10/2017 14:42:38

提出此宗申述的人士

Person Making This Representation:

女士 Ms. Chan

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	如果加建到8層，會增加人流車流，令交通擠塞情況更嚴重。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1274

參考編號

Reference Number:

171002-151542-78449

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

02/10/2017 15:15:42

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Chan Man Tik

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	<p>安邦路附近一帶有超市、百貨公司、大型商場、食肆，現有的2個停車場於星期五、六、日本已供不應求，令路面長期擠塞。</p> <p>如果11至19座的居民，星期六日有事call 999, 分分鐘白車、消防車全部無法駛入，影響救援。所以如果加建到8層，無論任何用途，均必會增加人流車流，令情況更嚴重。</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1275

參考編號

Reference Number:

171001-163723-89193

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

01/10/2017 16:37:23

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Chan Yee Ling

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item c	反對 Oppose	反對加至8層

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1276

參考編號

Reference Number:

171001-222853-25548

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

01/10/2017 22:28:53

提出此宗申述的人士

Person Making This Representation: Debby lee

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item c	反對 Oppose	Nil

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

--

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1277

參考編號

Reference Number:

171002-131711-76793

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提交日期及時間

Date and time of submission:

02/10/2017 13:17:11

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Joce Ho

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	避免加劇交通擠塞 服務不適合居民所需

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1278

參考編號

Reference Number:

171001-222318-21789

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

01/10/2017 22:23:18

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Ko Wing Yan

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	有部分設施服務，根本唔適宜放係咁多民居既大埔中心。所以，如果維持3層，一來可減少交通問題加劇，二來可以有助認真考慮到底咩服務比較合適。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1279

參考編號

Reference Number:

171001-150927-08326

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提出此宗申述的人士

Person Making This Representation:

小姐 Miss Lai Wing Lam

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	大埔中心安邦路一帶近年越來越蛋食肆，空氣已經一年比一年混濁，如果要起一座八層樓高的建築物，相信必定影響空氣流通。這一帶原本就已經多人居住，加上老人家及小朋友眾，如果興建高樓，相信令這一帶環境難以居住。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1280

參考編號

Reference Number:

171002-204505-27610

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

02/10/2017 20:45:05

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Lo Fan

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	我認為本來的規劃已經飽和，不能再負荷更多。做為居民我認為這大大減低我的生活素質。甚至影響地方日常運作。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1281

參考編號

Reference Number:

171001-184526-20406

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

01/10/2017 18:45:26

提出此宗申述的人士

Person Making This Representation:

夫人 Mrs. Mercury

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
反對加建	反對 Oppose	如果居民（包星期六日有咩事call 999, 分分鐘白車、消防車全部入唔到嚟。所以如果佢加建到8層，無論係咩用途都好，都會增加人流車流，令清況更嚴重。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1282

參考編號

Reference Number:

171002-141513-52803

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

02/10/2017 14:15:13

提出此宗申述的人士

Person Making This Representation:

小姐 Miss monit yim

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
c 項	反對 Oppose	太多人流，白車入唔到

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1283

參考編號

Reference Number:

171001-213819-62791

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

01/10/2017 21:38:19

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Natalie Tang

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C	反對 Oppose	交通過份擠塞

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

171001-213819-22015

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

01/10/2017 21:38:19

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Natalie Tang

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C	反對 Oppose	交通過份擠塞

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1284

參考編號

Reference Number:

171002-151717-46901

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

02/10/2017 15:17:17

提出此宗申述的人士

Person Making This Representation:

先生 Mr. WAN MARTY

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	對附近居民將會造成不便

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1285

參考編號

Reference Number:

171001-213722-74871

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

01/10/2017 21:37:22

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Winnie Tang

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C	反對 Oppose	交通阻塞嚴重

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1286

參考編號

Reference Number:

171003-144151-03699

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

03/10/2017 14:41:51

提出此宗申述的人士

Person Making This Representation:

小姐 Miss WONG

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	有部分設施服務不適宜設於較多民居的大埔中心。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1287

參考編號

Reference Number:

171002-021757-17503

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

02/10/2017 02:17:57

提出此宗申述的人士

Person Making This Representation:

先生 Mr. YEUNG MA PO

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item C	反對 Oppose	由於現時的交通已非常擠塞，當建築物完成，增加交通的負擔，交通更加擠塞。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1288

參考編號

Reference Number:

171001-165045-64381

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

01/10/2017 16:50:45

提出此宗申述的人士

Person Making This Representation: 女士 Ms. Yu So Man

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	擾民

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1289

參考編號

Reference Number:

171002-215251-86942

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

02/10/2017 21:52:51

提出此宗申述的人士

Person Making This Representation:

先生 Mr. 吳達明

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項 - 修訂位於安邦路的一塊劃為 「政府、機構或社區」地帶的 用地的建築物高度限制。	反對 Oppose	影響交通，環境及治安

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1290

參考編號

Reference Number:

171002-222343-75720

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

02/10/2017 22:23:43

提出此宗申述的人士

Person Making This Representation:

小姐 Miss 吳卓霖

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項 - 修訂位於安邦路的一塊劃為 「政府、機構或社區」地帶的 用地的建築物高度限制。	反對 Oppose	建築物高度，交通量增加，影響空氣質量

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

TPB/R/S/TP/27-1291

Representation Relating to Draft Plan

參考編號

Reference Number:

171002-221514-99037

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

02/10/2017 22:15:14

提出此宗申述的人士

Person Making This Representation:

先生 Mr. 吳卓謙

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項 - 修訂位於安邦路的一塊劃為 「政府、機構或社區」地帶的 用地的建築物高度限制。	反對 Oppose	與本邨環境格格不入，影響日常生活

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1292

參考編號

Reference Number:

171002-220612-79254

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

02/10/2017 22:06:12

提出此宗申述的人士

Person Making This Representation:

女士 Ms. 鄒麗芳

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項 - 修訂位於安邦路的一塊劃為 「政府、機構或社區」地帶的 用地的建築物高度限制。	反對 Oppose	人流增加，交通道路，負荷過重

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1293

參考編號

Reference Number:

171003-162550-12512

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

03/10/2017 16:25:50

提出此宗申述的人士

Person Making This Representation:

小姐 Miss On ying shing

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	無法及有損保障該區

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1294

參考編號

Reference Number:

171003-174616-02750

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

03/10/2017 17:46:16

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Lam Mei In

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C 項	反對 Oppose	有部分設施服務是不適宜被安排放置在擁多民居既的大埔中心。所以，如果維持3層，一來可減少交通問題加劇，二來可以有助認真考慮甚麼服務比較合適。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

TPB/R/S/TP/27-1295

Representation Relating to Draft Plan

參考編號

Reference Number:

171003-183300-50944

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

03/10/2017 18:33:00

提出此宗申述的人士

Person Making This Representation:

先生 Mr. Cheung Wai Yin

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	如果11至19座既居民星期六日有咩事call 999, 分分鐘白車、消防車全部入唔到嚟。所以如果佢加建到8層, 無論係咩用途都好, 都會增加人流車流, 令清況更嚴重。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1296

參考編號

Reference Number:

171003-193344-10440

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

03/10/2017 19:33:44

提出此宗申述的人士

Person Making This Representation: 先生 Mr. Tam Wai Lun Chris

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C 項	反對 Oppose	不足夠交通空間

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1297

參考編號

Reference Number:

171004-020555-86358

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

04/10/2017 02:05:55

提出此宗申述的人士

Person Making This Representation:

先生 Mr. Chow Y.C.

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	安邦路逢星期六日的擠塞程度，完全令附近居民擔心，如有意外，救護車輛如果駛進安邦路？ 因此，加建提供更多服務，只會令問題加劇。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/TP/27-1298

參考編號

Reference Number:

171004-020234-65974

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

04/10/2017 02:02:34

提出此宗申述的人士

Person Making This Representation:

女士 Ms. May Lam

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
C項	反對 Oppose	困擾當區居民十多年的安邦路交通擠塞問題完全沒有改善。因不想未解決這問題便增加人流車流，居民多年前已反映先解決交通問題，再計劃土地建設。 但問題沒改善便談建設，是令人十分失望的做法。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述
Representation Relating to Draft Plan

TPB/R/S/TP/27-1299

參考編號

Reference Number: 171004-100538-09492

提交限期

Deadline for submission: 04/10/2017

提交日期及時間

Date and time of submission: 04/10/2017 10:05:38

提出此宗申述的人士

Person Making This Representation: 小姐 Miss LAI WING CHI

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item C	反對 Oppose	<p>1) 多年來該區市民一直要求先處理好交通問題，才商討該地用途。惜交通情況未見改善。高度放寬後只會加劇這問題，當有緊急事故，緊急車輛無法駛進，只會拖慢救援，危害該區居民安危。</p> <p>2) C項的位置，於安邦路兩個停車場之間，那一段路本已水涉不通，如加高後建健康中心，屆時復康車、特殊服務車輛停泊在安邦路上落客，將令該處交通癱瘓。</p> <p>3) 附近商店、食肆林立包圍，還有2個停車場，人口稠密、車輛繁多，空氣污染情況不適宜康健人士經常進出，興建健康中心要三思。</p> <p>4) 政府應提供更多資訊有關將來該處服務，不而沒有提及服務而申請由3層改建至8層。</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

345

TPB/R/S/TP/27-1300

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates S/TP/26

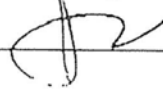
意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

僅對放寬高度由3層加至8層原因另紙陳述 (P.1 - P.2)

「提意見人」姓名／名稱 Name of person/company making this comment

簽署 Signature



日期 Date

陳春燕
4-10-2017

檔案編號：S/TP/26

敬啟者：

反對放寬高度由 3 層加至 8 層

反對原因如下：

1) 影響空氣流通

- 原本小區的南北方各有一風口產生對流效果，若現時將北面的進風口封閉，形成屏風效應，便會減低了空氣對流的作用，流通空氣減低，溫度就會上升，令低層住客增加悶熱感，途人也會感到不適。
- 隔阻了鮮風進入小區，同時也隔阻了小區內食肆排放的油煙吹散，積聚的污煙瘴氣會令人嘔心及不安，影響附近居民健康。
- 繁忙車流排出廢氣難以吹散而積聚，低層居民被逼長期吸入有害物質影響健康，甚至危害生命。
- 小區內食肆不斷增加，排放污煙範圍應該增加及擴寬，以減低污染危害健康的風險，讓附近居民生活得以提升；惟現時通風範圍不擴寬反而收窄，是漠視了居民基本健康需要。

2) 交通混亂情況更趨惡化

- 原本道路負荷已經過度飽和，繁忙時段的交通混亂情況有目共睹，違例泊車、非法上落貨引致道路嚴重阻塞，鞍鳴之聲不絕於耳，附近居民已經飽受長期嘈音帶來嚴重精神困擾。因此，實不宜再增加人流及車流。

3) 人流複雜、影響治安、人生安全有威脅

- 現時小區已經常集結大量區內及區外遊客，尤以假期更甚，人山人海，治安呈惡化，令附近居民經常感覺擔驚受怕。

4) 原地屬於文化及康樂模式規劃應予保留，以持續大埔區居民的優質文化及康體質素。

- 原本地段是一個泳池，規劃之康體設施，是鼓勵大埔居民熱衷運動的平台，因而提升了大埔居民對運動的關注，從而使大埔曾享有「健康城市」的美譽。
- 良好空氣流通有助強身健體，加上持續文化探索可提升居民心理質素，因此實不宜降低小區居民的原有生活質素。

5) 小區樓宇密度已很高，提升環境質素應是收緊密度限制，不宜放寬。

6) 沒有向鄰近居民提供有關確實服務資料會容易製造矛盾

- 政府提供的資料是該地段擬建一健康中心，所以申請將該地段建築物高度放寬至八層，並聲稱提供普通科門診、母嬰健康院、老人健康中心、學童保健及非全日評估中心。惟本人觀察現時大埔區的基層健康設施需求，除了人口老化引致老人服務需求外，母嬰健康服務及學童保健服務有過盛情況，服務需求並不急切，況且可以將現有服務設施作出調配已可解決現時老人服務的適需。因此，地段建築物由3層增加至8層是不切實際的社區需要。再者：基於大樓出入口太接近民居，不足二十米，居民擔心容易與使用者製造糾紛。

此致

城市規劃委員會

陳春燕

[REDACTED]

[REDACTED]

[REDACTED]

or

[REDACTED]

就規劃申請提出意見

Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：

Important Notes:

- (1) 意見必須於指定的法定期限屆滿前向城市規劃委員會（委員會）提出：
the comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
- (2) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(www.info.gov.hk/tpb/)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話 (2231 5061)、傳真 (2877 0245 或 2522 8426) 或電郵 (tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配；
the tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
- (3) 供委員會在考慮申請時參閱的文件，會在發送給委員會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
the paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting; and
- (4) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
after the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

就草圖作出申述

TPB/R/S/TP/27-1301

Representation Relating to Draft Plan

參考編號

Reference Number:

171004-165515-80405

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

04/10/2017 16:55:15

提出此宗申述的人士

Person Making This Representation:

小姐 Miss Lau Yee Wah

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item C - Revision to the stipulated building height restriction for a site zoned "G/I C" at On Pon g Road.	反對 Oppose	<p>The subject area is surrounded by high-rise residential building and multi-storey car park, therefore the subject area is important for air circulation, if tall building exist in the subject area, the air pollutant from vehicle cannot exhaust, and little sunlight can penetrate into the area, making the area darker. From the landscape point of view, the area is a filter and breathing space within a high-rise and high density area, therefore, the building height was restricted to low-rise building and there is no point nor no advantage for changing this restriction until the adjacent residential area is demolished.</p> <p>I live in Tai Po Centre for 30 years, I used to swim in the former Jackey Club swimming pool located in the subject site; after demolishing, I need to go to Tai Po swimming pool which is 30minutes walk far away to swim! I cannot find a reason for building a new swimming pool at the opposite side to the Lam Tsuen River but not a new swimming pool in Tai Po Centre area!!!</p> <p>Nevertheless, I oppose this amendment not because of myself, but also for the community environment. I hope the TPB understand our situation, and insist on the previous planning, to provide us an unchanged living environment.</p> <p>Thank you very much!</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

The area can be planned for a pet park, because many owners lived in Tai Po Centre have pets. They take their pets and gather every night in the public area outside Tai Po Mage Mall zone B and zone D. Therefore a pet park is obviously welcomed for pet owners lived in the community, and pet facilities could be constructed for pet to play and their owner to leisure. Please consider my idea. Thank you very much.

就草圖作出申述
Representation Relating to Draft Plan

TPB/R/S/TP/27-1302

參考編號
Reference Number: 171004-144604-05457

提交限期
Deadline for submission: 04/10/2017

提交日期及時間
Date and time of submission: 04/10/2017 14:46:04

提出此宗申述的人士
Person Making This Representation: 先生 Mr. LAI KWOK TUNG

申述詳情
Details of the Representation :

與申述相關的草圖
Draft plan to which the representation relates: S/TP/27

申述的性質及理由
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item C	反對 Oppose	由於大埔中心安邦路設有大型商場及百貨公司，每日排隊等候上停車場的私家車及貨車已經眾多，星期五、六、日更是塞得水洩不通，如日後興建樓高八層的建築物，提供泊車以外的服務，車流會更多，情況不堪設想。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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就草圖作出申述
Representation Relating to Draft Plan

TPB/R/S/TP/27-1303

參考編號
Reference Number: 171004-144933-42654

提交限期
Deadline for submission: 04/10/2017

提交日期及時間
Date and time of submission: 04/10/2017 14:49:33

提出此宗申述的人士
Person Making This Representation: 女士 Ms. WONG LAI MING

申述詳情
Details of the Representation :

與申述相關的草圖
Draft plan to which the representation relates: S/TP/27

申述的性質及理由
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item C	反對 Oppose	一直只聽聞會建設健康中心，內容是什麼完全沒有通知！ 早知一次在大埔廣場外的區議員諮詢，已表明先解決該處交通問題再考慮其他，現已申請加建，即沒有聽進我們居民的說話。

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

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就草圖作出申述
Representation Relating to Draft Plan

TPB/R/S/TP/27-1304

參考編號

Reference Number:

171004-162250-88162

提交限期

Deadline for submission:

04/10/2017

提交日期及時間

Date and time of submission:

04/10/2017 16:22:50

提出此宗申述的人士

Person Making This Representation:

先生 Mr. Wong Chung Yin

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TP/27

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
c項	反對 Oppose	漠視鄰近居民意願及現時出現之交通及區內的問題仍未解決，強行改建/加建其他用途只會令本來存在的問題加劇

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pr



有關：大埔分區計劃大綱草圖S/TP/27號 環保觸覺意見書
08/12/2017 17:32

From: Mark Mak [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
FileRef:

1 attachment



S-TP-27_意見書_20171208.pdf

Town Planning Board

Please refer to attached Green Sense's comment on captioned DOZP.

Thank you.

Mark C.K. Mak

Senior Research Officer

Green Sense

Tel: 8100-4877

Fax: 3011-9577

Website: greensense.org.hk

Facebook: www.facebook.com/hkgreensense

致 城市規劃委員會

有關：大埔分區計劃大綱草圖 S/TP/27 號

環保觸覺意見書

環保觸覺（本會）支持所有反對圖則的申述，反對改劃綠化地帶及政府、機構或社區。

香港一直以來的城市規劃模式，是以高密度的集中式發展，將城市擴展限制於一定地區內，藉以保留市區外圍的郊野自然。如香港社會要保護「郊野公園」自然環境，在「郊野公園」範圍之外，須有一段土地作城市及自然的「屏障」，緩衝城市發展和人類活動對郊野公園的影響，而緩衝地帶的土地通常被劃作「綠化地帶」。

從各區法定圖則的《註釋》中了解「綠化地帶」規劃意向，亦可更明白「綠化地帶」在規劃上「抑制市區擴展」的重要功能：

「綠化地帶」

鄉郊地區／新市鎮：此地帶的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。

市區：保育已建設地區／市區邊緣地區內的現有天然環境、防止市區式發展滲入這些地區，以及利用天然地理環境作為市區和近郊的發展區的界限，以抑制市範圍的擴展及提供靜態康樂用地。

由此可見，即便有些「綠化地帶」並非鄰近郊野公園，非作「緩衝地帶」的功能，其角色本身就是不作發展，以防止土地一面倒石屎化。過去多年由私人提出的「綠化地帶」改劃作住宅，極大部分被城市規劃委員會否決，亦證明香港城市規劃過去一貫沿襲「綠化地帶防止過度發展」的方向。

所以，當政府主動提出大幅「檢討」「綠化地帶」，以改劃為「住宅」（市區範圍的擴展），已是與設立「綠化地帶」的概念及過去一貫的規劃政策上的基本和重大改變。

在施政合理合義的原則上，理應就政策全面公開諮詢。而非每次改劃零散地提交城規會。

規劃角度上，當「市區邊緣」的「綠化地帶」「抑制市區擴展」原則被妥協，城市擴張（urban sprawl）的「骨牌效應」（domino effect）將會發生。市區環境及人類活動帶來的光、水、噪音等污染，會侵蝕連接的自然和「郊野公園」，使自然環境和生態隨之萎縮。然後又成為誘因和理由，供市區發展進一步侵入，最終整體環境會被摧毀。此模式在世界各地環保落後的國家隨處可見，最近香港的廣東珠三角地區就是典型例子，原始地貌和自然環境被城市發展徹底破壞。

政府提出大幅改劃的其中一個目標為增加供應之後降低樓價。惟參考由差餉物業估價署公佈的「私人住宅售價指數」，2017 年第一季的所有類別售價指數為 314.9，與 2012 年同季 185.3 比較，大升 1.7 倍。從此一方面評估改劃政策效果，實際不符預期。

以鴨脷洲利南道地皮改劃為例，可一窺政策與現實的矛盾。鴨脷洲利南道本為駕駛學院，規劃為「政府、機構或社區」，及後被改劃為「住宅（甲類）」，於 2017 年初招標賣地時，被中國財團以破紀錄價錢投得。惟因市場土地被高價投得，市場視為利好消息而對未來市況更加樂觀，附近一帶的二手樓宇，例如指標屋苑海怡半島，隨即錄得多宗二手樓盤反價及封盤。可見政府本來藉「改劃」達至增加房屋單位的方向錯誤，現實倒過來成為托市手段，加劇問題。

合理的土地用途檢討，改劃少部分閒置土地作住宅用途，或者可提供單位，但政府大幅改劃而忽視經濟背景因素，沒有同時以其他政策配合，改劃最後變成鴨脷洲例子「抱薪救火」，環境、社區被犧牲，樓價卻更高更難負擔。不少房產專家亦同樣質疑政府企圖以「改劃」土地以增加房屋供應，以降低樓價的政策出錯。立法會議員姚松炎博士就曾仔細分析比較各類房產的價格變化及其供應變化，論證樓價上升的原因是過去數年全球低息熱錢泛濫，熱錢流入所致，而非供應不足。在這經濟形勢之中，再多的改劃也只會成為投資人士的「點心」，使樓市樓價更趨熾熱。

當政府一直未能就「房屋需求」提出客觀及確實的理據和證明，也未能具體提供可靠數據（例如香港的房屋是否真正短缺，而短中長期分別需要多少房屋等等），改劃根本無助改善香港市民的生活，反而令環境白白被浪費破壞，城規會就不應跟隨政策通

過改劃「綠化地帶」。本會重申，過去幾年城規會不斷改劃，不斷賣地，但至今政府竟仍以同一「房屋需求」理由要求改劃土地，證明政策出錯不合理，也不理性。

另外，大埔區的人口已臨頂點，無論是交通、社區設施均超負荷，遭多位市民及地區議員／代表人士表明反對，單以大埔出市區的吐露港公路為例，基本上每日上下班繁忙時間均會嚴重擠塞。相信城規會委員會明白，每次類似的「綠化地帶」或「政府、機構或社區」用地改劃，均會向社會施加壓力，過去多年多次改劃更是不斷累積，社區反彈聲音愈來愈大，民怨日深。

最後，本會已多次向城規會提出過房屋問題必須同時由「控制人口」處理。本會早前委託香港大學民意研究計劃進行一項「人口政策與房屋問題」的相關民意調查，結果反映逾 8 成人認為香港現時已經人口超負荷，大部分更贊成應「減單程證」來解決問題。

市民認為時下「樓價過高」及「公屋輪候時間長」等房屋問題的主因頭三位順序為：「大量內地投資者來港買樓」、「內地新移民湧現」與「政府房屋政策失誤」；反之政府經常掛在口邊的「土地供應短缺」，實際是 6 個選擇中最少人認同一位。政府過去長期忽略土地以外的解決房屋問題方法，市民對此自然會有強烈不滿，在不斷開發土地對香港做成不可逆轉的影響前，在整體規劃應同時控制人口增長。

可惜政府至今無視源頭人口增長的壓力，只懂無底線不斷地開發自然環境，並非可持續發展，也不是良好規劃，城規會不應配合。

本會促請城市規劃委員會反對圖則改劃，保留綠化地帶。

如有任何回覆，請致電 8100-4877 或電郵至 info@greensense.org.hk 與本會聯絡。

環保觸覺
二零一七年十二月八日

寄件者: [REDACTED]
寄件日期: 05日12月2017年星期二 1:21
收件者: tpbpd
主旨: Draft Amendment Tai Po Plan No. S/TP/27
附件: Policy Address.pdf

Dear TPB Members,

Since the plan was opened for representation the prevailing Policy Address was delivered on October 11. This lists a number of community facilities that the CE has pledged must be provided going forward. Relevant edited text attached.

It is incumbent upon the board to ensure that each district has sufficient, available for immediate development, GIC sites to meet these requirements, particularly with regard to elderly care facilities.

Then there is the judgment of the High Court delivered on 24 November re the Hoi Ha and Pak Lap in Sai Kung and So Lo Pun in Plover Cove Country Park OZPs in which Judge Au found that "the Town Planning Board had failed to properly inquire into the matters".

Regrettably government departments have been inflating and deflating statistics to suit their agenda, downplaying negative impacts and promising unrealistic solutions and 'mitigation measures' for various issues contested by local residents and members of the public. Transport Dept is particularly culpable.

Members of the board must follow the High Court judgment, respect public opinion and demand solid facts and data be provided to substantiate claims before it approves this and future plans.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, October 4, 2017 12:28:50 PM
Subject: Fwd: Draft Amendment Tai Po Plan No. S/TP/26B

Pls print out and attaché VTC data.

Thank you
Mary

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, October 4, 2017 2:20:25 AM
Subject: Draft Amendment Tai Po Plan No. S/TP/26B

Dear TPB Members,

Draft Amendment Tai Po Plan No. S/TP/26B

Amendment Item A (about 3.81ha) (a) Rezoning of a site at Pok Yin Road near Tsiu Hang from "G/IC" to "R(B)9" and revising the building height restriction from 47mPD to 50mPD.

I strongly object

This site was originally reserved for **tertiary educational institution and associated uses**. As advised by the Education Bureau, there is no expansion plan for the Chinese University of Hong Kong and the Hong Kong Education University to use the site and there is no implementation programme on the site for education development. The Education Bureau (EDB) has no objection to releasing the site to facilitate other development of higher priority.

Once again EDB is completely failing in its duty to provide educational facilities on an equitable basis to all residents. Despite the fact that New Territories East already has a population of over 1.3million and this number will increase significantly with the development of new towns, the district has only one Vocational Training Council (VTC) facility, at Shat Tin. This provides courses in:

Applied Science
Business Administration
Childcare, Elderly and Community Services
Engineering
Information Technology

For courses in Hospitality, Tourism, Leisure and Sports, students have to travel to Chai Wan campus. This is ridiculous in a district with a growing number of hotels, the Jockey Club, Sports Institute and Science Park. All would provide both employment and cooperation opportunities.

This site would be an ideal location for the proposed new VTC campus. Moreover with the sports centre of the Hong Kong Education University next door and Chinese University close by there is considerable opportunity for synergy and exchange programmes.

VTC is proposing to build training hotel. This could provide reasonably priced accommodation for visitors to Science Park and a much needed facility where Hong Kong families could stay over the weekend and holidays and enjoy pastimes on the waterfront and access to the extensive cycle network.

Alternatively as this GIC site is Government land it could be used to provide a facility for the elderly offering palliative care and other services in a green and tranquil surroundings. There is a shortage of hospital beds in the district. A facility of terminally ill elderly would relieve the burden on hospital wards and release more beds for general use. The needs of the growing numbers of elderly must be addressed soon.

The current height restrict should be retained to allow the planned housing behind to enjoy good ventilation and views.

Amendment Item B (about 3.64ha) (b) Rezoning of a site at Yau King Lane near Tsiu Hang from "R(C)" to "R(C)10" and stipulation of building height restrictions of 55mPD at the northern portion and 65mPD at the southern portion.

This site is 60% government land and the proposal is to build on Site A four residential towers ranging from 12 to 14 storeys to provide 289 flats, whilst Site B would accommodate five residential towers ranging from 9 to 13 storeys to provide 506 flats. However it appears that none of this accommodation will be in the form of assisted housing.

Why is government land not being used to provide homes for ordinary folk instead of providing additional luxury units and investment vehicles?

The presence of natural streams on the hillside are also a cause for concern in view of the many incidents of flooding recently and the inevitability of global warming that will generate even more heavy rainfall in the future.

Again this would be an ideal site for a low rise elderly care centre.

Amendment Item C (about 0.45ha) (c) Revising the building height restriction for a site zoned "G/IC" at On Pong Road from 3 storeys to 8

TPB must bear in mind that one of the attributes of GIC sites is to provide visual relief and ventilation to crowded districts. Local residents have reservations and their voices should be listened to.

Amendment Item D (about 2.28ha) (d) Rezoning of a site at Ma Wo Road near Classical Gardens I from "GB" to "R(B)10" and stipulation of building height restriction of 110mPD

I strongly object to the proposal to destroy yet another Green Belt. There are **400 trees** on the site. Why does the administration continue to destroy natural resources to provide more sites for the large developers that already have millions of square feet in their NT land banks? Where is the rationale behind this? Brownfield sites will never be upgraded while this policy exists.

TPB must play its part in encouraging the release of hoarded land, providing a regular supply of prime sites is certainly not the solution.

These amendments are another indication of the lack of a coherent land policy that serves the community as a whole and provides essential facilities. Instead we have these piece meal and blatant landgrabs to generate ever more land revenue that will be squandered on white elephant projects.

Mary Mulvihill

2017 OCTOBER POLICY ADDRESS (ELDERLY – EDITED)

136. Women are the main carers in Hong Kong families. To protect the interests and well-being of women and unleash their working potential, the Government will make efforts to strengthen the support for families on various fronts, **including community and home care support services for the elderly, persons with disabilities and children**. With regard to child care services, the Government will provide a total of about 300 additional places **in aided stand-alone child care centres** in the North District, **Kwun Tong**, Kwai Tsing and Sha Tin starting from 2018-19.

137. In 2018-19, we will inject \$400 million into the Partnership Fund for the Disadvantaged. Of this sum, \$200 million will be mainly **for implementing after-school learning and support programmes and about 130 000 grassroots children** are expected to benefit, thereby alleviating the pressure on working women in looking after their children.

157. As a matter of fact, a comprehensive and co-ordinated primary healthcare system will enhance overall public health, **reduce hospital re-admission and rectify the situation where accident and emergency service is regarded as the first point of contact in seeking medical consultation**. The Government is determined **to strengthen district-level primary healthcare services**.

159. To further illustrate the effectiveness of medical-social collaboration, **I have asked the Food and Health Bureau to set up a district health centre with a brand new operation mode in Kwai Tsing District** within two years. The Government will provide funding for the centre according to the needs and characteristics of the district, with a view to enhancing public awareness of disease prevention and their capability in self-management of health through public-private partnership, providing support for the chronically ill as well as relieving the pressure on specialist and hospital services. Kwai Tsing District Council made use of the \$100 million provided by the Government in 2013 for district-based signature projects to launch a number of healthcare services in collaboration with local associations and non-profit-making organisations, and has built a solid foundation for the further extension of district-based primary healthcare services. With the experience gained from the pilot scheme, **we will progressively set up district health centres in other districts. (Kwun Tong has the cash re voted down SINGING FOUNTAIN)**

163. In addition, the HA has formulated a strategic service framework on **palliative care** to set out specific guidelines on its service model and

system infrastructure. Measures will be introduced to **provide palliative care and end-of-life care services** for an increased number of terminally ill patients within hospital settings and **in the community**. Such measures include home palliative care, increasing the frequency of home visits by nurses each year and training for the staff of residential care homes for the elderly.

164. To enhance community health through cross-sector and multi-disciplinary collaboration, **we will regularise the Dementia Community Support Scheme** and extend it to all 41 district elderly community centres so that **appropriate support services can be provided for elderly people with mild or moderate dementia** and their carers through a medical-social collaboration model.

170. **Chinese Medicine Development** (this could be incorporated into the Community Garden)

183. The Elderly Commission has completed the formulation of the Elderly Services Programme Plan, which provides the basis for the future development and planning for elderly services. Some of the recommendations will be implemented in the near future. For example, the **Pilot Scheme on Home Care and Support for Elderly Persons with Mild Impairment** is expected to be launched in December this year while the **Pilot Scheme on Support for Elderly Persons Discharged from Public Hospitals After Treatment** expected to be launched in early 2018.

184. The **Government's policy direction should accord priority to the provision of home care and community care**, supplemented by residential care. **The Government will provide additional resources to enhance community and home care services**, with the aim to achieve zero waiting time.

185. Apart from increasing the service quotas, the Government will improve manpower planning and proactively enhance the quality of long-term care service. We will launch a **four-year pilot scheme by setting up a district-based professional team, comprising social workers, physiotherapists, occupational therapists, etc., to provide outreach services** for residents of private residential care homes for the elderly (RCHEs) and residential care homes for persons with disabilities (RCHDs) to meet their social and rehabilitation needs. The Government will also **introduce visiting medical practitioner services for residents of all RCHEs and RCHDs** in Hong Kong to proactively respond to

seasonal influenza and episodic illnesses, thus promoting their health conditions and reducing their reliability on the public medical system.

186. To proactively promote gerontechnology for improving the quality of life of elderly persons and reduce the burden and pressure of carers and care staff, the Government **will earmark \$1 billion for setting up a fund to subsidise elderly service units to trial use and procure technology products. The initiative will also cover rehabilitation service units.**

188. We will continue to improve our rehabilitation services pending the completion of the report. **Efforts would include increasing the number of places of pre-school children service, day service and residential service;** and strengthening community support for persons with disabilities, in particular mental health support services.

**Summary of Representations and Comments and
Planning Department's Responses**

(1) The major grounds and proposals of representations of **R1, R2, R1270 to R1304** in **Group 1** as well as responses are summarized below:

Major Grounds and Proposals of Representations	Planning Department's Responses
Major Grounds	
<i>Supportive Representation and/or Supporting Views Solicited</i>	
S1. The relevant Government departments should timely consult Environment, Housing and Works Committee (EHWC) of Tai Po District Council (TPDC) and local residents on provision of necessary Government, Institution or Community (GIC) facilities such as medical, leisure, cultural, recreation and social welfare facilities as well as public car park to meet the community needs.	See para. 6.3.1 of the TPB Paper.
S2. Amendment Item (Item) C can provide scope for more necessary GIC facilities/services and public car parking spaces to serve the local residents and better utilize the land without causing adverse visual and environmental impacts.	See para. 6.3.3 of the TPB Paper.
<i>Representation Providing Views</i>	
V1. The attribute of the "Government, Institution or Community" ("G/IC") zones is to provide visual relief and ventilation to crowded districts and the concerns of local residents should be considered.	See para. 6.3.2 of the TPB Paper.
<i>Adverse Representations and/or Opposing Views Solicited</i>	
A. Air Ventilation and Visual Impacts	
A1. The Item C site is too close to residential buildings. The increase in building height (BH) at the site would adversely affect air ventilation for the area which is essential to help dispersal of the existing air pollutants, smoke and odour exhausted from the eating places.	See paras. 6.3.4 and 6.3.14 of the TPB Paper.
A2. The relaxation of BH restriction at the site would also cause visual impacts and affect penetration of sunlight to the adjoining	See paras. 6.3.5 and 6.3.14 of the TPB Paper.

Major Grounds and Proposals of Representations	Planning Department's Responses
residential buildings, hence also affect the property price.	
B. Traffic and Transport Issues	
B1. The increase in BH for the Item C site would increase the traffic burden and pedestrian flow of the area which would aggravate or lead to the problems of traffic congestion, illegal parking, blocking of emergency vehicular access, insufficient pedestrian-crossing facilities and traffic safety in the area.	See paras. 6.3.6 and 6.3.14 of the TPB Paper.
B2. The road facilities and their design should be improved, and public car parking spaces should be provided in order to address the existing traffic and transport problems.	See paras. 6.3.6 and 6.3.14 of the TPB Paper.
C. Environmental and Other Impacts	
C1. The relaxation of BH restriction would cause environmental impacts including air pollution and noise during operation and construction.	See paras. 6.3.7 and 6.3.14 of the TPB Paper.
C2. There are concerns on the public order and other inconvenience to the local residents due to the increase in the pedestrian flows of the area which would degrade the living quality of the local residents, and transmission of disease from the proposed clinic building.	See paras. 6.3.8 and 6.3.14 of the TPB Paper.
D. Types of GIC Facilities to be Provided	
D1. Some respondents/views collected consider that other types of GIC facilities (such as recreation, leisure, sports, cultural facilities, library and/or open space) instead of the proposed clinic building, should be provided at the Item C site.	See paras. 6.3.9, 6.3.11 to 6.3.14 of the TPB Paper.
D2. Besides, there is no information on the detailed uses of the proposed clinic building and other possible community facilities.	See paras. 6.3.11 and 6.3.14 of the TPB Paper.
D3. On the other hand, some respondents/views collected reflect that there is no need for additional community facilities.	See paras. 6.3.11 and 6.3.14 of the TPB Paper.
D4. It is also not suitable for provision of	See paras. 6.3.9 to 6.3.11 and 6.3.14 of the

Major Grounds and Proposals of Representations	Planning Department's Responses
community facilities at the Item C site in the densely populated Tai Po Centre, and the site should be left vacant.	TPB Paper.
Major Proposals	
P1. It is proposed to keep the original BH restriction of 3 storeys or revise the current BH restriction from 8 storeys to 2, 5 or 6 storeys.	See para 6.3.15 of the TPB Paper.

(2) The major grounds of comments of **C1 and C2** in **Group 1** as well as responses are summarized below:

Major Grounds of Comments	Planning Department's Responses
C1 supports all the representations against Item C mainly on the ground that the traffic capacity and community facilities in Tai Po are overloaded.	See paras. 6.3.6, 6.3.9, 6.3.11 to 6.3.13 and 6.4.1 of the TPB Paper.
C2 provides general comments on the draft OZP and advises the Board to ensure that each district has sufficient G/IC sites to meet the requirements for community facilities, respect public opinion and demand solid facts and data from Government departments to substantiate their claims.	See paras. 6.3.2, 6.3.9, 6.3.11 to 6.3.13, 6.4.1 and 6.4.2 of the TPB Paper.

(3) Major Grounds and Proposals of Representations

Representers	Major Grounds/ Proposals
R1	S1
R2	V1
R1270	S2, A1, A2, B1, B2, C2
R1271	S2, A1, A2, B1, B2, C1, C2, D1, D2, D3, D4, P1
R1272 to R1274	B1
R1275 to R1276	Have not provided any specific grounds
R1277	B1, D3
R1278	B1, D4, P1
R1279	A1, C2
R1280	C2, D4
R1281 to R1283	B1
R1284	C2
R1285	B1
R1286	D4
R1287	B1
R1288	C2
R1289	B1, C1, C2
R1290	A1, B1
R1291	C2, D4
R1292	B1
R1293	C2
R1294	B1, D4, P1
R1295 to R1297	B1
R1298	B1
R1299	B1, D2, D4
R1300	A1, B1, C2, D1, D3
R1301	A1, A2, D1, P1
R1302	B1
R1303	B2, D2
R1304	B1

大埔區議會
環境、房屋及工程委員會
2017年第五次會議記錄
(修訂版)

日期：2017年9月13日(星期三)
時間：下午2時30分至下午9時正
地點：大埔區議會會議室

<u>出席者</u>	<u>出席時間</u>	<u>離席時間</u>
<u>主席</u>		
陳笑權議員,MH,JP	會議開始	會議完畢
<u>副主席</u>		
李華光議員	會議開始	會議完畢
<u>委員</u>		
區鎮樺議員	會議開始	會議完畢
陳灶良議員,MH	會議開始	會議完畢
周炫瑋議員	會議開始	會議完畢
關永業議員	會議開始	會議完畢
劉志成博士	會議開始	下午7時29分
劉勇威議員	會議開始	會議完畢
李國英議員,BBS,MH,JP	會議開始	下午6時50分
羅曉楓議員	會議開始	會議完畢
譚榮勳議員,MH	會議開始	會議完畢
鄧銘泰議員	會議開始	會議完畢
胡健民議員	會議開始	會議完畢
黃碧嬌議員,BBS,MH,JP	會議開始	會議完畢
任啟邦議員	會議開始	會議完畢
任萬全議員	會議開始	會議完畢
余智榮議員	會議開始	下午6時45分
<u>增選委員</u>		
陳梓華委員	下午6時54分	會議完畢
郭永健委員	下午6時18分	下午7時56分
李錦松委員	會議開始	會議完畢
李少文委員	會議開始	會議完畢
邱榮光博士,JP	會議開始	下午3時45分

秘書

梁仲華先生

會議開始

會議完畢

行政主任(區議會)1／

大埔民政事務處／民政事務總署

列席者

李佳盈女士	大埔民政事務助理專員／大埔民政事務處／民政事務總署
陳卓玲女士	高級城市規劃師(大埔)／新界區規劃部／規劃署
容伯煬先生	城市規劃師(大埔)1／新界區規劃部／規劃署
黃展和先生	高級環境保護主任(區域北)1／環保法規管理科／環境保護署
趙謝淑燕女士	高級房屋事務經理(大埔、北區及沙田二)／屋邨管理處／房屋署
梁龍璣先生	消防區長(新界東)／消防處
陳少翰先生	大埔消防局局長／消防處
黃錦綸先生	署理高級工程師／大埔／操作維修科／渠務署
梁志禮先生	工程師／防洪 4／操作維修科／渠務署
張浩賢先生	工程師／大埔 4／操作維修科／渠務署
許家傑先生	區域工程師(大埔)／路政署
顏穎康先生	工程師／49(新界東)／新界東拓展處／土木工程拓展署
王建生先生	工程師／顧問工程管理 12／水務署
戴宏基先生	工程師／顧問工程管理 14／水務署
陸佩文女士	大埔區高級衛生督察(潔淨／防治蟲鼠)／食物環境衛生署
劉素梅女士	署理行政助理／地政／大埔地政處／地政總署
鄒健強先生	署理高級地政主任(管制)／大埔地政處／地政總署
黃耀明先生	大埔區副康樂事務經理 2／康樂及文化事務署
蘇偉恩女士	濕地及動物護理主任(鳥類)／漁農自然護理署
王俊鈞先生	高級督察／特遣小隊(大埔分區)／香港警務處
馮子勁先生	駐地盤工程師／博威工程顧問有限公司
李裕修先生	高級行政主任(區議會)／大埔民政事務處／民政事務總署
梁淑美女士	高級行政主任(地區管理)／大埔民政事務處／民政事務總署
陳樂謙先生	行政主任(發展)／大埔民政事務處／民政事務總署
李曉雯女士	行政主任(地區主導行動計劃)／大埔民政事務處／民政事務總署

請假者

李耀斌議員,BBS,MH,JP

開會詞

主席歡迎各位委員及部門代表出席會議。

2. 主席宣布以下事項：

- (i) 李耀斌議員因事未能出席會議，他已於會前向秘書處提交缺席通知。根據《大埔區議會常規》第 51(1)條，委員會只會同意委員因身體不適(包括因懷孕而引起的身體不適)、擔任陪審員、代表區議會出席會議／活動、出席立法會會議、出席行政會議、分娩或侍產而提出的缺席申請。按照上述規定，他的申請不獲批准。
- (ii) 規劃署劉志庭先生已調職，由陳卓玲女士接替及出席往後的會議。
- (iii) 食物環境衛生署陳耀華先生因事未能出席會議，由陸佩文女士代表出席。
- (iv) 警務處譚潤聰先生因事未能出席會議，由王俊鈞先生代表出席。

I. 通過環境、房屋及工程委員會 2017 年 7 月 12 日第四次會議記錄

(大埔區議會文件 EHW 54/2017 號)

3. 主席表示，秘書處在會議前沒有收到修訂建議，席上亦沒有委員提出修訂建議，上次會議記錄獲通過作實。

II. 《大埔分區計劃大綱草圖編號 S/TP/27》的修訂項目

(大埔區議會文件 EHW 55/2017 號及 EHW 68/2017 號)

4. 主席歡迎規劃署城市規劃師(大埔)1 容伯煬先生就是項議程出席會議。

5. 主席表示，羅曉楓議員早前向大埔區議會提交文件，反對署方倉卒把新峰花園一期旁的綠化地帶改劃為私營住宅用途，詳情載於大埔區議會文件 EHW68/2017 號。他請規劃署在介紹文件時一併回應羅議員的意見。

6. 陳卓玲女士介紹大埔區議會文件 EHW 55/2017 號。有關《大埔分區計劃大綱草圖編號 S/TP/27》的修訂項目如下：

- (i) **A 項** – 把大埔第 39 區博研路近蕉坑的一塊土地由「政府、機構或社區」地帶改劃為「住宅(乙類)9」地帶，以及訂明該「住宅(乙類)9」地帶的總樓面面積及建築物高度限制

- (ii) **B 項** - 把位於第 39 區優景里近蕉坑的一塊土地由「住宅(丙類)」地帶改劃為「住宅(丙類)10」地帶，以及訂明該「住宅(丙類)10」地帶的地積比率及建築物高度限制
- (iii) **C 項** - 把位於大埔安邦路的一塊「政府、機構或社區」用地的建築物高度限制，由三層放寬至八層
- (iv) **D 項** - 把位於馬窩路的一塊土地由「綠化地帶」改劃為「住宅(乙類)10」地帶，以及訂明該「住宅(乙類)10」地帶的總樓面面積及建築物高度限制

她表示，《大埔分區計劃大綱草圖編號 S/TP/27》已於 2017 年 8 月 4 日根據《城市規劃條例》第 5 條展示，供公眾查閱。任何人士可就上述大綱草圖的修訂項目，以書面或透過城市規劃委員會(“城規會”)網站向城規會秘書提交申述，而提交申述的截止日期為 2017 年 10 月 4 日。

7. 羅曉楓議員表示，規劃署曾就《大埔分區計劃大綱草圖編號 S/TP/27》的修訂項目諮詢地區意見，詢問城規會有沒有採納該些意見及修改上述大綱草圖？

8. 李少文委員表示環境、房屋及工程委員會(“環房會”)、大埔鄉事委員會、相關村民及地區持份者都曾就《大埔分區計劃大綱草圖編號 S/TP/27》的修訂項目提出反對意見，詢問城規會有否接納這些反對意見並修訂大綱草圖。如果沒有任何修訂，他仍會反對該草圖。

9. 任啟邦議員引述文件內容，指規劃署已將當區區議員及市民建議在安邦路用地增設停車場、圖書館、自修室、社區會堂、康文及社福設施的意見，轉交予食物及衛生局(“食衛局”)和相關政府部門考慮。他擔心有政府部門因為不清楚安邦路(C 項)的用地情況，而錯失在該處增設服務的機會。因此，他詢問規劃署邀請其他政府部門在安邦路用地增設服務的程序為何。

10. 邱榮光博士指，第 39 區優景里近蕉坑的土地(B 項)靠近山邊，由於後面的建築物處於較高位置，因此將該土地的建築物高度限制在主水平基準上 65 米，並不會阻擋後面的建築物。另一方面，第 39 區博研路近蕉坑的土地(A 項)的後面是鄉村，而鄉村的建築物只有三層高，假如在這幅土地上興建約高二十層的房屋，便會影響到鄉村的景觀及通風，加上該區的交通配套不足，因此他希望署方在規劃時，多考慮附近居民的情況。此外，他支持放寬安邦路用地(C 項)的建築物高度至八層，亦樂見政府在該處增設學生健康服務中心。他請署方在規劃 C 項用地時多聽取居民的意見，以完善規劃。

11. 劉勇威議員表示，鑑於早前在大埔發生了修樹引致鷺鳥死亡事件，他詢問規劃署會否擴大《大埔分區計劃大綱草圖編號 S/TP/27》內的兩幅「具特殊科學價值地點」的面積，以改善鷺鳥的生活環境。

12. 黃碧嬌議員對於規劃署聽取大埔區議會的意見，擱置將位於前船灣堆填區西南角的一塊土地改劃為「靈灰安置所及紀念花園」用途表示支持。此外，新峰花園的代表曾就 D 項修訂項目提出反對，她認為城規會通過這個修訂項目會引起地區的強烈不滿，最終官迫民反，情況並不理想。就以上情況，她詢問署方會如何處理及是否仍然會強行通過有關修訂。她希望了解署方就 B 項及 D 項的處理方法。另外，她希望深入了解有關 C 項各個社區設施的具體資料，例如停車場共有多少層、圖書館及自修室的安排等。

13. 邱榮光博士表示，運頭角里「具特殊科學價值地點」的位置在多年前擬訂，因應鷺鳥已遷移到其他地方棲息，他向漁農自然護理署（“漁護署”）建議更正運頭角里「具特殊科學價值地點」的位置，以保護該處的鷺鳥林。他指早前已去信大埔區議會及漁護署表達意見，希望漁護署可盡快作出修正。

14. 陳卓玲女士的回應如下：

- (i) 因應委員會的反對意見，《大埔分區計劃大綱草圖編號 S/TP/27》的修訂項目中，並沒有包括與靈灰安置所相關的項目。
- (ii) 安邦路的用地原先預留作社區醫療服務用途。規劃署知悉委員及市民期望在安邦路用地增加其他社區設施，並已將有關意見轉達相關政府部門跟進。
- (iii) 規劃署已如實向城規會反映各委員對住宅用地相關的修訂項目所提出的意見（如對交通、配套設施、景觀及自然生態等方面的影響），亦已就這些意見諮詢其他相關部門的意見。政府部門並沒有對該等改劃項目提出反對或負面意見。
- (iv) 將《大埔分區計劃大綱草圖編號 S/TP/27》刊憲屬公眾諮詢的程序。任何人士均可在指定時間內向城規會作出書面申述，城規會及後會邀請提交申述的人士親身表達意見。

15. 主席的意見如下：

- (i) A 及 B 項項目預計可提供 1 150 及 795 個單位，連同天賦海灣、逸瓏灣及鄰近發展項目、香港中文大學、鹿茵山莊、大埔尾、樟樹灘及科學園等人口，該區將有超過五萬人。由於現時白石角一帶的交通出現飽和，與其各個屋苑各自向政府申請接駁公共交通工具，他

認為效法沙田新城市廣場的模式，加建一個鐵路站連接各個屋苑、香港中文大學及科學園等地方會更具效益。為此，他表示已去信發展局及規劃署要求在該區增設鐵路站，希望政府慎重考慮，並到地區諮詢持份者、相關業主立案法團、兩村村代表及居民的意見。

- (ii) 就 C 項項目，他希望署方聽取地區及委員的意見，處理好日後各個社區設施服務的安排。
- (iii) 就 D 項項目，環房會、大埔鄉事委員會、當區區議員及居民早前已經提出反對。就羅曉楓議員提出有關馬窩路的交通及社區配套等問題，署方亦未有逐一回應。他請署方再次諮詢相關居民、業主立案法團、當區區議員及持份者的意見，並將意見轉交城規會作進一步考慮。
- (iv) 就鷺鳥林方面，他希望政府可先在運頭角里鋪設道路及加建上蓋，以減低對鷺鳥的滋擾。

16. 李少文委員的意見如下：

- (i) 作為大埔尾村的原居民代表，他支持主席的建議，希望政府在白石角加設鐵路站。
- (ii) 現時 A 項用地及附近一帶的交通配套不足，再增加住宅項目會引致擠塞及車輛隨處亂泊，加上屏風樓問題，他認為目前的規劃建議並不利民，亦欠缺長遠的發展。
- (iii) 儘管持份者及居民多次反對 A 項，城規會仍沒有就這份大綱草圖作出任何修改。他表示失望並再次就 A 項提出反對。
- (iv) 規劃署應在大埔第 39 區作整體性的大型發展規劃，而不應零散地運用部分空置土地建屋，避免配套設施互不協調。
- (v) 當年政府以低價向村民收購土地的目的是興建學校及公共設施，如今卻以高價轉售土地作房屋發展，當中的土地價格差異甚大，對村民並不公平。

17. 羅曉楓委員的意見及提問如下：

- (i) 他認為諮詢的關鍵在於規劃署收集各方面的意見後，能在大綱草圖作出適當修訂。然而，署方在收集意見後，完全沒有作出任何修訂。他詢問署方諮詢的目的何在。
- (ii) 居民並不是盲目地反對項目，他們只是要求規劃署解釋規劃的內容，以釋除他們的疑慮。他舉例指，居民曾詢問政府會如何改善該區的交通問題，惟相關部門未有作出回應，亦沒有提出具體的解決方法，甚至不清楚馬窩路現時是雙線或三線行車，質疑政府是否可

為居民解決問題。

- (iii) 要求署方就大埔區議會文件 EHW68/2017 號的內容逐一回覆，之後才交到城規會作公眾諮詢，以改善規劃。

18. 區鎮樺議員期望規劃署日後能在 C 項的規劃階段，聽取委員及居民的意見，否則在完成規劃後才按居民的意見修改設計，便會費時失事。此外，運輸及房屋局(“運房局”)在 2017 年 9 月 6 日就《跨越 2030 年的鐵路及主要幹道策略性研究》事宜向立法會致覆函，當中提及該局目前沒有研究及考慮在康樂園及白石角等地方設鐵路站，亦沒有研究及考慮新增幹道連接新界東北及九龍，以解決東北發展所帶來的人口及車輛數目增長，可見相關政府部門根本不尊重地區的意見，亦沒有跟進委員會的訴求。他請主席考慮該如何進一步向政府表達意見。

19. 邱榮光博士補充，雖然《大埔分區計劃大綱草圖編號 S/TP/27》已經刊憲，但程序上仍須交由行政長官會同行政會議批准。正如李少文委員所指，大埔第 39 區的人口不斷增長，如政府作出區域性的整體規劃，相信能有助改善區內環境。他希望委員會向城規會表達意見，讓行政長官會同行政會議再作考慮。

20. 陳卓玲女士補充，羅曉楓議員及立法會梁美芬議員已邀請規劃署的管理層會面，署方現正安排相關事宜。她重申，如委員會對上述大綱草圖有任何意見，可以書面方式向城規會秘書提交申述，並呈交城規會作考慮。

21. 容伯煬先生的回應如下：

- (i) 城規會以往曾因應申述的意見修改大綱草圖的內容，因此委員會若提交申述意見是會被考慮的。
- (ii) 規劃署會將委員的意見轉達相關部門，以徵詢它們的意見。
- (iii) 就 A 項項目，該土地原本為「政府、機構或社區」用地，其估算的樓面面積與改劃成「住宅(乙類)9」後相若，建築物高度限制只由主水平基準上 47 米增加至 50 米。在進行交通、景觀及空氣流通的評估後，署方認為大致沒有負面影響。
- (iv) 有關在白石角興建鐵路站的建議，規劃署已徵詢路政署的意見。根據相關的交通評估，運輸署會在新發展人口入伙前審視公共交通設施的提供，確保能滿足需求。目前，A 項項目的西北方有一幅 50 米的預留土地，較興建一個鐵路站每邊路軌所需的空間大，因此不會妨礙在區內增設鐵路站的可行性。發展局已知悉上述情況並不排除局方會考慮建議。
- (v) 就 C 項項目，規劃署自 2016 年起已向各部門查詢在安邦路用地增設社區設施的意向。目前，康樂及文化事務署(“康文署”)及社會

福利署表示會視乎可供發展的樓面面積而考慮在上址設圖書館及社福設施。

- (vi) 城規會秘書處在 2017 年 8 月 4 日就羅議員的信件作出回覆。此外，改劃圖則的相關文件(包括交通、景觀及空氣流通評估報告)均可從城規會的網頁下載。
- (vii) 新峰花園居民主要關注 D 項為該區所帶來的交通問題，而運輸署的交通影響評估顯示，有關的規劃並不會為該區的交通帶來負面交通影響。

22. 主席總結如下：

- (i) 就 A 項方面，現時日間的交通已十分擠塞，再增加人口便會不勝負荷。他表示地區並不反對發展，但應以整個大埔第 39 區作為規劃基礎。他重申規劃署可效法沙田新城市的規劃模式發展大埔第 39 區，他亦已向發展局局長、運房局局長及港鐵公司提出加建鐵路站的建議。目前，環房會尊重村代表、天賦海灣及逸瓏灣的居民，反對 A 項項目。
- (ii) 就 B 項方面，規劃署已降低土地地積比率、建築物高度限制及單位數目。
- (iii) 就 C 項方面，環房會對有關修訂表示支持，希望署方在規劃過程多聽取委員及地區意見。
- (iv) 就 D 項方面，規劃署沒有回應羅曉楓議員就 D 項所提出的問題及關注，亦沒有就地區的意見修訂大綱草圖，認為有關的規劃決定過於倉卒。他希望規劃署及城規會尊重當區議員的意見。環房會反對 D 項項目。
- (v) 感謝規劃署考慮大埔區議會及地區的意見，擱置將位於前船灣堆填區西南角的一塊土地改劃為「靈灰安置所及紀念花園」用途，希望署方繼續在其他規劃項目聽取地區的意見。

23. 羅曉楓議員表示，城規會的覆函中並沒有提及與空氣流通評估及交通評估報告相關的資料，請規劃署備悉。此外，除交通問題外，居民亦有提出與社區配套設施及泊車相關的問題，希望署方充分考慮。

24. 周炫瑋議員支持 C 項的修訂。他表示，大埔區的圖書館數目未符合《香港規劃標準與準則》的標準，因此有需要在區內增設圖書館設施。他希望各部門積極提供社區服務設施，亦期望規劃署往後可向委員會報告用地的最新進展。

25. 主席建議由環房會去信城規會表達上述意見。委員會同意主席的建議。

(會後補註：環房會已於 2017 年 9 月 29 日去信城規會。)

III. 在棄置垃圾黑點安裝網絡攝錄機

26. 主席表示，食物環境衛生署(“食環署”)於上次會議邀請各委員就安裝網絡攝錄機的地點提出建議。在收集委員的建議後，署方已按各個棄置垃圾黑點的情況，排列出在大埔區棄置垃圾黑點安裝網絡攝錄機的先後次序。他指秘書處早前已將有關的列表以電郵方式分發予各委員參閱。

27. 劉勇威議員的意見及提問如下：

- (i) 食環署目前按各個棄置垃圾黑點的投訴個案數量排列安裝網絡攝影機的先後次序，但列表內第 7 至 37 位的投訴個案同為「少於 5 宗」，其排序的準則為何？
- (ii) 就列表第 34 位的棄置垃圾黑點“翠和里永發樓至汀角樓一段”，他表示自己的投訴次數已多於 5 次，但文件所顯示的投訴個案則少於 5 次。他詢問署方怎樣計算投訴個案的數字。
- (iii) 大部份棄置垃圾黑點都無電供應，署方會如何處理？是否先處理有電供應的黑點？

28. 鄧銘泰議員的意見如下：

- (i) 對於署方在棄置垃圾黑點安裝網絡攝錄機表示歡迎，但他對排列次序的方式有所保留。他認為投訴次數與該處是否棄置垃圾黑點無直接關係，署方應以每個黑點的個別情況及棄置垃圾的嚴重程度，排列安裝網絡攝錄機的先後次序。
- (ii) 經常有人在大埔頭村垃圾站旁棄置大量垃圾及建築廢料，部份甚至被棄置在馬路上，阻塞交通。他指安裝攝錄機後需要有足夠前線人員配合執法，否則安裝攝錄機的作用不大。
- (iii) 他估計由於部門人手不足及垃圾分類的問題，以致部份棄置垃圾及建築廢料的投訴個案經過長時間仍未獲處理。他希望食環署及環境保護署(“環保署”)採取聯合行動，共同處理棄置垃圾及建築廢料的個案，不要藉詞推搪。
- (iv) 請食環署盡快落實計劃，並在多處安裝攝錄機，配合適當人手進行檢控。

**Provision of Open Space and Major GIC Facilities in
the Draft Tai Po Outline Zoning Plan No. S/TP/27 Planning Area**
(As at April 2018)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against existing and planned provision)
			Existing Provision	Existing and Planned Provision	
District Open Space	10 ha per 100,000 persons	27.75 ha ¹	41.57 ha	42.54 ha	+ 14.79 ha
Local Open Space	10 ha per 100,000 persons	27.75 ha	55.96 ha	61.89 ha	+ 34.14 ha
Sports Centre	1 per 50,000 to 65,000 persons	4	5	7	+3
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons	1	1	1	0
Swimming Pool Complex - standard	1 complex per 287,000 persons	1	1	2 ²	+1
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	4	7	7	+3
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	2	2	2	0
Library	1 district library for every 200,000 persons	1	1	1	0
Hospital	5.5 beds for every 1,000 persons	1590 beds	1526 beds	1526 beds	-64 beds
Clinic/Health Centre	1 per 100,000 persons	3	2	3	0

¹ The calculation of open space requirement is based on a planned population of 277,500 which excludes transients

² The proposed swimming pool complex in Area 1 will include a 25m x 25m indoor heated swimming pool, a 25m x 10m indoor heated training pool and a Jacuzzi

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against existing and planned provision)
			Existing Provision	Existing and Planned Provision	
District Police Station	1 per 200,000 to 500,000 persons	1	1	1	0
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	1	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Secondary School	1 whole-day classroom for 40 persons aged 12 -17	452 classrooms	563 classrooms	563 classrooms	+111 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6 - 11	718 classrooms	572 Classrooms	692 Classrooms	-26 Classrooms
Kindergarten/ Nursery	26 classrooms for 1,000 children aged 3 to 6	195 classrooms	206 classrooms	229 classrooms	+34 classrooms

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Flat
Government Refuse Collection Point	Funeral Facility
Government Use (not elsewhere specified)	Holiday Camp
Hospital	Hotel
Institutional Use (not elsewhere specified)	House
Library	Marine Fuelling Station
Market	Off-course Betting Centre
Pier	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	Refuse Disposal Installation (Refuse Transfer Station only)
Public Vehicle Park (excluding container vehicle)	Residential Institution
Recyclable Collection Centre	Sewage Treatment/Screening Plant
Religious Institution	Shop and Services
Research, Design and Development Centre	Utility Installation for Private Project
Rural Committee/Village Office	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

~~not result in a total redevelopment of a maximum building area of 37.2m² and a maximum building height of 2 storeys(6m), or the building area and height of the existing building, whichever is the greater.~~

9.5.2 Apart from the intention of residential upgrading, very low-rise and low density residential development may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 2 storeys (6m), or the plot ratio and height of the existing building, whichever is the greater.

9.5.3 Minor relaxation of plot ratio and/or building height restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits.

9.6 “Village Type Development” (“V”) : Total Area 150.35 ha

9.6.1 The planning intention of this zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

9.6.2 In order to ensure that any future development or redevelopment within these villages would retain the village character, a maximum building height of 3 storeys (8.23m) or the height of the existing building(s) whichever is the greater is imposed under this zoning.

9.6.3 Land under this zoning is mainly located to the north of Ting Kok Road and along the valleys and foothills to the south of the East Rail.

9.6.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.7 “Government, Institution or Community” (“G/IC”) : Total Area 172.12 ha

9.7.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also

intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

- 9.7.2 Major existing GIC facilities include two water treatment works, a fresh water primary service reservoir, a fresh water service reservoir and a fresh water pumping station in Planning Area 21, six fresh water service reservoirs in Planning Areas 12, 31 (including 2 service reservoirs), 34, 37 and 57, a salt water pumping station in Planning Area 26 and two salt water service reservoirs in Planning Areas 21 and 31; two fire stations in Planning Areas 3 and 26; an ambulance depot in Planning Area 3; a major police station complex in Planning Area 17; the Tai Po Swimming Pool and the Tai Po Sports Ground in Planning Area 22; a major transport interchange in Planning Area 6; the Railway Museum in Planning Area 1; the Tai Po Hospital and Alice Ho Miu Ling Nethersole Hospital in Planning Area 9; the campus site of the Education University of Hong Kong (EdUHK) in Planning Area 34; the sports centre of the EdUHK in Planning Area 39; a special school in Planning Area 8; a market complex in Planning Area 1; a gas pigging station in Planning Area 24; a site of the Fraternity of the Little Sisters of Jesus for religious purpose in Planning Area 19; as well as primary and secondary schools, clinics, indoor recreation centres and community centre at various locations.
- 9.7.3 Proposed GIC facilities include a sports centre, a community hall and soccer pitches in Planning Area 1; a sports centre in Planning Area 6; and a clinic building and other possible community facilities in Planning Area 4. Other local GIC facilities will also be provided in the detailed planning of future development areas.
- 9.7.4 A number of primary and secondary schools have been provided and planned within the Area. This zoning covers some of the existing schools and adjacent ball courts, local open space etc., which fall within public housing estates. The ball courts, local open space etc. are common facilities shared by the schools and residents of the concerned estates. It also covers the Tai Wo Neighbourhood Community Centre, the refuse collection point at Tai Wo Estate as well as the Housing Department contractor depot and the adjoining ball courts.
- 9.7.5 When detailed planning and development for the Area proceeds, local community facilities such as kindergartens and neighbourhood centres, as may be required by relevant Government departments, will be provided within the public housing estates and the large private residential developments.
- 9.7.6 Developments or redevelopments within the “G/IC” zone are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application for minor relaxation of building height restriction will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above.

9.7.7 This zoning includes two sub-zones which are subject to the following development restrictions:

(a) “Government, Institution or Community (1)” (“G/IC(1)”) : Total Area 0.01 ha

- (i) This sub-zone is intended to cover the rural committee building for the Tai Po Yuen Chau Tsai Fishermen’s Village Association with a maximum building height of 2 storeys or the height of the existing building(s), whichever is the greater. Minor relaxation of the building height restriction may be considered by the Board on application. Each application for minor relaxation of building height restriction will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.6 above; and
- (ii) as this zone is located within the site boundary of Island House which is a declared monument, any work within this zone is prohibited except with a permit issued by the Antiquities Authority under section 6 of the Antiquities and Monuments Ordinance (Cap. 53). Application for permits under section 6 of the Antiquities and Monuments Ordinance through the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made well in advance.

(b) “Government, Institution or Community (2)” (“G/IC(2)”) : Total Area 0.04 ha

- (i) This sub-zone covers a site at Po Heung Street which is intended for hostel cum youth centre use. Development or redevelopment within this zone is subject to a maximum domestic GFA of 2,412m², a maximum non-domestic GFA of 1,040m² and a maximum building height of 80mPD, or the GFA and height of the existing building, whichever is the greater. The non-domestic use is primarily intended for the in-situ reprovisioning of the youth centre under the subvention of Social Welfare Department. Minor relaxation of the GFA and/or building height restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria set out in paragraph 7.6 above are relevant for assessing minor relaxation of building height restrictions. Each application for minor relaxation of plot ratio and/or building height restrictions will be considered on its own merits; and
- (ii) the site will be subject to noise impact from the East Rail and fixed plants of adjacent buildings. Upon development or redevelopment of the site, the project proponent is required to conduct noise impact assessment to address the noise issues and to implement mitigation measures identified in the

assessment.

9.8 “Open Space” (“O”) : Total Area 65.77 ha

- 9.8.1 This zoning is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.8.2 One of the major existing open spaces is the promenade along Lam Tsuen River in Planning Area 4. The promenade provides a visual corridor to Tolo Harbour in the east and Tai Mo Shan in the west. Other existing open spaces include one in Planning Area 17, Mui Shue Hang Playground in Planning Area 15, Tai Po/Tau Playground in Planning Area 22, Yuen Chau Tsai Park in Planning Area 24, the Tai Po Waterfront Park in the southern part of Planning Areas of 26 and 33. The waterfront park, together with the adjacent proposed recreation ground, also act as a buffer to separate the town centre from the Industrial Estate in Planning Area 26.
- 9.8.3 In addition to the major open spaces as indicated on the Plan, local open spaces are/will be provided to serve the residents and factory workers within the residential neighbourhoods and industrial areas.

9.9 “Recreation Priority Area” (“RPA”) : Total Area 3.75 ha

- 9.9.1 This zone covering the site of the Kerry Lake Egret Nature Park in the eastern part of Planning Area 10 at Tai Po Kau is intended primarily for eco-tourism related recreational developments for the use of general public. Development within this zoning will be restricted to recreational and other ancillary uses. Uses in support of the recreational developments may be permitted subject to planning permission.
- 9.9.2 Developments or redevelopments within the “RPA” zone are subject to NBA restriction, the maximum GFA restriction of 3,300m² as specified in the Remarks in the Notes of the Plan, and the maximum building height restriction as stipulated on the Plan, or the GFA and height of the existing building, whichever is the greater. The existing playground and open/landscaped area of the Park within the “RPA” zone is designated as a NBA. Minor relaxation of the NBA, GFA and/or building height restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance. The criteria given in paragraph 7.6 above would be relevant for assessment for minor relaxation of building height restriction. Each application for minor relaxation of NBA, GFA and/or building height restrictions will be considered on its own merits.