

tpbpd/PLAND

寄件者: PMD BMCPC [REDACTED]
寄件日期: 2026年09月18日星期五 11:43
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [Form No. S6] - Proposed Amendments to Approved Kwai Chung OZP No. S/KC/32
附件: Letter dd 2026.09.18 to TPB_Form No. S6.pdf

類別: [REDACTED]

Dear Sir/Madam,

Attached please find the TPB Form No. S6 along with our written representation regarding the proposed amendments under the Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/33.

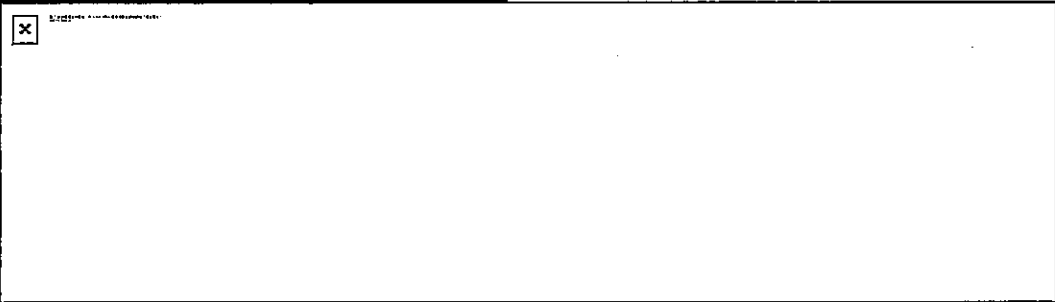
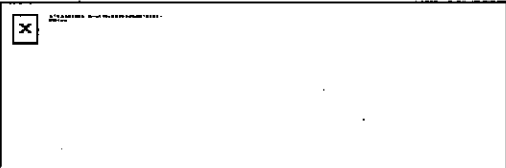
Should you have any enquiries, please do not hesitate to contact our Deputy Head – Project, [REDACTED] at [REDACTED]

Thank you.

Regards,

Project Management Division
The Board of Management of the Chinese Permanent Cemeteries

[REDACTED]



Notice and Disclaimer



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	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 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/>.
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- 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.
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- 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*) The Board of Management of The Chinese Permanent Cemeteries
(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/KC/33
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^
Items B1 & B2	☒ support 支持 ☐ oppose 反對	Please refer to attached letter.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ 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。

^ 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 that, 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/清理/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



華人永遠墳場管理委員會

The Board of Management of
The Chinese Permanent Cemeteries

始於 SINCE 1913

永懷人生
Life
善亮人生
Shine

本會編號 Our Ref. (24) in P/TW/CP0115/WC0001 pt.3

來函編號 Your Ref.

18 September 2026

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

By Email

Dear Sir/Madam,

**Submission of Written Representation in respect of Draft Kwai Chung Outline Zoning Plan
(OZP) No. S/KC/33 in relation to Amendment**

- Item B1 – Revision to the building height restriction (BHR) of the “Other Specified Uses”
annotated “Columbarium” (“OU(Columbarium)”) zone at Tsing Tsuen Road; and**
**Item B2 – Rezoning of three strips of land at Tsing Tsuen Road from “Green Belt” (GB) and
“Industrial” to “OU (Columbarium)” with stipulation of BHR**

Reference is made to the amendments to the Approved Kwai Chung OZP (Approved OZP) No. S/KC/32 which is currently exhibiting under section 5 of the Town Planning Ordinance for public inspection. We hereby submit our written representation to the Town Planning Board (TPB) in support of Amendment Items B1 and B2.

The Board of Management of The Chinese Permanent Cemeteries (BMCP) is a statutory body in Hong Kong established in 1913. It operates as a non-profit public organization under the Chinese Permanent Cemeteries Ordinance (Cap. 1112) to provide and maintain burial facilities for individuals of Chinese race permanently resident in Hong Kong.

A Site at Tsing Tsuen Road was granted by the Government on 15 September 2023 as Extension to Lot No. 295 in DD446 and handed over to BMCP. In order to increase the provision of niches to meet the acute demand for columbarium facilities in Hong Kong, BMCP is endeavoured to enhance the development potential of the Site by proposing amendments to the number of niches restriction (an increase from 20,000 to 70,000) and building height restriction (an increase from 45mPD to 60mPD) of the Statutory Notes of the “OU (Columbarium)” zone and to rezone the northern part of the lot from “GB” to “OU (Columbarium)” to enable the proposed expansion of Columbarium Development on Site.



華人永遠墳場管理委員會

The Board of Management of
The Chinese Permanent Cemeteries

始於 SINCE 1913



本會編號 (Our Ref. (24)inPTW/CP0115W/0001 pt.3

Meeting the Imminent Demand for Columbarium Facilities

Hong Kong's high population density and aging demographic continue to drive steady demand for columbarium facilities. With the vast majority of citizens opting for cremation, the provision of columbarium infrastructure remains essential to meet long-term public needs. The proposed expansion of the Columbarium Development at the Site with increase of number of niches from 20,000 to 70,000 would help to meet the imminent demand for columbarium facilities in Hong Kong.

Adoption of WISE Worshipping Mode

The Proposed Columbarium Development will adopt a new WISE Worshipping Mode (懷恩拜祭及紀念系統) with worshipping sessions to be operated through an advance booking system. The WISE Mode will strictly control and limit the public traffic during the festive periods through the advance booking and memorial booth check-in mechanism. A system for remote on-line worshipping is also available without the need to access the Site.

Alleviation of Traffic Impact

The adoption of this new worshipping arrangement would effectively control the number of visitors and shuttle bus services will no longer be required during festival dates. Operational assessment of the junction capacity based on the new operation mode indicated that all critical junctions and critical links, including Wing Kei Road and the Site would still operate within positive capacities in both reference and design scenarios in year 2036 at both Ching Ming Festival and normal day. Hence, traffic impact associated with the adoption of WISE Worshipping Mode would be greatly alleviated.

Appropriate Development Intensity

The Proposed Development will be wholly or partially screened off by the existing developments and vegetation at various public viewpoints, in particularly by the Chinese Permanent Cemetery/Columbarium at higher level. Ample landscaping treatment, as a mitigation measure, would help to partially shield off the structure of the buildings and soften the building mass of the Proposed Development. Moreover, with the proposed stepped height profile (ranging from about 44.95mPD to 60mPD), building setback from site boundary, building separations and carefully thought-out building design, the Proposed Development will be in harmony with the surrounding development context and psychological effect onto the potential public viewers will be minimized.



華人永遠墳場管理委員會

The Board of Management of
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始於 SINCE 1913



本會編號 Our Ref. (24)in P/TW CP0115/WC0001 pL3

No Insurmountable Technical Impacts

Based on the technical assessments conducted, the proposed Columbarium Expansion would not incur insurmountable impacts pertaining to traffic, environmental, landscape, visual, air ventilation, drainage, sewerage and geotechnical aspects. With the proposed mitigation measures, the Proposed Development is technically feasible.

BMCPCC would be grateful if the TPB can note the views above and continue to give support to the subject amendments to the Approved OZP. Thank you for your kind attention.

Yours faithfully,

(Desmond CHEUNG)
Head – Projects
The Board of Management of the
Chinese Permanent Cemeteries



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



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Sung Tze Wah
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李慕儀
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MPIA RPP MUDD BA (Hons)

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林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA R.P.S.(GP) BSc

宋樹鴻
Sung Shu Hung
FRICS MHKIS R.P.S.(GP)(PD) MCIREA
MHIREA BSc (Hons)

趙慧姿
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MRICS MHKIS MSc BBus (MKtg)

Consultant :

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RPE PMgr CEnv FIHE FCIQB MICE
MHKIE MSOE FCI MCIarb MSc

劉志光
Lau Chi Kwong
FRICS FHKIS ALS MHKIS
R.P.S.(LS)(PFM) MSc
潘孝維
Pun How Wai
8.Arch.HK RIBA

By Hand

Submission Number:
TPB/R/S/KC/33-S2

Date : 17 September 2026
Our Ref. : LDS/PLAN/R/6788

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

Dear Sir/Madam,

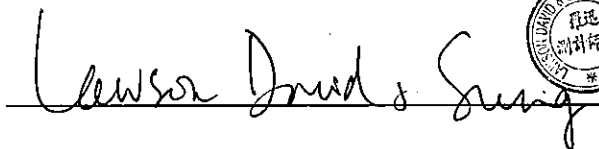
Representation to Draft Kwai Chung Outline Zoning Plan No. S/KC/33

We are instructed by the Applicant, **Gainful Sky Hong Kong Limited**, to submit a representation in respect of the Draft Kwai Chung Outline Zoning Plan No. S/KC/33 under Section 6(1) of the Town Planning Ordinance. An authorization letter from the Applicant is attached for your record.

Please find enclosed ONE signed original copy of the Form No. S6 for your attention.

Should there be any queries, please contact our [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited






Encl.

c.c. Client

Your Assets for Growth

10 September, 2026

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

Dear Sir/Madam,

Re: Letter of Authorization

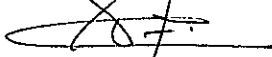
Representation to Draft Kwai Chung Outline Zoning Plan No. S/KC/33

We hereby authorize **Lawson David & Sung Surveyors Limited** to act on our behalf to make representation to the Town Planning Board in respect of the Draft Kwai Chung Outline Zoning Plan No. S/KC/33.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
Gainful Sky Hong Kong Limited

For and on behalf of
GAINFUL SKY HONG KONG LIMITED
天運豐香港有限公司



.....
Authorized Signature(s)


c.c. Lawson David & Sung Surveyors Ltd.

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	Date Received 收到日期	

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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*)

Gainful Sky Hong Kong 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. 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*)

Lawson David & Sung Surveyors Limited

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* 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)

Draft Kwai Chung Outline Zoning Plan No. S/KC/33

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^
Item A	☒ support 支持 ☐ oppose 反對	The amendment is to facilitate the proposed residential and social welfare facilities under the Land Sharing Pilot Scheme. Technical assessments have been conducted to ascertain the feasibility of the proposal and public consultant have been made. The proposed development will increase the supply of public and private housing and a residential care home for the elderly with about 248 bed places.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ 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。

NA

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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。

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^ 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 that, 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/清理/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

Representation in Support

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

I support Item C of the Draft Kwai Chung OZP S/KC/33. At street level, the proposal says some space could be dedicated for public passage or road-widening purposes. In my view, this is a stronger and more useful direction for the site than leaving it under the old industrial pattern.

Name LAM WAI SHAN VANESSA



To the Town Planning Board

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

I support Item C. This re-zoning provides a prime residential option, allowing local workers to live near their workplaces, thereby slashing cross-district commuting time and boosting productivity.

Name: Ng Alex Kam Lik

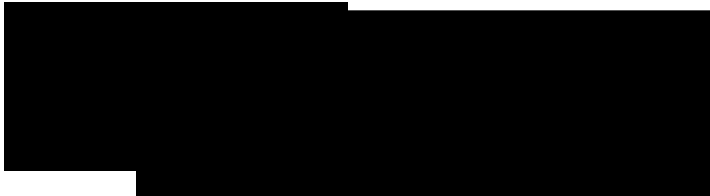


Town Planning Board

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

I support Item C of the Draft Kwai Chung OZP S/KC/33. The old industrial blocks along Wo Yi Hop Road are structurally deteriorating, creating visual blight and hidden fire safety risks. Re-zoning this site to "R(E)2" residential use will accelerate urban renewal, introduce modern green architecture, and fundamentally uplift the image of this mature district.

Name: *Tsz Wai Pong*



城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

因此我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

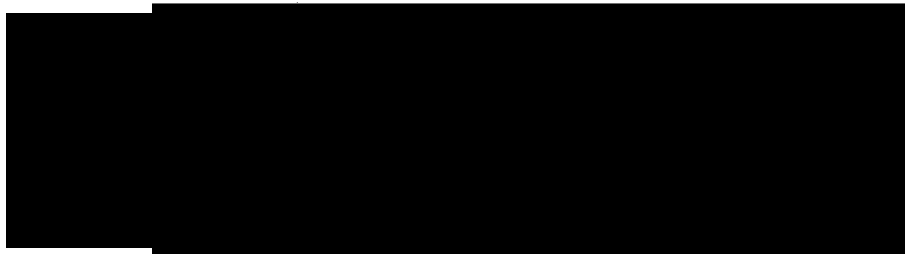
院舍部分可提供約 280 至 380 個床位，不是小規模象徵式配置。RCHD 部分擬作中度至高度照顧級別，對照顧需要較高的人士更有幫助。新建築物亦較貼近近年對院舍質素的要求。

與此同時，很多時家人最需要的，其實是院舍部分可提供約 280 至 380 個床位，不是小規模象徵式配置。

這不是單靠一個口號就能支持的方案，而是有多個規劃和社會理據互相支撐。

姓名

李寶安



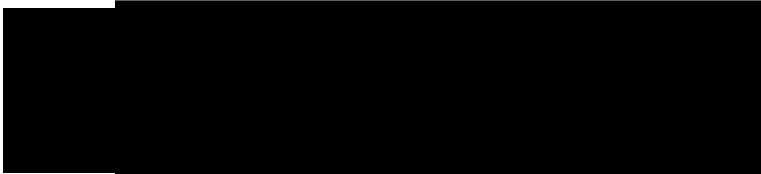
4 September 2026

Support for Item C of Draft Kwai Chung OZP S/KC/33

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

I support Item C of the Draft Kwai Chung OZP S/KC/33. The co-location of family housing and care homes could make family visits and intergenerational support easier. A purpose-built development should allow better lighting, ventilation, circulation and day-to-day care operations than older converted premises.

Name: Hui Mei Yin

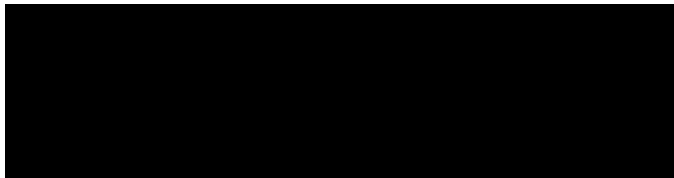


就 S/KC/33 項目 C 提交意見

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。根據 R(E)2 的規劃彈性，建議在未來住宅項目的低層平台中，加入區內緊缺的社福設施，藉由住宅發展之便，補足舊區多年來社福硬件不足的痛點。

姓名: YIP SHING PAN



致：城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

RCHE 和 RCHD 同址可共享部分活動空間，亦有營運協同效益。

另外，長者住宿照顧及殘疾人士住宿服務需求長期緊張，這種私人項目能補上公共供應以外的缺口。

姓名： 陳雪晶

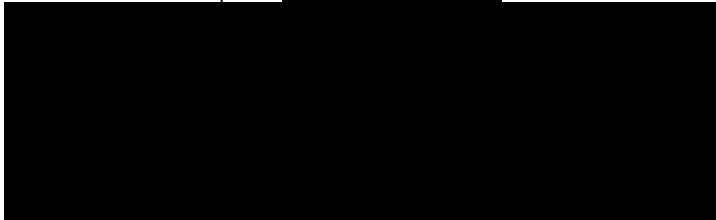


關於葵涌分區計劃大綱草圖編號 S/KC/33 項目 C 的申述

香港北角渣華道 333 號北角政府合署 15 樓

我支持這項修訂，是因為它比地盤現況更有整體性。其中一個原因是方案可提供 253 個住宅單位，對想留在區內生活的人來說是實際增加選擇。

姓名：Wong Pui Chi



致 城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

做社區服務的人最怕見到的是，明明有需要，但空間和設施永遠追不上。

所以我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。RCHE 和 RCHD 同址可共享部分活動空間，亦有營運協同效益。

姓名：張綠婷

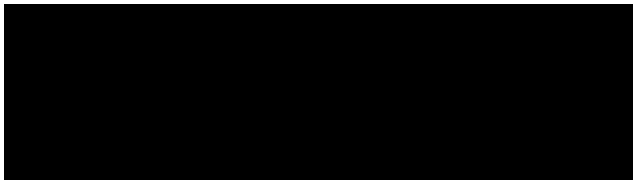


致 城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。商貿和工業用途會吸引大量貨櫃車、泥頭車和貨車出入和宜合道，造成經常性交通擠塞與路面損耗。轉為住宅用途後，車流量將轉為私家車或公共交通，有助紓緩該路段的交通負荷。

姓名：TANG YEE TWING

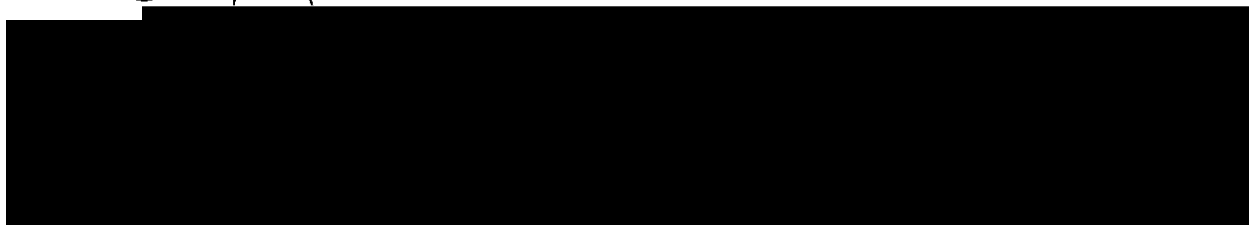


城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

支持改劃項目 C。近年工廈與商貿物業市場供過於求，不少舊工廈空置率高企，土地資源未能發揮最優效益。改劃為 R(E)2 住宅能順應市場需求，將珍貴的市區土地資源重新配置，創造更高社會經濟價值。

姓名 龍劍濤



關於葵涌分區計劃大綱草圖編號 S/KC/33 項目 C 的申述

香港北角渣華道 333 號北角政府合署 15 樓

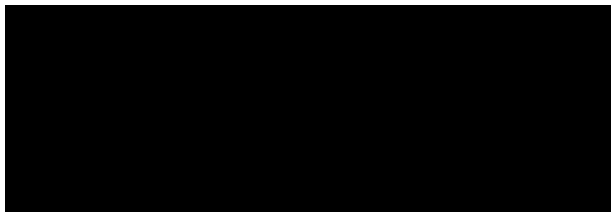
我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

把住宅、商舖與社會福利設施放在同一地盤，會比單一用途重建更能服務社區。

與此同時，方案可提供 253 個住宅單位，對想留在區內生活的人來說是實際增加選擇。

從社區角度說，區內新增私樓供應一直很少。

姓名：SHA HO HIN



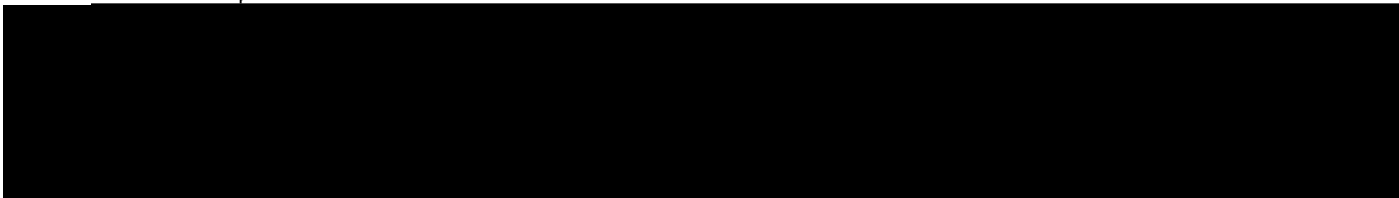
致：城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

申述人身份：關注社區共融的人士

支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。葵涌石蔭一帶面臨人口老化問題。引入私人住宅能吸引中產家庭及年輕一輩遷入，為社區注入新血，平衡區內人口結構，推動社區的可持續新陳代謝與活化。

姓名：馮偉堅

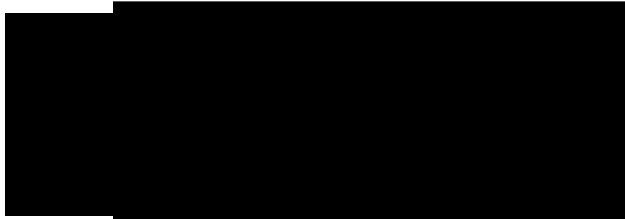


致 城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

堅決支持改劃項目 C。香港房屋短缺問題依然嚴峻，政府必須多管齊下尋找土地。
本項目在技術上已被證實具備改劃可行性，能快速為市場提供私營房屋，是落
實施政報告增加土地供應承諾的務實舉措。

姓名：Chin Hoi Shan

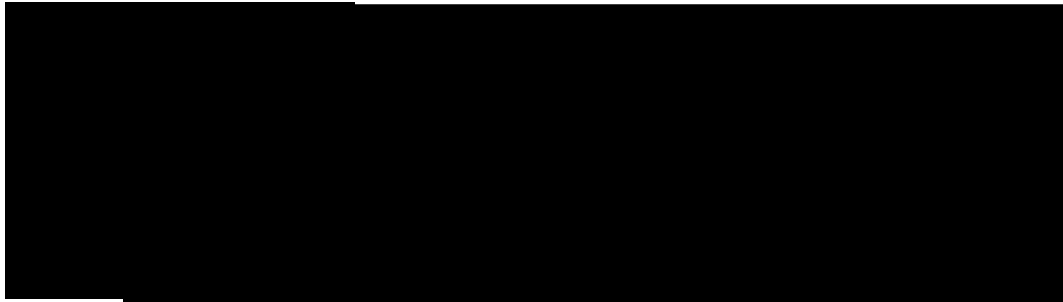


Written Representation

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Fully support Item C - changing the site from "OU(B)" to "R(E)2". Injecting a residential population will enhance street-level vitality, improve public safety at night, and likely attract family-friendly amenities like convenience stores.

Name: CHUNG WING YAN

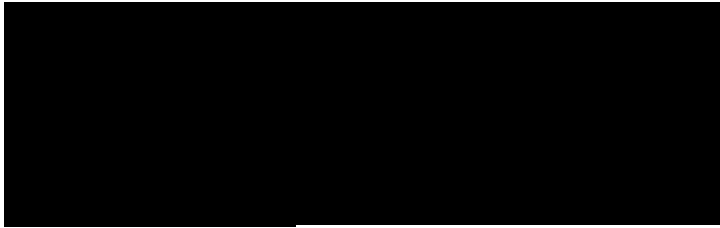


城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

香港的問題很多時不是沒有土地，而是有些土地長期用得不夠好。因此我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。重建更能服務社區。

姓名 劉英傑



Town Planning Board

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Support this re-zoning item C. The site enjoys excellent connectivity, served by numerous bus and minibus routes with quick access to Kwai Hing and Tai Wo Hau MTR Stations. Converting it to residential use maximizes the capacity of our existing collective transit network.

Name: *Lam Ming Yee*



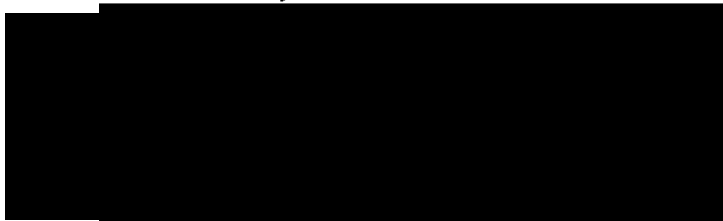
致：城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

我每天來這一帶工作，最有感的是整個區域的用途其實早已改變。我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

和宜合道一帶正由傳統工業區轉型為住宅及商業混合地區。沿和宜合道的 5 米建築物後移能改善街景，也為行人提供較舒緩的路邊環境。

姓名：Li Hang Ping



就 S/KC/33 項目 C 提交意見

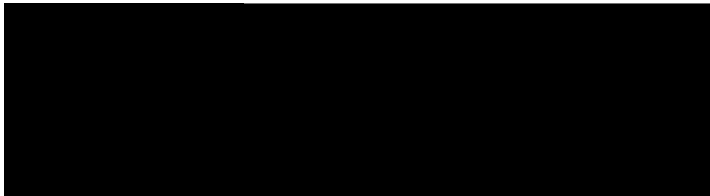
香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

申請人曾試過研究整幢改作商業用途，但最終證明不合市場及營運現實，現時方案反而較務實。這種轉變其實早已開始，因為該工業／商業區空置率高於葵青及全港平均，反映舊工業用途的需求已不像從前。

總的來說，我支持這項修訂，因為它把原本低效的舊工業地盤轉化為更貼近今日社區需要的用途。

姓名：TSANG SIU PING



支持申述

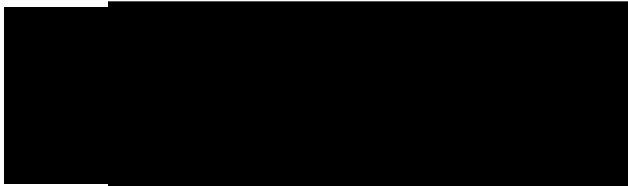
香港北角渣華道 333 號北角政府合署 15 樓

如果香港要增加住屋供應，就不能只靠新開發區，也要認真處理市區內已老化的地盤。

因此我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

在房屋供應問題上，這幅地不是生地，而是現成已發展地盤，因此比起要先收地的項目更有條件較快落實。

姓名：Gung Yim Hung



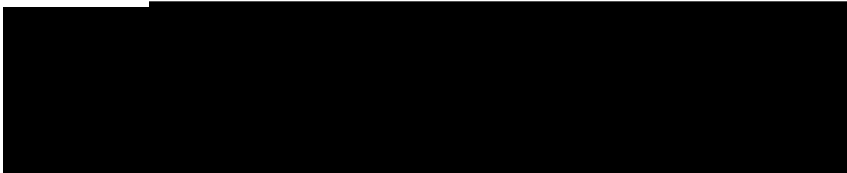
支持申述

香港北角渣華道 333 號北角政府合署 15 樓

我每天都會走過這一帶，所以我關心的不只是樓宇用途，還包括地面空間會否更好行、更有透氣感。因此本人支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。重建後較現有大面積工廈更有透氣與透光效果。公共通道或道路會改善，有利公眾利益。

。

姓名： LAM YI SUM

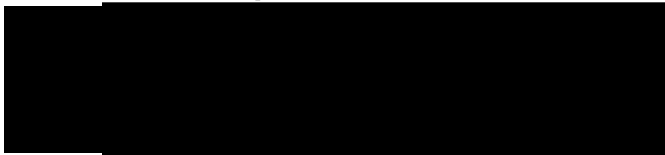


關於葵涌分區計劃大綱草圖編號 S/KC/33 項目 C 的申述

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。住宅和院舍同處一個發展內，令家人探訪、照應及跨代聯繫更方便。另外，地面共享庭院能成為長者、殘疾人士、家屬及其他住戶互動的緩衝空間。

姓名: Lee Wing Yee



就 S/KC/33 項目 C 提交意見

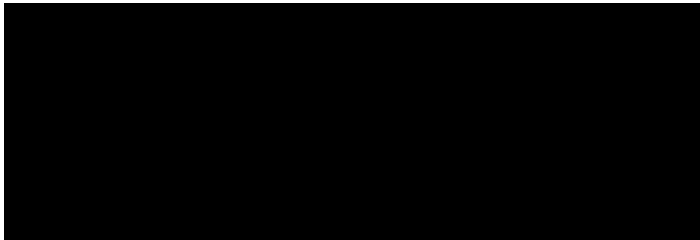
香港北角渣華道 333 號北角政府合署 15 樓

我關心的是工業與住宅夾雜造成的長期矛盾是否有機會真正改善。

因此我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

住宅(E)類的規劃方向本來就是透過重建逐步淘汰舊工業用途。和宜合道一帶正由傳統工業區轉型為住宅及商業混合地區。它剛好位於工業 / 商業地帶邊緣，可充當仍有工業用途與現有住宅之間的過渡。地盤位於 Wo Yi Hop Road，對面已有住宅群，改作住宅及福利用途並不突兀。

姓名： Fung Mo Yin

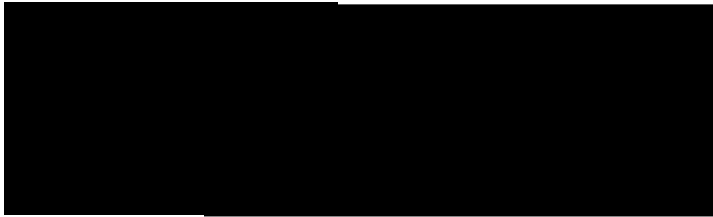


城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。新方案的院舍，較有機會改善採光、通風、流線及日常照顧安排。

姓名 HO CHUN YIN

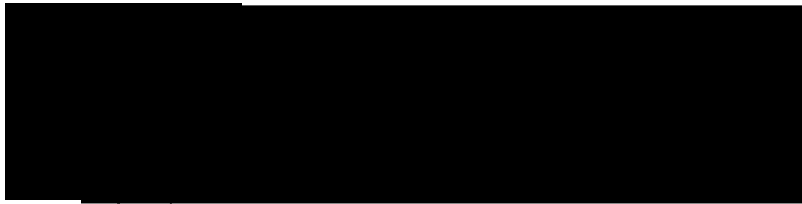


致 城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

支持項目 C 改劃。和宜合道一帶舊工廈林立，外牆殘破，部分更涉違規改建，衍生消防及治安隱患。改建為新住宅能全面提升街道美觀，注入現代化綠化設計，徹底改善葵涌舊區形象，讓老街坊住得更安心。

姓名：TAM WAI LAM

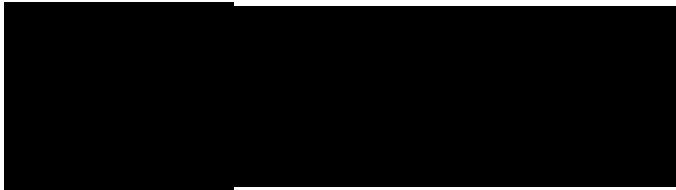


就 S/KC/33 項目 C 提交意見

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。全力支持將 OU(B) 改為 R(E)2。目前該區工貿活動導致入夜後街道人煙稀少、燈光昏暗。改建住宅能增加常住人口，令街道入夜後更安全，且預期會引進新型小店、便利店等，非常適合年輕家庭在此安居。

姓名：黃晞瞳



支持申述

香港北角渣華道 333 號北角政府合署 15 樓

城市規劃不是只看一幢樓，而是看一個地點是否回應了人口和社區結構的改變。

從這個角度，我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。長者住宿照顧及殘疾人士住宿服務需求長期緊張，這種私人項目能補上公共供應以外的缺口。從規劃連貫性來說，把住宅、商舖與社會福利設施放在同一地盤，會比單一用途重建更能服務社區。

姓名： *Lau Sui Wah, Manola*



To: Town Planning Board

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

I support the amendment to "R(E)2" (Item C). The "Residential (Group E)" zone is an effective planning tool. It provides flexibility for urban transformation while giving the TPB absolute control. The developer must obtain planning permission by submitting comprehensive technical assessments (Traffic, Environment, Drainage), ensuring perfect compatibility with the surrounding environment.

Name: Lai Yin Tung



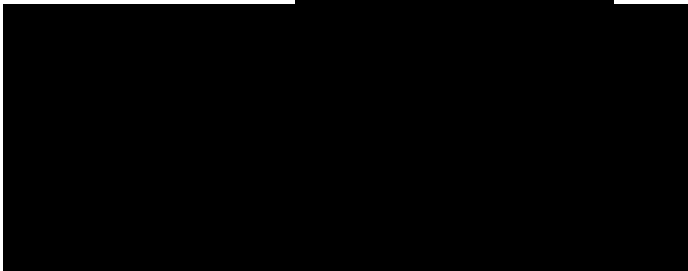
致：城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

4 樓綠環步道及空中花園供住戶及院舍使用者活動和休息的空間。

姓名：鄭佩芳

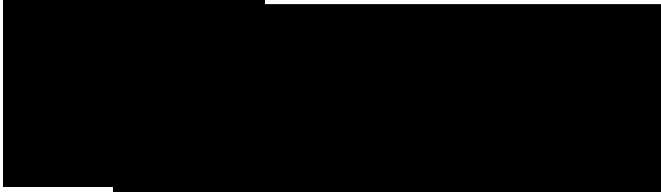


致：城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。舊工業用途的需求已不像從前。該地段鄰近多條巴士及小巴線，並可快速接駁至地鐵葵興站，具備極高交通潛力。改為住宅能充分發揮現有集體運輸系統的承載力。

姓名：TANG Wing Wai



致 城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

就出入安排而言，方案亦預留私家車、電單車、上落貨位及與救護車共用的輕型巴士位，對營運安排較周全。

與此同時，交通評估認為周邊道路可吸納新增車流，未見顯著交通問題。

總的來說，我支持這項修訂，因為它把原本低效的舊工業地盤轉化為更貼近今日社區需要的用途。

姓名：CHAN WAI MAN

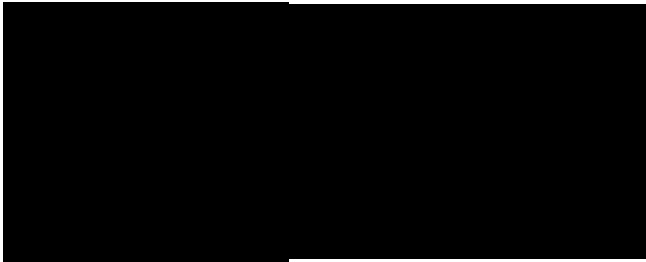


城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

我支持這項修訂項目 C。現時和宜合道工廈門前常有貨車違泊、上落貨阻路，長者被迫行出馬路，險象環生。住宅項目發展通常會統籌拓寬行人路及優化過路設施，能為長者及行動不便者提供更安全的無障礙步行環境。

姓名 CHAN CHING MAN



城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

支持項目 C。目前該處純屬工貿用途，對附近居民毫無生活便利可言。改劃住宅後，能完善和宜合道上段的民生配套，令附近居民生活更方便。

姓名 盧彥均



關於葵涌分區計劃大綱草圖編號 S/KC/33 項目 C 的申述

香港北角渣華道 333 號北角政府合署 15 樓

非常支持此葵涌分區計劃大綱草圖編號 S/KC/33 項目 C 修訂。葵涌就業機會龐大，但區內私人住宅供應稀缺。本改劃能提供更多優質住屋選擇，讓在區內上班的青年能就近居住，大幅減少跨區通勤時間，提升生活質素。

姓名: Szeto Yat Nga



城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

我不是從抽象規劃角度看這件事，而是從照顧家中長者的現實出發。

因此，我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

對我而言，長者住宿照顧及殘疾人士住宿服務需求長期緊張，這種私人項目能補上公共供應以外的缺口。

更重要的是，新方案屬目的性設計院舍，較有機會改善採光、通風、流線及日常照顧安排。

與此同時，文件更提到有機會做到高於 9.5 平方米的人均空間，較貼近近年對院舍質素的要求。

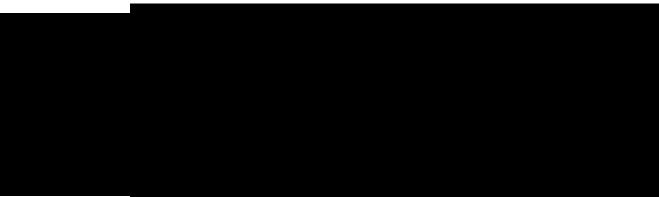
從社區角度說，因為住宅和院舍同處一個發展內，令家人探訪、照應及跨代聯繫更方便。

若從實際使用層面看，因為文件提到區內不少現有私營院舍設於住宅樓宇低層，先天條件未必理想。

還有一點不能忽略，因為長者住宿照顧及殘疾人士住宿服務需求長期緊張，這種私人項目能補上公共供應以外的缺口。

若以地盤現況與擬議方案相比，我認為後者明顯更符合葵涌今天的實際需要。

姓名 NG TSI LING



致：城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

本人現居附近，對該地段及周邊環境相當熟悉。

就葵涌分區計劃大綱草圖編號 S/KC/33 項目 C，本人提交以下支持意見。

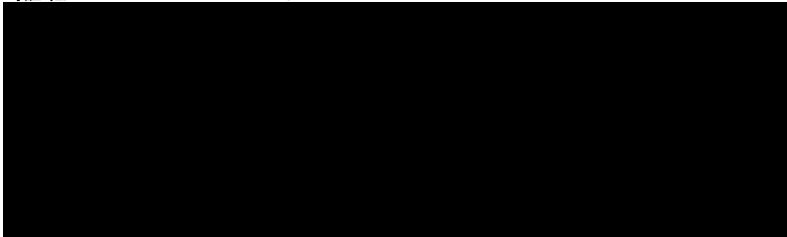
RE2 的規劃方向本來就是透過重建逐步淘汰舊工業用途，避免工住衝突延續。

我亦特別重視的是，南面 2.3 米步行通道把不同街道連接起來，對日常步行及探訪動線有實際作用。

更重要的是，我認為，RE2 的規劃方向本來就是透過重建逐步淘汰舊工業用途，避免工住衝突延續。

總的來說，我支持這項修訂，因為它把原本低效的舊工業地盤轉化為更貼近今日社區需要的用途。

姓名： LEUNG SHUN HO

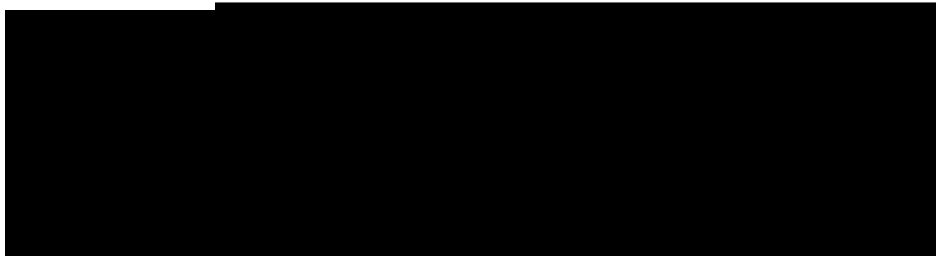


就 S/KC/33 項目 C 提交意見

香港北角渣華道 333 號北角政府合署 15 樓

支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。新居民進駐將直接擴大消費市場，刺激石蔭及葵興一帶的餐飲、零售和民生服務業，帶旺社區經濟。

姓名： 陳依雯

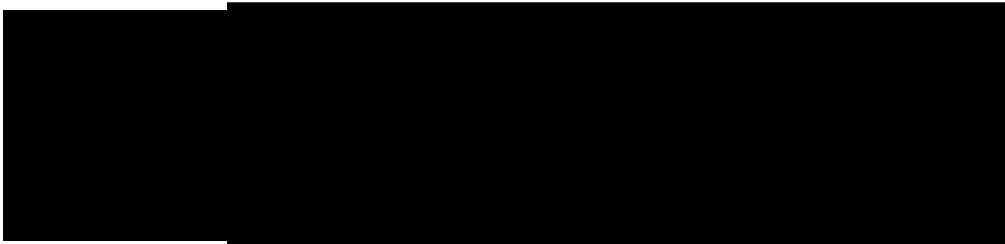


Representation in Support

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

I support Item C of the Draft Kwai Chung OZP S/KC/33. Meeting housing targets remains a top priority for Hong Kong. Since technical feasibility studies have already shown no insurmountable obstacles regarding traffic and infrastructure for this site, re-zoning this underutilized business plot is a pragmatic step to boost private housing supply swiftly.

Name CHAN SUK WAH, ANNISA

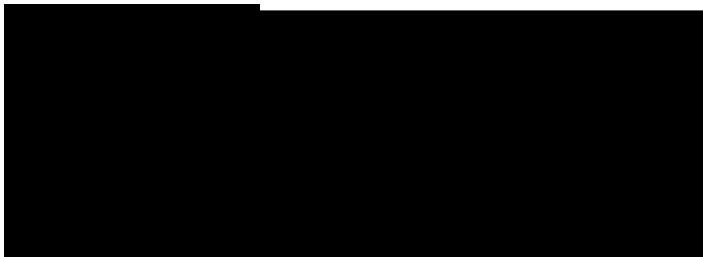


城市規劃委員會

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支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。相比起開拓郊野公園或綠化地帶，優先活化及改劃市區內使用率低的商貿或工廈土地，是更符合環境正義與可持續發展的土地開發模式，值得全體市民支持。

姓名 Maggie Li



關於葵涌分區計劃大綱草圖編號 S/KC/33 項目 C 的申述

香港北角渣華道 333 號北角政府合署 15 樓

這個項目吸引我的地方，不只是它『有院舍』，而是它正面回應了政策與供應之間的落差。基於此，我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。院舍部分可提供約 280 至 380 個床位，願意落實的私人項目特別值得把握。

姓名: Lee Wai Chun.



To: Town Planning Board

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

From a land-use perspective, this proposal makes more sense to me than leaving the site in an outdated industrial pattern. I therefore support Item C of the Draft Kwai Chung OZP S/KC/33.

Name: LAM WAI KEI VICKY



Support for Item C of Draft Kwai Chung OZP S/KC/33

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

I support Item C of the Draft Kwai Chung OZP S/KC/33. The proposal speaks directly to the continuing shortage of elderly and disability-related residential care services. The co-location of family housing and care homes could make family visits and intergenerational support easier.

Name: NG Lok KI



關於葵涌分區計劃大綱草圖編號 S/KC/33 項目 C 的申述

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我支持《葵涌分區計劃大綱草圖編號 S/KC/33》項目 C。住宅（戊類）地帶是一項高明的規劃工具，它既給予土地轉型靈活性，又強制發展商必須透過規劃許可申請，提交各項技術評估（交通、環境、排水），確保新發展與周邊工貿環境完全兼容。

姓名：周文武源

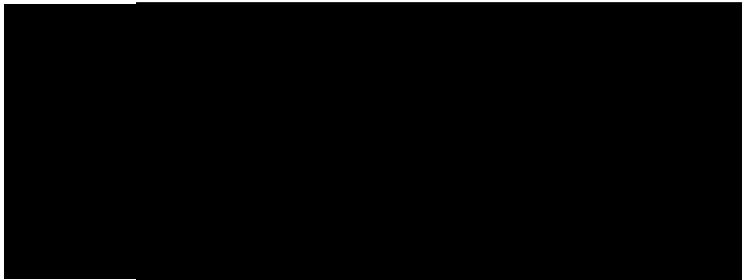


支持申述

香港北角渣華道 333 號北角政府合署 15 樓

社福設施規劃最忌僵化，因為需求會變、服務模式也會變。支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。從社區角度說，這個項目配合政府為 RCHE 及 RCHD 推出的誘因計劃，政策方向相當清晰。

姓名： Ho Wai Tung



支持申述

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

地盤附近有巴士及小巴服務，門外已有巴士站，對住戶、員工及探訪者都方便。

從社區角度說，把住宅、商舖與社會福利設施放在同一地盤，會比單一用途重建更能服務社區。如果把家庭需要也計算在內，住宅和院舍同處一個發展內，令家人探訪、照應及跨代聯繫更方便。

因此，我認為城市規劃委員會應正面考慮並支持這項修訂。

姓名： 鄧麗明



支持申述

香港北角渣華道 333 號北角政府合署 15 樓

支持此項目 C 修訂。修訂中一併訂定了合理的建築物高度限制。新住宅項目可引入現代化建築風、特色露台及平台綠化，打破舊工廈帶來的沉悶與壓迫感，優化葵涌區的天際線與視覺通透度。

姓名：TSANG WAI CHING



Written Representation

15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Support Item C. The market demand for traditional industrial and business spaces has shrunk significantly, leading to high vacancy rates in aged industrial buildings. Re-zoning the land to "R(E)2" responds directly to market dynamics, reallocating scarce urban land resources to high-demand housing and generating greater socio-economic value.

Name: CHONG MING CHIT



致 城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

所以我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

把住宅、商舖與社會福利設施放在同一地盤，會比單一用途重建更能服務社區。這會比把地盤留作單一用途更實際，因為南面 2.3 米步行通道把不同街道連接起來，對日常步行及探訪動線有實際作用。我相信這類較完整的重建方向，比維持舊工廈狀態更值得支持。

姓名： CHLO WAN I



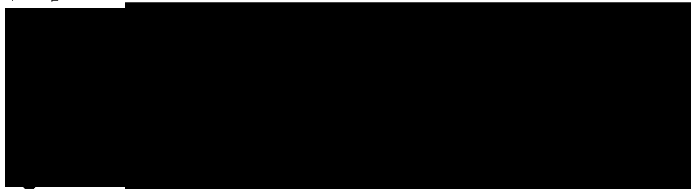
就 S/KC/33 項目 C 提交意見

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。

這方案設計加入建築空隙及穿風安排，目的是減低沿路面的牆效應。樓高維持不高於 130 米主水平基準，與周邊法定高度輪廓一致。

姓名：Dai Mon Mon Renee



致：城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

我支持葵涌分區計劃大綱草圖編號 S/KC/33 項目 C。支持改劃。舊工廈運作帶來大量廢氣、化學氣味及密集噪音，嚴重影響周邊石蔭及葵涌邨居民健康。住宅（戊類）要求發展商進行嚴格環境評估，能逐步淘汰污染源頭，保障區內空氣質素與居民健康。

姓名：WONG CHOR YI

