

By Hand

Our Ref: S3038a/KTS_B/24/001Lg

30 July 2024

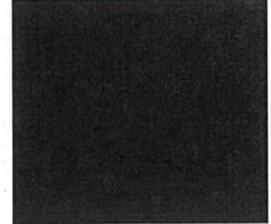
Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Submission Number:
TPB/R/S/NE-KTS/21-S006

Representation Number:
TPB/R/S/NT-KTS/21-RC01



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Submission of Written Representation in respect of
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21**

This Written Representation is prepared and submitted on behalf of Kyland Investments Limited (the "Representer"), under Section 6(1) of the Town Planning Ordinance ("TPO") in relation to the Draft Kwu Tung South Outline Zoning Plan ("Draft OZP") No. S/NE-KTS/21 gazetted by the Town Planning Board ("TPB") on 31 May 2024. This Written Representation is made in respect of the following amendments of the Draft OZP:

- 1) Rezoning of a site to the south of Kam Hang Road and east of Hang Tau Road from "Recreation" ("REC") and "Agriculture" to "Residential (Group B)" ("R(B)") with stipulation of building height restriction; and
- 2) Incorporation of a set of Notes for "R(B)" zone.

Attached please find the completed Form No. S6, signed Authorization Letter and Written Representation for consideration by the TPB. Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

A handwritten signature in blue ink, appearing to read 'Kenneth To'.

Kenneth To



Encl.: Completed Form No. S6, Authorization Letter and Written Representation
cc. the Representer

KT/CL/vy



FS 579819

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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and 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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- 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*) Kyland Investments 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*) KTA Planning 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)

* 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 Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21	
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 [^]
<u>Amendments to Matters shown on the Plan</u> Item A - Rezoning of a site to the south of Kam Hang Road and east of Hang Tau Road from "Recreation" ("REC") and "Agriculture" to "Residential (Group B)" ("R(B)") with stipulation of building height restriction.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached written representation.
<u>Amendments to the Notes of the Plan</u> (a) - Incorporation of a set of Notes for "R(B)" zone.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached written representation.
	<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。

[^] 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

**Submission of Written Representation in respect of
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21**

1. Background

1.1 We, on behalf of the Representer, Kyland Investments Limited (KIL), are writing in **SUPPORT** of the following amendment items:

- Amendment Item A shown on the Plan –
Rezoning of a site to the south of Kam Hang Road and east of Hang Tau Road from “Recreation” (“REC”) and “Agriculture” to “Residential (Group B)” (“R(B)”) with stipulation of building height restriction.
- Amendment (a) to the Notes of the Plan –
Incorporation of a set of Notes for “R(B)” zone.

1.2 KIL is one of the project proponents of the approved S12A Application No. Y/NE-KTS/17 (one of the owners of the concerned lots), which was approved by the Rural and New Town Planning Committee (RNTPC) on 17.10.2023. We herewith provide our justifications as follows.

2. Details of Representation

(1) *Proactive approach in Support of the Policy Addresses and the Long-Term Housing Strategy*

The Representer is endeavoring to provide more housing supply to the market in accordance with the Long-Term Housing Strategy. According to the latest Annual Progress Report released in 2023, the total housing supply target for the ten-year period from 2024-25 to 2033-34 is about 432,000 units. In the Proposed Development at the Subject Site, there will be proposed 360 residential units accommodating about 972 population. As developable land in Hong Kong is limited, it is essential to explore housing development in this area which is in close proximity to the Kwu Tung North New Development Area (KTN NDA).

(2) *In Line with the Development Profile Descending from Kwu Tung North Town Centre*

The Subject Site is located in Kwu Tung South, having a locational advantage in being close to the periphery of KTN NDA just across Fanling Highway. While KTN NDA has been planned as predominantly residential community, KTN will be one of the areas in the Northern Metropolis (NM) where government offices relocated from urban areas will concentrate. The development intensity and building height of future developments in the KTN NDA will range from a maximum plot ratio of 6.0 and maximum BH of 135mPD

from the town centre to a plot ratio of 3.5 and maximum building height (BH) of 75mPD towards the periphery of the NDA.

The recent approval of applications for upzoning / rezoning of three sites nearby, including "CDA(1)" (of PR 3.0), "CDA(2)" (of PR 3.0) and "CDA(3)" (of PR 2.0) zones, demonstrates that Kwu Tung South has the potential for more medium density residential developments. The Subject Site which is just located to the south of Kam Hang Road and close to these sites, has the potential to be developed for medium density residential development while respecting the development context in Kwu Tung South.

(3) Creating High Quality Living Environment

The indicative development scheme put forward during the S.12A stage has taken into account of different design merits, including building height compatible with the nearby planned developments, providing 2-5m wide peripheral landscape buffer, reserving 15m-wide visual corridor, avoiding podium structure, preserving the tree group in the southern portion, bedrooms and living rooms being orientated away from the major traffic noise source to secure high living quality, etc.. The Visual Impact Assessment (VIA) conducted under the approved S.12A Application No. Y/NE-KTS/17 revealed that the Proposed Scheme would not significantly detract from the existing landscape and visual amenity of the local area.



Figure 1: Indicative Landscape Master Plan of the Proposed Development

Figure 1 shows that a landscape buffer along the boundaries of the Subject Site is reserved to provide more greenery and visual relief. Particularly, the tree group including the larger specimen tree in the southern portion of the Site will be preserved, acting as a buffer with the adjacent low-rise residential developments to the south.

(4) *Introducing New Public Transport Routes Benefiting Local Communities*

The Traffic Impact Assessment (TIA) conducted under the approved S.12A Application No. Y/NE-KTS/17 concluded that related traffic trips related to the proposed development can be absorbed by the nearby road network and there will be no significant traffic impact to the surrounding area, with road improvement works to the nearby roads and road junctions. As for the public transport provision, it is proposed to provide one new GMB route and one new bus both connecting Kwu Tung South to the future Kwu Tung Station. The "R(B)" site boundary has included a setback area to provide a bus lay-by along Kam Hang Road. It is anticipated that the new public transport routes would also benefit the local communities.

(5) *Coordinated Implementation Program with the Nearby Developments Minimizing Disturbance to the Local Communities*

The Traffic Impact Assessment (TIA) conducted under the approved S.12A Application No. Y/NE-KTS/17 concluded that related traffic trips related to the proposed development can be absorbed by the nearby road network and there will be no significant traffic impact to the surrounding area, with road improvement works to the nearby roads and road junctions. As for the public transport provision, it is proposed to provide one new GMB route and one new bus both connecting Kwu Tung South to the future Kwu Tung Station. The "R(B)" site boundary has included a setback area to provide a bus lay-by along Kam Hang Road. It is anticipated that the new public transport routes would also benefit the local communities.

Regarding the cumulative traffic concern due to this development and the nearby developments during construction period, it is noted that the construction of "CDA(1)" development, anticipated to be completed by 2027, has already commenced. Implementation program of this "R(B)" site would not be earlier than the above. Overall, the Representer, as one of the land owners and project proponents of the "R(B)" development and "CDA(2)" development, would coordinate with the owners of the "CDA(1)" and "CDA(3)" developments, so as to minimize the overall traffic and environmental impact to the neighbourhood during construction period (**Figure 2** refers).

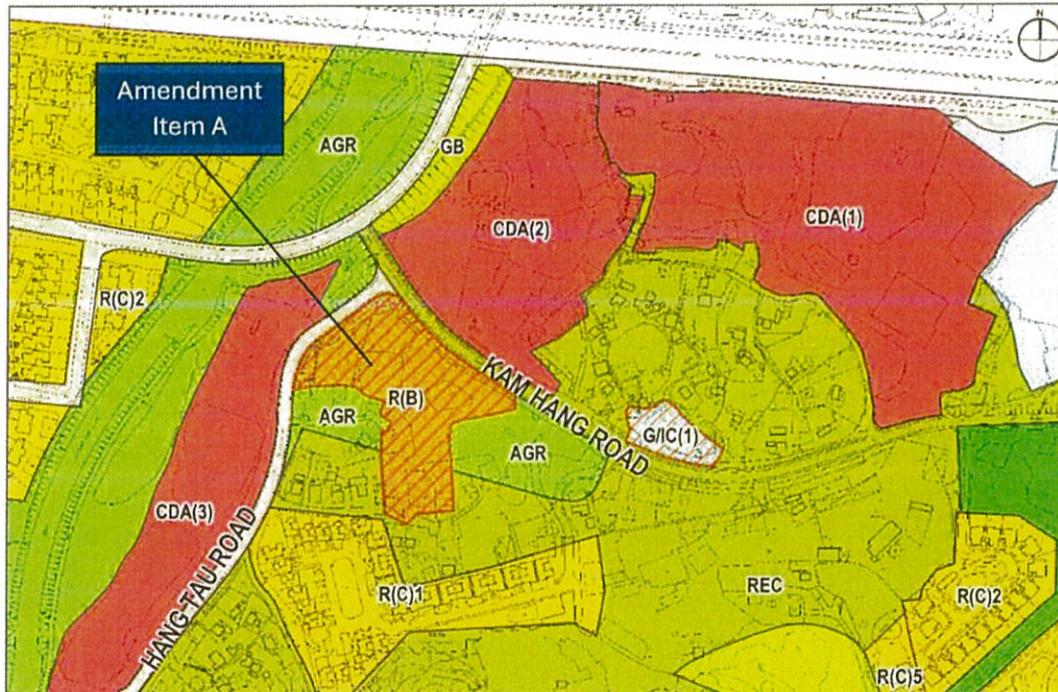


Figure 2: The “R(B)” Site and the other “CDA” Sites in Kwu Tung South

(6) Improving Drainage Conditions of the Area

It is understood that the area around Kam Hang Road including the Subject Site has long suffering from flooding risk, in particular that the Subject Site is in lack of proper maintenance with manmade disturbances. With the Proposed Development, 3 nos. of drainage channels would be implemented by the Project Proponent to collect the surface runoff, which would significantly reduce the flooding risk of the local area and benefit the neighbouring communities.

(7) Sewerage Improvement Works Committed

Apart from drainage works, the Project Proponent is also committed to the upgrading work of a total of 15 nos. of sections of the sewers to cater for the sewerage generation a. Overall, the required infrastructure improvement works will be completed prior to the population in-take. to ensure no adverse technical impacts brought by the Proposed Development onto the surrounding areas.

3. Concluding Remarks

3.1 We trust the Draft Outline Zoning Plan with the subject amendment items will be approved smoothly to enable the development to go ahead.

By Hand

Our Ref: S3038a/KTS_C/24/001Lg

30 July 2024

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

Submission Number:
TPB/R/S/NE-KTS/21-S007

Representation Number:
TPB/R/S/NT-KTS/21-R002



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Submission of Written Representation in respect of
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21**

This Written Representation is prepared and submitted on behalf of Elmtree Worldwide Limited (the "Representer"), under Section 6(1) of the Town Planning Ordinance ("TPO") in relation to the Draft Kwu Tung South Outline Zoning Plan ("Draft OZP") No. S/NE-KTS/21 gazetted by the Town Planning Board ("TPB") on 31 May 2024. This Written Representation is made in respect of the following amendments of the Draft OZP:

- 1) Rezoning of a site to the north of Kam Hang Road from "Recreation" ("REC") to "Government, Institution or Community (1)" ("G/IC(1)") with stipulation of building height restriction; and
- 2) Incorporation of 'Shop and Services (on ground floor in "G/(C(1)" only)' under Column 1 of the Notes for "Government, Institution or Community" zone; and incorporation of Remarks for the "G/IC(1)" sub-zone.

Attached please find the completed Form No. S6, signed Authorization Letter and Written Representation for consideration by the TPB. Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

A handwritten signature in black ink, appearing to read 'Camille Lam'.
Camille Lam



Encl.: Completed Form No. S6, Authorization Letter and Written Representation
cc. the Representer

KT/CL/vy



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<p>1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>Elmtree Worldwide Limited</p> <p>(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)</p>

<p>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>KTA Planning Limited</p> <p>(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)</p>

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3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要,請另頁說明) [#]		
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<u>Amendments to Matters shown on the Plan</u> Item B - Rezoning of a site to the north of Kam Hang Road from "REC" to "Government, Institution or Community (1)" ("G/IC(1)") with stipulation of building height restriction.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached written representation.
<u>Amendments to the Notes of the Plan</u> (b) - Incorporation of 'Shop and Services (on ground floor in "G/IC(1)" only' under Column 1 of the Notes for "Government, Institution or Community" zone; and incorporation of Remarks for the "G/IC(1)" sub-zone.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached written representation.
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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。

[@] 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

**Submission of Written Representation in respect of
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21**

1. Background

1.1 We, on behalf of the Representer, Elmtree Worldwide Limited (EWL), are writing in **SUPPORT** of the following amendment items:

- Amendment Item B shown on the Plan –
Rezoning of a site to the north of Kam Hang Road from “Recreation” (“REC”) to “Government, Institution or Community (1)” (“G/IC(1)”) with stipulation of building height restriction.
- Amendment (b) to the Notes of the Plan –
Incorporation of ‘Shop and Services (on ground floor in “G/(C(1)” only)’ under Column 1 of the Notes for “Government, Institution or Community” zone; and incorporation of Remarks for the “G/IC(1)” sub-zone.

1.2 EWL is one of the project proponents of the approved S12A Application No. Y/NE-KTS/16 (one of the owners of the concerned lot), which was approved by the Rural and New Town Planning Committee (RNTPC) on 17.10.2023. We herewith provide our justifications as follows.

2. Details of Representation

(1) *In Line with the Government’s Policy to Increase RCHE Bedspace Supply*

Hong Kong has the highest life expectancy in the world – 83.0 for men and 87.7 for women. According to the Statistics from Census and Statistic Department (C&SD) in 2023, the proportion of population aged 65 or older is projected to increase from 20.5% in 2021 to 36.0% in 2046. The elderly dependency ratio was increasing steadily these years, from 262 nos. of elderly supported by 1,000 individuals in 2020 to 321 nos. of elderly supported by 1,000 individuals in 2023. It was estimated that in 2041, 1,000 working individuals will be supporting nearly every 500 elderly (2 adults to 1 elderly).

According to “Elderly Services Programme Plan” completed by the Working Group on Elderly Services Programme Plan Elderly Commission, the projected service demand for residential care for elderly would raise from about 49,000 places in 2016 to about 68,000 places in 2046. However, the total number of subsidised and non-subsidised Residential Care Home for the Elderly (RCHE) places is only 38,684 as at 31 March 2024.

According to the information of Social Welfare Department (SWD), as at 30 June 2024, the average waiting time for care and attention places and nursing home places were

both 9 months. The proposed development is expected to alleviate the surging demand for RCHE places.

(2) *The Proposed RCHE Aimed at Providing Quality Spaces*

Although the eight-storey Kwu Tung North Multi-welfare Services Complex (KTNMSC) in Kwu Tung North New Development Area (KTN NDA) is recently completed, which provides a total of 1,750 residential care places for the elderly, the supply is still far from satisfying the demand in the territory. Apart from the quantity aspect, such demand also requires a wide-ranging quality. The proposed privately-initiated RCHE development is a response to the Government's multi-pronged approach in providing quality spaces for the elderly.

Besides, while those bedspaces in the KTNMSC are mainly subvented places near the high density KTN NDA Town Centre, the proposed RCHE at Kam Hang Road with a sub-urban setting would offer high quality living environment in a lower density environment.

(3) *Provision of Shop and Services Benefiting the Neighbourhood*

It is understood that there is no retail shop around Kam Hang Road while the nearest retail shops can only be found in Kwu Tung Market Shopping Centre (at least 700m walking distance away). The inclusion of retail shops of GFA about 645m² at G/F of the Proposed RCHE is aimed to cater for the need of not only the RCHE users and visitors but also the future residents in the residential developments in close proximity. The provision of retail shops situated at G/F fronting Kam Hang Road is also a pedestrian-friendly design serving the daily shopping needs of the neighbourhood.

(4) *The Subject Site Can be Implemented Immediately*

The private land in the Subject Site is owned by the Representer and another company, which is ready for land exchange upon planning approval and statutory planning procedures.

(5) *The Small Scale of Development with Landscape Treatment Improving the Streetscape of the Area*

The Proposed Development is small in scale. The proposed eight-storey building is low-rise in nature, which is compatible with the surrounding building height profile without bringing adverse visual impact to the surroundings. Meanwhile, it would improve the streetscape with the proposed landscape treatment at the Site (**Figure 1** refers).



Figure 1: Indicative Master Layout Plan of the Proposed Development

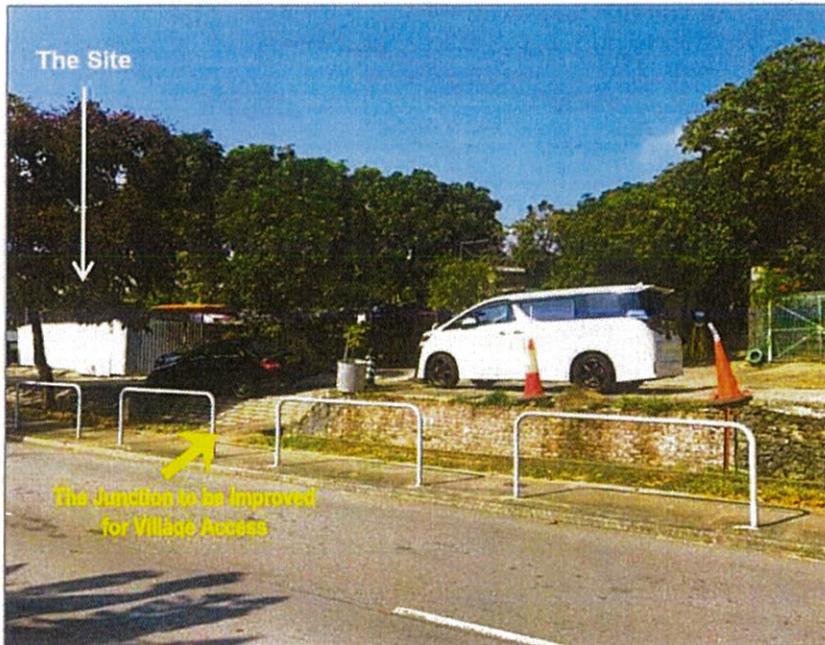
(6) New Public Transport Facilities to be In Place

The Traffic Impact Assessment (“TIA”) conducted under the approved S.12A Application No. Y/NE-KTS/16 concluded that related traffic trips related to the proposed development can be absorbed by the nearby road network and there will be no significant traffic impact to the surrounding area, with road improvement works to the nearby roads and road junctions.

As for the public transport provision, there will also be proposed one new GMB route and one new bus route both connecting Kwu Tung South to the future Kwu Tung Station. It is proposed that the new bus route would run along Kam Hang Road (the section between Kwu Tung Road and the future roundabout near Kam Tsin Village to be implemented by another project proponent of a nearby development). It is anticipated that the introduced new public transport routes would also benefit the local communities.

(7) Improved Village Access Arrangement Benefiting the Adjoining Communities

As shown in **Photo 1** and **Figures 1 & 2**, currently the temporary structures to the east and northeast of the Site rely on a paved strip being used by vehicles across the Site and connected to the junction with Kam Hang Road at the southwest of the Site. However, this part of paved access is also prone to illegal parking. After development together with the proposed road widening along Kam Hang Road, it is proposed to provide a new junction to the southeast of the Site so that the village access to the east would directly connect to Kam Hang Road. This would improve the accessibility of the eastern cluster of temporary structures.



**Photo 1: Existing Condition of the Junction
Between the Village Access and Kam Hang Road**

(8) *Improving the Drainage Condition of the Area and Bringing No Insurmountable Adverse Impact to the Surroundings*

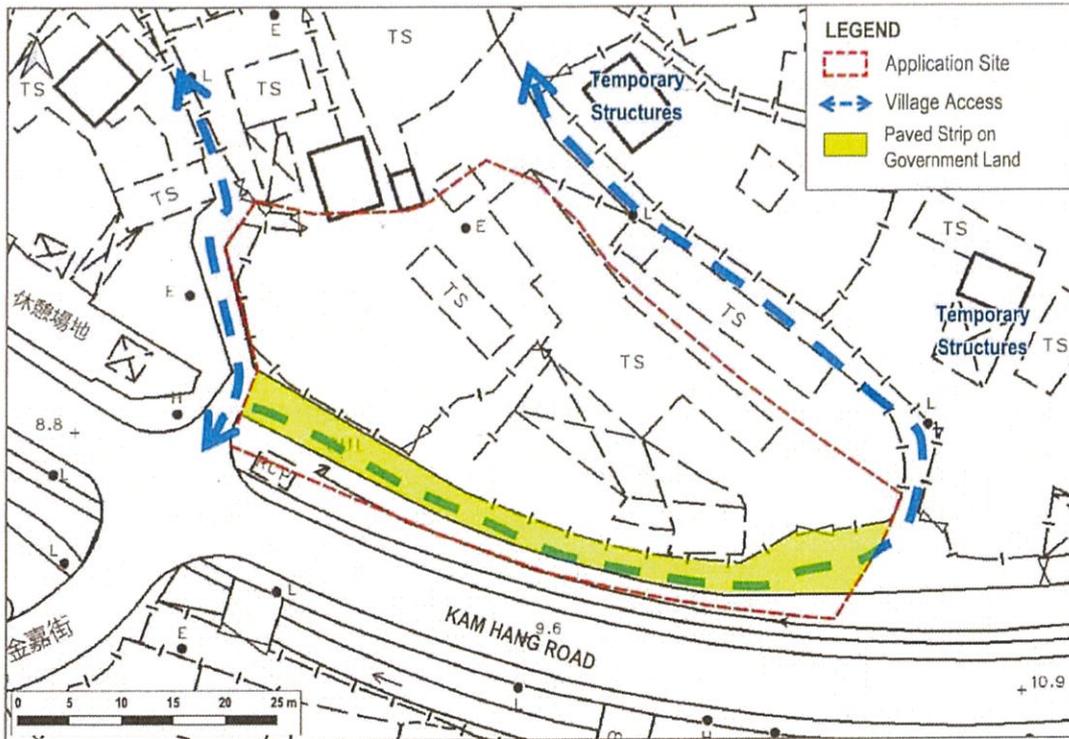
While the existing site is generally paved with sparse vegetation, the Proposed RCHE Development would indeed improve the drainage condition with 20% greenery and decreased surface runoff. There will also be peripheral intercepting channel to receive surface runoff from catchment to the immediate north and drained to the existing drainage system. Overall, the Proposed Development will lead to improved drainage condition with proper maintenance.

Overall, the technical assessments conducted under the approved S.12A Application No. Y/NE-KTS/16 have also proved that the Proposed Development is deemed acceptable in terms of visual, landscape, traffic, sewerage and drainage aspects.

3. Concluding Remarks

3.1 We trust the Draft Outline Zoning Plan with the subject amendment items will be approved smoothly to enable the development to go ahead.

EXISTING VILLAGE ACCESS ARRANGEMENT



**FUTURE VILLAGE ACCESS ARRANGEMENT
AFTER PROPOSED DEVELOPMENT IS COMPLETED**

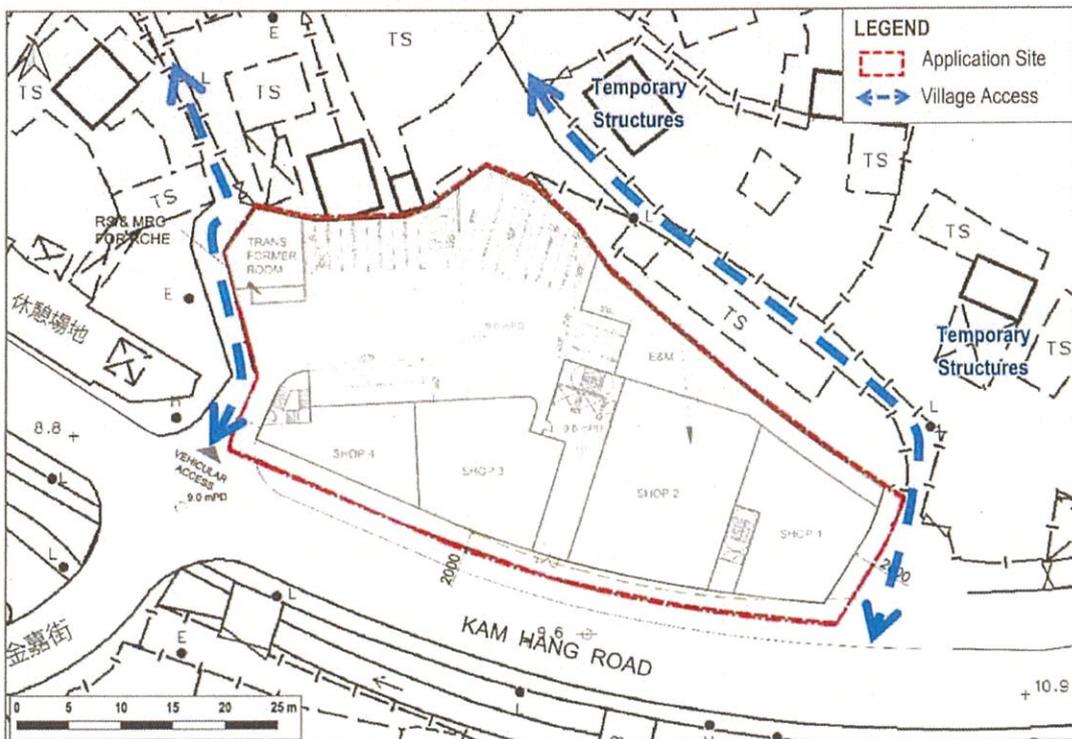


Figure 2 Village Access Arrangement (Before and After)

金錢村村務委員會

KAM TSIN VILLAGE AFFAIRS COMMITTEE

C.C. 7PB

新界上水金錢村六巷一號 A
No.1A, Lane 6, Kam Tsin Village, Sheung Shui, New Territories

敬啟者:

古洞南分區計劃大綱圖 (核准圖編號 S/NE-KTS/20 的修訂項目)

Submission Number:
TPB/R/S/NE-KTS/21S3-5

有關城市規劃委員會(城規會)於2024年5月31日,宣布修訂古洞南分區計劃大綱核准圖。修訂項目主要涉及(i)把金坑路以南及坑頭路以東的一塊用地由「康樂」地帶及「農業」地帶改劃為「住宅(乙類)」地帶,並訂明建築物高度限制,以作住宅發展;以及(ii)把金坑路以北的一塊用地由「康樂」地帶改劃為「政府、機構或社區(1)」地帶,並訂明建築物高度限制,以提供一所私營安老院舍。

就有關修訂向城規會秘書處作出強烈反對。並「根據《城市規劃條例》提交的申述亦符合城規會規劃指引編號29C所列明的規定。有關反對詳情及理據如下:

1. 申請用途:把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶,事實上,這項發展是私人團體申請,為何會改劃為「政府機構」用途,令人感覺是「政府」有參與該項發展,可是在申請文件中,未有發現有關「政府機構」的設施,希望申請人能清楚明確地列出是什麼「政府機構」,讓我們能深入了解該項發展的詳情。
2. 由「康樂」地帶改劃為「綜合發展」地帶,都需要多方面的諮詢,現在由「康樂」地帶直接改劃為「政府、機構或社區(1)」地帶,當中應顧慮對附近村落、屋苑居民造成的影響,使寧靜的村落變成煩擾的地方,居民因此寢食不安,身心皆受影響。
3. 我們明白興建屋宇是急需的,但要顧及四周圍的環境,是否會對現有的屋宇造成影響?現時在該地帶確實只是一條狹窄的小路,通往坑頭村、金錢村、賽馬會、匯駿山莊、御林皇府、翡翠園、嘉麗山莊及鄰近的天巒屋苑,均以低密度形式興建,為何卻在同一地區,建中密度樓宇,實在難以令人說服。
4. 由於古洞北的發展,已有多項工程進行中,青山公路-古洞段,車輛流量已不斷增加,經常出現車輛排長龍,造成交通擠塞,當區(金錢、坑頭、古洞)居民已叫苦連天,需要花費更多時間在交通上。然而,擬建的構築物中,除了住宅、政府機構/社區、私人安老院,亦包含零售商店,會令人流增加,勢必導致車輛流量增多,擠塞情況更趨嚴重,影響居民的出入。
5. 事實上,古洞北發展,政府擬計劃興建一條支線由金坑路可直接往「快速公路」,將可疏導古洞南北、金錢村及坑頭村的人流,應等待政府落實興建配套,完善交通網絡設施後,才考慮是項發展計劃。

6. 因該處位於鄉郊地帶，大規模的建設，會造成空氣和噪音的污染，將為附近鄉郊居民的日常生活帶來嚴重的影響，可是，直至現在仍未有具體改善環境的設施及數據，來支持有關發展。
7. 古洞北福利服務大樓明年中開幕，屆時會提供近 2000 個長者宿位，現申請提供 150 個私人安老院床位，是否有需要在此鄉村地方，交通不便之處，配套亦未完善的地方，設立安老院舍？
8. 申請地點正是附近(東園)村民出入必經之路，倘若建為大樓，嚴重阻礙村民出入，村民需要繞道而行，尤其是長者及小孩，實在不便。
9. 從資料中提及該項發展為適時，協助解決房屋供應短缺的問題，可是這項目為私人發展的房屋，樓價極為昂貴，與政府提供的屋宇相比，確實相差很大，一般人士難以負擔，故此，私人的建屋，實在難以解決有需要人士置業問題。
10. 據悉，在 2020 年的該項申請編號為 Y/NE-KYS/14，當時建議興建 10 幢共 17 至 20 層的屋苑，現在將其分拆，逐步申請，倘若批准有關發展，便會發展餘下的項目，延續對環境、交通、排水、排污、噪音等相關問題，確實難以解決。從現有提供的資料，發展興建兩幢住宅樓宇，合共 360 個單位，設有停車場共 138 車位。連同另一發展項目，把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶，意味著，交通流量增多，事實上，現時一帶的交通配套非常不足，經常出現交通擠塞(尤其是青山公路-古洞段，近高爾夫御園一帶)，長期忍受塞車之苦，引致居民極度煩躁不安。
11. 因該區(金坑路)經常出現水浸，現正進行渠道改善工程，若再有新發展的興建，應有完善的排水、排污系統設施，基於，該區的設施是為鄉村環境模式而建成，在各方面仍未有完善系統設施的情況下，本會強烈反對有關申請。

此 致
城市規劃委員會秘書處



上水金錢村村代表

侯福達

侯福達先生

身份證編號: [REDACTED]

侯添球

侯添球先生

侯慶麒

侯慶麒先生

2024 年 6 月 14 日

Submission Number:
TPB/R/S/NE-KTS/21-S004

Representation Number:
TPB/R/S/NT-KTS/21-R004

Submission Number:
TPB/R/S/NE-KTS/21-S005

Representation Number:
TPB/R/S/NT-KTS/21-R005

Representation Number:
TPB/R/S/NT-KTS/21-R003

Submission Number:
TPB/R/S/NE-KTS/21-S003

c.c. 71B

致 執事先生
規畫署

檔案編號: S/NE-KTS/20

由: 上水坑頭村原居民/居民代表
李觀仙 (原居民代表)
歐陽學宏 (原居民代表)

Submission Number:
TPB/R/S/NE-KTS/21 S1-S2

有關: 反對上述編號 S/NE-KTS/20 中的修訂項目 A 及 B

敬啟者:

對於上述編號中的修訂項目 A 及 B, 本會(上水區坑頭村(原居民)村務委員會提出反對。所反對的理由如下:

1. 構成坑頭村交通非常繁忙的主因有下列數點:
 - 1.1 車輛進出坑頭村的主要道路是坑頭路, 是本村的唯一道路, 在項目 A 中擬建多幢 21 層高的住宅大樓 27 米高, 勢大量增加坑頭村路和金坑路的交通負荷達至無法克服的地步, 交通阻塞問題嚴重影響本村村民的日常生活。
 - 1.2 坑頭村是一條原居民村, 人口若有七千多人口, 每天早上有 12 架專線小巴(19 座位)循環線行駛和營運。而且有千多架私人房車每天進出本村。路面的繁忙已達飽和的臨界點, 若項目 A 及 B 獲批核, 坑頭路和金坑路的交通繁忙只會日溢趨向結構性的技術問題。
 - 1.3 從六十年代開始, 坑頭村村內已存在一個佔地 30 萬多呎的金門公司地盤, 每天亦有數十架重量車輛出入, 交通非常繁忙和塞阻。
 - 1.4 坑頭村雙線行車路段只從入口至擁翠苑, 其他入村的路段都是單線單行, 若路面行駛車輛疏通時間不足, 往往是做成塞車的主因。
 - 1.5 擬修訂項目 A 及 B 的地段是多條村的交通交匯處(即: 金坑路、坑頭路和古洞路)一個十字路口, 根本難於負荷大型屋苑帶來的交通問題。
 - 1.6 擬修訂項目 A 及 B 的地段有原居民的百年祖墓在附近。大興土木, 只會影響本村的風水。而風水的影響亦於以下加以陳述。
2. 擬修訂項目 A 及 B 對本村和鄰毗村落風水的影響
 - 2.1 本村是一條 1818 年前已存在的村落, 俗稱“原居民村”。坑頭村每十五年便有安龍打醮的神功儀式舉行, 以確保本村風調雨順, 人口平安。而發展區 A 的地帶剛位於本村的出入口, 正正為本村龍脈的所在。從玄學角度方面理解, 大興土木, 勢必破壞本村的“龍脈”, 令村民甚為驚恐。

2.2 由於風水和龍脈受到破壞，村民每日日常安逸的生活被上述的發展打亂。在每日不安的環境下生活，村民必受無形壓力的影響。

3. 不良的先例

若區 A 及 B 的修訂項目獲批，勢必做成不良的先例；大量發展商會在村口的十字路地段申請大型屋苑被成功批核，後果非常嚴重。

基於上述的理由，我們坑頭村現任原居民村代表二人(李觀仙、歐陽學宏)謹代表本村(坑頭村)提出反對上述的改變規劃的發展。

此致
執事先生
規劃署

坑頭村村代表

Lee Koon Sin

李觀仙

Ho Yee Wai

歐陽學宏

謹啟

日期：2024年6月17日

Submission Number:
TPB/R/S/NE-KTS/21-S1

Representation Number:
TPB/R/S/NT-KTS/21-R006

Submission Number
TPB/R/S/NE-KTS/21-S2

Representation Number:
TPB/R/S/NT-KTS/21-R007



Urgent Return receipt Expand Group Restricted Prevent Copy

From: 鄉事委員會 上水區 [REDACTED]
Sent: 2024-06-26 星期三 17:15:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關反對 S/NE-KTS/20 中的修訂項目 A 及 B
Attachment: IMG-20240624-WA0012.jpg; IMG-20240624-WA0013.jpg; 有關反對 S NE-KTS 20 中的修訂項目 A 及 B.docx

你好,

坑頭村代表

李觀仙和歐陽學宏

有關反對 S/NE-KTS/20 中的修訂項目 A 及 B

文件如附檔，謝謝。

Best Regards,

上水區鄉事委員會 - 秘書處

羅小姐

Tel [REDACTED]

Fax [REDACTED]

Add [REDACTED]

致 執事先生
規劃署

檔案編號: S/NE-KTS/20

由: 上水坑頭村原居民/居民代表
李觀仙 (原居民代表)
歐陽學宏 (原居民代表)

有關: 反對上述編號 S/NE-KTS/20 中的修訂項目 A 及 B

敬啟者:

對於上述編號中的修訂項目 A 及 B, 本會(上水區坑頭村(原居民)村務委員會)提出反對。所反對的理由如下:

1. 構成坑頭村交通非常繁忙的主因有下例數點:
 - 1.1 車輛進出坑頭村的主要道路是坑頭路, 是本村的唯一道路, 在項目 A 中擬建多幢 21 層高的住宅大樓 27 米高, 勢大量增加坑頭村路和金坑路的交通負荷達至無法克服的地步, 交通阻塞問題嚴重影響本村村民的日常生活。
 - 1.2 坑頭村是一條原居民村, 人口若有七千多人口, 每天早上有 12 架專線小巴(19 座位)循環線行駛和營運。而且有千多架私人房車每天進出本村。路面的繁忙已達飽和的臨界點, 若項目 A 及 B 獲批核, 坑頭路和金坑路的交通繁忙只會日益趨向結構性的技術問題。
 - 1.3 從六十年代開始, 坑頭村村內已存在一個佔地 30 萬多呎的金門公司地盤, 每天亦有數十架重量車輛出入, 交通非常繁忙和塞阻。
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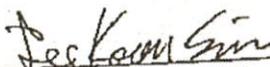
3. 不良的先例

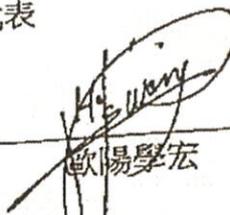
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此致
執事先生
規劃署

坑頭村村代表


李觀仙


歐陽學宏

謹啟

日期：2024 年 6 月 17 日



致 執事先生
規劃署

檔案編號: S/NE-KTS/20

由: 上水坑頭村原居民/居民代表
李觀仙 (原居民代表)
歐陽學宏 (原居民代表)

有關: 反對上述編號 S/NE-KTS/20 中的修訂項目 A 及 B

敬啟者:

對於上述編號中的修訂項目 A 及 B, 本會(上水區坑頭村(原居民)村務委員會)提出反對。所反對的理由如下:

1. 構成坑頭村交通非常繁忙的主因有下列數點:
 - 1.1 車輛進出坑頭村的主要道路是坑頭路, 是本村的唯一道路, 在項目 A 中擬建多幢 21 層高的住宅大樓 27 米高, 勢大量增加坑頭路和金坑路的交通負荷達至無法克服的地步, 交通阻塞問題嚴重影響本村村民的日常生活。
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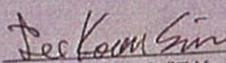
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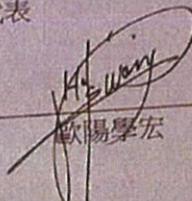
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此致
執事先生
規劃署

坑頭村村代表


李觀仙


歐陽學宏

謹啟

日期：2024 年 6 月 17 日



致 執事先生
規劃署

檔案編號: S/NE-KTS/20

由: 上水坑頭村原居民/居民代表
李觀仙 (原居民代表)
歐陽學宏 (原居民代表)

有關: 反對上述編號 S/NE-KTS/20 中的修訂項目 A 及 B

敬啟者:

對於上述編號中的修訂項目 A 及 B, 本會(上水區坑頭村(原居民)村務委員會)提出反對。所反對的理由如下:

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此致
執事先生
規劃署

坑頭村村代表


李觀仙


歐陽學宏

謹啟

日期：2024 年 6 月 17 日

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/NE-KTS/21-S009

tpbpd/PLAND

Representation Number:
TPB/R/S/NT-KTS/21-R008

寄件者: [REDACTED]
寄件日期: 2024年07月31日星期三 21:05
收件者: tpbpd/PLAND
主旨: PROPOSED AMENDMENTS TO KWU TUNG SOUTH OZP NO. S/NE-KTS/20
類別: Internet Email

PROPOSED AMENDMENTS TO KWU TUNG SOUTH OZP NO. S/NE-KTS/20

Dear TPB Members,

Item A: (about 1ha) To rezone a site to the south of Kam Hang Road and east of Hang Tau Road from "REC" and "AGR" to "R(B)" with stipulation of a maximum BH of 72mPD.

Y/NE-KTS/17 on 27.10.2023

Lots 959 RP, 998 RP (Part), 999 RP (Part), 1005 RP, 1006 to 1009, 1011, 1012, 1013 RP and 2272 in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South

Site area: About 10,072sq.m Includes Government Land of about 1,954sq.m

Zoning: "Agriculture" and "Recreation"

Proposed Amendment: Rezone to "Res (Group B)" / 2 Blocks / 360 Units / PR 2.4 / 72mPD / OS 1,228sq.m / 136 Vehicle Parking

This is a sequel to a more ambitious development that was subject to scrutiny by members. In view of the considerable amount of Government Land involved, the Social Welfare Department (SWD) requested the applicants to provide a Residential Care Home for the Elderly (RCHE) cum Day Care Unit (DCU) in the proposed development.

The applicants agreed to provide such facility at an alternative site, Item B, **while suggesting that the facility should be exempted from gross floor area calculation.**

IS IT TO BE EXEMPTED AND WHY AS IT IS A STAND ALONE SITE?

According to the Applicant this could be a better location to accommodate standalone social welfare facilities.

NOTE STANDALONE SOCIAL WELFARE FACILITIES BUT NOW IT INCLUDES A SHOPPING MALL ON GROUND FLOOR.

SO WHERE IS THE COMMUNITY BENEFIT FROM THE CEDING OF A COMBINED 2,500SQ.M OF GOVERNMENT LAND?

Originally most Members had reservation on the proposed rezoning about this development and expressed the following views: (a) whilst the proposed residential use was considered not entirely incompatible with the surrounding uses, the proposed development intensity (with a PR of 3 and a BH of 75mPD) might not be compatible with the immediate surrounding area to the south of Kam

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Hang Road which was predominantly rural in nature with low-rise and low-density domestic structures and might cause potential visual impact;

BUT THE REDUCTION IN PR IS MERELY .6 AND THERE IS NO AMENDMENT TO THE 75MPD HEIGHT

more landscaping area at the southern portion allowing more tree preservation

a tree cluster at the southern part of the site, with a large Ficus macrocarpa and a tree immediately adjacent to the site would be preserved.

CANNOT FIND ANY DETAILS ON THE NUMBER AND LOCATION OF TREES

*and (b) having noted that there was **another similar application with a PR of 1.645 and a BH of 12 storeys to the southeast of the Sites under processing, any piecemeal rezoning in the area might lead to adverse impacts on the environment, the cumulative effect of which should be properly assessed. In that connection, a review on the development parameters of Site B and its adjoining area having regard to the existing and potential developments in the larger area covering the site would be necessary before proposing any suitable amendments to Site B.***

The "REC" zone was intended for recreational developments for the use of the general public. It encouraged the development of active/passive recreation and tourism uses by the private sector. Owing to private land ownership and the private-led development mode in the KTS area, there was no intention for government initiated large-scale recreational use.

Approval of the current applications would not affect the integrity of those zones!!!

STATEMENTS ARE CONTRADICTORY IN NATURE. ZONE IT "REC" BUT THEN TAKE NO MEASURES TO REALISE THE ZONING INTENTION. THIS IS A NEW COMMUNITY THAT WILL HAVE A NEED OF AND A RIGHT TO RECREATIONAL FACILITIES. THE ZONING WAS INTENDED TO ADDRESS THESE NEEDS.

SO WHERE ARE THE DETAILS OF THE REVIEW THAT SHOULD ADDRESS THESE ISSUES???

Item B: (about 0.17ha) To rezone a site to the north of Kam Hang Road from "REC" to "G/IC(1)" with stipulation of a maximum BH of 8 storey.

Y/NE-KTS/16 Approved 27 Oct 2023

Lot No. 953 RP (Part) in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South

Site area: About 1,710sq.m Includes Government Land of about 510sq.m

Zoning: "Recreation"

Proposed Amendment: Rezone to GIC (1) / 1 block RCHE / 150 Beds / PR 2.94 / OS 155sq.m / 13 Vehicle Parking / Shops & Services

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While supporting development of RCHE, the application appears to be more about developing a mini shopping mall and achieving a higher plot ratio and building height than that intended for the district.

30% of the site is government land. Site Coverage 46%???? Impossible as the podium covers most of the site apart from set back at Kam Hang Road and to one side.

The dormitory on 7/F is not permitted under the regulatory 24mt restriction for RCHE.

According to section 20(1) of the Residential Care Homes (Elderly Persons) Regulation (the Regulation), subject to section 20(2), no part of an RCHE shall be situated at a height more than 24 metres above the ground floor. This requirement is safety considerations for elderly residents.

Members should approve this plan only on condition that the entire building is devoted to GIC use as stipulated in the Planning Intention:

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

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

In view of the Applicants own statement that the site is **"to accommodate standalone social welfare facilities"** and social issues that have been exposed due to Covid, there needs to be a much more stringent supervision of how GIC zoning is used. The siphoning off of significant percentages of GFA for commercial use should not be permitted.

The excuse that there are insufficient retail facilities in the area is unacceptable as this is a district under intense redevelopment and commercial facilities will gradually be provided as projects are completed. And, as per some members concerns, the retail shops would attract vehicles and parking that would have negative impact on the RCHE re air pollution and noise disturbance.

Approval of this development sets a precedent that effectively reduces the amount of GFA to be devoted to genuine community services in GIC zoned developments. This is unacceptable, particularly in districts like this with significant shortfalls in multiple services. SEE HKPSG

For the same reason strong objections to:

Proposed Amendments to the Notes of the OZP

7.3 In relation to Amendment Item B, 'Shop and Services (on ground floor in "G/IC(1)"only') is added as Column 1 use for the "G/IC(1)" sub-zone.

also

7.4 Opportunity is taken to revise the other parts of the Notes based on the latest MSN, which include moving 'Government Refuse Collection Point' and 'Public Convenience' uses from Column 2 to Column 1 in the Notes for "V" zone, and adding 'Field Study/Education/Visitor Centre' under Column 2 of the "V" zone.

OBJECT – DEPRIVES THE COMMUNITY OF HAVING A SAY IN BOTH THE LOCATION AND DESIGN OF THESE FACILITIES

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7.5 Review has also been undertaken on the need for 'filling of pond or excavation of land' clause in the Remarks of the Notes for non-conservation-related zonings.

Since there is currently no pond in the "Open Space" ("O") zone and the Drainage Services Department (DSD) has no concern on excavation of land within the "O" zone from drainage perspective, opportunity is taken to delete the Remarks of the "O" zone. For the "REC" zone, due to DSD's concern on filling of pond from drainage perspective, the 'filling of pond' portion will be retained in Remarks (c) of the Notes for the "REC" zone while 'excavation of land' will be deleted.

OBJECT – THIS ALLOWS UNFETTERED EXCAVATION OF LAND ON BOTH ZONES.

BY APPROVING ELIMINATION OF THESE PROTECTIVE CLAUSES, THE BOARD IS EFFECTIVELY RELINQUISHING ITS ROLE IN MONITORING DEVELOPMENTS THAT CAN HAVE DEVASTATING IMPACT ON THE LAND AND NATURAL RESOURCES.

Mary Mulvihill



就圖則作出申述
Representation Relating to Plan

Submission Number:
TPB/R/S/NE-KTS/21-S008

Representation Number:
TPB/R/S/NT-KTS/21-R009

參考編號
Reference Number: 240731-110041-41404

提交限期
Deadline for submission: 31/07/2024

提交日期及時間
Date and time of submission: 31/07/2024 11:00:41

「申述人」全名
Full Name of "Representer": 先生 Mr. Edmond Fong for The Hong Kong and China Gas Company Limited

「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/NE-KTS/21

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
Item A		Since the proposed development is in the close vicinity to our High-Pressure pipeline at Kam Hang Road, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.
Item B		Since the proposed development is in the close vicinity to our High-Pressure pipeline at Kam Hang Road, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation

	measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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.

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From: [REDACTED]
Sent: 2024-08-01 星期四 15:33:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Plan no. S/NE-KTS/21 (Reference Number: 240731-110041-41404)
Attachment: Comment on Plan No. S-NE-KTS-21.pdf

Dear Mr Kwok,

Further to our tele-conversation, please kindly find the information as follows:

Submission Reference Number:	240731-110041-41404
Plan no.:	S/NE-KTS/21
Representer:	The Hong Kong and China Gas Co. Ltd.
Name of Representer's Representative:	Edmond Fong

Thank you for your kind attention.

Kind Regards

Edmond Fong

From: SPPAdmin@pland.gov.hk <SPPAdmin@pland.gov.hk>
Sent: Friday, July 19, 2024 2:12 PM
To: [REDACTED]
Subject: Newsletter for SPP

Dear Sir/Madam,

1. The Town Planning Board gazettes the following Statutory Plan(s) today:

No statutory plan was gazetted.

2. The following Statutory Plan(s) are currently inviting representations/further representations:

under s.5 of the Town Planning Ordinance

[S/NE-KTS/21](#)

(Kwu Tung South OZP)

[S/YL-NSW/9](#)

(Nam Sang Wai OZP)

You may wish to visit the [\[REDACTED\]](#) for further details.

3. As at 19/07/2024, 81 applications are inviting comments:

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You may wish to visit the [Town Planning Board website](#) for further details.

4. The Secretary for Development published the following Regulated Area Plan(s) today:

No regulated area plan was published

Thank you for your attention.

Regards,
SPP Administrator

Please do not reply to this message as this is system generated.



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