



Our Reference: HKSH/R/AGNES/50
Date: 29 September 2023

By HAND only

The Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
HONG KONG



Dear Sir/ Madam,

**SECTION 6A(1) COMMENT ON REPRESENTATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**COMMENT ON REPRESENTATION ON PROPOSED AMENDMENTS TO
THE DRAFT SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/19**

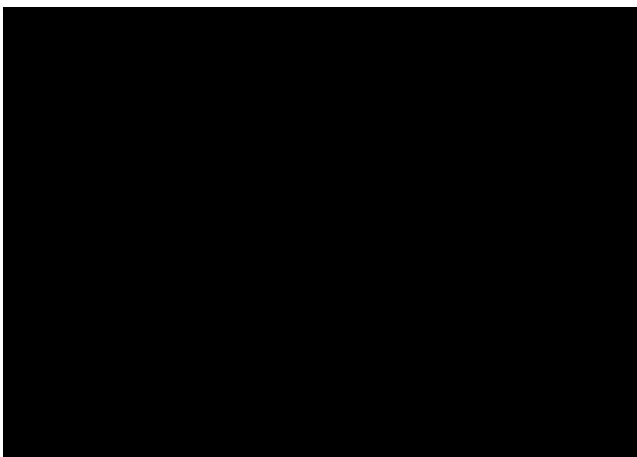
**AMENDMENT ITEM C – REZONING OF A SITE AT 5 A KUNG NGAM VILLAGE ROAD
FROM “OTHER SPECIFIED USES (BUSINESS)” TO
“OTHER SPECIFIED USES” ANNOTATED “BUSINESS”¹**

We are instructed by HKSH Medical Group Limited (“**HKSH Medical Group**” / “**Commenter**”) to submit this Comment on Representation No. 4 to Amendment Item C of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19 (“**Draft OZP**”) under Section 6A(1) of the Town Planning Ordinance (the “**TPO**”/ “**Ordinance**”).

1. Background on the Amendment Item C

- 1.1 The Draft OZP takes forward the Town Planning Board’s (“**TPB’s**”) decision on the Section 12A Planning Application No. Y/H9/7 (“**S12A Planning Application**”), submitted by the Commenter, to rezone a site at Shau Kei Wan Inland Lot No. 827, No. 5 A Kung Ngam Village Road, Shau Kei Wan (the “**Subject Site**” / “**5AKN**”) from “Other Specified Uses (Business)” (“**OU(B)**”) to “Other Specified Uses (Business)¹” (“**OU(B)¹**”) which includes Hospital use in Column 2 of the Statutory Notes.
- 1.2 Under Amendment Item C, the Commenter will be able to take forth the Hong Kong Cancer Strategy published by the Government in July 2019 with objectives to reduce the incidence and mortality of cancer in Hong Kong, strengthen the collaboration for timely diagnosis and treatment between the Hospital Authority and the Hospitals in the private sector, and enhance service capacity in diagnosis. The optimised and enhanced service provision of 5AKN as part of the HKSH Eastern Medical Centre will continue to provide Cancer Care, Community Care and Ambulatory Care in response to the growing healthcare needs and changing standards.

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The Secretary, Town Planning Board

1.3 The Commenter wishes to reaffirm their **SUPPORT** for Amendment Item C under Section 6A(1) of the TPO. As Representer R4 has expressed adverse comments regarding the over-provision of private hospital beds on Hong Kong Island, the displacement of the original services and facilities of the Cancer Care Centre and the strategic location of the Hospital, the Commenter takes this opportunity to address her concerns and to further state their Vision below for supporting the medical service in Eastern District and in the wider area through Amendment Item C.

2. Meeting the Growing Needs for Healthcare Services and Responding to the Higher Standards for Community Care

2.1 Representer R4 objects to the Proposed Amendment stating that there is an over-supply of private Hospital beds on Hong Kong Island and thus, there is no need for a new Hospital.

2.2 With the completion of the planned and proposed public housing developments in the vicinity of the Site, namely the Public Rental Housing Development ("PRHD") at A Kung Ngam Village (i.e. Amendment Item A of the Draft OZP) by the Hong Kong Housing Authority ("HKHA"), and Ming Wah Dai Ha Redevelopment and the PRHD at A Kung Ngam Road (i.e. Amendment Item B of the Draft OZP) by the Hong Kong Housing Society ("HKHS"), the local demand for healthcare and clinical services will increase. Moreover, there are anticipated growing needs for medical services due to a significant portion of the population being aged 65 or older in the area. This is a continuing trend. In realising HKSH's Vision to provide high-quality community-centric care to the general public, a 24-hour Outpatient Clinic at 5AKN will be able to provide additional relief to the patients requiring primary care and after-hour care needs and to meet future needs within the neighbourhood. Furthermore, the Amendment will facilitate and allow for HKSH's commitment to expand its healthcare and specialised medical services to serve the wider area, including to support Pamela Youde Nethersole Eastern Hospital ("PYNEH"), and alleviate the pressure on health care and medical facilities in Eastern District and Hong Kong as a whole.

3. In Line with Government's Healthcare Policy

3.1 Representer R4 has suggested that private Hospitals should be provided in the Northern Metropolis in view of the significant growth in planned population to ensure equitable distribution of facilities which is line with the Government's development strategies. The Commenter notes the above recommendation by the Representer. The Commenter trusts that the Government will take into consideration the need for medical services and facilities to serve the planned population in formulating the development strategy for the proposed Northern Metropolis to ensure an equitable distribution of facilities.

3.2 On the other hand, the Hospital Conversion is in line with Government Policy objectives and complements Government's plan to build more private Hospitals to meet rising patient needs and demands especially with the ageing population and rising number of cancer patients.

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4. Continuation of Providing Cancer Care Service at HKSH Eastern Medical Centre

4.1 Representer R4 also objects to the Cancer Facility being converted into a 160-bed Hospital, saying that it is currently a worthy facility and should be retained in its current form. The Commenter wishes to clarify that the multidisciplinary Cancer Care Service is predominantly provided at the Advanced Medical Centre with Proton Therapy at No. 3 A Kung Ngam Village Road (“**3AKN**”), whilst Cancer Care Support Services are also available at 5AKN to further enhance the quality of the Cancer Service in Hong Kong. In short, the existing Cancer Facility at 3AKN will remain unchanged.

4.2 The existing Cancer Care will continue to serve as one of the main objectives and primary functions of the HKSH Eastern Medical Centre at both 3AKN and 5AKN. The existing Services at 5AKN, including Medical Oncology, Chemotherapy, and Photon-based Radiotherapy, will be enhanced due to the Hospital Conversion, which will allow better integration of Services between 3AKN and 5AKN. HKSH also intends to fully utilise the current vacant floor space more efficiently by accommodating 160 in-patient beds through the Hospital Conversion. Other prominent facilities including Oncology Clinics, Chemotherapy, Surgical Operating Theatres, Multi-modality Radiation Therapy, 24-hour Outpatient Services, Diagnostic Radiology, a Pharmacy, a Laboratory, and other essential Hospital and Cancer Care Support Services will also be provided at 5AKN. Overall, the planned facilities will make up the shortfall of Hospital beds previously committed within 3AKN as a result of replanning after COVID-19; will increase the number of single-bed wards for improved control against infectious disease; will meet the needs of an increased local population and ageing demographics; and will provide more choice in wards based on affordability.

5. Conclusion

5.1 HKSH’s intention is to implement the HKSH Eastern Medical Centre at 3AKN and 5AKN with a focus on Cancer Care, Community Care and Ambulatory Care whilst facilitating the development of a World-class comprehensive Treatment Centre in Hong Kong. The joint effort of providing healthcare facilities from the public and private sectors as well as non-governmental organisations in Hong Kong is critical to relieve the pressure on the public healthcare system in the long run and will offer more affordable private healthcare services to the public. The Hospital Conversion at 5AKN will contribute to the supply of high-quality medical services and community care in Shau Kei Wan, Eastern District and to the wider area. That aligns with the Government’s policy with respect to the healthcare industry development, while continuing to provide Cancer Care Services upon the completion of the Hospital Conversion.

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We should be grateful if the TPB would note our views above and continue to give support to Amendment Item C. Thankyou for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned, Ms Delius Wong or Ms Agnes Leung.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Karen Seddon
Chief Executive Officer

KRS/DEL/AGNES

cc. Simon / Anna / Shuman
DEL/AGNES



養和醫療
HKSH Medical Group

Ref No: A05-005-LTR-00008

27 September 2023

Townland Consultants Limited

Attn.: Ms Keren Seddon

Dear Madam,

**SECTION 6A(1) COMMENT ON REPRESENTATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**COMMENT ON REPRESENTATION ON PROPOSED AMENDMENTS TO
THE DRAFT SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/19**

**AMENDMENT ITEM C – REZONING OF A SITE AT 5 A KUNG NGAM VILLAGE ROAD
FROM “OTHER SPECIFIED USES (BUSINESS)” TO
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We are pleased to authorise Townland Consultants Limited (TOWNLAND) as our Planning Consultant to prepare and submit the captioned Comment on Representation on our behalf. TOWNLAND is hereby authorised to liaise, correspond and attend meetings with the Town Planning Board, all relevant Government Departments and other bodies with respect to the Comment on Representation.

Yours faithfully
FOR AND ON BEHALF OF

HKSH Medical Group Limited



Dr. Tsao Yen Chow
Deputy Medical Superintendent

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

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. 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.
意見必須於指定對申述提出意見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意見的文件（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佈申述、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 comment 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。提出意見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 Comment (known as "Commenter" hereafter) 提出此宗意見的人士（下稱「提意見人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

HKSH MEDICAL GROUP LIMITED

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

TOWNLAND CONSULTANTS LIMITED

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖（請註明草圖名稱及編號）

DRAFT SHAU KEI WAN OUTLINE ZONING PLAN
NO. S/H9/19

Representation(s) to which the comment relates
(please specify the representation number)
與意見相關的申述（請註明申述編號）

R4

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued)(use separate sheet if necessary)[#]
意見詳情 (續)(如有需要,請另頁說明)[#]

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

PLEASE REFER TO THE ATTACHED LETTER.

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.

若意見附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

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Submission of Comments on Representations for the Proposed Amendments to the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

29/09/2023 15:47

From:

To: "tbbpd@pland.gov.hk" <tbbpd@pland.gov.hk>

Cc:

File Ref:

1 attachment



50_Comments on Representations.pdf

TCL Ref: HKSH/R

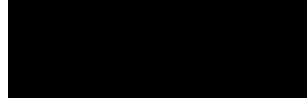
Dear Sir/Madam,

Please see attached our Comments on Representations for the Proposed Amendments to the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19. A hard copy of our Comments on Representation including Authorisation Letter and Application Form is being delivered to your office.

Should you have any questions, please do not hesitate to contact Ms Delius Wong [REDACTED] or myself.

Kind Regards,
Agnes Leung

TOWNLAND CONSULTANTS LIMITED



This e-mail and any attachments to it are intended only for the party to whom they are addressed. They may contain privileged and/or confidential information. If you have received this transmission in error please notify the sender immediately and delete any digital copies and destroy any paper copies. Thank-you. Townland accepts no contractual liabilities or commitments arising from this e-mail unless subsequently confirmed by fax or letter or as an e-mail attachment giving company name, address, registration number and authorised signatory.

致 城規會委員：

筲箕灣社區辦事處陳溢謙先生在 2016 年始創，現時以服務筲箕灣弱勢社群為己任，向長者、弱勢婦孺、街坊等提供社區服務。就政府提出修訂《筲箕灣分區計劃大綱核准圖編號 S/H9/18》，本處亦接獲不少現時居住阿公岩村居民的意見，現正代表一共 15 名阿公岩村業主成立的關注組，以及代表近 60 戶阿公岩村的居民，現向城規會遞交。

阿公岩村乃香港開埠前便已存在的集落，初期居民與本港大部村落一樣，以捕魚為生，經一百七十年的變遷，部分土地成為工業大廈，而沿海的部分則成為了海防博物館的入口，村內現時仍有清政府年間，由官府授地建成的屋宇，是繼衙前圍村清拆後，與茶果嶺村一同為歷史悠久，見證香港發展的村落。

現時阿公岩村約仍有 60 戶居民居住，他們都希望繼續保留傳續多年的社區關係，並由政府安排於清拆前陸續居於阿公岩村日後落成的公共房屋。

同時，我們作為社區工作者，明白社會需要向前發展，尤其香港的房屋需要是各屆政府逼切解決的問題，因此歡迎政府在本區興建公共房屋，但亦希望能撥出少量地方，如同港島的大坑一樣，同時建有紀錄阿公岩村歷史，以及寮屋生活片段，和居民與本區傳統文化如譚公誕節慶連繫的文化館，而非 100%用地只用作房屋規劃。

現附上早前就阿公岩村收地的意見調查，阿公岩村業主關注組和一眾阿公岩村居民就規劃上的建議，以供參考。

附件 1：問卷調查結果 + 問卷調查問題副本

附件 2：阿公岩村業主關注組在 9 月 25 日會議定立的 5 個訴求

附件 3：連署的阿公岩村業主和阿公岩村居民名單



陳溢謙 Eugene CHAN

社區發展主任 / 大學學系主任



001



筲箕灣社區辦事處
Shau Kei Wan Community Office

阿公岩村收地問卷

1. 你是否贊同政府收回整條阿公岩村用作興建公屋

- 贊成
 不贊成

2. 你的身份是

- 租戶
 屋主
 土地擁有人
 商戶

3. 若你現時居於阿公岩村，請問有多少人與你同住

- 1-3人
 4-6人
 7人或以上

4. 你是否贊同政府現時給予四年時間居民遷出是為合理?

- 合理
 過渡期應該更長
 讓居民遷出時間已經足夠，毋須更長

5. 你認為居民獲得有關收地的資訊是否足夠?

- 足夠
 不足夠，應加強溝通

6. 你認為居民必須獲原區安置嗎?

- 必須
 並非必須，因為已經有其他住屋打算
 並非必須，到其他區域的公屋我亦可以接受

7. 你擔心舊屋拆卸後，可能需要居民先另覓住所，事隔幾年才獲安置到公屋單位嗎？

擔心

不擔心，相信東區現時已有足夠的空置公屋單位

8. 若你接受安置上公屋，你認為是否需要額外搬遷費解決初遷出時的各種需要？

需要

不擔心

9. 請說出你的其他需要（如有）

請提供聯絡方法，讓我們日後可以跟進你的需要

姓名：

聯絡電話（Whatsapp）：

單位或物業號碼：



社區發展總幹事
Community Development Director

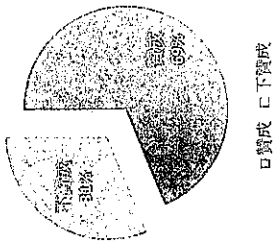
Mobile / WhatsApp : 5600 8484
Email : skw@eugenechan.co

筲箕灣東大街 62 - 74 號泰安閣 15 號舖

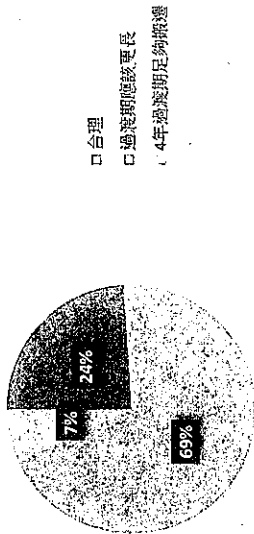
Shop 15, Tai On Court
62-74 Shau Kei Wan Main Street East

（與前阿公岩村互助委員會合作）

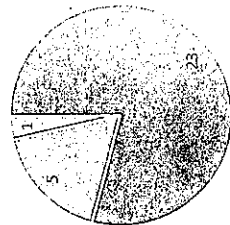
你是否贊同政府收回整條阿公岩村用作興建公屋 (n=29)



你是否贊同政府現時給予4年時間居民遷出是為合理?



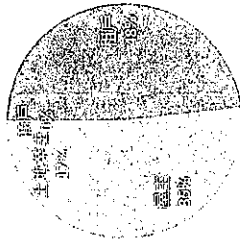
你同意居民必須獲原區安置?



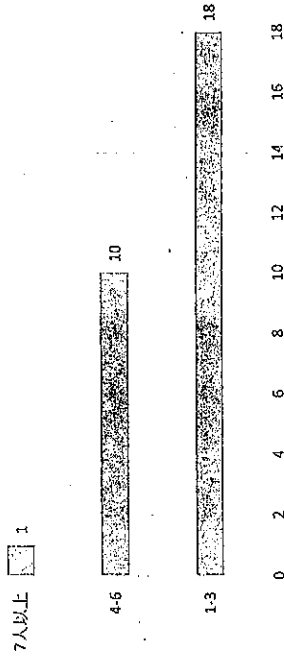
必須 c 並非必須, 可以接受任何區域的公屋: 並非必須, 有其他住信打算

你的身份為 (n=29)

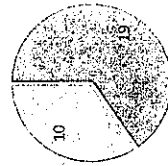
租戶 區主 (土地業主) 商戶



你現時居住阿公岩村, 請問有多少人與你同住 (n=29)

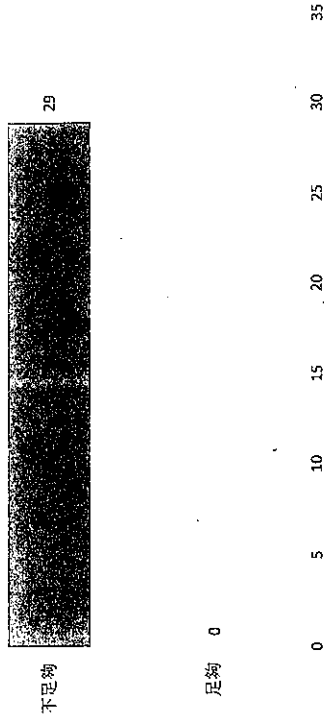


你擔心舊屋拆卸後, 可能需要居民先另覓住所, 事隔幾年才獲安置到公屋單位嗎?

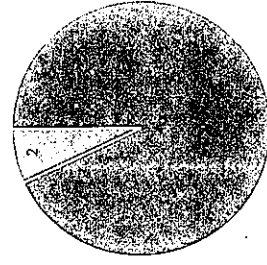


擔心 c 不擔心, 認為區現時有足夠的空置公屋單位

你同意居民獲得有關收地的資訊是否足夠? (n=29)



若你接受安置到公屋單位, 你認為是否需要額外搬遷費用解決初遷出阿公岩村的各種需要?



需要 c 不需要

附件 2：

這個組織，用大聯盟的名義與政府商討賠償方案，盼望政府要維護亞公岩原居民的最佳利益，商討細節如下：

1. 政府要給所有亞公岩的業主/地主，提供合理的賠償金，保證原業主/地主有合理搬遷和上公屋的安排。
2. 有少部分的原業主提出以地換地形式作賠償，留在原居地居住，政府理應考慮他們的訴求，撥出一塊細地為原業主供興建 5 層高的屋，由政府負責建築費用，入則費。
3. 亞公岩有 3 塊地是沒有地契，政府要寬大處理其土地佔用人身份；若果佔用人從法律途徑取得合法業權人身份，政府要一視同其法律地位，政府應給予承認和提供合理賠償金。
4. 亞公岩是一條古老的村落有 150 年歷史，希望政府能興建一個牌坊和一個小型的歷史博物館，介紹亞公岩村的前世今生
5. 希望政府能建一個亞公岩村的多功能性質的活動中心，作為原居民的永久會所，在每年大時大節上如譚公誕，鬼節，中秋節，聖誕節，農曆新年等可安排喜慶活動，因為原居住都是上年紀的長者，可讓他們在活動中心有個開心愉快，緬懷昔日亞公岩村的人和事。

附件 3 :

業主

陳小姐

羅村長

陳先生

鍾大姐

李先生

志仁

胡先生

芷湘

司徒太

王先生

居民

居民 郭女士

梁大江先生

居民蕭小姐

居民羅先生

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29/09/2023 17:15

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

致 城規會委員:

就今日筲箕灣社區辦事處陳溢謙先生遞交的《筲箕灣分區計劃大綱核准圖編號. S/H9/18》意見書，現在補回呈交人的名字及身份證號碼。

遞交及居民代表：

陳溢謙 [REDACTED]

業主代表：

陳穎儀 [REDACTED]

陳溢謙 Eugene CHAN

社區發展主任 / 大學學系主任
[REDACTED]



Our Ref.: PD/AKungNgam/01
Your Ref.: TPB/R/S/H9/19

29 September 2023



By Hand and By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/ Madam,

**Comments on Representations in respect of the
Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19**

We, *LCH Planning & Development Consultants Limited*, are commissioned by the villagers of A Kung Ngam to submit comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19.

We have comments on the representations TPB/R/S/H9/19-R1, TPB/R/S/H9/19-R3 and TPB/R/S/H9/19-R4, that are related to Amendment Items A1, A2, and A3. Our comments are summarized in the attached statement. Respective Form No. S6A and the authorisation letters are also attached for easy reference.

Should you require further information or have any query, please feel free to contact our Ms. Emily Hui or the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho RPS PRR
Director

Encl.





Comment Statement on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

1. Overview of A Kung Ngam

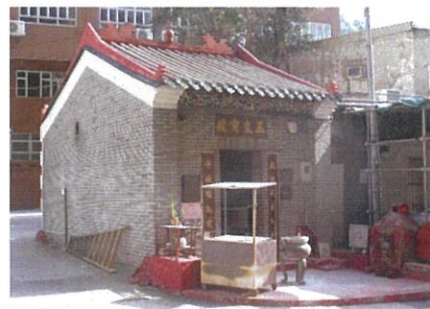
A Kung Ngam Village, with its history being traced back to 1841 in Hong Kong, holds significant historical, cultural, and architectural value as one of the earliest settlements on the island. The village offers insights into the traditional way of life, livelihoods, and customs of its inhabitants. Its architectural structures, such as the Yuk Wong Po Din Temple and Tam Kung Temple, symbolize religious and cultural practices.

➤ Religious Sites

Yuk Wong Po Din Temple

Yuk Wong Po Din Temple is originated as a shrine established by the Hoi Tsoi community during the 19th century. Over time, the shrine evolved into a small temple dedicated to the Jade Emperor, making it the only temple in Hong Kong with the Jade Emperor as the main deity. This temple symbolizes the religious and cultural practices that were prevalent in the village and adds to its historical and cultural significance.

(Source: Internet Photo)



Tam Kung Temple



It is located at the entrance of the village on the Shau Kei Wan waterfront. The name "A Kung" is related to the deity Tam Kung, highlighting the significant role that the old village played in the past. These architectural structures, including the iconic "Wong On Kee" stone house and the "Sai Hing Company" on the hillside, serve as physical reminders of the village's history and its transformation over time.

(Source: Internet Photo)



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➤ Cultural and Historical Sites

Old Quarry of A Kung Ngam

The quarry near A Kung Ngam Village played a significant role in the early days of the village's development. Due to its proximity to quarries, the villagers were primarily engaged in quarrying activities as one of their main sources of livelihood. It represents an important aspect of the village's history and contributes to its cultural significance.

(Source: Internet Photo)



Shau Kei Wan Wholesale Fish Market and Marina

The Shau Kei Wan Wholesale Fish Market is one of the major seafood trading hubs in Hong Kong. It serves as a reminder of the traditional trading practices and culinary culture associated with seafood in the region. Located near the fish market, the Shau Kei Wan Marina provides berthing facilities for boats and yachts.



(Source: Internet Photo)

Hong Kong Museum of Coastal Defense

The Hong Kong Museum of Coastal Defense is situated in a former coastal defense fortification known as Lei Yue Mun Fort. The fort played a significant role in the defense of Hong Kong's coastline during various historical periods, particularly during the late Qing dynasty and the World War II era. The museum showcases the history and significance of coastal defense in Hong Kong.

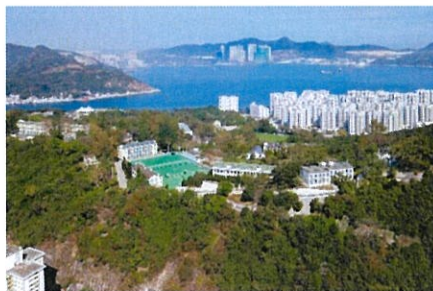
(Source: Internet Photo)



Lei Yue Mun Park

Lei Yue Mun Park is located near Lei Yue Mun Village, a historically significant fishing village in Hong Kong. The park showcases aspects of the local culture and heritage, including traditional fishing practices, fishing boats, and historical artifacts related to the village's history.

(Source: Internet Photo)





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➤ Community

Squatters in A Kung Ngam Village

The traditional architectural style of A Kung Ngam Village, characterized by low-rise buildings, stone houses, and narrow alleyways, offers a glimpse into the village's layout and construction techniques from its early days, which is one of the significant elements that reflects the cultural identity and unique charm of the village.

(Source: Internet Photo)



➤ Art and Education

The Hong Kong Art School

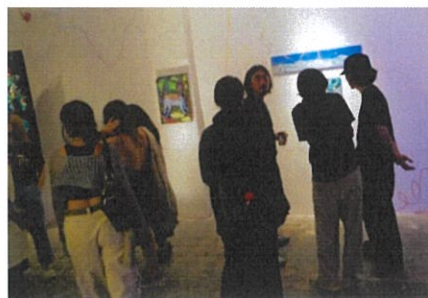
The Hong Kong Art School can serve as a platform for cultural exchange and collaboration with the community of A Kung Ngam. The school can engage with local artists, artisans, and residents to promote cultural activities, workshops, and exhibitions. This interaction can facilitate the sharing of artistic techniques, traditional knowledge, and cultural experiences between the school and A Kung Ngam, enhancing the overall cultural vibrancy of the area.



(Source: Internet Photo)

Eastern Jade Art Renaissance (EJAR) 東玉藝興

EJAR is an artistic organization located in A Kung Ngam. It involves in promoting or showcasing various forms of art, such as visual arts, performance arts, or cultural exhibitions. They could potentially organize events, workshops, or exhibitions to engage with the local community and promote artistic expression.



Refer to Figure 1 for the Cultural Heritage Resource in A Kung Ngam.



2. Elements of A Kung Ngam Village

There are lots of elements that represent its rich history and cultural significance that can be found in the existing village of A Kung Ngam, which are meaningful to the villagers and serve as reminders to maintain their connection to the past.

Tangible Elements

Tangible Elements in A Kung Ngam Village, such as the architectural style of building and household items used in daily life, can reflect their vibrant and unique lifestyle. In addition, the artistic expressions and handicrafts within the A Kung Ngam Village can reflect their cultural traditions, historical context and the aesthetic values of the community. For example, the squatter houses and the narrow alleys in the village can reflect the housing conditions and community dynamics of villagers and workers who resided near to the rock quarry.



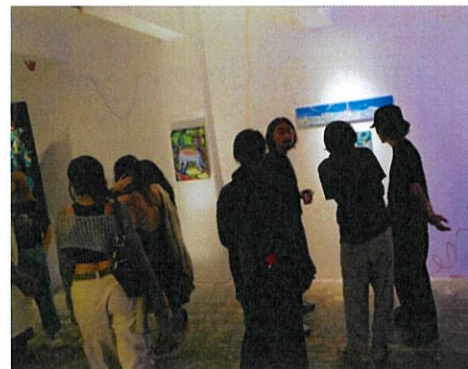
Red House with metal texture



Clothes hanging in settlements



Interior design of structures



Showcase of artworks



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Intangible Elements

The cultural traditions and practices associated with A Kung Ngam Village, such as having barbecue and dragon and lion dance during festivals, can shed light on their values, beliefs and social norm, which can also reflect the cultural fabric of the community. Besides, the community values such as the importance placed on cooperation and mutual support can be reflected in the intangible aspects of their customs.



Tradition of having BBQ during festivals



Dragon & Lion dance during festivals



Communal activities and rituals during Tam Kung Festival

(Source: Photos provided by villagers)



3. Insights

In order to increase land reserves to address housing and development requirements, A Kung Ngam Village has been designated for the development of public housing. Although the excess demand for housing can be alleviated, some insights on the social and cultural aspects are identified.

1. *Diminishing the Unique Identity and Character of the Community*

The demolition of A Kung Ngam Village's unique architectural structures for public housing can result in the loss of architectural heritage, leading to a homogenization of the built environment and a potential diminishment of aesthetic value and historical significance. Additionally, the displacement of the community and introduction of new residents through public housing may dilute or erode the village's cultural practices, traditions, and sense of shared history, such as dragon and lion dances as well as hosting barbecue during festivals. It potentially impacts community cohesion and the preservation of cultural identities.

2. *Disrupting social fabric and insufficient human interactions*

The clearance of A Kung Ngam Village can lead to the fragmentation of the original community, impacting social cohesion and the sense of belonging among residents, particularly the elderly who have built strong social networks and tight-knit communities over many years. The loss of communal spaces in the new public housing developments can further hinder opportunities for social interactions and gatherings, potentially resulting in a perceived lack of human interaction within the community.

3. *Stigmatization of place*

The demolition of A Kung Ngam Village erases physical reminders and collective memory, potentially leading to the forgotten history and stories of the community. This loss of historical context can contribute to the stigmatization of the place and a lack of understanding and appreciation for its significance. Additionally, the displacement of long-term residents from their homes and communities can result in a loss of connection and identity, further contributing to the perception of a place lacking a cohesive community.



4. Visions

1. *To preserve cultural value of the village through interactive exhibitions or preserving existing elements*
Offering exhibitions that bring the history of A Kung Ngam Village to life, while protecting and showcasing existing elements that hold cultural significance.
2. *To create a vibrant neighborhood by providing social spaces for social interactions:*
Incorporating social spaces that facilitate and encourage social interactions among residents. These spaces can include community centers, parks, gathering areas, and shared amenities, providing opportunities for neighbors to come together, engage in activities, and build a strong sense of community.
3. *To increase sense of belonging and social bonding within the community*
Implementing community engagement initiatives and providing opportunities for residents to actively participate in communal activities.

5. Design Approach

1. *Provision of Pai Fang:*
The Pai Fong is placed at the entrance of the existing village. As the archway is one of the significant architectural elements that hold historical and historical value, it aims to safeguard the unique features, craftsmanship, and historical context of A Kung Ngam Village, which also contributes to the identity and character of the surrounding area.
2. *Provision of a Multifunctional Centre:*
The multifunctional centre aims to provide the following functions within the community:
 - To provide a space for interactive exhibition, cultural activities that preserves cultural value and collective memories of A Kung Ngam Village;
 - To serve as an artist hub to showcase their artistic work and hold workshop within the community;
 - To provide a gathering ground for existing villagers who are mostly elderly being relocated to the surrounding area;
 - To accommodate the needs of the residents in the proposed public housing estate by providing social and recreational spaces.



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3. Linking these elements spatially to form a cohesive cultural heritage axis

The integration of cultural heritage elements into the future public housing estate, Lei Yue Mun Park Block 7, the mountain haven for art and culture, and the proposed multifunctional center is a commendable initiative. This approach ensures that despite the demolition of A Kung Ngam Village, its culture and history are preserved and celebrated. By establishing a cultural heritage axis, residents and visitors can gain a deeper understanding and appreciation of the rich cultural heritage associated with A Kung Ngam Village.

The cultural heritage axis would become a focal point within the public housing development. It serves as a platform for showcasing the unique traditions, customs, and history of the village. Through various exhibitions, displays, performances, and educational programs, the cultural heritage axis creates opportunities for residents and visitors to engage with the heritage of A Kung Ngam Village.

By integrating heritage elements into the public housing estate, it pays homage to the village's cultural legacy and establishes a sense of continuity and connection to the past. This integration ensures that the cultural heritage of A Kung Ngam Village is not lost but rather becomes an integral part of the future development, fostering a strong sense of identity and community among the residents.

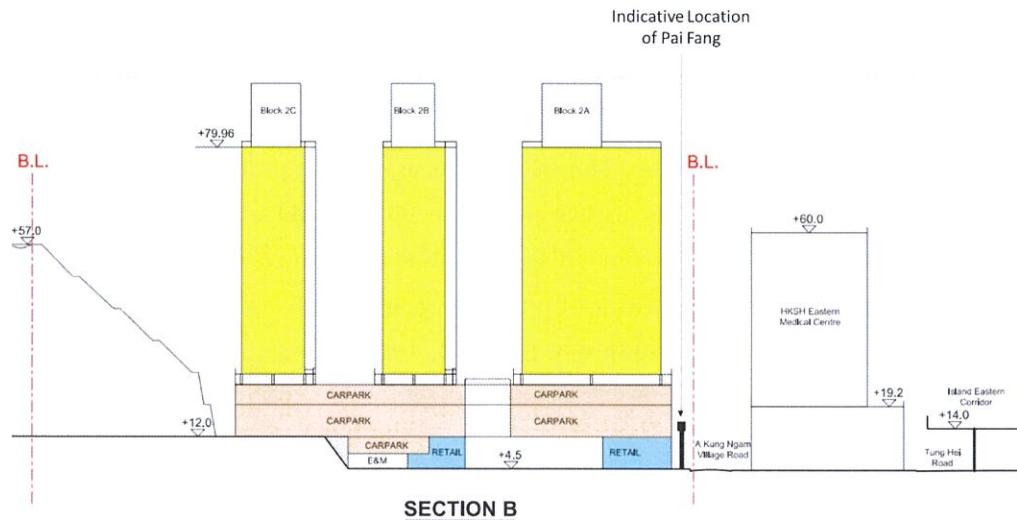
6. Comments on Recommendations

1. Proposed Pai Fong

It is the intention of the villagers of A Kung Ngam to preserve the history of the village on the land. It is proposed to set up a Pai Fong in the entrance of the original A Kung Ngam village. To avoid blocking the traffic, the Pai Fong is preferable to integrate with the future landscaping work within the proposed PHD. Refer to Figures 6 and 7 for details. To provide greater design flexibility, two locations are proposed for consideration.

We agree with Representation R1 but we suggest further amendment on the scheme.

There will be no implication on the development scale and implementation timeline of PHD. Subject to future detail design, it is proposed that the Pai Fong would be visually compatible with the retail and carpark podium.



(Source: Cross Section for the Propose Housing Development Sheet 2 (Drawing No. CE30/IRB/204))

Setting up of a Pai Fang would be a potential landmark in the vicinity, enhancing the streetscape as well as preserving the local character. We would be grateful if this Pai Fang can be integrated into the detail design stage of the PHD by the Hong Kong Housing Authority.

2. Option A for Multifunctional Centre

It is proposed to convert a minor portion of the “Residential (Group A) 6” zone to “Government, Institute or Community” zone. The concerned site abuts the Stone House which is excluded from the site area of the proposed public housing development. While the Stone House is pending grading assessment by the Antiquities Advisory Board, the Multifunctional Centre will integrate with this historic building and create positive cultural heritage value. Refer to Figure 2 and 3 for details. We partially agree with Representations R1 and R4 but we suggest minor amendments.

Land use Compatibility

There is no designated use of this piece of land at this moment. The conversion of “GIC” zone has no significant change in land use aspect. It is considered compatible with the rezoning proposal.

No Impact to the Development of PHD

The proposal will not affect the development of PHD as it does not involve the development site of the PHD.



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Enhancement of Visual and Landscape Value

While there is no concrete proposal at this moment, the height of the Multifunctional Centre shall be below the podium of the PHD. As the height of the Multifunctional Centre will be in the similar range to the Stone House, no adverse visual impact is anticipated. Subject to future detail planning, the open space may invite villagers and artists to replicate the living environment of A Kung Ngam village. No landscape impact is anticipated as well. Indeed, the inclusion of an artistic building component with an integrated open area will create a focal point in the entrance of the PHD, which will definitely enhance the visual and landscape value.

No Traffic Impact

Loading/ unloading activities, if any, will happen in the new cul-de-sac in front of the Manson Industrial Building. Additional traffic burden is not anticipated to be brought to the surrounding traffic network as well as the PHD.

No Environmental Impact

The proposed Multifunctional Centre is not an air sensitive use or a noise sensitive use, nor does it create adverse air or noise impact. Significant amount of waste and sewerage is not anticipated as well. No insurmountable environment impact is anticipated.

3. Option B for Multifunctional Centre

It is proposed to extend the proposed "Government, Institute or Community" zone toward the east and south. It will take a minor portion of the site of the proposed PHD. The proposed complex will abut the existing Yuk Wong Po Din Temple, with a piece of open area at the back for ex-villagers to gather and organize activities. Pedestrian path will still be maintained as designed. Refer to Figures 4 to 6 for details.

We agree with Representation R4 and partially agree with Representation R1.

Land use Compatibility

The extension of "GIC" zone to the area designated as 'Road' and the "Residential (Group A)6" has no significant change in land use aspect. It is considered compatible with the rezoning proposal.

No Impact to the Development of PHD

As cross-checked with the conceptual landscape and mitigation measures plan of the proposed public housing development ((Drawing No. CE30/IRB/1011), the concerned area will be used for at-grade planting only. There will be no effect to the development



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intensity of the proposed PHD. It will not affect the development programme of the whole PHD as well.

While a minor portion of greenery space and open space may be taken to the "GIC" zone, there shall be sufficient space within the PHD site for its fulfilment of Hong Kong Planning Standard and Guidelines.

Enhancement of Visual and Landscape Value

While there is no concrete proposal at this moment, the height of the Multifunctional Centre shall be below podium of the PHD. As the height of the Multifunctional Centre will be far below the building height of the PHD, no adverse visual impact is anticipated. Subject to future detail planning, the open space may invite villagers and artists to replicate the living environment of A Kung Ngam village. No landscape impact is anticipated as well. Indeed, the inclusion of an artistic building component with an integrated open area will create a focal point in the entrance of the PHD, which will definitely enhance the visual and landscape value.

No Traffic Impact

Loading/ unloading activities, if any, will happen in the new cul-de-sac in front of the Manson Industrial Building. Additional traffic burden is not anticipated to be brought to the surrounding traffic network as well as the PHD.

No Environmental Impact

The proposed complex is not an air sensitive use or a noise sensitive use, nor does it create adverse air or noise impact. Significant amount of waste and sewerage is not anticipated as well. No insurmountable environment impact is anticipated.

4. Preservation of Quarry Element

The old quarry marks the history of A Kung Ngam. This history of quarry and the character of A Kung Ngam village should be well reflected in the future PHD. In certain old quarry sites, mountain haven concept is developed which utilizes the remaining quarry space for art and culture incubation.

We agree with Representation R1 but we suggest further amendment on the scheme.



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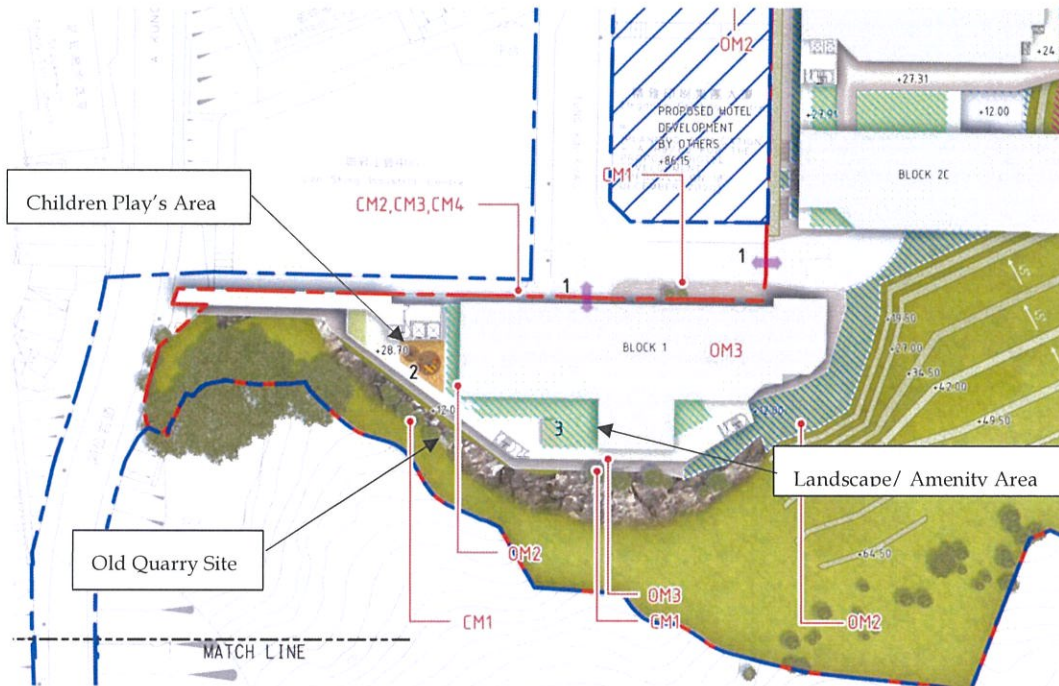


(Source: Internet Photos)

We suggest better utilization of the old quarry sites in the future PHD development. According to the Hong Kong Planning Standards and Guidelines, “new developments could consider to create a sense of history through their architectural forms and materials with a view to providing interest and contrast with the general urban area”. Elements of quarry sites and A Kung Ngam can be incorporated in the architectural forms of the future PHD. In particular, these elements can be integrated with the future design of Children’s Play Area and the Landscaped / Amenity Seating Area of Block 1.

To tap in the opportunity of the old quarry site, the Hong Kong Housing Authority could consider to set up an artist/ exhibition hub at the podium of Block 1, or an independent structure in the proposed Children’s Play Area/ Landscaped / Amenity Seating Area. Incorporating local character into public housing creates a landmark in the district, which in turn strengthens the sense of belonging of the future residents.

These comments would not defer the development pipeline or reduce the planned public housing supply.



(Source: Conceptual Landscape and Mitigation Measures Plan (Drawing No. CE30/IRB/1011))



7. Benefited stakeholders

1. *Existing villagers:*

The structure can serve as a repository of the village's cultural heritage, ensuring that the existing villagers' collective memories and traditions are preserved. It can provide a physical space for them to reconnect with their roots, share their stories, and pass down their cultural knowledge to future generations.

2. *Future residents of public housing:*

By providing a shared space for residents of public housing and existing villagers, the structure can promote interaction and social integration. It can facilitate opportunities for residents from different backgrounds to connect, learn from each other, and build relationships, fostering a harmonious and inclusive community

3. *Shau Kei Wan Community:*

The preserved structure can attract visitors from both local and international communities interested in experiencing the cultural heritage of A Kung Ngam Village. This can generate tourism revenue and economic opportunities for businesses in Shau Kei Wan, promoting the local economy and supporting small-scale enterprises.

4. *Society:*

The conservation efforts associated with the structure can raise awareness about the importance of preserving historical sites and cultural landmarks in society. It sets an example for sustainable development that balances modern needs with the preservation of heritage, promoting a deeper appreciation for our shared history.



8. Sustainable Development Goals

The aims of preserving existing cultural heritage and providing communal spaces for both existing and future residents are complied with the following sustainable development goals, which can facilitate the A Kung Ngam community and our society as a whole to achieve a better and more sustainable future.

Sustainable Development Goal 4 - Quality Education

Cultural preservation encompasses the transmission of knowledge, skills, and values from one generation to another. By preserving cultural heritage in A Kung Ngam Village, communities can provide educational opportunities that promote intercultural understanding, respect for diversity, and the appreciation of local traditions.



Sustainable Development Goal 11 - Sustainable Cities and Communities

By recognizing and preserving cultural heritage, the community can create spaces that celebrate diversity, promote social cohesion, and enhance the overall well-being of both existing and future residents. Cultural heritage can serve as a platform for dialogue, understanding, and collaboration among different cultural groups, fostering resilient and inclusive communities.



Sustainable Development Goal 16 - Peace, Justice, and Strong Institutions

Cultural preservation and social inclusion are crucial for fostering peaceful and just community in A Kung Ngam Village. By recognizing and respecting cultural rights, promoting cultural diversity, and ensuring equal access to cultural resources, societies can build inclusive and participatory institutions.





LCH Planning and Development
 Consultants Limited

Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan
 No. S/H9/19

Figure 1 : Cultural Heritage Resource

(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government and Internet Photos)

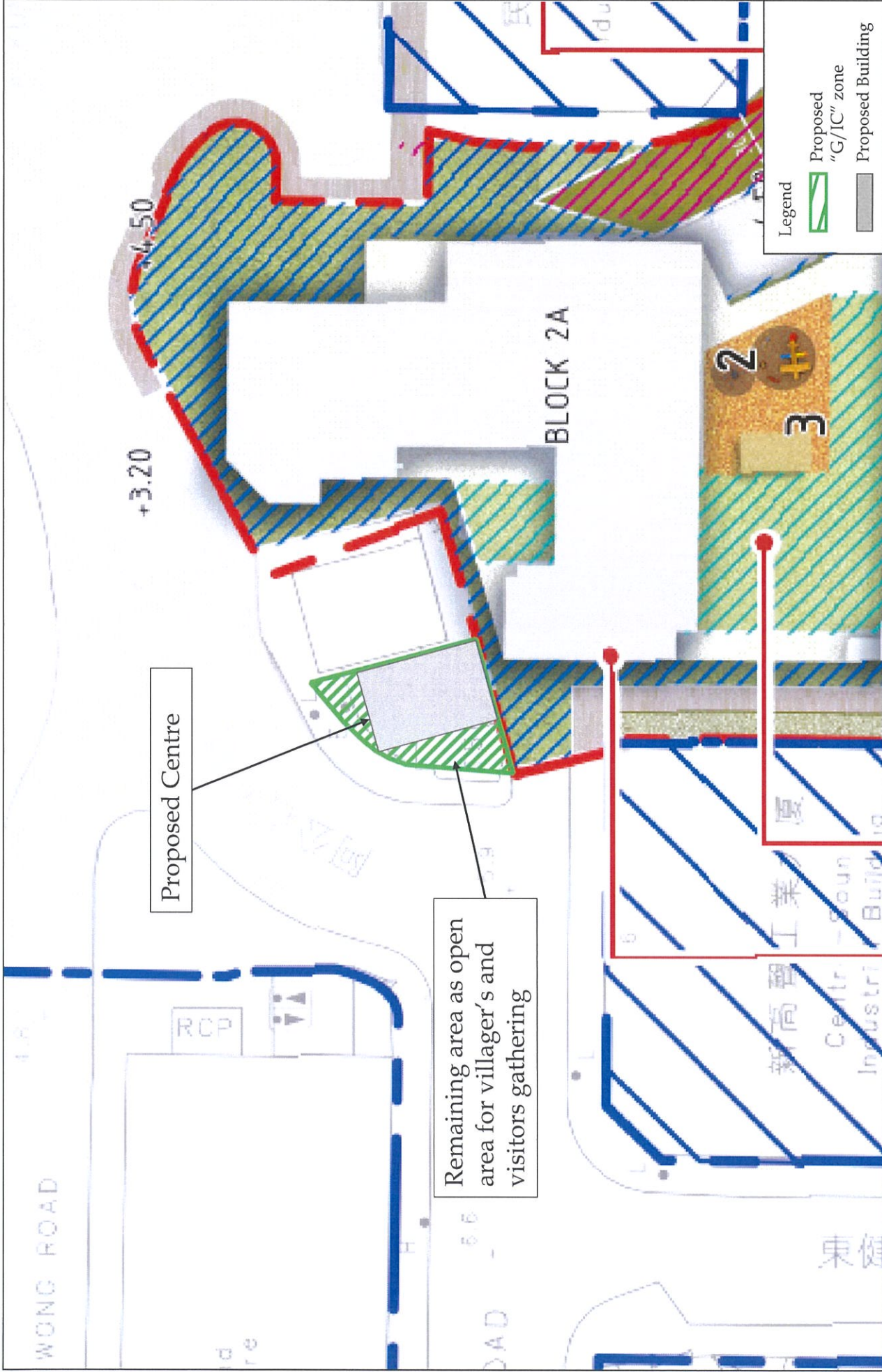


Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

LCH Planning and Development Consultants Limited

Figure 2 : Option A Proposal
(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)

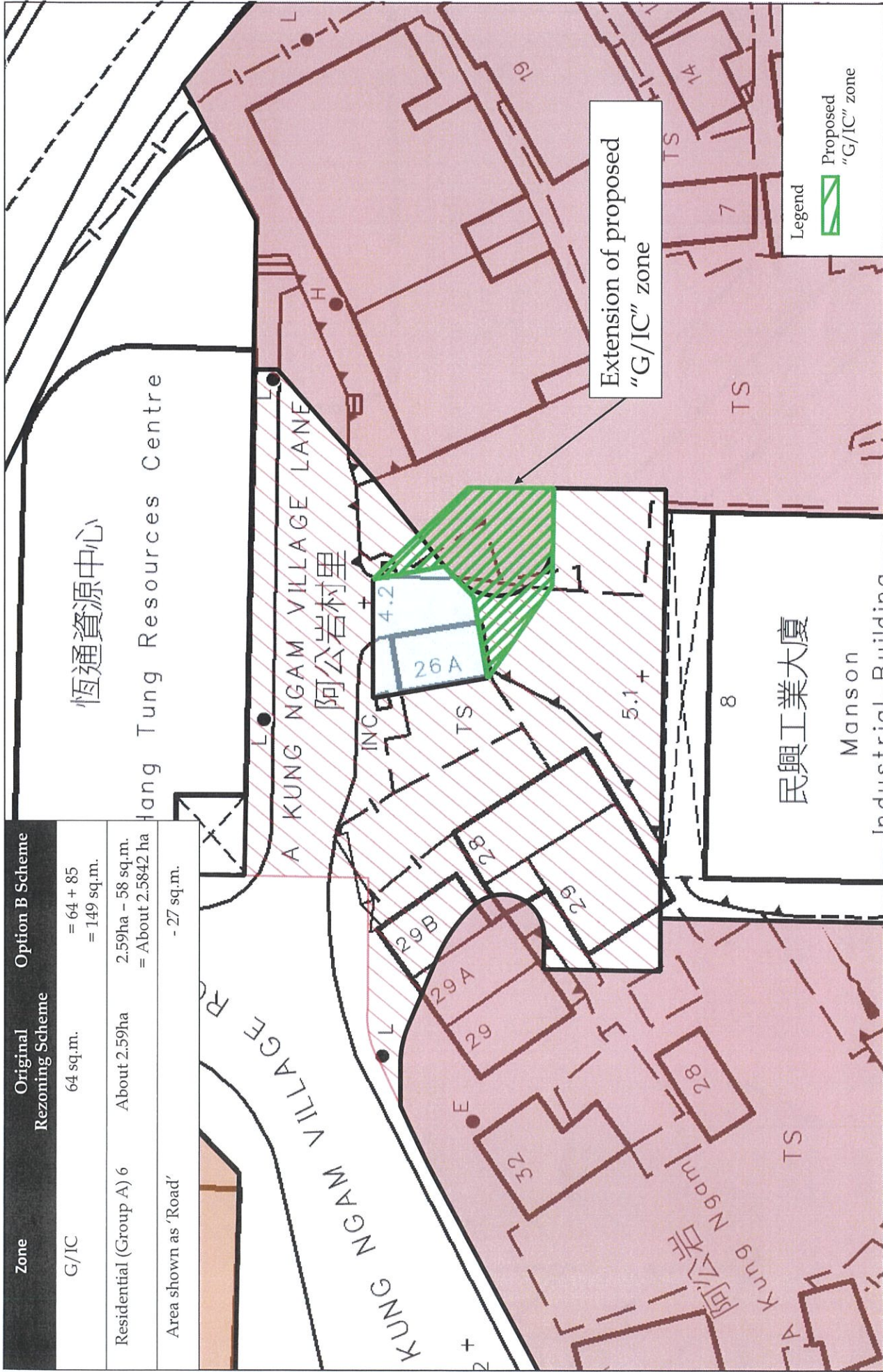


LCH Planning and Development
 Consultants Limited

Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

Figure 3 : Option A on the Proposed Landscape Plan of the Public Housing Development
 (For reference only. Not to scale.)

(Source: Conceptual Landscape and Mitigation Measures Plan (Drawing No. CE30/RB/1011))



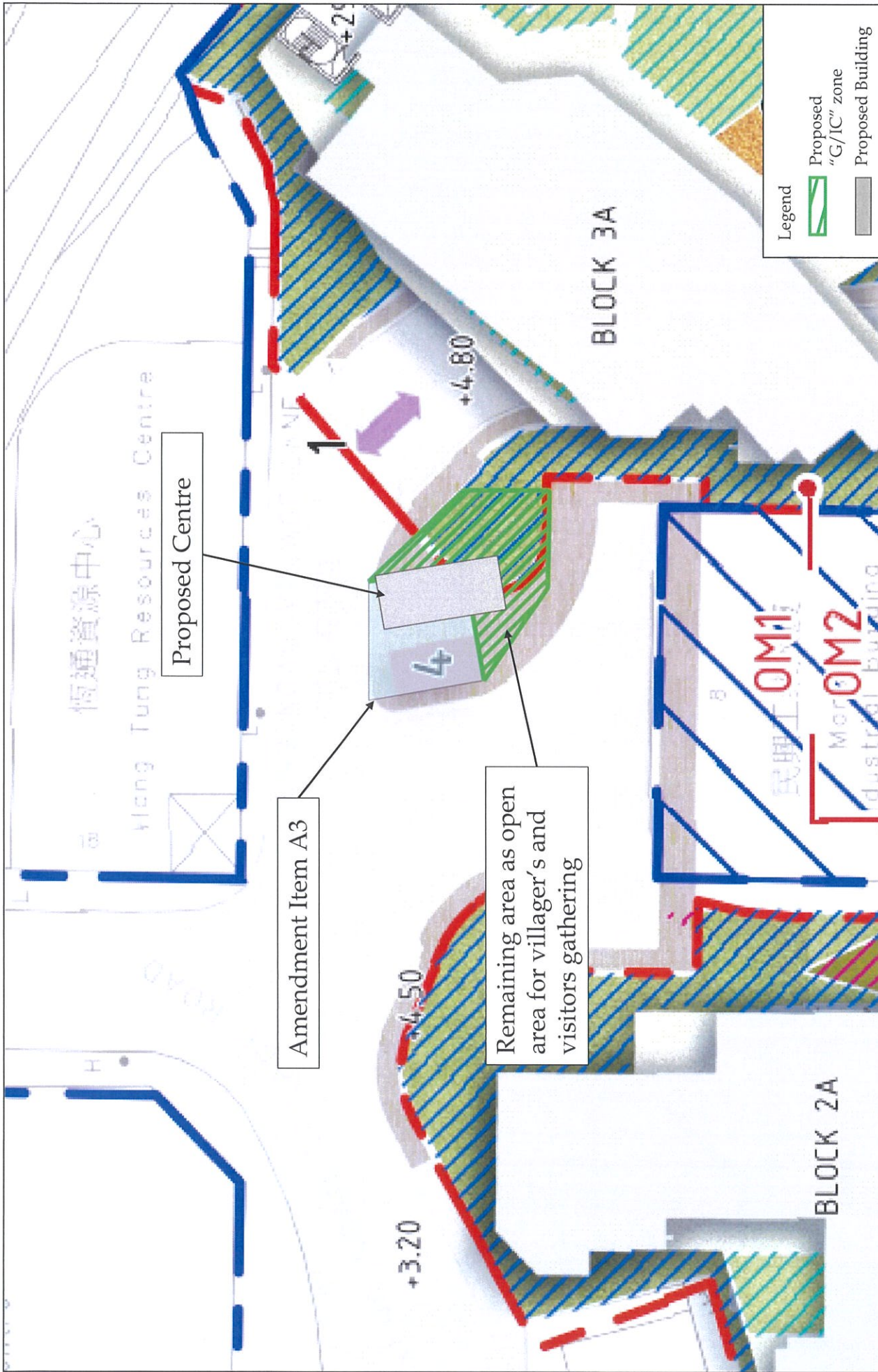
Zone	Original Rezoning Scheme	Option B Scheme
G/IC	64 sq.m.	= 64 + 85 = 149 sq.m.
Residential (Group A) 6	About 2.59ha	2.59ha - 58 sq.m. = About 2.5842 ha
Area shown as 'Road'		- 27 sq.m.

LCH Planning and Development Consultants Limited

Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

Figure 4 : Option B Proposal
(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)

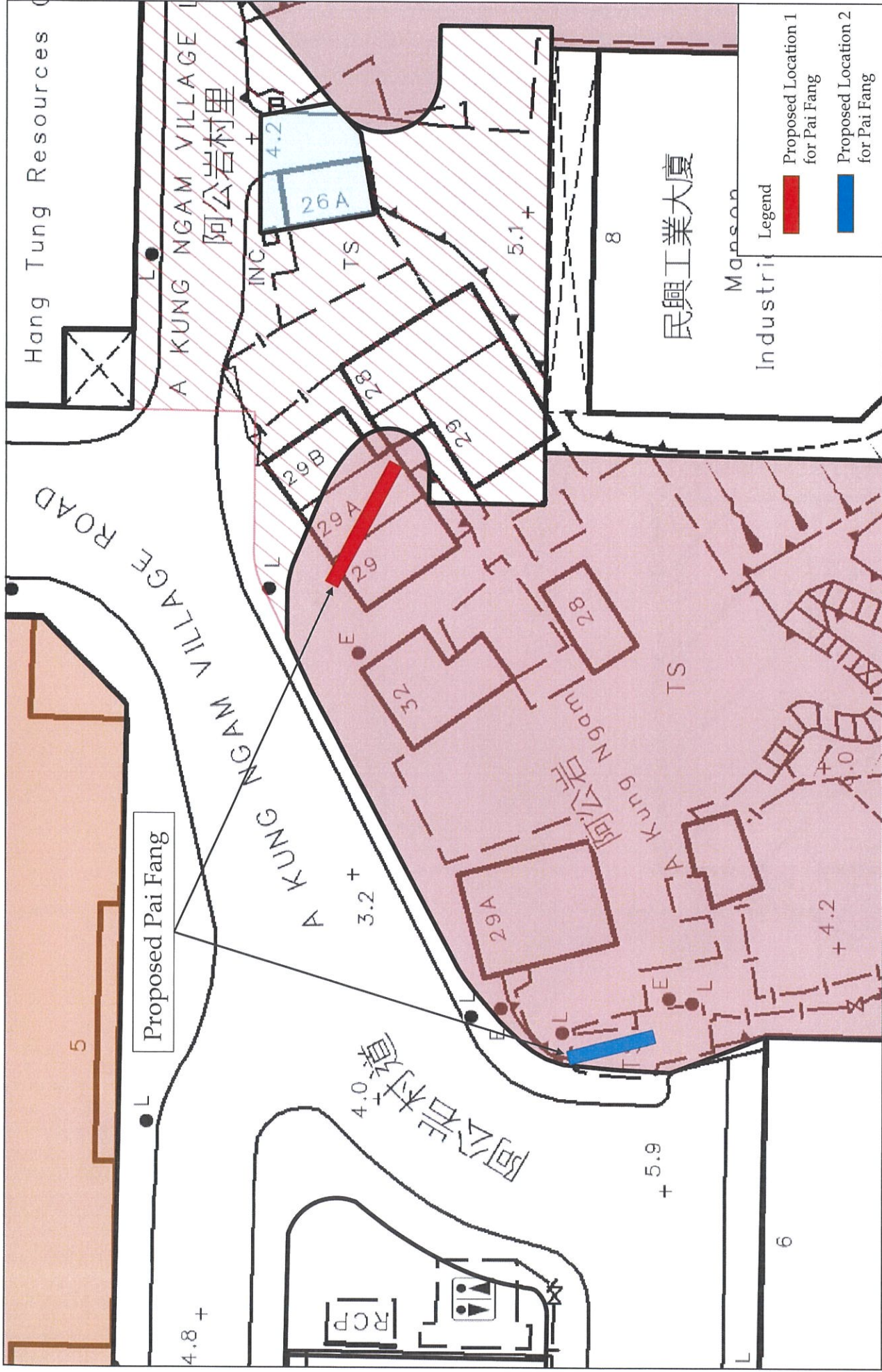


LCH Planning and Development
 Consultants Limited

Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

Figure 5 : Option B on the Proposed Landscape Plan of the Public Housing Development
 (For reference only. Not to scale.)

(Source: Conceptual Landscape and Mitigation Measures Plan (Drawing No. CE30/IR5/1011))



LCH Planning and Development Consultants Limited

Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

Figure 6 : Proposed Pai Fang Location

(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan
No. S/H9/19

Figure 7 : Proposed Pai Fang on the Proposed Landscape Plan of the Public
Housing Development
(For reference only. Not to scale.)

(Source: Conceptual Landscape and Mitigation Measures Plan (Drawing No. CE30/IB/1011))

Date: 28 September 2023
Town Planning Board Secretariat
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong




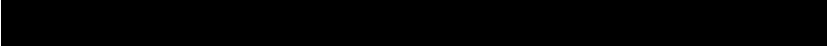
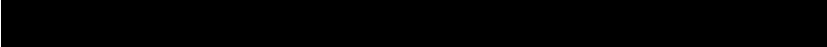
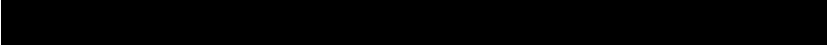
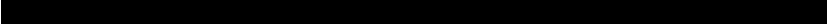
Dear Sir/ Madam,

**Comments on Representations in respect of the Draft Shau Kei Wan Outline
Zoning Plan No. S/H9/19**

Authorization Letter


We hereby authorize *LCH Planning & Development Consultants Limited* to be our planning consultant to make Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19, and to attend the Hearing for Representations and Comments by the Town Planning Board of the captioned on our behalf.

Kindly direct all relevant correspondences to *LCH Planning & Development Consultants Limited* at the following address for the attention of Mr. Junior Ho.

Address : 
Contact Person : 
Tel. No. : 
Fax No. : 
Email : 

Thank you for your kind attention.

Yours faithfully,

Name (English and Chinese) 姓名(中文及英文)	I.D. Card No. (first 4 characters) 香港身份證首 4 位字母數字	Authorized Signature 授權簽名
陳穎儀 CHAN Wing-ye		Winnie Chan

TPB/R/S/H9/19-C3

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. 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.
意見必須於指定對申述提出意見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意見的文件(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佈申述、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 comment 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。提出意見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 Comment (known as "Commenter" hereafter) 提出此宗意見的人士 (下稱「提意見人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) CHAN WING-YEE
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) LCH PLANNING & DEVELOPMENT CONSULTANTS LIMITED
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖 (請註明草圖名稱及編號)	Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述(請註明申述編號)	TPB/R/S/H9/19-R1 TPB/R/S/H9/19-R3 TPB/R/S/H9/19-R4

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

Date: 28 September 2023
 Town Planning Board Secretariat
 15/F, North Point Government Offices
 333 Java Road, North Point, Hong Kong



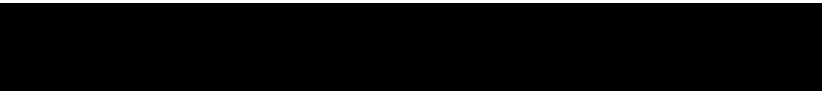
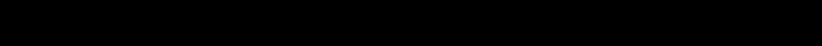
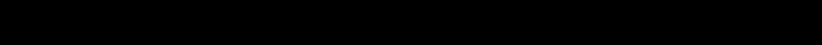
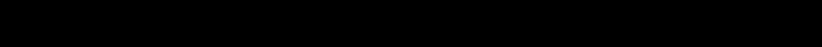
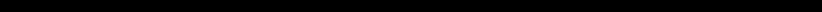
Dear Sir/ Madam,

Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

Authorization Letter

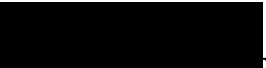
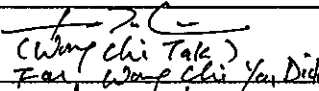


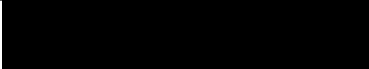
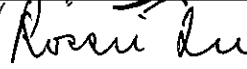
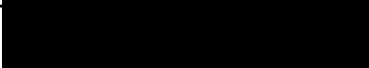
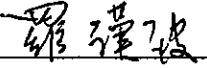
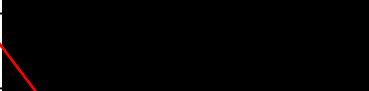
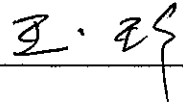
We hereby authorize *LCH Planning & Development Consultants Limited* to be our planning consultant to make Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19, and to attend the Hearing for Representations and Comments by the Town Planning Board of the captioned on our behalf.

Kindly direct all relevant correspondences to *LCH Planning & Development Consultants Limited* at the following address for the attention of Mr. Junior Ho.

Address : 
 Contact Person : 
 Tel. No. : 
 Fax No. : 
 Email : 

Thank you for your kind attention.

Yours faithfully, TPB/R/S/H9/19-C4

Name (English and Chinese) 姓名(中文及英文)	I.D. Card No. (first 4 characters) 香港身份證首 4 位字母數字	Authorized Signature 授權簽名
004 黃志仁 Wong Chi Yan Dick		 (Wong Chi Tak) For Wong Chi Yan Dick
005 陳力強		 Chan Lik Keung
006 LEE ROSSIE		 Rossie Lee
007 羅漢波		 羅漢波
008 謝玉珍		 Si Yuk Chan

TPB/R/S/H9/19-C6

TPB/R/S/H9/19-C5

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

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. 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.
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填寫的表格及支持有關意見的文件(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。
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1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士 (下稱「提意見人」)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

Mr. WONG CHI YAN

羅漢波先生

陳大興先生

謝玉珍女士

Ms. LEE ROSSZE

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)

LCH PLANNING & DEVELOPMENT CONSULTANTS LIMITED

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)
與意見相關的草圖 (請註明草圖名稱及編號)

Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

Representation(s) to which the comment relates (please specify the representation number)
與意見相關的申述(請註明申述編號)

TPB/R/S/H9/19-R1
TPB/R/S/H9/19-R3
TPB/R/S/H9/19-R4

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

Urgent Return Receipt Requested Sign Encrypt Mark Subject Restricted Expand personal&publi



Comments on Representations in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

29/09/2023 15:31

From: [REDACTED]
To: <tpbpd@pland.gov.hk>
Cc: [REDACTED]
File Ref: [REDACTED]

Please respond to [REDACTED]

3 attachments



Ltr to TPB_20230929.pdf LCH_Comment Report_A Kung Ngam Rezoning_final.pdf



Authorisation and Application Form.pdf

Dear Sir/ Madam,

Please find attached our comments in regards to the captioned.

The application forms and authorisation letters are also attached. The original copy has been delivered to your office.

Should you have any queries, please do not hesitate to contact us.

Regards,
Junior Ho

LCH (Asia-Pacific) Surveyors Limited | LCH Planning & Development Consultants Limited

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