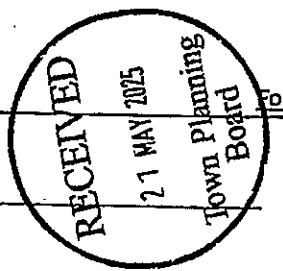


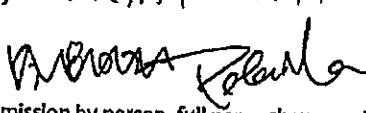
For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	



Representation Number:
TPB/R/S/K13/33-R001

Submission Number:
TPB/R/S/K13/33-S004

- 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), 必須送交香港北角遼寧道 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 Processing of 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 (PECs) 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.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角遼寧道 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)(香港北角遼寧道 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.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs 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。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) MA NGAI CHI PETER 馬毅智 
(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. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)
(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)

* 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 Representation (use separate sheet if necessary)*

申述詳情(如有需要,請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則(請註明圖則名稱及編號)

S/K13/33

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

Subject matters 有關事項 ^a	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 ^a
A1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	增加住宅用地
A2	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	確保新興路有足夠的道路及交通網絡,配合鄰近學校群及住宅社區居民出行使用。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ 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 Proposed Amendments. 請形容圖則內與申述有關的指定事項, 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。

^a Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清還/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable 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

就圖則作出申述

Representation Relating to Plan

Submission Number-
TPB/R/S/K13/33-S002

參考編號

Reference Number:

250430-103045-05146

Representation Number:
TPB/R/S/K13/33-R002

提交限期

Deadline for submission:

21/05/2025

提交日期及時間

Date and time of submission:

30/04/2025 10:30:45

「申述人」全名

Full Name of "Representer":

先生 Mr. Lee ho man

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates: S/K13/33

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
z	支持 Support	y

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number-
TPB/R/S/K13/33-S003

From: [REDACTED]
Sent: 2025-05-21 星期三 03:26:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: AMENDMENTS TO NGAU TAU KOK AND KOWLOON BAY OZP
NO. S/K13/32

Representation Number:
TPB/R/S/K13/33-R003

AMENDMENTS TO NGAU TAU KOK AND KOWLOON BAY OZP NO. S/K13/32

Dear TPB Members,

Item A1 – About 0.38ha. Rezoning of a site at Choi Hing Road from "G/IC" to "Res (Group A)4". Private Residential / 1 Block/ 570 Units / PR 9 / 175mPD / Retail / Hostel for Severely Mentally Handicapped / Support Hostel for Mentally Handicapped / Day Activity Centre / ?? Vehicle Parking

Strong Objections. The site is situated in a GIC cluster of low rise educational facilities. It was originally reserved for a social welfare complex and electricity substation. The proposed very high single tower development on a large podium is inappropriate as it would create a high wall effect on the border of the Green Belt. The statement 'the massing and height of the proposed developments are not incompatible with the surrounding context' is unacceptable with regard to this site.

That there is need for the original planning intention to be implemented is clear as the HKPSG indicates that there are unacceptable deficits in the provision of many services such as Child and Community Care, Day Rehabilitation and particularly Residential Rehabilitation facilities.

The inclusion of a Hostel for Severely Mentally Handicapped in the podium of the project is both ridiculous and untenable. In the current depressed housing market, no developer would accept such a condition **so the urgent need for this facility would remain unaddressed**. Surprisingly members of DC did not focus on this issue but we know where their priorities lie as with the recent support given by legislators to residents in Cheung Sha Wan opposing the development of a homeless shelter. For sure a home for the mentally handicapped would not be provided.

The site also has traffic, traffic noise and air quality from vehicular emissions issues. This underlines the fact that a smaller development that could be well set back from the road by a buffer garden area would be the most suitable development for the site.

Traffic – no indication given of number of parking spaces but of course TD says no problem never the less.

In view of the location beside the GB and the low rise nature of the adjacent GIC, the site should be developed into a centre where the mentally handicapped can reside in tranquillity and without the negative pressure of NIMBY neighbours restricting their movements.

To propose housing already disadvantaged persons in a podium with no access to a garden, sunlight, natural elements, is a shocking indictment of the value the administration places on the provision of services to this vulnerable community.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

While the government is pushing the One Site, Multiple Use concept, there are certain services that for many reasons, including the strong prejudices of some in the community, should be catered for in a more sheltered manner.

Item A2 – About 0.01ha. Rezoning of two strips of land at Choi Hing Road from "G/IC" to areas shown as 'Road'.

Two minor portions to be rezoned to areas shown as 'Road' to align with the existing footpath.

HOUSEKEEPING

Item B1 – About 0.31ha. Former Maryknoll Secondary School. Rezoning of a site at Choi Ha Road from "G/IC" to "Res (Group A)4" Private Residential / 1 Block/ 420 Units / PR 9 / 175mPD / Retail / District Elderly Community Centre Sub Base / Short-term Food Assistance Service Team / Day Care Centre for the Elderly

Currently used as a temporary training and youth development centre by the Hong Kong Customs and Excise Development to be terminated end 2025

Strong Objections to development of private residential. The market is awash with unsold units. There is absolutely no need to provide sites for further supply. The site should be used to develop some form of assisted housing.

The recent keen competition in the market under the Home Ownership Scheme (HOS) and the White Form Secondary Market Scheme (WSM) underline where the need for housing is most urgent.

Item B2 – About 0.01 ha. Rezoning of a strip of land at Choi Ha Road from "G/IC" to "G/IC(3)".

Existing staircase adjoining Cheerful Court

HOUSEKEEPING

Clarity required on the statement that "The planned GIC provision has yet incorporated the facilities related to the proposed amendments. ???

Members have a duty to put aside the fact that the underlying reason for the rezoning to private residential of sites that are currently in the public domain is all about revenue and Land Sales. The proposals should be considered only with regard to the suitability of the location and fulfilling the most urgent needs in society – better community services and the need for affordable housing.

Amendments to the Notes of the Plan

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

(c) Deletion of 'Educational Institution (ground floor only)', 'Place of Entertainment (ground floor only)', 'Religious Institution (ground floor only)' and 'Training Centre' from Col 2 of Schedule II of the Notes for "Other Specified Uses" annotated "Business" zone.

WHY WOULD GROUND FLOOR BE AN ISSUE AS ESCAPE WOULD BE EASY? HAVING THESE FACILITIES OPERATE ON THE LOWER FLOORS OF BUSINESS PREMISES IS PREFERABLE TO ALLOWING THEM IN RESIDENTIAL PODIUMS.

Mary Mulvihill



From: [REDACTED]
Sent: 2025-05-21 星期三 14:04:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: AMENDMENTS TO NGAU TAU KOK AND KOWLOON BAY OZP NO. S/K13/32

Dear TPB Members,

Following up on the references to mental illness, members should carefully consider that the HKPSG DATA indicates that services to address the increasing number of suicides in the community, average three per day, and the growing number of young people succumbing to depression and other mental issues are in urgent need of a response in the form of sufficient support and care services.

2024 statement from the CDC "Research suggests that there are **higher levels of depressive symptoms and poorer general mental health among adolescents in Hong Kong than in other regions**. Studies have found that between 0.55% and 2.2% of adolescents may live with depression while 2.6% to 6.9% may have an anxiety disorder."

There are also significant problems related to the ageing in society, stress on care givers, etc.

Focus should therefore be on providing the last item on the HKPSG data, Integrated Community Centre for Mental Wellness.

In view of the increase in related issues, members should also consider recommending that the current figure of one centre per 310,000 residents be re-evaluated. While physical health issues were previously the main concern, the rapid increase in reliance on technology has introduced factors, like isolation, that have spawned conditions that were not prevalent in the pre tech society.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 21 May 2025 3:26 AM HKT
Subject: AMENDMENTS TO NGAU TAU KOK AND KOWLOON BAY OZP NO. S/K13/32

AMENDMENTS TO NGAU TAU KOK AND KOWLOON BAY OZP NO. S/K13/32

Dear TPB Members,

Item A1 – About 0.38ha. Rezoning of a site at Choi Hing Road from "G/IC" to "Res (Group A)4". Private Residential / 1 Block/ 570 Units / PR 9 / 175mPD / Retail / Hostel for Severely Mentally Handicapped / Support Hostel for Mentally Handicapped / Day Activity Centre / ?? Vehicle Parking

Strong Objections. The site is situated in a GIC cluster of low rise educational facilities. It was originally reserved for a social welfare complex and electricity substation. The proposed very high single tower development on a large podium is inappropriate as it

would create a high wall effect on the border of the Green Belt. The statement "the massing and height of the proposed developments are not incompatible with the surrounding context" is unacceptable with regard to this site.

That there is need for the original planning intention to be implemented is clear as the HKPSG indicates that there are unacceptable deficits in the provision of many services such as Child and Community Care, Day Rehabilitation and particularly Residential Rehabilitation facilities.

The inclusion of a Hostel for Severely Mentally Handicapped in the podium of the project is both ridiculous and untenable. In the current depressed housing market, no developer would accept such a condition **so the urgent need for this facility would remain unaddressed**. Surprisingly members of DC did not focus on this issue but we know where their priorities lie as with the recent support given by legislators to residents in Cheung Sha Wan opposing the development of a homeless shelter. For sure a home for the mentally handicapped would not be provided.

The site also has traffic, traffic noise and air quality from vehicular emissions issues. This underlines the fact that a smaller development that could be well set back from the road by a buffer garden area would be the most suitable development for the site.

Traffic – no indication given of number of parking spaces but of course TD says no problem never the less.

In view of the location beside the GB and the low rise nature of the adjacent GIC, the site should be developed into a centre where the mentally handicapped can reside in tranquillity and without the negative pressure of NIMBY neighbours restricting their movements.

To propose housing already disadvantaged persons in a podium with no access to a garden, sunlight, natural elements, is a shocking indictment of the value the administration places on the provision of services to this vulnerable community.

While the government is pushing the One Site, Multiple Use concept, there are certain services that for many reasons, including the strong prejudices of some in the community, should be catered for in a more sheltered manner.

Item A2 – About 0.01ha. Rezoning of two strips of land at Choi Hing Road from "G/IC" to areas shown as 'Road'.

Two minor portions to be rezoned to areas shown as 'Road' to align with the existing footpath.

HOUSEKEEPING

Item B1 – About 0.31ha. Former Maryknoll Secondary School. Rezoning of a site at Choi Ha Road from "G/IC" to "Res (Group A)4" Private Residential / 1 Block/ 420 Units / PR 9 /

175mPD / Retail / District Elderly Community Centre Sub Base / Short-term Food Assistance Service Team / Day Care Centre for the Elderly

Currently used as a temporary training and youth development centre by the Hong Kong Customs and Excise Development to be terminated end 2025

Strong Objections to development of private residential. The market is awash with unsold units. There is absolutely no need to provide sites for further supply. The site should be used to develop some form of assisted housing.

The recent keen competition in the market under the Home Ownership Scheme (HOS) and the White Form Secondary Market Scheme (WSM) underline where the need for housing is most urgent.

Item B2 – About 0.01 ha. Rezoning of a strip of land at Choi Ha Road from "G/IC" to "G/IC(3)".

Existing staircase adjoining Cheerful Court

HOUSEKEEPING

Clarity required on the statement that "The planned GIC provision has yet incorporated the facilities related to the proposed amendments. ???

Members have a duty to put aside the fact that the underlying reason for the rezoning to private residential of sites that are currently in the public domain is all about revenue and Land Sales. The proposals should be considered only with regard to the suitability of the location and fulfilling the most urgent needs in society – better community services and the need for affordable housing.

Amendments to the Notes of the Plan

(c) Deletion of 'Educational Institution (ground floor only)', 'Place of Entertainment (ground floor only)', 'Religious Institution (ground floor only)' and 'Training Centre' from Col 2 of Schedule II of the Notes for "Other Specified Uses" annotated "Business" zone.

WHY WOULD GROUND FLOOR BE AN ISSUE AS ESCAPE WOULD BE EASY? HAVING THESE FACILITIES OPERATE ON THE LOWER FLOORS OF BUSINESS PREMISES IS PREFERABLE TO ALLOWING THEM IN RESIDENTIAL PODIUMS.

Mary Mulvihill

██████████

就圖則作出申述

Representation Relating to Plan

Submission Number-
TPB/R/S/K13/33-S001

參考編號

Reference Number:

250407-142417-92876

Representation Number:
TPB/R/S/K13/33-R004

提交限期

Deadline for submission:

21/05/2025

提交日期及時間

Date and time of submission:

07/04/2025 14:24:17

「申述人」全名

Full Name of "Representer":

先生 Mr. lee ho ming

「獲授權代理人」全名

Full Name of "Authorized Agent":

先生 Mr. lee ho ming

與申述相關的圖則

Plan to which the representation relates: S/K13/33

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
x	支持 Support	x
x	反對 Oppose	x
x	支持 Support	x

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

x