

TPB/R/S/KTN/1-5

敬啓者:

就有關東北新發展:《新古洞北及粉嶺北分區計劃大綱草圖》之規劃(公佈)

Ref: TPB/R/S/KTN/1

本人(侯金林)持有一個地段 D.D.96 LOT 834，有 $4/5$ 地段納入規劃藍圖內，而餘下 $1/5$ 未規劃在藍圖內，現時該地段持有短期租約(S.T.W.)，作物流和拆櫃用途。如果將來政府發展收地，該地段餘下的 $1/5$ 土地就不能適當有效運用。因此本人要求 貴署能將該地段全部納入發展藍圖內。祈望能作出修改的安排。謝謝!

此致
規劃署

土地持有人:

侯金林

侯金林

日期: 2014 年 2 月 4 日

副本抄送: 土木工程發展署

本人通訊地址: [REDACTED]

聯絡電話: [REDACTED]

TPB/R/S/KTN/1-6

RECEIVED

20 FEB 2014

Town Planning
Board

敬啟者:

就有關東北新發展《新古洞北及粉嶺北分區計劃大綱草圖》之規劃(公佈)

本人(侯金華)持有一個地段 D.D.100 LOT 104, 有 4/5 地段納入規劃藍圖內, 而餘下 1/5 未規劃在藍圖內, 現時該地段靠近斜坡及有臨時屋和農地作農耕用途。如果將來政府發展收地, 該地段餘下的 1/5 土地就不能適當有效運用。因此本人要求 貴署能將該地段全部納入發展藍圖內。祈望能作出修改的安排。謝謝!

此致
規劃署

土地持有人:

侯金華
侯金華

日期: 2014 年 2 月 12 日

副本抄送: 土木工程拓展署

本人通訊地址:

PlanArch Consultants Ltd.
建港規劃顧問有限公司



Suite 711, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
E-mail: planarch@netvigator.com
pac@planarch.com.hk

Our Ref.: TPB-R/S-KTN/1304470

Secretary
Town Planning Board
15/F., North Point Government Offices,
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Mr Mike Li)

RECEIVED
2014 FEB 19 PM 1:26
TOWN PLANNING BOARD

19 February 2014

Dear Sir,

Representation to the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1

On behalf of The Light Corporation Limited we are writing to lodge a representation to the Town Planning Board under Section 6(1) of the Town Planning Ordinance and object to rezoning of a site comprising Lot Nos. 750(part), 751(part), 752 and 753 and adjoining government land in D.D.92 from "Open Space" to "Other Specified Uses (Nature Park)" as shown in the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 exhibited on 20.12.2013.

Please see authorisation letter from the representer, a copy of duly signed Form No. S6, and 90 copies of planning statement to support the representation.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

w/e.
cc: Client



Secretary
Town Planning Board
15/F., North Point Government Offices,
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Mr Mike Li)

6 February 2014

Dear Sir,

Representation to the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1

We, The Light Corporation Limited hereby authorize PlanArch Consultants Limited (建港規劃顧問有限公司) to act on our behalf in relation to the submission of the captioned representation to the Town Planning Board.

Thank you for your kind attention.

For and on behalf of
THE LIGHT CORPORATION LIMITED
大輝行有限公司

.....
Authorized Signature(s)

THE LIGHT CORPORATION LIMITED
Authorized Signature with Company Chop
Certificate of Incorporation No. 608283

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	19.2.2014

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

1. Person Making This Representation (known as "Representer" hereafter)

提出此宗申述的人士（下稱「申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

The Light Corporation Limited.

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

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

PlanArch Consultants Ltd.

3. Details of the Representation

申述詳情

Draft plan to which the representation relates
與申述相關的草圖


Draft Kwu Tung North Outline Zoning Plan No.
S/KTN/1

* Delete as appropriate

Please fill "NA" for inapplicable item

* 請刪去不適用者

請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters [@] 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Rezoning of a site comprising Lot Nos. 750(part), 751(part), 752 and 753 and adjoining government land in D.D.92 from "Open Space" ("O") to "Other Specified Uses (Nature Park)"	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please see attached planning statement
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see attached planning statement
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。 Please see attached planning statement		

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

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

Parts 3 (Continued) 第3部分(續)

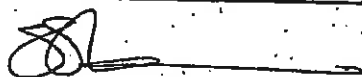
4. Plan, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.
請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過 A3 大小，須一式 90 份。至於其他補充文件（例如：影響評估報告），則須一式 90 份。

Please see attached planning statement

5. Signature 簽署

Signature
簽署



"Representative"/ Authorized Agent*
「申述人」/ 獲授權代理人

Betty S. F. HO

Director

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員/Fellow 資深會員* of

☒ HKIP

☐ HKIA

☐ HKIS

☐ HKIE

☐ HKILA

Others 其他 RPP

on behalf of
代表

PlanArch Consultants Ltd.

Company/Organization Name and Chop (if applicable)

公司 / 機構名稱及蓋章（如適用）

Date
日期

19 February 2014



Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:
 - the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
 - facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.
委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
 - 方便「申述人」與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap.486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料（私隱）條例》（第 486 章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

* Delete as appropriate

Please fill "NA" for inapplicable item
「√」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」
請在適當的方格內加上「√」號

27

Objection to Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1

Light Corporation Limited
PlanArch Consultants Limited

February 2014

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Appendix

Appendix I	Tree Impact Assessment
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1. INTRODUCTION

On behalf of the Light Corporation Limited, the registered owner of Lot Nos. 750, 751, 752 and 753 in D.D.92, Kwu Tung North, PlanArch Consultants Ltd. lodges a representation to the draft Kwu Tung North (KTN) Outline Zoning Plan (OZP) No. S/KTN/1, exhibited on 20.12.2013.

We object to

rezoning of a site comprising Lot Nos. 750(part), 751(part), 752 and 753 and adjoining government land in D.D.92 (the subject site) from "Open Space" ("O") to "Other Specified Uses (Nature Park)" ("OU(NP)"),

and propose the subject lots be rezoned to "Village Type Development" ("V") to meet local needs.

2. SITE CONTEXT

2.1 LOCATION

The subject site comprises Lot Nos. 750(part), 751(part), 752 and 753 and adjoining government land in D.D.92 is located in the western fringe of Yin Kong Village in Kwu Tung North (Plan 1). It has a total site area of about 4,600m².

2.2 LAND USE ZONING

The subject site under objection is rezoned from "O" to "OU(NP)" on the draft KTN OZP No. S/KTN/1 exhibited on 20.12.2013 (Plan 1).

The Light Corporation Limited submitted S12A application (TPB/Y/NE-KTN/6) to the Town Planning Board (the TPB) to apply for the rezoning from "O" to "V" on the approved Kwu Tung North OZP No. S/NE-KTN/8 for the subject site on 25.7.2013. The application will be considered by the TPB on 7.3.2014.

The Lot Nos. 750, 751, 752 and 753 in D.D.92 in the subject site are held under Block Government Lease and are demised for agricultural and house uses.

Majority of the subject site (73%) is within the Village Environ (VE) of Yin Kong Village (Plan 2).

2.3 EXISTING LAND USES (PLAN 2)

Farming has long been abandoned on the subject site. The western part of the subject site (67%) has been using as an open storage of construction materials since the 1980s (Photo 1). Since it has been in operation before the gazettal of the Kwu Tung North Interim Development Permission Area (IDPA) Plan on 17.8.1990, it is regarded as an Existing Use.

Some temporary structures and a public toilet are found in the government land in the subject site (Photo 2).

2.4 ADJACENT LAND USES (PLAN 1 & 2)

To the immediate southeast of the subject site is the Yin Kong Village where many village houses are found (Photo 3).

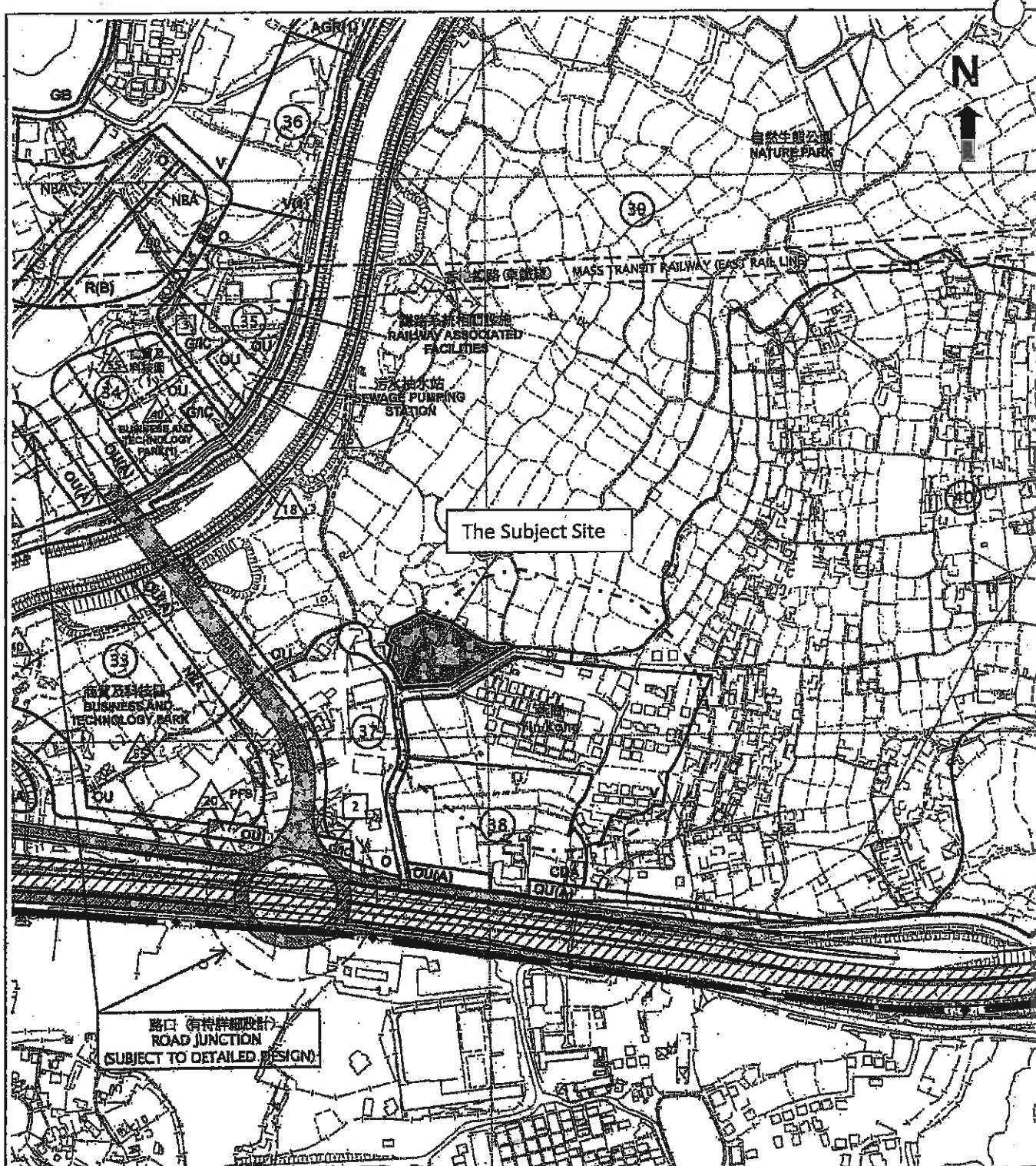
Some village type development, temporary structures and warehouse are found to the west and southwest of the subject site (Photo 4). This area is zoned as "O" on the draft KTN OZP No. S/KTN/1.

Active farmlands are found to the immediate north of the subject site. This area falls within the "OU(NP)" zone on the draft KTN OZP No. S/KTN/1.

A "CDA" zone together with a Grade 2 Historic Building, the Enchi Lodge, is located to the further south of the subject site (Photo 5). The TPB approved the planning application for comprehensive residential development cum conservation of Enchi Lodge in the "CDA" zone (TPB Ref. No. A/NE-KTN/131) on 6.11.2009.

2.5 ACCESSIBILITY AND LOCAL TRAFFIC

The subject site abuts onto the existing Yin Kong Road which connects the Yin Kong Village and Castle Peak Road – Kwu Tung (Photo 6). Yin Kong Road is extended along the periphery of the subject site and forms a cul-de-sac on the draft KTN OZP (Plan 1 & 2).



Legend

○ Village Environ of Yin Kong Village

Plan Based on
Draft Kwu Tung North
Outline Zoning Plan
No. S/KTN/1
exhibited on 20.12.2013

Location Plan

Proposed Rezoning from "Other Specified
Uses (Nature Park)" to "Village Type
Development"

Various Lots and Adjoining Government
Land in DD92, Kwu Tung North,
on draft OZP No. S/KTN/1

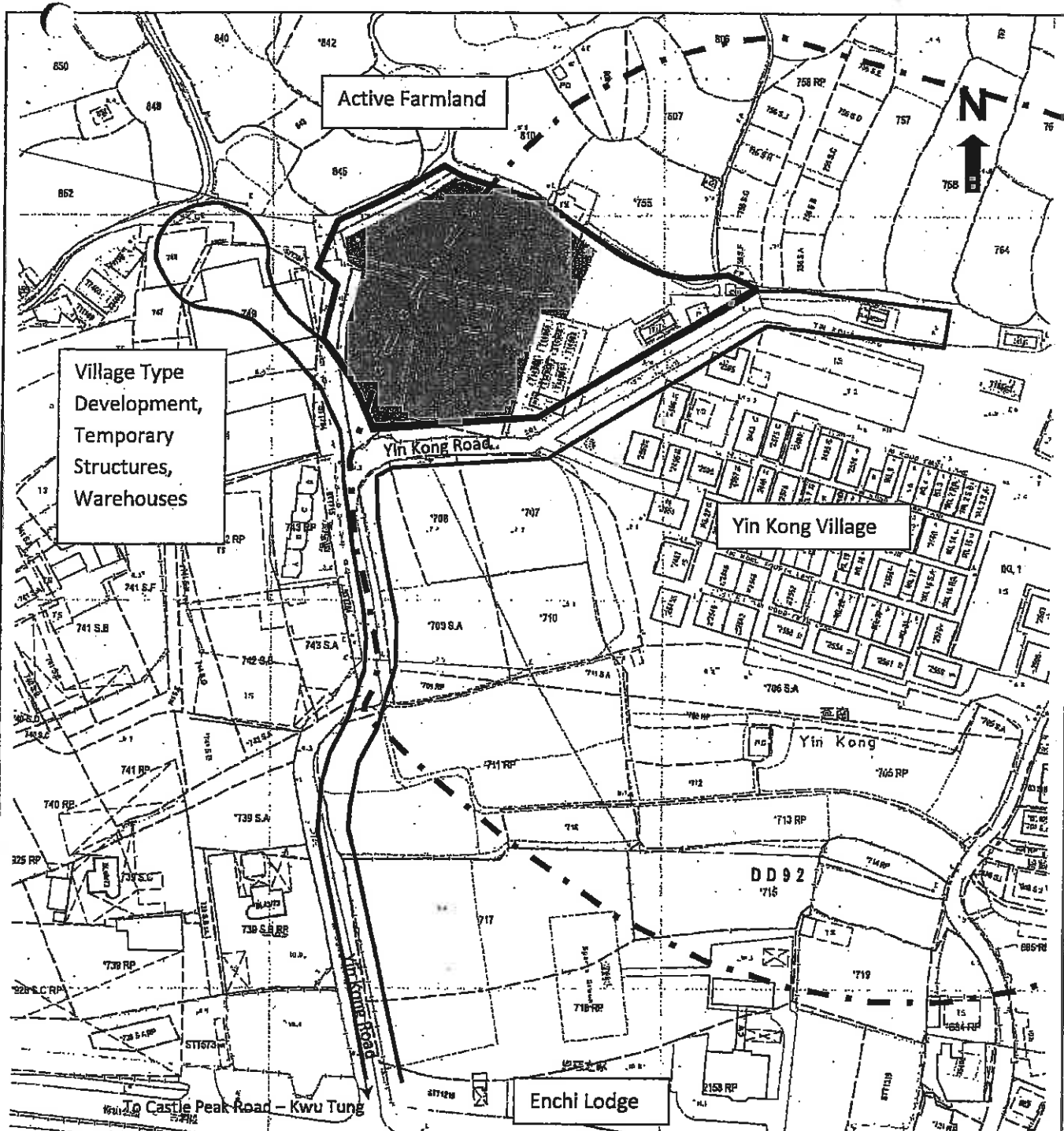
Scale 1 : 5000

Plan 1





PlanArch Consultants Ltd.

Revision

Date: 29.1.2014



Legend

-  The Subject Site
-  Existing Use (Open Storage)
-  Village Environ of Yin Kong Village
-  "Road" Zone on Draft OZP

Base Plan Extracted from Lot Index Plan
No. MH0232072013, Ref No. 2-SE-5C,
5D, 2-SE-10A & 10B

Site Plan

Proposed Rezoning from "Other
Specified Uses (Nature Park)" to
"Village Type Development"

Various Lots and Adjoining
Government Land in DD92,
Kwu Tung North,
on draft OZP No. S/KTN/1

Scale 1 : 1 500

Plan 2

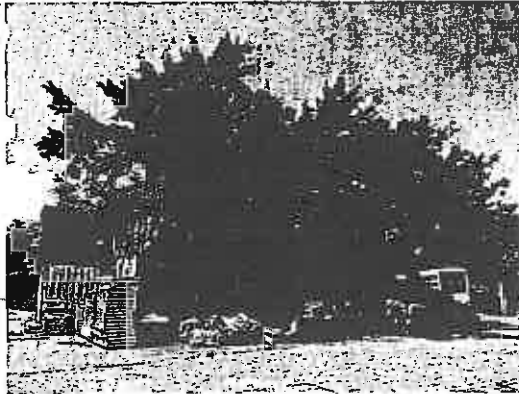
PlanArch Consultants Ltd.

Revision

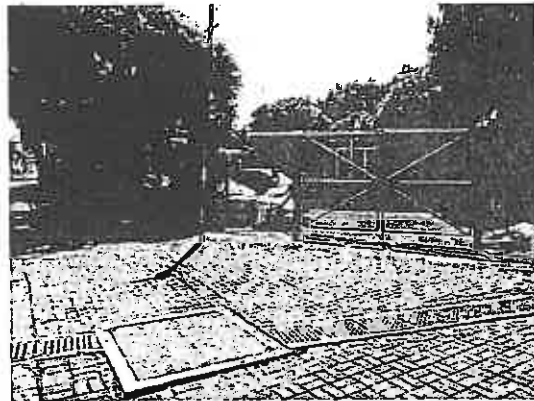
Date: 29.1.2014

Photo 1 Subject Site

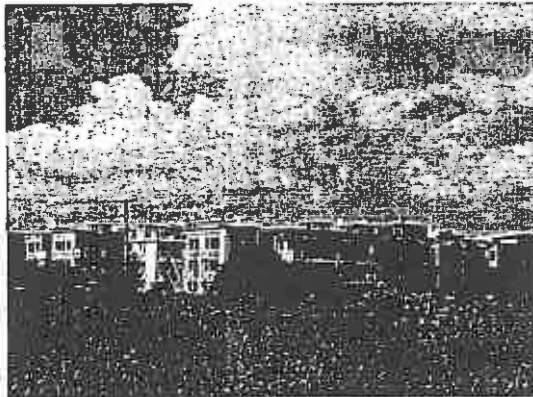
The western part of the subject site is currently used as open storage of construction materials, which is regarded as an Existing Use.

**Photo 2 Subject Site**

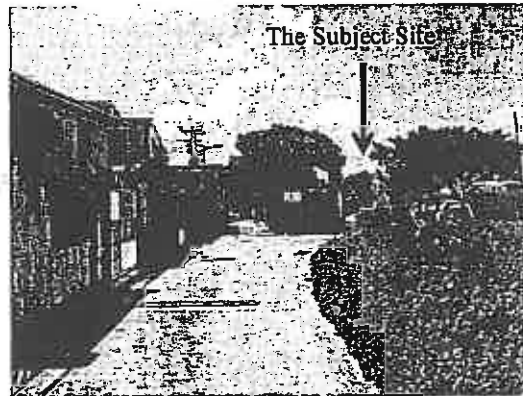
Some temporary structures and a public toilet are found in the government land in the subject site.

**Photo 3 Adjacent Land Uses**

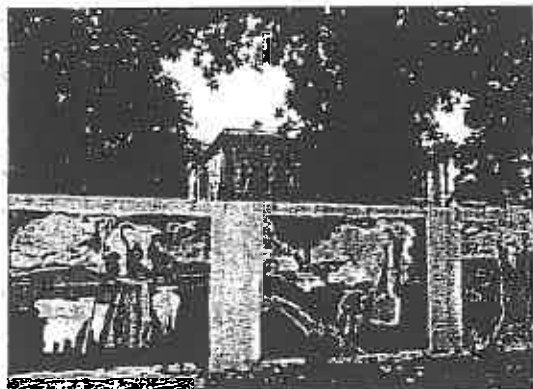
Many village houses are found in Yin Kong Village

**Photo 4 Adjacent Land Uses**

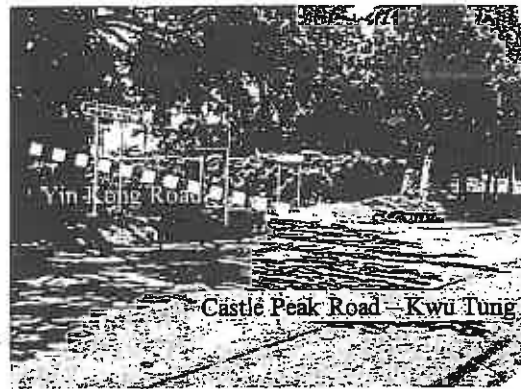
2-storeyed houses are found to the west and southwest of the subject site.

**Photo 5 Adjacent Land Uses**

A Grade 2 Historic Building, the Enchi Lodge, is located within the "CDA" zone to the south of the subject site. The TPB approved the planning application for comprehensive residential development in the "CDA" zone with condition to preserve the Enchi Lodge.

**Photo 6 Accessibility**

The subject site shares the same Yin Kong Road and is physically and socially connected to the indigenous Yin Kong Village. The road also connects to the Castle Peak Road – Kwu Tung.



3. OUR OBJECTION AND PROPOSED REZONING (PLAN 3)

We object to

rezoning of the subject site from "O" to "OU(NP)".

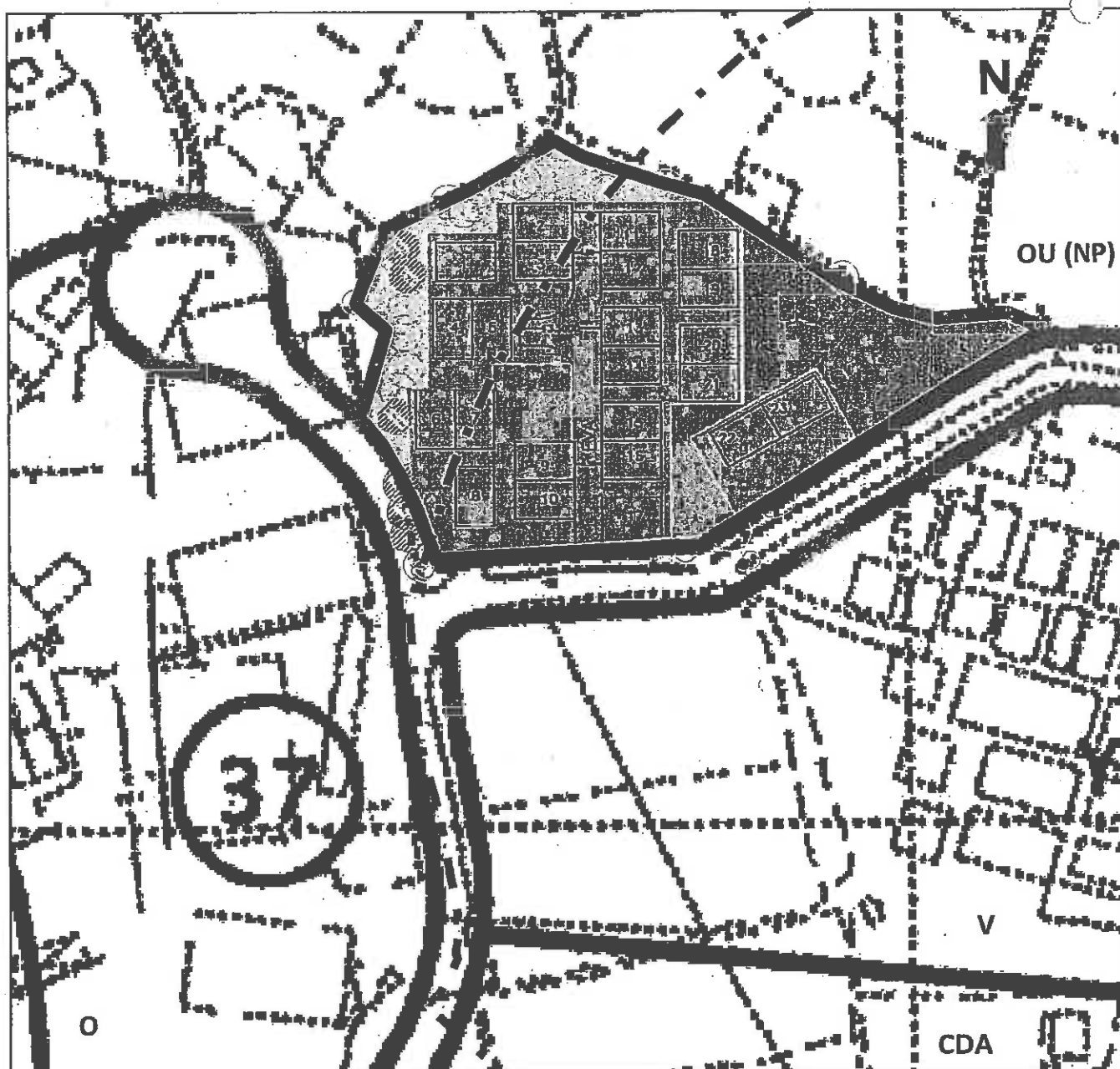
We propose to rezone the subject site, where majority of the site falls within the VE of Yin Kong Village, from "OU(NP)" zone to "V" zone to allow for village type development under the draft KTN OZP (Plan 3).

The subject site located next to Yin Kong Village is suitable for its natural expansion. Plan 3 shows the indicative layout plan showing how small house development could be provided at the subject site, without affecting the amenity value.







The subject site has an area of about 4,600m² and 23 numbers of small houses could be developed. About 1,100m² of local open space is proposed, in addition to about 500m² amenity area, to serve the local residents in the area.

The proposed development parameters are as follows:

Site Area	About 4,600m ²
Number of Small Houses (NTEH)	23
Proposed Roof-over Area	Around 1,500m ² (65.03m ² x 23)
Proposed Building Height	Not exceeding 3 storeys and 8.23m
Local Open Space	About 1,100m ²
Amenity Area	About 500m ²



Legend

-  The Subject Site (Proposed Rezoning from OU(NP) to V)
-  Proposed Small Houses
-  Proposed Local Open Space
-  Proposed Amenity Area
-  Existing and New Tree
-  Village Environ of Yin Kong Village

Base Plan Extracted from Kwu Tung North
OZP No. S/KTN/1

Indicative Layout Plan

Proposed Rezoning from "Other Specified Uses (Nature Park)" to "Village Type Development"

Various Lots and Adjoining Government Land in DD92, Kwu Tung North, on draft OZP No. S/KTN/1

Scale 1 : 1 000

Plan 3

PlanArch Consultants Ltd.

Revision

Date: 6.2.2014

4. JUSTIFICATIONS FOR THE OBJECTION

The proposed rezoning provides a more practical, desirable and coherent planning alternative to enhance the draft KTN OZP.

Justifications support the proposed rezoning are as follows.

4.1 THE SUBJECT SITE IS PHYSICALLY AND SOCIALLY CONNECTED TO YIN KONG VILLAGE

The subject site is located to the immediate west of the Yin Kong Village. The site shares the same Yin Kong Road and is physically and socially connected to the indigenous village (Plan 2).

4.2 THE SUBJECT SITE IS SUITABLE FOR VILLAGE TYPE DEVELOPMENT AND VILLAGE TYPE DEVELOPMENT IS COMPATIBLE WITH THE LAND USE AND BUILT FORM IN THE NEIGHBOURHOOD

The subject site is located in a village type development neighbourhood, where the "V" zone in Yin Kong Village is located at its immediate east and south, and other village type developments are found in the southwest of the subject site. The proposed rezoning will provide land reserve for natural expansion of the Yin Kong Village in future (Plan 2 & 3).

The proposed village type development is suitable at the subject site since it will be compatible with the village type neighbourhood in term of land use and built form considerations.

4.3 THE PROPOSED REZONING WILL IMPROVE THE OVERALL ENVIRONMENT

The subject site is occupied by an open storage which has been operating since 1980s, before the gazettal of the IDPA Plan in 1990. It is an Existing Use to be tolerated under the town planning system.

The subject site is currently used as open storage of construction materials, and solid fence is erected along its periphery. Both the land use and built form of the subject site are not very compatible with the surrounding area which is a village environment with small house and farmland.

The proposed rezoning will facilitate early removal of the incompatible open storage and allow for more amenity planting for visual and landscape enhancement.

A tree survey for a tree impact assessment was carried out by Tins Landscaping Limited (Appendix I). There are a total 50 trees. Among these 11 trees are in poor condition and 2 trees are dead and therefore suggested to be felled, apart from these trees, all other trees (including mature trees) will be retained. In addition, a total 40 new trees will be planted along the boundary to enhance amenity.

After reviewing the tree impact assessment, the proposed layout of the houses has respected the location of the trees. As illustrated in Plan 3, about 1,100m² local open space is proposed, in addition to about 500m² amenity area. The 1,100m² local open space is adequate to serve the local residents in the area.

Allowing small house development at the subject site will provide an opportunity to provide more open space and amenity area for the needs of local residents. Village type development will be more compatible with surrounding area and improve the overall environment of the residential neighbourhood.

4.4 THE PROPOSED REZONING WILL COMPENSATE THE "LOSS" OF DEVELOPABLE LAND IN THE VILLAGE ENVIRON OF YIN KONG VILLAGE

Under the Small House Policy, VE refers to a 300 feet distance surrounding a recognised village and indigenous villagers are eligible to build small houses within the VE. However, it is noted that most areas of the VE of Yin Kong Village are zoned for other uses which are not allowed for small houses development.

As showed in Plan 1, the VE of Yin Kong Village includes areas where existing village houses are found, as well as part of the subject site, a large part of the "CDA" zone to the south of the subject site where the TPB approved the application for comprehensive residential cum conservation development (TPB Ref. No. A/NE-KTN/131), and the farmlands zoned as "OU(NP)" to the north of the site which forms an integral part of the Long Valley fresh water farming cum wetland system.

Since the development of Yin Kong Village is restricted by the "CDA" zone to its south and the valuable farmlands in the "OU(NP)" zone to its north and east, the subject site is the only suitable expansion area or land reserve to compensate the "loss" of developable land in the VE.

4.5 THE PROPOSED REZONING WILL RELIEVE HIGH DEMAND FOR DEVELOPMENT OF SMALL HOUSES

In the resident meeting with Yin Kong villagers on 28.9.2012 during the Stage 3 Public Engagement of the NENT NDAs Study, they expressed that land within VE was not adequate for development of small houses by indigenous villagers and urged for village expansion in the periphery.

4.6 THE PROPOSED REZONING WILL FACILITATE THE IMPLEMENTATION OF THE "CDA" ZONE BY PROVIDING ALTERNATIVE VILLAGE EXPANSION AREA IN YIN KONG VILLAGE

The objector is also the applicant of the planning approval (TPB Ref. No. A/NE-KTN/131) for comprehensive residential development in the "CDA" zone to the south of the subject site. The approved development scheme fully adheres to the planning intention as stipulated in the draft KTN OZP, it will also preserve the Enchi Lodge, a Grade 2 Historic Building.

Although the planning application was approved by the TPB on 6.11.2009, the owner could not implement the proposed development, since Lands Department had reservation on the land exchange application as part of the land in the planning approval falls within the VE of Yin Kong Village. In the letter from Lands Department dated 15.6.2010, it suggested that *"the proposed re-grant lot [application site of A/NE-KTN/131] falls within the Village Environ boundary of Yin Kong Village, a New Territories recognized village. According to the prevailing land policy, the land in Village Environs is primarily preserved for small house development by indigenous villages under the Small House Policy..."*.

The proposed rezoning of the subject site to "V" will provide land reserve for natural expansion of the Yin Kong Village in future and compensate the "loss" of VE falling within the "CDA" zone, which should address the worries of Lands Department that approving the land exchange for the land in the planning approval of A/NE-KTN/131 might limit the future development of Yin Kong Village.

In fact, the planning intention of the "CDA" site is for low-density private residential development and is not for village type development. With the proposed rezoning of the subject site, where majority of the site is located within the VE of Yin Kong Village, there should be sufficient land for future expansion of the village.

The proposed rezoning will compensate for the "loss" of VE in the "CDA" site to facilitate favourable consideration by Lands Department in approving the land exchange for the planning approval of A/NE-KTN/131.

The proposed rezoning will facilitate to resolve the implication of the use of land within the VE which is one of the critical approval conditions to implement the planning approval of A/NE-KTN/131. With suitable future expansion of Yin Kong Village, the planning intention of the "CDA" zone can be materialized to provide permissible housing units for the area and the Grade 2 Historic Building can be preserved in the draft KTN OZP.

4.7 THE PROPOSED REZONING WILL FACILITATE THE IMPLEMENTATION OF THE PLANNING INTENTION OF DESIGNATING LONG VALLEY AS NATURE PARK

As the Long Valley Nature Park intends to showcase the harmonious blending of farming activities with nature conservation, in providing more village housing in the subject site which is not any part of the wetland system but a brownfield site, it will be possible to accommodate local indigenous villagers who may practice farming in the adjoining Long Valley Nature Park. It will assist the affected farmers to re-establish their farming practices.

The proposed rezoning goes in-line with the planning intention of "OU(NP)" for the development of a nature park to protect and enhance existing wetland habitats for the benefit of the local ecology and promotion of nature conservation and education. It supports the conservation of the ecological integrity of the wetland habitats and will therefore help materialize the planning intention and practice of farming in the Nature Park. The proposed rezoning is a more practical, desirable and coherent planning control on the preservation of agricultural land and Long Valley Nature Park.

5. OUR REQUEST (PLAN 3)

In view of the above justification, we sincerely request for:

The whole subject site including the area currently zoned "OU(NP)" on the draft KTN OZP No. S/KTN/1 should be rezoned as "V" (Plan 3).

6. CONCLUSION

The subject site is suitable for village type development. The proposed use is compatible with the environment in the neighbourhood. The proposed rezoning will provide developable land in the VE of Yin Kong Village to meet high demand for small houses development. As such, it helps to compensate "loss of land in VE" associated with the development in "CDA" zone to the south. In return, it might facilitate to resolve the implication of the use of land within the VE which is one of the critical approval conditions to implement the planning approval of the "CDA" zone. In addition, the proposed rezoning will encourage the phasing out of existing open storage use to improve the overall environment in the vicinity. In providing more village housing, it will be possible to accommodate local indigenous villagers who may practice farming in the adjoining Long Valley Nature Park and will therefore help materialize the planning intention and practice of farming in the Nature Park.

S12A application (TPB/Y/NE-KTN/6) was submitted to the TPB on 25.7.2013 to apply for the rezoning from "O" to "V" on the approved Kwu Tung North OZP No. S/NE-KTN/8. The application will be considered by the TPB on 7.3.2014.

In view of the above, the TPB is therefore respectfully requested to consider the proposed rezoning as a more practical, desirable and coherent planning alternative to enhance the draft KTN OZP.

APPENDIX I
TREE IMPACT ASSESSMENT



天時綠化有限公司
TINS LANDSCAPING LTD

***Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village
Type Development" Zone at Lot No. 750 (Part),
751(Part), 752 and 753 (Part) in D.D. 92, and
adjoining government land, Kwu Tung North,
Sheung Shui, New Territories***

Assessment and Report compiled by:

Certified Arborist Toby Chan
Signature: 

Reviewed by:

Certified Arborist Margie Ma
Signature: 

Reviewed by:

Certified Arborist Mike Leung
Signature: 

Date:

Revision

 16 December 2013
Version 0

Summary of Supporting Information – Tree Impact Assessment

This tree impact assessment was conducted to assess the impact on trees for the proposed development at Lot no. 750 (Part), 751(Part), 752 and 753 in D.D. 92 and adjoining government land, Kwu Tung North, Sheung Shui.

This survey recorded 50 trees within the survey area. No registered Old and Valuable Tree is recorded. However, 3 potential registable old and valuable tree and 2 no. of rare species are recorded on site.

37 trees are proposed to be retained, 13 trees are proposed to be felled. 40 new trees are proposed to be planted to compensate the loss of greenery. No tree with significant ecological or aesthetic value will be felled by the development.

補充資料撮要 – 樹木調查報告

本樹木調查報告評估在新界古洞北第 92 約地段第 750(部份)、751(部份)、752 及 753 號及毗鄰政府土地上的建議發展對樹木的影響。

本報告在調查範圍內記錄 50 棵樹，當中並不包括古樹名木冊內的樹木，但包括 3 棵有機會成古樹名木冊內的樹木及 2 棵罕見品種樹木。

報告建議保留 37 棵樹木，移除 13 棵樹，並建議補種 40 棵樹。沒有具珍貴生態價值或外形優美的樹木因有關發展而被砍伐。



*Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751 (Part), 752
and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories*

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1 Introduction

- 1.1.1 Tins Landscaping Limited has been appointed by Crystal Properties Development Ltd. to assessment the impact on trees for the proposed development at Lot No. 750 (Part), 751(Part), 752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui.
- 1.1.2 Site inspection and tree survey was carried out on 25 October 2013. This report summarizes the findings of the tree survey and assesses the possible impact on the trees.
- 1.1.3 Objectives of this report are as follows:
- To summarize the findings of the tree survey;
 - To assess the impact of the proposed works on trees;
 - To recommend treatment on the surveyed trees and prepare compensatory planting proposal for the proposed fell tree in accordance with current governmental guideline.



*Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751(Part), 752
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2 Brief Description of the Work

- 2.1.1 The Application Site (named "The Site" thereafter) is located on a flatland at the northeast of Kwu Tung next to Yin Kong Tsuen. This application serves to rezone the Site from "Open Space" zone to "Village Type Development" zone.

3 Vegetation Description and the Tree Inventory

3.1 General Description

- 3.1.1 Vegetation of the survey area is a typical secondary forest in North New Territories. Majority of the trees are self-seeded with some landscape species near Yin Kong Tsuen.
- 3.1.2 50 trees of 17 species were surveyed.
- 3.1.3 Majority species include *Dimocarpus longan*, *Macaranga tanarius* and *Leucaena leucocephala*.
- 3.1.4 3 nos. of potential registable old and valuable tree (OVT) with DBH over or near 1000mm are recorded on site, T456 *Cinnamomum camphora* DBH 950mm, T472 *Ficus microcarpa* DBH 1878mm and AT17 *Ficus microcarpa* DBH 1200mm.
- T458 and T466 *Artocarpus nitidus* are listed as one of the 100 rare and precious plants in Hong Kong.
- 3.1.5 The species composition of the survey area is summarized as follow:



Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751(Part), 752
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3.2 Species Checklist

Species		Quantity
<i>Dimocarpus longan</i>	龍眼	11
<i>Macaranga tanarius</i>	血桐	10
<i>Leucaena leucocephala</i>	銀合歡	5
<i>Celtis sinensis</i>	朴	3
<i>Artocarpus nitidus</i>	紅桂木	2
<i>Cinnamomum camphora</i>	樟	2
Dead tree		
<i>Ficus benjamina</i>	垂葉榕	2
<i>Ficus microcarpa</i>	細葉榕	2
<i>Litchi chinensis</i>	荔枝	2
<i>Melia azedarach</i>	苦楝	2
<i>Aglaia odorata</i>	米仔蘭	1
<i>Antidesma bunius</i>	五月茶	1
<i>Delonix regia</i>	鳳凰木	1
<i>Ficus hispida</i>	對葉榕	1
<i>Litsea glutinosa</i>	潺槁樹	1
<i>Litsea monopetala</i>	假柿木薑子	1
<i>Mangifera indica</i>	芒果	1
Total		50

4 Proposed Treatment of Trees

4.1 Impact of the proposal works

- 4.1.1 The west side and middle of The Site is currently an open storage area of construction materials and machinery. The east side of The Site is an open space with latrine and pavilion, residence area and natural forest. All the trees are recorded within the site.



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4.1.2 All trees affected by the works are situated within open storage area or between open storage area and residence area in The Site. These trees are growing next to paved area which makes formation of root ball difficult or the trees with structural defect and not suitable to be transplanted. As a result, all of the affected trees are proposed to be felled. However, the project team is committed to review the development design to reduce the number of tree removal in the detailed design stage when more information is collected from site.

4.1.3 Please refer to Appendix B for the tree location (Drawing No.: CDPDL01A/TSP/1001) and Appendix E for Tree Photos.

4.2 Recommended Treatment

4.2.1 Retain

37 out of the 50 surveyed trees are proposed to be retained, including 3 nos. of potential registable old and valuable tree (OVT) and 2 nos. of rare species. They shall be protected during construction.

4.2.2 Fell

13 trees including 1 *Leucaena leucocephala* and 2 dead trees are recommended to be felled as they are in conflict with the proposed development plan. They are either with low post-transplant survival rate due to species nature or growing next to pavement, adjacent to structure that formation of rootball is not feasible or with structural defect.

Please refer to Appendix C for the detail tree information.



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4.3 Compensatory Planting Proposal

- 4.3.1 To compensate for the loss of 13 trees with DBH 3400mm in total, 40 nos. of new trees with DBH 85mm each is proposed to be planted and the standard spacing for newly planted trees is 3 meters centre-to-centre. The compensatory trees will be planted in planting beds with soil depth of minimum 1.2m excluding drainage layer.
- 4.3.2 Calculation of DBH compensation:
Loss of DBH: 3400mm
Cumulative DBH of compensatory planting: 85mm x 40 = 3400mm
Compensation ratio in quality: 3400 / 3400 = 1:1
Compensation ratio in quantity = 13: 40 = approximate 1:3
- 4.3.3 Species for compensation under consideration includes landscape species *Crateva unilocularis* and native species *Celtis sinensis*, *Sapium sebiferum*, *Liquidambar formosana*, *Cinnamomum camphora* and *Cinnamomum burmannii*. Please refer to Appendix E for the location of compensatory trees.

5 Summary

- 5.1.1 This survey recorded 50 trees within the Survey Area. No registered Old and Valuable Tree is recorded. However, 3 potential registrable old and valuable tree (OVT) and 2 nos. of rare species are recorded on site.
- 5.1.2 37 trees are proposed to be retained. 13 trees are proposed to be felled. 40 new trees are proposed to be planted to compensate the loss of greenery.
- 5.1.3 No tree with significant ecological or aesthetic value will be felled by the development.



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Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751(Part), 752
and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories*

Appendix A- Tree Health Assessment Methodology

Each inspected tree was evaluated in accordance with the following criteria and considerations:

Foliage

- size of leaf color and size as compared with same species of similar size
- evidence of insect or fungal infections in leaves:
- evidence of leaf damage owing to typhoons or vandalism.

Twigs

- shoot growth and die-back of twigs in the crown
- evidence of insect and fungal infections on the twigs and branches;
- evidence of twig damage

Branches

- dead or crossing branches;
- evidence of heavy horizontal branches which may make the tree unstable"
- the presence of broken, damaged or cut branches as a possible site for infections;
- evidence of damaged branches which may make the tree unbalanced or unstable;

Trunk

- evidence of cavities or internal rot which can be revealed by discoloured bark, moisture seeping through the bark or bracket fungi
- open cavities and bark damage.

Parasitism / Tangling

- Occurrence of aggressive climbers, parasitic plants;
- Evidence of serious competition between closely located trees - tangling.

The health of each tree was graded in accordance with following:

Good. Trees demonstrate to be in good vigour and have good chance of long term survival can be graded as good;

Fair Trees with fair vigour demonstrated on the foliage, growth and etc. illustrated above can be graded fair;

Poor Trees serious health features can be graded poor;

Very Poor Trees with very serious health features and with a low chance of recovery, even with remedial measures, can be graded poor;



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and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories***

Appendix B –Tree Location Plan



Notes:



TREE



COMPENSATORY TREE

T471(R) PROPOSED RETAIN TREE

T468(F) PROPOSED FELL TREE

contractor:



天津津化有限公司
TIANJIN LANGDISCAMP LTD.

des(ign):

Project

INITIAL SURVEY RECORD AT
LOT 750(PART), 751(PART),
752(PART) IN DD92,
KWUN TONG NORTH

संक्षेपः

TREE SURVEY PLAN

draw by: **CHK**

_____ by:

Topic:

AS SHOWN

date: 18-DEC-2013

size:

Job no.:

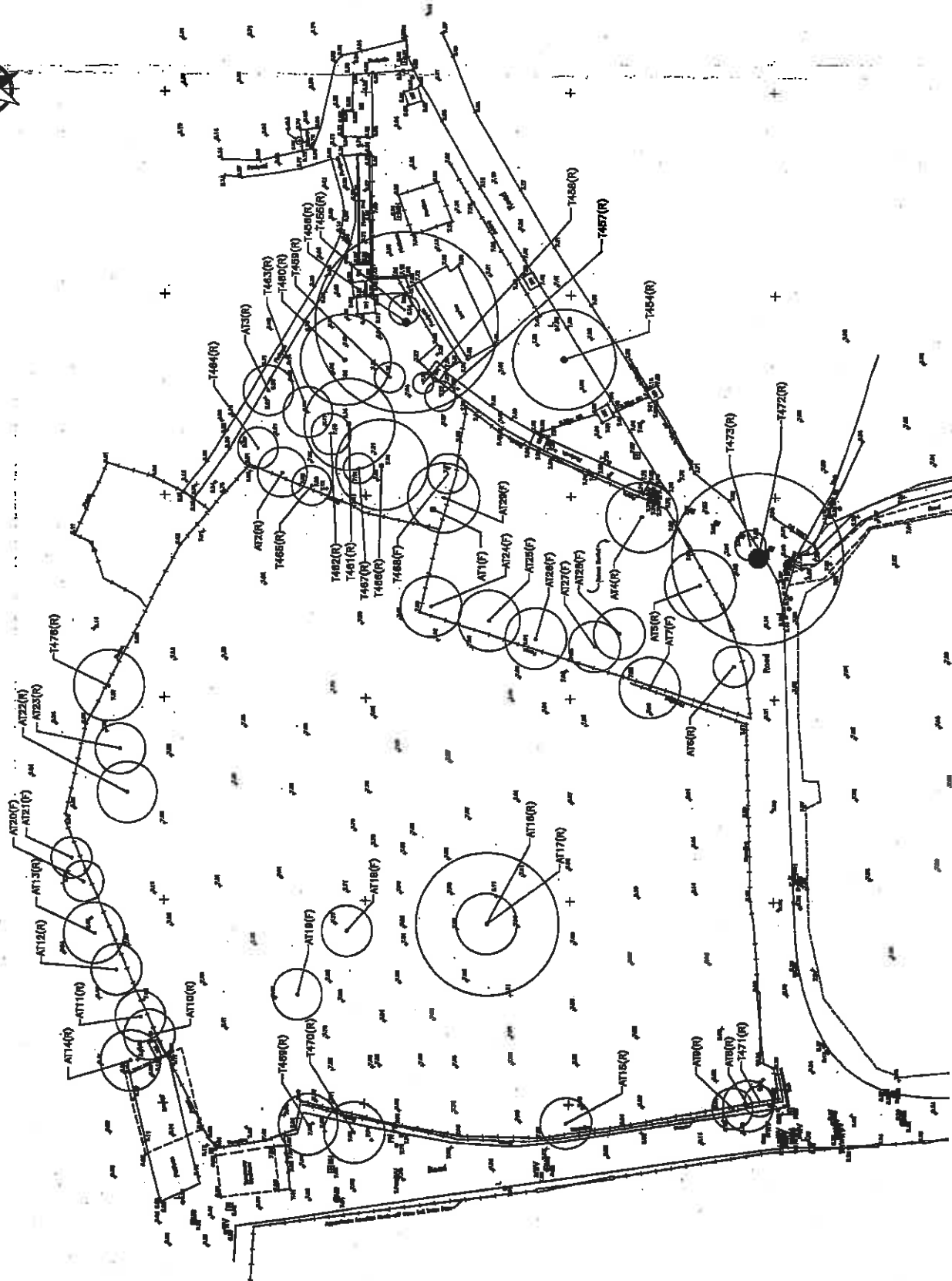
1

CPED01A

Drawing no.:

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scale 5 10 20m



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*Tree Impact Assessment for
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and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories*

Appendix C – Tree Assessment Schedule

Tree Survey Schedule

Tree No.	Botanical Name	Chinese Common Name	Estimated Size			Health (Good/Fair/Poor)	Form (Good/Fair/Poor)	Amenity Value (High/Med/Low)	OVT or Important tree	Survival rate after transplantation (High/Med/Low)	Remarks	Proposed Treatment	Department responsible for providing expert advice to Lands/DV Jurisdiction
			Overall Height (m)	Trunk Diameter (mm)	Crown Spread (m)								
AT1	Dead tree	死樹	3	200	0.5	-	-	-	-	-		Fell	LandsD
AT2	<i>Macaranga tanarius</i>	血桐	6	285	5	Fair	Poor	Low	-	Low	Wound	Retain	LandsD
AT3	<i>Celtis sinensis</i>	朴	8	128	6	Fair	Fair	Med	-	Med	Top of slope, Exposed root	Retain	LandsD
AT4	<i>Litchi chinensis</i>	荔枝	6	300	7	Fair	Fair	Med	-	Low	Co-dominant trunks, Restricted root, Exposed root	Retain	LandsD
AT5	<i>Dimocarpus longan</i>	龍眼	7	250	7	Fair	Fair	Med	-	Low	Restricted root	Retain	LandsD
AT6	<i>Aglaia odorata</i>	米仔蘭	4	210	4	Fair	Fair	Med	-	Low	Restricted root	Retain	LandsD
AT7	<i>Dimocarpus longan</i>	龍眼	7	290	8	Fair	Fair	Med	-	Low	Multi-branches, Restricted root	Fell	LandsD
AT8	<i>Macaranga tanarius</i>	血桐	6	188	5	Fair	Poor	Low	-	Low	Restricted root, Included bark, Contact with fence	Retain	LandsD
AT9	<i>Macaranga tanarius</i>	血桐	5	160	4	Fair	Poor	Low	-	Low	Leaning, Wound, Restricted root, Contact with fence	Retain	LandsD
AT10	<i>Leucaena leucocephala</i>	銀合歡	6	115	5	Fair	Poor	Low	-	Low	Leaning, Restricted root	Retain	LandsD
AT11	<i>Leucaena leucocephala</i>	銀合歡	7	193	5	Fair	Poor	Low	-	Low	Leaning, Restricted root	Retain	LandsD
AT12	<i>Leucaena leucocephala</i>	銀合歡	8	189	5	Fair	Poor	Low	-	Med	Topped, Leaning, Climber	Retain	LandsD
AT13	<i>Leucaena leucocephala</i>	銀合歡	8	197	8	Fair	Poor	Low	-	Med	Leaning, Climber	Retain	LandsD
AT14	<i>Ficus benjamina</i>	垂葉榕	7	431	8	Fair	Fair	Med	-	Med	Restricted root, Cross branches, Included bark, Exposed root	Retain	LandsD
AT15	<i>Macaranga tanarius</i>	血桐	4	120	5	Fair	Fair	Med	-	Med	Restricted root	Retain	LandsD

Tree Survey Schedule

Tree No.	Botanical Name	Chinese Common Name	Estimated Size			Health (Good/ Fair/ Poor)	Form (Good/ Fair/ Poor)	Amenity Value (High/ Med/ Low)	OVT or Important tree	Survival rate after transplantation (High/Med/Low)	Remarks	Proposed Treatment	Department responsible for providing expert advice to LandsD/ Jurisdiction
			Overall Height (m)	Trunk Diameter (mm)	Crown Spread (m)								
AT16	<i>Delonix regia</i>	鳳凰木	10	300	6	Poor	Fair	Low	-	Low	Restricted root, Chlorotic foliage, Strangled by AT17	Retain	LandsD
AT17	<i>Ficus microcarpa</i>	細葉榕	11	1200	14	Fair	Poor	Med	-	Low	Restricted root, Decayed wound, Cavity	Retain	LandsD
AT18	<i>Macaranga tanarius</i>	血桐	3	119	5	Fair	Poor	Low	-	Low	Restricted root, Bending trunk	Fell	LandsD
AT19	<i>Leucaena leucocaphala</i>	銀合歡	7	207	5	Fair	Poor	Low	-	Low	Topped, Restricted Root	Fell	LandsD
AT20	Dead tree	死樹	6	463	4	-	-	-	-	-	Abnormal bark crack, Climber, Decay	Fell	LandsD
AT21	<i>Macaranga tanarius</i>	血桐	6	324	4	Poor	Poor	Low	-	Low	Abnormal bark crack, Climber, Chlorotic foliage, Sparse foliage, Dead branches, Leaning, Root rot	Fell	LandsD
AT22	<i>Melia azedarach</i>	苦楝	7	181	6	Fair	Fair	Med	-	Med	Climber	Retain	LandsD
AT23	<i>Macaranga tanarius</i>	血桐	5	180	5	Fair	Fair	Med	-	Med	Multi-trunk, Topped	Retain	LandsD
AT24	<i>Dimocarpus longan</i>	龍眼	7	350	6	Fair	Poor	Low	-	Low	Wound, Exposed dead root, Contact with fence	Fell	LandsD
AT25	<i>Melia azedarach</i>	苦楝	11	238	6	Fair	Fair	Med	-	Low	Exposed root, Restricted root, Leaning	Fell	LandsD
AT26	<i>Dimocarpus longan</i>	龍眼	7	420	6	Fair	Poor	Low	-	Low	Cavity, Topped, Restricted	Fell	LandsD
AT27	<i>Macaranga tanarius</i>	血桐	5	108	5	Fair	Fair	Med	-	Low	Restricted root, Leaning	Fell	LandsD
AT28	<i>Dimocarpus longan</i>	龍眼	6	130	5	Fair	Fair	Med	-	Low	-	Fell	LandsD
AT29	<i>Dimocarpus longan</i>	龍眼	8	360	7	Fair	Poor	Low	-	Low	Leaning, Restricted root	Fell	LandsD
T454	<i>Chinamonum camphora</i>	樟	11	720	10	Poor	Fair	Med	-	Low	Restricted root, Dead branches, Exposed root, Root wound, Root decay, Cross branches	Retain	LandsD

Tree Survey Schedule

Tree No.	Botanical Name	Chinese Common Name	Estimated Size			Health (Good/Fair/Poor)	Form (Good/Fair/Poor)	Amenity Value (High/Med/Low)	OVT or Important tree	Survival rate after transplantation (High/Med/Low)	Remarks	Proposed Treatment	Department responsible for providing expert advice to LandsD/ Jurisdiction
			Overall Height (m)	Trunk Diameter (mm)	Crown Spread (m)								
T465	<i>Dimocarpus longan</i>	龍眼	8	230	5	Fair	Fair	Med	-	Med	Restricted root, Co-dominant trunks	Retain	LandsD
T466	<i>Cinnamomum camphora</i>	樟	14	950	14	Poor	Fair	Med	-	Low	Restricted root, Sparse foliage, Wound	Retain	LandsD
T467	<i>Litsea monopetala</i>	假柚木薑子	8	141	5	Fair	Fair	Med	-	Med	Restricted root	Retain	LandsD
T468	<i>Artocarpus nitidus</i>	紅桂木	8	157	5	Fair	Fair	Med	-	Med	Restricted root, Precious or rare species	Retain	LandsD
T469	<i>Litsea chinensis</i>	荔枝	6	195	4	Fair	Fair	Med	-	Med	Dead branches	Retain	LandsD
T470	<i>Dimocarpus longan</i>	龍眼	9	207	6	Poor	Fair	Low	-	Low	Climber, Dead branches	Retain	LandsD
T471	<i>Mangifera indica</i>	芒果	11	473	7	Poor	Fair	Low	-	Low	Wound, Climber, Abnormal bark crack	Retain	LandsD
T472	<i>Ficus hispida</i>	黃葉榕	7	167	6	Poor	Poor	Low	-	Low	Wound, Climber, Fungi, Abnormal bark crack, Dead branches, Leaning	Retain	LandsD
T473	<i>Dimocarpus longan</i>	龍眼	5	250	5	Poor	Poor	Low	-	Low	Exposed root, Dead branches, Climber, Fungi	Retain	LandsD
T474	<i>Litsea glutinosa</i>	漂枝樹	4	132	6	Poor	Poor	Low	-	Low	Leaning, Climber	Retain	LandsD
T475	<i>Macaranga tanarius</i>	血桐	7	215	6	Fair	Fair	Low	-	Med	Exposed root, Abnormal bark crack, Leaning	Retain	LandsD
T476	<i>Artocarpus nitidus</i>	紅桂木	9	446	8	Fair	Poor	Low	-	Med	Unbalance crown, Wound, Cross Branches, Included Bark, Precious or rare species	Retain	LandsD
T477	<i>Dimocarpus longan</i>	龍眼	7	245	5	Fair	Poor	Low	-	Low	Wound, Gali, Leaning, Included bark	Retain	LandsD
T478	<i>Dimocarpus longan</i>	龍眼	9	190	6	Fair	Poor	Low	-	Low	Leaning, Restricted root, Climber	Fall	LandsD
T479	<i>Ficus benjamina</i>	垂葉榕	11	700	10	Fair	Fair	Med	-	Low	Restricted root, Multi-branches	Retain	HAD

Tree Survey Schedule

Tree No.	Botanical Name	Chinese Common Name	Estimated Size			Health (Good/Fair/Poor)	Form (Good/Fair/Poor)	Amenity Value (High/Med/Low)	OVT or Important tree	Survival rate after transplantation (High/Med/Low)	Remarks	Proposed Treatment	Department responsible for providing expert advice to LandsD/ Jurisdiction
			Overall Height (m)	Trunk Diameter (mm)	Crown Spread (m)								
T470	<i>Callicarpus sinensis</i>	朴	8	346	8	Fair	Fair	Med	-	Low	Restricted root, Wound, Included bark	Retain	HAD
T471	<i>Macaranga tanarius</i>	血桐	6	190	5	Fair	Poor	Low	-	Low	Restricted root, Wound, Cross branches, Co-dominant trunks, contract with lamp post	Retain	LandsD
T472	<i>Ficus microcarpa</i>	細葉榕	15	1878	16	Fair	Poor	Med	-	Low	Restricted root, Exposed root, Decayed wound, Heavy lateral limb	Retain	HAD
T473	<i>Antidesma bunius</i>	五月茶	6	216	2	Fair	Poor	Low	-	Low	Topped, Restricted root, Exposed root, Cavity, Large Wound	Retain	HAD
T476	<i>Callicarpus sinensis</i>	朴	7	330	6	Poor	Poor	Low	-	Low	-	Retain	LandsD

Summary of Recommended	
Proposed Retain	37
Proposed Fell	13
Proposed Transplant	0
Total	50



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***Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751(Part), 752
and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories***

Appendix D – Tree Photos

Tree Impact Assessment for
 Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751(Part),
 752 and 753 (Part) in D.D. 92, and adjoining government land, Kwo Tung North, Sheung Shui, New Territories
 Photographic record



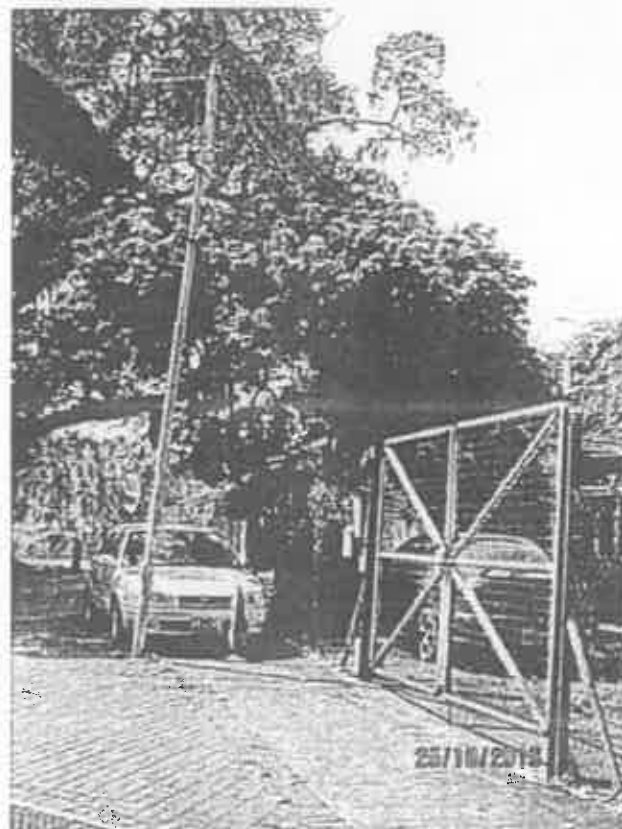
AT1_WholeView



AT2_WholeView

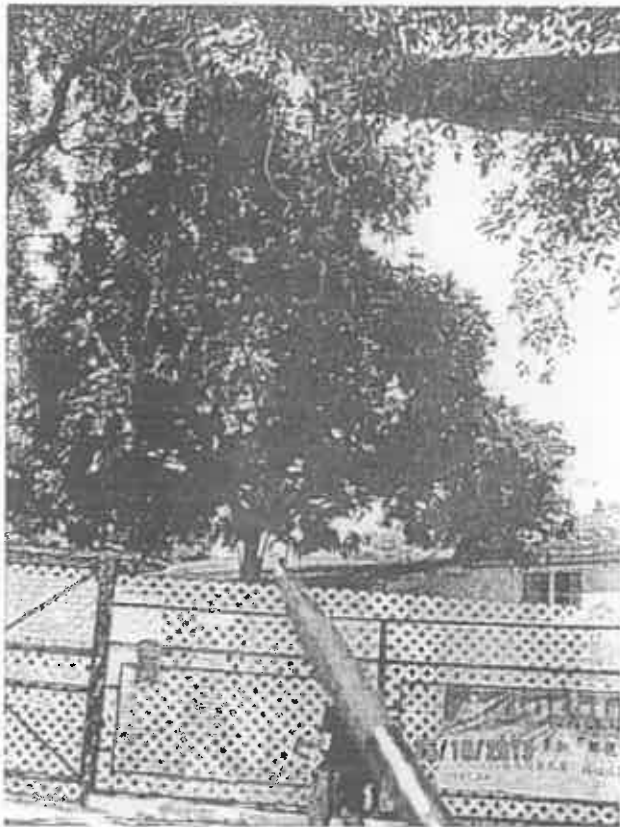


AT3_WholeView

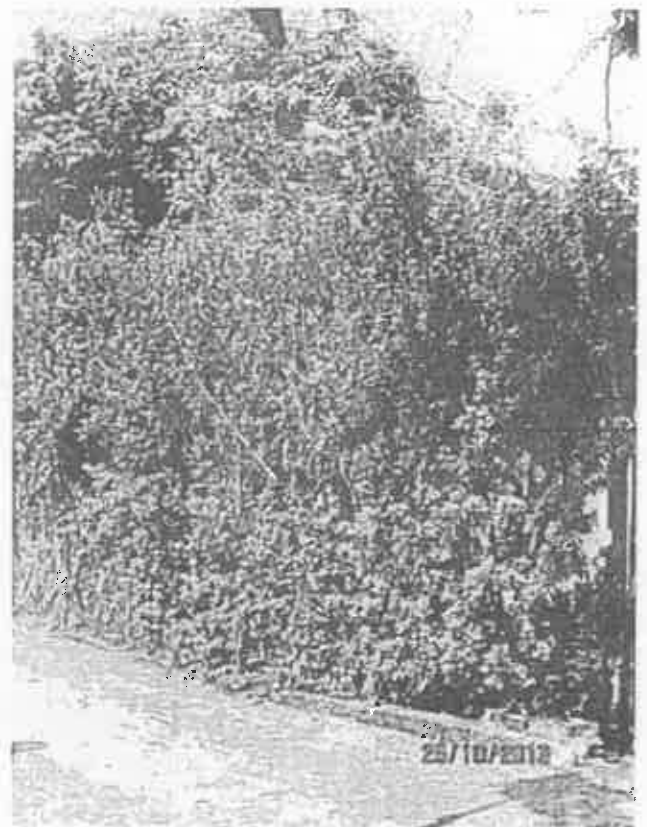


AT4_WholeView

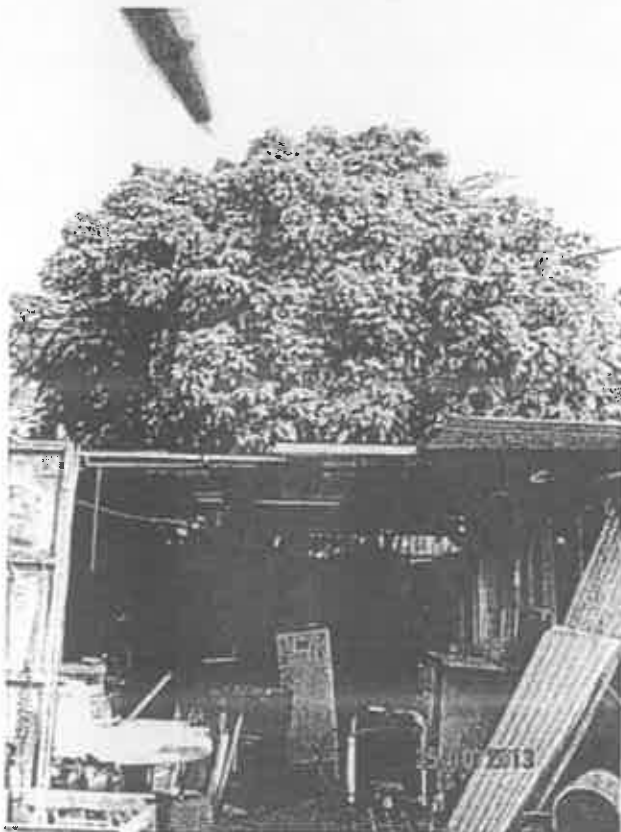
Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751 (Part),
752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
Photographic record



AT5_WholeView



AT6_WholeView



AT7_WholeView

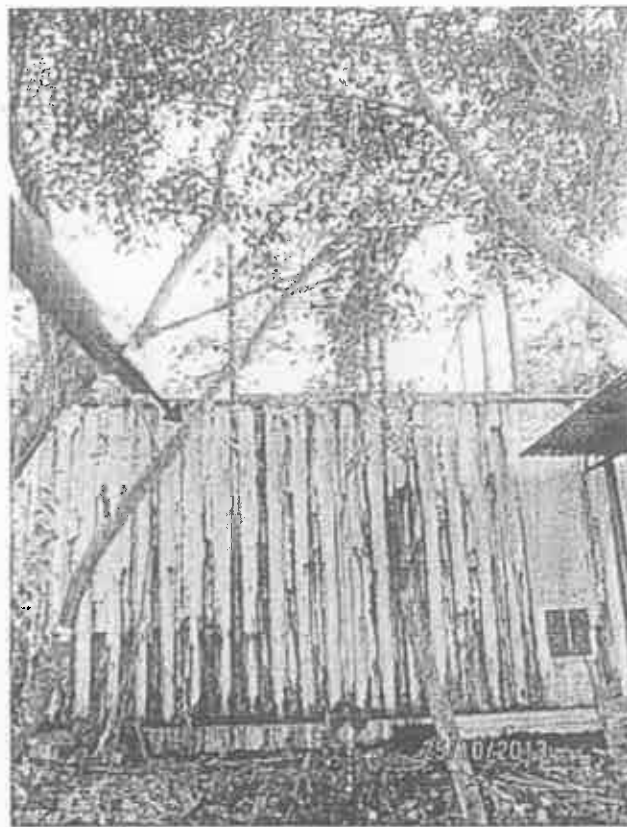


AT8_WholeView

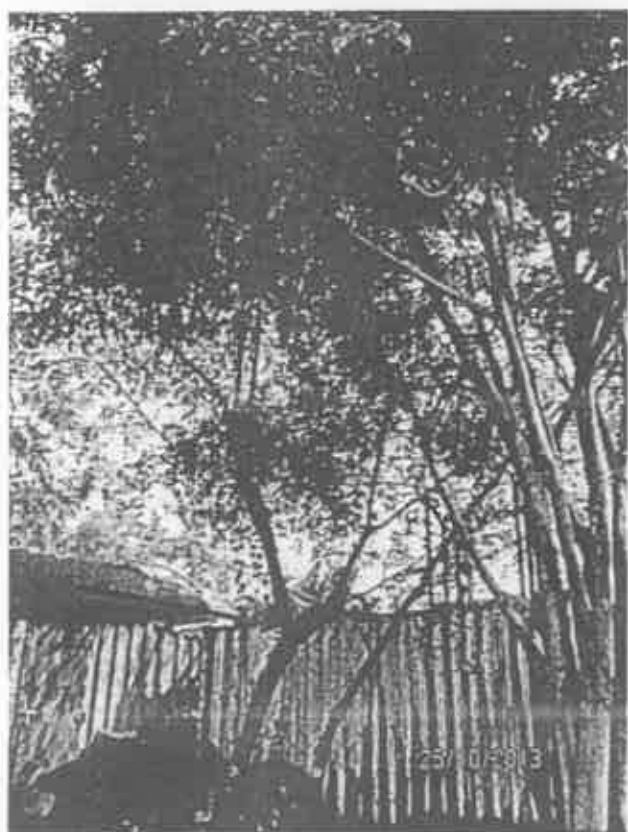
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 752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
 Photographic record



AT9__WholeView



AT10__WholeView

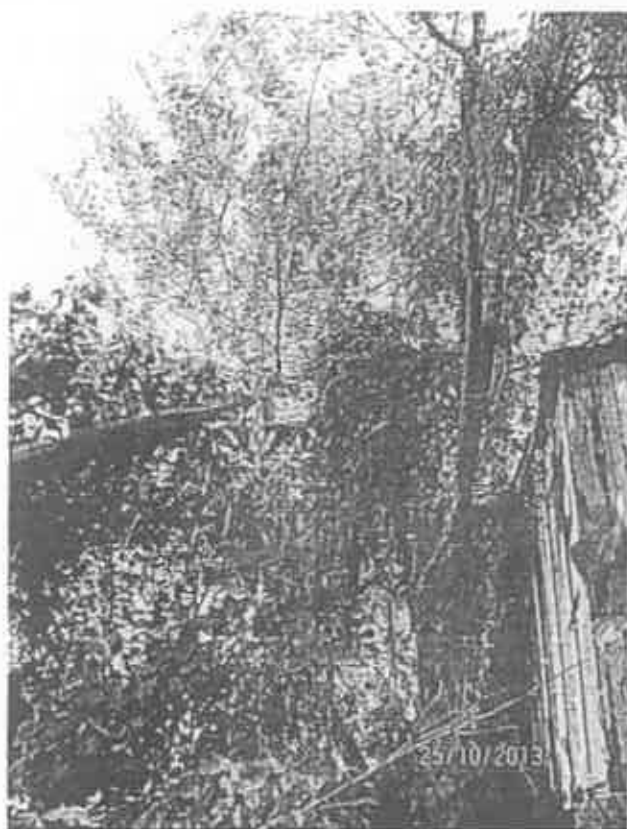


AT11__WholeView



AT12__WholeView

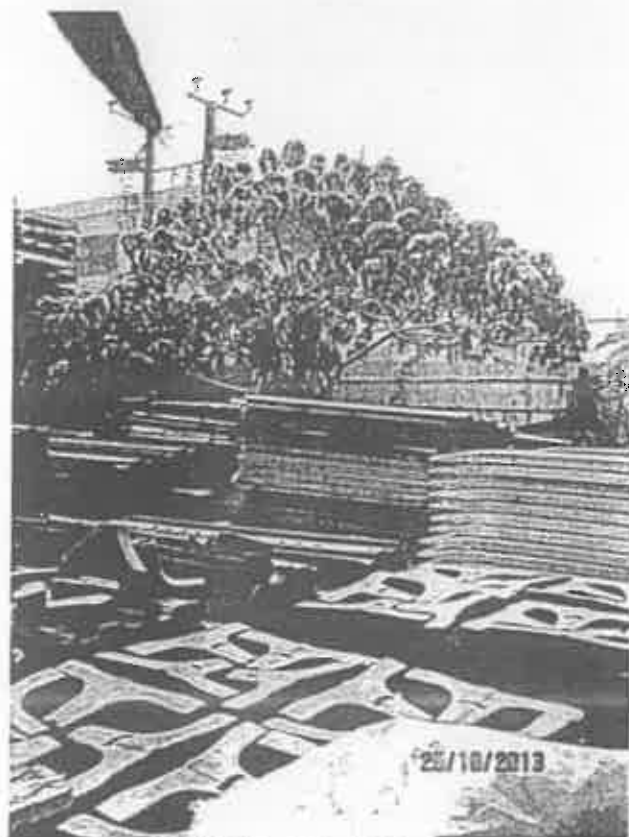
Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751 (Part),
752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
Photographic record



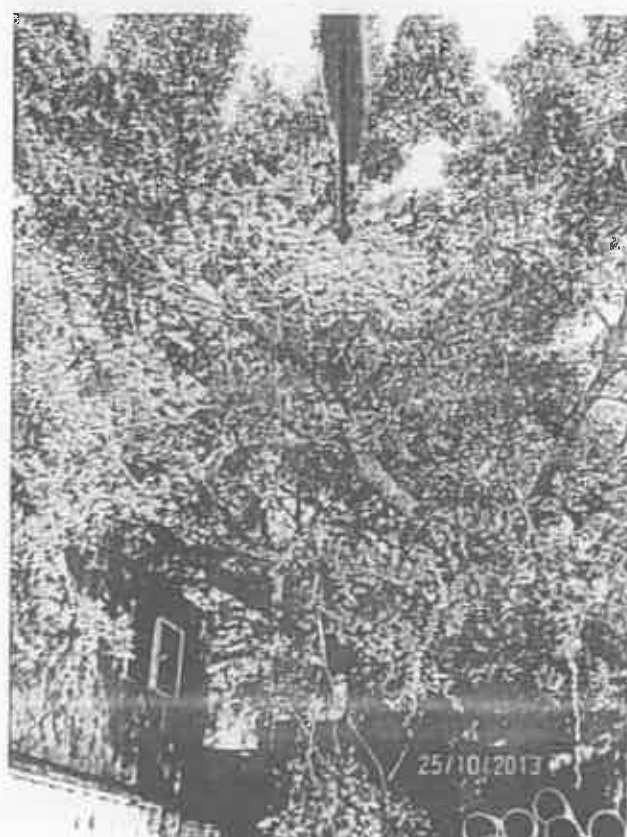
AT13_WholeView



AT14_WholeView



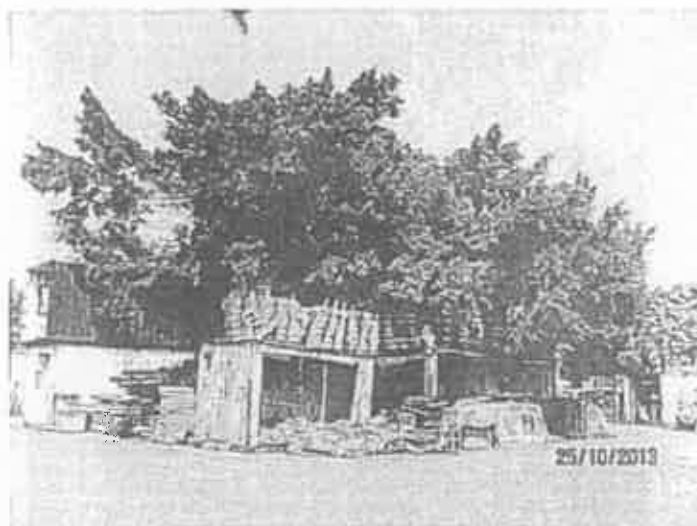
AT15_WholeView



AT16_WholeView



AT16_Chlorotic foliage



AT17_WholeView

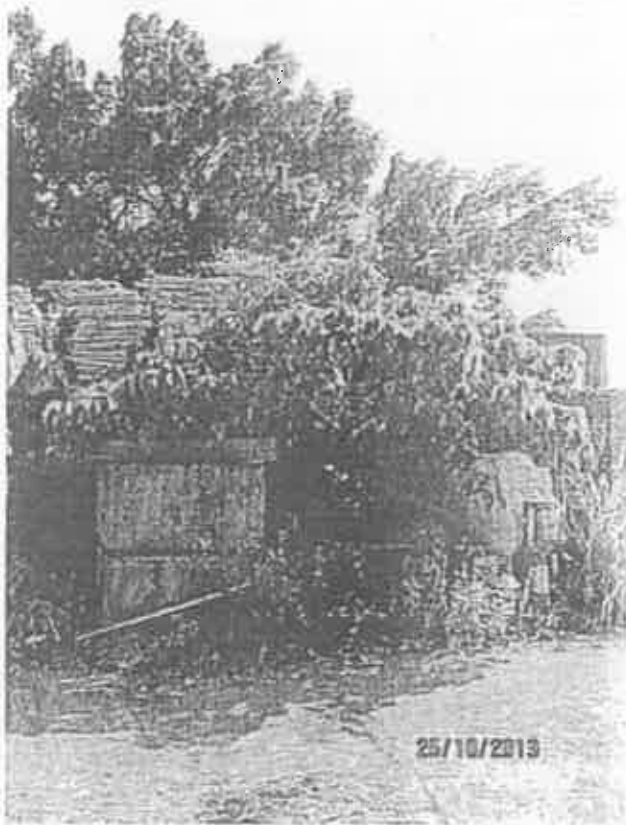


AT17_Cavity



AT17_DecayedWound

Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751 (Part),
752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
Photographic record



AT18_WholeView



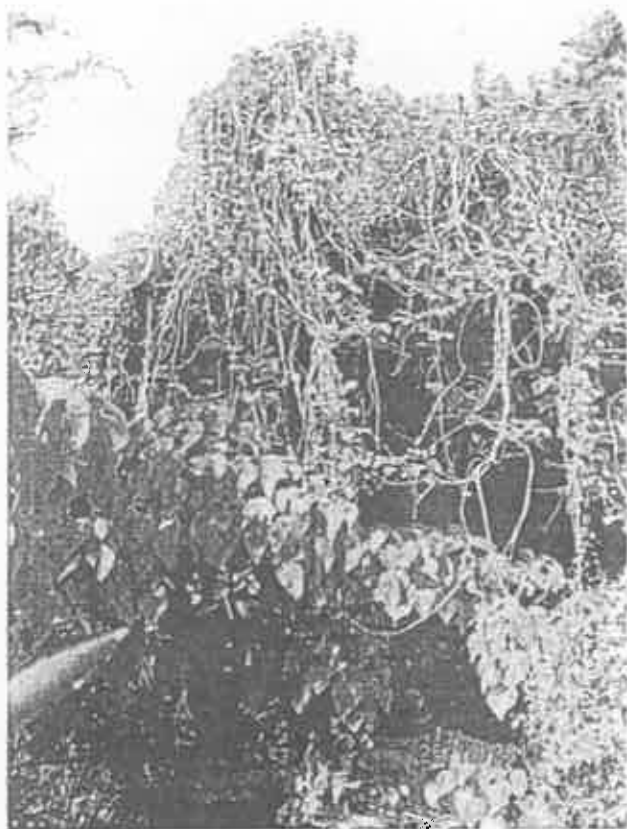
AT18_BendingTrunk



AT19_WholeView



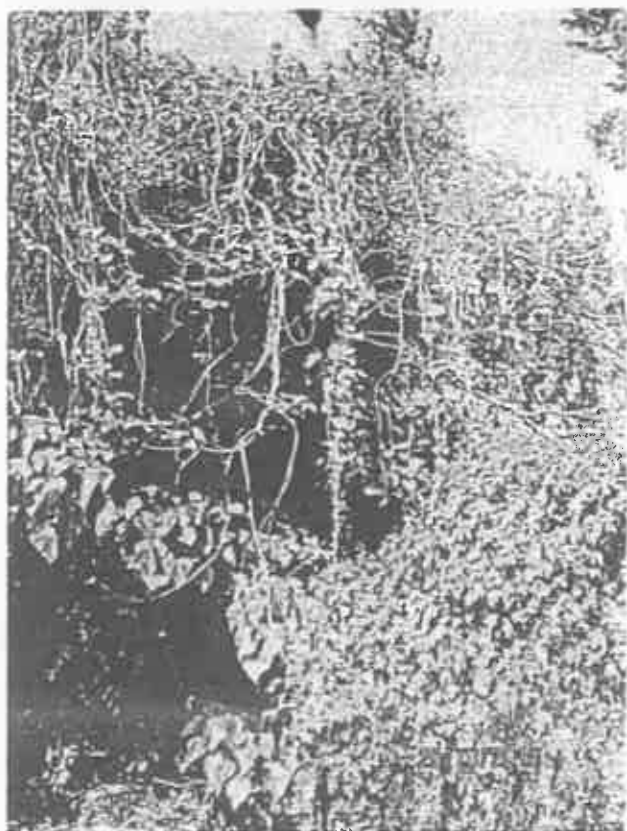
AT19_Topped



AT20_WholeView



AT20_AbnormalBarkCrack

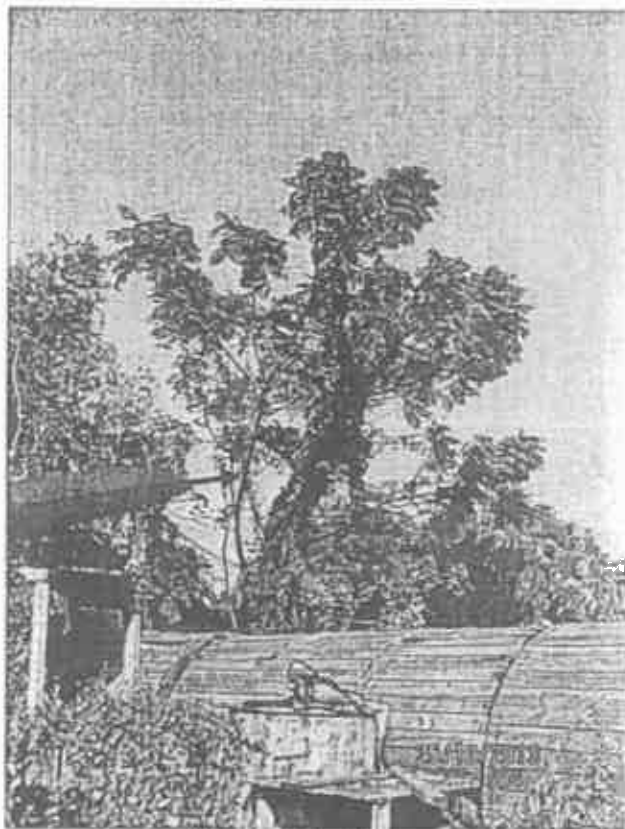


AT21_WholeView

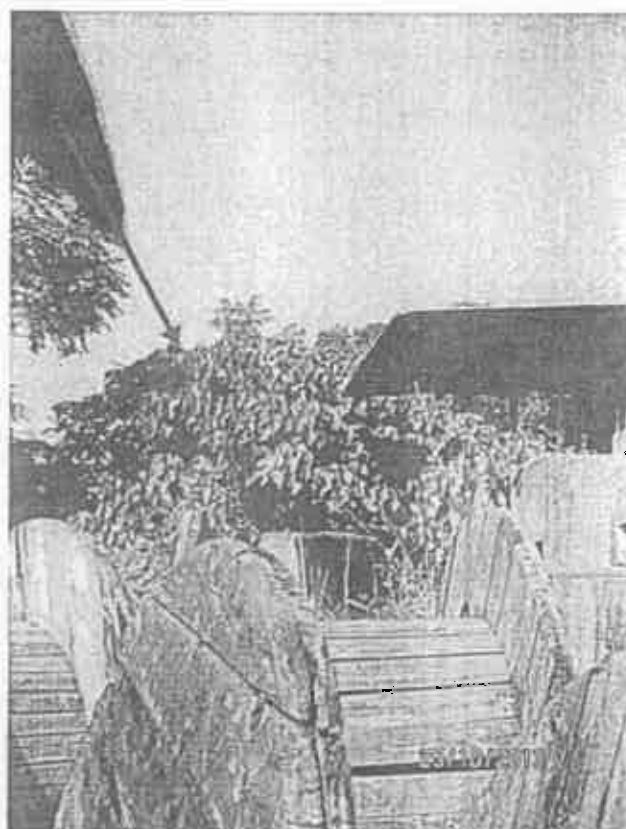


AT21_Chlorotic foliage

Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751 (Part),
752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
Photographic record



AT22_WholeView



AT23_WholeView

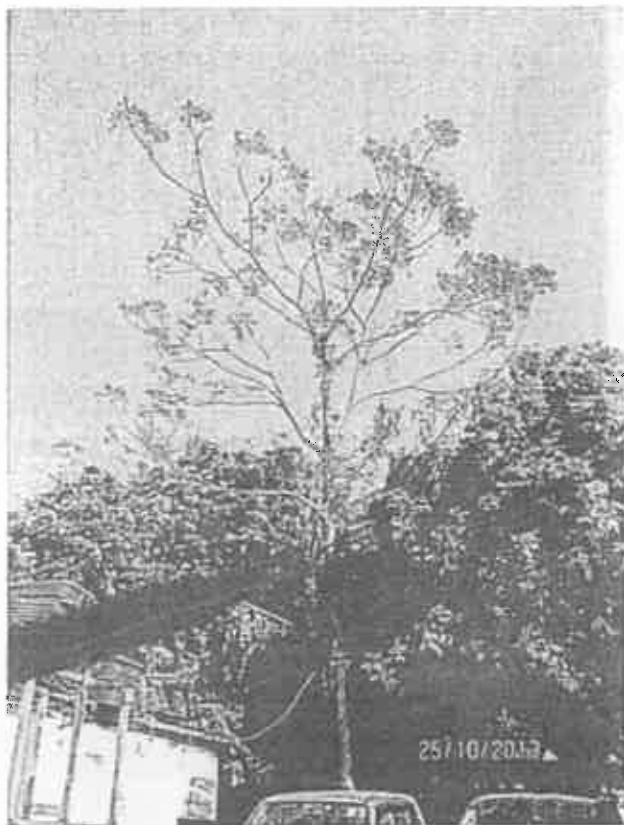


AT24_WholeView



AT24_ExposedDeadWood

Tree Impact Assessment for
 Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751(Part),
 752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
 Photographic record



AT25_WholeView



AT25_ExposedRoot

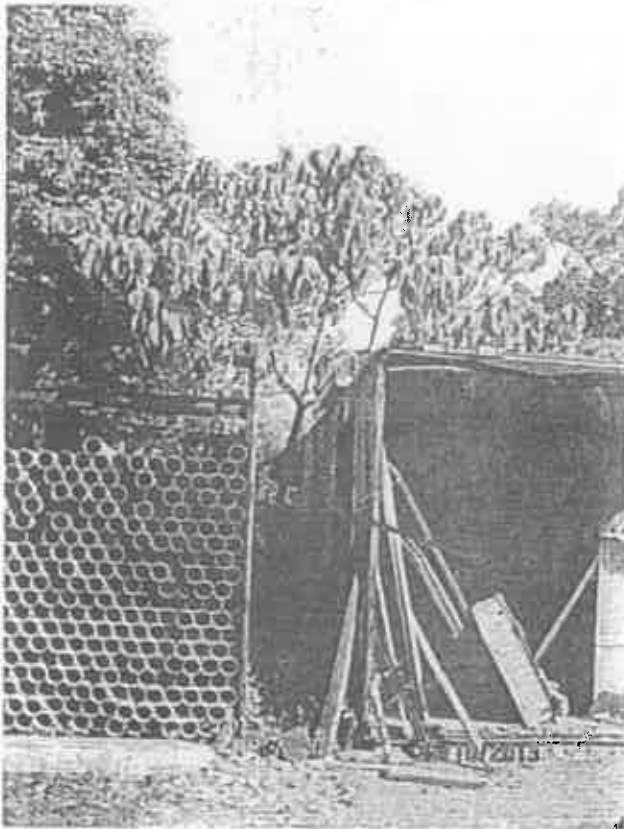


AT26_WholeView



AT26_Topped

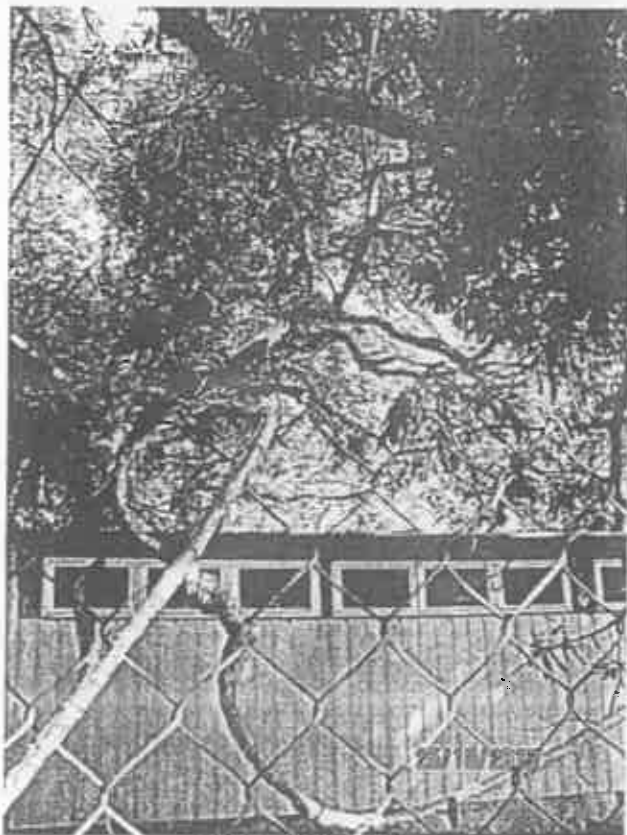
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Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751 (Part),
752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
Photographic record



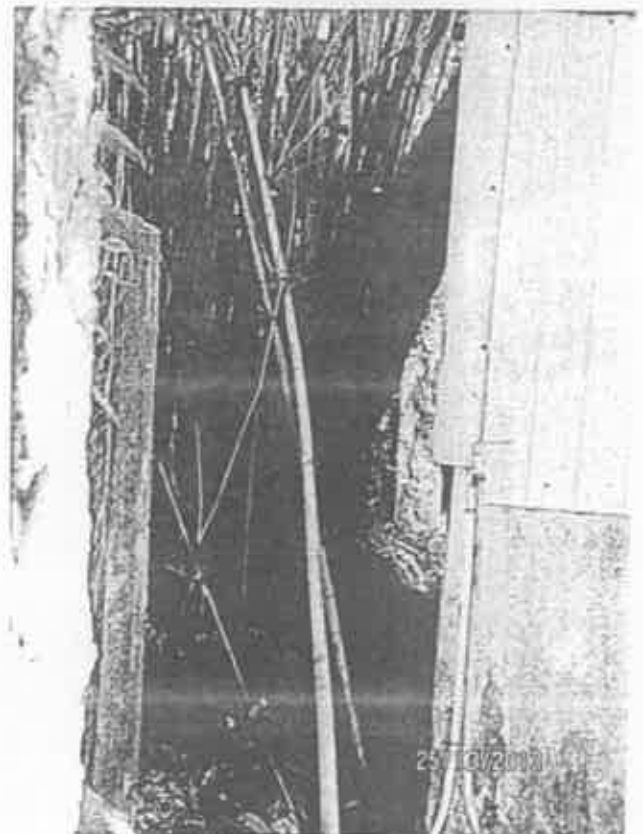
AT27_WholeView



AT28_WholeView



AT29_WholeView



AT29_RestrictedRoot

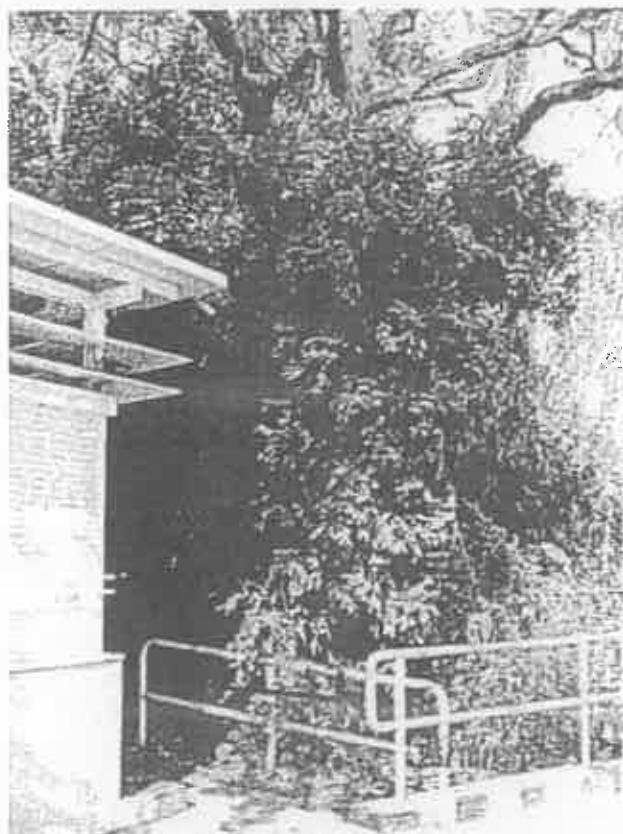
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752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
Photographic record



T454_WholeView



T454_RestrictedRoot



T455_WholeView

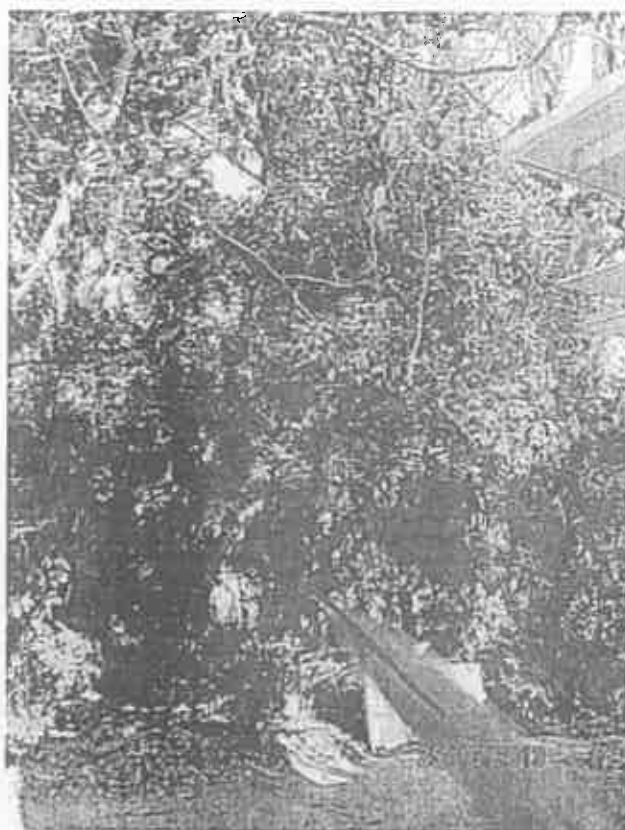


T456_WholeView

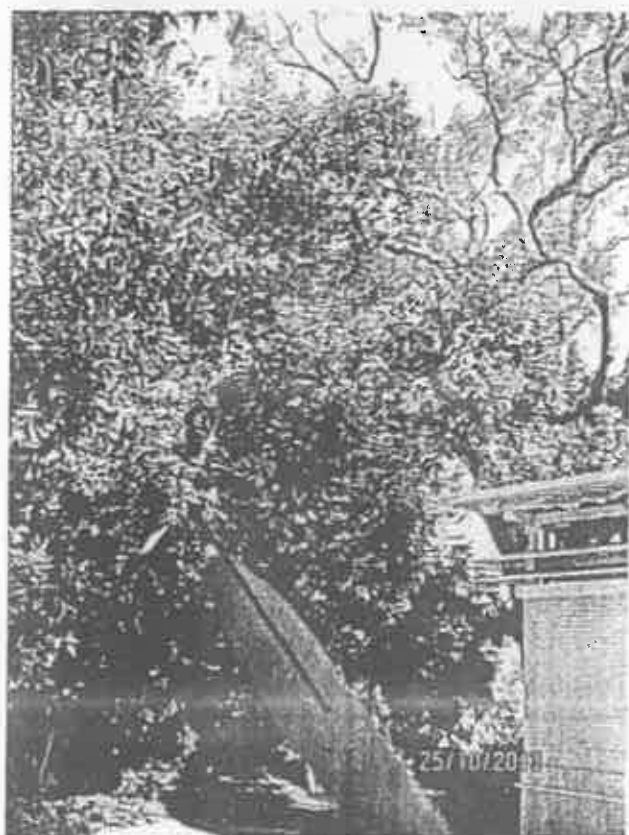
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Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751 (Part),
752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
Photographic record



T456_Wound



T457_WholeView



T458_WholeView



T459_WholeView



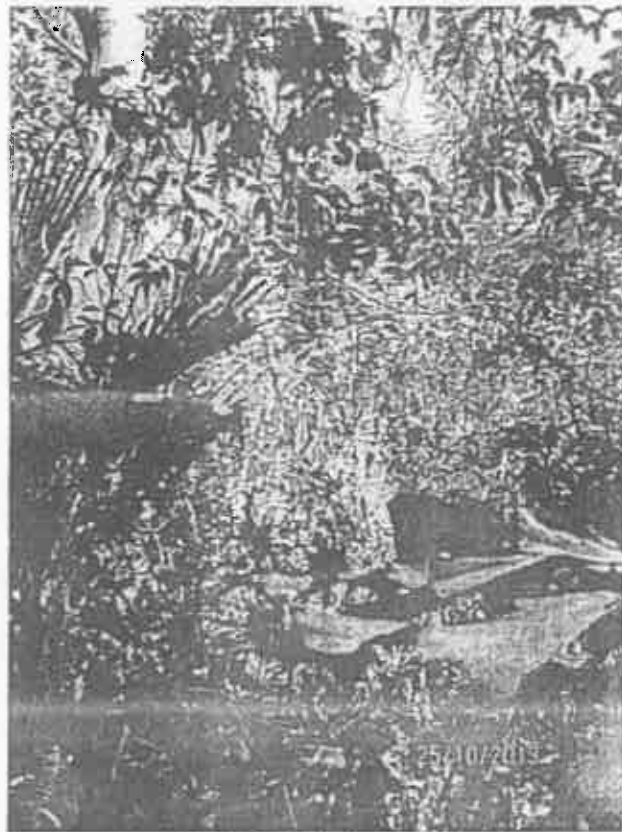
T460_WholeView



T461_WholeView



T461_Wound



T462_WholeView

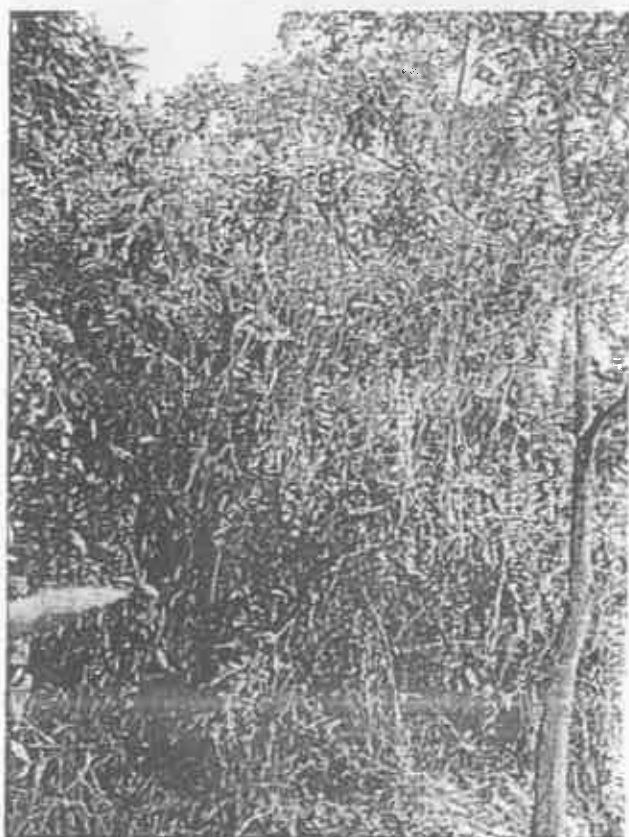
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Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751 (Part),
752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
Photographic record



T462_AbnormalBarkCrack



T462_Fungi



T463_WholeView



T464_WholeView



T465_WholeView (1)



T465_WholeView (2)



T465_AbnormalBarkCrack



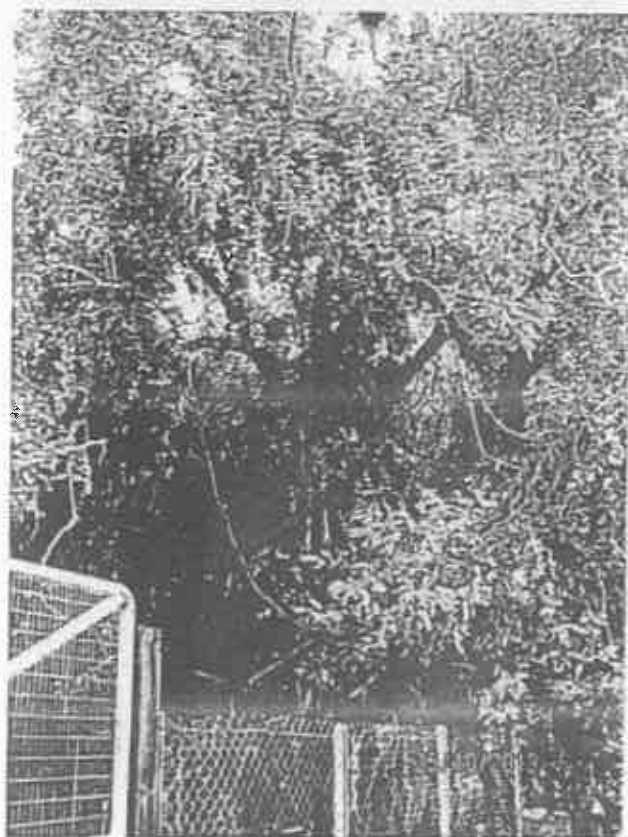
T466_WholeView



T467_WholeView



T467_Gall



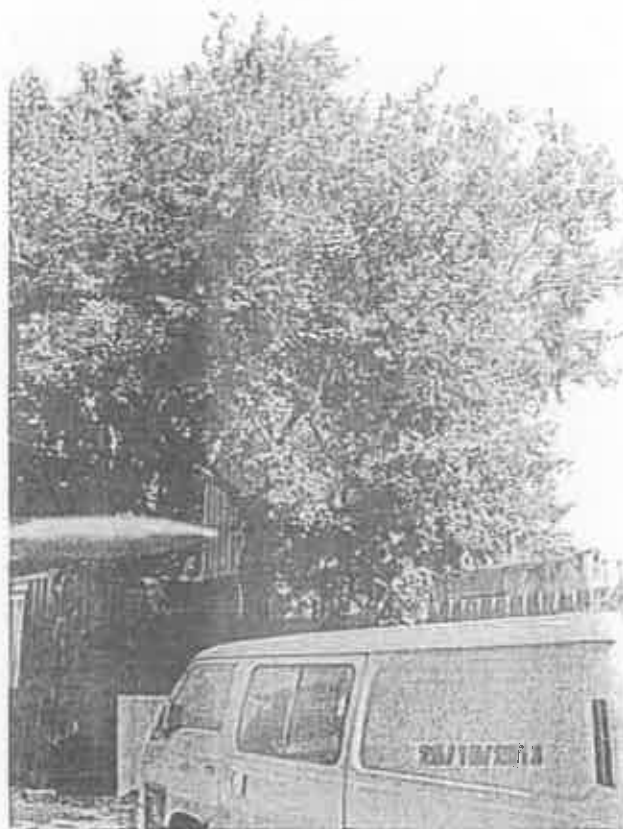
T468_WholeView



T468_Leaning



T469 _ WholeView



T470 _ WholeView

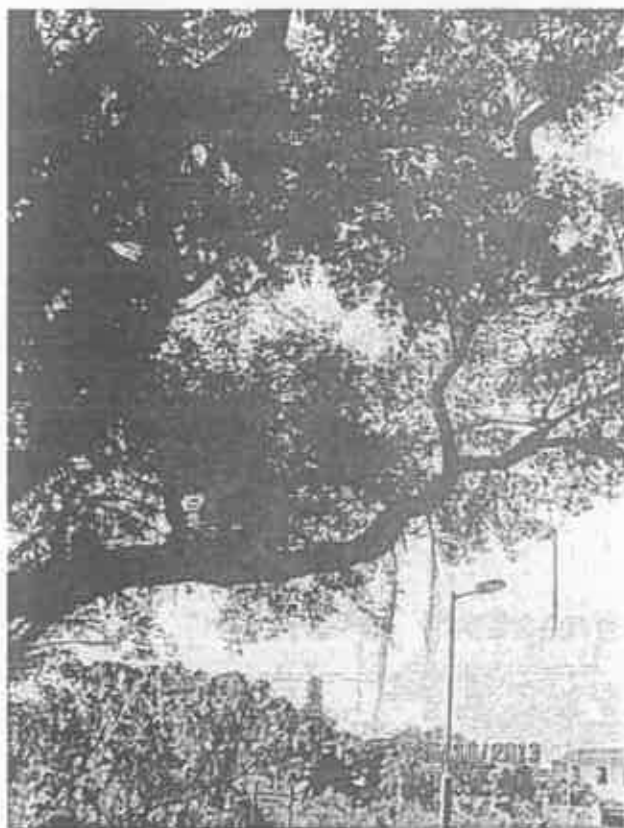


T471 _ WholeView

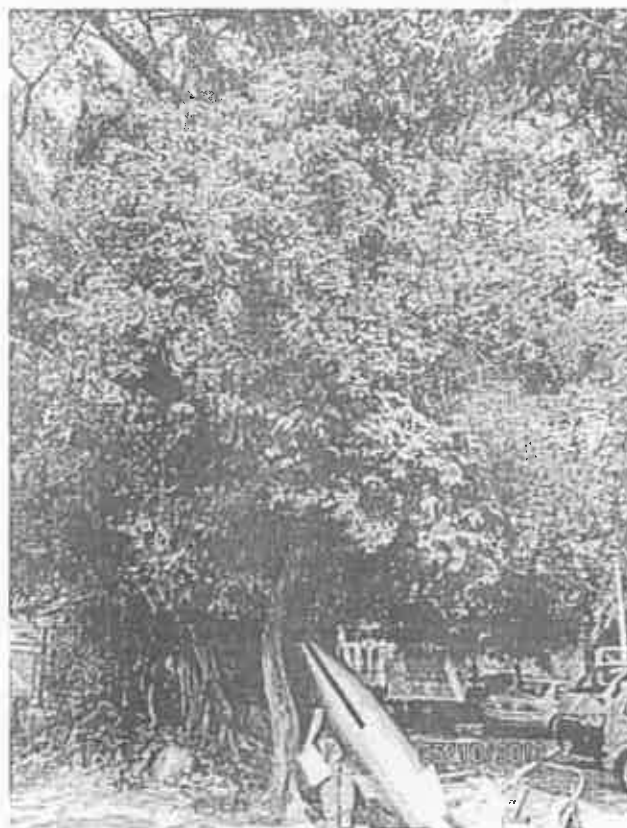


T472 _ WholeView

Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751 (Part),
752 and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories
Photographic record



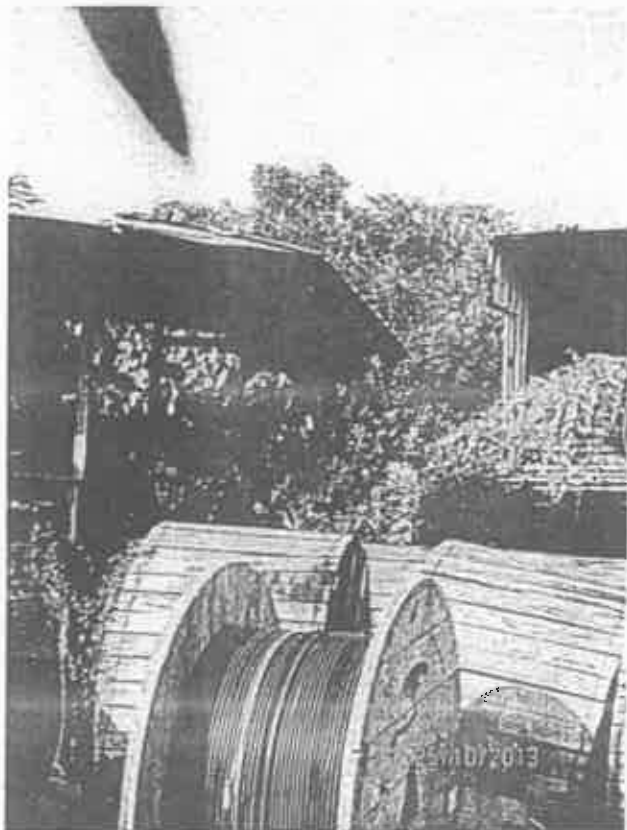
T472_HeavyLateralLimb



T473_WholeView



T473_LargeWound



T476_WholeView

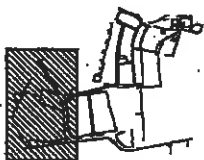


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*Tree Impact Assessment for
Rezoning Application from "Open Space" to "Village Type Development" Zone at Lot No. 750 (Part), 751(Part), 752
and 753 (Part) in D.D. 92, and adjoining government land, Kwu Tung North, Sheung Shui, New Territories*

Appendix E – Compensatory Planting Plan

key plan:



notes:



TREE



COMPENSATORY TREE

T471(R)

PROPOSED RETAIN TREE

T468(F)

PROPOSED FELL TREE

contractor:



天時綠化園藝有限公司
TINE LANDSCAPING LTD.

design:

project:

INITIAL SURVEY RECORD AT
LOT 750(PART), 751(PART),
752(PART) IN DD92,
KWUN TONG NORTH

title:

TREE COMPENSATORY PLAN

draw by:

CHK

issue by:

MWL

scale:

AS SHOWN

date:

18-DEC-2013

size:

A3

job no.:

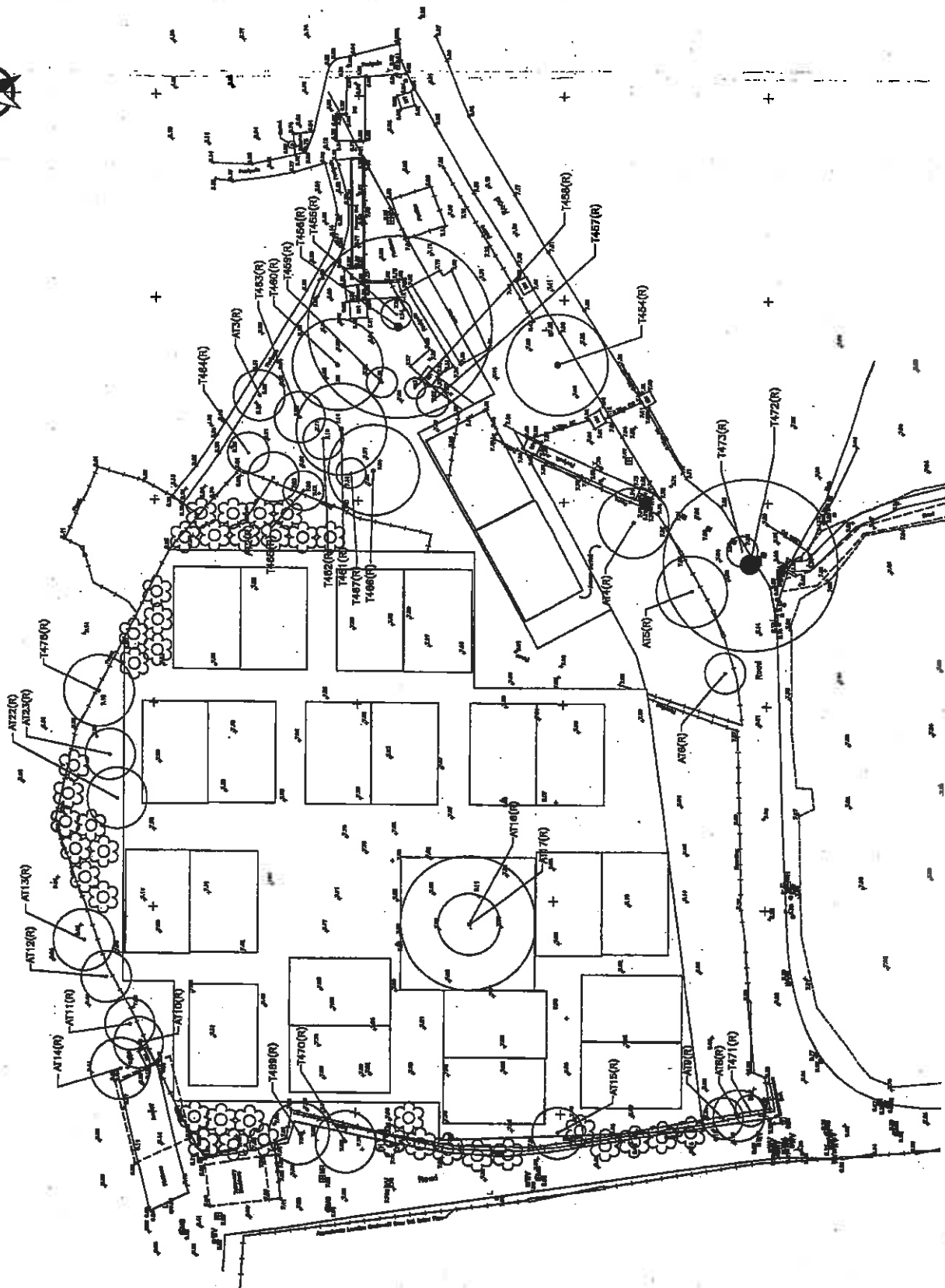
CPED01A

drawing no.:

CPDLO1A/TCP/1001

rev.:

0



scale 5 10 20m





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Annex I-4

TPB/R/S/KTN/1-8

Our Ref: KTN OZP/WR/Layout/14-02

Date: 20 February, 2014

By Hand

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

Written Representation on the North-Eastern Layout of the Draft Kwu Tung North
Outline Zoning Plan (No. S/KTN/1)

RECEIVED
2014 FEB 20 12:50
TOWN PLANNING BOARD

1. Introduction

1.1 Vision Planning Consultants Limited is commissioned by Jaff Investment Ltd (the "Representer") - to submit this written representation. This written representation proposes an alternative layout ("PAL") for the consideration of the Town Planning Board (the "TPB"). This layout should further improve the effectiveness of the planning of the entire Kwu Tung North New Development Area (the "NDA") on the Draft Kwu Tung North Outline Zoning Plan (No. S/KTN/1) (the "OZP") exhibited on 20.12.2013. The proposed alternative layout mainly focuses on the north-eastern part of the OZP and was formulated with a sustainable, rational, logical and holistic approach.

1.2 The objectives of this PAL are:

- i. to optimise the use of land resources to achieve a dual planning purpose of this rail-based transit orientated NDA development - to make best use of land uses to capture the value derived from the accessibility that the proposed railway station will provide and to increase the railway ridership and to reduce the land for 'Road' use;
- ii. wherever technically feasible, to maximise the land supply for housing to





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- meet the Government policy objective on housing;
- iii. to further enhance the comprehensiveness of the greening (open space) system proposed on the OZP;
 - iv. to minimise the land area used for roads so that more land can be released for other community needs within this rail-based transit orientated NDA development and to reduce the carbon emission;
 - v. to increase the sense of neighbourhood (particularly the degree of privacy and sense of belonging) so as to make this NDA more attractive to property investors and home buyers;
 - vi. to increase the number of private residential units to improve the private-public housing ratio so as to achieve a better socio-economic structure of the future Kwu Tung North NDA;
 - vii. to develop high-quality integrated walking/cycling connections between the proposed railway station and citizens' destinations – homes, workplaces, shops, restaurants and community facilities within the NDA; and
 - viii. to retain the terraced development profile in the area.

2. The PAL (Figure 1)

A. New Sections of Road Alignment (Figure 1)

2.1 The following amendments to north-eastern and eastern road systems are proposed:

- i. The alignment of Road D3 is proposed to be shifted northward slightly;
- ii. The alignments of Roads L3, L6 and L7 are proposed to be shifted eastward. The northern part of the Road L6 will be combined with Road L7. The southern part of Road L6 will be shortened. The length of Road L3 will be



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shortened slightly. The proposed new alignment of Roads D3, L6 and L7 will form two simple cul-de-sacs to serve the development clusters on the two sides of Road D3 at this north-eastern part of NDA; and

- iii. The junction between Road D3 and Road P2 is proposed to be shifted northward slightly.

2.2 The achievable merits due to the above changes are:

- i. to release more land for housing development to meet the Government housing objective of resolving the problem of acute shortage of housing land to meet the community needs (Table 1);
- ii. to offer an opportunity to adjust the land-use pattern to optimise the use of land resources to meet the needs of the community;
- iii. to further strengthen the rail-based transit orientated NDA development by increasing the number of private residential units (i.e. to enhance the level of local spending power) (Table 2);
- iv. to increase the degree of privacy and sense of belonging within each residential cluster by adopting a simple and short cul-de-sac design concept and two cycle track systems (one for the local residents and one for visitors); and
- v. The road hierarchy system to serve the NDA is basically unaffected by the PAL scheme.





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Table 1 Comparison of Land Use Areas in OZP and in PAL

Zoning	Area in OZP (a) (Ha)	With PAL (b) (Ha)	Net change (b - a) (Ha)	%
R(A)1 ^{*(1)}	6.02	10.65	+ 4.63	+ 76.9%
R(A)2 ^{*(2)}	17.45	16.77	- 0.68	- 3.9%
R(A)3 ^{*(3)}	5.04	5.78	+ 0.74	+ 14.7%
R(B) ^{*(4)}	19.91	15.40	- 4.51	- 22.7%
G/IC	46.66	46.88	+ 0.22	0.47%
Open Space	33.31	34.01	+ 0.70	+ 2.1%
OU (Business Technology Park)	11.70	11.70	+ 0.00	0%
Road	45.28	42.36	- 2.92	- 6.5%

Notes:

(1) R(A)1 for private residential development (except the Home Ownership Scheme ('HOS') development at the western portion of Planning Area 20, but will not be affected by PAL Scheme); total PR: 6 (of which domestic plot ratio should not exceed 5).

(2) R(A)2 mainly for Public Rental Housing ('PRH')/HOS; total PR: 5 (of which domestic plot ratio should not exceed 4.5).

(3) R(A)3 mainly for PRH /HOS, total PR: 5 (of which domestic plot ratio should not exceed 4).

(4) R(B) mainly for private residential development; total PR : 3.5.

Table 2 : Changes in GFA, Housing Units and Population with PAL Scheme

Zoning	With PAL (Ha.)	New Domestic GFA (m ²)	Extra Number of Units [#]	Additional Population
R(A)1 ^{*(1)}	10.65	532,500 (+231,500)	HOS: 1,500 (+0) Private: 6,600 (+3,300)	HOS: 4,600 (+0) Private: 17,700 (+8,900)
R(A)2 ^{*(2)}	16.77	754,650 (-30,600)	15,100 (-600)	46,800 (-1,900)
R(A)3 ^{*(3)}	5.78	231,200 (+29,600)	4,600 (+600)	14,300 (+1,900)
R(B) ^{*(4)}	15.40	539,000 (-157,850)	7,700 (-2,300)	20,800 (-6,200)
Net Changes:		+72,650	+1,000	+2,700



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Notes:

* Assuming the average flat size to be 70m² and 50m², and average persons per flat to be 3.1 and 2.7 for private and public housing development respectively.

(1) R(A)1 for private residential development (except the Home Ownership Scheme ('HOS') development at the western portion of Planning Area 20, but will not be affected by PAL Scheme); total PR: 6 (of which domestic plot ratio should not exceed 5).

(2) R(A)2 mainly for Public Rental Housing ('PRH')/HOS; total PR: 5 (of which domestic plot ratio should not exceed 4.5).

(3) R(A)3 mainly for PRH/HOS, total PR: 5 (of which domestic plot ratio should not exceed 4).

(4) R(B) mainly for private residential development; total PR : 3.5.

B. Reasons for Changes in Land-Use Pattern (Figure 1)

2.3 The proposed changes to the road network layout will reduce the land area occupied by 'Road'. The proposed road network layout will not affect the road connections and will enhance the living quality since less carbon emission from traffic. Figure 1 shows the changes in land-use pattern at this north-eastern part of the NDA due to the proposed adjustments to the road network mentioned above.

- i. The northern tip section of the original Road L6 to be deleted will add to the "Residential (Group A)2" ["R(A)2"] site, while a new road (i.e. Road L7) will be placed between the "Residential (Group B)" ["R(B)"] zone to the north of the new section of Road D3.
- ii. For areas to the south of the new section of Road D3, a new section of Road L6 is proposed to serve the adjusted "Government, Institution or Community" ["G/IC"], "O" and "R(B)", and the newly added "Residential (Group A)1" ["R(A)1"] and "R(A)3" sites.
- iii. A strip of "O" alongside and to the west of Road P2 and a strip of "Other Specified Uses" annotated "Amenity Area" ["OU(A)"] on the two sides of Road P2 are proposed to be added to strengthen the green network in this part of NDA.
- iv. For areas at the south-eastern part to be connected by the newly proposed Road L3 (i.e. the "R(A)1", "R(B)", a short strip of "O", "Other Specified Uses" annotated "Business Technology Park" ["OU(Business Technology Park)"] zone and "Other Specified Uses" annotated "Amenity Area" ["OU(A)"] zone) have been adjusted slightly (Figure 1).



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2.4 Table 1 indicates the changes in each affected land-use on the OZP due to the proposed PAL. Table 2 estimates the number of residential units to be generated due to the PAL scheme. Some 1,000 additional private residential units will be provided if TPB agrees to the proposed PAL. As a result, the overall planned population of the Kwu Tung North NDA will be increased from 105,500 as stated in the Draft OZP to about 108,200 persons (105,500 + 2,700) (i.e. an increase of 2.5% only). Consequently, by revising the road layout, the production of housing units can be increased.

2.5 The merits of these changes are:

- i. The number of residential units and the volume of ridership will be increased to support the proposed railway station;
- ii. The increase in the number of private residential units will help balance the public and private housing proportion in the area so as to strengthen the socio-economic structure of the whole NDA development;
- iii. The relocation of the "R(A)" zones closer to the proposed railway station is logical and rational. It fully complies with the principle of the rail-based transit orientated development (i.e. with high-density mixed uses within walkable distance to and from the station);
- iv. All "R(B)" will be located along Road P2 to retain the terraced development profile for the NDA; and
- v. Traffic carbon emission could be reduced for sustainability as shorter road planned.

C. More Considerate Pedestrian and Cycle Track Connections

2.6 Figures 2 and 3 show the proposed pedestrian and cycle track connections respectively in the PAL scheme. The primary principle of these changes is to achieve a higher degree of privacy in each residential cluster. The provision of separated cycle track systems (one for the local NDA users and the other for visitors living outside the NDA).

2.7 All external bicycles are encouraged or guided to follow the main communal cycle track system to enter the key greenery nodes (one is the horizontal – the



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strip of open space within the Station reserved area; the other is the vertical green axis to the open space at the northern tip). This is to avoid unnecessary disturbance by the foreign bikers cutting through the residential clusters during weekends or public holidays.

D. Integrated "O" Network

- 2.8 As indicated in Figure 4, the greening system proposed in the PAL can perform an effective function to serve the NDA. With the proposed extension of the "O" to provide a continuation of the primary communal open space which is cut off by Road D3 on the OZP, the horizontal and vertical greenery axes can be integrated without barrier blocking the enjoyment of such facilities.
- 2.9 This, together with the proposed extension of "O" to the west of Road P2 and the original planned greening in the west, forms an integrated and symmetrical greenery network to connect to its surrounding greening system.

3. Conclusion

- 3.1 The primary objectives of the proposed alternative layout and the possible achievable merits due to the proposed changes are clearly outlined above.
- 3.2 In view of the above, we sincerely hope that the TPB will consider thoroughly the proposed alternative layout so as to further strengthen the effectiveness and the optimum use of the land resources to meet the needs of the community. The success of the rail-based transit orientated development relies on creating a plan to make best use of the land resources around the station and achieve a high-quality environment for people who will live and work there. Figure 4 shows the revised OZP with the PAL.

Should you have any queries on the above, please feel free to contact the undersigned or our Mr. Tak Chan at 2566 9988.



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Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

Kim On CHAN
Managing Director
Encl.

[KC/KL/TC]





Proposed Alternative Layout (New Changes Only)

Figure 1

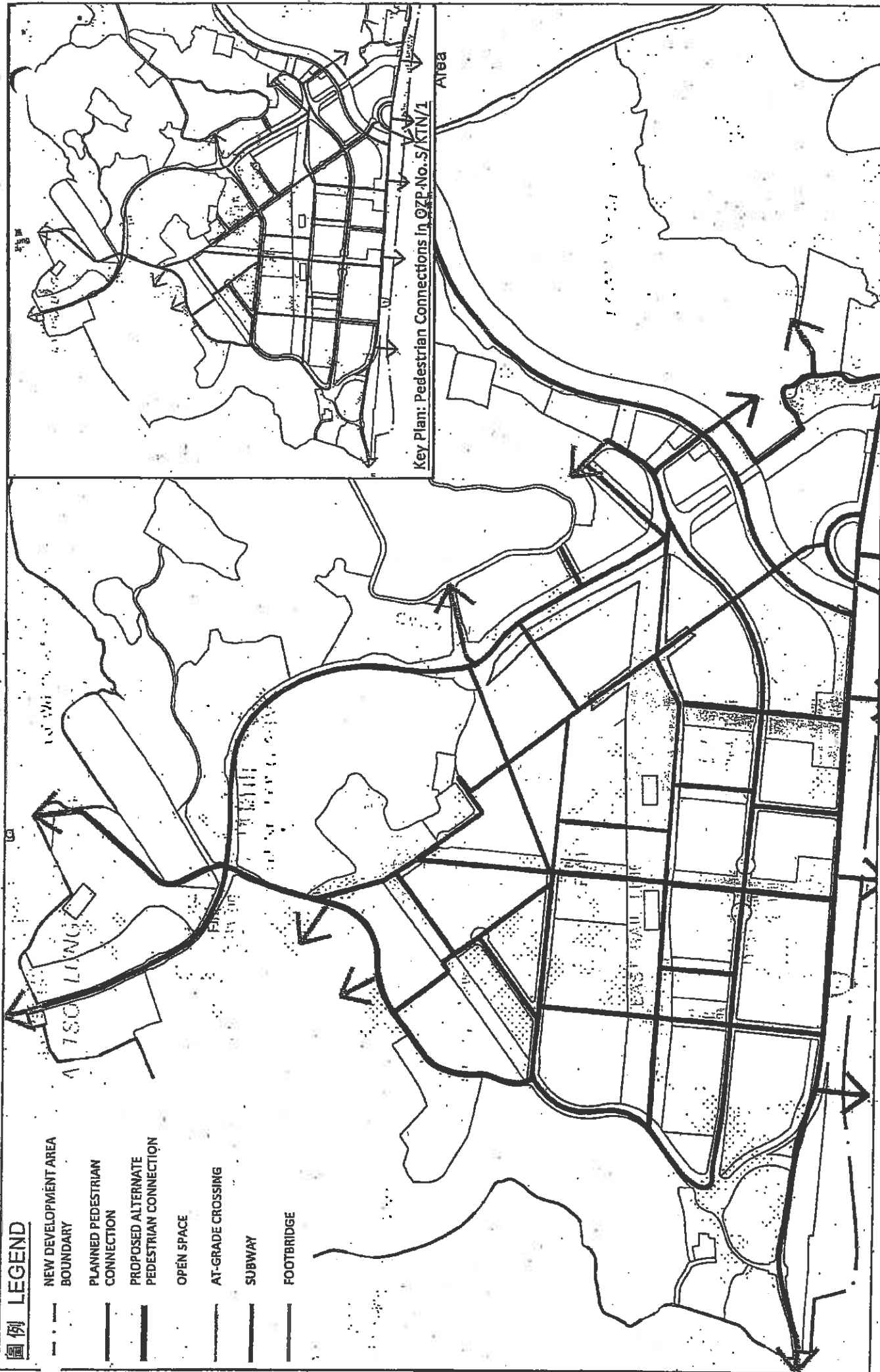
1 : 7500

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圖例 LEGEND

- NEW DEVELOPMENT AREA BOUNDARY
- PLANNED PEDESTRIAN CONNECTION
- PROPOSED ALTERNATE PEDESTRIAN CONNECTION
- OPEN SPACE
- AT-GRADE CROSSING
- SUBWAY
- FOOTBRIDGE



Pedestrian Connection in Proposed Alternative Layout

Figure 2

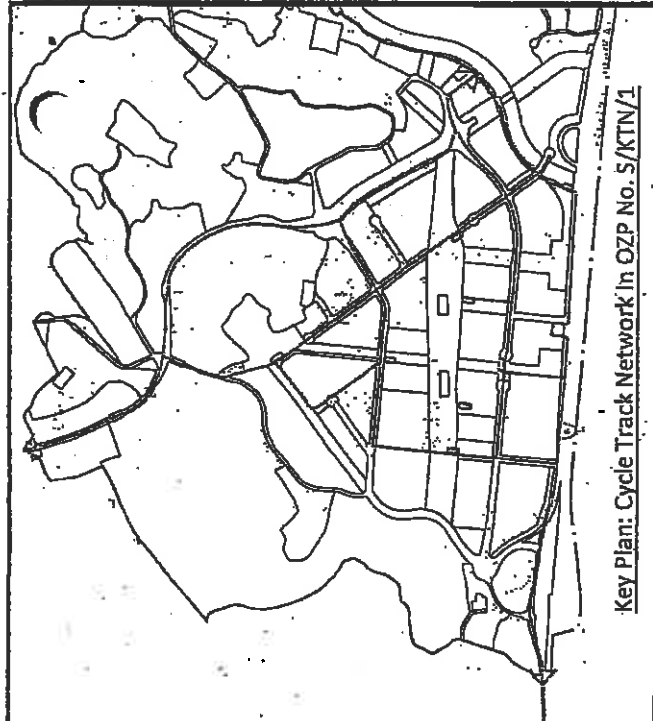
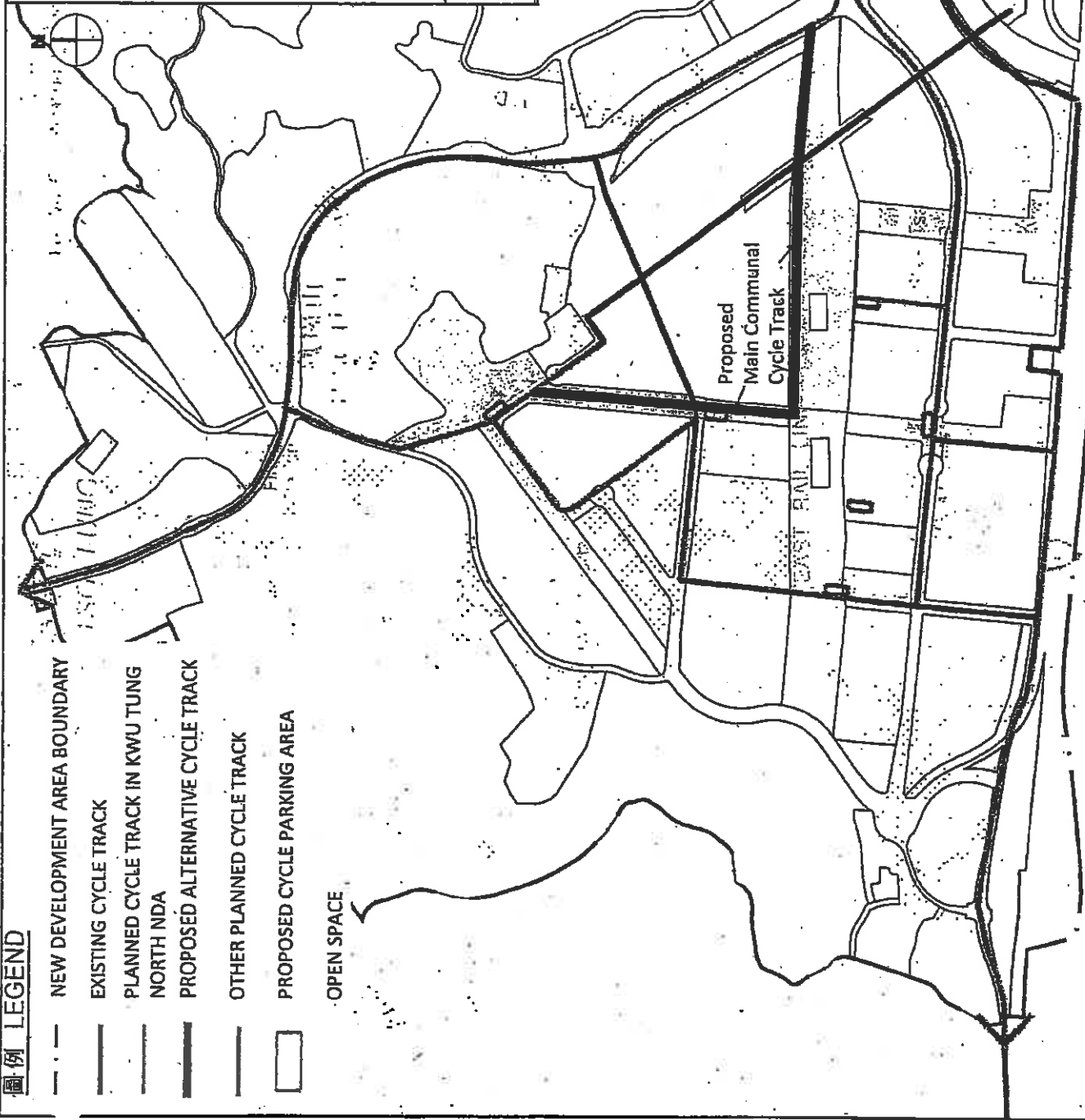
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VISION PLANNING CONSULTANTS LTD.
INCORPORATED IN HONG KONG

圖例 LEGEND

- NEW DEVELOPMENT AREA BOUNDARY
- EXISTING CYCLE TRACK
- PLANNED CYCLE TRACK IN KWU TUNG NORTH NDA
- PROPOSED ALTERNATIVE CYCLE TRACK
- OTHER PLANNED CYCLE TRACK
- PROPOSED CYCLE PARKING AREA
- OPEN SPACE



Key Plan: Cycle Track Network In OZP No. 5/KTN/1

Proposed
Main Communal
Cycle Track

EAST RAIL LINE

Cycle Track Network In Proposed Alternative Layout

Figure 3

Not to Scale

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JAFF INVESTMENT LIMITED

19 February 2014

Vision Planning Consultants Ltd.

Unit C, 20/F., -

Seabright Plaza,

9-23 Shell Street,

North Point, Hong Kong

Attn: Mr. Kim On CHAN

(Managing Director)

Dear Sirs,

**Written Representation Relating To the Draft Kwu Tung North Outline Zoning Plan
No. S/KTN/1**

We are pleased to appoint Vision Planning Consultants Ltd. as the Planning Consultant to prepare and submit the captioned written representation on our behalf. You are hereby authorized to liaise and correspond with relevant government departments and other non-governmental organizations as appropriate on matters related to the project, if and when necessary.

Yours faithfully,

For and on behalf of

JAFF INVESTMENT LIMITED

For and on behalf of
JAFF INVESTMENT LIMITED

Authorized Signature

S. K. Leung

Authorized Signature(s)

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20 February 2014

By fax and mail

The Secretary
Town Planning Board
15 Floor North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir

Representation in Relation to the Draft Kwu Tung North Outline Zoning Plan (Plan No. S/KTN/1)

We refer to the Draft Kwu Tung North Outline Zoning Plan which was gazetted on 20 December 2013.

We hereby submit Representation under Section 6(1) of the Town Planning Ordinance. The reasons for the Representation are included in the paper attached to this letter.

We retain the right to provide additional information in support of this Representation and to raise additional points, if necessary.

Yours sincerely

A handwritten signature in black ink, appearing to be "Louis Loong", is written over a horizontal line.

Louis Loong
Secretary General



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Representation to

Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1

Representor: The Real Estate Developers Association of Hong Kong

1. Introduction

- 1.1 The Town Planning Board gazetted the Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1 (the Draft Plan) on 20 December 2013.
- 1.2 The Representation to the Draft Plan is made by The Real Estate Developers Association of Hong Kong (REDa) in pursuant to Section 6 of the Town Planning Ordinance. It comments on some general planning principles adopted in the Draft Plan, proposes some amendments and comments on the implementation process.

2. The Representor

- 2.1 REDa participated in the public engagement exercises carried out during the Planning and Engineering Study for the North East New Territories New Development Areas Recommended Outline Development Plan (RODP), which includes Kwu Tung North. REDa has raised issues on some general planning principles adopted in the North East New Territories New Development Areas and their implementation, and made written submissions. Some of the issues have been addressed during the consultation process. Others remain to be addressed and have been carried through to the Draft Plan.
- 2.2 REDa wishes to reiterate the unresolved issues, and address additional matters that have arisen, with specific reference to the Draft Plan, and proposes amendments for the Town Planning Board's consideration.
- 2.3 This representation relates to general matters and principles that REDa considers to be important in achieving a high quality form of urban development in Kwu Tung North New Development Area (the NDA). The submission is made in the broad interests of Hong Kong as a whole, and in the interests of maintaining an efficient and sustainable urban development system.



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3. Representation

- 3.1 The Representation comments on some general planning principles adopted in the Draft Plan and its implementation.
- 3.2 This submission is made in the broad interests of Hong Kong as a whole, to maximise the use of the land resources available to help address the housing land shortage in Hong Kong.
- 3.3 Reference is made to the documents in the public engagement exercises of the Planning and Engineering Study for the North East New Territories New Development Areas, and the submissions made by REDA in response.

4. General Comments made during the NENT NDAs Public Engagement Process

- 4.1 During the public engagement process REDA raised some points of general application and these are re-stated here so as to provide a context for the points which follow:-
 - (a) Private land holdings should be respected in preparing the layout of the area. Much of the area is in private ownership and relating the planning zoning to the private land ownership pattern as far as possible would facilitate the development process, enabling housing to be provided more quickly;
 - (b) Land-use mix should facilitate choice by the public for housing. There should not be an over-dominant reservation of sites for public housing to avoid problems identified in Tin Shui Wai, to provide a more varied urban form and to maintain market prices for housing at a reasonable level;
 - (c) Opportunities for employment should be provided in parallel with population build up. However, the provision of employment should be largely market driven, and sites should not be reserved for specific uses to cater for economic growth but best be left to the market to determine in response to changes in the economy over time.



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- (d) Rail-based urban planning is supported as well as the use of other forms of environmentally-friendly modes of transport. However, they must be provided in a timely manner in sync with population build-up;
- (e) Preservation of natural and historical heritage is important in the planning of this area. However, it cannot be achieved by zoning alone and must be supported by adequate funding and effective management; and,
- (f) There is a concern over the implementation mechanism to be adopted, and this should be given due respect to the private land holdings. Coordination of planning proposals with consolidated land ownership will facilitate the implementation process through private sector participation.

5. The Nature of and Reasons for the Representation

The nature of and reasons for the Representation, including planning and implementation considerations, are set out below:

Support for the General Approach

- 5.1 REDA generally supports the approach to the comprehensive planning for the creation of a New Town at Kwu Tung North. In general, the proposals on the Draft Plan provide the basis for the development of a high quality environment for the future residents of Kwu Tung North with a good mix of land for housing, open space, employment and community facilities. Importantly, this comprehensive form of plan provides a good basis for the planning and implementation of various forms of public infrastructure. This must be coordinated with the increase of new residents moving to the area, and should not lag behind as happened before in other places.

Unreasonably Low Development Intensity

- 5.2 REDA considers that the development potential of the plan area should be optimised, given the overall shortage of development land in Hong Kong, the



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large public costs in providing infrastructure and the potential for achieving a high quality well planned urban environment.

- 5.3 More specifically, under the Draft Outline Zoning Plans for the Kwu Tung North and the Fanling North NDAs, only about 60,000 housing units in total (including both public and private housing) will be produced, which are not much more than the Long Term Housing Strategy's recently announced annual target of 47,000 flats. The creation of the New Towns at Kwu Tung North and Fanling North, incurring large public costs, disruption to existing communities and clearance of existing residents, and infrastructure provision, to provide just one year's targeted housing supply is not considered justified. Greater production of flats should be achieved. The proposed development intensity is inadequate to address its strategic context for providing housing land for Hong Kong in the medium to long term.

Unreasonably Low Plot Ratio

- 5.4 The Hong Kong Planning Standards and Guidelines (HKPSG) provides the following plot ratio for residential developments in new towns:

	Maximum domestic plot ratio
R1	8.0 (i) (iii)
R2	5.0
R3	3.0
R4 (iv)	0.4

General: The Table only gives an indication of the maximum plot ratio which may be allowed for a particular area. However, where there are significant constraints on development capacity (such as transport or infrastructure limitations, or environmental, topographical or geotechnical conditions), or special design considerations, a lower plot ratio may be specified when considered appropriate and possible.

(i) Domestic PR8 should only be permitted where there are no infrastructure constraints, e.g. close to high capacity transport systems. Elsewhere, the plot ratio should be determined according to local circumstances.

(iii) If there is non-domestic floor space, maximum domestic plot ratio will be



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reduced according to the provisions of the B(P)R composite building formula.

- (iv) Sites in New Towns should only be designated R4 if there are special justifications such as severe geotechnical or infrastructural constraints.

5.5 The Explanatory Statement to the Draft Plan identifies such constraints as potentially hazardous installation, Fanling Highway traffic noise, Firing Range noise, overhead power lines, water mains, Deep Bay catchment, ecological resources, recognised villages and permitted burial grounds in the Plan area. While these constraints may restrict development capacity in certain areas, govern land use distribution and require mitigation in design, they are not considered so grave as to prevent plot ratio provision to be set up to HKPSG. The permitted plot ratios at 0.4, 3.5 and 5 to 6 (including domestic and non-domestic floor areas) in the respective R(C), R(B) and R(A) residential zones are at 2.6, 1.5 and 2 to 3 plot ratio below the respective plot ratio for R3, R2 and R1 in the HKPSG, and are considered to be unreasonably low development intensities. There is also no justification provided as to why the HKPSG standards have not been applied.

5.6 In particular, the 0.4 plot ratio in the "R(C)" zone is not considered justified. It may be relatively small in area and located on the foothill, but there are no severe geotechnical or infrastructural constraints. Similarly, the 0.4 plot ratio in the "Comprehensive Development Area" for residential use with open space and supporting facilities is not optimising the land resources available. It is considered that there are no significant constraints on development capacity or special design considerations to justify the 0.4 plot ratio at these two areas of the Draft Plan.

5.7 Reference is made to the CEDD and the Planning Department's response to the public comments in this regard in Stage Three Public Engagement Report in preparation of the RODP. The Departments have apparently reviewed and conducted detailed planning and technical assessment on infrastructure capacities, environmental constraints, urban design, and considered the development intensity has been maximised. However, it is considered that infrastructure capacities at the NDA could be technically improved accordingly, and is not shown to be a constraint. It is therefore considered that the intensity of development has not been optimised.



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5.8 The Stage Three Public Engagement Report makes reference to the earlier public comments which considered the density as too high. However, despite this, the Draft Plan shows a slight increase in density which should be further increased.

5.9 There is no reference to the HKPSG or the recent Policy Address 2013 and 2014 advocating for housing supply. While the proposed Kwu Tung North OZP is not the only solution to the housing supply shortage, it should nevertheless accommodate as much population growth as possible as it is not compromised by existing development constraints.

5.10 In summary, the generally unreasonably low plot ratios below the HKPSG is a misuse of the scarce land resources, given the difficulties in land assembly, and a lost opportunity to provide a significant contribution towards the long term solution to housing land supply.

Artificially Low Building Height Restrictions

5.11 The urban design concept in the HKPSG to step down building height from the centre to the surrounding medium to low rise development is appreciated. However, the step down towards the southern periphery is not considered justified. The 6 lanes wide Fanling Highway and Castle Peak Road are about 40 metres wide, effectively separating the low rise development across the road as two localities, such that it is not considered necessary to relate the building height profile to the southern interface. The building heights in the areas along this fringe could all be increased.

5.12 The two storey terraces on both sides of the Town Park are considered to relate to the human scale and adequately set back the high rises. However, the building height restrictions for the development behind are considered unnecessarily restrictive and should be increased. The building general level of building height restrictions at 75mPD to 135mPD are too low, given the relatively high formation levels of these areas

5.13 Increase in the permissible building heights is necessary. The maximum building height at 35 storeys is arbitrary. This is compared with the more common height of residential building about 40 storeys high in Hong Kong.



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The artificially low building height restriction also prevents good quality building design and is also affecting the overall development capacity. The building height restrictions therefore are a misuse of the scarce land resources and a lost opportunity to provide housing land and good quality development for Hong Kong.

Open Space Network and Non Building Areas

- 5.14 The large number of open spaces of substantial area scattered around the Draft Plan is an inefficient use of land. While they may add to the general quality and character of the area, they are largely undevelopable in term of providing opportunities for active and meaningful public recreational facilities. These include the open spaces through the town centre and open space spines at Planning Area 24 and 26 that do not contribute significantly to the townscape or to long distance views. These non-developable areas are not considered justified. There are also Non Building Areas (NBA) proposed inside development sites but fronting open space zones in Areas 23. These NBAs should be deleted as the open space zones should provide adequate space between buildings.

Inefficient layout

- 5.15 The Draft Plan is much traversed by roads, non-building areas and open spaces. Its morphology is considered to have a particularly high presence of non-developable land in relation to the development sites. Roads serving a small number of development sites and cul-de-sac are particularly inefficient use of the infrastructure.
- 5.16 In aggregate, the maximum plot ratio of 6, and the various urban design elements, including stepped building height and considerable amount of green space, NBAs and pedestrian environment is considered inadequate to address the strategic planning context for this area which is to provide housing land for Hong Kong in the medium to long term. The overall development density is therefore quite low, and high development on individual development sites is necessary.



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Low Commercial Plot Ratio

- 5.17 The commercial uses in the NDA are restricted to the lowest two floors of the "Residential (Group A1 and A2)" and "Other Specified Uses (Commercial/Residential Development with Public Transport)" zone at plot ratio of 1 and 0.5 respectively, or in the "Residential (Group B and C)" zone on application to the Town Planning Board. These are considered inadequate to create vibrancy in the Town Centre. These restrictions are also inconsistent with the flexible mixed residential and commercial plot ratios provided in the Building (Planning) Regulations composite building formula. A greater degree of flexibility in design and in response to market forces should be provided. Commercial use should be allowed flexibly on three floors (including basements) with a maximum plot ratio of 2, if such restriction is imposed.
- 5.18 The "Other Specified Uses" zoning cluster towards the southeast NDA are conceptually linked to the future development of the Lok Ma Chau Loop and the proposed Development Corridor reserved for commercial, research, office and hotel. These are generally higher level commercial activities not supporting the day-to-day living of the local population or providing job opportunities for the local population. Commercial functions should primarily focus on the day-to-day commercial activities and cater for the job opportunities for the local population.
- 5.19 With regards to the commercial floor area at the centre around the transport node and towards the southeast at the "Other Specified Uses" zoning cluster, there should be provisions for covered walkways and linkages for convenient pedestrian access, to facilitate pedestrian traffic, street activities and to reduce vehicular traffic.

Planned Shopping Streets

- 5.20 The planned shopping streets are intended to be a part of a network of public open spaces to be designed, constructed, managed and maintained in a holistic manner. Consideration should be given to encourage a coherent integration at grade and at basement levels with adjoining private land development in the land grant.



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Overly specified commercial land uses

- 5.21 The commercial uses in the Draft Plan are under the "Other Specified Uses" and the following sub categories:-

Land use sub zonings under "Other Specified Uses"	Specific commercial provisions
"Commercial/ Residential Development with Public Transport Interchange"	Maximum 1 plot ratio on the lowest two floors of a building or in a free standing purpose designed building.
"Mixed Use"	Mix of commercial/office, hotel, residential uses and social welfare facilities. Maximum 3 plot ratio which domestic not more than 1.
"Business and Technology Park"	Mix of commercial, offices, design, research and development uses. Maximum 3 plot ratio.
"Business and Technology Park(1)"	For hotel, exhibition and conference facilities. Maximum 3 plot ratio.
"Research and Development"	For design, research and development uses. Maximum 1.76 plot ratio.

- 5.22 The commercial uses are all for economic growth and development of Kow Tung North. According to the Stage Three Public Engagement Report, it envisages a wide range of office, research and development purposes and space for competitive industries. However, the numerous commercial sub-zones are considered overly specific and unnecessarily restrictive interfering with market mechanism to quickly meet and respond to changing social and economic needs of the community. It is considered that the respective planning intentions for the sub-zoning themes could adequately capitalise on the geographic advantage, while the specific types of commercial uses could generally be left to be determined by the market for effective early implementation. The plot ratios of these zones at between 1 and 3 are so low as to be a very poor use of scarce land resources.



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Public and Private Housing Distribution

- 5.23 There is an apparent segregation between the public and the private housing land distribution, where the private and the public housing dominate the eastern and the western portion respectively. This will possibly result in large concentrations of people with similar socio-economic backgrounds and large scale identical buildings with no particular features and design. Geographically the distribution should be much more mixed so as to promote social diversity and variation of building forms and types.
- 5.24 With regards to the public and private housing land proportional split, the convention has been 30-70% up to a maximum of 50-50%. REDA has expressed concerns over the recently announced 60-40% approach in its previous submissions as it will result in less production of private housing to meet the evident demand for home ownership. It may also result in a long term under-supply and high housing costs affecting affordability levels. A diverse mix of housing types is fundamental so that people may be able to choose the type of housing according to their individual needs.

Implementation Considerations

- 5.25 Some land under consolidated ownership is traversed by the proposed roads, open spaces and G/IC zones, and requires resumption and clearance, preventing an efficient implementation. Instead, the planning layout should generally align with land ownership patterns to avoid the need for resumption and clearance for a timely delivery of land.
- 5.26 Reference is specifically made to the implementation proposals in paragraph 17 of the Explanatory Statement for the Draft Plan. As REDA has been reiterating, the Conventional New Town Approach in land assembly, without a mechanism of land exchange entitlement, will affect the delivery of land. With 60% of the developable land in the New Development Areas in private ownership, there will be the need for land resumption and clearance. Additional approaches to the Conventional New Town Approach in land assembly should be considered and adopted, such as:-



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- i. The minimum site area for land exchange application should provide the opportunity to include any interspersed Government land amongst the private land holdings.
 - ii. Clear guidelines should be devised in the application of the Land Resumption Ordinance.
 - iii. New Territories Ordinance should be amended to lower the administrative threshold of unanimous agreement in the sale of Tso/Tong lands, which the Absentee Owners and defective titles are problematic, to facilitate site assembly.
- 5.27 The two years target time frame for preparation is unrealistic, effectively allowing 1 year for the Outline Zoning Plan process and 1 year for considering land administration matters, and no time for premium appeal. The target time frame should be amended and refined periodically.
- 5.28 The Lands Department has indicated that it would only accept applications for Phase 1 of the Draft Plan. It is considered that there is nothing preventing applications for Phase 2 and 3 to be accepted for processing from the outset. Lands Department's processing of Phase 2 and 3 land exchange applications now would ensure their early consideration within the given time frame. Consideration could be given on the basis of the draft OZP unless there are adverse representations, and with either temporary or permanent access road provision.
- 5.29 Similarly, Lands Department has indicated that it would not accept surrender of lots involving roads, open spaces and G/IC until resumption, potentially affecting their early delivery in the NDA for the population intake. Lands Department's acceptance of lands involving roads, open spaces and G/IC would ensure their timely provision.
- 5.30 In the past, the Government would only plan and construct public facilities when the population reached a certain threshold. This arrangement is considered inadequate for the first arriving residents. Adequate public facilities should be made available prior to the population's arrival. Given the various Government departments involved in the implementation of the Kwu Tung North, all with different level of resources and priorities, it is considered that an



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overarching taskforce should be formed to ensure a coordinated and fast tracked implementation.

6. Proposed Amendments to the Plan to Meet the Representations

- 6.1 The proposals to meet the Representation are generally indicated on the plan at Appendix 1 and consist of the following elements in the Notes and Explanatory Statement to the Outline Zoning Plan:-

Notes to the Outline Zoning Plan

Increase in Development Intensity

- 6.2 To meet the strategic planning context of the NDA in providing housing land for Hong Kong, the development intensity in the NDA is to be maximised. This includes rezoning the unjustifiable non building areas and open spaces to make available developable land, and increasing density in form of plot ratio and building height in the following manners:

Rezoning the unjustifiable open spaces

- 6.3 The unjustifiable open spaces at Planning Area 24 and 26 are of the following sizes:

Open Space	
Planning Area 24	8,055m ²
Planning Area 26	8,485m ²
Total area	16,540m ²

- 6.4 Accordingly, rezoning of the abovementioned open spaces to residential use will result in an additional 16,540 square metres site area for development. At a plot ratio of 6-8, this will accommodate about 1,700-2,250 units and 4,850-6,450 residents. (Assumptions of 59.2 square metres flat size and 2.88 persons per flat derived from the figures in the Draft Plan.)

- 6.5 In rezoning the open spaces, the created development sites should generally align with land ownership patterns.



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Plot ratio increase

- 6.6 The current residential plot ratios which are below the HKPSG have potential to be increased. Proposed plot ratio increases are included on the plan at Appendix 1. They could be maximised to 3, 5 and 8 as per the HKPSG for the respective residential zoning groups with respect to the currently planned stepped development intensity in the following manner:-

	Maximum Plot Ratios	
	Currently planned (maximum domestic plot ratio, where specified)	Proposed
R(A)1	6 (5)	8
R(A)2	5 (4.5)	8
R(A)3	5 (4)	8
R(B)	3.5	5
R(C)	0.4	3
OU (Commercial/ Residential Development with Public Transport Interchange	6 (5)	8
Comprehensive Development Area	0.4	3

Notes:

- The proposed maximum plot ratio includes both domestic or non domestic uses, which should be subject to Building (Planning) Regulations composite building formula.
- The proposed plot ratios for "OU (Commercial/Residential Development with Public Transport Interchange)" and "Comprehensive Development Area" correspond to that of the residential zoning groups.

- 6.7 These plot ratios are equivalent to the following number of flats and residents (detail calculations in Appendix 2):



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Plot Ratio	Flats (approx.)	Residents (approx.)
Currently planned	35,330	101,750
Proposed, for maximum increase	53,480 (+18,150)	154,030 (+52,280)

Note: In spite of the proposed application of the Building (Planning) Regulations composite building formula in configuring domestic and non domestic uses, this estimate assumes 1 and 2 non domestic plot ratio out of the proposed plot ratio in Residential A(2), and A(1) and OU respectively.

According to the HKPSG maximum plot ratio of 3, 5 and 8 for the respective residential zoning groups, the Draft Plan is capable of accommodating about 53,480 flats and 154,030 residents, or 18,150 additional flats and 52,280 additional residents than currently planned.

Building Height Increase

- 6.8 The current maximum residential building height at 35 storeys maximum have potentials to be increased, in relation to the common 30-40 storeys high residential buildings in Hong Kong, to accommodate the proposed residential plot ratio increase in the following manner:

	Building height restrictions	
	Currently Planned	Proposed
R(A)1	115-120mPD	140-145mPD (+25m)
R(A)2	125-135mPD	160-170mPD (+35m)
R(A)3	110-125mPD	145-160mPD (+35m)
R(B)	75-95mPD	95- 115mPD (+20m)
R(C)	Not applicable	
OU (Commercial/ Residential Development with Public Transport Interchange	120mPD	145mPD (+25m)
Comprehensive Development Area	3 storeys (9 metres) including 1 storey of carpark	55mPD (+30m, +1 carpark storey and 15 mPD site formation)



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Note: The proposed building height restrictions correspond to the proposed plot ratio increase, assuming site coverage of 30% and floor-to-floor height of 3.4 metres. It also includes an assumed site formation i.e. ground level at 15mPD.

- 6.9 The proposed building height restriction is a consistent increase to the currently planned, and will maintain the building height profile across the Draft Plan. The proposed building height restrictions are marked on the plan at Appendix 1.
- 6.10 It is considered that the proposed development intensity increase is the minimum to achieve the strategic context for the area in providing housing land for Hong Kong in the medium to long term. In this regard, the proposal will increase the number of flats by 18,150 to 53,480 which is still insignificant in relation to the Long Term Housing Strategy's recently announced annual target of 47,000 flats. The creation of the New Town at Kwu Tung North, incurring large public costs, to address the housing demand for just over a year is not considered justified.

Commercial Land Uses

- 6.11 The maximum land use plot ratio alone is adequate control, and the maximum domestic plot ratio where specified should be removed. This will continue to allow for the application of the flexible mixed domestic and non-domestic plot ratios in the Building (Planning) Regulations composite building formula.
- 6.12 Commercial use should be allowed flexibly on three floors (including basements) with a maximum non-domestic plot ratio of 2, should such a restriction be retained.

Other Specified Use Zones

- 6.13 The plot ratios of 3 for the various types of commercial uses in the "Other Specified Uses" ("OU") zones should be increased to plot ratio 5 so as to enable the land to be used effectively.
- 6.14 The "OU" (Mixed Use) and (Business and Technology Park) zones should be rezoned to "OU (Business)" and the standard use under the Notes applied.



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This will ensure that the development can accommodate changes in market needs and allow flexibility for use. Should Government decide that any of these sites be reserved for a special purpose then this could be determined at the land sale/land exchange stage and the uses be determined within the flexibility that the "OU(Business)" zone provides for.

- 6.15 The building height for the "OU" zones along the south-eastern periphery of the NDA should be increased to 140mPD. This will also provide a noise buffer between the residential development and Fanling Highway.

Explanatory Statement to the Outline Zoning Plan

- 6.16 The Explanatory Statement should be amended to expand on the various proposals in this representation. With regards to the housing mix, public and private housing lands should be intermixed within the planning area.
- 6.17 To assist in achieving an early delivery of land, clear and practicable guidelines on the application of the Land Resumption Ordinance should be provided.
- 6.18 Regarding paragraph 17.1., actual program for implementing the development on a practical basis should be provided. The development of housing and provision of community facilities and services should be clear so that the facilities are made available prior to population intake.
- 6.19 With regards to the phasing and packaging of works for the NDA development, including detailed design for site formation and engineering infrastructure works, and disposal of land, an overarching taskforce should be formed.
- 6.20 With regards to the flexibility for modification of lease, the minimum site area for land exchange application should provide the opportunity to include any interspersing Government land amongst private land holdings. Additionally, the deadlines having regard to the phased development of the area should take into account the time taken in the planning process and be revised to be more realistic. Lands Department should process Phase 2 and 3 land exchange applications, and lands involving roads, open spaces and G/IC from the outset.



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7. Conclusion

- 7.1 It is considered that no identified infrastructure capacity as an absolute constraint to the development intensity of the Draft Plan has been identified. Adequate capacity should be provided at the outset in the planning of the Draft Plan that is currently in progress.
- 7.2 Similarly, the broad brush urban design rationale restricting the development parameters in the Draft Plan are considered damaging, and leading to underutilisation of the development potential of the area and misuse of the scarce land resources available to address the land shortage in Hong Kong. The proposed amendments to the development parameters and rezoning to residential land are necessary and desirable to achieve the strategic planning intention of the area in providing housing land for Hong Kong in the medium to long term. Specifically, the proposed development intensity increase is the minimum desirable in relation to the Long Term Housing Strategy's recently announced annual target of 47,000 flats, and to justify the large public costs incurred in the creation of Kow Tung North.

The Real Estate Developers Association of Hong Kong
February 2014

PHS Proposed Plot Ratio

PHS Proposed Building Height in mPD

Representation to Draft Kwo Tung North Outline Zoning Plan No. S/KTN/1
Appendix 1: Proposed amendments generally indicated on the Draft Plan



Presentation to Draft Kwa Tung North Outline Zoning Plan No.S/KTN/1									
Appendix 2 Estimated increase in the number of flats and residents as a result of the proposed plot ratio increase									
Currently planned									
Planning Area	Zoning	Area (m ²)*	Maximum Plot Ratio	Max. Domestic Plot Ratio (if specified)	GFA (m ²)	Assumed flat size (m ²)*	No. of flats	Assumed no. of residents per flat*	Total no. of residents
12	R(A)2	53,873	5.0	4.5	242,429	59	4,095	2.88	11,794
13	R(A)2	22,931	5.0	4.5	103,190	59	1,743	2.88	5,020
14	R(C)	3,144	0.4		1,258	59	21	2.88	61
14	R(B)	29,010	3.5		101,535	59	1,715	2.88	4,940
15	R(B)	37,078	3.5		129,773	59	2,192	2.88	6,313
19	R(A)2	70,406	5.0	4.5	316,827	59	5,352	2.88	15,413
20	R(A)1	14,967	6.0	5.0	74,835	59	1,264	2.88	3,641
20	R(A)1	11,423	6.0	5.0	57,115	59	965	2.88	2,779
21	R(A)3	25,860	5.0	4.0	103,440	59	1,747	2.88	5,032
22	R(B)	38,151	3.5		133,529	59	2,256	2.88	6,496
23	R(B)	28,312	3.5		99,092	59	1,674	2.88	4,821
23	R(B)	16,180	3.5		56,630	59	957	2.88	2,755
23	R(B)	8,088	3.5		28,308	59	478	2.88	1,377
24	R(A)2	27,265	5.0	4.5	122,693	59	2,073	2.88	5,969
24	R(A)1	10,299	6.0	5.0	51,495	59	870	2.88	2,505
25	OU	21,130	6.0	5.0	105,650	59	1,785	2.88	5,140
25	R(A)1	23,456	6.0	5.0	117,280	59	1,981	2.88	5,706
26	R(A)3	24,596	5.0	4.0	98,384	59	1,662	2.88	4,786
26	R(B)	18,136	3.5		63,476	59	1,072	2.88	3,088
26	R(B)	24,194	3.5		84,679	59	1,430	2.88	4,120
						Total Flats	35,331	Total Residents	101,754
Proposed									
Planning Area	Zoning	Area (m ²)	Maximum Plot Ratio	Max. Domestic Plot Ratio	GFA (m ²)	Assumed flat size (m ²)	Assumed no. of flats	Assumed no. of residents per flat	Total no. of residents
12	R(A)2	53,873	8.0	7.0	377,111	59	6,370	2.88	18,346
13	R(A)2	22,931	8.0	7.0	160,517	59	2,711	2.88	7,809
14	R(C)	3,144	3.0		9,432	59	159	2.88	459
14	R(B)	29,010	5.0		145,050	59	2,450	2.88	7,056
15	R(B)	37,078	5.0		185,390	59	3,132	2.88	9,019
19	R(A)2	70,406	8.0	7.0	492,842	59	8,325	2.88	23,976
20	R(A)1	14,967	8.0	6.0	89,802	59	1,517	2.88	4,369
20	R(A)1	11,423	8.0	6.0	68,538	59	1,158	2.88	3,334
21	R(A)3	25,860	8.0		206,880	59	3,495	2.88	10,064
22	R(B)	38,151	5.0		190,755	59	3,222	2.88	9,280
23	R(B)	28,312	5.0		141,560	59	2,391	2.88	6,887
23	R(B)	16,180	5.0		80,900	59	1,367	2.88	3,936
23	R(B)	8,088	5.0		40,440	59	683	2.88	1,967
24	R(A)2	27,265	8.0	7.0	190,855	59	3,224	2.88	9,285
24	R(A)1	10,299	8.0	6.0	61,794	59	1,044	2.88	3,006
25	OU	21,130	8.0	6.0	126,780	59	2,142	2.88	6,168
25	R(A)1	23,456	8.0	6.0	140,736	59	2,377	2.88	6,847
26	R(A)3	24,596	8.0		196,768	59	3,324	2.88	9,572
26	R(B)	18,136	5.0		90,680	59	1,532	2.88	4,411
26	R(B)	24,194	5.0		120,970	59	2,043	2.88	5,885
38	CDA	16,100	3.0		48,300	59	816	2.88	2,350
						Total Flats	53,481	Total Residents	154,026
						Increase	18,150	Increase	52,272

* Derived from information provided in the Explanatory Statement to the Draft Plan. These may be approximate.

20. Feb. 2014 14:07

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Annex I-6

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

TPB/R/S/KTN/1-10

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

20 February 2014

By Fax and By Hand

Dear Sir,

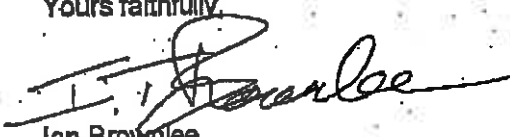
Representation in Relation to the Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1

I refer to the Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1 gazetted on 20 December 2013 that is currently inviting representations.

I hereby submit a Representation in relation to the Draft Plan made pursuant to Section 6(1) of the Town Planning Ordinance, on behalf of The Estate of the late Mr Fok Ying Tung, Henry.

Please find enclosed a Representation Statement which sets out the details of the representation and the proposed amendments to meet the Representation.

Yours faithfully,



Ian Brownlee
For and on behalf of
Masterplan Limited

Enc
cc Client

**Representation to
Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1**

**Representation Site : Land in and Around Planning Areas 24, 28 and 29, Consisting of
various Lots in D. D. 95**

**Representor
The Estate of the late Mr. Fok Ying Tung, Henry**

1. Introduction

- 1.1 The Town Planning Board (TPB) gazetted the Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1 (the Draft Plan) on 20 December 2013.
- 1.2 This Representation is made on behalf of the Estate of the late Mr Fok Ying Tung, Henry (the Estate), pursuant to Section 6 of the Town Planning Ordinance. It comments on the planning proposals for the land area around Planning Areas 24, 28 and 29 and their implementation, and proposes amendments for the TPB's considerations.

2. The Representor

- 2.1 The Estate is a co-owner of the Representation Site (which interests were acquired by the late Mr Fok Ying Tung, Henry in the 1960's) and its interests are directly affected by the proposals on the Draft Plan.
- 2.2 The Representor wishes to comment on the proposal for the land area around Planning Areas 24, 28 and 29, and proposes amendments for the TPB's considerations. The objective is to optimise the use of the land resources available to help address the developable land shortage in Hong Kong, to allow an efficient development of land and implementation of the Draft Plan and to protect the ownership rights of the Estate.

3. The Representation Site

- 3.1 This Representation Site refers to the properties known as Section B of Lot No.391, the Remaining Portion of Section C of Lot No.392, Section D of Lot No.394; the Remaining Portion of Lot No.2030, Lot No.2054 and Section A of Lot No.1941, in D.D. 95.
- 3.2 Under the Draft Plan, the northern part of the Representation Site is zoned "Residential" with an "Open Space" zone located in the middle. Road L1 traverses through the site in an east-west direction cutting the site into two portions. The southern part is zoned "Government, Institution and Community" (G/I/C) with "Roads L1 and D1" traversing the middle, effectively cutting the consolidated site into three separate pieces. A Location Plan of the Representation Site shown on an extract of the Draft Plan is provided in Figure 1.

Previous Zoning and Planning Applications

- 3.3 Under the approved Kwu Tung North Outline Zoning Plan No. S/NE-KTN/8 (the Approved Plan), which preceded the Draft Plan, the Representation Site was generally zoned "Comprehensive Development Area" (CDA). Section 16 applications (Nos. DPA/NE-KTN/32 and A/NE-KTN/46) featuring low density residential development were submitted in 1994 and 1997 respectively and both applications were approved by the TPB, on 2 September 1994 and 28 February 1997, subject to certain conditions. Some initial site formation and foundation works have been commenced on the site. In 2000, an application for rezoning of plan was submitted to increase the plot ratio of the Representation Site for a higher density development (with a maximum building height of 43 storeys) although it was rejected by TPB on the ground that the Representation Site fell within the Kwu Tung New Development Area ("NDA") Study and that it was inappropriate to change the land use zoning of the area at that stage pending the outcome of the Study.
- 3.4 A Section 16 application in which the Representation Site forms a substantial part of the application site was submitted to the TPB on 5 June 2012 under the Approved Plan). The application was prepared in strict compliance with the development parameters stipulated in the relevant Approved Plan. Shortly after submission of the Planning Application, the Government published the Stage 3 Recommended Outline Development Plan for North East New Territories NDAs.
- 3.5 The Rural and New Town Planning Committee at its 483rd meeting on 1 March 2013 decided to defer a decision on the Planning Application as requested by the Planning Department. The Committee agreed that the application should be submitted for its consideration after the completion of the NENT NDAs Study which was scheduled in the latter half of 2013 and the land use proposals for the Kwu Tung North NDA had been confirmed.
- 3.6 Therefore, despite the Representor taking interest in implementing the zoning on the previous OZP, the process has been frustrated by the time that it has taken the Government to complete the planning study process. The Planning Department was obviously aware of the consolidated land ownership of the Representation Site held uninterruptedly for over 50 years, but in preparing the Draft Plan has completely and unnecessarily broken up the land holding by including G/IC, roads and open space zones.

Recommended Outline Development Plan

- 3.7 Under the Recommended Outline Development Plan prepared during the NDA consultation process and leading to the preparation of the Draft Plan, the Representation Site was zoned "Residential", "Government, Institution and Community", and "Open Space". In comparison with the Draft Plan, the traversing "Open Space" at the northern part of the site has increased in dimensions and area without apparent justification. This significantly reduces a potential residential development site in a prime location, and within the Representation Site.
- 3.8 According to the Explanatory Statement to the Draft Plan paragraphs 12.6.2 and 12.6.4, the "G/IC" zone at the Representation Site at Planning Areas 28 and 29 will provide a hospital, polyclinic and general clinic/health centre, district library, a sports centre, a community hall and some social welfare facilities (an integrated children

and youth services centre, an integrated family service centre, a child care centre and a social security field unit). Next to the proposed district library will be two primary schools and a secondary school. In addition, according to the Explanatory Statement to the Draft Plan paragraph 12.6.7, seven sites are designated within Area 29 and elsewhere for unspecified government reserve purposes. Other G/C sites are therefore available.

4. The Nature of and Reasons for the Representation

4.1 The nature of and reasons for the Representation are set out below:

Support for the General Approach

4.2 The Representor generally supports the approach to the comprehensive planning for the creation of a new town at Kwu Tung North. The Representor appreciates the proposals on the Draft Plan in providing the basis for the development of a high quality environment for the future residents of Kwu Tung North NDA, with a good mix of land for housing, open space, employment and community facilities. Importantly, this comprehensive form of plan provides a good basis for the planning and implementation of various forms of public infrastructure.

4.3 In this regard, the Representor supports the concept of providing community facilities and residential uses at the Representation Site. This is in spite of the previous "CDA" zoning allowing better and higher value uses at the site. However, the means of implementation and the appropriate zoning for the representation site is questioned.

Underutilising the Development Potential around the Transport Node

4.4 The development potential of the NDA should be optimised, to capitalise on its geographic advantage and to help address the developable land shortage in Hong Kong. This is particularly the case for the land area around the transport node (within 500 metres radius of the MTR station) to facilitate transit-oriented development, street activity and pedestrian movements to achieve a vibrant town centre.

4.5 Reference is made to the Hong Kong Planning Standards and Guidelines (HKPSG) providing 8 plot ratio for residential developments in new towns, subject to considerations on any significant constraints on development capacity, special design considerations, and non-domestic floor space provision.

4.6 The Explanatory Statement to the Draft Plan identifies a range of constraints applicable to the Draft Plan area, such as potentially hazardous installation, Fanling Highway traffic noise, Firing Range noise, overhead power lines, water mains, Deep Bay catchment, ecological resources, recognised villages and permitted burial grounds. It is considered that infrastructure capacities within the planning area could be technically improved, and accordingly are not shown to be a constraint to prevent the plot ratio provision up to HKPSG. The proposed plot ratios at 5 and 6 (including domestic and non-domestic floor areas) in the residential zones of the Representation Site are 2 to 3 plot ratios below the HKPSG, and are considered to be unreasonably low development intensities. This is particularly the case around the transport node and affects the sites within the Representation Site. There is also no justification provided as to why the HKPSG standards have not been applied.

- 4.7 There is no reference to the Policy Address 2013 and 2014 which has extensive mention of the need to provide additional housing supply. While the Draft Plan is not the only solution to the housing supply shortage, it should nevertheless accommodate as much population growth as possible, as it is not compromised by existing development constraints.
- 4.8 The commercial uses in the "Residential" zonings around the transport node are restricted to the lowest two floors at plot ratio of only 1. These are considered as underutilising the development potential around the transport node, to facilitate transit oriented development, street activity and pedestrian movements to achieve a vibrant town centre. Instead, a greater degree of flexibility in design and in response to market forces should be provided for.
- 4.9 The open space at the northern part of the Representation Site at Area 24 is an inefficient use of land. While it may add to the amenity of the area, it is largely undevelopable in terms of providing active public recreational facilities. It does not contribute significantly to the townscape or to long distance views, and is not considered justified. This open space located at the prime part of the NDA around the transport node, and effectively bisecting the Representation Site, is considered a lost opportunity to provide a significant contribution towards the developable land supply. There is already a similar area of open space located a short distance to the east, providing a linkage towards the railway station. The open space zone through the Representation Site is therefore unnecessary.

Artificially Low Building Height Restrictions

- 4.10 The urban design concept in the HKPSG to step down building height from the centre to the surrounding medium to low rise development is appreciated. However, the very steep step-down towards the southern periphery of the Draft Plan is not considered justified. The 6-lane-wide Fanling Highway and Castle Peak Road are about 40 metres wide, effectively separating the low rise development across the road as two localities, such that it is not considered necessary to relate the building height profile to the southern interface.
- 4.11 Further, an increased building height restriction at the southern part of the Representation Site will be commensurate with that of the "Other Specified Uses" zone to the east, and form a consistent character for this boundary. It will also help provide noise mitigation between the road traffic noise from Fanling Road and the residential development located towards the town centre. The low building height restrictions on the Draft Plan are considered to result in the misuse of the scarce land resources available.

Implementation of the "G/IC" and Residential Development

- 4.12 The Representation Site is under a consolidated ownership, and this was recognised by the CDA zoning under the previous OZP. However, it is now unnecessarily bisected into several unusable pieces as it is traversed by an "Open Space" zone, two roads separating the "Residential" zone at the north, and splitting the "G/IC" zone at the south between the east and the west. This layout adversely and unnecessarily affects the owner's development rights, economies of scale, and the implementation process.

5. Proposed Amendments to the Plan to Meet the Representations

5.1 The intention of the proposed amendments to the Draft Plan is to achieve the following:

- (a) to retain the bulk of the property holding in sufficiently large and consolidated pieces so as to facilitate development and to protect the Representor's land ownership rights; which have been enjoyed uninterruptedly for over 50 years;
- (b) to provide an alternative but equally effective road system;
- (c) to remove the open space zone located to the north of the bisecting road so as to consolidate a significant area of land for private residential development;
- (d) to determine a rational boundary between the R(A)2 zone and the proposed R(A)1 zone so that an equal area of land could be exchanged. This would enable the Representor to develop a reasonable private residential lot, while the government could use the R(A)2 site for some form of public housing;
- (e) to enable the owners to develop private G/C facilities on their land within the G/C zone to the south, such as a private hospital or private schools in accordance with Government policy for the private sector to increase the supply of such facilities, and to generate job opportunities for local residents;
- (f) To optimise the residential and commercial development in the Representation Site, by increasing the maximum plot ratio, increasing the maximum building height and allowing more flexibility in the mix of domestic and non-domestic uses in the R(A)1 site.

5.2 Two options which would enable these intentions to be achieved are therefore presented for the consideration of the Board.

Option 1 : Comprehensive Development Area Zone

5.3 This option follows the approach of the zoning on the previous OZP when the site was zoned CDA. This is illustrated in Figure 2 and consists of the rezoning of the G/C, Road, R(A)2, R(A)1 to CDA and the inclusion of the following elements:-

- (a) A specific CDA sub-area (CDA(1)) would be created to cover the subject site with a planning intention of providing for a mix of uses including residential, community facilities, open space, retail and business uses;
- (b) To meet the need to provide a substantial production of residential flats, a minimum residential plot ratio of no less than 5 should apply with an overall maximum plot ratio of 8 applying to the zone;
- (c) The provision of community facilities, such as a school, a public library, and social welfare facilities would be excluded from plot ratio calculation;
- (d) The function provided by Roads D1 and L1 would be incorporated within the CDA zone master layout plan;

- (e) A maximum building height of 135mPD should apply across the whole site, and is based on the currently permitted height for the R(A)2 zone;
- (f) The development would be subject to the submission of a master Layout Plan by way of a Section 16 application for approval of the Board in accordance with the Notes to the CDA zone incorporated in the Draft Plan.

Option 2 : G/I/C and Residential Zoning

- 5.4 This option will include the expansion of the R(A)1 zone to the north of Roads D1 and L1 to replace part of the R(A)2 zone and the open space zone. The alignment of the north-south portion of Road D1 is moved to the east so that it does not bisect the site. The specific proposals are shown on Figure 3 and include:-
- (a) Amending the zoning as shown on Figure 3;
 - (b) To increase the maximum building height restriction on the R(A)1 zone to 135mPD, the same as the adjacent R(A)2 site;
 - (c) To increase the maximum plot ratio on the R(A)1 site to 8 with a minimum domestic plot ratio of 6;
 - (d) The proposed rezoning of the local open space will not significantly reduce the amount of open space and the open space requirement in the HKPSG will be met by other zones in the vicinity;
 - (e) Relocate the north-south alignment of Road D1 to the east of the Representation Site so that the remaining portion of the site is in one consolidated part;
 - (f) The G/I/C site be rezoned to a new G/I/C(3) sub-area with a planning intention to specifically relate to the provision of a private hospital and/or for the provision of a private school or schools. The owners would provide proposals in due course for the development of these and other possible facilities, such as elderly housing and other facilities for the elderly. These would be permitted in accordance with the list of uses for the G/I/C zone as included in the Draft Plan.
 - (g) A maximum plot ratio of 9 would apply to the G/I/C(3) sub-area (so as to be able to accommodate a private hospital) with a maximum building height restriction of 110mPD, the same height as for the OU(Mixed Use) zone to the east.

Explanatory Statement to the Draft Plan

- 5.5 This representation also refers to the Explanatory Statement to the Draft Plan. Regarding the implementation of the Draft Plan in paragraphs 17.1 to 17.3, reference should also be made to the private sector implementing community facilities where appropriate so as to complement those provided by the Government. Early development of the Representation Site is possible as it already has access provided by Castle Peak Road. The residential development and the combination of G/I/C facilities could be provided in advance, or in parallel, with the Government proceeding to develop the area and provide infrastructure.

6. Conclusion

- 6.1 The Draft Plan is considered not to have given adequate consideration to the development potential around the railway station, transport node and the land ownership pattern. The proposed zoning on the Draft Plan compromises the developability of the Representation Site and implementation efficiency to address the land shortage in Hong Kong.
- 6.2 The Representor is extremely concerned that almost the whole Representation Site would be subject to resumption under the road, G/I/C, open space and R(A)2 zoning, depriving the Estate of uninterrupted ownership rights over the Representation Site which have been enjoyed since the 1960s. It is not necessary for this to take place if careful consideration is given to the zoning and the implementation process. There is scope for the private sector to make significant contributions to the provision of schools, hospitals and residential development, and in doing so meet the planning intention embodied in the Draft Plan. Site formation works for a previously approved scheme have already been commenced on site, and the site is ready for early development.
- 6.3 The proposed zoning amendments included in Options 1 and 2 would enable this to happen. There may be other alternatives that the Board may consider suitable for this site and which would achieve the same planning objectives and, at the same time respect the private ownership rights and the ability of the private sector to provide community services.
- 6.4 The Board is invited to consider these proposals and amend the zoning on the Draft Plan accordingly.

Masterplan Limited
February 2014



Figure 1 Location Plan of the Representation Site, Indicated on the Draft Plan

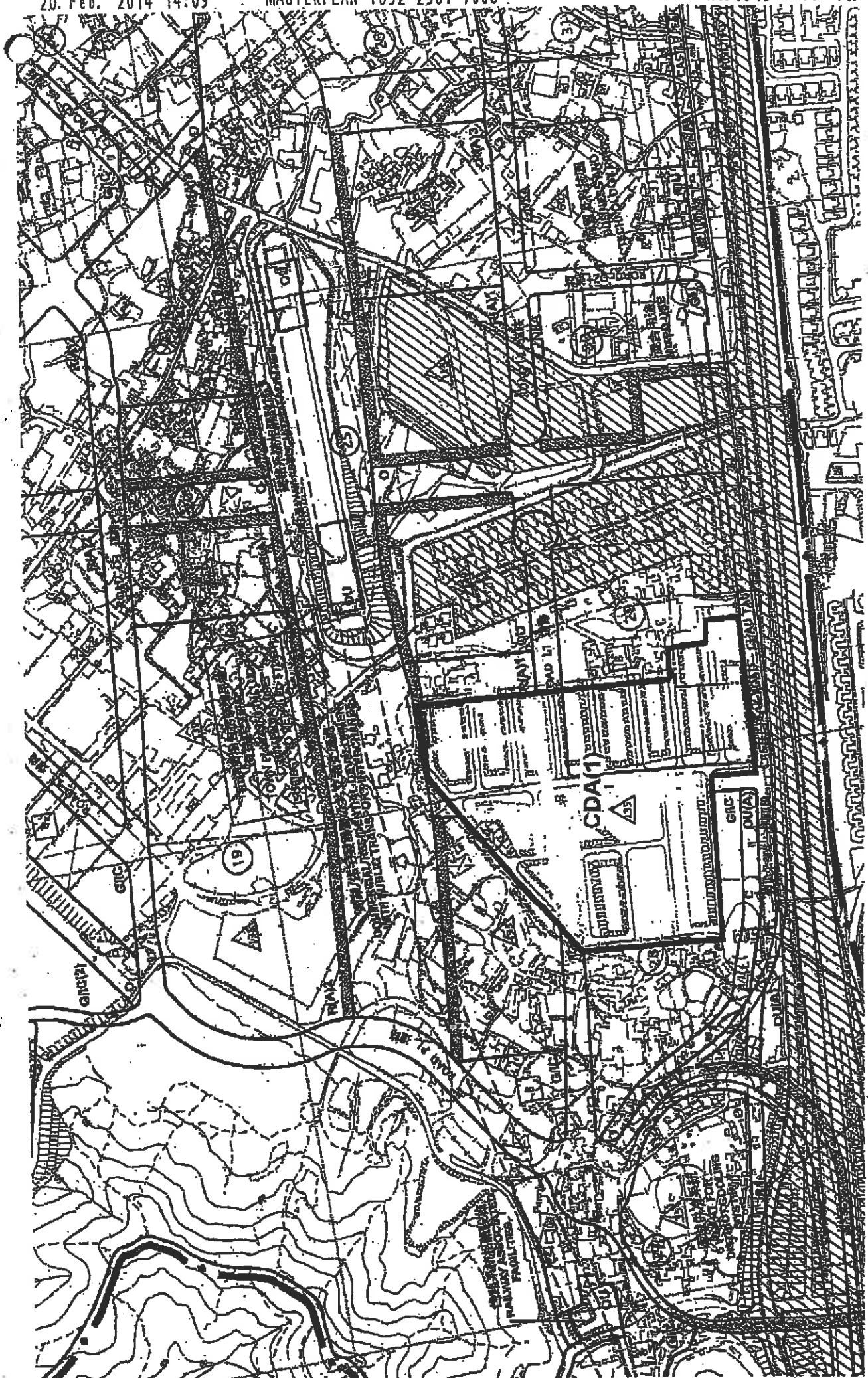


Figure 2: Option 1 - Comprehensive Development Area

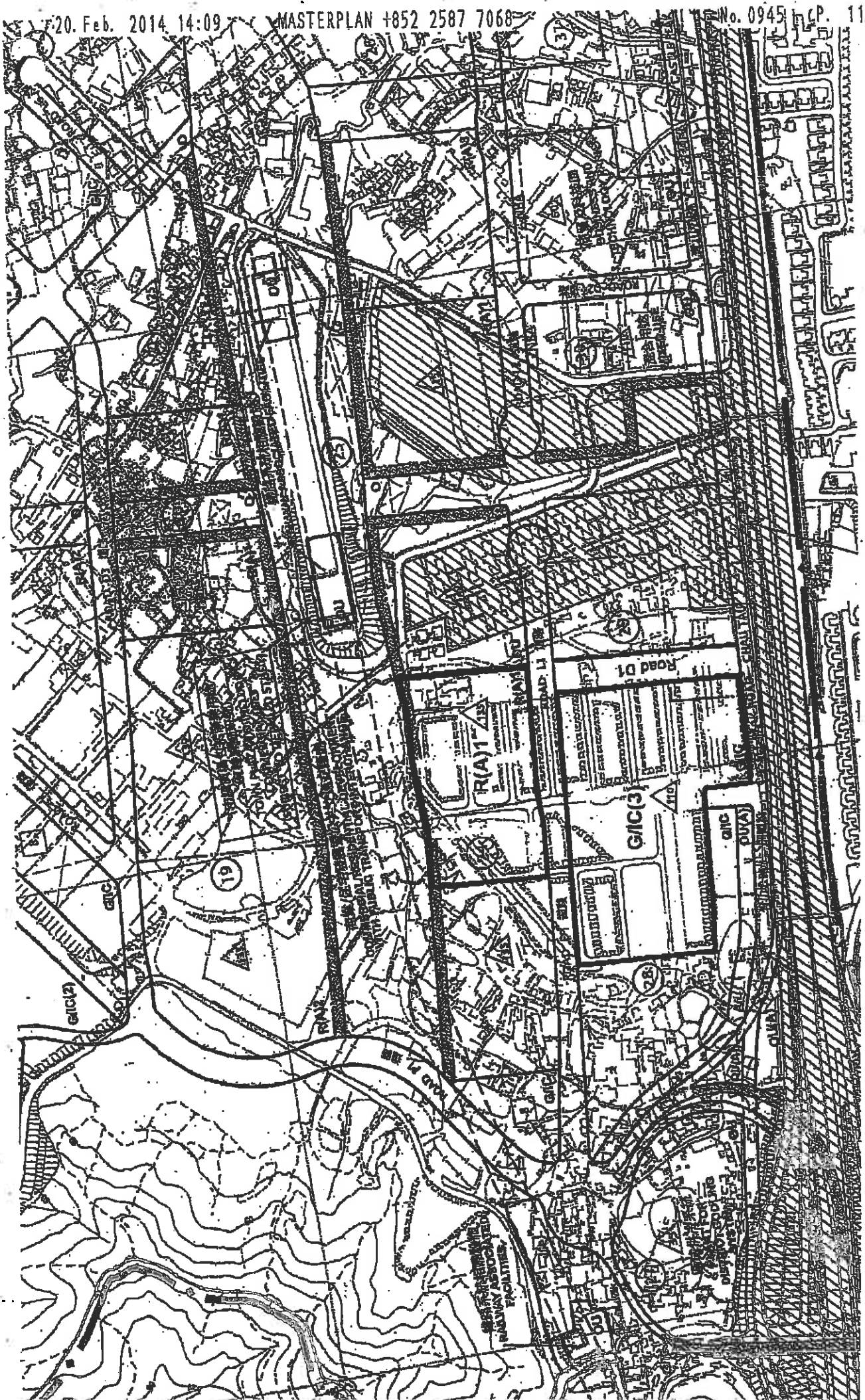


Figure 3: Option 2 - R(A)1 Zone and G/C

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

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

20 February 2014

By Fax and By Hand

Dear Sir,

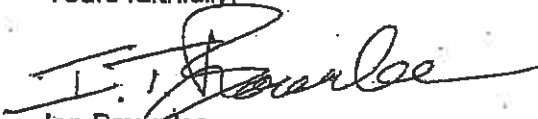
**Representation in Relation to the
Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1**

I refer to the Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1 gazetted on 20 December 2013 that is currently inviting representations.

I hereby submit a Representation in relation to the Draft Plan made pursuant to Section 6(1) of the Town Planning Ordinance, on behalf of The Estate of the late Mr Fok Ying Tung, Henry.

Please find enclosed a Representation Statement which sets out the details of the representation and the proposed amendments to meet the Representation.

Yours faithfully,



Ian Brownlee
For and on behalf of
Masterplan Limited

Enc
cc Client

RECEIVED
2014 FEB 20 P 3 20
TOWN PLANNING BOARD

19 February 2014

Masterplan Limited
3518B, 35/F
China Merchants Tower, Shun Tak Centre
200 Connaught Road Central
Hong Kong

Dear Sirs,

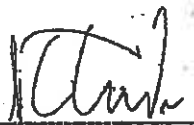
**Letter of Authorisation,
Representation under Section 6 of the Town Planning Ordinance**

This serves to authorise Masterplan Limited to submit the Representation under Section 6 of the Town Planning Ordinance to the Town Planning Board, and to undertake any other related matters. The Representation refers to the proposed amendments in Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1 on Lots in D.D. 95 in Kwu Tung North.

Yours faithfully,

The Executors of the Estate of
the late Dr Fok Ying Tung, Henry

Madam Fok Mo Kan
Date:



Mr Fok Chun Wan Ian
Date:

Mr Fok Chun Yu Benjamin
Date:

19 February 2014

Masterplan Limited
3516B, 35/F
China Merchants Tower, Shun Tak Centre
200 Connaught Road Central
Hong Kong

Dear Sirs,

**Letter of Authorisation,
Representation under Section 6 of the Town Planning Ordinance**

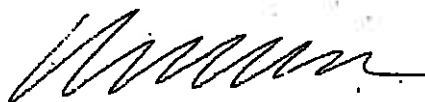
This serves to authorise Masterplan Limited to submit the Representation under Section 6 of the Town Planning Ordinance to the Town Planning Board, and to undertake any other related matters. The Representation refers to the proposed amendments in Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1 on Lots in D.D. 95 in Kwu Tung North.

Yours faithfully,

The Executors of the Estate of
the late Dr Fok Ying Tung, Henry

Madam Fok Mo Kan

Mr Fok Chun Wan Ian



Mr Fok Chun Yu Benjamin

**Representation to
Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1**

**Representation Site : Land in and Around Planning Areas 24, 28 and 29, Consisting of
various Lots in D. D. 95**

**Representor
The Estate of the late Mr. Fok Ying Tung, Henry**

1. Introduction

- 1.1 The Town Planning Board (TPB) gazetted the Draft Kwu Tung North Outline Zoning Plan No.S/KTN/1 (the Draft Plan) on 20 December 2013.
- 1.2 This Representation is made on behalf of the Estate of the late Mr Fok Ying Tung, Henry (the Estate), pursuant to Section 6 of the Town Planning Ordinance. It comments on the planning proposals for the land area around Planning Areas 24, 28 and 29, and their implementation, and proposes amendments for the TPB's considerations.

2. The Representor

- 2.1 The Estate is a co-owner of the Representation Site (which interests were acquired by the late Mr Fok Ying Tung, Henry in the 1960's) and its interests are directly affected by the proposals on the Draft Plan.
- 2.2 The Representor wishes to comment on the proposal for the land area around Planning Areas 24, 28 and 29, and proposes amendments for the TPB's considerations. The objective is to optimise the use of the land resources available to help address the developable land shortage in Hong Kong, to allow an efficient development of land and implementation of the Draft Plan and to protect the ownership rights of the Estate.

3. The Representation Site

- 3.1 This Representation Site refers to the properties known as Section B of Lot No.391, the Remaining Portion of Section C of Lot No.392, Section D of Lot No.394, the Remaining Portion of Lot No.2030, Lot No.2054 and Section A of Lot No.1941, in D.D. 95.
- 3.2 Under the Draft Plan, the northern part of the Representation Site is zoned "Residential" with an "Open Space" zone located in the middle. Road L1 traverses through the site in an east-west direction cutting the site into two portions. The southern part is zoned "Government, Institution and Community" (G/IC) with "Roads L1 and D1" traversing the middle, effectively cutting the consolidated site into three separate pieces. A Location Plan of the Representation Site shown on an extract of the Draft Plan is provided in Figure 1.

Previous Zoning and Planning Applications

- 3.3 Under the approved Kwu Tung North Outline Zoning Plan No. S/NE-KTN/8 (the Approved Plan), which preceded the Draft Plan, the Representation Site was generally zoned "Comprehensive Development Area" (CDA). Section 16 applications (Nos. DPA/NE-KTN/32 and A/NE-KTN/46) featuring low density residential development were submitted in 1994 and 1997 respectively and both applications were approved by the TPB, on 2 September 1994 and 28 February 1997, subject to certain conditions. Some initial site formation and foundation works have been commenced on the site. In 2000, an application for rezoning of plan was submitted to increase the plot ratio of the Representation Site for a higher density development (with a maximum building height of 43 storeys) although it was rejected by TPB on the ground that the Representation Site fell within the Kwu Tung New Development Area ("NDA") Study and that it was inappropriate to change the land use zoning of the area at that stage pending the outcome of the Study.
- 3.4 A Section 16 application in which the Representation Site forms a substantial part of the application site was submitted to the TPB on 5 June 2012 under the Approved Plan). The application was prepared in strict compliance with the development parameters stipulated in the relevant Approved Plan. Shortly after submission of the Planning Application, the Government published the Stage 3 Recommended Outline Development Plan for North East New Territories NDAs.
- 3.5 The Rural and New Town Planning Committee at its 483rd meeting on 1 March 2013 decided to defer a decision on the Planning Application as requested by the Planning Department. The Committee agreed that the application should be submitted for its consideration after the completion of the NENT NDAs Study which was scheduled in the latter half of 2013 and the land use proposals for the Kwu Tung North NDA had been confirmed.
- 3.6 Therefore, despite the Representor taking interest in implementing the zoning on the previous OZP, the process has been frustrated by the time that it has taken the Government to complete the planning study process. The Planning Department was obviously aware of the consolidated land ownership of the Representation Site held uninterruptedly for over 50 years, but in preparing the Draft Plan has completely and unnecessarily broken up the land holding by including G/IC, roads and open space zones.

Recommended Outline Development Plan

- 3.7 Under the Recommended Outline Development Plan prepared during the NDA consultation process and leading to the preparation of the Draft Plan, the Representation Site was zoned "Residential", "Government, Institution and Community", and "Open Space". In comparison with the Draft Plan, the traversing "Open Space" at the northern part of the site has increased in dimensions and area without apparent justification. This significantly reduces a potential residential development site in a prime location, and within the Representation Site.
- 3.8 According to the Explanatory Statement to the Draft Plan paragraphs 12.6.2 and 12.6.4, the "G/IC" zone at the Representation Site at Planning Areas 28 and 29 will provide a hospital, polyclinic and general clinic/health centre, district library, a sports centre, a community hall and some social welfare facilities (an integrated children

and youth services centre, an integrated family service centre, a child care centre and a social security field unit). Next to the proposed district library will be two primary schools and a secondary school. In addition, according to the Explanatory Statement to the Draft Plan paragraph 12.6.7, seven sites are designated within Area 29 and elsewhere for unspecified government reserve purposes. Other G/IC sites are therefore available.

4. The Nature of and Reasons for the Representation

4.1 The nature of and reasons for the Representation are set out below:

Support for the General Approach

4.2 The Representor generally supports the approach to the comprehensive planning for the creation of a new town at Kwu Tung North. The Representor appreciates the proposals on the Draft Plan in providing the basis for the development of a high quality environment for the future residents of Kwu Tung North NDA, with a good mix of land for housing, open space, employment and community facilities. Importantly, this comprehensive form of plan provides a good basis for the planning and implementation of various forms of public infrastructure.

4.3 In this regard, the Representor supports the concept of providing community facilities and residential uses at the Representation Site. This is in spite of the previous "CDA" zoning allowing better and higher value uses at the site. However, the means of implementation and the appropriate zoning for the representation site is questioned.

Underutilising the Development Potential around the Transport Node

4.4 The development potential of the NDA should be optimised, to capitalise on its geographic advantage and to help address the developable land shortage in Hong Kong. This is particularly the case for the land area around the transport node (within 500 metres radius of the MTR station) to facilitate transit-oriented development, street activity and pedestrian movements to achieve a vibrant town centre.

4.5 Reference is made to the Hong Kong Planning Standards and Guidelines (HKPSG) providing 8 plot ratio for residential developments in new towns, subject to considerations on any significant constraints on development capacity, special design considerations, and non-domestic floor space provision.

4.6 The Explanatory Statement to the Draft Plan identifies a range of constraints applicable to the Draft Plan area, such as potentially hazardous installation, Fanling Highway traffic noise, Firing Range noise, overhead power lines, water mains, Deep Bay catchment, ecological resources, recognised villages and permitted burial grounds. It is considered that infrastructure capacities within the planning area could be technically improved, and accordingly are not shown to be a constraint to prevent the plot ratio provision up to HKPSG. The proposed plot ratios at 5 and 6 (including domestic and non-domestic floor areas) in the residential zones of the Representation Site are 2 to 3 plot ratios below the HKPSG, and are considered to be unreasonably low development intensities. This is particularly the case around the transport node and affects the sites within the Representation Site. There is also no justification provided as to why the HKPSG standards have not been applied.

- 4.7 There is no reference to the Policy Address 2013 and 2014 which has extensive mention of the need to provide additional housing supply. While the Draft Plan is not the only solution to the housing supply shortage, it should nevertheless accommodate as much population growth as possible, as it is not compromised by existing development constraints.
- 4.8 The commercial uses in the "Residential" zonings around the transport node are restricted to the lowest two floors at plot ratio of only 1. These are considered as underutilising the development potential around the transport node, to facilitate transit oriented development, street activity and pedestrian movements to achieve a vibrant town centre. Instead, a greater degree of flexibility in design and in response to market forces should be provided for.
- 4.9 The open space at the northern part of the Representation Site at Area 24 is an inefficient use of land. While it may add to the amenity of the area, it is largely undevelopable in terms of providing active public recreational facilities. It does not contribute significantly to the townscape or to long distance views, and is not considered justified. This open space located at the prime part of the NDA around the transport node, and effectively bisecting the Representation Site, is considered a lost opportunity to provide a significant contribution towards the developable land supply. There is already a similar area of open space located a short distance to the east, providing a linkage towards the railway station. The open space zone through the Representation Site is therefore unnecessary.

Artificially Low Building Height Restrictions

- 4.10 The urban design concept in the HKPSG to step down building height from the centre to the surrounding medium to low rise development is appreciated. However, the very steep step-down towards the southern periphery of the Draft Plan is not considered justified. The 6-lane-wide Fanling Highway and Castle Peak Road are about 40 metres wide, effectively separating the low rise development across the road as two localities, such that it is not considered necessary to relate the building height profile to the southern interface.
- 4.11 Further, an increased building height restriction at the southern part of the Representation Site will be commensurate with that of the "Other Specified Uses" zone to the east, and form a consistent character for this boundary. It will also help provide noise mitigation between the road traffic noise from Fanling Road and the residential development located towards the town centre. The low building height restrictions on the Draft Plan are considered to result in the misuse of the scarce land resources available.

Implementation of the "G/IC" and Residential Development

- 4.12 The Representation Site is under a consolidated ownership, and this was recognised by the CDA zoning under the previous OZP. However, it is now unnecessarily bisected into several unusable pieces as it is traversed by an "Open Space" zone, two roads separating the "Residential" zone at the north, and splitting the "G/IC" zone at the south between the east and the west. This layout adversely and unnecessarily affects the owner's development rights, economies of scale, and the implementation process.

5. Proposed Amendments to the Plan to Meet the Representations

5.1 The intention of the proposed amendments to the Draft Plan is to achieve the following:-

- (a) to retain the bulk of the property holding in sufficiently large and consolidated pieces so as to facilitate development and to protect the Representor's land ownership rights, which have been enjoyed uninterruptedly for over 50 years;
- (b) to provide an alternative but equally effective road system;
- (c) to remove the open space zone located to the north of the bisecting road so as to consolidate a significant area of land for private residential development;
- (d) to determine a rational boundary between the R(A)2 zone and the proposed R(A)1 zone so that an equal area of land could be exchanged. This would enable the Representor to develop a reasonable private residential lot, while the government could use the R(A)2 site for some form of public housing;
- (e) to enable the owners to develop private G/IC facilities on their land within the G/IC zone to the south, such as a private hospital or private schools in accordance with Government policy for the private sector to increase the supply of such facilities, and to generate job opportunities for local residents ;
- (f) To optimise the residential and commercial development in the Representation Site, by increasing the maximum plot ratio, increasing the maximum building height and allowing more flexibility in the mix of domestic and non-domestic uses in the R(A)1 site.

5.2 Two options which would enable these intentions to be achieved are therefore presented for the consideration of the Board.

Option 1 : Comprehensive Development Area Zone

5.3 This option follows the approach of the zoning on the previous OZP when the site was zoned CDA. This is illustrated in Figure 2 and consists of the rezoning of the G/IC, Road, R(A)2, R(A)1 to CDA and the inclusion of the following elements:-

- (a) A specific CDA sub-area (CDA(1)) would be created to cover the subject site with a planning intention of providing for a mix of uses including residential, community facilities, open space, retail and business uses;
- (b) To meet the need to provide a substantial production of residential flats, a minimum residential plot ratio of no less than 5 should apply with an overall maximum plot ratio of 8 applying to the zone;
- (c) The provision of community facilities, such as a school, a public library, and social welfare facilities would be excluded from plot ratio calculation;
- (d) The function provided by Roads D1 and L1 would be incorporated within the CDA zone master layout plan;

- (e) A maximum building height of 135mPD should apply across the whole site, and is based on the currently permitted height for the R(A)2 zone;
- (f) The development would be subject to the submission of a master Layout Plan by way of a Section 16 application for approval of the Board in accordance with the Notes to the CDA zone incorporated in the Draft Plan.

Option 2 : G/IC and Residential Zoning

5.4 This option will include the expansion of the R(A)1 zone to the north of Roads D1 and L1 to replace part of the R(A)2 zone and the open space zone. The alignment of the north-south portion of Road D1 is moved to the east so that it does not bisect the site. The specific proposals are shown on Figure 3 and include:-

- (a) Amending the zoning as shown on Figure 3;
- (b) To increase the maximum building height restriction on the R(A)1 zone to 135mPD, the same as the adjacent R(A)2 site;
- (c) To increase the maximum plot ratio on the R(A)1 site to 8 with a minimum domestic plot ratio of 6;
- (d) The proposed rezoning of the local open space will not significantly reduce the amount of open space and the open space requirement in the HKPSG will be met by other zones in the vicinity;
- (e) Relocate the north-south alignment of Road D1 to the east of the Representation Site so that the remaining portion of the site is in one consolidated part;
- (f) The G/IC site be rezoned to a new G/IC(3) sub-area with a planning intention to specifically relate to the provision of a private hospital and/or for the provision of a private school or schools. The owners would provide proposals in due course for the development of these and other possible facilities, such as elderly housing and other facilities for the elderly. These would be permitted in accordance with the list of uses for the G/IC zone as included in the Draft Plan.
- (g) A maximum plot ratio of 9 would apply to the G/IC(3) sub-area (so as to be able to accommodate a private hospital) with a maximum building height restriction of 110mPD, the same height as for the OU(Mixed Use) zone to the east.

Explanatory Statement to the Draft Plan

5.5 This representation also refers to the Explanatory Statement to the Draft Plan. Regarding the implementation of the Draft Plan in paragraphs 17.1 to 17.3, reference should also be made to the private sector implementing community facilities where appropriate so as to complement those provided by the Government. Early development of the Representation Site is possible as it already has access provided by Castle Peak Road. The residential development and the combination of G/IC facilities could be provided in advance, or in parallel, with the Government proceeding to develop the area and provide infrastructure.

6. Conclusion

- 6.1 The Draft Plan is considered not to have given adequate consideration to the development potential around the railway station, transport node and the land ownership pattern. The proposed zoning on the Draft Plan compromises the developability of the Representation Site and implementation efficiency to address the land shortage in Hong Kong.
- 6.2 The Representer is extremely concerned that almost the whole Representation Site would be subject to resumption under the road, G/I/C, open space and R(A)2 zoning, depriving the Estate of uninterrupted ownership rights over the Representation Site which have been enjoyed since the 1960s. It is not necessary for this to take place if careful consideration is given to the zoning and the implementation process. There is scope for the private sector to make significant contributions to the provision of schools, hospitals and residential development, and in doing so meet the planning intention embodied in the Draft Plan. Site formation works for a previously approved scheme have already been commenced on site, and the site is ready for early development.
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- 6.4 The Board is invited to consider these proposals and amend the zoning on the Draft Plan accordingly.

Masterplan Limited
February 2014

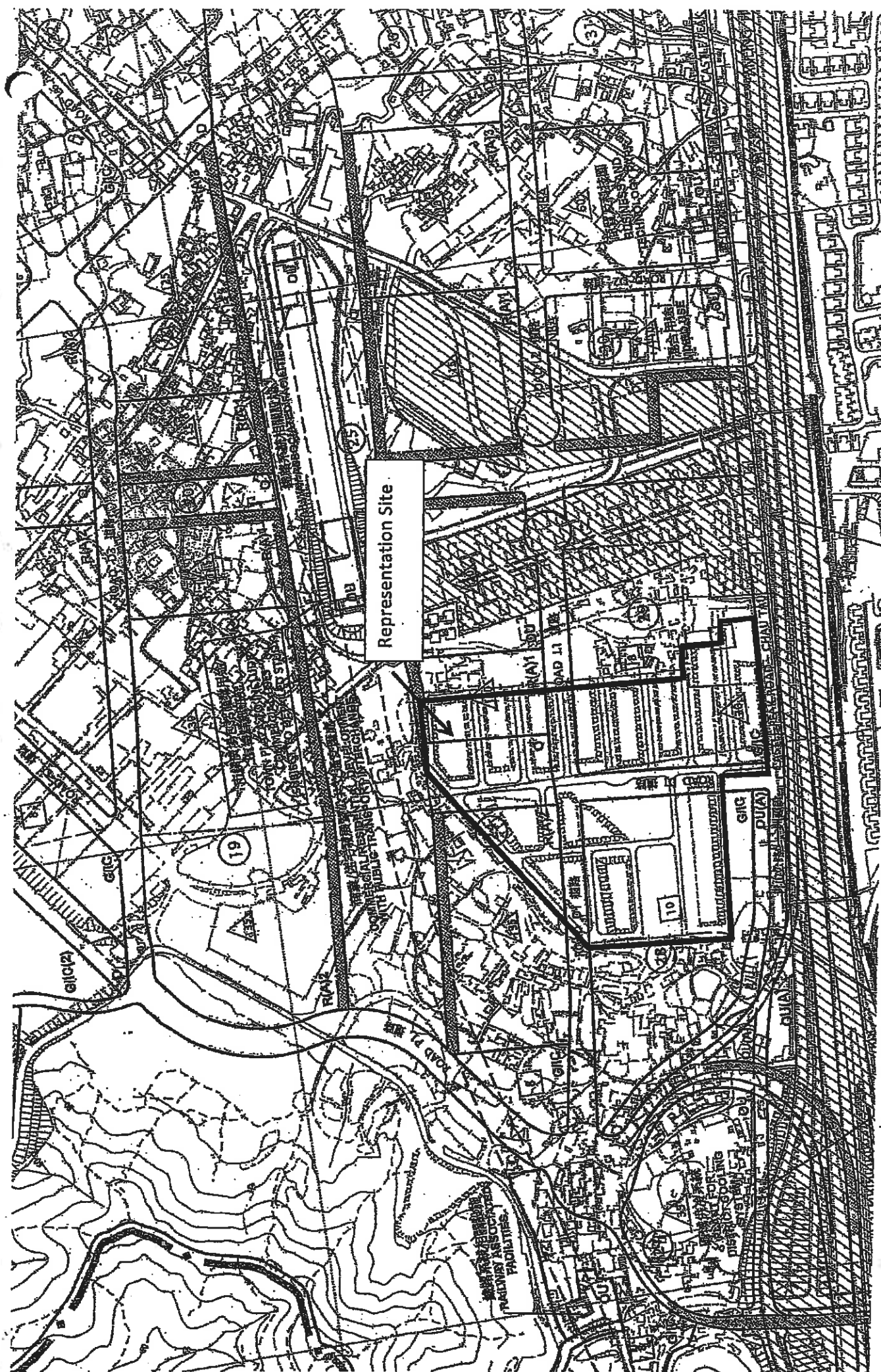


Figure 1 Location Plan of the Representation Site, indicated on the Draft Plan



Figure 2: Option 1 - Comprehensive Development Area

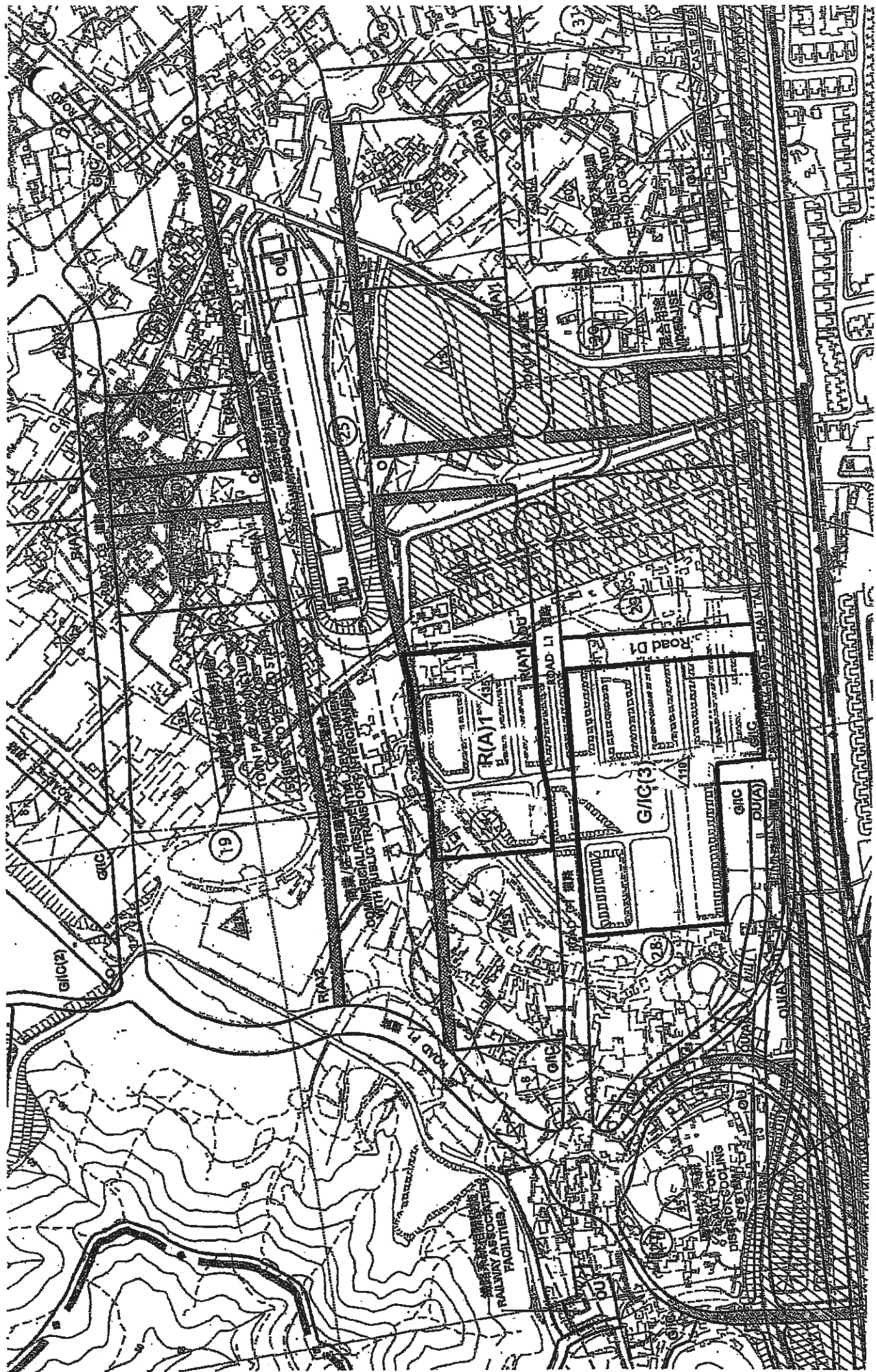


Figure 3: Option 2 - R(A)1 Zone and G/C

就草圖作出申述

Representation Relating to Draft Plan

TPB/R/S/KTN/1-51

參考編號

Reference Number:

140219-215449-87793

提交限期

Deadline for submission:

20/02/2014

提交日期及時間

Date and time of submission:

19/02/2014 21:54:49

提出此宗申述的人士

Person Making This Representation:

先生 Mr. YIP

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/KTN/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
The zoning of Other Specified Uses (BUSINESS AND TECHNOLOGY PARK).	反對 Oppose	As Kwu Tong North is located far away from the city centre, it is unlikely to attract creative and high-end industries, it is unlikely to be viable

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

Given that active agricultural land is scarce in Hong Kong, it is paramount for the TPB to preserve the remaining agricultural land. As the Town Planning Board often rejects planning applications in R zone for the sake of increasing housing supply, it is also reasonable for the TPB to retain the agricultural land in Kwu Tong North given their scarcity in Hong Kong. Although the traffic assessment shows that the East Rail has the capacity to accommodate the new population, it did not take into consideration the general comfort of the passenger.

This development is not sustainable. Given the existing economic structure, most of the service industries cluster in the city centre. Low skilled workers in these industries and living in Kwu Tong North will then need to commute long distance, increasing the carbon footprint of the city and jeopardizing their quality of life.

This NDA assumed the proximity to the boundary will bring strategic advantages. However, any fluctuation in the economy of Mainland China will undermine its economic viability. This NDA is therefore not resilient and robust enough.

This NDA did not take into account the carbon footprint involved in the replacement of greenfield with development which is unsustainable.

Our Ref: KTN OZP/OBJ/14-03

Date: 20 February, 2014

By Hand

The Secretary,
Town Planning Board,
c/o Town Planning Board Section,
Planning Department,
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Dear Sirs,

Written Representation to Object to the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 Specifically on the Land-Use Zoning Boundary and the Land-use Zoning of "OU (CRDPTI)" Proposed on Part of Lot No. 2030 s.A in D.D. 95

1. Introduction

1.1 Vision Planning Consultants Limited is commissioned by Team Glory Development Ltd (the "Representer") - the owner of Lot No. 2030 s.A in D.D. 95 ("Subject Lot"), to submit this written representation specifically to object to designating a part of its lot (the "Objection Site") to the north of Road L1 as "Other Specified Uses" annotated "Commercial/Residential Development with Public Transport Interchange" ["OU(CRDPTI)"] on the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 (the "Draft OZP") exhibited on 20.12.2013.

1.2 The location of the Objection Site is in Figure 1. Figure 2 is the Lot Plan of the Subject Lot.

1.3 On the Draft OZP, the Subject Lot has been divided into four parts of different land-use zonings, namely "R(A)1", "OU(CRDPTI)", "Road" and "G/IC" (Figure 1). The Subject Lot covers a total land area of about 19,000m². The land area calculation breakdown of the Subject Lot is provided in the "Legend" in Figure 3.

- 1.4 The Representer objects specifically to the land-use designation that has been proposed on the north-eastern part of its lot, i.e. the portion of its land being zoned as "OU(CRDPTI)" (the Objection Site) (Figure 3). The reasons of objection are outlined below.
- 1.5 The Representer has intention to develop the northern portion of the Subject Lot under the General Planning Criteria set out in the Criteria for Lease Modification Applications (including In-situ Land Exchange) in the KTN and FLN NDAs (July 2013), which amounts to 5,300m² (about 28% of the Subject Lot) (Figure 3), under the Advance Works Package. However, in the Draft OZP it has been divided into two different land-use zonings [i.e. 2,600m² in "R(A)1" and 2,700m² in "OU(CRDPTI)"] (Figure 1).

2. Reasons of Objection

Defeating Government Objective

- 2.1 In its 2014 Policy Address, the Chief Executive has stressed that fact that *"The housing shortage problem is serious....the strategy is to keep developing new land...."*.
- 2.2 On the Draft OZP, the northern portion of the Subject Lot is partly within "R(A)1" zone and partly within "OU(CRDPTI)" zone (Figure 3). As a result, the northern portion of the Subject Lot has to be split into two parts. The "R(A)1" part is trapezium (about 30m to 35m wide x 80m depth; about 2,600m² in land area) whereas the remaining part (about 2,700m² in land area) in the "OU(CRDPTI)" zone is triangular with a base which is only 40m wide.
- 2.3 Based on the Building (Planning) Regulations and the maximum building height restriction of 120mPD, the building set-back requirement for the prescribed window in each site will be around 15m – 20m. Under these circumstances, the two split sites physically cannot be implemented on their own. If the Representer cannot work together with the owners of its adjoining land within the same land-use zone, these two sites will be meaningless to the Government objective to fast track the housing supply and to be fair to the landowner.

Hindering the programme of an Advance Works Package and Early Implementation for Increased Housing Supply

- 2.4 According to Paragraph 2 of the General Planning Criteria set out in the Criteria for Lease Modification Applications (including in-situ Land Exchange) in the KTN and FLN NDAs (July 2013), the size and ownership of any "Sites to be surrendered should have an area of not less than 4,000m² (which is a reasonable size to achieve a decent development with supporting facilities) and all private lots contained therein should be under the ownership of a single owner...". Clearly, the two separated sites are not eligible for the early phase private development under such circumstances although under one single owner. The size of the objection site in "OU(CRDPTI)" and the size of the remaining private land in "R(A)1" will not be eligible for the Advance Works Package unless they are combined under one zoning "R(A)1", i.e. greater than 4,000m².
- 2.5 Although the control criteria over general development intensity, such as the plot ratio and building height, are very similar, their actual planning intentions are quite different from each other [i.e. "high-density residential development" for "R(A)1" zone and "provision of commercial and residential uses with public transport interchange" for "OU(CRDPTI)" zone]. Furthermore, paragraph 12.8.3 in the Explanatory Statement (ES) attached to the Notes of the Draft OZP, requires the proponent to submit to the Director of Lands a master layout plan of the subject "OU(CRDPTI)" zone before development proceeds. It will hinder early implementation of the site under Advance Works Package.
- 2.6 In the Development Schedule of NENT NDA Study (Figure 4), it is indicated that the Objection Site falls within an Advance Works Package. Therefore, there is a legitimate expectation that both the subject "R(A)1" zone and "OU(CRDPTI)" zone are stage 1 developments. The time and the deliverable of the stage 1 development should be ascertained in accordance to the master programme. The current zoning boundary in draft OZP will bring adverse implications on the implementation of the lot and hinder the objective for increasing housing supply.

Limiting Development Potential due to Failure to Achieve Effectiveness of Sizeable Private Land Plot

- 2.7 The total land area of the northern part of the Subject Lot is about 5,300m². Based on a permissible maximum domestic plot ratio of 5, a total domestic GFA of 26,500m² will be produced. If an average flat size is 40m², this portion of private land can provide some 663 residential units within a short period of time as the Representer can prepare and submit to the Buildings Department the general building plans of the entire northern site soon after the Town Planning Board (TPB) has heard all the written representations on the Draft OZP.
- 2.8 However, if this portion of private land remains divided into two different land-use zonings as designated on the Draft OZP, the number of residential units will be much smaller. Each of them is also not eligible, in terms of size (i.e. less than 4,000m²), for the early phase of private development. It represents a waste of scarce land resources and makes it difficult to control the planned implementation programme of the Advance Works Package.

3. Alternative Proposal

- 3.1 In the light of the reasons of objection outlined above, the Representer proposes to rezone the Objection Site from "OU(CRDPTI)" zone to "R(A)1" zone. Figure 5 shows the proposed alternative land-use rezoning pattern on the Draft OZP.

- 3.2 The merits that can be brought from the proposed alternative zone are:

- i. The deletion of the Objection Site (i.e. about 2,700m²) from the "OU(CRDPTI)" zone only amounts to a loss of about 12.9% of the total land area in that zone. Therefore, no significant impact on the provision of the public transport interchange is anticipated.
- ii. The optimum provision of residential units on the entire northern site can be secured within the targeted implementation programme of phase I development of the NDA.

- iii. The proposed change of use [i.e. from "OU(CRDPTI)" zone to "R(A)1" zone] will not cause any negative effect on the planned provision of residential units in this Phase I development as the domestic plot ratio of the "R(A)1" zone is the same as that in the "OU(CRDPTI)" zone.
- iv. The land ownership problem in this part of the "OU(CRDPTI)" zone will be avoided.
- v. It represents a minor boundary adjustment to the Draft OZP.
- vi. If TPB agrees to this proposed minor boundary adjustment, it is the best effective use of land resources to achieve the planning objective of the area without compromising the other planned uses in this NDA.
- vii. It helps realise the proposals in the town plan so as to meet the Government's objective on the supply of new residential units within a short period of time.
- viii. It avoids a waste of land resources, a waste which will defeat the Government objective and the legitimate expectation of the general public towards the best use of land resources to meet community needs.

4. Conclusion

- 4.1 In view of the above, the Representer sincerely request TPB to give favourable consideration to the proposed alternative land-use zoning by a minor adjustment of "OU(CRDPTI)" zone to exclude the Objection Site and to rezone it to "R(A)1" so as to achieve the best use of the land resources and to help to realize the planning objective of Draft OZP. The Representer is willing to withdraw its objection if TPB agrees to accept its proposed alternative zoning for the Objection Site (i.e. to rezone the Object Site from "OU(CRDPTI)" to "R(A)1").

Should you have any queries on the above, please feel free to contact the undersigned or our Mr. Tak Chan at 2566 9988.



VISION PLANNING CONSULTANTS LTD.
弘域城市規劃顧問有限公司

Thank you very much for your kind attention.

Yours faithfully,
for and on behalf of
VISION PLANNING CONSULTANTS LTD.

PP. *Kim On Chan*

Kim On CHAN
Managing Director
Encl.
[KC/KL/TC]





Figure 1

1 : 5000

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弘維城市規劃有限公司
VISION PLANNING CONSULTANTS LTD.
VISION PLANNING CONSULTANTS LTD.
Unit G, 20/F, The Hongkong Hotel, North Point, Hong Kong
Tel: (852) 2555 1998 Fax: (852) 2555 1999 Email: vision@visionplanning.com.hk



Lot Plan

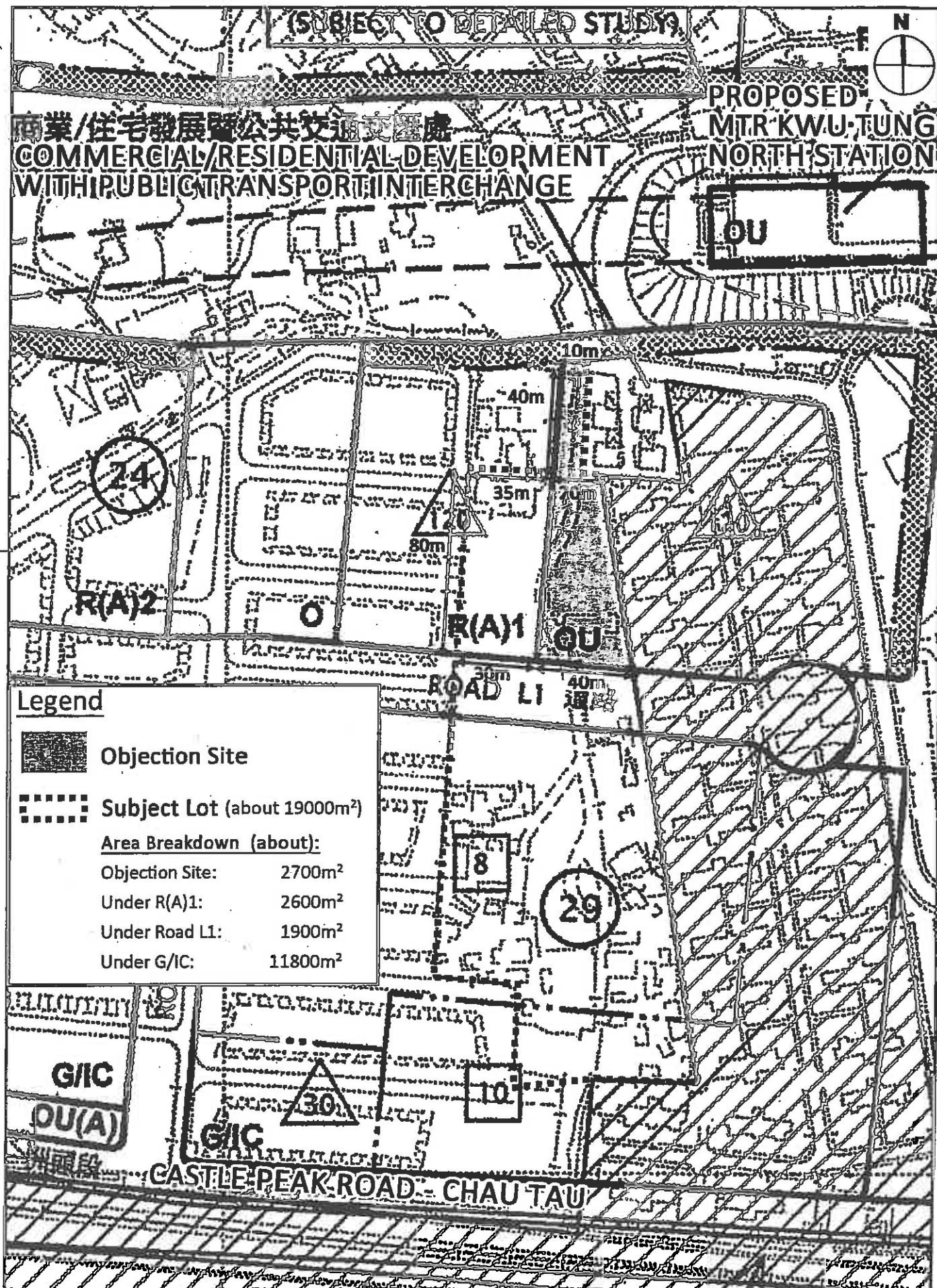
Figure 2

Not to Scale

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弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.

香港北角維多利亞道9-23號維多利亞中心20樓C室
Unit C, 20/E, Victoria Plaza, 9-23 Sheff Street, North Point, Hong Kong.
Tel : (852) 2566 9988 Fax : (852) 2566 9978 E-mail: vision@visionplanning.com.hk



Area Breakdown of Subject Lot

Figure 3

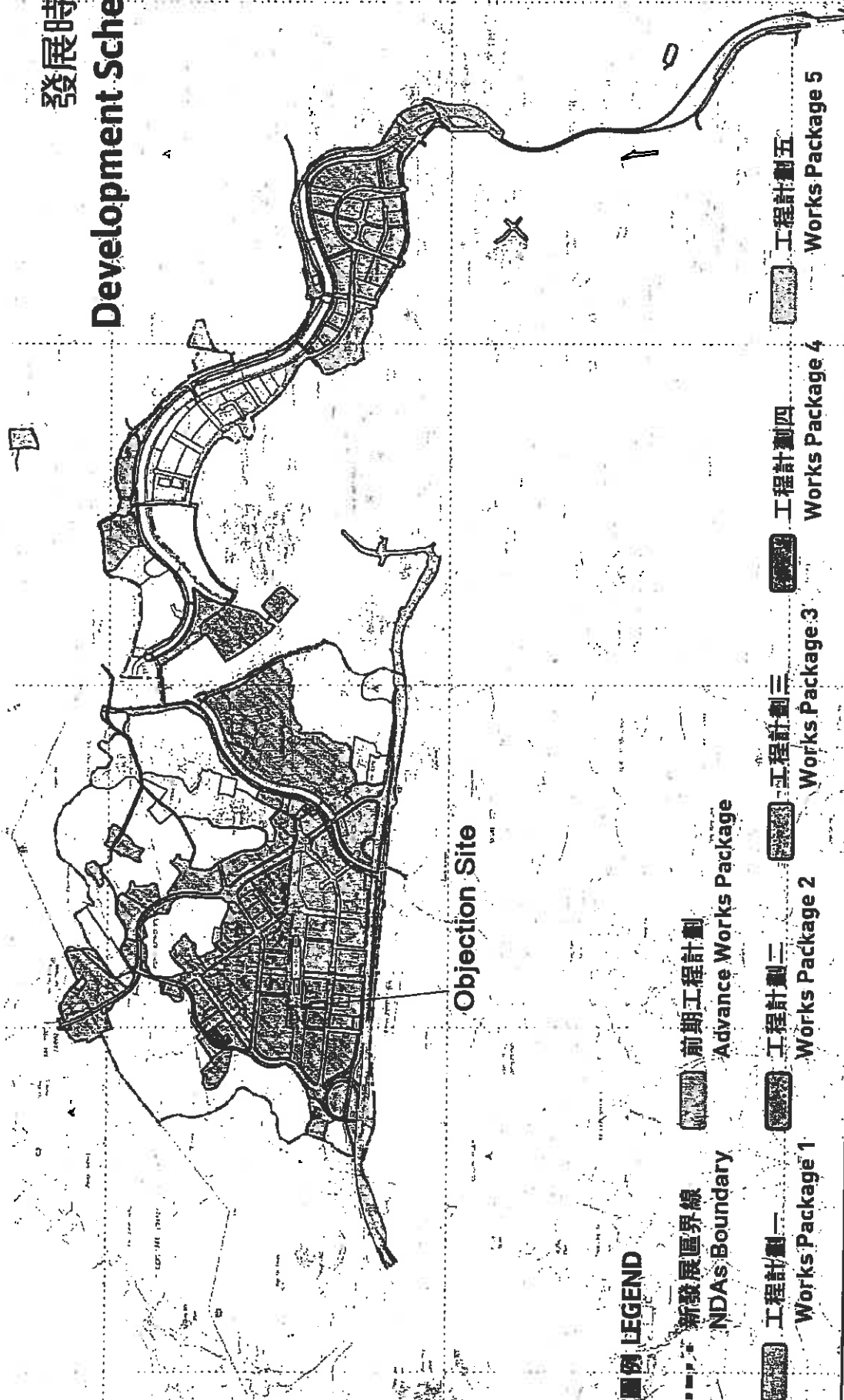
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弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.

香港北角龍城中心 9-23 樓 9-23 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 Street, North Point, Hong Kong.
Tel: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

發展時間表 Development Schedule



VISION

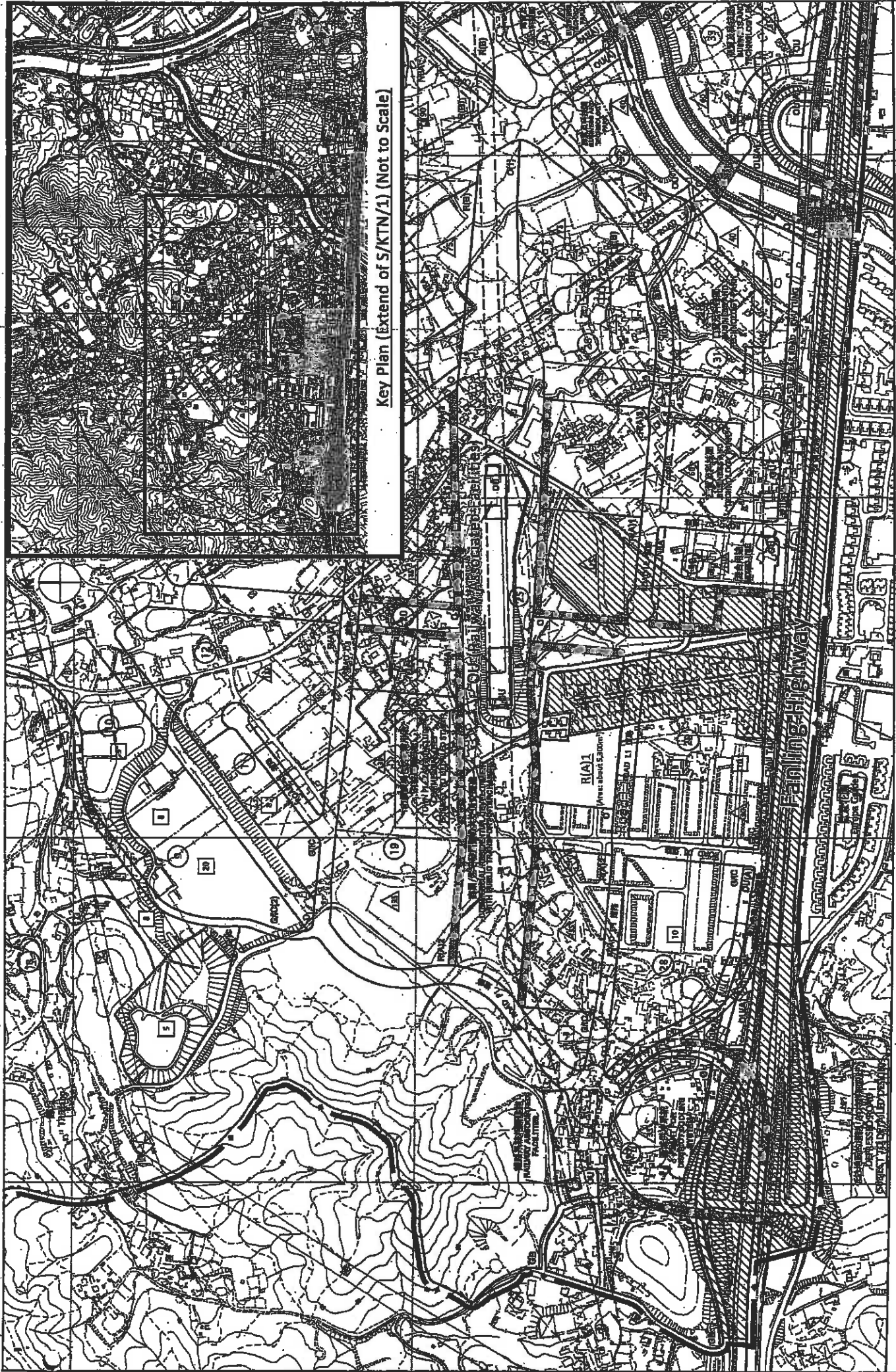
Figure 4

Not to Scale

Development Schedule of North East New Territories New Development Areas
(Extracted from Page 35, Information Digest, NENT NDA Planning and Engineering Study)

弘域城市規劃顧問有限公司
VISION PLANNING CONSULTANTS LTD.

香港北角銀禧街 9-23 號 20 樓 C 室
Unit C, 20/F, Seabright Plaza, 9-23 West Street, North Point, Hong Kong.
Tel: (852) 2566 9988 Fax: (852) 2566 9978 Email: vision@visionplanning.com.hk



Key Plan (Extend of S/KTN/1) (Not to Scale)

VISION

Figure 5

1 : 5000

Proposed Alternative Land-use

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VISION PLANNING CONSULTANTS LTD.

VISION PLANNING CONSULTANTS LTD.
Unit G, 2/F, Block 2, 23 Midland Avenue, Midland Plaza, Hong Kong.
Tel: (852) 2626 9998 Fax: (852) 2626 9977 E-mail: visionplanning@visionhk.com

20 FEB 2014

Town Planning
Board

敬啟者:

就有關東北新發展《新古洞北及粉嶺北分區計劃大綱草圖》之規劃(公佈)

本人(侯金華)持有一個地段 D.D.100 LOT 104, 有 4/5 地段納入規劃藍圖內, 而餘下 1/5 未規劃在藍圖內, 現時該地段靠近斜坡及有臨時屋和農地作農耕用途。如果將來政府發展收地, 該地段餘下的 1/5 土地就不能適當有效運用。因此本人要求 貴署能將該地段全部納入發展藍圖內。祈望能作出修改的安排。謝謝!

此致
規劃署

土地持有人: 侯金華
侯金華

日期: 2014 年 2 月 12 日

副本抄送: 土木工程拓展署

本人通訊地址: 

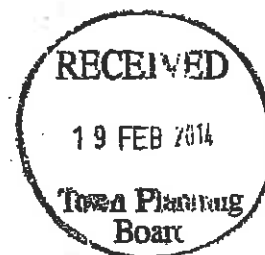
CHARTER RANK LIMITED

Unit B, 1/F Neich Tower, 128 Gloucester Road, Wanchai

19th Feb 2014

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

Dear Madam / Sir,



**Written Representations in relation to
The Draft Fanling North Outline Zoning Plan No. S/FLN/1
Under section 6(1) of the Town Planning Ordinance
Implementation Issues in District Centre**

As the owner of Charter Rank Limited, we submit written representation to the Town Planning Board ("TPB") under Section 6(1) of the Town Planning Ordinance in relation to the Draft Fanling North Outline Zoning Plan No. S/FLN/1 (the OZP) gazetted on 20 December 2013.

This Representation relates to the implementation of the core areas (i.e. Areas 13, 16, 17 and 18) in the OZP. The reasons for objections are provided below for the Town Planning Board's consideration.

Reasons for Objection:**1. Weak Permeability and Connectivity:**

Two physical barriers to stop people going to the District Centre, namely Ma Sik Road and the huge Open Space surrounding the District Centre. The current urban design concept adopts a lot of open space in the District Centre which weakens its permeability and connectivity. It is easily understood that in Hong Kong, outdoor movements are not in favour since either it is too hot or too cold/windy. Lessons of bad examples are common such as the 'Citywalk' in Tsuen Wan does not attract consumers. However, in Shatin, it is compact and well connected District Centre and it is very successful. Fanling North DC should warrant a character designed and planned to be a regional community hub for Northern Part of NT. The Ma Sik Road and Open Space in the DC would disintegrate the old (Shek Wu Hui and Luen Wo Hui market towns) and new communities. Therefore it is most desirable to be 3-level connections from the Luen Wo Hui to the District Centre/riverside.

Recommendation: To allow elevated walkway and basement connections (shown on the OZP)

Elevated walkways from Belair Monte to the RB site (Area 18), to RA1 site and finally reaching RB site (Area 13) together with underground basement among individual RA1 sites within Area 16.

001

Detailed amendments include:

- Elevated walkway as shown in Figure 1 subject to detailed design.
- Rezone all "RA1" sites (Area 16) to have lowest three floor including basement for connectivity
- Rezone "Q" (Area 16) to allow basement connecting with PRH and all RA1 sites but subject to s16 application.
- RB sites amended to allow elevated walkway abutting and minor commercial uses (shops to enhance vibrancy).



Figure 1: Proposed Connections

2. Weak Visibility

The current building height restriction of 110mPD in the core development of the DC is not realistic. The building height of the developments should be increase so that landmark building can be seen from the distance.

Recommendation: Increase in Building Height but keeping Step Height Profile

It is intended to achieve a step height profile with landmark buildings at maximum 165mPD.

Detailed amendments in Area 16 include:

- RA1 sites landmark building height (BH) at maximum 165 mPD
- To its west, the maximum BH is 135mPD in RA1 sites. To its east, the BH is proposed at 135mPD in the PRH.
- To its north, the maximum BH 110mPD is recommended for PRH site and BH 105 mPD for the RB site in Area 13.



Figure 2: Proposed Building Height

3. Low Population Density

The OZP does not fully respect the current development principles/policies – sustainable development (OZP wasting land resources), Transit Oriented Development (TOD) (it does not maximize the population within 500 m distance range) and most important to support the urgent need of housing supply. A sustainable development density in the core area should be promoted as the planned population density is now only 433 persons per ha which is below the Fanling Sheung Shui market town development of 489 persons per ha. The lacking of population support will jeopardize the DC viability.

Recommendation: To allow Sustainable Development Density

A higher development density of domestic plot ratio of 6 is required to support the TOD in the DC. The ROPD development parameters were the basis for a sustainable development but the unreasonable 17% large site deduction had been applied.

Zoning amendments include:

The residential development potentials claw-back 17% Domestic GFA for all sites in the core area to safeguard sustainable high density.

4. Land matter

There will be interface problems at various stage of the whole development. A new approach should be considered to have a single land grant so as to entrust the implementation works to an agent for design, build and transfer. This will reduce a lot unnecessary administrative process. This can be done since land can be assembled by joint venture

1

Withdrawn of Representation

The Representer sincerely request TPB to give favourable consideration to the proposed changes to realize the planning objectives of the Draft OZP. The Representer is willing to withdraw its objection if TPB agrees to accept the proposed amendments.

Should you have any queries on the above, please feel free to contact the undersigned or Ms. Anna Lam at

Thank you for your attention.

Yours faithfully

For and on behalf of

CHARTER RANK LIMITED

For and on behalf of

財宏有限公司
CHARTER RANK LIMITED

Authorized Signature(s)

Chan Chi Cheong

Form No. S6

表格第 S 6 號

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation 申述詳情		
<table border="1"> <tr> <td>Draft plan to which the representation relates 與申述相關的草圖</td> <td>Draft Fanling North Outline Zoning Plan No. S/FLN/1</td> </tr> </table>	Draft plan to which the representation relates 與申述相關的草圖	Draft Fanling North Outline Zoning Plan No. S/FLN/1
Draft plan to which the representation relates 與申述相關的草圖	Draft Fanling North Outline Zoning Plan No. S/FLN/1	

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

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

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

Subject matters ^② 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Implementation of core areas (Areas 13, 16, 17 and 18)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the written Representation Statement attached
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

Please refer to the written Representation Statement attached

② Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
 請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

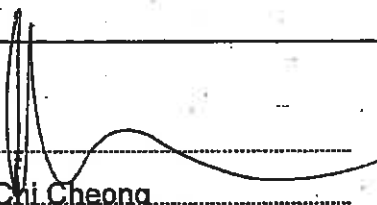
Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90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

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

Please refer to the written Representation Statement attached

5. Signature 簽署

Signature
簽署



Chan Chi Cheong

Name in Block Letters 姓名（以正楷填寫）

"Representer"/Authorized Agent*
「申述人」/獲授權代理人*

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

CHARTER RANK LIMITED

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期 19 Feb 2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

TPB/R/15/ FW/1-6

JOY CULTIVATION CO. LIMITED

Unit 1603-1606, 16/F Alliance Building, No. 130-136, Connaught Road Central, Sheung Wan

19th Feb 2014

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

Dear Madam / Sir,



**Written Representations in relation to
The Draft Fanling North Outline Zoning Plan No. S/FLN/1
Under section 6(1) of the Town Planning Ordinance
"Residential (Group A)1" (RA1) in District Centre**

As the owner of the Joy Cultivation Co. Limited, we submit written representation to the Town Planning Board ("TPB") under Section 6(1) of the Town Planning Ordinance in relation to the Draft Fanling North Outline Zoning Plan No. S/FLN/1 (the OZP) gazetted on 20 December 2013.

This Representation relates to propose to amend the layout of the RA1 zones in Planning Area 16 as shown in the Figure 1. It is intended to combine two set of RA1 zones and amend the lowest 2 floor to 3 floors including basement. The reasons for objections are provided below for the Town Planning Board's consideration.



Figure 1: Combined Four RA1 Sites into Two RA1 Sites

Reasons for Objection:

1. Efficient use of land resource and environmental friendly development

Land would be assembled so that an efficient and environmental friendly development could be achieved as shown in Figure 1. If underground connections are allowed for all RA1 sites, there are short and long term planning gains resulting from less construction waste and reduction of the number of run in/out and traffic in the local roads. So

(61)

carbon emission could be reduced and road safety could be improved.

Recommendation: Combining Zones R(A)1

It is intended to combine the 4 individual sites into 2 larger sites with the pedestrian area to replace the intervening "O".

2. Propose amendment to expand to 3 commercial floors

To safeguard the viability of the commercial component in the DC, a critical threshold of retail GFA and non-retail as well as special anchors are necessary. An uplift maximum non-domestic plot ratio of 2 is proposed so as to create a regional hub in the North East New Territories (NENT) to support the retail demand emerging in the North where regional retail hub is in short. In order to accommodate the increase in GFA, 3 floors of non-domestic uses including basement should be incorporated in the Notes.

Recommendation: amending the Notes for "Residential (Group A)" "(RA)"

- a) Column 1: In addition, the following uses are always permitted (a) on the lowest three floors of a building including basement, or (b) ...
- b) Remarks: On land designated "RA1", no new development ... redevelopment in excess of a total maximum plot ratio of 7 (of which the domestic plot ratio should not exceed 5), or ...

Withdrawn of Representation

The Representer sincerely request TPB to give favourable consideration to the proposed layout so as to achieve the best use of the land resources and to realize the planning objectives of the Draft OZP. The Representer is willing to withdraw its objection if TPB agrees to accept the proposed layout and revision of the Notes for "RA".

Meanwhile, should you have any queries in relation our request, please do not hesitate to contact the undersigned or Ms. Alison Ip at [REDACTED].

Thank you for your kind attention.

Yours faithfully

For and on behalf of

JOY CULTIVATION CO. LIMITED

For and on behalf of

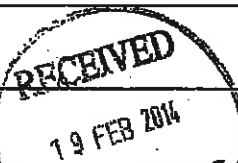
綠野田園有限公司
JOY CULTIVATION COMPANY LIMITED

Authorized Signature(s)

S.K. Leung

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

根據《城市規劃條例》(第 131 章)
第 6(1)條就草圖作出申述

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 Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
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此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	Draft Fanling North Outline Zoning Plan No. S/FLN/1

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

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

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

Subject matters* 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Layout and Plot Ratio of RA(1)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the written Representation Statement attached
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

Please refer to the written Representation Statement attached

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

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

Part 3 (Continued) 第3部分 (續)

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

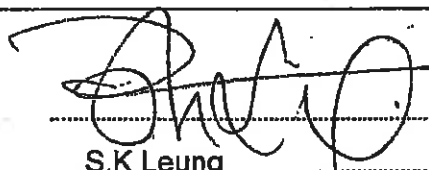
Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90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

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

Please refer to the written Representation Statement attached

5. Signature 簽署

Signature
簽署



"Representer" / Authorized Agent*
「申述人」/ 獲授權代理人*

S.K. Leung

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

JOY CULTIVATION CO. LIMITED

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期 19 Feb 2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-7

DOUBLE GAIN LIMITED19th Feb 2014

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

Dear Madam / Sir,

**Written Representations in relation to
The Draft Fanling North Outline Zoning Plan No. S/FLN/1
Under section 6(1) of the Town Planning Ordinance
"O" in District Centre**



As the owner of Double Gain Limited, we submit written representation to the Town Planning Board ("TPB") under Section 6(1) of the Town Planning Ordinance in relation to the Draft Fanling North Outline Zoning Plan No. S/FLN/1 (the OZP) gazetted on 20 December 2013.

This Representation relates to propose partly re-zoning of the huge "Open Space" ("O") zone in Planning Area 16 as shown in the Figure 1. The reasons for objections are provided below for the Town Planning Board's consideration.



Figure 1: Location of Objection

()

Reason for Objection:

The current "O" zone in the middle of the DC has a significant adverse impact on the district centre vibrancy because of its single land use function and passive nature. A large park in the commercial centre will not help the district centre vibrancy since it is very difficult to interact with other activities and to energize the district centre core areas. The shopping atmosphere is seriously undermined. The shops in 4 individual sites will be difficult to be connected and successful unless elevated walkways and basement connections are provided for all sites including under and over the open space.

Recommendation: Rezone "O" to "OU"

To rezone "O" to "Other Specified Uses" annotated with "Open Space for Recreation and Community Uses and Underground Commercial Uses and Car Park" appears to be the way out. The open air urban design can be maintained and more community activities can be encouraged. The underground commercial uses and car park could connect all individual sites and integrate with other future land uses through s16 application. A new set of proposed Notes would be written for connections, community activities and retails.

Withdrawn of Representation

The Representer sincerely request TPB to give favourable consideration to the proposed rezoning so as to achieve the best use of the land resources and to realize the planning objectives of the Draft OZP. The Representer is willing to withdraw its objection if TPB agrees to accept the proposed rezoning "OU".

Meanwhile, should you have any queries in relation our request, please do not hesitate to contact the undersigned or Ms. Anna Lan at [REDACTED].

Thank you for your kind attention.

Yours faithfully

For and on behalf of

DOUBLE GAIN LIMITED

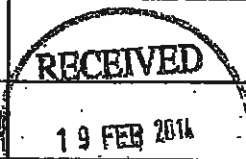
DOUBLE GAIN LIMITED

Authorized Signature(s)

Chan Chi Cheong

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

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

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申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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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」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

DOUBLE GAIN LIMITED

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

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation
申述詳情

Draft plan to which the representation relates
與申述相關的草圖

Draft Fanling North Outline Zoning Plan No. S/FLN/1

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

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

Nature of and reasons for the representation 申述的性質及理由		
Subject matters* 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Open Space	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the written Representation Statement attached
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

Please refer to the written Representation Statement attached

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

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

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

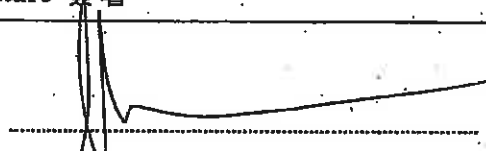
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請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

Please refer to the written Representation Statement attached.

5. Signature 簽署

Signature
簽署



Chan Chi Cheong

Name in Block Letters 姓名（以正楷填寫）

"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

DOUBLE GAIN LIMITED

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期 19 Feb 2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
- (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號



Pro Plan Asia Ltd

發展 規 ^{TPB/R/S/FLN/1-8}

DEVELOPMENT PLANNING & MANAGEMENT CONSULTANTS

Our Ref: CC/AH/OBJ/L01.TPB

19 February 2014

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

Attn: Secretary of the Town Planning Board

East Town Building

41 Lockhart Road

Wanchai, Hong Kong

Tel: (852) 2529 2275

Fax: (852) 2916 8800

BY HAND

Dear Sir,

Representation on the Draft Fanling North Outline Zoning Plan No. S/FLN/1

We refer to the Draft Fanling North Outline Zoning Plan gazetted on 20.12.2013.

On behalf of Best Galaxy Limited, we herewith submit a Representation to the draft Plan under Section 6(1) of the Town Planning Ordinance. An authorization letter from Best Galaxy Limited is attached.

The reasons for the Representation and amendments to the Plan to meet the Representation are contained in the statement attached.

We reserve the right to submit further additional information to the Town Planning Board in support of the Representation and to raise additional points thereto, if required.

Should you have any queries on the Representation, please contact the undersigned or our Mr Kenneth Chan. Thank you.

Yours sincerely,
for Pro Plan Asia Ltd.

Phill Black
Director

Attach/ Statement of Representation to FLN OZP S/FLN/1

c.c. Best Galaxy Limited

RECEIVED
2014 FEB 19 PM 4:29
TOWN PLANNING BOARD

BEST GALAXY LIMITED

Unit 1603-1606, 16/F Alliance Building, No. 130-136, Connaught Road Central, Sheung Wan

Date: 17th February, 2014

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

[Attention: The Secretary of the Town Planning Board]

BY HAND

Dear Sir / Madam,

Re: AUTHORIZATION LETTER

Representation Relating to Draft Plan under Section 6(1) of the Town Planning Ordinance Draft Fanling North Outline Zoning Plan No. S/FLN/1

We, *Best Galaxy Limited*, under Section 6(1) of the Town Planning Ordinance wish to make a representation on the captioned draft statutory plan and hereby appoint *Pro Plan Asia Limited* to act as our Planning Consultant to submit and present our written representation to the Town Planning Board on the draft plan and to handle planning matters and correspondence thereof on our behalf.

We would be grateful if you would direct all relevant correspondence on the above representation to Pro Plan Asia Limited for the attention of Mr. Phill Black, at the address given below.

Pro Plan Asia Limited
(c/o) K&W, 15/F., East Town Building,
41 Lockhart Road, Wanchai, Hong Kong,

Thank you.

Yours sincerely,
For and on behalf of
~~Best Galaxy Limited~~

BEST GALAXY LIMITED

S.K. Leung

cc: Best Galaxy Limited
Pro Plan Asia Limited (Attn.: Mr. Phill Black/Kennith Chan)

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

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

1. 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/E, 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。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/E, North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/E, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述，對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓 - 電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.

此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不會提出論。

1. Person Making This Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
BEST GALAXY LIMITED	
2. Authorized Agent (if applicable) 獲授權代理人 (如適用)	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
PRO PLAN ASIA LIMITED	

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3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	Draft Fanling North Outline Zoning Plan No. S/FLN/1

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

3. Details of the Representation (Continued) (use separate sheet if necessary)
申述詳情(續)(如有需要,請另頁說明)
Nature of and reasons for the representation 申述的性質及理由

Subject matters* 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Housing Supply	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the written Representation Statement attached
Commercial Provision in District Centre	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the written Representation Statement attached
Building Height Profile	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the written Representation Statement attached
Key Connections within District Centre Sites	<input checked="" type="checkbox"/> oppose 反對	Please refer to the written Representation Statement attached

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

對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。

Please refer to the written Representation Statement attached

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

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

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

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

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

Please refer to the written Representation Statement attached

5. Signature 簽署

Signature

簽署



"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

PHILL BLACK

Director

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☒ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

Pro Plan Asia Ltd

亞洲先創有限公司

on behalf of
代表

Pro Plan Asia Limited

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期 20/02/2014

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

DEVELOPMENT PLANNING & MANAGEMENT CONSULTANTS

Our Ref: CC/AH/OBJ/L02.TPB

20 February 2014

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

Attn: Secretary of the Town Planning Board

BY HAND

Dear Sir,

Representation on Amendments to the Draft Fanling North Outline Zoning Plan No. S/FLN/1

We refer to our Written Representation Statement (WRS) (5 copies) for the captioned Representation submitted to the Town Planning Board on 19.2.2014.

As requested, we provide herewith 85 additional coloured copies of the WRS for your further handling. In the view that additional copies of the WRS have already been made, we would like to supplement the followings:

- 1) Page 8a attached should be added and following immediately to Page 8 of the WRS; and
- 2) Page 19 attached to supersede Page 19 of the WRS correspondingly.

We reserve the right to submit further additional information to the Town Planning Board in support of the Representation and to raise additional points thereto, if required.

Should you have any queries on the Representation, please contact the undersigned or our Mr Kenneth Chan. Thank you.

Yours sincerely,
for Pro Plan Asia Ltd.



Phill Black.
Director

Encl. - Additional 85 copies of the Written Representation Statement
- Page 8a and Page 19 of the Written Representation Statement

c.c. Best Galaxy Limited

TOWN PLANNING BOARD

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AMENDMENT TO MEET REPRESENTATION B1

B1.2 THAT 'Hotel' use in the sub-Remark under Column 1 added to the Notes to the "R(A)" zone be amended as follows:

Eating Place
Educational Institution
Hotel (new added and removed from Column 2)
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Placement of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

AMENDMENT TO MEET REPRESENTATION D1

D1.1 THAT Figure 5 in the Explanatory Statement be amended to indicate provision of the public walkways specified in Figure 5.4

D1.2 THAT the "O" zone in Planning Area 16 be partially rezoned to "O(1)" zone in the north-south strip (excluding the area rezoned to "OU(TS)") with the same statutory Notes as the "O(1)" zone in the draft OZP No. S/KTN/1.

D2: Need for Statutory Provision to Address Implementation & Compliance Requirements

5.5 The OZP Notes for the proposed terraced podiums in "R(A)1" zones in the core area do not cover certain implementation matters, considered critical to the success of the statutory planning framework. Experience from other new town development, suggests that the interface areas between development and public open space must take account of downstream regulations and requirements for development to comply with access, EVA and building codes (in particular Means of Escape (MOE), EVA and day lighting/ventilation requirements). This is particularly important for the terraced podiums edges which open out onto planned "O" zones in the core area.

5.6 The Plan should also make specific site reference to the Master Schedule of Notes (MSN)'s "pedestrian area" as this covers "any place reserved especially for pedestrian traffic and to which no vehicles except emergency vehicles will be allowed to gain access", and would enable the statutory building code requirements for terrace podium development to be satisfied.

AMENDMENT TO MEET REPRESENTATION D2

D2.1 THAT the Explanatory Statement and the Plan be amended as follows:

The draft OZP indicate by way of dotted lines parallel to and 6m width from the terraced podium edges in the recommended "R(A)5" and "R(A)6" zones. These 6m wide strips are to be designated as "pedestrian area", as shown on the extract plan in Figure 3.6.

D3: General Note on Implementation of the FLN District Centre

5.7 While strictly outside the remit of the draft OZP, the benefits derived from the above recommended consolidation of "R(A)" development sites within the District Centre and unifying the various shopping street environments with a range of pedestrian connections, suggests the need to later package construction and development phasing in such way, that one land grant can be offered to the major landowner, under the following guidelines:

"The grantee would be required to design, construct the 'pedestrian areas' and 'OU(TS)' zone area within the District Centre to the satisfaction of the government and if necessary, the

**Representation on Amendments to
the Draft Fanling North Outline Zoning Plan No. S/FLN/1**

**by
Best Galaxy Limited**

Prepared By:



PRO PLAN ASIA LTD.



**RONALD LU
& PARTNERS**

AECOM

February 2014

Old Version

1. THE REPRESENTOR

1.1 The Representation is submitted on behalf of *Best Galaxy Limited*. It relates to the statutory provisions specified on the Plan, in the Notes to the Plan or in the non-statutory Explanatory Statement to the new draft Fanling North Outline Zoning Plan No. S/FLN/1, gazetted on 20.12.2013 ("the draft OZP").

1.2 The Representation items below refer to the planning principles, design matters and implementation underlying the new statutory plan, whether explicit, implied or otherwise. Recommendations included to amend the Plan are provided with the intent to improve the capability of the Plan to deliver a coherent and vibrant riverside community.

1.3 The Representation includes a brief rationale of the grounds for the representation, followed by recommended amendments to the draft OZP to meet the representation. Statements in *italic* are quoted from relevant planning documentation.

2. REPRESENTATION A: SUSTAINABLE HOUSING SUPPLY

The OZP Should Optimize Housing Supply In Line With Housing Policy & Sustainable Transport Orientated Development (TOD) Objectives

General Comment

2.1 Besides a clear policy mandate, there are other strong grounds calling for land in Fanling North (FLN) to be optimised to meet housing demand. The Explanatory Statement's indicates 'possible new rail infrastructure' serving FLN following completion of RDS-2. Review and technical assessments undertaken on the Recommended Outline Development Plan (RODP) under the North East New Territories New Development

Area (NENT NDA) Study confirm planned infrastructure in FLN can sustain higher population than generated under the draft OZP. Moreover, the Stage 3 Public Consultation on FLN NDA supported increased residential densities in line with infrastructural capacities, design flexibility and environmental acceptability. These are strong grounds to increase the draft OZP's housing supply, particularly in and around the core area.

Increase in Housing Supply in FLN District Centre

2.2 The focus of private housing supply in FLN is the four "R(A)1" zone sites comprising the District Centre in Planning Area 16 and "R(B)" sites in Planning Areas 13 and 18, as these sites are 'core area' sites with convenient access to the proposed public transport interchange (PTI), and riverside promenade to the existing township (Figure 2.1 refers). The draft OZP does not optimise such land for high density housing.

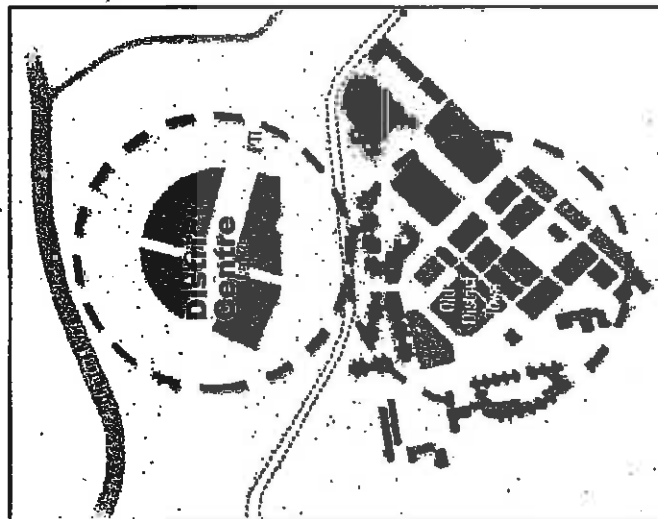


Figure 2.1
New District Centre &
Core Area in Fanling
North

2.3 There should be more consolidation of land in the District Centre to optimise housing supply. This can readily be achieved by combining adjacent "R(A)1" sites and the intervening "Open Space" ("O") zone to form a comprehensive housing/shopping street setting (refer to Figure 2.2). Such zone configuration can provide additional residential GFA of about 26,500m². There are no adverse impacts from such consolidation, as the intervening 'open' space is retained for public use.

2.4 Amalgamating these sites in the District Centre is not only logical in zoning and sustainable housing terms but also in terms of community benefits through coherent, urban design, architecture, engineering estate management and creating less construction waste and more efficient circulation and servicing both at ground and below ground level. This helps minimize vehicle circulations and to cut future carbon emission along Road L1, thereby improving living quality. There are also major planning gains in rationalising parking, servicing and public accessibility within the larger district site areas.

Increase in Housing Supply on "R(B)" Zones in Areas 13 and 18

2.5 The private "R(B)" housing site in Planning Area 13 fronting the promenade of the Ng Tung River lies immediately alongside planned public housing sites (HOS sites) to the east, which also fronts the riverside promenade. These latter two housing sites have domestic plot ratios of 4.0 to 4.5. Therefore it is logical that the "R(B)" site can be up-zoned to a domestic plot ratio of 4.0, to contribute to more sustainable housing provision.

2.6 The OZP proposes an "Other Specified Uses (Amenity Area)" ("OU(A)") between new development sites in FLN and Ma Sik Road, except fronting the Government "GIC" reserve in the southeast corner of the OZP. The "OU(A)" zone is intended to "enhance the environment and to serve as visual buffers" along the northern side of Ma Sik Road (Para. 12.7.10. Explanatory Statement). The Notes to this zone specify the only

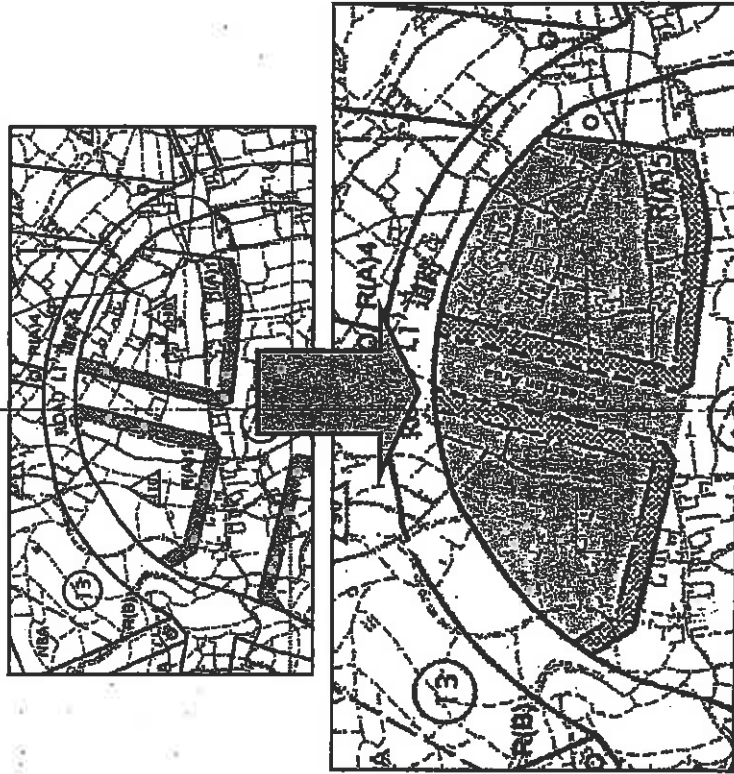
"amenity planting" as the permitted as-of-right use. It is contended that such 'amenity planting' can equally be provided if the "OU(A)" zone is incorporated into the "R(B)" residential site and designated as a non-building area ('NBA') (Refer to Figure 2.3). Under the lease, uses within the NBA would be restricted to residential open space and roadside amenity planting. For consistency, the same boundary adjustment can also be made to the proposed "OU(A)" / "R(A)" zone further west in Planning Area 17. By doing so, housing supply in FLN can be optimised, without undermining the planning intention for roadside amenity or adversely affecting visual and air flow objectives.

2.7 There are implementation benefits from incorporating the NBA in the "R(B)" zone in Area 18, since under the OZP the site has only one boundary directly fronting a road (i.e. Road L1). By extending the residential zone to Ma Sik Road, Ma Sik Road becomes a 'road' for the purposes of GBP calculations for lighting and ventilation compliance under the Buildings Ordinance. In addition, this "R(B)" zone is an early phase development site for which ingress/egress will be required off Ma Sik Road, as Road L1 is expected to be completed in a later development package.

2.8 The infrastructure is sufficient to accommodate the additional population as per the increase of the housing supply mentioned above. Detailed engineering reports to this effect on water supply, drainage and sewerage and traffic, will be provided upon request.

AMENDMENT TO MEET REPRESENTATION A1

- A1.1** Rezone the two OZP separate northern "R(A)1" sites and intervening "O" zone into one comprehensive "R(A)5" zone with the "O" zone designated as 'pedestrian area'. Domestic plot ratio 5.0 applied to combined zone (Refer to Figure 2.2)



- A1.2** Rezone the two OZP separate southern "R(A)1" sites and intervening "O" zone into one comprehensive "R(A)6" zone with the "O" zone designated as 'pedestrian area'. Domestic plot ratio 5.0 applied to combined zone (Please refer to Figure 2.2)

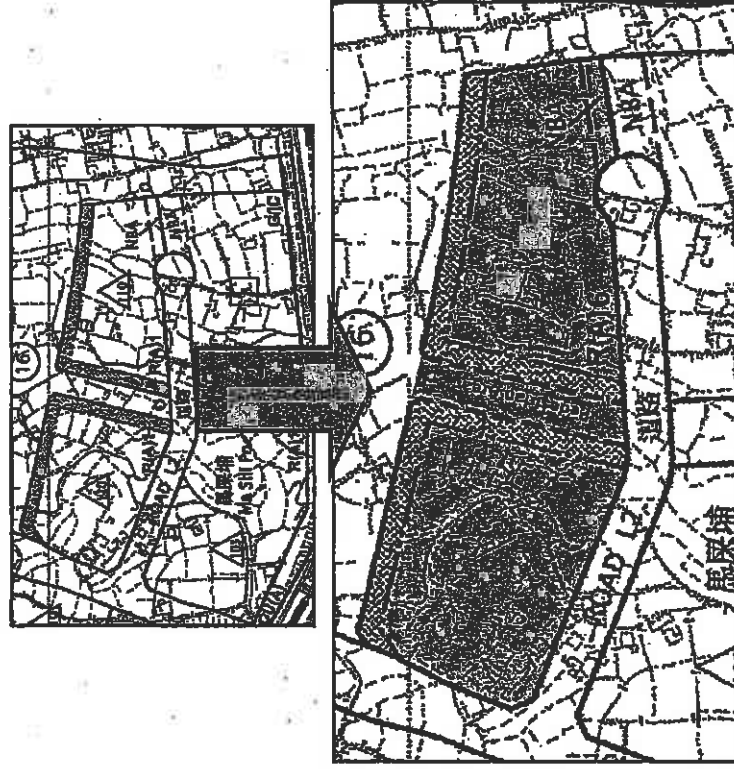


Figure 2.2 Recommended Consolidation of Northern "R(A)5" & Southern "R(A)6" Housing Sites & Pedestrian Shopping Street in FLN District Centre

AMENDMENT TO MEET REPRESENTATION A2

A1.3 THAT the Notes of the "R(A)" Zone be amended to specify that the northern and southern residential zones in the District Centre have a maximum domestic GFA restriction as follows:

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum domestic gross floor area specified below:

Renamed Zone	Max. Domestic Gross Floor Area
R(A)5	125,690m ²
R(A)6	129,290m ²

AMENDMENT TO MEET REPRESENTATION A3

A1.4 THAT the zone boundary of the "R(B)" Zone fronting Ma Sik Road in Planning Area 18 be re-labelled "R(B)1" & the boundary redrawn to incorporate the OZP's "OU(A)" zone, designated as a Non-Building Area (NBA) for residential open space, landscape, roadside amenity and access purposes only, as shown in Figure 2.3.



Figure 2.3 Incorporate "OU(A)" into "R(B)" zone & Designate as Non-Building Area (NBA) Landscape Amenity

AMENDMENT TO MEET REPRESENTATION A4

A1.5 THAT a new Remark be added to the Notes of the "R(B)" Zone specifying that for the "R(B)1" zone at Ma Silk Road (Planning Area 18) & the "R(B)2" zone at the Riverside Promenade (Planning Area 13):

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum domestic gross floor area specified below:

Renamed Zone	Max. Domestic Gross Floor Area
R(B)1	67,123m ²
R(B)2	88,772m ²

**3. REPRESENTATION B:
COMMERCIAL PROVISION IN DISTRICT CENTRE**

B1: Commercial Floor Space Provision in the District Centre

3.1 The all-important commercial area in the District Centre on the draft OZP is separated into four development sites zoned "R(A)1". The separation between north and south parcels is considerable (56m-about the width of Gloucester Road) and presents a considerable barrier to permeability, connectivity and District Centre identity (refer to Figure 3.1 below). While the proposed amendments recommended in A1.1 and A1.2 above, goes a long way to redress this in an east-west direction, the wider north-south separation cannot be so treated. If this north-south separation is not addressed in the draft Plan, the future vibrancy of the District Centre and its future potential to become a regional shopping hub will be undermined.

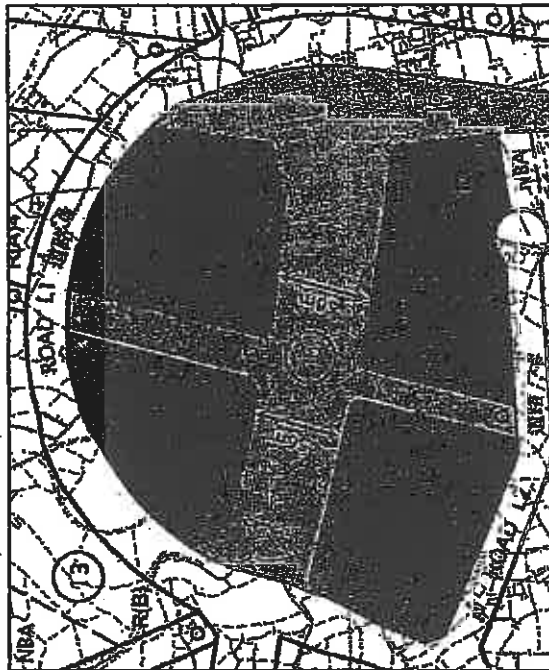


Figure 3.1 The draft OZP's wide separation of commercial activities into four zones in the District Centre undermines the key urban design objectives of vibrancy, identity and connectivity

3.2 Two key initiatives can address the adverse impacts of the OZP's considerable separation between northern and southern combined "R(A)" sites. The first, related to recommended "R(A)5" and "R(A)6" above, is that the proposed 'pedestrian area' between the consolidated sites be counted for non-domestic plot ratio. This is logical, given these public corridors are more 'pedestrian shopping streets' than 'open space' under the OZP (Para. 10.2.4 of the Explanatory Statement). In other words their primary role is to attract people into the "terraces lined with retail shops, cafes and restaurants in the District Centre" (Para. 10.2.4 of the Explanatory Statement), as well as provide urban design and air flow benefits.

3.3 There are many benefits from inclusion of such corridors in the combined "R(A)" zones, amongst which are integrated space design, management and maintenance by the commercial operator and underground and overhead linkages for improved access, parking and servicing arrangements. The inclusion results in an overall non domestic plot ratio of 1.12. To ensure the commercial areas perform as the activity nodes intended under the draft OZP, the maximum non-domestic PR on both northern and southern commercial areas in the RA5 and RA6 sites should be set at 1.7. The increase in commercial will benefit job opportunities for future residents and such density encourages openings in the retail floor space to add 'diversity' and 'vibrancy' as envisaged by the OZP (refer to Figure 3.2).

3.4 To add vibrancy and ancillary accommodation to the District Centre, the Plan should allow for future hotel use within the non-domestic portion of the "R(A)5" and "R(A)6" zones, as such hotel is likely to be moderate in size. "Hotel" use should be added to the

sub-Remark permitted-as-of-right uses under Column 1 of the "R(A)" zone.

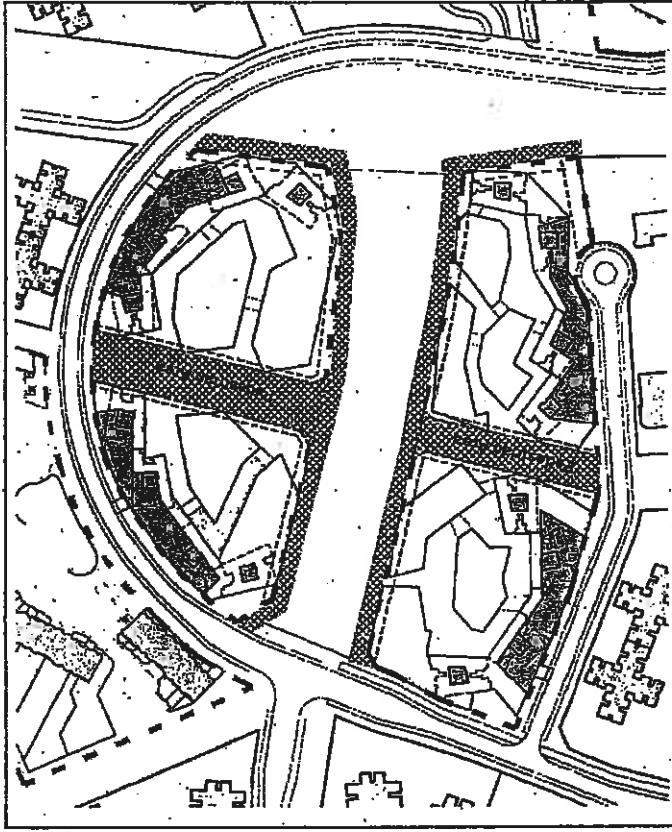


Figure 3.2 Consolidation of the draft OZP's four separate commercial areas into logical zones interlinked by designated 'pedestrian areas' fulfilling the OZP's urban design intentions

AMENDMENT TO MEET THE REPRESENTATION B1

B1.1 THAT new Remarks be added to the "R(A)" Notes to specify "R(A)5" and "R(A)6" zones (the two consolidated "R(A)1" zones) and the maximum non-domestic GFA restriction in each larger site be specified as follows:

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum non-domestic gross floor area specified below:

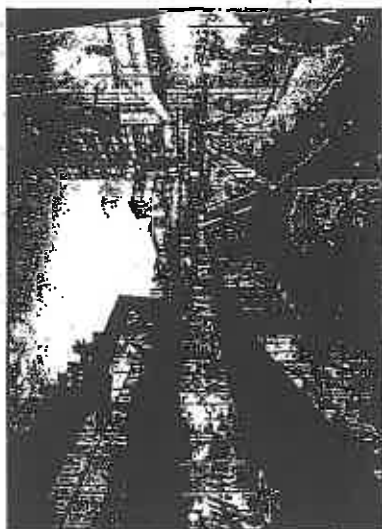
Renamed Zone	Max. Non-Domestic Gross Floor Area
R(A)5	42,795m ²
R(A)6	43,959m ²

B2: The Need for Design Flexibility - Three Commercial Floors, to Include Basement

3.7 Commercial provision in most "R(A)" zones, under the Master Schedule of Notes (MSN), permits commercial uses as-of-right in the 'lowest three floors of a building, taken to include basements'. Indeed, FLN's sister OZP (Fanling/Sheung Shui OZP No. S/FSS/19) includes such three floor commercial development as of right. The more recent Kai Tak OZP (No. S/K22/4) also allows "R(A)" commercial in the lowest three floors of the building, including basements. So the OZP's restriction of commercial uses to two storeys is at odds with normal statutory planning practice.

3.8 The OZP's imposition of a two storey podium restriction is because the Plan wishes to avoid bulky structures and to minimise possible adverse air ventilation and visual impacts.

3.9 However, a third commercial floor in the form of a basement in the District Centre will not undermine this intent, since it is below ground. Basement retail premises also



will not affect the downward flow of air to pedestrian level or interrupt the 'coherency' of the pedestrian street profile. However, they can contribute much 'street vibrancy' and enhance the environment at street level. There are many good examples of basement commercial premises in other "R(A)" zones in Hong Kong.

AMENDMENT TO MEET REPRESENTATION B2

B2.1 THAT the Planning Intention under the Notes to the "R(A)" zone be amended to include the following wording:

"Commercial uses are always permitted on the lowest three floors of a building taken to include basements", or in

B4: The Design Parameters for the Terraced Podiums fronting the "Shopping Streets" Must Suit Local Circumstances

3.12 The draft OZP offers little design flexibility to implement the "pedestrian shopping streets" concept described in the Explanatory Statement as linear shopping environments comprising terraced podiums lined with "retail shops, cafes and restaurants". The OZP adoption of a single design parameter that the terraced podium cannot exceed a *maximum building height of 5m and setback a maximum width at 1/F level of 10m*, does not encourage the architectural diversity and visual interest critical to successfully achieving 'vibrancy' within the planned shopping Street precincts.

3.13 Moreover, the draft OZP's requirement ignores strong visual differences in the District Centre shopping frontages. The primary shopping corridor is the terraced podiums running along the northern and southern edges of the OZP's wide open space zone (now recommended "OUTS" zone). The wide 56m separation between these two commercial frontages presents an expansive visual context in which a podium setback at 1/F level of 5m wide would be visual acceptable (refer to Figure 3.5). The wide separation between north and south podium edges also means such reduced terrace frontage would not adversely affect visual or air flow.

3.14 However, for the terraced podiums along the narrower north-south shopping streets, the maximum height/setback parameters stated in the draft OZP are retained.

3.15 In summary, permitting two rather one type of terrace podium setback contributes to visual diversity and adds to the vibrancy of the shopping street concept.

AMENDMENTS TO MEET REPRESENTATION B4

B4.1

THAT Para. 12.1.2(c) of the Explanatory Statement on R(A)1 zone, be amended as follows:

- i) Land designated as 'Terraced Podium', is subject to a maximum building height of 5m at the roof level of the ground storey (excluding the parapet height at the roof level) and either 5m-wide setback or 10m-wide setback at first floor level as designated on the Plan.
- ii) The OZP is amended for "R(A)5" and "R(A)6" zones to identify the two frontages for the different terraced podium setback at first floor level controls.

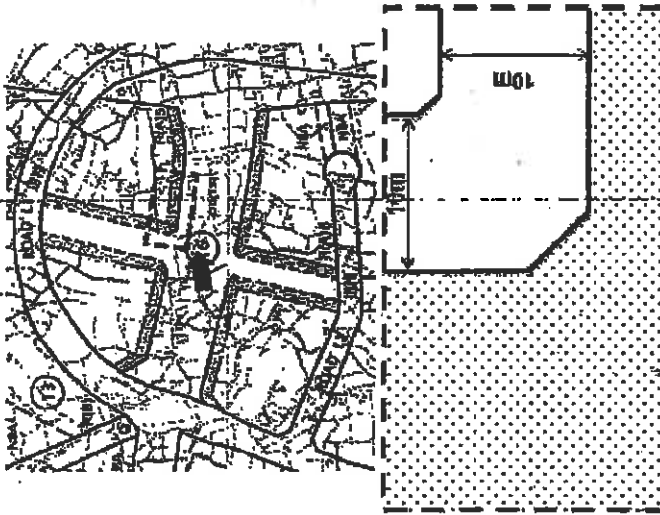
3.16 There is uncertainty in the Remarks under the Notes to the "R(A)" zone (para.(f) refers) whether the 5m maximum building height for the terraced podium refers to the roof level of the ground storey of the podium (excluding the parapet height at the roof level).

B4.2

THAT Remark (f) under the Notes to the "R(A)" zone be amended as follows:

- i) On land designated "R(A)5" and "R(A)6" zones designated 'Terraced Podium', the terraced podium is subject to a maximum building height of 5m at roof level of the ground level storey (excluding the parapet height at roof level).

Terrace Depth in Draft OZP



Proposed Terrace Depth

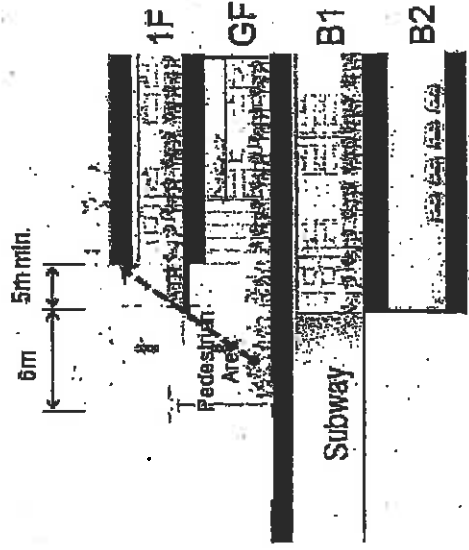
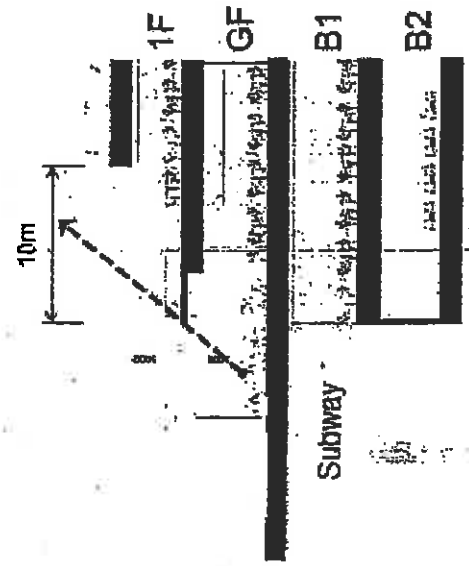
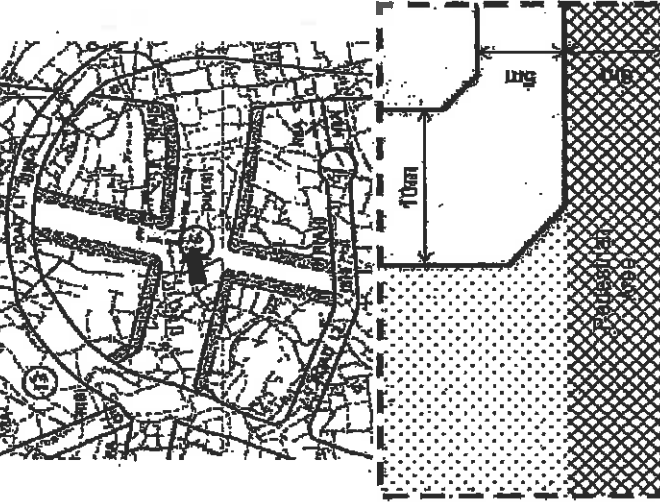


Figure 3.5
Specifications for Terrace Setbacks
Along North-South & East-West
Terrace Podiums In District Centre

B5: Extend "Terraced Podiums" for Commercial Uses Along the Eastern Frontages of the Housing Sites

3.17 Currently the draft OZP does not extend the district centre 'shopping street' concept to the eastern podium edge of the recommended "R(A)5" and "R(A)6" zones which interface with the North-South Park. These terrace edges, as with those planned elsewhere within the District Centre, have considerable potential to enliven the adjoining public open space. As such it is recommended these podium edges also including 'pedestrian area' be indicated on the draft OZP, as depicted in the extract plan opposite:

AMENDMENTS TO MEET REPRESENTATION B5

B5.1 THAT the OZP designate extensions to the terraced podiums and 'pedestrian area' for the "R(A)" zone sites in the district centre, as depicted on Figure 3.6 opposite

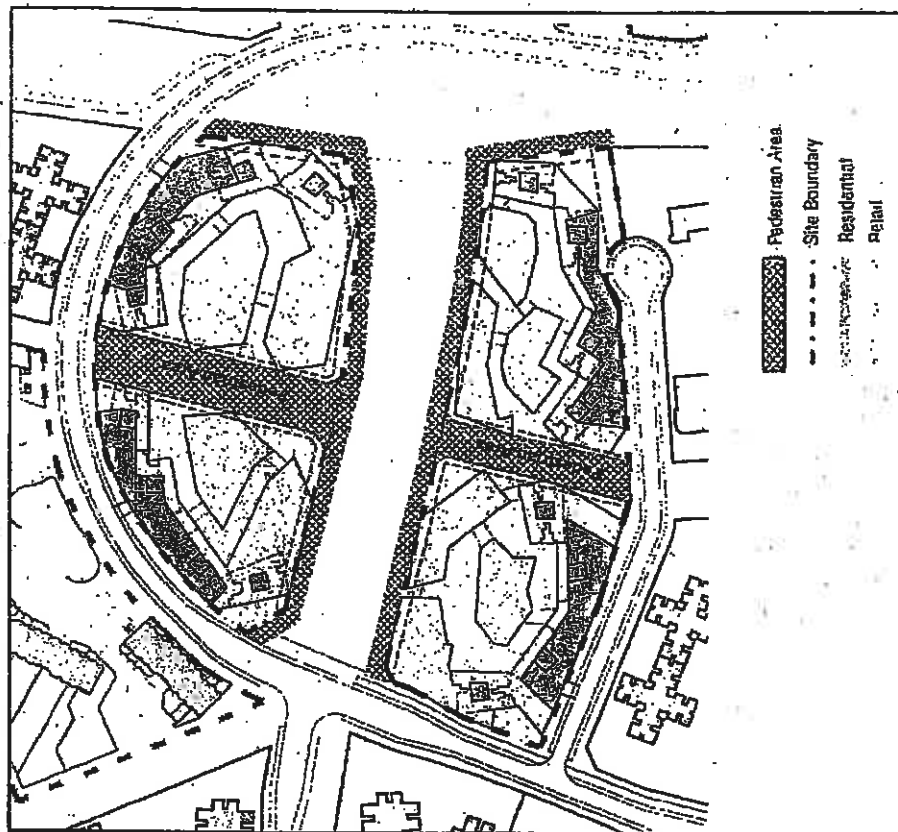


Figure 3.6 District Centre Sites showing Designated 'Pedestrian Areas' fronting Commercial Areas

B6: Incorporate Commercial Uses Along Key Pedestrian Walkways in "R(B)" zones

3.18 Currently the draft OZP does not permit commercial premises as-of-right in any "R(B)" zone. However two such "R(B)" zones are located on key pedestrian routes connecting either with the existing town settlement across Ma Sik Road or leading to the planned riverside promenade. These two residential sites are shown in Figure 3.7 below.



Figure 3.7 Location of "R(B)" Zones on Key Pedestrian Routes

3.19 To enhance public accessibility and amenity, "Shops and Services" and "Eating Place" provision should be allowed fronting the public walkway/precinct. In the "R(B)" zone in Planning Area 18, an elevated bridge link over Ma Sik Road connecting to the existing elevated link in Belair Monte and through the "R(B)" zone north to the PTI and District Centre, is considered a planning benefit.

3.20 For the "R(B)" zone in Planning Area 13, it is likely that the pedestrian route fronting the "O" zone will become a popular access to the riverside promenade. In recognition of this character and in line with the principle to make pedestrian-friendly corridors more vibrant, a row of single storey retail, service shops and eating places should be encouraged along its eastern edge leading to the riverside promenade.

3.21 Both retail strips should be designated on the OZP and permitted as of right.

AMENDMENT TO MEET REPRESENTATION B6

B6.1 ADD to Para. 12.2 of the Explanatory Statement to the Plan and the Remarks to the Notes to the R(B) zone that:

On land designed "R(B)1" and "R(B)2", provision for 'shops and services' and 'eating place' only, abutting the pedestrian walkway is permitted. No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum non-domestic gross floor area specified below:

Renamed Zone	Max. Non-Domestic Gross Floor Area
R(B)1	750m ²
R(B)2	420m ²

4. REPRESENTATION C: BUILDING HEIGHT PROFILE

4.1 The building height profile stipulated on the OZP is based on visual impact assessment under the ROPP stage of the NENT NDA study and an Air Ventilation Assessment (AVA) undertaken subsequently. Section 11 in the Explanatory Statement to the draft OZP highlights that the stepped building height profile has 'higher building heights in the District Centre', descending gradually to the riverside and adjacent rural setting.

C1: Building Heights in District Centre Should be the Highest

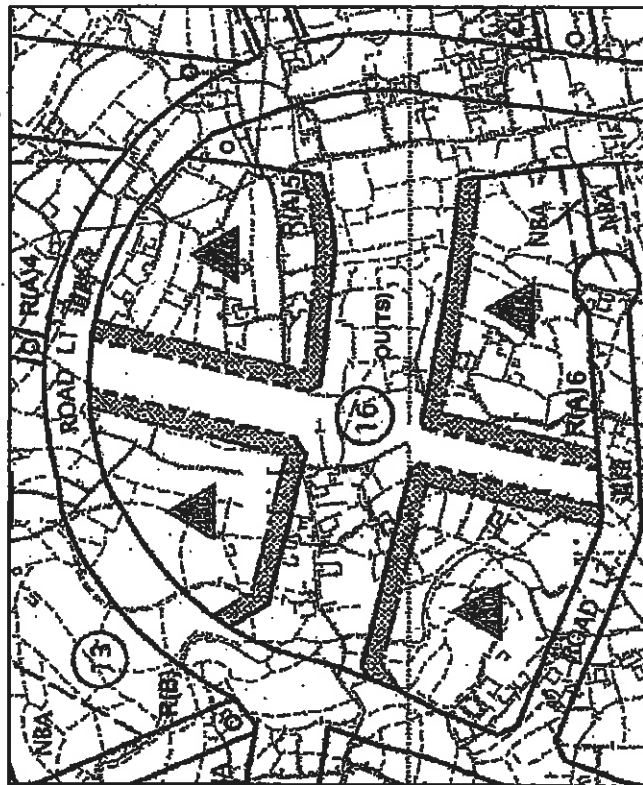
4.2 The Plan's designation of the District Centre as a 'character area' and its planning intention that "development sites in the central area generally have higher building heights" (Para 11.2 of the OZP Explanatory Statement), are at odds with the building height reality imposed on the District Centre sites of just +110mPD.

4.3 The urban design guidelines for Hong Kong recommend building heights seek to "retain and enhance the district character of specific localities" and to "provide relief and diversity in height and massing of development in different localities" (page 5 in Urban Design Guidelines for Hong Kong, Planning Department, Nov. 2002). They also call for building heights "to mark a district". As such, building heights on the four "R(A)" core area sites comprising the District Centre, should be increased to heights which respect the overall stepped height profile promoted by the OZP, as recommended below.

AMENDMENT TO MEET REPRESENTATION C1

C1.1 In line with the Explanatory Statement's urban design intention to allow "generally higher building heights in the central area" of FLN, section 11 of the Explanatory Statement and the Plan and "R(A)" zone Notes should state that:

- i) On land designated "R(A)5" and "R(A)6", the maximum building height in terms of metres above Principal Datum shall be as stipulated on the Plan below:



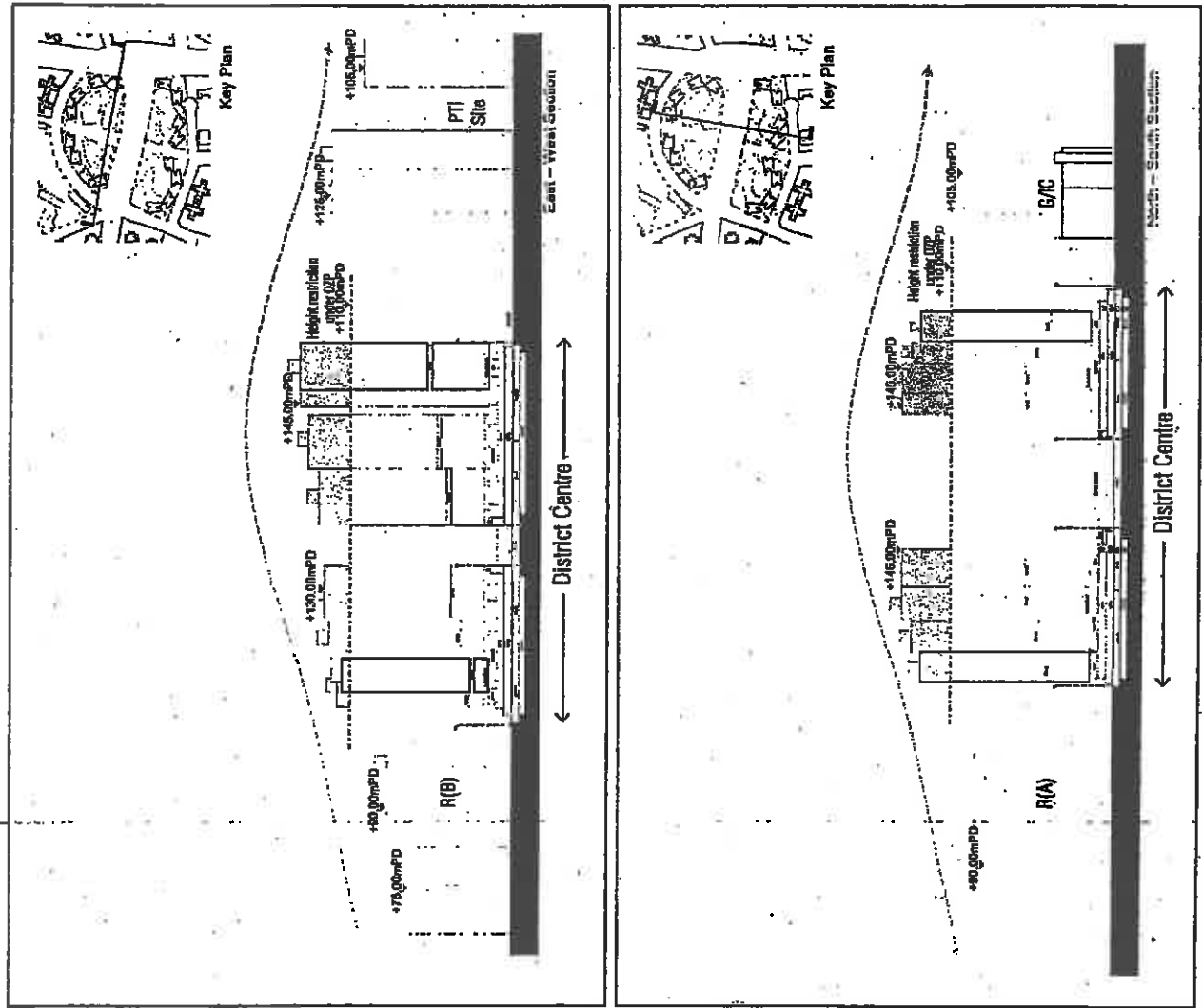


Figure 4.1. Stepped Profile of Amended Building Heights in District Centre "R(A)" sites

C2: Relax Building Height Restrictions on the "R(B)" zone

4.4 The Explanatory Statement to the OZP and the NENT NDA assessments outline the principles for determining the overall building height profile on the FLN OZP. However on certain sites, where there are no pressing urban design or air ventilation requirements, residential building heights could be relaxed to offer greater design flexibility and visual variety, than could be achieved by way of a minor relaxation as permitted under the Notes. The height restrictions on the two "R(B)" sites north and south of the District Centre are a case in point.

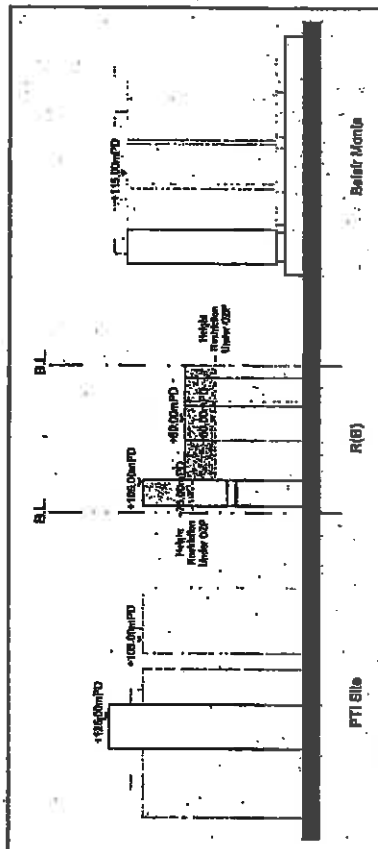


Figure 4.2. Stepped Profile of Amended Building Heights in "R(B)" Zone, Area 18

4.5 For the "R(B)" zone in Planning Area 18, the stepped height profile of +75mPD-60mPD is at odds with existing and planned building heights in the surrounding context. To the north is the PTI development with heights ranging from +125mPD to +105mPD. South of Ma Sik Road existing "R(A)" zone building heights are around +115mPD. Therefore proposed building heights on the "R(B)" zone could be increased to step between +105mPD (western portion) and +85mPD (eastern portion), in line with the planned "R(A)" HOS site building height in the same band further west along Ma Sik Road (See Figure 4.2). Such building height also introduces a greater step-down in height profile than that currently shown on the draft OZP for the site.

4.6 The maximum building height proposed under the OZP for the "R(B)" zone in Planning Area 13 is +75mPD. The maximum height of the adjoining HOS fronting the same stretch of riverside promenade is set at +90mPD. Given the short east-west profile of this HOS site, the visual step effect of the HOS block would be improved if the +90mPD height restriction was extended west over the adjoining R(B) zone. Such building height increase has no impact on visual corridors under the OZP.

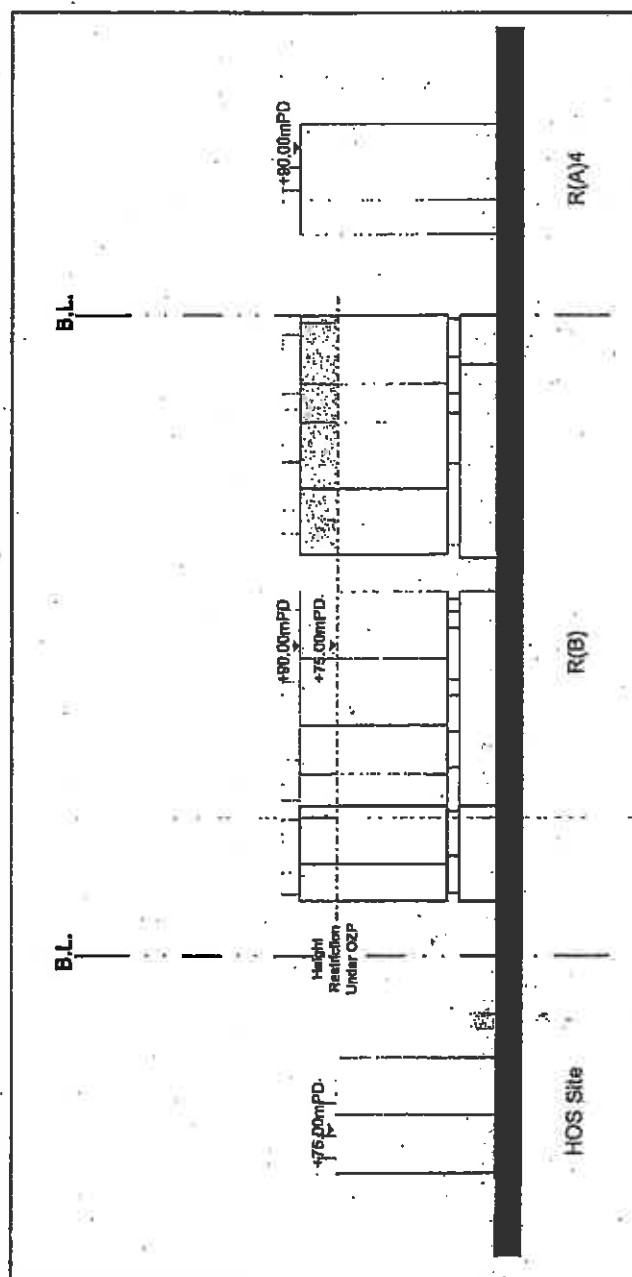


Figure 4.3. Stepped Profile of Amended Building Heights in R(B) Zone, Area 13

AMENDMENT TO MEET REPRESENTATION C2

5.

REPRESENTATION D: KEY CONNECTIONS WITHIN DISTRICT CENTRE SITES

C2.1 THAT Section 11 of the Explanatory Statement and the Plan be amended to specify the following maximum building heights for the above mentioned "R(B)" zones:

D1: Extension of Planned Convenient & Comfortable Pedestrian Connections

i) The stepped building height profile in the "R(B)" zone at the junction of Ma Sik Road and Road L1 be increased to +105mPD and +85mPD as depicted in Figure 4.2.

5.1 The Final EIA Report for FLN NDA states the principle that "FLN residents to walk easily to most commercial, leisure GIC and transport facilities". Figure 5 in the OZP's Explanatory Statement presents the concept for such pedestrian connections. However several important pedestrian connections are not detailed in the Plan. These are:

ii) The building height profile in the "R(B)" zone in Planning Area 13 be increased to +90mPD as depicted on Figure 4.3

- i) A comprehensive elevated pedestrian walkway network from the riverside in Planning Area 19 through the planned new road connection/roundabout to cross over Ma Sik Road to Fanling Sheung Shui Town Lot (FSSTL) No. 177;
- ii) An elevated pedestrian walkway from the "R(B)" zone in Planning Area 18 across Ma Sik Road to connect to the existing elevated network near Belair Monte and north of that zone to the PTI and District Centre Sites ("R(A)6");
- iii) Pedestrian connections (elevated and underground) between the northern and southern district centre commercial areas in the recommended "R(A)5" and "R(6)" zones;
- iv) Pedestrian connections (elevated and underground) between the district centre sites and the PTI site.

5.2 Each of the above connections is critical to achieving a high level of permeability under the draft OZP. In particular, and as a featured 'Character Area', the networks that ultimately integrate the pedestrian shopping street-environments within the core area, both horizontally and vertically, should be fully explained in the Explanatory Statement. This includes reference not just to pedestrian accessibility but also to the connections through public and private spaces that improve efficiency, safety and the environmental acceptability of vehicle access, parking, and servicing.

5.3 To take account of the important pedestrian and vehicle linkages between the District Centre and the PTI in Planning Area 15, Figure 5 in the Explanatory Statement should be amended as per Figure 5.4 below.



Figure 5.4. Proposed Pedestrian Networks to be noted in Explanatory Statement

5.4 The pedestrian connections between the recommended town square, District Centre commercial areas and Public Transport Interchange (PTI) must be provided for across the planned park "O" zone. For this to occur, the Notes to the "O(1)" zone on the Kwu Tung North OZP No S/KTN/1 should be adopted in the draft FLN OZP, in order to link up the District Centre, major activity nodes and the PTI in Planning Area 15.

AMENDMENT TO MEET REPRESENTATION D1

D1.1 THAT Figure 5 in the Explanatory Statement be amended to indicate provision of the public walkways specified in Figure 5.4

D1.2 THAT the "O" Zone of the Park be replaced by "O(1)" zone with the same statutory Notes as the "O(1)" zone in OZP No S/KTN/1

D2: Need for Statutory Provision to Address Implementation & Compliance Requirements

5.5 The OZP Notes for the proposed terraced podiums in "R(A)1" zones in the core area do not cover certain implementation matters, considered critical to the success of the statutory planning framework. Experience from other new town development, suggests that the interface areas between development and public open space must take account of downstream regulations and requirements for development to comply with access, EVA and building codes (in particular Means of Escape (MOE), EVA and day lighting/ventilation requirements). This is particularly important for the terraced podiums edges which open out onto planned "Q" zones in the core area.

5.6 The Plan should also make specific site reference to the Master

Schedule of Notes (MSN)'s "pedestrian area" as this covers "any place reserved especially for pedestrian traffic and to which no vehicles except emergency vehicles will be allowed to gain access", and would enable the statutory building code requirements for terrace podium development to be satisfied.

AMENDMENT TO MEET REPRESENTATION D2

D2.1. THAT the Explanatory Statement and the Plan be amended as follows:

The draft OZP indicate by way of dotted lines parallel to and 6m width from the terraced podium edges in the recommended "R(A)5" and "R(A)6" zones. These 6m wide strips are to be designated as "pedestrian area", as shown on the extract plan in Figure 3.6.

D3: General Note on Implementation of the FLN District Centre

5.7 While strictly outside the remit of the draft OZP, the benefits derived from the above recommended consolidation of "R(A)" development sites within the District Centre and unifying the various shopping street environments with a range of pedestrian connections, suggests the need to later package construction and development phasing in such way, that one land grant can be offered to the major landowner, under the following guidelines:

"The grantee would be required to design, construct the 'pedestrian areas' and "OU(TS)" zone area within the District Centre to the satisfaction of the government and if necessary, the

owner of the commercial area take over the future management and maintenance responsibilities of such spaces. By so doing, pedestrian street concept and Town Square can be planned, designed, constructed and operated holistically to achieve good urban design, architecture appeal, sustainable engineering and environmental-conscious operations such as preventing waste early rather than treating waste at end."

PPA dated 19.2.2014

**Representation on Amendments to
the Draft Fanling North Outline Zoning Plan No. S/FLN/1**

**by
Best Galaxy Limited**

Prepared By:



PRO PLAN ASIA LTD.



**RONALD LU
& PARTNERS**

AECOM

February 2014

RECEIVED
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TOWN PLANNING BOARD

1. THE REPRESENTOR

1.1 The Representation is submitted on behalf of *Best Galaxy Limited*. It relates to the statutory provisions specified on the Plan, in the Notes to the Plan or in the non-statutory Explanatory Statement to the new draft Farling North Outline Zoning Plan No. 5/FLN/1, gazetted on 20.12.2013 ("the draft OZP").

1.2 The Representation items below refer to the planning principles, design matters and implementation underlying the new statutory plan, whether explicit, implied or otherwise. Recommendations included to amend the Plan are provided with the intent to improve the capability of the Plan to deliver a coherent and vibrant riverside community.

1.3 The Representation includes a brief rationale of the grounds for the representation, followed by recommended amendments to the draft OZP to meet the representation. Statements in *italic* are quoted from relevant planning documentation.

2. REPRESENTATION A: SUSTAINABLE HOUSING SUPPLY

The OZP Should Optimize Housing Supply In Line With Housing Policy & Sustainable Transport Orientated Development (TOD) Objectives

General Comment

2.1 Besides a clear policy mandate, there are other strong grounds calling for land in Farling North (FLN) to be optimised to meet housing demand. The Explanatory Statement's indicates 'possible new rail infrastructure' serving FLN following completion of RDS-2. Review and technical assessments undertaken on the Recommended Outline Development Plan (RODP) under the North East New Territories New Development

Area (NENT NDA) Study confirm planned infrastructure in FLN can sustain higher population than generated under the draft OZP. Moreover, the Stage 3 Public Consultation on FLN NDA supported increased residential densities in line with infrastructural capacities, design flexibility and environmental acceptability. These are strong grounds to increase the draft OZP's housing supply, particularly in and around the core area.

Increase in Housing Supply in FLN District Centre

2.2 The focus of private housing supply in FLN is the four "R(A)1" zone sites comprising the District Centre in Planning Area 16 and "R(B)" sites in Planning Areas 13 and 18, as these sites are 'core area' sites with convenient access to the proposed public transport interchange (PTI), and riverside promenade to the existing township (Figure 2.1 refers). The draft OZP does not optimise such land for high density housing.

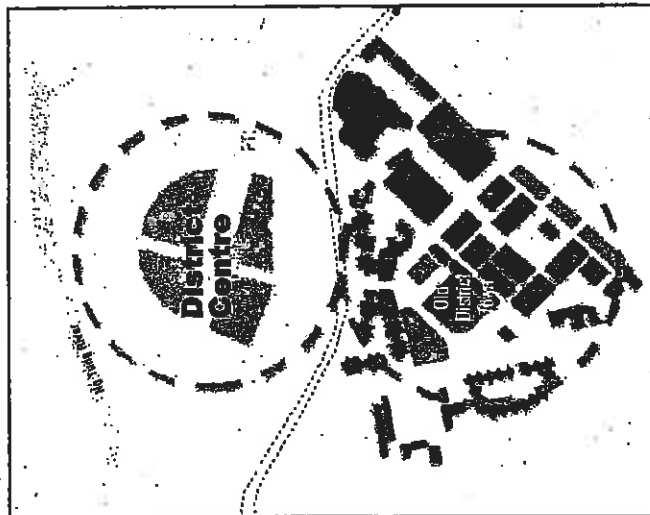


Figure 2.1
New District Centre &
Core Area in Farling
North

2.3 There should be more consolidation of land in the District Centre to optimise housing supply. This can readily be achieved by combining adjacent "R(A)1" sites and the intervening "Open Space" ("O") zone to form a comprehensive housing/shopping street setting (refer to Figure 2.2). Such zone configuration can provide additional residential GFA of about 26,500m². There are no adverse impacts from such consolidation, as the intervening 'open' space is retained for public use.

2.4 Amalgamating these sites in the District Centre is not only logical in zoning and sustainable housing terms but also in terms of community benefits through coherent, urban design, architecture, engineering estate management and creating less construction waste and more efficient circulation and servicing both at ground and below ground level. This helps minimize vehicle circulations and to cut future carbon emission along Road L1, thereby improving living quality. There are also major planning gains in rationalising parking, servicing and public accessibility within the larger district site areas.

Increase in Housing Supply on "R(B)" Zones in Areas 13 and 18

2.5 The private "R(B)" housing site in Planning Area 13 fronting the promenade of the Ng Tung River lies immediately alongside planned public housing sites (HO5 sites) to the east, which also fronts the riverside promenade. These latter two housing sites have domestic plot ratios of 4.0 to 4.5. Therefore it is logical that the "R(B)" site can be up-zoned to a domestic plot ratio of 4.0, to contribute to more sustainable housing provision.

2.6 The OZP proposes an "Other Specified Uses (Amenity Area)" ("OU(A)") between new development sites in FLN and Ma Sik Road, except fronting the Government "GIC" reserve in the southeast corner of the OZP. The "OU(A)" zone is intended to "enhance the environment and to serve as visual buffers" along the northern side of Ma Sik Road (Para. 12.7.10 Explanatory Statement). The Notes to this zone specify the only

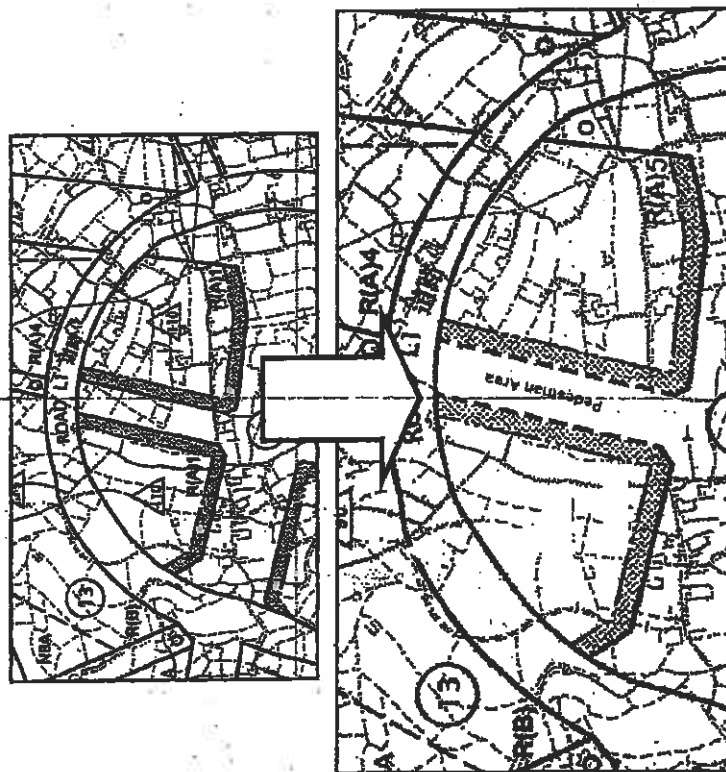
"amenity planting" as the permitted as-of-right use. It is contended that such 'amenity planting' can equally be provided if the "OU(A)" zone is incorporated into the "R(B)" residential site and designated as a non-building area ('NBA') (Refer to Figure 2.3). Under the lease, uses within the NBA would be restricted to residential open space and roadside amenity planting. For consistency, the same boundary adjustment can also be made to the proposed "OU(A)"/"R(A)" zone further west in Planning Area 17. By doing so, housing supply in FLN can be optimised, without undermining the planning intention for roadside amenity or adversely affecting visual and air flow objectives.

2.7 There are implementation benefits from incorporating the NBA in the "R(B)" zone in Area 18, since under the OZP the site has only one boundary directly fronting a road (i.e. Road L1). By extending the residential zone to Ma Sik Road, Ma Sik Road becomes a 'road' for the purposes of GBP calculations for lighting and ventilation compliance under the Buildings Ordinance. In addition, this "R(B)" zone is an early phase development site for which ingress/egress will be required off Ma Sik Road, as Road L1 is expected to be completed in a later development package.

2.8 The infrastructure is sufficient to accommodate the additional population as per the increase of the housing supply mentioned above. Detailed engineering reports to this effect on water supply, drainage and sewerage and traffic, will be provided upon request.

AMENDMENT TO MEET REPRESENTATION A1

- A1.1** Rezone the two OZP separate northern "R(A)1" sites and intervening "O" zone into one comprehensive "R(A)5" zone with the "O" zone designated as 'pedestrian area'. Domestic plot ratio 5.0 applied to combined zone ((Refer to Figure 2.2)



- A1.2** Rezone the two OZP separate southern "R(A)1" sites and intervening "O" zone into one comprehensive "R(A)6" zone with the "O" zone designated as 'pedestrian area'. Domestic plot ratio 5.0 applied to combined zone (Please refer to Figure 2.2).



Figure 2.2 Recommended Consolidation of Northern "R(A)5" & Southern "R(A)6" Housing Sites & Pedestrian Shopping Street in FLN District Centre

AMENDMENT TO MEET REPRESENTATION A2

A1.3 THAT the Notes of the "R(A)" Zone be amended to specify that the northern and southern residential zones in the District Centre have a maximum domestic GFA restriction as follows:

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum domestic gross floor area specified below:

Renamed Zone	Max. Domestic Gross Floor Area
R(A)5	125,690m ²
R(A)6	129,290m ²

AMENDMENT TO MEET REPRESENTATION A3

A1.4 THAT the zone boundary of the "R(B)" Zone fronting Ma Sik Road in Planning Area 18 be re-labelled "R(B)1" & the boundary redrawn to incorporate the OZP's "OU(A)" zone, designated as a Non-Building Area (NBA) for residential open space, landscape, roadside amenity and access purposes only, as shown in Figure 2.3.

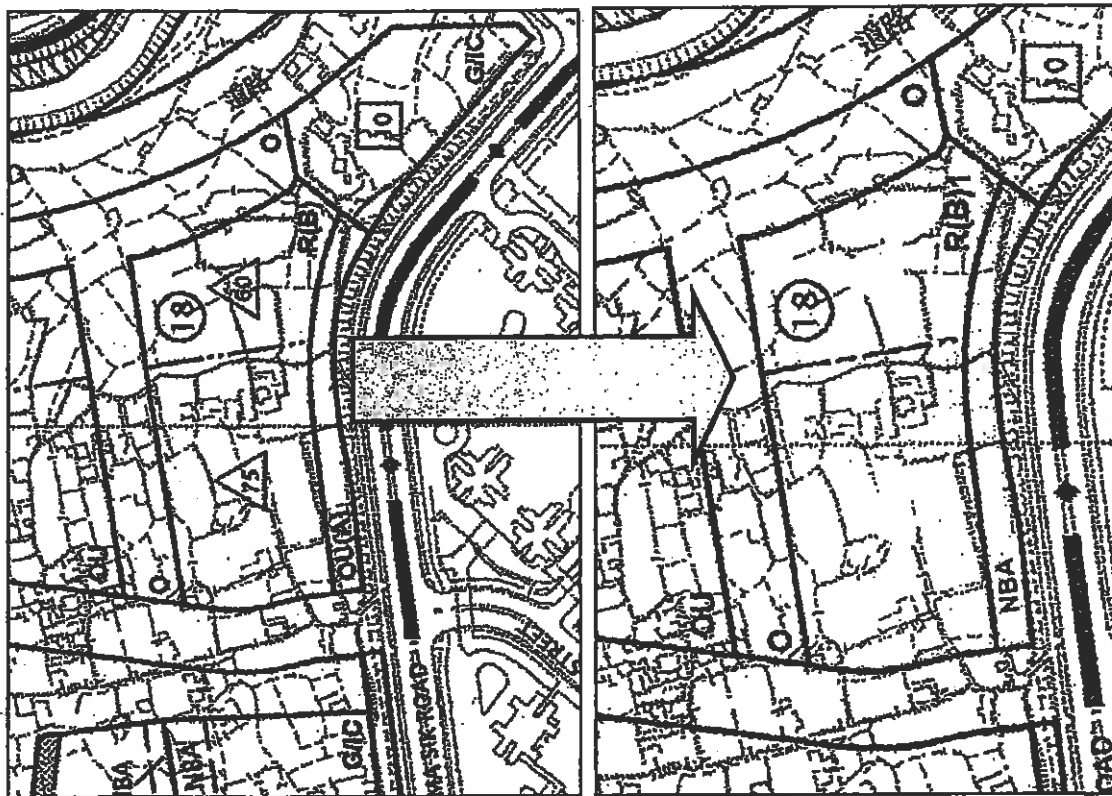


Figure 2.3 Incorporate "OU(A)" into "R(B)" zone & Designate as Non-Building Area (NBA) Landscape Amenity

AMENDMENT TO MEET REPRESENTATION A4

A1.5 THAT a new Remark be added to the Notes of the "R(B)" Zone specifying that for the "R(B)1" zone at Ma Sik Road (Planning Area 18) & the "R(B)2" zone at the Riverside Promenade (Planning Area 13):

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum domestic gross floor area specified below:

Renamed Zone	Max. Domestic Gross Floor Area
R(B)1	67,123m ²
R(B)2	88,772m ²

3. REPRESENTATION B:**COMMERCIAL PROVISION IN DISTRICT CENTRE****B1:** Commercial Floor Space Provision in the District Centre

3.1. The all-important commercial area in the District Centre on the draft OZP is separated into four development sites zoned "R(A)1". The separation between north and south parcels is considerable (56m-about the width of Gloucester Road) and presents a considerable barrier to permeability, connectivity and District Centre identity (refer to Figure 3.1 below). While the proposed amendments recommended in A1.1 and A1.2 above, goes a long way to redress this in an east-west direction, the wider north-south separation cannot be so treated. If this north-south separation is not addressed in the draft Plan, the future vibrancy of the District Centre and its future potential to become a regional shopping hub will be undermined.

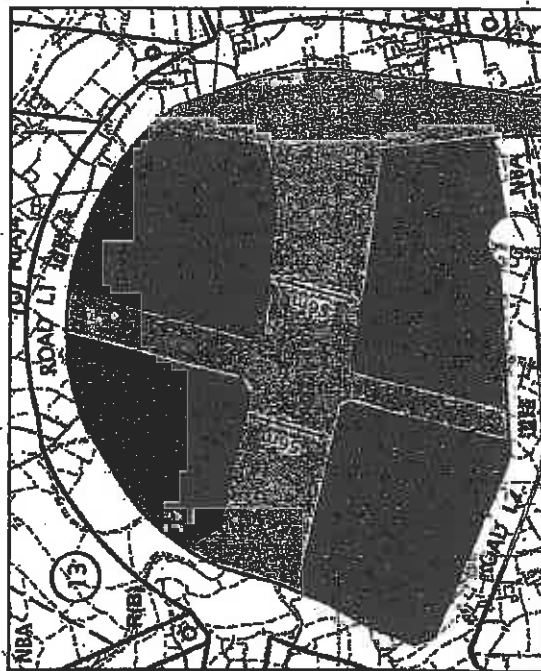


Figure 3.1 The draft OZP's wide separation of commercial activities into four zones in the District Centre undermines the key urban design objectives of vibrancy, identity and connectivity

3.2 Two key initiatives can address the adverse impacts of the OZP's considerable separation between northern and southern combined "R(A)" sites. The first, related to recommended "R(A)5" and "R(A)6" above, is that the proposed 'pedestrian area' between the consolidated sites be counted for non-domestic plot ratio. This is logical, given these public corridors are more 'pedestrian shopping streets' than 'open space' under the OZP (Para. 10.2.4 of the Explanatory Statement). In other words their primary role is to attract people into the "terraces lined with retail shops, cafes and restaurants in the District Centre" (Para. 10.2.4 of the Explanatory Statement), as well as provide urban design and air flow benefits.

3.3 There are many benefits from inclusion of such corridors in the combined "R(A)" zones, amongst which are integrated space design, management and maintenance by the commercial operator and underground and overhead linkages for improved access, parking and servicing arrangements. The inclusion results in an overall non-domestic plot ratio of 1.12. To ensure the commercial areas perform as the activity nodes intended under the draft OZP, the maximum non-domestic PR on both northern and southern commercial areas in the RA5 and RA6 sites should be set at 1.7. The increase in commercial will benefit job opportunities for future residents and such density encourages openings in the retail floor space to add 'diversity' and 'vibrancy' as envisaged by the OZP (refer to Figure 3.2).

3.4 To add vibrancy and ancillary accommodation to the District Centre, the Plan should allow for future hotel use within the non-domestic portion of the "R(A)5" and "R(A)6" zones, as such hotel is likely to be moderate in size. "Hotel" use should be added to the

sub-Remark permitted-as-of-right uses under Column 1 of the "R(A)" zone.

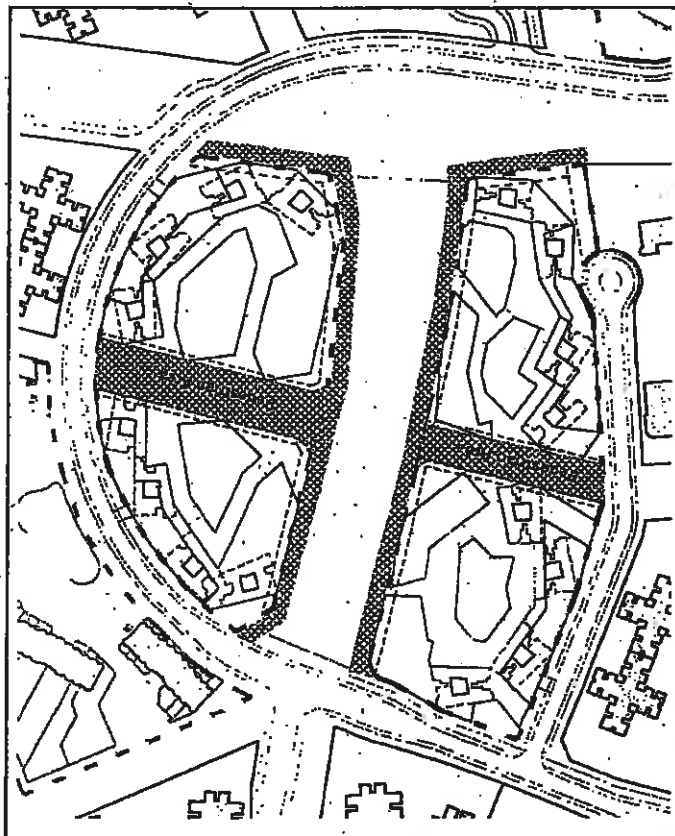


Figure 3.2 Consolidation of the draft OZP's four separate commercial areas into logical zones interlinked by designated 'pedestrian areas' fulfilling the OZP's urban design intentions

AMENDMENT TO MEET THE REPRESENTATION B1

B1.1 THAT new Remarks be added to the "R(A)" Notes to specify "R(A)5" and "R(A)6" zones (the two consolidated "R(A)1" zones) and the maximum non-domestic GFA restriction in each larger site be specified as follows:

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum non-domestic gross floor area specified below:

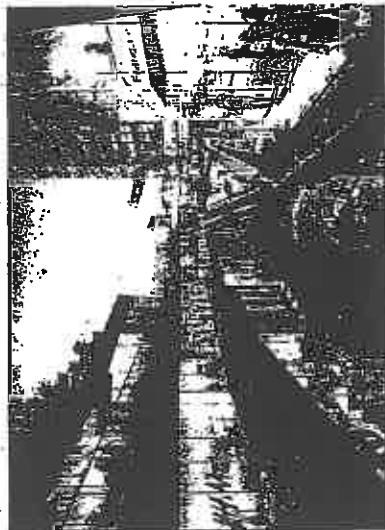
Renamed Zone	Max. Non-Domestic Gross Floor Area
R(A)5	42,735m ²
R(A)6	43,959m ²

B2: The Need for Design Flexibility - Three Commercial Floors, to Include Basement

3.7 Commercial provision in most "R(A)" zones, under the Master Schedule of Notes (MSN), permits commercial uses as-of-right in the 'lowest three floors of a building, taken to include basements'. Indeed, FLN's sister OZP (Fanling/Sheung Shui OZP No. S/FSS/19) includes such three floor commercial development as of right. The more recent Kai Tak OZP (No. S/K22/4) also allows "R(A)" commercial in the lowest three floors of the building, including basements. So the OZP's restriction of commercial uses to two storeys is at odds with normal statutory planning practice.

3.8 The OZP's imposition of a two storey podium restriction is because the Plan wishes to avoid bulky structures and to minimise possible adverse air ventilation and visual impacts.

3.9 However, a third commercial floor in the form of a basement in the District Centre will not undermine this intent, since it is below ground. Basement retail premises also



will not affect the downward flow of air to pedestrian level or interrupt the 'coherency' of the pedestrian street profile. However, they can contribute much 'street vibrancy' and enhance the environment at street level. There are many good examples of basement commercial premises in other "R(A)" zones in Hong Kong.

AMENDMENT TO MEET REPRESENTATION B2

B2.1 THAT the Planning Intention under the Notes to the "R(A)" zone be amended to include the following wording:

"Commercial uses are always permitted on the lowest three floors of a building taken to include basements", or in

AMENDMENT TO MEET REPRESENTATION B1

B1.2 THAT 'Hotel' use in the sub-Remark under Column 1 added to the Notes to the "R(A)" zone be amended as follows:

Eating Place
Educational Institution
Hotel (new added and removed from Column 2)
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Placement of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

B3: Provide a Public Focus & Linkages at the Core of the District Centre

3.10 The draft OZP makes reference to the District Centre as one of four 'Character Areas' in FLN. However, there is little reference in the Explanatory Statement to know how that character will be achieved, especially in public areas. The Plan should identify features which have strong public focus in the District Centre to heighten the Community's sense of place and belonging.

3.11 To achieve this, the draft OZP must include urban design initiatives that give the District Centre an "outdoor open-air public space" focus, where recreational, community and commercial functions interrelate and connect with underground/above ground pedestrian networks to surrounding commercial terraces and malls, the PTI and the existing township and riverside promenade. Due to its pivotal location at the centre of the cruciform shopping arrangement, a "town square" concept should be adopted in light of its potential for ground/basement public venues for outdoor displays, festivals and the like. The details of the town square need to be subject to the planning application system.

AMENDMENTS TO MEET REPRESENTATION B3

B3.1 THAT the OZP and Notes replace the wide "O" zone between commercial sites in the District Centre with the following:

"Other Specified Uses (Town Square)" ("OU(TS)"), accompanied by the Statutory Notes in Figure 3.4.

Proposed Notes for "OUTS" in SZ/LN/1

DRAFT

OTHER SPECIFIED USES

Column 1	Column 2	Column 3
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board	
<u>For "Town Squares with Open Spaces for Recreation and Community Uses and Underground for Commercial Uses and Car Park" only</u>		
Government Use (not elsewhere specified)		
Library	Elevated Walkway	
Market	Railway Vent Stack and/or Other Structure above Ground Level other than Entrance	
Park and Garden		
Pavilion		
Pedestrian Area		
Place of Recreation, Sports or Culture		
Playground/Playing Field		
Promenade		
Public Convenience		
Public Transport Terminal or Station		
(excluding open-air terminal or station)		
Public Vehicle Park (excluding container vehicle)		
School (in free-standing purpose-designed building only)		
Sitting Out Area		
Utility Installation for Private Project		
Visitor Centre		

"This zone is intended for the provision of a "Town Square" with public open space for recreation and community activities at ground level and underground for commercial uses and car park. At grade, it serves as green corridors linking up major activity nodes. The underground commercial uses enhance the vibrancy and connectivity of the District Centre subject to the approval of the Town Planning Board by way of a planning application under section 16 of the Ordinance."

Figure 3.4 Draft Notes for "OU(Town Square)" Zone

B4: The Design Parameters for the Terraced Podiums fronting the "Shopping Streets" Must Suit Local Circumstances

3.12 The draft OZP offers little design flexibility to implement the "pedestrian shopping streets" concept described in the Explanatory Statement as linear shopping environments comprising terraced podiums lined with "retail shops, cafes and restaurants". The OZP adoption of a single design parameter that the terraced podium cannot exceed a *maximum building height of 5m and setback a maximum width at 1/F level of 10m*, does not encourage the architectural diversity and visual interest critical to successfully achieving 'vibrancy' within the planned shopping Street precincts.

3.13 Moreover, the draft OZP's requirement ignores strong visual differences in the District Centre shopping frontages. The primary shopping corridor is the terraced podiums running along the northern and southern edges of the OZP's wide open space zone (now recommended "OUTS" zone). The wide 56m separation between these two commercial frontages presents an expansive visual context in which a podium setback at 1/F level of 5m wide would be visual acceptable (refer to Figure 3.5). The wide separation between north and south podium edges also means such reduced terrace frontage would not adversely affect visual or air flow.

3.14 However, for the terraced podiums along the narrower north-south shopping streets, the maximum height/setback parameters stated in the draft OZP are retained.

3.15 In summary, permitting two rather one type of terrace podium setback contributes to visual diversity and adds to the vibrancy of the shopping street concept.

AMENDMENTS TO MEET REPRESENTATION B4

B4.1 THAT Para. 12.1.2(c) of the Explanatory Statement on R(A)1 zone, be amended as follows:

i) Land designated as 'Terraced Podium', is subject to a maximum building height of 5m at the roof level of the ground storey (excluding the parapet height at the roof level) and either 5m-wide setback or 10m-wide setback at first floor level as designated on the Plan.

ii) The OZP is amended for "R(A)5" and "R(A)6" zones to identify the two frontages for the different terraced podium setback at first floor level controls.

3.16 There is uncertainty in the Remarks under the Notes to the "R(A)" zone (para.(f) refers) whether the 5m maximum building height for the terraced podium refers to the roof level of the ground storey of the podium (excluding the parapet height at the roof level).

B4.2 THAT Remark (f) under the Notes to the "R(A)" zone be amended as follows:

i) On land designated "R(A)5" and "R(A)6" zones designated "Terraced Podium", the terraced podium is subject to a maximum building height of 5m at roof level of the ground level storey (excluding the parapet height at roof level).

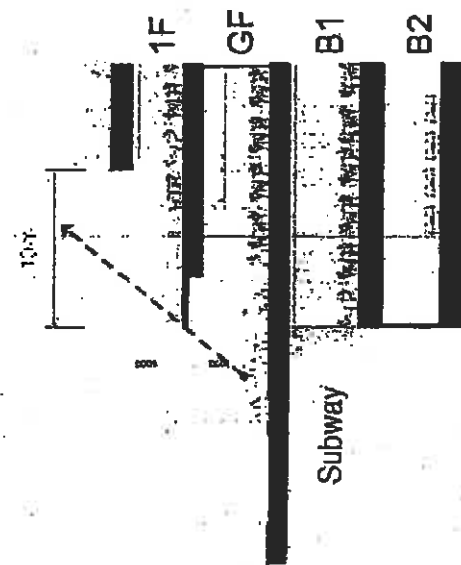
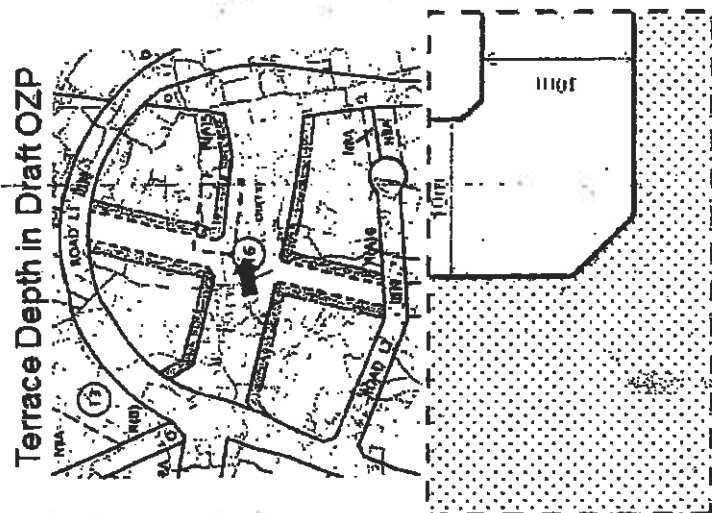
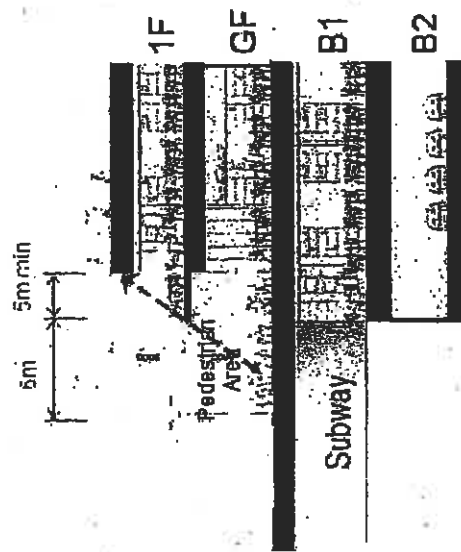
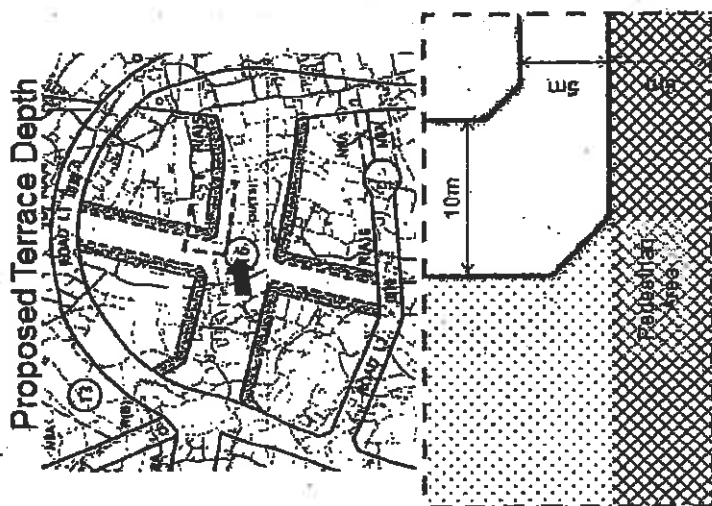


Figure 3.5
Specifications for Terrace Setbacks
Along North-South & East-West
Terrace Podiums in District Centre

B5: Extend "Terraced Podiums" for Commercial Uses Along the Eastern Frontages of the Housing Sites

317 Currently the draft OZP does not extend the district centre 'shopping street' concept to the eastern podium edge of the recommended "R(A)5" and "R(A)6" zones which interface with the North-South Park. These terrace edges, as with those planned elsewhere within the District Centre, have considerable potential to enliven the adjoining public open space. As such it is recommended these podium edges also including 'pedestrian area' be indicated on the draft OZP, as depicted in the extract plan opposite:

AMENDMENTS TO MEET REPRESENTATION B5

B5.1 THAT the OZP designate extensions to the terraced podiums and 'pedestrian area' for the "R(A)" zone sites in the district centre, as depicted on Figure 3.6 opposite.

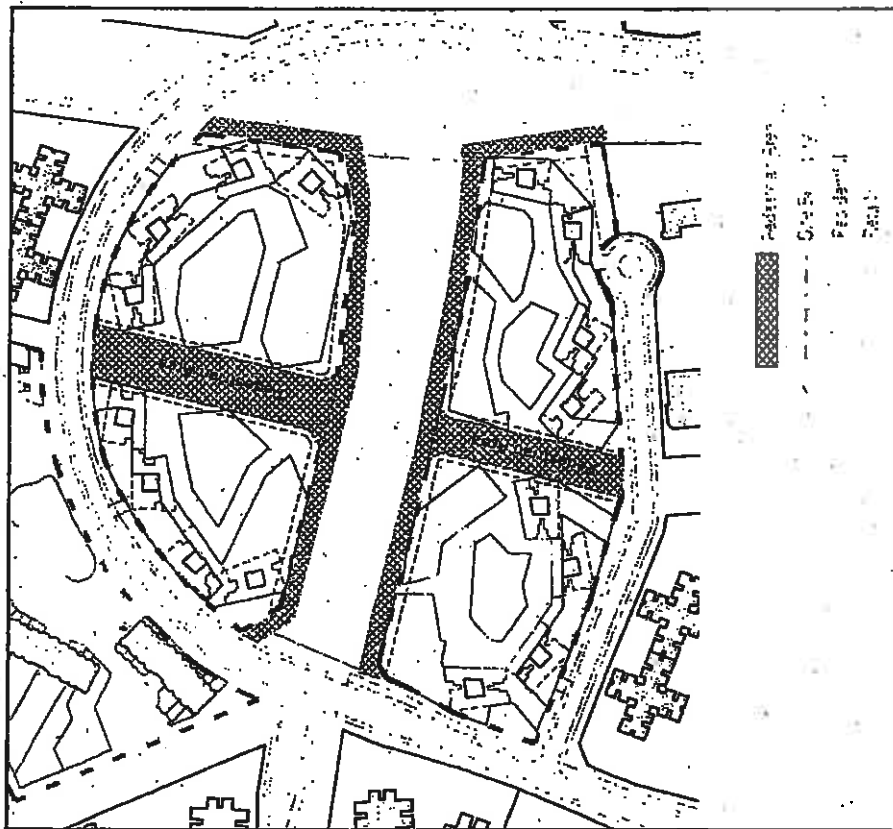


Figure 3.6 District Centre Sites showing Designated 'Pedestrian Areas' frontling Commercial Areas

B6: Incorporate Commercial Uses Along Key Pedestrian Walkways in "R(B)" zones

3.18 Currently the draft OZP does not permit commercial premises as-of-right in any "R(B)" zone. However two such "R(B)" zones are located on key pedestrian routes connecting either with the existing town settlement across Ma Sik Road or leading to the planned riverside promenade. These two residential sites are shown in Figure 3.7 below.

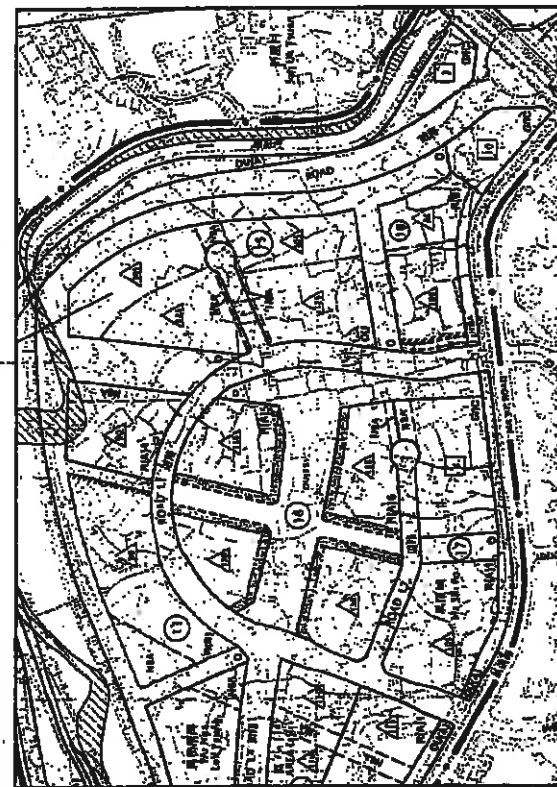


Figure 3.7 Location of "R(B)" Zones on Key Pedestrian Routes

3.19 To enhance public accessibility and amenity, "Shops and Services" and "Eating Place" provision should be allowed fronting the public walkway/precinct. In the "R(B)" zone in Planning Area 18, an elevated bridge link over Ma Sik Road connecting to the existing elevated link in Belair Monte and through the "R(B)" zone north to the PTI and District Centre, is considered a planning benefit.

3.20 For the "R(B)" zone in Planning Area 13, it is likely that the pedestrian route fronting the "O" zone will become a popular access to the riverside promenade. In recognition of this character and in line with the principle to make pedestrian-friendly corridors more vibrant, a row of single storey retail, service shops and eating places should be encouraged along its eastern edge leading to the riverside promenade.

3.21 Both retail strips should be designated on the OZP and permitted as of right.

AMENDMENT TO MEET REPRESENTATION B6

B6.1 ADD to Para. 12.2 of the Explanatory Statement to the Plan and the Remarks to the Notes to the R(B) zone that:

On land designed "R(B)1" and "R(B)2", provision for 'shops and services' and 'eating place' only, abutting the pedestrian walkway is permitted. No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum non-domestic gross floor area specified below:

Renamed Zone	Max. Non-Domestic Gross Floor Area
R(B)1	750m ²
R(B)2	420m ²

4. REPRESENTATION C: BUILDING HEIGHT PROFILE

4.1 The building height profile stipulated on the OZP is based on visual impact assessment under the RDP stage of the NENT NDA study and an Air Ventilation Assessment (AVA) undertaken subsequently. Section 11 in the Explanatory Statement to the draft OZP highlights that the stepped building height profile has 'higher building heights in the District Centre', descending gradually to the riverside and adjacent rural setting.

C1: Building Heights in District Centre Should be the Highest

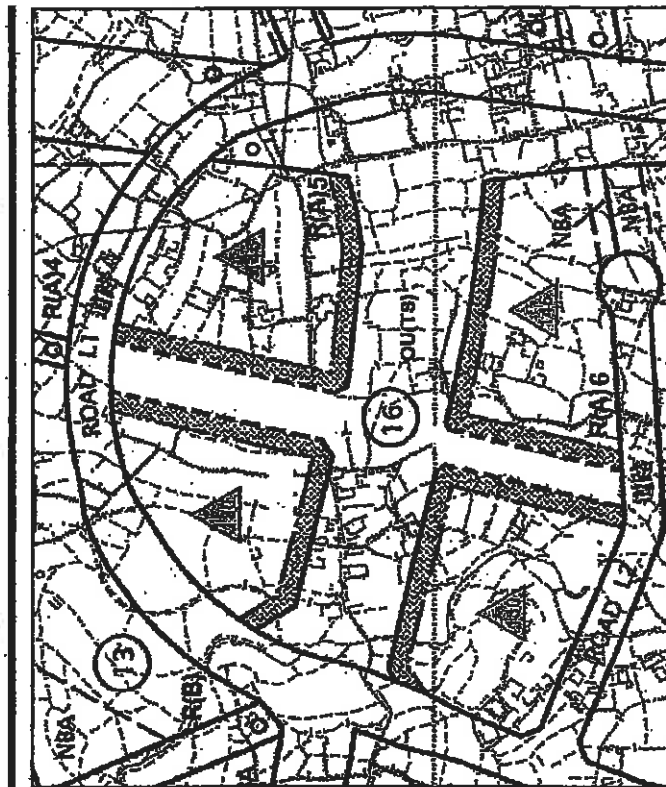
4.2 The Plan's designation of the District Centre as a 'character area' and its planning intention that "development sites in the central area generally have higher building heights" (Para 11.2 of the OZP Explanatory Statement), are at odds with the building height reality imposed on the District Centre sites of just +110mPD.

4.3 The urban design guidelines for Hong Kong recommend building heights seek to "retain and enhance the district character of specific localities" and to "provide relief and diversity in height and massing of development in different localities" (page 5 in Urban Design Guidelines for Hong Kong, Planning Department, Nov. 2002). They also call for building heights "to mark a district". As such, building heights on the four "R(A)" core area sites comprising the District Centre, should be increased to heights which respect the overall stepped height profile promoted by the OZP, as recommended below.

AMENDMENT TO MEET REPRESENTATION C1

C1.1 In line with the Explanatory Statement's urban design intention to allow "generally higher building heights in the central area" of FLN, section 11 of the Explanatory Statement and the Plan and "R(A)" zone Notes should state that:

- i) On land designated "R(A)5" and "R(A)6", the maximum building height in terms of metres above Principal Datum shall be as stipulated on the Plan below:



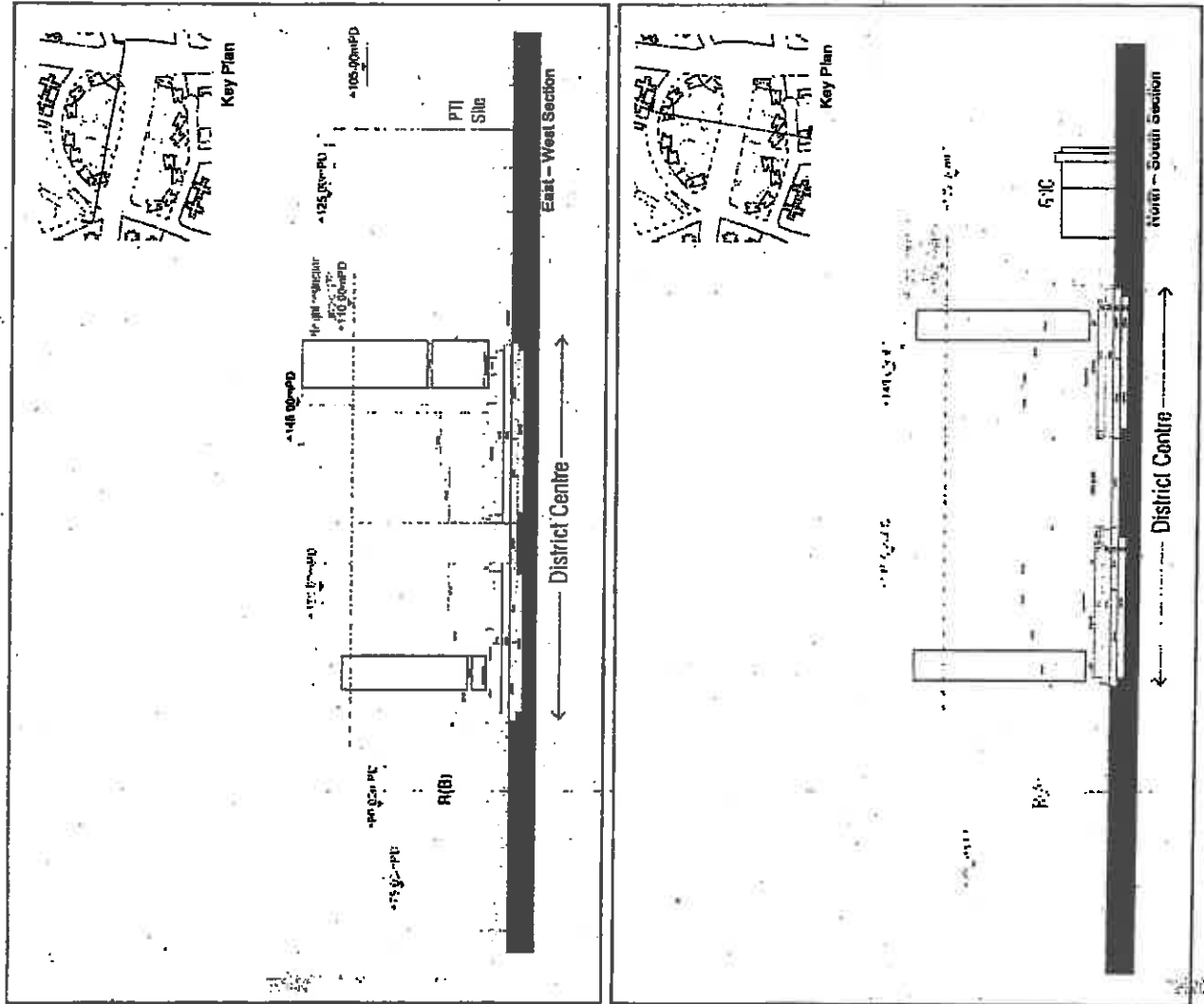


Figure 4.1. Stepped Profile of Amended Building Heights in District Centre "R(A)" sites

C2: Relax Building Height Restrictions on the "R(B)" zone

4.4 The Explanatory Statement to the OZP and the NENT NDA assessments outline the principles for determining the overall building height profile on the FLN OZP. However on certain sites, where there are no pressing urban design or air ventilation requirements, residential building heights could be relaxed to offer greater design flexibility and visual variety, than could be achieved by way of a minor relaxation as permitted under the Notes. The height restrictions on the two "R(B)" sites north and south of the District Centre are a case in point.

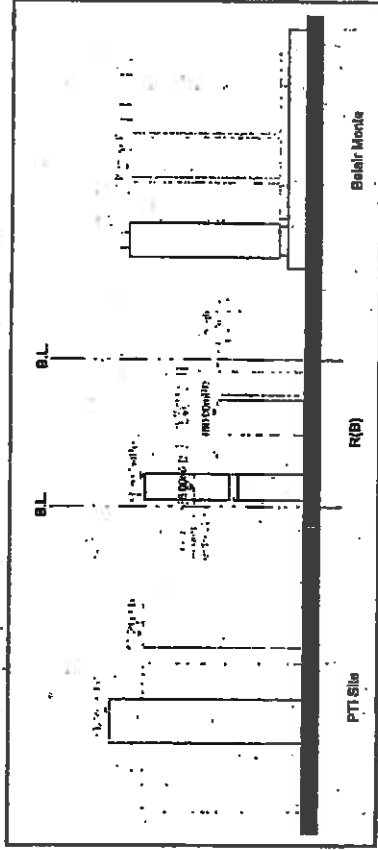


Figure 4.2. Stepped Profile of Amended Building Heights in "R(B)" Zone, Area 18

4.5 For the "R(B)" zone in Planning Area 18, the stepped height profile of +75mPD-60mPD is at odds with existing and planned building heights in the surrounding context. To the north is the PTI development with heights ranging from +125mPD to +105mPD. South of Ma Sik Road existing "R(A)" zone building heights are around +115mPD. Therefore proposed building heights on the "R(B)" zone could be increased to step between +105mPD (western portion) and +85mPD (eastern portion), in line with the planned "R(A)" HOS site building height in the same band further west along Ma Sik Road (See Figure 4.2). Such building height also introduces a greater step-down in height profile than that currently shown on the draft OZP for the site.

4.6 The maximum building height proposed under the OZP for the "R(B)" zone in Planning Area 13 is +75mPD. The maximum height of the adjoining HOS fronting the same stretch of riverside promenade is set at +90mPD. Given the short east-west profile of this HOS site, the visual step effect of the HOS block would be improved if the +90mPD height restriction was extended west over the adjoining R(B) zone. Such building height increase has no impact on visual corridors under the OZP.

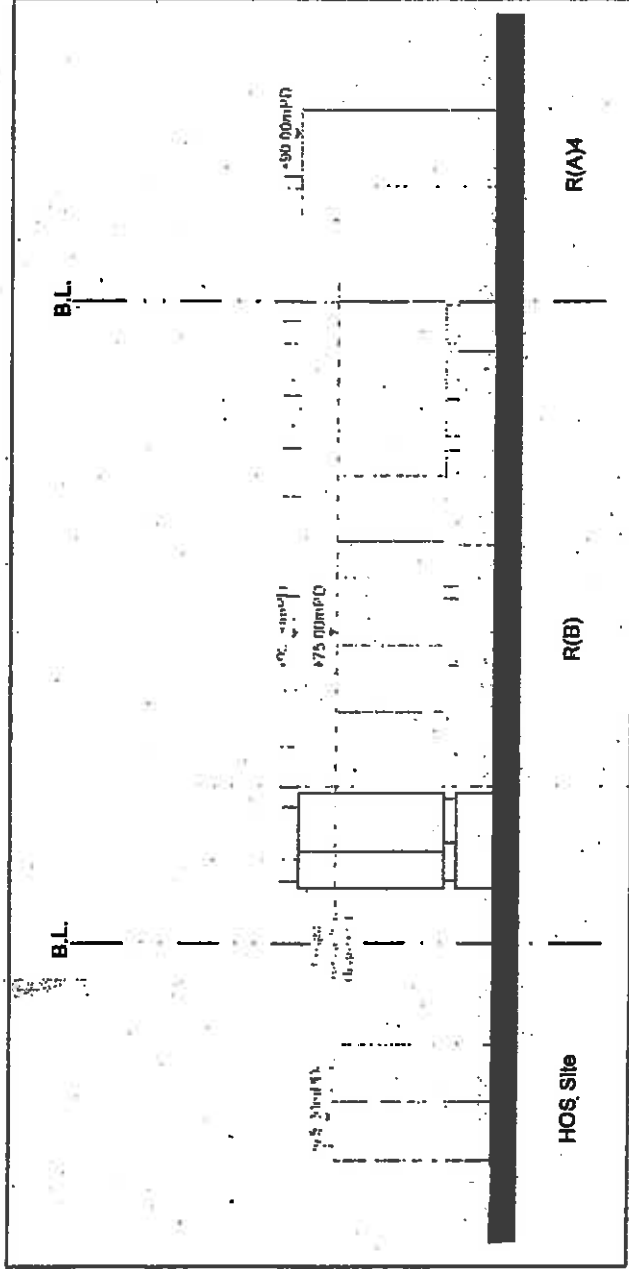


Figure 4.3. Stepped Profile of Amended Building Heights in R(B) Zone, Area 13

AMENDMENT TO MEET REPRESENTATION C2

5. REPRESENTATION D:

KEY CONNECTIONS WITHIN DISTRICT CENTRE SITES

C2.1 THAT Section 11 of the Explanatory Statement and the Plan be amended to specify the following maximum building heights for the above mentioned "R(B)" zones:

- i) The stepped building height profile in the "R(B)" zone at the junction of Ma Sik Road and Road L1 be increased to +105mPD and +85mPD as depicted in Figure 4.2.
- ii) The building height profile in the "R(B)" zone in Planning Area 13 be increased to +90mPD as depicted on Figure 4.3

D1: Extension of Planned Convenient & Comfortable Pedestrian Connections

5.1 The Final EIA Report for FLN NDA states the principle that "FLN residents to walk easily to most commercial, leisure GIC and transport facilities". Figure 5 in the OZP's Explanatory Statement presents the concept for such pedestrian connections. However several important pedestrian connections are not detailed in the Plan. These are:



Figure 5.4. Proposed Pedestrian Networks to be noted in Explanatory Statement

5.4 The pedestrian connections between the recommended town square, District Centre commercial areas and Public Transport Interchange (PTI) must be provided for across the planned park "O" zone. For this to occur, the Notes to the "O(1)" zone on the Kwu Tung North OZP No S/KTN/1 should be adopted in the draft FLN OZP, in order to link up the District Centre, major activity nodes and the PTI in Planning Area 15.

- i) A comprehensive elevated pedestrian walkway network from the riverside in Planning Area 19 through the planned new road connection/roundabout to cross over Ma Sik Road to Fanling Sheng Shui Town Lot (FSSTL) No. 177;
- ii) An elevated pedestrian walkway from the "R(B)" zone in Planning Area 18 across Ma Sik Road to connect to the existing elevated network near Belair Monte and north of that zone to the PTI and District Centre Sites ("R(A)6");
- iii) Pedestrian connections (elevated and underground) between the northern and southern district centre commercial areas in the recommended "R(A)5" and "R(6)" zones;
- iv) Pedestrian connections (elevated and underground) between the district centre sites and the PTI site.

5.2 Each of the above connections is critical to achieving a high level of permeability under the draft OZP. In particular, and as a featured 'Character Area', the networks that ultimately integrate the pedestrian shopping street environments within the core area, both horizontally and vertically, should be fully explained in the Explanatory Statement. This includes reference not just to pedestrian accessibility but also to the connections through public and private spaces that improve efficiency, safety and the environmental acceptability of vehicle access, parking, and servicing.

5.3 To take account of the important pedestrian and vehicle linkages between the District Centre and the PTI in Planning Area 15, Figure 5 in the Explanatory Statement should be amended as per Figure 5.4 below.

AMENDMENT TO MEET REPRESENTATION D1

D1.1 THAT Figure 5 in the Explanatory Statement be amended to indicate provision of the public walkways specified in Figure 5.4

D1.2 THAT the "O" zone in Planning Area 16 be partially rezoned to "O(1)" zone in the north-south strip (excluding the area rezoned to "OU(TS)") with the same statutory Notes as the "O(1)" zone in the draft OZP No. S/KTN/1.

D2: Need for Statutory Provision to Address Implementation & Compliance Requirements

5.5 The OZP Notes for the proposed terraced podiums in "R(A)1" zones in the core area do not cover certain implementation matters, considered critical to the success of the statutory planning framework. Experience from other new town development and public open space must take account of downstream regulations and requirements for development to comply with access, EVA and building codes (in particular Means of Escape (MOE), EVA and day lighting/ventilation requirements). This is particularly important for the terraced podiums edges which open out onto planned "O" zones in the core area.

5.6 The Plan should also make specific site reference to the Master Schedule of Notes (MSN)'s "pedestrian area" as this covers "any place reserved especially for pedestrian traffic and to which no vehicles except emergency vehicles will be allowed to gain access", and would enable the statutory building code requirements for terrace podium development to be satisfied.

AMENDMENT TO MEET REPRESENTATION D2

D2.1 THAT the Explanatory Statement and the Plan be amended as follows:

The draft OZP indicate by way of dotted lines parallel to and 6m width from the terraced podium edges in the recommended "R(A)5" and "R(A)6" zones. These 6m wide strips are to be designated as "pedestrian area", as shown on the extract plan in Figure 3.6.

D3: General Note on Implementation of the FLN District Centre

5.7 While strictly outside the remit of the draft OZP, the benefits derived from the above recommended consolidation of "R(A)" development sites within the District Centre and unifying the various shopping street environments with a range of pedestrian connections, suggests the need to later package construction and development phasing in such way, that one land grant can be offered to the major landowner, under the following guidelines:

"The grantee would be required to design, construct the 'pedestrian areas' and "OU(TS)" zone area within the District Centre to the satisfaction of the government and if necessary, the

owner of the commercial area take over the future management and maintenance responsibilities of such spaces. By so doing, pedestrian street concept and Town Square can be planned, designed, constructed and operated holistically to achieve good urban design, architecture appeal, sustainable engineering and environmental-conscious operations such as preventing waste early rather than treating waste at end."

PPA dated 19.2.2014



香港地產建設

TPB/R/S/FLN/1-9

Annex I-18

THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

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20 February 2014

By fax and mail

The Secretary
Town Planning Board
15 Floor North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir

**Representation in Relation to the
Draft Fanling North Outline Zoning Plan (Plan No. S/FLN/1)**

We refer to the Draft Fanling North Outline Zoning Plan which was gazetted on 20 December 2013.

We hereby submit Representation under Section 6(1) of the Town Planning Ordinance. The reasons for the Representation are included in the paper attached to this letter.

We retain the right to provide additional information in support of this Representation and to raise additional points, if necessary.

Yours sincerely

Louis Loong
Secretary General



香港地產建設商會

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Representation to Draft Fanling North Outline Zoning Plan No.S/FLN/1

Representor: The Real Estate Developers Association of Hong Kong

1. Introduction

1.1 The Town Planning Board gazetted the Draft Fanling North Outline Zoning Plan No. S/FLN/1 (the Draft Plan) on 20 December 2013.

1.2 This Representation to the Draft Plan is made by The Real Estate Developers Association of Hong Kong (REDH) in pursuant to Section 6 of the Town Planning Ordinance. It comments on some general planning principles adopted in the Draft Plan, proposes some amendments and comments on the implementation process.

2. The Representor

2.1 REDH participated in the public engagement exercises carried-out during the Planning and Engineering Study for the North East New Territories New Development Areas Recommended Outline Development Plan (RODP), which includes Fanling North. REDH has raised issues on some general planning principles adopted in the North East New Territories New Development Areas and their implementation, and made written submissions. Some of the issues have been addressed during the consultation process. Others remain to be addressed and have been carried through to the Draft Plan.

2.2 REDH wishes to reiterate the unresolved issues, and address additional matters that have arisen, with specific reference to the Draft Plan, and proposes amendments for the Town Planning Board's consideration.

2.3 This representation relates to general matters and principles that REDH considers to be important in achieving a high quality form of urban development in Fanling North New Development Area (the NDA). The submission is made in the broad interests of Hong Kong as a whole, and in the interests of maintaining an efficient and sustainable urban development system.



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3. Representation

- 3.1 The Representation comments on some general planning principles adopted in the Draft Plan and its implementation.
- 3.2 This submission is made in the broad interests of Hong Kong as a whole, to maximise the use of the land resources available to help address the housing land shortage in Hong Kong.
- 3.3 Reference is made to the documents in the public engagement exercises of the Planning and Engineering Study for the North East New Territories New Development Areas; and the submissions made by REDA in response.

4. General Comments made during the NENT NDAs Public Engagement Process

- 4.1 During the public engagement process REDA raised some points of general application and these are re-stated here so as to provide a context for the points which follow:-
 - (a) Private land holdings should be respected in preparing the layout of the area. Much of the area is in private ownership and relating the planning zoning to the private land ownership pattern as far as possible would facilitate the development process, enabling housing to be provided more quickly;
 - (b) Land-use mix should facilitate choice by the public for housing. There should not be an over-dominant reservation of sites for public housing to avoid problems identified in Tin Shui Wai, to provide a more varied urban form and to maintain market prices for housing at a reasonable level;
 - (c) Opportunities for employment should be provided in parallel with population build up. However, the provision of employment should be largely market driven, and sites should not be reserved for specific uses to cater for economic growth but best be left to the market to determine in response to changes in the economy over time.



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- (d) Rail-based urban planning is supported as well as the use of other forms of environmentally-friendly modes of transport. However, they must be provided in a timely manner in sync with population build-up;
- (e) Preservation of natural and historical heritage is important in the planning of this area. However, it cannot be achieved by zoning alone and must be supported by adequate funding and effective management; and,
- (f) There is a concern over the implementation mechanism to be adopted, and this should be given due respect to the private land holdings. Coordination of planning proposals with consolidated land ownership will facilitate the implementation process through private sector participation.

5. The Nature of and Reasons for the Representation

The nature of and reasons for the Representation, including planning and implementation considerations, are set out below:

Support for the General Approach

- 5.1 REDA generally supports the approach to the comprehensive planning for the extension of Fanling North New Town. In general, the proposals on the Draft Plan provide the basis for the development of a high quality environment for the future residents of Fanling North with a good mix on land for housing, open space, employment and community facilities. Importantly, this comprehensive form of plan provides a good basis for the planning and implementation of various forms of public infrastructure. This must be coordinated with the increase of new residents moving to the area, and should not lag behind as happened before in other places.

Unreasonably Low Development Intensity

- 5.2 REDA considers that the development potential of the NDA should be optimised, given the overall shortage of development land in Hong Kong, the



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large public costs in providing infrastructure and the potential for achieving a high quality well planned urban environment.

- 5.3 More specifically, under the Draft Outline Zoning Plans for the Kwu Tung North and the Fanling North NDAs, only about 60,000 housing units in total (including both public and private housing) will be produced, which are not much more than the Long Term Housing Strategy's recently announced annual target of 47,000 flats. The creation of the New Towns at Kwu Tung North and Fanling North, incurring large public costs, disruption to existing communities and clearance of existing residents, and infrastructure provision, to provide just one year's targeted housing supply is not considered justified. Greater production of flats should be achieved. The proposed development intensity is inadequate to address its strategic context for providing housing land for Hong Kong in the medium to long term.

Unreasonably Low Plot Ratio

- 5.4 The Hong Kong Planning Standards and Guidelines (HKPSG) provides the following plot ratio for residential developments in new towns:

	Maximum domestic plot ratio
R1	8.0 (i) (iii)
R2	5.0
R3	3.0

Note:

General: The Table only gives an indication of the maximum plot ratio which may be allowed for a particular area. However, where there are significant constraints on development capacity (such as transport or infrastructure limitations, or environmental, topographical or geotechnical conditions), or special design considerations, a lower plot ratio may be specified when considered appropriate and possible.

- (i) Domestic PR3 should only be permitted where there are no infrastructure constraints, e.g. close to high capacity transport systems. Elsewhere, the plot ratio should be determined according to local circumstances.

- (iii) If there is non-domestic floorspace, maximum domestic plot ratio will be reduced according to the provisions of the B(P)R composite building formula.



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- 5.5 The Explanatory Statement to the Draft Plan identifies such constraints as potentially hazardous installation, overhead power lines, water mains, Deep Bay catchment, ecological resources, permitted burial grounds and flooding risks in the NDA. While these constraints may restrict development capacity at certain areas, govern land use distribution and require mitigation design, they are not considered so grave as to prevent plot ratio provision up to HKPSG standards. The proposed plot ratios at 2, 3.5 and 4 to 6 (including domestic and non-domestic floor area) in the respective residential zones, are 1, 1.5 and 2 to 4 plot ratio below the HKPSG standards and are considered an unreasonably low development intensity. There is also no justification provided as to why the HKPSG standards have not been applied.
- 5.6 Reference is made to the CEDD and the Planning Department's response to the public comments in this regard, in the Stage Three Public Engagement Report for the RODP. The Departments have apparently reviewed and conducted detailed planning and technical assessment on infrastructure capacities, environmental constraints, urban design, and considered the development intensity has been maximised. No details as to how this was derived have been provided. It is considered that infrastructure capacities at the NDA could be technically improved accordingly, and have not been shown to be a constraint. As such, it is considered that the development capacity of the Draft Plan has not been optimised.
- 5.7 Transport constraints which the Draft Plan identifies as the Sha Tau Kok Road and Po Shek Wu Road as busy road corridors, and Po Shek Wu Interchange as near its capacity limits. The Draft Plan should include traffic improvement measures to cater for the optimum potential, instead of restricting the development capacity. Further, the NDA could be better served by mass transport facilities to help address the issue.
- 5.8 When compared with the RODP, the Draft Plan includes a reduced population in an increased residential land area. In other words, it has previously been possible to accommodate more people in a lesser land area i.e. significantly greater intensity. A greater increase in intensity should be applied in the Draft Plan. In particular, the development intensity in the District Centre should be increased to accommodate for more housing units.



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5.9 The strategic planning context for this NDA is to provide housing land for Hong Kong in the medium to long term. There is no reference to the HKPSG or the recent Policy Address 2013 and 2014 advocating for increased housing supply and increased densities. While the NDA is not the only solution to the housing supply shortage, it should nevertheless accommodate as much population growth as possible.

5.10 In summary, the unreasonably low plot ratio below the HKPSG is a misuse of the scarce land resources, given the difficulties in land assembly, and a lost opportunity to provide a long term solution to housing land supply.

Artificially Low Building Height Restriction

5.11 The urban design concept in the HKPSG to step down building heights from the centre to the surrounding medium to low rise development is appreciated. In this case, the stepping down to the river generally along the northern boundary of the NDA will provide for the amenity of the open space. However, the step down towards the south-eastern periphery of the NDA, on the interface with the existing high rise development across the four lanes Ma Sik Road is neither justified nor will have any significant visual amenity merit. It is considered better to suitably relate to the existing high density development, rather than to unnecessarily reduce building heights.

5.12 The two storey terraces on both sides of the Town Park are considered to relate to the human scale and adequately set back the high rise development. However, the building height restrictions for the development behind are considered unnecessarily restrictive.

5.13 A general increase in the permissible building heights is necessary which will give room for site formation at the flood prone low lying land beside Ng Tung River. Secondly, the maximum building height at 35 storeys is arbitrarily low. This is compared with the more common height of residential building about 40 storeys high in Hong Kong. The artificially low building height restriction also affects the development capacity resulting in a misuse of the scarce land resources and lost opportunity to provide additional housing land for Hong Kong.



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The Low Commercial Plot Ratio

- 5.14 The commercial uses in the NDA are restricted to the lowest two floors of the "Residential (Group A1 and A2)" and "Other Specified Uses (Commercial/Residential Development with Public Transport)" zone at plot ratio of 1 and 0.5 respectively, or in "Residential (Group B and C)" zone on application to the Town Planning Board. These are considered inadequate to create vibrancy in the Town Centre, to generate employment opportunities and to support the day-to-day living of the local population. Whilst the NDA is to form an extension and be integrated with Fanling and Sheung Shui, it should nonetheless be self-sufficient. These restrictions are also inconsistent with the flexible mixed residential and commercial plot ratios provided in the Building (Planning) Regulations composite building formula. A greater degree of flexibility in design and in response to market forces should be provided. Commercial use should be allowed flexibly on three floors (including basements) with a maximum plot ratio of 2, if such restriction is to be imposed.
- 5.15 Given that the facilities in the NDA are to be shared by the residents of the NDA, Fanling and Sheung Shui, there should be adequate commercial functions to achieve vibrancy. Commercial uses should be scattered throughout the NDA to diversify the character, and to facilitate social interaction.
- 5.16 With regard to the commercial floor area at the centre, whilst outdoor pedestrian movements at the green spine should be encouraged, it is considered that there should also be provision for weather protected connections of the commercial floor areas, and the public transport interchange. This will provide for convenient pedestrian access and reduce vehicular transport.

Planned Shopping Streets

- 5.17 The planned shopping streets are intended to be a part of a network of public open spaces to be designed, constructed, managed and maintained in a holistic manner. Consideration should be given to encourage a coherent integration at grade and at basement levels with adjoining private land development in the land grant.



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Open Space Design and Non Building Areas

- 5.18 There is a large integrated public open space provision within the Draft Plan. One of the benefits of the proposal is that it will ensure that the area will have a high level of amenity once it is developed, which will also enable the population capacity to be increased. Large portions of the open space provision in the NDA are in strips along the riverside promenade, or form part of the green spine at the focal points. They are not considered to be functional recreational space for the health benefits of the population. Instead, they are more like mere landscaped area contributing to the general amenity of these areas which themselves should be landscaped. Open spaces should be of such dimensions, area and character suitable for community activity to cater for the health benefits of the population.
- 5.19 There are also Non Building Areas (NBAs) proposed inside development sites, some of which are fronting open space zones. All NBAs should be deleted as they place unnecessary restrictions on design. If spaces between buildings are required, they should be rezoned as "Open Space".

Inefficient Layout

- 5.20 The NDA is much traversed by roads, open space and non building areas. Its morphology is considered to have particularly high presence of non-developable land in relation to the development sites. Roads serving small number of sites and cul-de-sac are particularly inefficient use of the infrastructure.
- 5.21 In aggregate, the maximum plot ratio of 6, and the various urban design elements including stepped building height and considerable amount of green space and pedestrian environment are inefficient use of the scarce land resources and part of a lost opportunity to provide best use of land for housing.

Connectivity with the adjacent existing Developed Areas

- 5.22 The facilities and open spaces in the NDA, Fanling and Sheung Shui will be shared by the residents of the three areas. The Explanatory Statement to the Draft Plan states that there will be public transport and road networks



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connecting to Fanling and Sheung Shui. Yet, it also identifies that the road network around Sheung Shui area as reaching its capacity. In this regard:

- (a) The pedestrian walkway system, above and under-ground, and cycle track network should be adequate to encourage and promote their usage, and to reduce vehicular traffic. These networks should also be designed to provide for active frontage and a sense of security. Additionally, cycling parking facilities should be improved not only at the NDA, but also at Fanling and Sheung Shui;
- (b) The services available at the public transport interchange should be studied in detail. Feeder service to Fanling/Sheung Shui will add pressure to the Sheung Shui road network congestion, and on the Fanling and Sheung Shui MTR stations. Whilst the Draft Plan relies on connections with the East Rail Stations, it does not recognise that the Fanling and Sheung Shui MTR stations and their vicinity are saturated.

Missing Mass Transport Provision

5.23 Sha Tan Kok Road and Po Shek Wu Road are busy road corridors, and Po Shek Wu Interchange and Fanling and Sheung Shui MTR stations are near or at their capacity. The transport arrangement for the NDA predominantly relies on road based feeder services to the two MTR stations. A traffic study of the impact on the surrounding road networks and the two stations' capacity in catering for the increased usage appears to have not been carried out.

5.24 It is considered that mass transport in form of a railway should be provided for the Plan area, for the following reasons:

- (a) Railway based mass transit facilities compared with the two proposed transport interchanges allows for a more efficient use of the land resources.
- (b) The MTR Northern Link, which will run from Kam Sheung Road Station to the neighbouring Kwu Tung North, should be extended to serve the Fanling North.



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- (c) In spite of being on two different rail lines (Northern Link and East Rail), mass transit facilities at the Fanling North will supplement the existing Fanling and Sheung Shui MTR Stations. This will help alleviate the congestions at Fanling and Sheung Shui MTR Stations and their vicinity.
- (d) More stations and greater convenience will be afforded to the residents and visitors of the Fanling North, Fanling and Sheung Shui to suit their commuting needs, thereby facilitating movements and interactions in the local region that is consistent with the planning objective.

Public and Private Housing Distribution

5.25 There is an apparent segregation between the public and the private housing, where the private and the public housing dominate the eastern and the western parts of the NDA respectively. This will possibly result in concentrated populations of similar socio-economic background and large scale identical buildings with little design differentiation.

5.26 With regards to the public and private housing land distribution, the convention previously was 30-70% to a maximum of 50-50%. The recently announced 60-40% approach is of concern. In this case, the proposed split is 68-32% and is considered too great a concentration of public housing. It does not provide for a balanced mix of private housing for social interaction, social mobility, and variety of building design for visual amenity and interest.

5.27 The proposed 68-32% ratio appears to be arbitrary and lacking consideration of the consequences. This ratio is also contrary to Government's response to the public comments in the Stage Three Public Engagement Report recommending a balanced community (balanced housing mix). The response to Housing Authority for an increased public housing supply in the NDA to meet "urgent public needs for public rental housing" and "public aspiration for more public housing" is not justified (page 31). The reduced number of private units for sale will stifle housing market expansion and public aspirations for home ownership. It will also result in a long term under supply and high housing costs affecting affordability. Diverse housing types are fundamental so that people may opt for their desirable housing type according to their individual needs.



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Implementation Considerations

- 5.28 Some land under consolidated ownership is traversed by the proposed roads, open spaces and G/IC zones, and requires resumption and clearance, preventing an efficient implementation. Instead, the planning layout should generally align with land ownership patterns to avoid the need for resumption and clearance for a timely delivery of land.
- 5.29 Reference is specifically made to the implementation proposals in paragraph 17 of the Explanatory Statement for the Draft Plan. As REDA has been reiterating, the Conventional New Town Approach in land assembly, without a mechanism of land exchange entitlement, will affect the delivery of land. With 60% of the developable land in the New Development Areas in private ownership, there will be the need for land resumption and clearance. Additional approaches to the Conventional New Town Approach in land assembly should be considered and adopted, such as:-
- i. The minimum site area for land exchange application should provide the opportunity to include any interspersed Government land amongst the private land holdings.
 - ii. Clear guidelines should be devised in the application of the Land Resumption Ordinance.
 - iii. The New Territories Ordinance should be amended to lower the administrative threshold of unanimous agreement in the sale of Tso/Tong lands, which the Absentee Owners and defective titles are problematic, to facilitate site assembly.
- 5.30 The two years target time frame for preparation is unrealistic, effectively allowing 1 year for the Outline Zoning Plan process and 1 year for considering land administrative matters, with no time for premium appeal. The target time frame should be amended and revised periodically.
- 5.31 The Lands Department has indicated that it would only accept applications for Phase 1 of the Draft Plan. It is considered that there is nothing preventing applications for Phase 2 and 3 to be accepted for processing from the outset. Lands Department's processing of Phase 2 and 3 land exchange applications now would ensure their early consideration within the given time frame.



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Consideration could be given on the basis of the draft OZP unless there are adverse representations, and with either temporary or permanent access road provision.

5.32 Similarly, Lands Department has indicated that it would not accept surrender of lots involving roads, open spaces and G/IC until resumption, potentially affecting their early delivery in the NDA for the population intake. Lands Department's acceptance of lands involving roads, open spaces and G/IC would ensure their timely provision.

5.33 In the past, the Government would only plan and construct public facilities when the population reached a certain threshold. This arrangement is considered inadequate as public facilities should be made available prior to the population's arrival. Given the various Government departments involved in the implementation of Fanling North, all with different levels of resources and priorities, it is considered that an overarching taskforce should be formed to ensure a coordinated and fast tracked implementation.

6. Proposed Amendments to the Plan to Meet the Representations

6.1 The proposals to meet the Representation are generally indicated on the Plan at Appendix 1 and consist of the following elements:-

Notes to the Outline Zoning Plan

Increase in development intensity

6.2 To meet the strategic planning context of the Draft Plan in providing housing land for Hong Kong, the development intensity should be maximised. This includes increasing density in form of plot ratio and building height in the following manners:

Plot Ratio Increase

6.3 The current residential plot ratios which are below the HKPSG have potential to be increased without adversely affecting the quality of the proposed development. Proposed plot ratio increases are indicated on the plan at Appendix 1. They could be optimised to 3, 5 and 8 for the respective



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residential zoning groups with respect to the currently planned stepped development intensity in the following manner:

	Maximum Plot Ratios (maximum non-domestic plot ratio)	
	Currently planned	Proposed
R(A)1	6 (5)	8
R(A)2	5 (4)	8
R(A)3	5	8
R(A)4	4	8
R(B)	3.5	5
R(C)	2	3
OU (Commercial/ Residential Development with Public Transport Interchange) (1)	5 (4.5)	8
OU (Commercial/ Residential Development with Public Transport Interchange) (2)	3.05 (2.18)	5

Notes:

- i. The proposed maximum plot ratio includes both domestic or non domestic uses, which should be subject to Building (Planning) Regulations composite building formula.
- ii. The proposed plot ratios for "OU"s correspond to that of the residential zoning groups.

These plot ratios are equivalent to the following number of flats and residents (detail calculations provided in Appendix 2):

Plot Ratio	Flats (approx.)	Residents (approx.)
Currently planned	25,300	73,450
Proposed, for maximum increase	36,020 (+10,680)	104,460 (+31,010)



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Note: In spite of the proposed application of the Building (Planning) Regulations composite building formula in configuring domestic and non domestic uses, this estimate assumes 1 and 2 non domestic plot ratio out of the proposed plot ratio in Residential A(2), and A(1) and OU respectively.

- 6.4 According to the HKPSG maximum residential plot ratios of 3, 5 and 8 for the respective residential zoning groups, the Draft Plan is capable of accommodating about 36,020 flats and 104,460 residents, or 10,680 additional flats and 31,010 additional residents than currently planned.

Building height increase

- 6.5 The current residential building heights at 35 storeys maximum have potentials to be increased, to accommodate the proposed residential plot ratio increase in the following manner:

	Building height restrictions	
	Currently Planned	Proposed
R(A)1	105-115mPD	130-140mPD (+25m)
R(A)2	120mPD	155mPD (+35m)
R(A)3	110mPD	145mPD (+35m)
R(A)4	90mPD	140mPD (+50m)
R(B)	60-90mPD	80-110mPD (+20m)
R(C)	55mPD	70mPD (+15m)
OU (Commercial/ Residential Development with Public Transport Interchange (1)	105-125mPD	140-160mPD (+35m)
OU (Commercial/ Residential Development with Public Transport Interchange (2)	80mPD	105mPD (+25m)

Note: The proposed building height restrictions correspond to the proposed plot ratio increase, assuming site coverage of 30% and floor-to-floor height of 3.4 metres. It also includes an assumed site formation i.e. ground level at 15mPD.



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- 6.6 The proposed building height restriction is a consistent increase to the currently planned, and will maintain the building height profile across the Draft Plan. The proposed building height restrictions are marked on the plan at Appendix 1.
- 6.7 It is considered that the proposed development intensity increase is the minimum to achieve the strategic context for the area in providing housing land for Hong Kong in the medium to long term. In this regard, the proposal will increase the number of flats by 16,090 to 51,420 which is still insignificant in relation to the Long Term Housing Strategy's recently announced annual target of 47,000 flats. The creation of the New Town at Fanling North, incurring large public costs, to address the housing demand for just over a year is not considered justified.

Commercial Land Uses

- 6.8 The maximum land use plot ratio alone should be adequate control, and the maximum domestic plot ratio where specified should be removed. This will allow the flexible mixed domestic and non-domestic plot ratios in the Building (Planning) Regulations composite building formula to apply.
- 6.9 Commercial use should be allowed flexibly on three floors (including basements) with a maximum non-domestic plot ratio of 2, should such restriction be retained.
- 6.10 With regards to the commercial floor areas at the centre around the transport node and towards the southeast at the "Other Specified Uses" zoning cluster, there should be provisions for weather sheltered pedestrian linkages.

Explanatory Statement to the Outline Zoning Plan

- 6.11 With regards to the housing mix, public and private housing lands should be interspersed throughout in the Draft Plan when site allocation is made.



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- 6.12 The public and private housing lands distribution should be 60-40%. 8% of the public housing land, or about 27,000 square metres in area should be reverted to private housing.
- 6.13 With regards to communications, provisions for railway stations at Fanling North should be made with the proposed Northern Link connecting West Rail Kam Sheung Road Station and the proposed Kwu Tung Station under study in the context of the RDS-2 Review. In this regard, the two public transport interchange sites may be integrated with a rail station, and railway line reserve indicated on the Draft Plan.
- 6.14 With regards to the phasing and packaging of public works for the development, including detailed design for site formation and engineering infrastructure works, and disposal of land, an overarching taskforce should be formed.
- 6.15 With regards to the flexibility for modification of lease, the minimum site area for land exchange application should provide the opportunity to include any interspersing Government land amongst private land holdings. Additionally, the deadlines having regard to the phased development of the area should take into account the time taken in the planning process and be revised to be more realistic. Lands Department should process Phase 2 and 3 land exchange applications, and lands involving roads, open spaces and G/IC from the outset.

7. Conclusion

- 7.1 It is considered that no identified infrastructure capacity as an absolute constraint to the development intensity of the Draft Plan has been identified. Adequate capacity should be provided at the outset in the planning of the Draft Plan that is currently in progress.
- 7.2 Similarly, the broad brush urban design rationale restricting the development parameters in the Draft Plan are considered damaging, and leading to underutilisation of the development potential of the area and misuse of the scarce land resources available to address the land shortage in Hong Kong. The proposed amendments to the development parameters and rezoning to residential land are necessary and desirable to achieve the strategic planning intention of the area in providing housing land for Hong Kong in the medium



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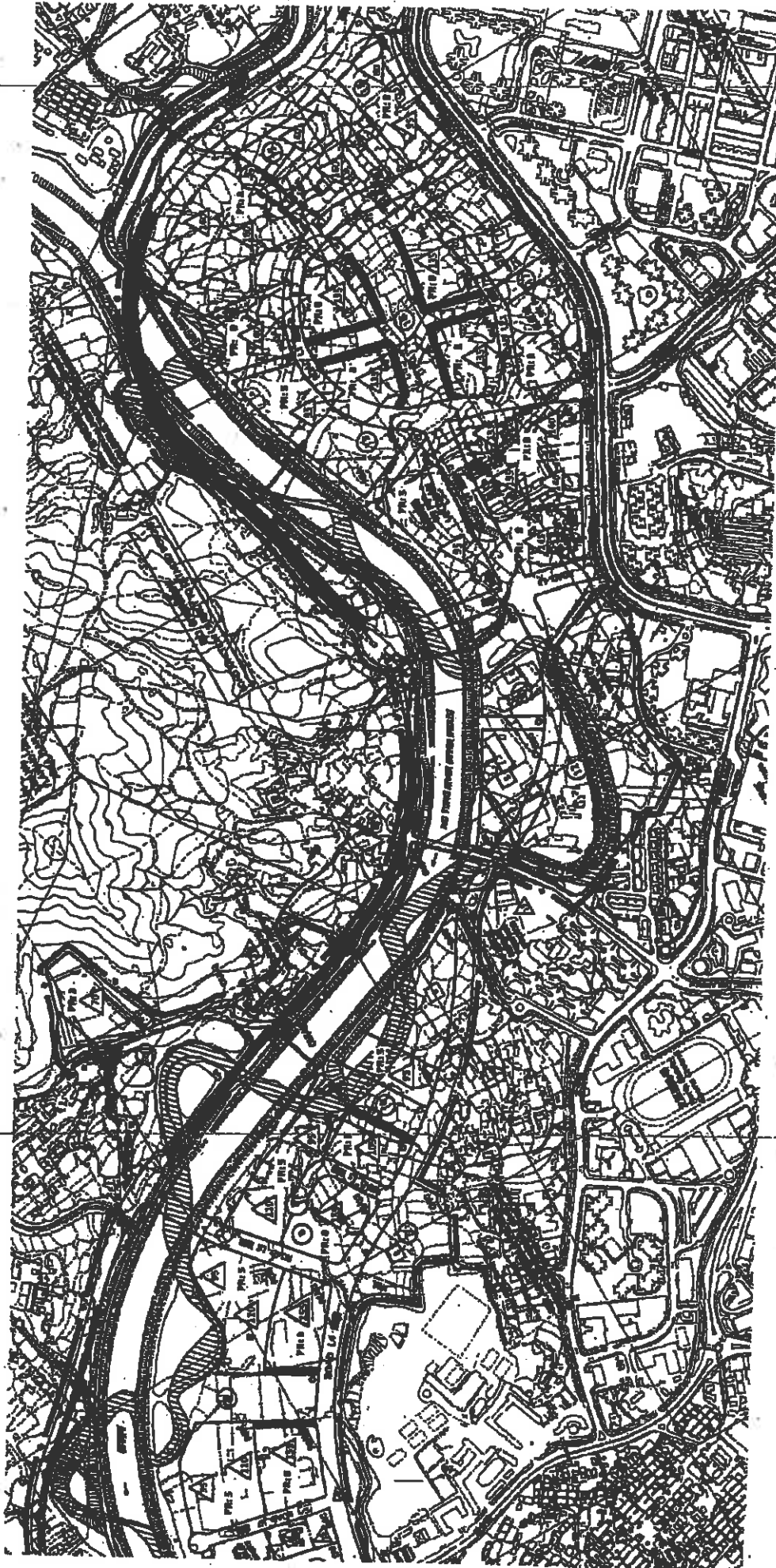
to long term. Specifically, the proposed development intensity increase is the minimum desirable in relation to the Long Term Housing Strategy's recently announced annual target of 47,000 flats, and to justify the large public costs incurred in the creation of Fanling North.

**The Real Estate Developers Association of Hong Kong
February 2014**

Representation to Draft Fanning North Outline Zoning Plan No. S/FLN/1

Appendix 1: Proposed amendments generally indicated on the Draft Plan

PLS Proposed Plot Ratio
 Δ Proposed Building Height in mPD



Appendix 2 Estimated increase in the number of flats and residents as a result of the proposed plot ratio increase

Currently Planned									
Planning Area	Zoning	Area (m ²)*	Maximum Plot Ratio	Max. Domestic Plot Ratio (if specified)	GFA (m ²)	Assumed flat size (m ²)*	No. of flats	Assumed no. of residents per flat*	Total no. of residents
6	R(B)	18,731	3.5		65,559	54	1,214	2.90	3,521
6	R(A)2	12,983	5.0	4.0	51,932	54	962	2.90	2,789
6	R(B)	18,591	3.5		65,069	54	1,205	2.90	3,494
6	R(A)2	12,372	5.0	4.0	49,488	54	916	2.90	2,658
7	R(C)	12,432	2.0		24,864	54	460	2.90	1,335
8	R(B)	17,070	3.5		59,745	54	1,106	2.90	3,209
8	R(A)2	11,969	5.0	4.0	47,876	54	887	2.90	2,571
10	R(B)	8,771	3.5		30,699	54	568	2.90	1,649
13	R(B)	18,988	3.5		66,458	54	1,231	2.90	3,569
13	R(B)	22,193	3.5		77,676	54	1,438	2.90	4,171
13	R(A)4	12,293	4.0		49,172	54	911	2.90	2,641
14	R(A)3	23,724	5.0		118,620	54	2,197	2.90	6,370
14	R(A)1	14,432	6.0	5.0	72,160	54	1,336	2.90	3,875
15	OU	45,425	5.0	4.5	204,413	54	3,785	2.90	10,978
16	R(A)1	9,268	6.0	5.0	46,340	54	858	2.90	2,489
16	R(A)1	12,473	6.0	5.0	62,365	54	1,155	2.90	3,349
16	R(A)1	12,355	6.0	5.0	61,775	54	1,144	2.90	3,318
16	R(A)1	11,589	6.0	5.0	57,945	54	1,073	2.90	3,112
17	R(A)1	15,265	6.0	5.0	76,325	54	1,413	2.90	4,099
18	R(B)	16,446	3.5		57,561	54	1,066	2.90	3,091
10	OU	9,894	3.1	2.2	21,569	54	399	2.90	1,158
Total Flats							25,326	Total Residents	73,446
Proposed									
Planning Area	Zoning	Area (m ²)	Maximum Plot Ratio	Max. Domestic Plot Ratio	GPA (m ²)	Assumed flat size (m ²)	No. of flats	Assumed no. of residents per flat	Total no. of residents
6	R(B)	18,731	5.0		93,655	54	1,734	2.90	5,030
6	R(A)2	12,983	8.0	7.0	90,881	54	1,683	2.90	4,881
6	R(B)	18,591	5.0		92,955	54	1,721	2.90	4,992
6	R(A)2	12,372	8.0	7.0	86,604	54	1,604	2.90	4,651
7	R(C)	12,432	3.0		37,296	54	691	2.90	2,003
8	R(B)	17,070	5.0		85,350	54	1,581	2.90	4,584
8	R(A)2	11,969	8.0	7.0	83,783	54	1,552	2.90	4,499
10	R(B)	8,771	5.0		43,855	54	812	2.90	2,355
13	R(B)	18,988	5.0		94,940	54	1,758	2.90	5,099
13	R(B)	22,193	5.0		110,965	54	2,055	2.90	5,959
13	R(A)4	12,293	8.0		98,344	54	1,821	2.90	5,281
14	R(A)3	23,724	8.0		189,792	54	3,515	2.90	10,193
14	R(A)1	14,432	8.0	6.0	86,592	54	1,604	2.90	4,650
15	OU	45,425	8.0	6.0	272,550	54	5,047	2.90	14,637
16	R(A)1	9,268	8.0	6.0	55,608	54	1,030	2.90	2,986
16	R(A)1	12,473	8.0	6.0	74,838	54	1,386	2.90	4,019
16	R(A)1	12,355	8.0	6.0	74,130	54	1,373	2.90	3,981
16	R(A)1	11,589	8.0	6.0	69,534	54	1,288	2.90	3,734
17	R(A)1	15,265	8.0	6.0	91,590	54	1,696	2.90	4,919
18	R(B)	16,446	5.0		82,230	54	1,523	2.90	4,416
10	OU	9,894	5.0	3.0	29,682	54	550	2.90	1,594
Total Flats							36,022	Total Residents	104,463
Increase							10,696	Increase	31,017

* Derived from information provided in the Explanatory Statement to the Draft Plan. These may be approximate.

1520

Sun Prosper Company Limited

TPB/R/S/FLN/1-28

Our Ref. No.: 605_366753-00

- 6 FEB 2014

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

By Post

Dear Sirs,

Re : Objection to the Draft Outline Zoning Plan – Fanling North
(Plan No.: S/FLN/1)

We are the owner of FSSTL182 and would like to lodge an objection to the OU(A) zoning along Ma Sik Road in the draft Fanling North Outline Zoning Plan no. S/FLN/1.

The introduction of a OU(A) land strip along Ma Sik Road will segregate our land from directly abutting Ma Sik Road. While our land is zoned R(A), developments of residential tower blocks will need to be set back considerably from the land boundary parallel to the new OU(A) strip along Ma Sik Road to fulfill the prescribed window requirement under the Buildings Ordinance. The resultant blocking layout will unnecessarily be congested.

According to the Notes to the OZP, roadside amenity is always permitted. It would fulfill the purpose of amenity if the strip is included in the road zone. Alternatively, we would be satisfied if Buildings Department can confirm acceptance of OU(A) as non-building use for the purposes of calculating prescribed windows.

Should you require further information or wish to discuss, please contact the undersigned at 2131 3578 or Ms. Cherrie Lau at [REDACTED]

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
Sun Prosper Company Limited



Connie Yiu
Authorized Signatory

Encl. as stated

CY/wyl

G3614012702 / (0) <<605>>366753

圖則編號: S/FLN/1

傳真 TPB/R/S/FLN/1-35

「申述人」姓名/名稱:

這部份不會公開予公眾查閱。

聯絡人(只適用於非個人的申述人)

李木元

通訊地址*

電話號碼(非必須資料)

傳真號碼*

電郵地址*

*為方便聯絡,「申述人」必須最少提供通訊地址、傳真號碼或電郵其中一項資料。

申述性質及理由(必須填寫)

有關事項(如圖則是修訂圖則,請註明申述所關乎的修訂項目附表的修訂項目編號(例如「第x項」。))	性質	理由(每項不多於1000中文字或8000英文字母)
	<input type="checkbox"/> 支持 <input checked="" type="checkbox"/> 反對	
	<input type="checkbox"/> 支持 <input checked="" type="checkbox"/> 反對	
	<input type="checkbox"/> 支持 <input checked="" type="checkbox"/> 反對	

對圖則的建議修訂(如有的話)

反對農地勾村用來興建政府駕駛學校 雀巢鳩佔

(總數不多於1000中文字或8000英文字母)

網上提出申述 http://www.info.gov.hk/tsp/tc/plan_making/draft_plan.htm

圖則編號: S/FLN/1

傳真: TPB/R/S/FLN/1-36

「申述人」姓名/名稱:

這部份不會公開予公眾查閱。

聯絡人(只適用於非個人的申述人)

通訊地址*

電話號碼(非必須資料)

傳真號碼*

電郵地址*

*為方便聯絡,「申述人」必須最少提供通訊地址、傳真號碼或電郵其中一項資料。

申述性質及理由(必須填寫)

有關事項(如圖則圖修訂圖則,請註明申述所關乎的修訂項目附表的修訂項目編號(例如「第X項」*))	性質	理由(每項不多於 1000 中文字或 8000 英文字母)
	<input type="checkbox"/> 支持 <input checked="" type="checkbox"/> 反對	
	<input type="checkbox"/> 支持 <input checked="" type="checkbox"/> 反對	
	<input type="checkbox"/> 支持 <input checked="" type="checkbox"/> 反對	

對圖則的建議修訂(如有的話)

反對減少綠化帶,破壞自然生態
緩衝區,遷入警察駕馭學校!

(總數不多於 1000 中文字或 8000 英文字母)

網上提出申述 http://www.info.gov.hk/tpb/tc/plan_making/draft_plan.html#IR

圖則編號: S/FLN/1

傳真: TPB/R/S/FLN/1-37

「申述人」姓名/名稱:

這部份不會公開予公眾查閱。

聯絡人(只適用於非個人的申述人)

林 顯 仁

通訊地址*

電話號碼(非必須資料)

傳真號碼*

電郵地址*

*為方便聯絡,「申述人」必須最少提供通訊地址、傳真號碼或電郵其中一項資料。

申述性質及理由(必須填寫)

有關事項(如圖則屬修訂圖則,請註明申述所關乎的修訂項目附表的修訂項目編號例如「第x項」)	性質	理由(每項不多於 1000 中文字或 8000 英文字)
	<input type="checkbox"/> 支持 <input checked="" type="checkbox"/> 反對	
	<input type="checkbox"/> 支持 <input checked="" type="checkbox"/> 反對	
	<input type="checkbox"/> 支持 <input checked="" type="checkbox"/> 反對	

對圖則的建議修訂(如有的話)

反對警察駕馬訓練遷入虎地町町

(每項不多於 1000 中文字或 8000 英文字)

網上提出申述 http://www.info.gov.hk/tb/s/plan_making/draft_plan.htm#ENR

就京國作印申述

圖則編號: S/FLN/1

TPB/R/S/FLN/1-38

傳真: 2

「申述人」姓名/名稱: 袁家寶

先生/夫人/小姐/女士(必須填寫)

這部份不會公開予公眾查閱。

聯絡人(只適用於非個人的申述人) 袁家寶

通訊地址*

電話號碼(非必須資料)

傳真號碼*

電郵地址*

*為方便聯絡,「申述人」必須最少提供通訊地址、傳真號碼或電郵其中一項資料

申述性質及理由(必須填寫)

有關事項(如圖則屬修訂圖則,請註明申述所關乎的修訂項目附表的修訂項目編號(例如「第X項」。))

性質

理由(每項不多於 1000 中文字或 8000 英文字母)

☐ 支持☒ 反對☐ 支持☒ 反對☐ 支持☒ 反對

對圖則的建議修訂(如有的話)

本人袁家寶反對收回虎地村,用來興建政府駕駛學校及有關設施,不是起公屋,無助解決住屋問題

保育方面,風氣、噪音、污染,如流入梧桐河對於鳥類、魚類、農作、居民及生態,有很大影響

煩請收回,取消有關虎地村興建政府駕駛學校及有相關的任何設施。

就草圖作出申述

圖則編號: 5/FLN/1

TPB/R/S/FLN/1-46

傳真: ;

「申述人」姓名/名稱: 列安邦

先生/夫人/小姐/女士(必須填寫)

這部份不會公開予公眾查閱。

聯絡人(只適用於非個人的申述人)

通訊地址*

電話號碼(非必須資料)

傳真號碼*

電郵地址*

*為方便聯絡,「申述人」必須最少提供通訊地址、傳真號碼或電郵其中一項資料。

申述性質及理由(必須填寫)

有關事項(如圖則屬修訂圖則,請註明申述所關乎的修訂項目附表的修訂項目編號(例如「第X項」。))	性質	理由(每項不多於 1000 中文字或 8000 英文字母)
	<input type="checkbox"/> 支持	
	<input type="checkbox"/> 反對	
	<input type="checkbox"/> 支持	
	<input type="checkbox"/> 反對	
	<input type="checkbox"/> 支持	
	<input type="checkbox"/> 反對	

對圖則的建議修訂(如有的話)

(總數不多於 1000 中文字或 8000 英文字母)

網上提出申述 http://www.info.gov.hk/tb/tc/plan_making/draft_plan.html#IR

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本人反對征收上水虎地坳村發展其它用途，原因是虎地坳村距離望原濕地是一河之隔，破壞生態。近年，深圳發展城市已把候鳥正北至往米埔、望原的路线橫切斷，虎地坳村位於米埔和望原深圳附近東，如果興建警察訓練學校和練靶場，是與保育生態背道而馳。虎地坳村面積闊綽，但有山有水有田有地有魚塘有高森大樹，是保護生態的好地方。根據本人觀察，前几年溫度在5度以下方可以見到小水鴨、大水鴨、鸕鶿、黑水雞等等品種。現在，溫度在18度也可以見到小水鴨、大水鴨、鸕鶿、黑水雞等等品種，平時經常見到的水雉，秧雞、斑魚狗、大沙雞、伯勞、藍翠等等品種，還有很多我不認識的品種。目前，大部份生態保育人士，主要集中於在濕地沿邊的鳥類，而山鳥則很少人在關注，（山鳥是指長尾雉、松雞、鸕鶿、雉雞等等）。虎地坳村無論在名澤及山鳥都是候鳥的停腳地，草藥品種非常多，現

品種不少於其它地方。2013年冬季的一天，據鄧格村
民聚述，早上6.00曾有過4只大白鷺、小白鷺聚在
梧桐河河堤兩傍，形成白茫茫一片的壯觀奇景。虎地
坳村有一定的生態價值。因此，本人反對在虎地坳村
興建警察駕駛訓練學校和練靶場。請試想，如果在
望原保育區傍興建警察駕駛訓練學校和練靶場政
府是不是要為生態保育問題另外加設施？
1. 警察駕駛訓練學校和練靶場除虎地坳村別無選址嗎？
2. 為了保育另外興建保護生態設施納稅人的錢是這麼
浪費嗎？
3. 虎地坳村無論在地理位置和雀鳥種類、昆蟲品種，
植物種類是與別的地方不同，值得保留作為生態
的地方。

此致

劉安邦

2014. 2. 18.

就草圖作出申述

圖則編號：S/FLN/1

傳真：TPB/R/S/FLN/1-79

「申述人」姓名／名稱：

葉彩王

先生/夫人/小姐/女士(必須填寫)

這部份不會公開予公眾查閱。

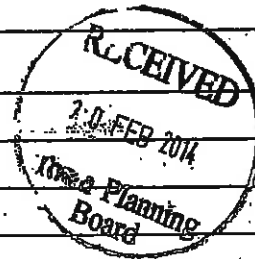
聯絡人(只適用於非個人的申述人)

通訊地址*

電話號碼(非必須資料)

傳真號碼*

電郵地址*



*為方便聯絡，「申述人」必須最少提供通訊地址、傳真號碼或電郵其中一項資料。

申述性質及理由(必須填寫)

有關事項(如圖則屬修訂圖則，請註明申述所關乎的修訂項目附表的修訂項目編號(例如「第X項」。))	性質	理由(每項不多於 1000 中文字或 8000 英文字母)
	<input type="checkbox"/> 支持	
	<input type="checkbox"/> 反對	
	<input type="checkbox"/> 支持	
	<input type="checkbox"/> 反對	
	<input type="checkbox"/> 支持	
	<input type="checkbox"/> 反對	

對圖則的建議修訂(如有的話)

建議中的公園是不必要的，因在附近少於十分鐘腳程已有一個公園存在，就算興建也有其它地方可選；不一定在這個建議中的地方

TPB/R/S/FLN/1-276

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) NA

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	粉嶺北分區計劃大綱草圖 (編號 S/FLN/1) <i>(Signature)</i>

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

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

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

Subject matters ^② 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
粉嶺北的規劃 粉嶺北分區計劃 大綱草圖 (編號 S/PN/1) 過分集中公營房屋 於某一小區	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	① 發現時區內嚴重不足的社區設施做成壓力 (詳見附件) ② 單一化、高密度的城市景觀, 欠缺地區特色 (詳見附件) <i>Colin</i>
NA	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	NA
NA	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	NA

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

詳見附件

② Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

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

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

詳見附件

5. Signature 簽署

Signature
簽署



"Representer" / Authorized Agent*
「申述人」/ 獲授權代理人*

NA

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

NA

on behalf of
代表

NA

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

2014-02-14

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

就粉嶺北的規劃提出反對意見

香港市民 劉鎮海先生

本人非常關注政府提出的粉嶺北規劃，細閱政府剛公佈粉嶺北分區計劃大綱草圖(編號 S/FLN/1)後，本人認為當中的規劃有待改善，現提出反對意見，供有關當局考慮，希望有關當局能作出詳細研究及加以改善。

粉嶺北規劃不應成為下一個「悲情城市」

2013年7月的「新界東北新發展區規劃及工程」研究摘要中，指粉嶺北的公營房屋比例由原來規劃的39%，大幅增加至現在建議的64%。本人分析後將粉嶺北大約分為兩個小區(見附圖)，位於粉嶺北西部、上水以北一帶的公營房屋相當密集，公營房屋比例很可能接近8至9成。相比之下，位於粉嶺北東部、粉嶺以北一帶的房屋用地，則較合理地混合了公營房屋和私營房屋，公營房屋比例約為5至6成。

而剛公佈的粉嶺北分區計劃大綱草圖，當中的規劃布局和發展密度大致上與先前的研究摘要如出一轍。本人擔心大幅提高公營房屋數目及過分集中公營房屋於某一小區，將會造成以下的社會問題：

- 對現時區內嚴重不足的社區設施做成極大壓力

根據研究摘要的資料顯示，政府在大幅增加公營房屋及人口的同時，只僅僅於粉嶺北內增加了兩幅學校用地，而並沒有相應增加其他社區設施及休憩用地。須知道公營房屋住戶較私營房屋住戶對公共社區設施的需求更大，本人相信現時粉嶺北的規劃絕對不能滿足新增人口的需求，亦擔心新增人口將對上水現時的社區設施和休憩用地做成整大壓力，嚴重影響上水居民的生活質素！

- 單一化、高密度的城市景觀，欠缺地區特色

本人眼見大多數的公營房屋，為了提供更多的單位，一般較私營房屋的發展密度為高，而且公營房屋的樓宇大多為標準型、設計一式一樣。若將公營房屋過分集中於個別小區，將會形成單一化、高密度的城市景觀，欠缺地區特色，容易令居民失去方向感和難於區內辨認位置，從而令居民對社區較難營造歸屬感，失去社區應有的凝聚力。

天水圍、將軍澳等新市鎮經常為人詬病的問題，就是區內到處均是一式一樣的建築群，令社區面貌變得單調乏味，缺乏生氣。無論走在街上任何一個角落，放眼盡是單一化的公營房屋，與現時社會大眾經常談論的城市設計背道而馳。既然粉嶺北是新發展區，有關當局應好好處理新發展區的城市設計，避免過分集中公營房屋發展而引致單一化、高密度的城市景觀。

本人擔心粉嶺北的規劃失當，把過高的公營房屋比例規劃在偏遠的社區、過分集中於某一小區，將會造成下一個「悲情城市」。

總結

本人期望粉嶺北新發展區，不僅僅是現任政府為滿足住屋需求的產物，而是能同時能惠及現時居住於上水的居民，帶來更多的社區設施和休憩用地。

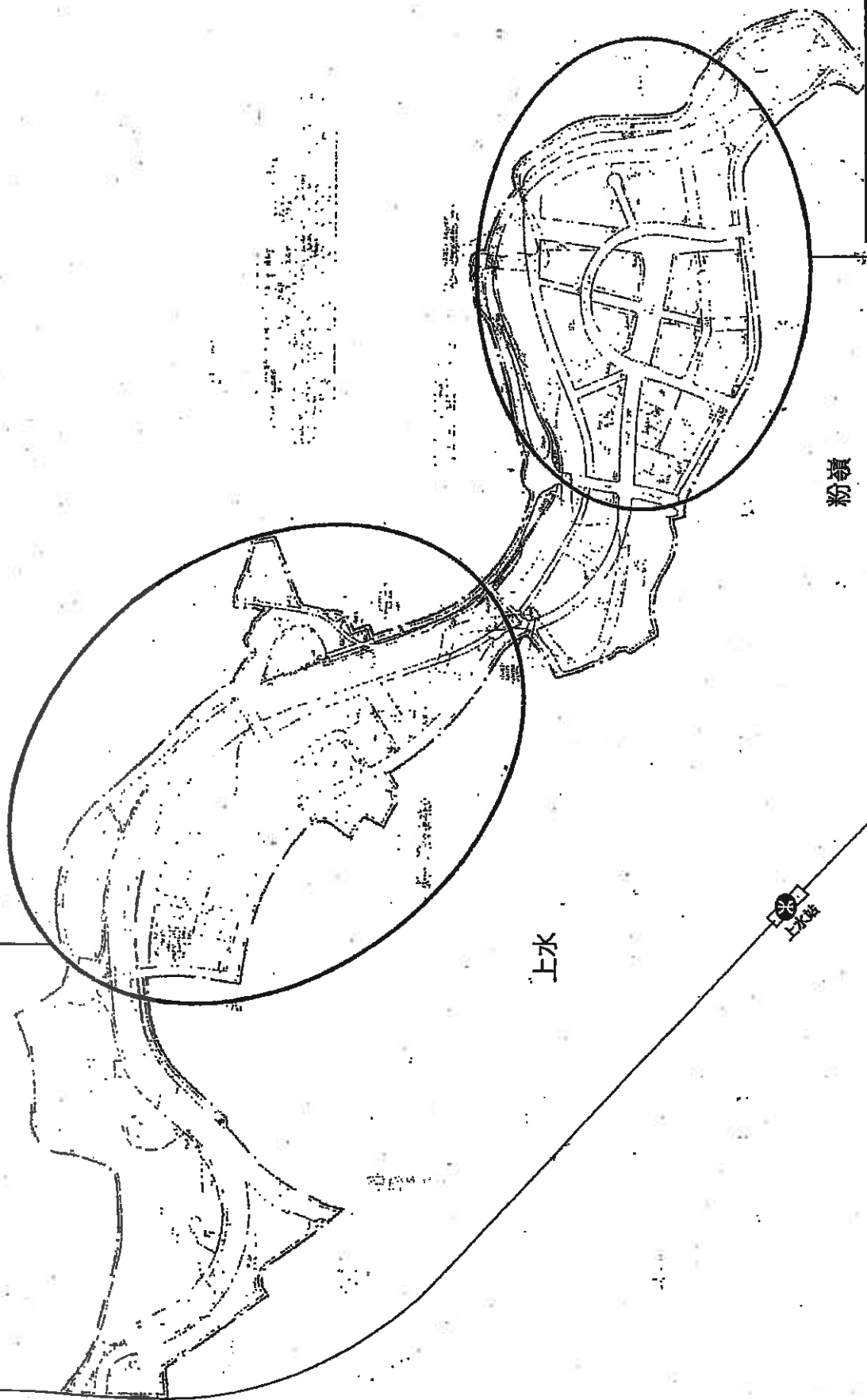
政府應重新考慮粉嶺北、特別是上水以北一帶的公私營房屋比例，以及區內社區設施和休憩用地的供應和承受能力，重新修訂粉嶺北分區計劃大綱草圖，免得日後帶來一連串的社會問題。

相比起粉嶺北新發展區，古洞北新發展區則較有發展公營房屋的優勢。政府可考慮加強以鐵路為基礎的發展模式，進一步推展可持續發展的概念，善用古洞北新發展區內已預留興建古洞站的優勢，略為提升位於古洞站 500 米服務範圍內的公營房屋用地的地積比率，以善用鄰近鐵路站的土地，增加公營房屋的供應。

2014 年 2 月 14 日

粉嶺北新發展區- 小區示意圖

粉嶺北西部、上水以北
(估計公營房屋可能高達8-9成)



粉嶺北東部、粉嶺以北
(估計公營房屋約為5-6成)

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	Date Received 收到日期	14.02.17

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

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

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) NA

3. Details of the Representation 申述詳情
Draft plan to which the representation relates 與申述相關的草圖 粉嶺北分區計劃大綱草圖 (編號 S/FLN/1)

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

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情 (續) (如有需要, 請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters [@] 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
密接北的規劃 物連北分區計劃 大綱草圖 (編號 S/PLN/1) 過分集中公營房屋 於某一小區	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	① 在偏遠地區規劃大量公營房屋, 有潛在社會問題危機 (詳見附件) ② 與長遠房屋策略的建議和其他 發展區的規劃準則不相符 (詳見附件)
NA	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	NA
NA	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	NA
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。		
詳見附件		

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

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

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

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

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

請見附件

5. Signature 簽署

Signature

簽署

柯倩儀

Name in Block Letters 姓名（以正楷填寫）

"Representer" / Authorized Agent

「申述人」/ 獲授權代理人*

社區區議員

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

NA

on behalf of

代表

NA

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

2014 - 02 - 14

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」。

請在適當的方格內加上「✓」號

就粉嶺北的規劃提出反對意見

北區區議員 柯倩儀

本人一直以來對政府提出的粉嶺北規劃甚為關注，擔心對本區的居住環境有所影響。現得知政府剛公佈粉嶺北分區計劃大綱草圖(編號 S/FLN/1)，本人細閱內容後，深感當中的規劃有許多不足之處，現提出反對意見，供有關當局考慮，希望有關當局能作出詳細研究及加以改善。

粉嶺北規劃重蹈天水圍規劃失當的覆轍，造成下一個「悲情城市」

本人之前曾細閱 2013 年 7 月的「新界東北新發展區規劃及工程」研究摘要，根據當時的資料顯示，粉嶺北的公營房屋比例由原來規劃的 39%，大幅增加至現在建議的 64%。而且根據相關的示意圖顯示粉嶺北大約分為兩個小區(見附圖)，位於粉嶺北西部、上水以北一帶的公營房屋相當密集(雖然政府未有披露發展區內局部小區的房屋比例，但本人粗略估計該小區的公營房屋很可能接近 8 至 9 成)。相比之下，位於粉嶺北東部、粉嶺以北一帶的房屋用地，則較合理地混合了公營房屋和私營房屋(本人粗略估計該小區的公營房屋約為 5 至 6 成)。

剛公佈的粉嶺北分區計劃大綱草圖，本人發現當中的規劃布局和發展密度大致上與先前的研究摘要如出一轍。本人擔心大幅提高公營房屋數目及過分集中公營房屋於某一小區，將會造成以下的社會問題：

- 在偏遠地區規劃大量公營房屋，有潛在社會問題危機

粉嶺北位置偏遠，與港鐵站有相當的距離，前往市區的交通費高昂，又缺乏經濟動力和區內就業機會，在該區興建大量公營房屋，特別於粉嶺北西部、上水以北一帶集中興建公營房屋，定必造成社會問題。

正如香港大學曾有研究指出，天水圍北部正正就是因為公營房屋比例過高(該區的公營房屋比例超過 9 成)，在區內聚居的大部分都是低收入人士，區內缺乏就業機會，而前往市區的交通費高昂，結果造成失業、貧窮等一連串社會問題。

在粉嶺北規劃興建的公營房屋和上水站/粉嶺站的距離，正正就跟天水圍北部和天水圍站的距離相約，兩者均約為 1 公里。而粉嶺北西部、上水以北一帶的公營房屋比例，亦相當類似天水圍北部的公營房屋比例，兩者均為 9 成上下。本人擔心於天水圍發生的社區問題，將於粉嶺北、特別是上水以北一帶再次上演。更甚者，本人擔心新區的社會問題會禍及現時的上水社區。

- 與長遠房屋策略的建議和其他新發展區的規劃準則不相符

根據 2014 年施政報告，現時政府決定採納長遠房屋策略督導委員會的建議，增加房屋供應，把公私營房屋供應比例在未來十年設訂為 60%：40%。但根據政府的資料，粉嶺北的公私營房屋比例為 64%：36%，而且

正如上文所述，本人粗略估計於粉嶺北西部、上水以北一帶的公營房屋更可能高達 8 至 9 成。同樣是新發展區的古洞北和洪水橋，根據政府的資料，公私營房屋比例則均能維持於相當合理的水平，分別為 58%：42%和 51%：49%。本人實在對政府於規劃粉嶺北時，為何出現這種與長遠策略不符、與其他規劃中的新發展區出現雙重標準，甚為不解。

總結

本人期望粉嶺北新發展區，不僅僅是現任政府為滿足住屋需求的產物，而是真正令將來居民能安居樂業的地方，而不是一連串新的社會問題。

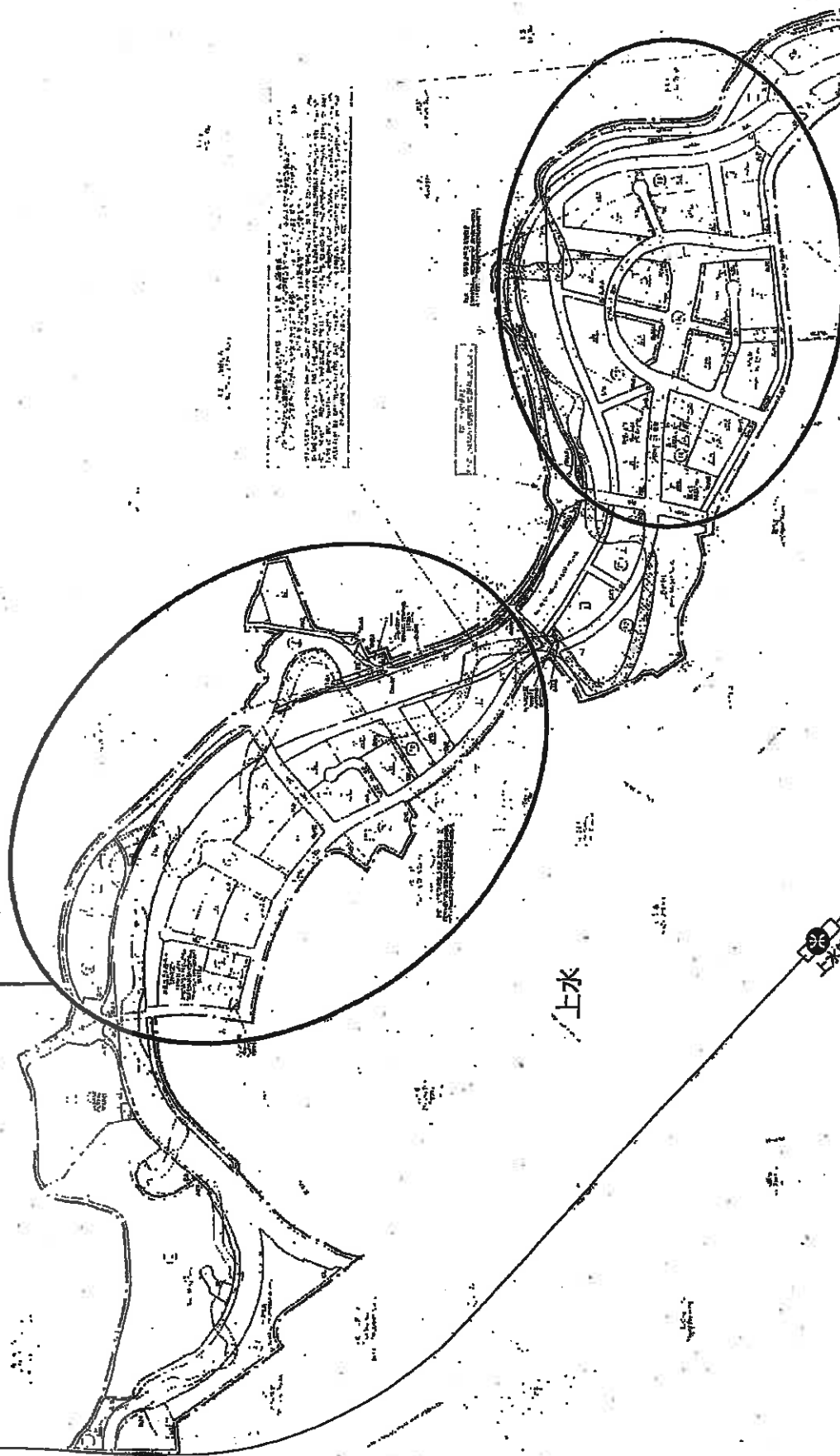
政府應重新考慮粉嶺北、特別是上水以北一帶的公私營房屋比例，重新修訂粉嶺北分區計劃大綱草圖，免得重蹈天水圍新市鎮的覆轍，日後帶來一連串的社會問題。

相比起粉嶺北新發展區，古洞北新發展區則較有發展公營房屋的優勢。政府可考慮加強以鐵路為基礎的發展模式，進一步推展可持續發展的概念，善用古洞北新發展區內已預留興建古洞站的優勢，略為提升位於古洞站 500 米服務範圍內的公營房屋用地的地積比率，以善用鄰近鐵路站的土地，增加公營房屋的供應。

2014 年 2 月 14 日

粉嶺北新發展區- 小區示意圖

粉嶺北西部、上水以北
(估計公營房屋可能高達8-9成)



粉嶺

粉嶺北東部、粉嶺以北
(估計公營房屋約為5-6成)

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	S/FLN/1

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

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

根據《城市規劃條例》（第131章）
第6(1)條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters ^② 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
在太平山村附近有很多公屋	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	公屋群過度集中, 將成為下一個天水圍, 貧民窟社區.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。 建議公私營房屋比例為60:40		

② Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

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

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

5. Signature 簽署

Signature
簽署

Ben Mak

Name in Block Letters 姓名（以正楷填寫）

"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

07 Feb 2014

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1- 103

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	Date Received 收到日期	14.02.14

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)
N. Chu

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	粉嶺北 S/FLN/1

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

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

根據《城市規劃條例》（第131章）
第6(1)條就草圖作出申述

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

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

Subject matters [@] 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
在天平山一帶的公私营房屋失衡.	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	另列社區不平衡,由於低收入的家庭可能會長時間工作,而沒有時間管教孩子,可能產生黨黨問題
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	如果此區的公營房屋太多,消費能力都會下降,消費力低減少此區就業機會
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

希望公私营房屋的比例減至全港規劃的六成。

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

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

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

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

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

5. Signature 簽署

Signature
簽署



"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date
日期

05 Feb 2014

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

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	Date Received 收到日期	14.02.14

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	S/FLN/1

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

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

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

Subject matters [@] 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
在太平山村附近有很多公屋	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	跟據政府資料,十多個區內居民才有一個工作機會,往區外上班又交通不便,容易制造失業社羣,造成社會的長期負擔。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

建議將天平山村一帶的私營房屋的比例增加以達至六(公)四(私)比。

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

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

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

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

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

5. Signature 簽署

Signature
簽署

P. Man

"Representer" / Authorized Agent*
「申述人」/ 獲授權代理人*

Penny Man

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

04 Feb 2014

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1- 111

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	Date Received 收到日期	14.02.14

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申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有）必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/E, North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/E, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/E, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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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」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

陳

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

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation
申述詳情

Draft plan to which the representation relates
與申述相關的草圖

8/FLN/1

* Delete as appropriate

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

* 請刪去不適用者

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情 (續) (如有需要, 請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
於天平山村一帶興建太多公屋, 太少私樓!	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	1. 政府指西區10个居民才有1个有机会工作, 所以應多建私樓, 引入消費群, 增加區內就業機會! 2. 太多低收入家庭再加上遠離完善交通網絡, 令該區更貧窮、孤立, 受貧困問題。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。 就天平山村附近的規劃發展, 公營房屋比例減至全港規劃目標之六成。		

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

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

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

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

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

5. Signature 簽署

Signature
簽署



"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

10-2-2014

Statement on Personal Data 個人資料的聲明

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(b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
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根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

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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」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) LO YING SHEUNG

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation 申述詳情
Draft plan to which the representation relates 與申述相關的草圖 S/FLN/1

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

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters ^⑥ 有關事項 ^⑥	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
天平山村附近 規劃了很多公屋 房屋	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	該位置遠離鐵路網絡,令低收入人士需支付較高的交通費用才可以出外工作,又會打擊他們出外工作的志氣;而且,該位置並沒有太多的商業設施,也令他們難以於同區找到工作,最後,又會令該區的失業率提高,產生如天水圍般的社會問題。 區
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。		
要求增加天平山村附近的私營房屋比例至四成,令該區有較多的居民能夠負擔出外工作的交通費支出,令該區不會成為天水圍的翻版。		

⑥ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

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「✓」 at the appropriate box 請在適當的方格內加上「✓」號

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

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5. Signature 簽署

Signature

簽署

Lo Ying Shung
LO YING SHUNG

Name in Block Letters 姓名（以正楷填寫）

"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of

代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

9-2-2014

Statement on Personal Data 個人資料的聲明

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* Delete as appropriate

Please fill "NA" for inappropriate item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

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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處。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓-電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
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此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation 申述詳情
Draft plan to which the representation relates 與申述相關的草圖
S/FLN/1

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

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

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

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

Subject matters* 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
天平山村一帶的私人樓比較少	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	增加私人住宅供應,除可滿足市民需求外,有能力的公屋居民也可原區購買私樓,增加歸屬感,令社區更健康更和諧。一個社區有消費能力的人羣增多,也會帶動該區,的經濟發展及增加就業機會。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

建議增加私人樓的比例至全港規劃目標的四成。

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

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

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

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

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

5. Signature 簽署

Signature

簽署

"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of

代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

2014-2-8

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-122

S6 表格第S6號

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	Date Received 收到日期	14.02.14

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

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

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

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

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

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

Subject matters ^a 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
在太平山村一帶的公屋及私樓的比例失衡	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	我認為公私營房屋的比例應該是 5:5, 但留意到太平山村一帶的比例竟然多過 8 成是公屋, 這樣的規劃大有問題。尤其是該區根本沒有完善的集體交通網絡, 根據政府資料,
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	十多個區內居民才有一個就業機會, 大部份人需跨區工作, 交通時間及費用負擔大就像如鼓勵不工作拿綜援。我認為該區應增加私樓保持社區平衡及經濟活力。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

將天平山村一帶的公私營房屋比例增加至各 50% 才是理想的社區平衡。

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

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

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

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

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

5. Signature 簽署

Signature
簽署



"Representer" / Authorized Agent*
「申述人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

16/2/2014

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for Inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-133

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	Date Received 收到日期	1-2-14

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

1. Person Making This Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* ☒ 先生/夫人/小姐/女士/公司/機構*)

羅家璋

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

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation
申述詳情

Draft plan to which the representation relates
與申述相關的草圖

粉嶺北 S/FLN/I

* Delete as appropriate

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

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

根據《城市規劃條例》(第131章)
第6(1)條就草圖作出申述

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

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

Subject matters ^② 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
支持將天平山村之私樓比例加大	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	對於廿十歲的我們都想將來在上水附近購買私人物業, 可令我們家族更加凝聚, 不煩和有需要申請
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	公屋的市民競爭。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

加大私樓比例至四成

② Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
 請形容圖則內與申述相關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

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

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

5. Signature 簽署

Signature

簽署

LAW KA WAI
羅家偉 LAW KA WAI

"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

9/2/2014

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	17.02.14

1. 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。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓-電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.

此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

1. Person Making This Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

羅潤霖

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

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation
申述詳情

Draft plan to which the representation relates
與申述相關的草圖

新界北 S/FLN/I

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

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

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

Subject matters ^② 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
反對天平山村規劃大規模公屋	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	天平山村鄰近缺乏教育、醫療設施, 若再大量引進大量公屋, 供不應求!
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

消私樓比例加大至全港目標四成

^② Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
 請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

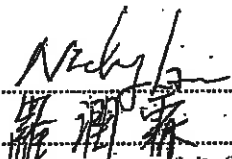
4. Plans, Drawings and Documents 圖則、繪圖及文件

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

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

5. Signature 簽署

Signature
簽署


Name in Block Letters 姓名（以正楷填寫）

"Representer" / Authorized Agent*
「申述人」/ 獲授權代理人*

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

12-2-2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
 - (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.
- 委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1- 146

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	Date Received 收到日期	17.02.14

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓-電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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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」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) C. O. CHAN

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation 申述詳情
Draft plan to which the representation relates 與申述相關的草圖 新嶺北 S/FLN/1

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

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

**根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述**

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters* 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
天平山村 公營房屋 的規劃欠 妥善	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	政府擬議將天平山村一帶的規劃至善至美全部都是公營房屋!政府向市民公佈全港規劃目標是六成公營四成私營,
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	可是原來是將大量公房推到偏遠及沒有鐵路站的角落!我認爲負責城市規劃的部門應認真考慮,密集的公營房屋及社區可引發的社會問題,
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	請不要再製造另一個天水圍!
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂?如有的話,請註明詳情。		
應該將天平山村附近一帶的公營房屋比例減至真正的六成		

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

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

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

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

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

5. Signature 簽署

Signature

簽署

C.O. CHAN

"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of

代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

12-2-2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
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委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1- 147

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	Date Received 收到日期	17.02.14

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation 申述詳情
Draft plan to which the representation relates 與申述相關的草圖 粉嶺北 / S / FLN / I.

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

Form No. S6

表格第 S 6 號

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

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

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

Subject matters* 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
反對在太平山村規劃興建的公屋太多,私人屋屋太少.	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	上水區本身人口已漸增多,就業機會卻很少.如私人屋屋可興起多些可增加此區消費力,等於增加此區就業機會.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

公屋比例減至全港規劃的目標的四成

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

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

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

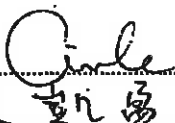
Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90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

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

5. Signature 簽署

Signature

簽署


 袁凱陽

Name in Block Letters 姓名（以正楷填寫）

"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of

代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

12/2/2014

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-148

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	Date Received 收到日期	15.02.14

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

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

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

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

根據《城市規劃條例》(第 131 章)
第 6(1) 條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters ^② 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
公營房屋在天平山村比例過高	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	比例過高,但屋邨遠離地鐵,亦只每十個居民能夠有一個原區就業,不適合低收入的公屋戶,容易使它們孤立。
幾年沒有私樓的規劃	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	私屋苑有会所等設施,不會增加社區設施負擔。社區有健康平衡。公屋年輕戶有機會在原區購買私樓,向上流動。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂?如有的話,請註明詳情。		
增加私樓比例,比例可為政府建議過的九成(90%)		

② Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
 請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

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

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

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

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

5. Signature 簽署

Signature
簽署



"Representer" / Authorized Agent*
「申述人」/ 獲授權代理人*

L. CHIU YU JAMES

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

6-2-14

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-149

36 號

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	Date Received 收到日期	17.02.14

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

Ming

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

新界北 S/FLN/1

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Form No. S6

表格第 S 6 號

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

根據《城市規劃條例》（第 131 章）
第 6(1) 條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters [@] 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
在太平山一帶的公營房屋失衡	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	用收入及就業的角度考慮,在沒有完善交通網絡配套情況下,住在公營房屋的人可能要承受額外的交通費用
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	一般新的私樓多數以年輕家庭為主,所以要加入新的私人屋苑可以保持該區的经济活力
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details: 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。		
公營房屋的比例減至全港規劃目標的大成		

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

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

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

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

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

5. Signature 簽署

Signature

簽署

Ming

"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

05 Feb 2014

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

✓, at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-237

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	15.02.14

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

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

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	S/FLN/1 粉嶺北

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

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

根據《城市規劃條例》(第131章)
第6(1)條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情 (續) (如有需要, 請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters ^② 有關事項 ^②	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
新界 粉嶺北	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	只顧發展公營房屋 忽略私人房屋, 嚴重 失德。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。		
發展天平山村必須考慮均衡發展, 公私房屋 6:4 最為適合。		

② Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

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5. Signature 簽署

Signature
簽署

"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

Statement on Personal Data 個人資料的聲明

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

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

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* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

tp. j

寄件者: [REDACTED]
寄件日期: 07日05月2014年星期三 1:49
收件者: tpbpd@pland.gov.hk
副本: enquire@pland.gov.hk
主旨: 新界東北發展計劃意見補充
附件: 新界東北發展計劃意見補充.doc

TPB/R/S/KTN/1-C5595

致城市規劃委員會：

有關： 新界東北發展計劃意見補充

見附件

輝煌發展有限公司 經理
黃志明 謹上

7/5/2014

309
313

新界東北發展計劃意見補充

致城市規劃委員會：


我們就新界東北發展規劃有以下意見：

1. 政府在規劃署新界東北古洞北分區計劃大綱圖（圖則編號：S/KTN/C)中的 21 區規劃成 R(A)3，跟據規劃署計劃，該地區用作公營房屋或居屋之用，我們表示反對，擁有該土地業權的人士會被政府削奪了土地發展權，政府表示擁有 4000 平方米的土地業主可申請發展，但政府強行收回土地作公營房屋或居屋之用，不准擁有 4000 平方米土地的擁有人發展，亦是違反政府承諾！
2. 政府在規劃署新界東北古洞北分區計劃大綱圖（圖則編號：S/KTN/C)中的 8 及 29 區規劃成 GIC（政府設施及社區用地），當區所劃的土地亦是有不少私人地權，既是社區設施，規劃署應要求政府容許土地擁有人申請作私營社區設施（例如私營安老院舍或學校之用！

輝煌發展有限公司 經理

黃志明 謹上

7/5/2014



TPB/R/S/FLN/1-C5566

表格第S6A號

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

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

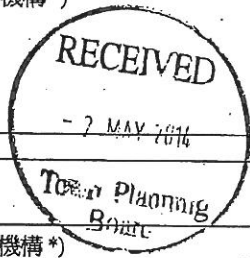
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

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1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Sam Wong	
	
2. Authorized Agent (if applicable) 獲授權代理人 (如適用)	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	天平山村附近的公共房屋應減少，私人房屋應增加。 (TPB/R/S/FLN/1-100至 538)

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

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

我支持以上的申述, 因為在沒有完善集體交通網絡的地段應建私樓為主, 這群體更可以承受額外的交通時間及車費。所以我建議將規劃區6及8其中兩幅房屋用地改作私人房屋用途。

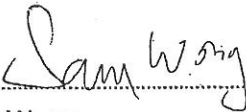
4. Plans, Drawings and Documents 圖則、繪圖及文件

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5. Signature 簽署

Signature
簽署


Sam Wong

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期 2014-04-27

Statement on Personal Data 個人資料的聲明

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- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box


請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5567

第S 6 A號

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	Date Received 收到日期	

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

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Tingo Leung	

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	天平山村附近的公共房屋應減少，私人房屋應增加。 (TPB/R/S/FLN/1-100至 538)

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

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

我支持以上的申述, 因為將低收入家庭遷至就業機會少而高密度集中公屋的地區亦會可導致跨代貧窮。

所以我強烈建議將該六幅公營房屋用地中的其中一兩幅改作私人房屋用途。

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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署

Tinco

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Tinco Leung

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期 2014-04-26

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號


TPB/R/S/FLN/1-C5568

格第 S 6 A 號

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- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視為不曾提出論。

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) K. Mee Wa

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S / FLN / 1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	天平山村附近的公共房屋及私人房屋 比例應為 60:40 (TPB / R / S / FLN / 1-100 to 53P)

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

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第131章）
第6A(1)條對草圖的申述提出意見

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

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

本人強烈建議認同以上申述，
因為將低收入家庭遷入就業機會不足但高密密度集中的公共房屋，正是不全面的城市規劃導致失業及貧窮，甚至升遷代貧窮。因社區內的消費力弱所產生的工作機會就更少，形成惡性循環，使區內失業率比香港其他地區高。故此本人強烈建議將六幅公共房屋用地其中一兩幅改作私人房屋用途。

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

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

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5. Signature 簽署

Signature
簽署

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

11/8/2014

Statement on Personal Data 個人資料的聲明

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

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- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

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

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Tim So	
2. Authorized Agent (if applicable) 獲授權代理人 (如適用) Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	TPB/R/S/FLN/1-100 至 538 天平山村附近的公共房屋應減少，私人房屋應增加



12

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

Parts 1, 2 and 3 第 1、第 2 及第 3 部分

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

本人強烈贊成以上的申述, 因為本區就業機會少而又距離集體交通網絡, 正是不全面的城市規劃導致失業及貧窮。因社區內的消費力弱所產生的工作機會就更少, 使區內失業率比香港其他地區高。所以本人強烈建議將該六幅公營房屋用地中的其中兩幅改作私人房屋用途。

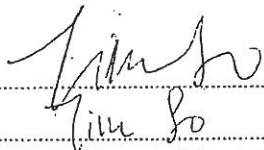
4. Plans, Drawings and Documents 圖則、繪圖及文件

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

30/4/2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5571

S6A 表格第 S 6 A 號

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	Date Received 收到日期	

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府台署 15 樓城市規劃委員會秘書收。

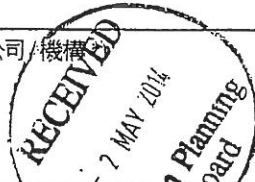
2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府台署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府台署 17 樓及新界沙田上禾輦路 1 號沙田政府台署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.

此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視為不曾提出論。

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 張定希

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	TPB/R/S/FLN/1-100 至 538 天平山村附近的公共房屋應減少，私人房屋應增加

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第 1、第 2 及第 3 部分

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

本人十分認同以上的申述, 因為在粉嶺北近天平山村的新住宅
群遠離鐵路站, 亦只有不足一成的居民有機會原區就業,
讓這個新公營房屋的住宅群成為孤島, 是城市規劃上的
錯誤。所以本人強烈建議將該六幅公共房屋用地中的
其中一兩幅改作私人房屋用途。

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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter"/Authorized Agent*
「提意見人」/獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☒ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

29 / 4 / 2014

Statement on Personal Data 個人資料的聲明

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- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5574

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府台署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府台署15樓-電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府台署17樓及新界沙田上禾輦路1號沙田政府台署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
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1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Chau Wong Kae

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) RECEIVED - 7 MAY 2004 Town Planning Board

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	粉嶺北 S/FLN/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	天平山村附近的公共房屋應減少，私人房屋應增加 (TPB/R/S/FLN/1-100至538)

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

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

我非常認同以上的申述。因為將低收入家庭遷至遠離鐵路站且只有不足一成的居民原區就業率的地區, 會減低居民的收入與上流動力, 間接促成社區跨代貧窮的社會問題, 影響香港未來發展。

所以我強烈建議將規劃區6及8其中兩幅房屋用地改作私人房屋用途。


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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署


CHAN WONG KEE

Name in Block Letters 姓名（以正楷填寫）

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date

日期

29. 4. 2014

Statement on Personal Data 個人資料的聲明

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in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5575

格第S6A號

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

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Carley Li

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) RECEIVED - 2 MAY 2014 Town Planning Board

3. Details of the Comment 意見詳情
Draft plan to which the comment relates 與意見相關的草圖 S / FLN / 1 新嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號） 无平山村附近的公私营 房屋比例應為60:40。公共 房屋減少，私人房屋增加。 TPB / R / S / FLN / 1 - C5575

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

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》(第 131 章)
第 6A(1) 條對草圖的申述提出意見

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

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

我贊成把无平山村的公私营房屋比例改為 60 : 40 的比例。基層市民不應被集中在交通配置不完善,沒有港鐵站,沒有原區就業機會的公屋群,這樣很容易形成隔代貧窮的社區問題,屋邨就如孤島一樣。私营房屋可以改善社區環境及形象,帶來一定的消費力,能夠帶來更平衡的社區環境。因此,我贊成加大私樓比例,不要把无平山村變成天水圍翻版。

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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

1 - 5 - 2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5576

客第S6A號

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

1. Person Making This Comment (known as "Commenter" hereafter)

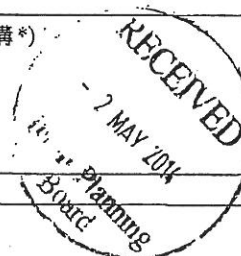
提出此份意見的人士（下稱「提意見人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

HU CHUNG YAN SHIRLEY

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

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)



3. Details of the Comment

意見詳情

Draft plan to which the comment relates
與意見相關的草圖

S/FLN/1 粉嶺北

Representation(s) to which the comment relates
(please specify the representation number)
與意見相關的申述（請註明申述編號）天平山附近公共房屋應減少，
私人房屋應增加。

(TPB/R/S/FLN/1-100 to 538)

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

本人十分贊成該項項目。

私樓

首先,該區的公^{私樓}私樓比例過於懸殊,會導致另一個天水圍的誕生,衍生一連串的社会問題,如新移民未能適應香港生活,遺青問題等。

興建

此外,該區的交通配套未見完善,假如所有都是基層市民所住的公屋,他們未必能負擔昂貴的交通費。

因此,本人建議該區的公和樓比例為6:4,讓一些經濟更有能力的市民住在該區,締造一個平衡的社區。

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

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

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5. Signature 簽署

Signature
簽署

Hu Chung Yan Shirley
Name in Block Letters 姓名（以正楷填寫）

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

1/5/2014

Statement on Personal Data 個人資料的聲明

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in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
(b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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* Delete as appropriate

Please fill "NA" for inapplicable item

「✓」 at the appropriate box

* 請刪去不適用者

請在不適用的項目填寫「不適用」

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5580

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	Date Received 收到日期	

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.


意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。


2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓，電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

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1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	天平山邨附近的公共房屋應減少，私人房屋應增加。 (TPB/R/S/FLN/1-100 to 538)

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item. 請在不適用的項目填寫「不適用」

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

本人支持上述項目。

該區比較遠離市區, 交通配套不太完善, 如太多基層市民搬遷去居住, 可能會增加他們的生活負擔。相反, 擁有相當購買力的市民可以負擔高昂的交通費, 因此~~起~~建造多一些私樓是比較適合。

再者, 擁有相當購買力的市民可以搬遷該區居住, 引起連鎖效應, 吸引多個商舖及商場進駐, 提升該區的經濟, 增加就業機會。

有見及此, 本人建議公和樓之比例為 6:4, 建造平衡的社區。

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

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5. Signature 簽署

Signature
簽署

Jane
JANE LEE

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

1/5/2014

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* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

✓ at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5581

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

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) LI YI CHUNG CANDY	
2. Authorized Agent (if applicable) 獲授權代理人 (如適用) Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/ FLN11 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	天平山村附近的公屋 比例應該減少。 (TPB/R/S/FLN/1-100-538)

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

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

我支持上列申述, 天平山村不應大量興建公屋群, 造成城市規劃不衡, 屋邨遠離地鐵, 居民又沒有原居就業機會, 大量集中的基層居民又缺乏完善的交通及社區設施, 容易造成很多社會問題。我建議政府應採取公私营房屋比例為 60:40, 或把 1-2 幅地建平價私樓。

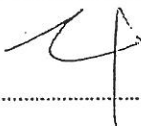
4. Plans, Drawings and Documents 圖則、繪圖及文件

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

1-5-2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box


請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5582

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

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

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 鍾國龍

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) <div style="text-align: right;">  </div>

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	天平山村近郊的公共房屋減少，私人房屋應增加 (TPB/R/S/FLN/1-100至538)

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

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第131章）
第6A(1)條對草圖的申述提出意見

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

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

本人十分認同以上的申述,因為公共房屋原意是給低收入家庭一個安居之所,但粉嶺北遠離集體交通網絡,使居民外出工作的時間和交通支出增加,導致低收入家庭外出工作困難,引致區內消費力弱,自然區內工作機會更少,使失業率比其他地區更高。
所以本人強烈建議將規劃區6及8其中兩幅或更多房屋用地改作私人房屋用途。


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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Ho Yau-lung Eric

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視為不曾提出論。

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 2em;">周祥</div> <div style="border: 2px solid black; border-radius: 50%; padding: 10px; text-align: center;"> RECEIVED 2 MAY 2014 Town Planning Board </div> </div>	
2. Authorized Agent (if applicable) 獲授權代理人 (如適用) Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	建議天平山村附近的公共房屋和私人房屋比例應為50:50或60:40。 (TPB/R/S/FLN/1-100 to 538)

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第131章）
第6A(1)條對草圖的申述提出意見

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

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

本人十分認同以上的申述, 因為社區不平衡, 將低收入家庭(工作及交通時間長而疏于管教)集中有產性童黨及青少年問題, 所以本人強烈建議將該九幅公營或公營房屋用地中的其中一兩幅改作私人房屋用途。

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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署

周祥
周祥

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司 / 機構名稱及蓋章（如適用）

Date
日期

Statement on Personal Data 個人資料的聲明

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- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5599

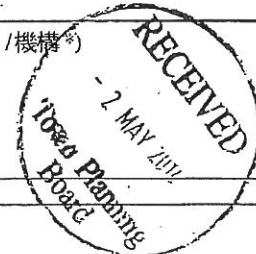
For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters, of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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1. Person Making This Comment (known as "Commenter" hereafter)
提出此份意見的人士（下稱「提意見人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

盧映嫦



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

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Comment
意見詳情

Draft plan to which the comment relates
與意見相關的草圖

S/FLN/1

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

(TPB/R/S/FLN/1-100 to 538)
天平山村附近的公營房屋應佔三成，私人住宅應佔四成。

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

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

根據《城市規劃條例》（第131章）
第6A(1)條對草圖的申述提出意見

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

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

本人居住新界超過三十年, 舊分五種公屋及私樓的比例應為六:四之比。

居住公屋的市民都是低收入人士, 但該位置卻缺乏就業機會, 亦

位置交通不便的地方, 減少他們工作的機會^及意願, 令他們的收入缺乏

改善的機會, 從而造成跨代貧窮。

所以, 本人強烈建議更改規^劃區~~六~~^六及~~八~~^八的其中兩幅公營房屋

用地, 轉為私人房屋用地。

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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署

盧映嫦

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

盧映嫦

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date

日期 1/5/2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」


「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Ms. Li

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 Fanling North
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	I advised near the Tin Ping Shan village public housing and private housing ratio is 5:5 OR 6:4 (TPB/R/S/FLN/1-100 to 538)

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

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

I very much hope that the planning area housing side 6.2.8,
and converted (partial) to private residential purposes, in order
to attract more affluent families, balanced community development
and community building.

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

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

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5. Signature 簽署

Signature
簽署

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date

日期 2/5/2014

Statement on Personal Data 個人資料的聲明

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- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5648

16 A號

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	Date Received 收到日期	

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意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書處。
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填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓 - 電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
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此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視為不曾提出論。

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) MR. LI HEUNG KANG

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) RECEIVED 05 NOV 2016 Town Planning Board

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	禾輦村附近的公共房屋應減少，私人房屋應增加。 CTPB/R/S/FLN/1-100 至 538

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

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第131章）
第6A(1)條對草圖的申述提出意見

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

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

本人非常認同以上申述, 因為從收入及就業的角度
來考慮, 在還沒有完善的集體交通網絡的地段應建
私人住宅為主, 因為這些較富裕的群體較能忍受額
外的交通時間及費用。因此也強烈建議將六幅公屋用
地中的1~2幅改作私人住宅用地。

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

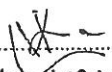
Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*


LI HEUNG KONG
Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

28/4/2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item. 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

TPB/R/S/FLN/1-C5667

第S6A號

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) S Yip

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) RECEIVED 15 MAY 2016 Town Planning Board

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	天平山村附近的公營房屋應減少至佔六成的用地，私人住宅則增加至佔四成的用地 (TPB/R/S/FLN/1-100至538)

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》(第131章)
第6A(1)條對草圖的申述提出意見

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

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

本人已居於新界北區近四十年, 強烈贊成減少公營房屋的比例, 因為此區遠離鐵路, 交通不便, 此區亦沒有足夠的商業設施以提供工作機會此區的居民, 這將會令此區的失業率偏高。而沒有工作, 亦令此區的消費能力低, 更不能吸引商業活動到此區, 造成失業及貧窮的惡性循環。但是, 若能有較多的私人住宅於此區, 則由於他們和樓的住客的消費能力較高, 故可以吸引商業活動於此區, 從而製造工作機會於此區, 包括公屋的居民, 於是, 可以改善公屋居民的經濟狀況, 幫助他們脫離貧窮的生活。

因此, 本人強烈建議, 將規劃區內公營房屋用地中的一部分, 改劃作私人住宅用途。

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

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

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5. Signature 簽署

Signature
簽署

S. Yip

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

S. Yip

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date

日期 2014年5月12日

Statement on Personal Data 個人資料的聲明

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

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- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

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* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

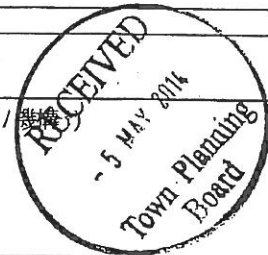
TPB/R/S/FLN/1-C5706

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意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 文天安

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)



3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1 粉嶺北
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	建議天平山村附近的公共房屋和私人房屋比例應為50:50或60:40。(TPB/R/S/FLN/1-100 to 538)

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

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

我支持以上的申述, 因為將本區就業機會少而且又遠離鐵路站, 往區外上班又交通不便, 容易制造失業社羣, 造成社會的長期負擔。所以我強烈建議將規劃區6及8其中兩幅房屋用地改作私人房屋用途。

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

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5. Signature 簽署

Signature
簽署

文天安

Name in Block Letters 姓名（以正楷填寫）

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期 2014-04-31

Statement on Personal Data 個人資料的聲明

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

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1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 蘇 雲 婷

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S / FLN / 1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	本人強烈建議天馬山村的公屋房屋 與私人房屋之比例由50:50 改為60:40 (TPB/R/S/FLN/1-10070538)

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

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

村人同意天平山邨附近的公共房屋和私人房屋的比例為50:50或60:40。

位於粉嶺北近天平山邨的新住宅如全面發展成為公共房屋會引致城市規劃有不良影響, 因為該區本身地理上遠離市中心, 對該區的經濟發展已有影響, 加上公共房屋有針對性為低收入人士, 而該批人士理應屬於社會低下階層, 他們的經濟情況並未可能令天平山村有改善空間, 反之, 連續的經濟發展及交通不便只會令該區居民居住環境持續未能改善, 沒有吸引他們帶動經濟, 令該區情況向壞, 引由不同的社會問題。反之, 私人房屋的居住者較有經濟能力, 此批人士為該區帶來經濟刺激及有機會令該區的工作機會上升, 可為公共屋村人士帶來就業機會, 改善完善的社會環境, 改善該區之經濟情況, 因此, 我強烈建議天平山邨附近的公共房屋和私人房屋的比例在為50:50或60:40, 將該6幅公共屋/公營房屋其中一幅改為私人房屋用途。


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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

4/5/14

Statement on Personal Data 個人資料的聲明

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

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

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規章指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓-電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
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1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Lee Wan Ping

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Planning

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	關於天禾村規劃中的希望 減少公屋，增加私人屋苑。 (TPB/R/FLN/1-100至538)

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

我建議將天牛山村規劃中的公屋區
改部份為私人樓用地, 因為如果一區
只有公屋, 必定會產生好多好多青少年問題
住公屋的都是低收入人士, 欠缺學歷和智
識, 勉強把他們住在一起, 只會令他們生
活更越見越差, 相反增加私人樓可提
高區內生活質素, 更可增加就業機會
刺激經濟, 所以我支持改變現有規劃
把原有公屋區改為私人屋地, 50/50 比例。
謝!

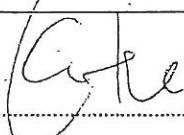
4. Plans, Drawings and Documents 圖則、繪圖及文件

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

30/06/2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

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

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) WONG KA SHAN

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	建議天平山村附近的 公共房屋和私人房屋比 例應為50:50或60:40。 (TPB/R/S/FLN/1-100 to 538)

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第1、第2及第3部分

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

我非常支持我的申
述。原因是我住在
上水。60多年。
留意到近年人口
急漲, 物價急漲。
所以再引入大量
公屋住戶市民。
而天平山村交通
配套又不方便。
這樣令生活更加
困難。
所以我極力建議
把第六和第八的規劃
區其中20%的用地, 改
為私人^{房屋}用途。

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

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5. Signature 簽署

Signature
簽署

Wong Ka Shan
WONG KA SHAN

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date

日期

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/FLN/1-C5915
	Date Received 收到日期	

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣甸道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣甸道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣甸道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.

此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視為不會提出論。

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) CHUNG Yin Kuen

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	天平山村附近一帶的公共房屋和私人房屋比例應是 50:50 / 60:40 (TPB/R/S/FLN/1-105 to 538)

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

本人強烈支持我以上的申述,
因為本區本身的就業機會少而又距離公共交通網絡遠, 加上自由行旅客及國內新移民增加, 提升了对就業的需求, 若再加以過多公共房屋預帶來更加低收入家庭, 更導致社區失衡, 失業, 成為更多社會經濟憂慮。

所以我好強烈建議將該6幅公共/公營房屋用地的其中一兩幅改作私人房屋用途。

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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署

Jerry
Chung Yin Kuen
Name in Block Letters 姓名（以正楷填寫）

"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

30-4-2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府台署15樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府台署15樓 - 電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府台署17樓及新界沙田上禾輦路1號沙田政府台署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.

此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視為不曾提出論。

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Lin Ka Ho

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Town Planning

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	建議天平山村一帶的公屋 應該減少，私人房屋應該 增加 (TPB/R/S/FLN/1-100 to 538)

* Delete as appropriate

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

* 請刪去不適用者

請在不適用的項目填寫「不適用」

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

根據《城市規劃條例》（第 131 章）
第 6A(1) 條對草圖的申述提出意見

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

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

我非常贊成我以上的申述, 因為對於我這群正準備投身社會工作的年青人, 最希望能在原區找到工作機會, 但若在此區大量引入仁屋居民, 大大提高找工作的競爭力, 會製造失業的社群得不償失, 因而我強烈建議將第六及第八的規劃區其中百分之二十的用地改為私人房屋用途, 減低原區競爭力。

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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter" / Authorized Agent*

「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

5/2/21

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

✓ at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

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

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Michael Chang

2. Authorized Agent (if applicable) 獲授權代理人（如適用）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) Town Planning Board

3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	S/FLN/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	在規劃區6 and 8增加私人住宅用地 TPB/R/S/FLN-1-100 to 538

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

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

根據《城市規劃條例》(第131章)
第6A(1)條對草圖的申述提出意見

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

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

本人十分支持以上之申述。

天甲山村一帶遠離上水/粉嶺火車站, 交通不便, 在那裡建大量公屋只會造成孤島效應, 居民不潔淨, 自我製造窮困階層。

所以本人強烈建議將規劃區 6 及 8 中其中的房屋用地, 約百份之二十至三十改作私人住宅用途, 方合理。

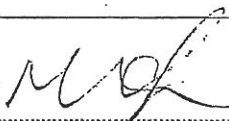
4. Plans, Drawings and Documents 圖則、繪圖及文件

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署

Signature
簽署



"Commenter" / Authorized Agent*
「提意見人」/ 獲授權代理人*

MICHAEL CHANG
Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date

日期

26 April 2014

Statement on Personal Data 個人資料的聲明

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

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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「✓」 at the appropriate box

請在適當的方格內加上「✓」號

tpbpd

TPB/R/S/FLN/1-C5997

寄件者: Shek Wu Lutheran Community Development Project (D01)-[REDACTED]
寄件日期: 07日05月2014年星期三 17:35
收件者: tpbpd@pland.gov.hk
副本: Shek Wu Lutheran Community Development Project (D01)
主旨: 就草圖S/FLN/1的申述提出意見
附件: 就草圖的申述提出意見_圓夢北區社福界關注組_20140507.pdf

路德會石湖社區發展計劃

Shek Wu Lutheran Community Development Project

<http://swcdp-lutheran.myip.org>

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就草圖的申述提出意見

圖則編號：S/FLN/1

傳真：2877 0245 / 2522 8426

「提意見人」姓名／名稱：圓夢北區一社福界關注組 (必須填寫)

這部份不會公開予公眾查閱。

聯絡人(只適用於非個人的申述人) 張玉清女士、周華達先生、胡偉雄先生

通訊地址*

電話號碼(非必須資料)

傳真號碼*

電郵地址*

*為方便聯絡，「提意見人」必須最少提供通訊地址、傳真號碼或電郵其中一項資料。

意見詳情(必須填寫)

申述編號	意見詳情(每項不多於 8000 中文字或英文字母(包括空格)) (請說明你支持、反對或對有關申述的意見。)
TPB/R/S/FLN/1 4-99	<p>支持</p> <ul style="list-style-type: none"> - 應取消在虎地坳興建警察駕駛及交通訓練的設施，因上述設施不一定需要在粉嶺北新發展區內，亦不必清拆約 30 多戶已居住了約 60 年之村民居所以建設上述設施。加上上述設施會產生噪音及廢氣，影響及破壞在旁邊之自然保育區。 - 可將近文錦渡路與虎地坳道旁非村民居所之土地（現時作修車場）改作社福用地，以設立有北區特色之社會服務用途。（見下圖） 

網上提出申述 <https://pub31.tpb.gov.hk/pems/CommentRepresentation.html>

郵寄：香港北角渣華道 333 號北角政府合署 15 樓

電郵：tpbpd@pland.gov.hk

Summary of Representations in Group 3 and PlanD's Responses

The representations (**R5 to R10, R51 and R20728 of KTN OZP and R4 to R9, R28, R35 to R38, R46, R79 and R100 to R538 of FLN OZP**) in **Group 3** are submitted by Jaff Investment Ltd, The Real Estate Developers Association of Hong Kong (for KTN OZP and FLN OZP), The Light Corporation Limited, The Estate of the late Mr Fok Ying Tung Henry, Team Glory Development Ltd., Charter Rank Limited, Joy Cultivation Co. Limited, Double Gain Limited, Best Galaxy Limited, Sun Prosper Company Limited, and 449 individuals. Their major grounds of representations and proposals as well as Planning Department's responses are summarized below:

Representations Relating to Both the KTN OZP and FLN OZP

Representations

PlanD's Responses

Representation No. R5 of KTN OZP

An individual

- Request for including Lot 834 in D.D. 96 into the coverage of OZP.

Major grounds of representation:

- | | |
|--|---|
| <p>(a) For Lot 834 in D.D. 96, 4/5 of the lot falls within the coverage of OZP while 1/5 of it is not covered by OZP. The concerned lot is currently used for temporary purposes. If land were resumed for development in the future, the remaining 1/5 of the lot would not be able to use efficiently. Hence, it is considered that the whole lot should be included in the coverage of OZP.</p> | <p>(1) The whole Lot 834 in D.D. 96 is already within the KTN OZP and is zoned "G/IC", "GB" and an area shown as 'Road' on the concerned OZP.</p> <p>(2) To take forward the KTN and FLN NDAs development, the Government will resume and clear the private land planned for public works projects, public housing and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes. Details of the resumption would be dealt with at the implementation stage.</p> |
|--|---|

Representations No. R6 of KTN OZP and R4 of FLN OZP

An individual

- Request for including Lot 104 in D.D. 100 into the coverage of OZP.

Major grounds of representation:

- | | |
|---|---|
| <p>(a) For Lot 104 in D.D. 100, 4/5 of the lot falls within the coverage of OZP while 1/5 of it is not covered by OZP. The concerned lot is currently used for temporary purposes. If land were resumed for development in the future, the remaining 1/5 of the lot would not be able to use efficiently. Hence, it is considered that the whole lot should be included in the coverage of OZP.</p> | <p>(1) The whole Lot 104 in D.D. 100 falls within the coverage of the approved Kwu Tung South OZP No. S/NE-KTS/14 and is zoned “Agriculture” on the concerned OZP. It falls outside the KTN and FLN NDAs.</p> |
|---|---|

Representations No. R9 of KTN OZP and R9 of FLN OZP

The Real Estate Developers Association of Hong Kong

- Generally supports the approach to the comprehensive planning for the creation of a new town at KTN / extension of the FLN New Town.
- Comment on some general planning principles adopted in the OZPs and its implementation mechanism.
- Request for more lenient height / plot ratio / provision restrictions for various land use zonings / uses and rezoning of various zones.

Major grounds of representation:

Supportive comments

Support the comprehensive planning approach

In general, the proposals on the draft OZPs provide the basis for the development of a high quality environment for the future residents of KTN / FLN with a good mix of land for housing, open space, employment and community facilities. Importantly, this comprehensive form of plan provides a good basis for the planning and implementation of various forms of public infrastructure.

This must be coordinated with the increase of new residents moving to the areas, and should not lag behind as happened before in other places.

Adverse comments in general

A. *Unreasonably low development intensity*

(a) *Unreasonably low plot ratio for residential zonings*

The development potential of the NDAs should be optimized, given the overall shortage of development land in Hong Kong, the large public costs in providing infrastructure and the potential for achieving a high quality well planned urban environment.

For KTN, the permitted plot ratios at 0.4, 3.5 and 5 to 6 (including

Support the comprehensive planning approach

- (1) Noted.
- (2) The support of a comprehensive planning approach is noted. To achieve early delivery of land to meet the housing and economic needs and ensure timely provision of a comprehensive range of commercial, retail, open space and G/IC facilities in tandem with the population build-up, an implementation programme with proper phasing and packaging of works for the NDAs development has been formulated. Detailed design for site formation and engineering infrastructural works for part of the housing and supporting facilities included in the Advance Works Package is planned to commence in 2014, to enable construction to start in 2018 and first population intake in 2023. Other major works will start after the commencement of the advance works and the development of the KTN and FLN NDAs is expected to be fully completed by 2031.

A. *Unreasonably low development intensity*

(a) *Unreasonably low plot ratio for residential zonings*

- (1) Under the NENT NDA Study, the NDAs development has made the best use of scarce land resources to serve the housing and economic needs of Hong Kong. In response to the public requests received at the public engagement to optimize the development potential of NDAs, opportunities have been taken to review the development intensity of the housing sites. After balancing different

domestic and non-domestic floor areas) in the respective “Residential (Group C)” (“R(C)”), “Residential (Group B)” (“R(B)”) and “Residential (Group A)” (“R(A)”) residential zones are at 2.6, 1.5 and 2 to 3 plot ratio below the respective plot ratio for R3, R2 and R1 under the Hong Kong Planning Standards and Guidelines (HKPSG). For FLN, the proposed plot ratios at 2, 3.5 and 4 to 6 (including domestic and non-domestic floor area) in the respective residential zones are 1, 1.5 and 2 to 4 plot ratio below the HKPSG standards. It is considered that the unreasonably low plot ratio below the HKPSG is a misuse of the scarce land resources, given the difficulties in land assembly, and a lost opportunity to provide a significant long term solution to housing land supply.

considerations including efficient use of land resources, provision of sufficient G/IC facilities, capacity of the planned infrastructure, good urban design framework, etc., the development intensity for various housing sites have been increased. The plot ratios of residential sites at the future town centres of the KTN and FLN NDAs have been increased from 3.5 or 5 to 6 for high-density developments. Most of the low-density sites, i.e. residential density zone R3, have been upzoned to R2 with a plot ratio of 3.5. These together with other changes in housing mix will bring about an increase of about 12,700 flats, thus bringing the total flat supply from 47,300 to 60,000. High density residential developments around the district centres in FLN and KTN NDAs are generally subject to a total plot ratio of 6. Such development intensity is commensurate with those of other New Towns.

- (2) According to the HKPSG’s standards for New Towns, the maximum domestic plot ratios for residential density zones R1, R2, R3 and R4 are 8, 5, 3 and 0.4 respectively. While the maximum domestic plot ratio for residential density zone R1 is 8, the existing maximum domestic plot ratio specified for most New Towns except Tseung Kwan O and individual developments in some New Towns is around 5. As stated in the HKPSG, a domestic plot ratio of 8 should only be permitted where there are no infrastructure constraints, e.g. close to high capacity transport systems (such as Tseung Kwan O New Town which is adjoining urban area and served by mass transit railway). HKPSG’s recommendations on the maximum plot ratios for residential zones R2, R3 and R4 respectively (plot ratios of 6, 3.5 and 0.4) have been adopted for the R1, R2 and R3 sites in the KTN and FLN NDAs.
- (b) Low plot ratio for commercial zonings/uses
- (3) The proposed blanket increase in development intensity would have implications on the infrastructure provision in the area, especially the sewage treatment and disposal capacity in the Shek Wu Hui Sewage

Treatment Works. Besides, Fanling Highway will approach its capacity based on the proposed development scale. It is anticipated that the highway network would exceed its traffic capacity with further increase in development intensity. In terms of urban design/visual perspective, the concern is related to the changes in visual character resulting from the increase in the bulk and height of the developments and how they as a whole relate to the wider surrounding context. As there are various constraints on the development intensity, further increase in development intensity can only be justified by another comprehensive feasibility study covering planning, environment, traffic and transport, infrastructure and other technical aspects. It is considered that general increase in development intensity would have to be examined in a holistic context, balancing the need for efficient use of land resources and public aspiration for a quality living environment in the NDAs.

- (4) While the representer suggests increase in development intensity in the NDAs, there are other public views received during the PEs requesting lower development intensity in the NDAs to preserve the character of the area. In fact, the current planning in the NDAs has already struck a balance in meeting the housing and employment needs, the public aspirations for quality living environment, environmental conservation, urban design, and many other considerations.
- (5) There is a provision for minor relaxation of the plot ratio and building height restrictions. Each case would be considered by the Board based on individual merits through the planning application process.

(b) Low plot ratio for commercial zonings / uses

The commercial uses in the NDAs are restricted to the lowest two floors of the “R(A)1”, “R(A)2” and “Other Specified Uses” (“OU”) annotated “Commercial/Residential Development with Public Transport Interchange” zones at plot ratio of 1 and 0.5 respectively, or

(c) Provision of commercial uses

- (1) In determining the optimum scale of commercial facilities to be provided in the KTN and FLN NDAs, various considerations such as area characteristics, the planned population, infrastructural capacities, good urban design, etc have been taken into account. The current

in the “R(B)” and “R(C)” zones on application to the Town Planning Board. These are considered inadequate to create vibrancy in the town centre. These restrictions are also inconsistent with the flexible mixed residential and commercial plot ratios provided in the Building (Planning) Regulations composite formula. A greater degree of flexibility in design and in response to market forces should be provided. Commercial use should be allowed flexibility on three floors (including basements) with a maximum non-domestic plot ratio of 2, if such restriction is to be imposed.

plot ratio restrictions for “R(A)” and “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zonings under the OZPs, i.e. maximum plot of 6 and 5 (of which the domestic plot ratio should not exceed 5 and 4.5) respectively, have allowed flexibility in provision of commercial facilities to meet the needs of the local residents as well as to help creating a lively/vibrant town centre. Such permissible non-domestic plot ratio can be accommodated in either two storeys terraced podium or in five storeys purpose-designed non-residential buildings.

- (2) With regard to the two-storey provision restriction for commercial uses, it is primarily based on the recommendations of the Air Ventilation Assessment (AVA) for the NENT NDAs Study. To improve wind penetration at street level, large and bulky podium development is discouraged in the concerned areas. Therefore, permeable podium design up to two storeys is adopted for development sites along the pedestrianised shopping streets in the core of the town centres in KTN and FLN NDAs so as to allow the air stream to reach the pedestrian level and reduce the canyon effect.
- (3) The two-storey terraced podium requirement is to ensure a more permeable podium design so that downward airflow can be directed to the pedestrian, while creating a coherent and attractive character for the town centre. Besides, it is to enhance vibrancy in the street level. The terraced podium placed on both sides of the pedestrian streets lined with retail shops, cafés and restaurants in the town centres of the two NDAs can liven up the pedestrian environment. Land designated as ‘Terraced Podium’ is subject to a maximum building height of 5m and 10m-wide setback at first floor level.

B. Artificially low building height restriction

The urban design concept in the HKPSG to step down building heights from the centre to the surrounding medium- to low-rise

B. Artificially low building height restriction

- (1) The representer’s appreciation of urban design concept in HKPSG to step down building height is noted. In formulating the building

developments is appreciated.

However, for KTN NDA, the step down towards the southern periphery is not justified. The 6 lanes wide Fanling Highway and Castle Peak Road are about 40m wide, such that it is not considered necessary the building height profile to the southern interface. The building heights in the areas along this fringe could be increased.

height restrictions for the KTN and FLN NDAs, due regard has been given to the AVA of the NENT NDAs Study, HKPSG, and Urban Design Guidelines for Hong Kong. The building height restrictions adopted in the KTN and FLN OZPs were based on reasonable assumptions, having regard to the development intensity permissible under the OZPs, without precluding the possibility for incorporating building design measures to achieve good quality developments. The overall building height profile of the KTN and FLN NDAs is planned to step down towards the periphery and riverside to achieve a variation in building height and massing of new developments and to ensure a better integration with the adjacent rural settings. It will also have positive effects on visual amenity, natural lighting and air ventilation. The building height restrictions adopted in the KTN and FLN OZPs have already taken into account the development intensity permissible under the OZPs and the flexibility required for incorporating building design features to achieve good quality developments, etc.

- (2) The representer also proposes to relax the building height restrictions of the development sites (of the KTN NDA) along Fanling Highway and Castle Peak Road and the development sites (of the FLN NDA) along Ma Sik Road. The intensity and building height descend from the Town Centre of the KTN NDA toward the southern periphery by designating some low to medium rise G/IC facilities and business developments along Fanling Highway is to allow visual relief between the Area and the existing low-rise developments in Kwu Tung South.
- (3) Regarding the proposed increase in building height of “OU” annotated “Business and Technology Park” sites to 140mPD along Sheung Yue River, the sites are considered not very far from the Long Valley Nature Park, though separated by some buffer (the LVNP is about 70m from the Business and Technology Park), such as Sheung Yue River together with a “O” strip or Road P2 with “OU” annotated “Amenity Area” and NBA. The excessive building height

For FLN NDA, the step down towards the south-eastern periphery of the NDA, on the interface with the existing high rise developments across the four lanes Ma Sik Road is neither justified nor will have any significant visual amenity merit. It is considered better to suitably relate to the existing high density development, rather than to unnecessarily reduce building heights.

A general increase in the permissible building heights is necessary. The maximum building height at 35 storeys in both KTN and FLN NDAs is arbitrarily low. This is compared with the more common building height of residential building of about 40 storeys high in Hong Kong. The artificially low building height restriction affects the development capacity resulting in a misuse of the scarce land resources and lost opportunity to provide housing land for Hong Kong.

C. Planning shopping streets – should have coherent integration network

The planned shopping streets are intended to be a part of a network of public open spaces to be designed, constructed, managed and maintained in a holistic manner. Consideration should be given to encourage a coherent integration at grade and at basement levels with adjoining private land development in the land grant.

proposed is inappropriate in ecological protection, urban design and landscape terms.

- (4) In the FLN NDA, a stepped building height concept is recommended with overall development intensity and building height profile stepping down from the district nodes towards the periphery and riverside to enhance variety in height and massing of new developments and to ensure a better integration with the adjacent rural setting. In the FLN District Centre, development sites in the central area generally have higher building heights at a maximum of 125mPD. The building heights then descend gradually from the centre at 125mPD towards the east at 90mPD – 110mPD then 75mPD by the view. For the existing housing developments at the south of the FLN District Centre along Ma Sik Road, they are 28-34 storeys and 90-115mPD in building height. The current building height restriction stipulated on the FLN OZP are considered appropriate.
- (5) For the representer's views on a blanket relaxation of permissible building heights, it is considered that the current maximum building height stipulated on the OZP is adequate to achieve the planned development intensity and allow sufficient design flexibility.

C. Planning shopping streets – should have coherent integration network

Under both KTN and FLN OZPs, comprehensive pedestrian walkway system and cycle track network is planned to ensure good connectivity between the major activity nodes and the surrounding areas at grade and will integrate with the commercial facilities in the districts. To add vibrancy and vitality to the area, pedestrian shopping streets with terraced podium lined with retail frontage along site boundaries abutting the cruciform open space at some selected

“R(A)” and “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zones (such as that at the KTN Town Plaza and FLN District Centre) would be provided. This terraced design could promote pedestrian experience and enhance air ventilation at street level. ‘Shop and Services’ and ‘Eating Place’ uses could be provided along the site boundary abutting the open space spine to ensure continuous shop frontage and the provision of commercial and leisure facilities such as café, restaurants and retail shops on the side lining the open space. An Urban Design Study (as part of the detailed design and construction study under advanced works of the KTN and FLN NDAs) would further consider / explore how the town plazas (at the KTN and FLN NDAs) could be integrated with comprehensive shopping, food and beverage and recreation facilities. The Study will also explore ways to facilitate connectivity and pedestrian access and enhance vibrancy, identity and visual quality of the town plazas and their surrounding areas. The proposal of accommodating commercial uses at basement can be considered by the Board based on individual merits through the planning application process.

D. Open Space network – inefficient use of land / not functional recreational space

- (a) For KTN, the large number of open spaces of substantial area scattered around the Plan is an inefficient use of land. While that may add to the general quality and character of the area, they are largely undevelopable in terms of providing opportunities for active and meaningful public recreational facilities. These include the open spaces through the town centre and open space spines in KTN Planning Areas 24 and 26 that do not contribute significantly to the townscape or to the long distance views.
- (b) For FLN, large portions of the open space provision are in strips along the riverside promenade, or form part of the green spine at the focal points. They are not considered to be functional recreational space

D. Open Space network – inefficient use of land / not functional recreational space

- (1) One of the major urban design principles for the KTN and FLN NDAs is to create a “green” new town by providing a strong and attractive landscape framework with linked open spaces, and providing a continuous open space alongside the river and connecting them with open spaces in the new and existing development areas. The open space is to provide both active and passive recreational needs and to provide greening opportunities with a view to enhancing the urban environment.
- (2) Comprehensive cycle track and pedestrian networks are also planned along the open space corridors / spines to link up the residential areas with major public open spaces to ensure good connectivity between

for the health benefits of the population. Instead, they are more like mere landscaped area contributing to the general amenity of these areas which themselves should be landscaped. Open spaces should be of such dimensions, area and character suitable for community activity to cater for the health benefits of the population.

major activity nodes and the new and existing developments. Its details will be further examined at detailed design and construction study.

- (3) For the KTN NDA, there is a comprehensive network of recreation and green spaces comprising regional, district and local open spaces. The north-south and 1.2km long east-west open space (the Town Park) across the Town Centre serves as major connecting green spines to the existing communities in Kwu Tung South to the south of the KTN NDA and Ho Sheung Heung and Yin Kong to the east. Major green corridors and secondary green corridors are designed in the form of tree avenues, boulevards, pedestrian streets and green walkways which make the KTN NDA visually cohesive in terms of continuity of tree and shrub planting and allow continuous and safe pedestrian access throughout the NDA. The open spaces designated in KTN Planning Areas 24 and 26 are an integral part of the comprehensive and linked open space network in the NDA. They also provide landscape buffers in between residential sites. As such, they are essential open spaces to be retained.
- (5) For the FLN NDA, a network of interconnected riverside promenade and public open spaces of different sizes and functions would be provided including regional, district and local open spaces to connect with the Fanling/Sheung Shui New Town. An indoor recreation centre is also planned to be provided in the “O” zone in FLN Planning Area 11. The district open space (“DO”) in FLN Planning Area 12 is proposed as the Central Park in the FLN NDA and will provide for various sports activities. Similarly, the “DO” in FLN Planning Area 6 is also large in area. To the south-west of Sheung Shui Wa Shan, there are local open spaces in the form of strip which is for the enjoyment of the nearby villagers. Some local open space would serve as open space corridors linking up the residential areas with the riverside promenade.

E. Non-building area (NBA)

There are NBAs proposed inside development sites but fronting open space zones. These NBAs place unnecessary restrictions on building design and should be deleted. If spaces between buildings are required, they should be rezoned to “O”.

F. Inefficient layout

The NDAs are much traversed by roads, open spaces and NBAs. Its morphology is considered to have particularly high presence of non-developable land in relation to the development sites. Roads serving small number of sites and cul-de-sac are particularly inefficient use of the infrastructure. In aggregate, the maximum plot ratio of 6, and the various urban design elements including stepped building height and considerable amount of green space and

E. Non-building area (NBA) and Open Space

- (1) The function of NBA is, inter alia, to serve as view and/or wind corridors. The NBAs imposed on the KTN and FLN OZPs are mainly based on the recommendations of the AVA for the NENT NDAs Study, taking into consideration the site constraints and restrictions on development potential. The NBAs are essential planning requirements which would improve air ventilation in the KTN and FLN areas.
- (2) Although both “O” zone and NBA may serve as breezeway, they are different in land use function and planning intention. The former is intended to provide open space for public enjoyment while the latter forms part of the building design to free up ground floor space for air ventilation purpose. The designation of an area as NBA will not affect the land use zoning of that area and the land can still be vested with the landowners and the development intensity of the sites would not be affected by the NBA. Should the NBAs be rezoned to “O”, the development potential of the concerned sites would be affected.
- (3) Moreover, NBA requirement is imposed to meet the public aspiration for a better living environment and hence is for the public interest and public good. Deleting the NBAs would defeat the purpose of creating and/or improving potential / existing air path.

F. Inefficient layout

- (1) The open spaces and NBAs contribute to good urban design, pedestrian circulation and air ventilation. The road network in the NENT NDAs have already minimized internal roads as far as possible. Besides, based on the findings of the AVA for the NENT NDAs Study, a number of breezeway/air paths have been incorporated in the layout of the NDAs to facilitate wind penetration. These include major open space spines, local roads and NBAs

pedestrian environment are inefficient use of the scarce land resources and part of a lost opportunity to provide best use of land for housing.

G. Public and private housing distribution

(a) Public-private housing ratio

There is concern on the proposed public and private housing land distribution ratio of 60:40. The proposed split is not provided for a balanced mix of private housing for social interaction, social mobility, and variety of building design for visual amenity and interest. The reduced number of private housing units for sale will stifle housing market expansion and public aspirations for home ownership. It will also result in a long term under-supply and high housing costs affecting affordability. Diverse housing types are fundamental so that people may opt for their desirable housing type according to individual needs.

designated in the KTN and FLN NDAs, which all serve as important unobstructed breezeway/air paths allowing the prevailing winds to penetrate into the built environment of the concerned areas.

- (2) All development sites in the KTN and FLN NDAs have been reviewed and they are considered feasible in achieving their maximum permissible development intensity under the current regulations and also improve the townscape (to avoid monotonous building height). Moreover, the stepped building height design allows wind skimming over the building layout, opening up the wind entrance for dedicated localized air path which ventilates the central area of the NDAs development.

G. Public and private housing distribution

(a) Public-private housing ratio

- (i) In view of the public aspiration for more public housing in the NDAs, an appropriate increase in the development intensity of the NDAs has been made at Stage 3 PE of the NENT NDAs Study to provide more public housing flats in the NDAs after detailed technical assessments. Under the current proposals, the overall public-private housing ratio of the two NDAs is 60:40. The said housing split is in line with the Long Term Housing Strategy. Besides, it is in line with the 2014 Policy Address that the Government has decided to adopt 470,000 units as the new public and private housing total supply target for the coming 10 years, with public housing accounting for 60% of the new production. Also, such ratio is similar to that of the existing Fanling/Sheung Shui New Town of 59:41.
- (ii) To provide a balanced population profile for the KTN and FLN areas, a mix of housing land has been allocated for subsidised housing and various types of private housing to provide a wide range of housing choices for different social

sectors. The overall public to private housing ratio in terms number of flats for the KTN and FLN NDAs is about 60:40 to ensure a balanced and socially integrated community. Some sites in FLN Planning Areas 6, 8, 13, 14, 15 and 17 have been reserved for PRH / HOS use or a mix of them to cater for the future demand for subsidised housing. This allows flexibility for provision of PRH and HOS units within individual sites. The mix of PRH and HOS units within individual sites would be further considered upon implementation of the developments.

(b) Geographical distribution

There is an apparent segregation between the public and private housing, where the private and public housing dominate the eastern and western parts of the NDAs respectively. This will possibly result in concentrated populations of similar socio-economic background and large scale identical buildings with little design differentiation.

(b) Geographical distribution

- (i) Public housing is planned near the railway station, PTI and town centre to ensure that residents have convenient access to public transport facilities and social and community facilities. A range of compatible non-domestic uses including commercial, social and community uses would be provided to serve the residents. To the north of the proposed Kwu Tung Railway Station in KTN NDA and the two district nodes of FLN NDA (i.e. the FLN District Centre at the eastern side and the Residential Area South of the River at the western side) are proposed for public housing use.
- (ii) Some sites in FLN Planning Areas 6, 8, 13, 14, 15 and 17 have been reserved for PRH / HOS use or a mix of them to cater for the future demand for subsidised housing. This allows flexibility for provision of PRH and HOS units within individual sites. In this regard, many public and private housing sites are located next to each other and are well connected and integrated by cycle track, open space and pedestrian network. There is a good mix of private and public housing sites in the NDAs.

- (iii) Many public and private housing sites are located next to each other (such as KTN Planning Areas 20 and 26 & FLN Planning Areas 10 and 13) and are well connected and integrated by cycle track and pedestrian network. There is a good mix of private and public housing sites in the NDAs. For example, at the two sides of the Town Plaza in the KTN NDA, there are 14 housing sites, of which 8 are for private housing and 6 are for public housing. Similarly at the District Centre of the FLN NDA, there are 15 housing sites, of which 9 are for private housing and 5 are for public housing (based on the adopted Outline Development Plan).

H. Implementation considerations

(a) Planning layout should align with land ownership patterns

Some land under consolidated ownership is traversed by the proposed roads, open spaces and “Government, Institution or Community” (“G/IC”) zones, and requires resumption and clearance, preventing an efficient implementation. Instead, the planning layout should generally align with land ownership patterns to avoid the need for resumption and clearance for a timely delivery of land.

(b) Additional implementation approaches

The Conventional New Town Approach (CNTA) in land assembly, without a mechanism of land exchange entitlement, will affect the

H. Implementation considerations

(a) Planning layout should align with land ownership patterns

- (1) KTN NDA development is formulated based on various considerations including the strategic role of the NDA, effective use of land resource, requirements of various land uses, land use compatibility, road network, GIC requirements, urban design and technical feasibility, etc. The development sites are then drawn up taken into account the planned land uses, open space network, cycle track/road network, major breezeway/air paths, etc. Individual land ownership is not a consideration in planning the respective land use zonings.
- (2) Under the NENT NDAs development, the Government will resume and clear the private land planned for public works projects, public housing and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes.

(b) Additional implementation approaches

Land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the

delivery of land. With 60% of the land developable land in the NDAs in private ownership, there will be the need for land resumption and clearance. Additional approaches to the CNTA in land assembly should be considered and adopted, such as the minimum site area for land exchange application should provide the opportunity to include any interspersed Government land amongst the private land holdings; clear guidelines should be devised in the application of the Land Resumption Ordinance; and the New Territories Ordinance should be amended to lower the administrative threshold of unanimous agreement in the sale of Tso/Tong lands, which the Absentee Owners and defective titles are problematic (to facilitate site assembly).

(c) *Unrealistic target time frame*

The two years target time frame for preparation is unrealistic, effectively allowing one year for the OZP processing and one year for considering land administrative matters, with no time for premium appeal. The target time frame should be amended and revised periodically.

(d) *Applications for land exchange for Phase 2 and Phase 3*

The Lands Department (LandsD) has indicated that it would only accept applications for Phase 1 of the draft OZPs. It is considered that there is nothing preventing applications for Phases 2 and 3 to be accepted for processing from the outset. LandsD's processing of Phase 2 and 3 land exchange applications now would ensure their early consideration within the given time frame. Consideration could be given on the basis of the draft OZP unless there are adverse representations, and with either temporary or permanent access road provision.

(e) *Surrender of lots involving roads, open space and "G/IC"*

broad land use framework of the NDAs.

(c) *Unrealistic target time frame*

Reponses as stated in Item H (b) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

(d) *Applications for land exchange for Phase 2 and Phase 3*

Reponses as stated in Item H (b) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

(e) *Surrender of lots involving roads, open space and "G/IC"*

LandsD has indicated that it would not accept surrender of lots involving roads, open spaces and “G/IC” until resumption, potentially affecting their early delivery in the NDAs for population intake. LandsD’s acceptance of land involving roads, open spaces and “G/IC” would ensure their timely provision.

(f) *An overall taskforce to coordinate public facilities provision*

In the past, the Government would only plan and construct public facilities when the population reached a certain threshold. This arrangement is considered inadequate as public facilities should be made available prior to the population’s arrival. Given the various Government departments involved in the implementation of the KTN and FLN NDAs, all with different levels of resources and priorities, it is considered that an overall taskforce should be formed to ensure a coordinated and fast tracked implementation.

Reponses as stated in Item H (b) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

(f) *An overall taskforce to coordinate public facilities provision*

The suggestion of setting up a cross-departmental taskforce with new operation mechanism for the NDAs development is noted but this is not related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs.

Major grounds of representation specifically related to KTN OZP

I. Commercial functions of the “OU” zone annotated “Business and Technology Park”

The “OU” zoning cluster towards the southeast KTN NDA is generally higher level commercial activities related to the future development of the Lok Ma Chau Loop and the proposed Development Corridor, not supporting the day-to-day living of the local population or providing job opportunities for the local population. With regards to the commercial floor area at the centre around the transport node and towards the southeast at the “OU” zoning cluster, there should be provision for covered walkways and linkages for convenient pedestrian access, to facilitate pedestrian

I. Commercial functions of the “OU” zone annotated “Business and Technology Park”

- (1) The KTN and FLN NDAs would provide a total of about 37,700 jobs for the existing and future population of the area. The “OU” annotated “Business and Technology Park” along Fanling Highway in KTN NDA is planned to provide land to meet the strategic economic needs of Hong Kong and provide a variety of commercial and industries related job opportunities. This cluster will provide development spaces for the industries where Hong Kong enjoys clear advantage, such as innovative and high-technological industries, cultural and creative industries. OZP does not preclude the day-to-day

traffic, street activities and to reduce vehicular traffic.

commercial uses. Flexibility has been allowed to accommodate various types of commercial uses, such as 'Shop and Services', 'Eating Place', 'Place of Entertainment' or 'Office' uses, etc. within the "OU" annotated "Business and Technology Park" and "Research and Development" "Mixed Use" zones, responding to the market needs. Other economic and social facilities such as retail, service industry and community facilities, which support the residential development, will be available to provide different types of job including some with lower skill level requirements to serve the local community. These economic activities will help promote the local economy and provide different types of job opportunities.

(2)

The north-south and east-west open space across the Town Centre serves as major connecting spines to the concerned "OU" cluster. A comprehensive pedestrian linkages at-grade would provide easy access for pedestrians between the "OU" cluster and the Town Centre. The design and provision of covered walkways and linkages will be examined at the detailed design stage.

J. Overly specified commercial land uses

The numerous commercial sub-zones are considered overly specific and unnecessarily restrictive interfering with market mechanism to quickly meet the respond to changing social and economic needs of the community. It is considered that the respective planning intentions for the sub-zoning themes could adequately capitalise on the geographic advantage, while the specific types of commercial uses could generally be left to be determined by the market for effective early implementation. The plot ratios of these zones at between 1 and 3 are so low as to be a very poor use of scarce land resources.

J. Overly specified commercial land uses

- (1) Each "OU" zoning has a specific planning intention for the different needs and functions with a view to facilitating the long term planning and development of the area. There is also a reasonable mix of uses within each "OU" zoning.
- (2) For the cluster of "OU" annotated "Business and Technology Park" sites along Fanling Highway designated on the KTN OZP, its planning intention is for medium-density to provide a mix of commercial, office, design, research and development uses for promoting high technology business. The objective is to meet the strategic land use requirements to enhance Hong Kong's competitiveness and its strategic location near the Lo Wu Boundary Control Point (BCP), Lok Ma Chau (LMC) BCP, LMC Loop,

proposed railway station and Fanling Highway. Within the “OU” annotated “Business and Technology Park” zones in KTN Planning Areas 31 and 32, there is a strip of NBA of 10m wide which can function as a buffer to the Road D2 to the north of these “OU” zones.

- (3) For the “OU” annotated “Mixed Use” under the draft KTN OZP, its planning intention is for medium-density development for a mix of commercial/office, hotel, residential uses and social welfare facilities. Located at the centre of KTN, the mixed development will enhance the vibrancy and vitality of the town centre. Flexibility has already been allowed to accommodate various types of office and research uses as well as hotel and residential uses to meet market demand. Within the “OU” annotated “Mixed Use” zone, there is a strip of NBA of 10m wide which can function as a buffer to the adjacent Road D2 to the north of these “OU” zones.
- (4) The planning intention of the “OU” annotated “Business” zone is for general business uses and it is generally applied to existing industrial areas with a view to phasing out the polluting industrial uses. Under such zoning, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings whereas new ‘business’ buildings can allow a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses. Given the different planning intentions of the respective “OU” zones as mentioned above, it is considered not appropriate to rezone the “OU” annotated “Business and Technology Park” and “OU” annotated “Mixed Use” to “OU” annotated “Business”.

Major grounds of representation specifically related to FLN OZP

K. Connectivity with the adjacent areas

K. Connectivity with Fanling/Sheung Shui New Town

The facilities and open spaces in the FLN NDA, Fanling and Sheung Shui will be shared by the residents of the concerned three areas. Yet, the road network around Sheung Shui area is reaching its capacity. In this regard, pedestrian walkway system, above and underground, and cycle track network should be adequate to encourage and promote their usage and to reduce vehicular traffic. Besides, services available at the public transport interchange should be studied in detail. Feeder services to Fanling / Sheung Shui will add pressure to the Sheung Shui road network congestion, and on Fanling and Sheung Shui Mass Transit Railway (MTR) Stations.

- (a) (1) To take advantage of the geographical proximity of the NDAs to the Fanling/Sheung Shui New Town, the KTN and FLN NDAs will be developed as an extension to the Fanling/Sheung Shui New Town to form the Fanling/Sheung Shui/Kwu Tung New Town for effective sharing of resources. A comprehensive pedestrian walkway system and cycle track network has been planned to ensure good connectivity between the FLN NDA and the Fanling/Sheung Shui New Town. These would promote the shared use of community, recreational and commercial facilities, and enhance employment opportunities within the district. To enhance the connectivity between the NDAs and the existing new town, measures including feeder services, pedestrian/cycle track networks would be further examined at the detailed planning and implementation stage.
- (2) OZP does not preclude feeder services and has reserved adequate parking spaces / carpark sites (including two sites for public transport interchange facilities and one site for parking and operation facilities for environmentally friendly transport system) to cater for such need, if arises. The Transport Department (TD) will take into consideration of transport policies, size of the newly developed areas, passenger demand and the existing public transport services, etc. and suggest the provision of appropriate public transport services for the newly developed areas. TD will closely monitor change in passenger demand arising from the population intake by conducting surveys, examining operation data from operators and through regular contact with local representatives. If necessary, TD will enhance public transport services, including franchised bus services and Green-mini bus (GMB) services, to cater to new passenger demand.
- (3) With regard to the proposed feeder service (road-based

environmental friendly transport modes, such as electric bus) to the MTR Fanling / Sheung Shui Stations, the provision of such transport modes should be subject to service providers. However, a site in FLN Planning Area 5 has been reserved for the possible parking and operation facilities for environmentally friendly transport system (including feeder services) servicing KTN and FLN NDAs.

L. Missing mass transport provision

- (a) Sha Tau Kok Road and Po Shek Wu Road are busy road corridors, and Po Shek Wu Interchange and Fanling and Sheung Shui MTR Stations are near or at their capacity. The transport arrangement for the FLN NDA predominately relies on road based feeder services to the two concerned MTR stations. A traffic study of the impact on the surrounding road network and the two concerned MTR stations' capacity in catering for the increased usage appears to have not been carried out.
- (b) It is considered that mass transport in the form of railway should be provided for the area as: (1) railway based mass transit facilities compared with the two proposed transport interchanges allows for a more efficient use of the land resources; (2) the proposed Northern Link, which will run from Kam Sheung Road Station to the neighbouring KTN, should be extended to serve FLN; (3) in spite of

L. Transport provision

- (a) According to the TIA under the NENT NDAs Study, it is not financially viable to provide rail-based connection to connect the FLN NDA with the existing East Rail Sheung Shui / Fanling Stations. Instead, road-based environmentally friendly transport mode is found to be more cost-effective. In this regard, two PTIs have been planned at both the eastern and western parts of the FLN NDA. Long haul public transport services would provide direct connection of FLN NDA with the urban area as well as shuttle services to the existing East Rail Fanling and Sheung Shui Stations to serve the future population. Nevertheless, in the FLN NDA, design flexibility has been allowed for possible new rail infrastructure. With regard to the proposed feeder service (road-based environmental friendly transport modes, such as electric bus) to the MTR Fanling / Sheung Shui Stations, the provision of such transport modes would be considered in detail subject to trial test at detailed design stage. A site in FLN Planning Area 5 has been reserved for the possible parking and operation facilities for environmental friendly transport system servicing KTN and FLN NDAs.
- (b) In planning the NDAs development, a number of road enhancement and upgrading works have been identified to accommodate the traffic demand. The Fanling Highway / Tolo Highway widening (including the section of Fanling Highway from Pak Shek Au to Po Shek Wu to be widened from dual 3-lane to dual 4-lane carriageways) will be completed by 2019 - 2023, which will help relieve the congestion

being on two different rail lines (the proposed Northern Link and the East Rail), mass transit facilities at FLN will supplement the existing Fanling and Sheung Shui MTR Stations. This will help alleviate the congestions at Fanling and Sheung Shui MTR Stations and their vicinity; and (4) more stations and greater convenience will be afforded to the residents and visitors of FLN, Fanling and Sheung Shui to suit their commuting needs, thereby facilitating movements and interactions in the local region that is consistent with the planning objective.

problem in the North District. Also, the existing Po Shek Wu Interchange will be improved by constructing a right-turning bypass slip road which can help resolving the interchange capacity problem. The proposed Fanling Bypass (linking Man Kam To Road and Sha Tau Kok Road) will not only support the external traffic needs of the FLN NDA but will also serve the residents of the existing Fanling/Sheung Shui New Town and hence help relieve the traffic burden of the existing road network. According to the TIA under the NENT NDAs Study, with the proposed highway improvement, the highway system can address the traffic demand from the NDAs. Flexibility for provision of environmentally friendly transport facilities has been allowed. It has concluded that the NDAs development is technically feasible from the traffic and transportation point of view.

Representer's proposals specifically related to KTN OZP (P-K3)

M. Rezoning the "Open Space" ("O") at KTN Planning Areas 24 and 26 to Residential Use

In rezoning the open spaces, the created development sites should generally align with land ownership patterns. The proposed rezoning will result in an additional 16,540m² site area for development. With a plot ratio of 6-8, this will accommodate about 1,700 – 2,250 units and 4,850-6,450 residents.

N. More lenient plot ratio restrictions for various zones

M. Rezoning the "Open Space" ("O") at KTN Planning Areas 24 and 26 to Residential Use

The open spaces designated in KTN Planning Areas 24 and 26 are an integral part of the comprehensive and linked open space network in the NDA. Their locations are carefully planned as regional open space and local open space. They provide recreational and breathing space for the general public and serve as pedestrian and visual corridors enhancing connectivity and visual amenity, etc. which are beneficial to the public and local community. Besides, they serve the nearby housing sites and provide landscape buffers between residential sites. As such, they are essential open spaces and should be retained.

N. More lenient plot ratio restrictions for various zones

Maximum plot ratios for the “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, “R(B)” and “R(C)” should be increased to 8, 5 and 3 respectively. Maximum plot ratios for “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zone and “Comprehensive Development Area” (“CDA”) zone should be increased to 8 and 3 respectively.

O. More lenient building height restrictions for various zones

The building height restrictions for the “R(A)1”, “R(A)2”, “R(A)3”, “R(B)”, “R(C)”, “OU” annotated “Commercial/Residential Development with Public Transport Interchange” and “Comprehensive Development Area” zones should be increased in the range of 20m to 30m. The building height for the “OU” zones along the southern-eastern periphery of the NDA should be increased to 140mPD.

- (i) Responses as stated in Item A(a) (1) to (2) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.
- (ii) The proposed relaxation of plot ratio restrictions is not substantiated by any technical assessments to ascertain the feasibility and impacts of the proposals, and the corresponding implications on the building height and massing of developments. Under the OZP, there is a provision for minor relaxation of the plot ratio restriction. Each case would be considered by the Board based on individual merits through the planning application process.

O. Relaxation of building height restrictions for various zones

Based on the assessments as stated in Item B under **R9 of KTN OZP** and **R9 of FLN OZP** above, the proposed blanket relaxation of the building height restrictions is not acceptable. The major reasons are as follows:

- (i) The building height restrictions adopted in the KTN and FLN OZPs are based on the urban design concept of stepped height profile with building heights step down towards the periphery and riverside to enhance variety of height and massing of new developments and to ensure a better integration with the adjacent rural settings.
- (ii) The representer has not substantiated the basis of adopting a building height of about 40 storeys in Hong Kong as a suitable reference for the NENT NDAs. NENT NDAs are distinct in location and local characteristics, with different existing / planned land uses and developments, different topography and site formation levels, and different local wind environment. No measure for air ventilation improvements

have been proposed by the representer to address the potential impact.

- (iii) The building height restrictions on the OZPs could accommodate the permitted development intensity with adequate design flexibility and have struck a proper balance between the public aspirations for a better living environment and maximize the use of land resources. Hence, the need for a blanket relaxation of the building height restriction for “R(A)1”, “R(A)1”, “R(A)3”, “R(B)”, “R(C)”, “OU” annotated “Commercial/Residential Development with Public Transport Interchange” and “CDA” zones in the range of 20m to 35m is not justified. The representer has not demonstrated that the new building height profile is able to improve the original building height concept under the OZPs. The proposed relaxation of building height restrictions are not substantiated by any technical assessments to ascertain the feasibility and impacts of the proposals.
- (iv) The proposed increased building height of “OU” annotated “Business and Technology Park” sites to 140mPD along Sheung Yue River is considered not acceptable and the responses as stated in Item B(3) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant. Nevertheless, there is a provision for minor relaxation of the building height restriction. Each case will be considered by the Board based on individual merits through the planning application process.
- (v) There is a provision for minor relaxation of the building height restriction. Each case will be considered by the Board based on individual merits through the planning application process.

The maximum domestic plot ratio for commercial land uses should be removed. Commercial use should be allowed flexibly on three floors (including basements) with a maximum non-domestic plot ratio of 2.

Based on the assessments as stated in Item A(c) under **R9 of KTN OZP** and **R9 of FLN OZP** above, it is considered that there is no substantiated ground to accept the proposed relaxation of plot ratio and provision for commercial land uses / uses as proposed by the representer. The major reasons are as follows:

- (i) The current plot ratio restrictions for “R(A)” and “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zonings under the OZPs, i.e. maximum plot ratio of 6 and 5 (of which the domestic plot ratio should not exceed 5 and 4.5) respectively, have allowed the provision of at least 1 and 0.5 non-domestic plot ratio which are considered sufficient to meet retail needs of the local residents as well as to help creating a lively/vibrant town centre.
- (ii) The current permissible non-domestic plot ratio under the OZPs can be accommodated either in two storeys terraced podium or in five storeys purpose-designed non-residential buildings.
- (iii) The proposal of accommodating commercial uses at basement can be considered by the Board based on individual merits through the planning application process. Also, there is a provision for minor relaxation of the plot ratio and building height restrictions. Each case would be considered by the Board based on individual merits.

Q. Rezoning of “OU” annotated “Commercial/Residential Development with Public Transport Interchange”, “Mixed Use”, “Business and Technology Park”, “Research and Development” zones to “OU” annotated “Business” zone

Q. Rezoning of “OU” annotated “Commercial/Residential Development with Public Transport Interchange”, “Mixed Use”, “Business and Technology Park”, “Research and Development” zones to “OU” annotated “Business” zone

The proposed rezoning will ensure that the development can accommodate changes in market needs and allow flexibility for use. This will also provide a noise buffer between the residential development and Fanling Highway.

Responses as stated in Item J under **R9 of KTN OZP** above are relevant.

Representer's proposals specifically related to FLN OZP (P-F1)

S. More lenient plot ratio restrictions for various zones

Maximum plot ratios for the “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, “R(B)” and “R(C)” should be increased to 8, 5 and 3 respectively. Maximum plot ratios for “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” zone and “OU” annotated “Commercial/Residential Development with Public Transport Interchange(2)” zone should be increased to 8 and 5 respectively.

S. Relaxation of plot ratio restrictions for various zones

With regard to the proposed relaxation of plot ratio restrictions for various zones, the responses as stated in Item N under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

T. More lenient building height restrictions for various zones

The building height restrictions for the “R(A)1”, “R(A)2”, “R(A)3”, “R(A)4”, “R(B)”, “R(C)”, “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” and “OU” annotated “Commercial/Residential Development with Public Transport Interchange (2)” zones should be increased in the range of 15m to 50m.

T. Relaxation of building height restrictions for various zones

With regard to the proposed relaxation of building height restrictions for various zones, the responses as stated in Items O(i) to (iii) and (v) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant. Besides, the representer has not provided justification for the proposed specific increment (ranges from 15m to 50m) in building height restriction for the concerned zonings. The representer has not demonstrated that the new building height profile is able to improve the original building height concept under the OZPs. The proposed relaxation of building restrictions are not substantiated by any technical assessments to ascertain the feasibility and impacts of the proposals.

U. More lenient plot ratio and provision restrictions for commercial land uses / commercial uses

U. Relaxation of plot ratio and provision restrictions for commercial land uses / commercial uses

The maximum domestic plot ratio for commercial land uses should be removed. Commercial use should be allowed flexibly on three floors (including basements) with a maximum non-domestic plot ratio of 2.

For the proposed relaxation of plot ratio and provision restrictions for commercial land uses / commercial uses, the responses as stated in Item P under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

Representations Relating to KTN OZP

Representations

Representation No. R7 of KTN OZP

The Light Corporation Limited

- Object to the zoning of the Lot Nos. 750 (part), 751 (part), 752 and 756 and adjoining government land in D.D. 92 and request for rezoning these lots from “OU” annotated “Nature Park” to “Village Type Development” (“V”)

Major grounds of representation:

A. Physical and social connection

- (a) The site shares the same road with Yin Kong Village and is physically and socially connected to the indigenous village.

PlanD’s Responses

A. Physical and social connection

- (1) The site is included within the boundaries of the proposed Long Valley Nature Park (LVNP), which was delineated in the EIA Study. Even though the site was assessed as being of low ecological value in the EIA Study, the site could be used for the development and future management of the LVNP, and the incorporation of the site into the LVNP is an integral element in meeting the mitigation requirements for unavoidable impacts to habitats of ecological importance elsewhere in the NDAs, and hence satisfying the requirements of the EIA. Moreover village type development in this area would have significant adverse impact on Long Valley due to human disturbance. Being a formed site located at the fringe of LVNP and adjacent to Yin Kong Road, it is a suitable site for storage of equipment and materials under the LVNP management plans. This will be further studied in the detailed design stage.

B. Land use Compatibility

- (a) The site is located immediate north of the “V” zone at Yin Kong Village. The proposed “V” is compatible with the village type neighbourhood in term of land use and built form considerations.

C. Improvement to the overall environment

- (a) The site is currently used as open storage of construction materials, and solid fence is erected along its periphery. Both the land use and built form of the site are not very compatible with the surrounding area which is a village environment with small house and farmland. The proposed rezoning will facilitate early removal of the incompatible open storage and allow for more amenity planting for visual and landscape enhancement. After reviewing the tree impact assessment, the proposed rezoning will allow respecting the existing trees and provide about 1,100m² local open space.

D. Compensation to the loss of development land in the village environ

- (a) Since the development of Yin Kong Village is restricted by the “CDA” zone to its south and the valuable farmlands in the “OU” annotated “Nature Park” zone to its north and east, the site is the only suitable expansion area or land reserve to compensate the loss of developable land in the village environ.

B. Land use Compatibility

- (1) The site is located at the south-western fringe of the Long Valley Nature Park (LVNP) which is intended to conserve and enhance the ecological value of the area. According to AFCD, the site would be used for the development and future management of the LVNP, and the incorporation of the site into the LVNP is an integral element in meeting the mitigation requirements for unavoidable impacts to habitats of ecological importance elsewhere in the NDAs, and hence satisfying the requirements of the EIA.
- (2) The proposed village type development would adversely affect the habitat and quality of the wetland in Long Valley due to its proximity to the wetland.

C. Improvement to the overall environment

- (1) Responses as stated in Item B(1) above under **R7 of KTN OZP** are relevant.

D. Demand of Small House Development

- (1) While there may not be sufficient land in the “V” zone in Yin Kong Village to meet the 10-year demand of Small Houses, there are still land available within the “V” zone of Yin Kong for Small House development. It is considered more appropriate to concentrate the proposed Small House within the “V” zone for orderly development pattern, efficient use of land and provision of infrastructures and

services.

E. Relief on the high demand for small house development

- (a) Land within village environ was not adequate for development of small houses by indigenous villagers and urged for village expansion in the periphery.

F. Facilitation of the implementation of the “CDA” zone in Yin Kong

- (a) The proposed rezoning of the site to “V” will provide land reserve for natural expansion of the Yin Kong Village in future and compensate the loss of village environ falling within the “CDA” zone, which should address the worries of Lands Department that approving the land exchange for the land in the approved planning application (No. A/NE-KTN/131) might limit the future development of Yin Kong Village.

G. Facilitation of the implementation of the Long Valley Nature Park

- (a) The proposed rezoning goes in-line with the planning intention of “OU” annotated “Nature Park” for the development of a nature park to protect and enhance existing wetland habitats for the benefit of the local ecology and promotion of nature conservation and education. It supports the conservation of the ecological integrity of the wetland habitats and will therefore help materialize the planning intention and practice of farming in the nature park.

Representer’s proposals (P-K1):

Rezoning the site from “OU” annotated “Nature Park” to “V”

- (a) Rezoning the site from “OU” annotated “Nature Park” to “V”

E. Relief on the high demand for small house development

- (1) Responses as stated in Item D(1) above under **R7 of KTN OZP** are relevant.

F. Facilitation of the implementation of the “CDA” zone in Yin Kong

Implementation/ land exchange / land matters are outside the scope of the OZP which is to show the broad land use framework for the area.

G. Facilitation of the implementation of the Long Valley Nature Park

- (1) Responses as stated in Item A(1) above under **R7 of KTN OZP** are relevant.

Representer’s proposals

- (1) Responses as stated in Items A to G above under **R7 of KTN OZP** are

relevant.

Representation No. R8 of KTN OZP

Jaff Investment Ltd

- Request for an alternative layout for the north-eastern part of the Kwu Tung North (KTN) mainly with a view to increasing the land area for “Residential (Group A)” zone, reducing the land area occupied by ‘Road’, alternative pedestrian and cycle track connections and open space network

Major grounds of representation:

A. Merits of the alternative layout

The proposed layout will divide the original development sites into irregular shapes and create unnecessary development constraints. While the proposal might result in the production of additional flats on the sites, it will reduce the effectiveness of the use of the remaining portions of the concerned area. The proposed “R(A)1” site to the south of the Road D3 in KTN Planning Area 21 would create an undesirable corner and land configuration. Moreover, the proposed decrease in area of a “G/IC” site in KTN Planning Area 22 is not acceptable as the concerned “G/IC” site is planned for accommodating three schools to serve the community of the KTN NDA.

- (a) The alternative layout will release more land for housing development to meet the Government housing objective.
- (b) It optimises the use of land resources to meet the needs of community.
- (c) It further strengthens the rail-based transit orientated NDA development by increasing the number of private residential units, i.e. to enhance the level of local spending power.

- (d) It increases the degree of privacy and sense of belonging within each residential cluster by adopting a simple and short cul-de-sac design concept and two cycle track systems.
- (e) The road hierarchy system to serve the NDA is basically unaffected.

B. Merits of the changes in land use pattern

Noted.

- (a) The number of residential units and the volume of ridership will be increased to support the proposed railway station.
- (b) The increase in the number of private residential units will help balance the public and private housing proportion in the area so as to strengthen the social-economic structure of the whole NDA development.
- (c) Relocation of “R(A)” zones closer to the proposed railway station fully complies with the principle of the rail-based transit orientated development.
- (d) Shorter road will reduce traffic carbon emission for sustainability.
- (e) External bicycles are guided to follow the main communal cycle track system to enter the key greenery nodes to avoid unnecessary disturbance to the residential clusters so as to achieve a higher degree of privacy in residential clusters.
- (e) The open space networks will form an integrated and symmetrical greenery network.

Representer’s proposals (P-K2):

Representer’s proposals

An alternative layout for the north-eastern part of the KTN mainly with an increase of land area for “Residential (Group A)” zone, a reduction of land area occupied by ‘Road’, alternative pedestrian and cycle track

connections and open space network.

- (a) The alignment of Road D3 is proposed to be shifted northward slightly.
 - (b) The alignments of Roads L3, L6 and L7 are proposed to be shifted eastward. The northern part of the Road L6 will be combined with Road L7. The southern part of Road L6 will be shortened. The length of Road L3 will be shortened slightly. The proposed new alignment of Roads D3, L6 and L7 will form two simple cul-de-sacs to serve the development clusters on the two sides of Road D3.
 - (c) The junction between Road D3 and Road P2 is proposed to be shifted northward slightly.
 - (d) The northern tip section of the Road L6 to be deleted while a new word will be placed between the “Residential (Group B)” (“R(B)” zone to the north of the new section of Road D3.
 - (e) For areas to the south of the new section of Road D3, a new section of Road L6 is proposed.
 - (f) A strip of “O” alongside and to the west of Road P2 and a strip of “OU” annotated “Amenity Area” on the two sides of Road P2 are proposed to strengthen the green network.
- (1) The proposal would affect the comprehensiveness of the NDAs development. It would jeopardize the comprehensive layout of the KTN NDA and are not in line with the overall planning parameters adopted in the NDA. The urban design of the KTN NDA is to provide a vehicle free Town Plaza to minimize pedestrian/cycle conflict. Therefore, it is not desirable to provide a cycle track along the northern boundary of the Town Plaza as proposed by the representer.
 - (2) Road D3 is a connection road linking the western part of the KTN NDA (e.g. Planning Areas 19, 20 and 21) to the eastern portion (e.g. Planning Areas 14 and 22). The proposal of extending ‘O’ zones to the north and south of Road D3 to create continuous communal open space would essentially cut off Road D3 into two disconnected portions. Traffic from the western part of the KTN NDA to the eastern part will have to go around the periphery of the KTN NDA and thereby creating more traffic flows and carbon emission. The proposal is therefore considered not acceptable.
 - (3) All development sites in the KTN NDAs have been reviewed and they are considered feasible in achieving their optimal development potential under the current regulations. The proposals are not substantiated by any technical assessments.

- (g) A short strip of “O”, “OU” annotated “Business and Technology Park” and “OU” annotated “Amenity Area” have been adjusted slightly.
- (h) An “O” zone is extended to provide a continuation of the primary communal open space. So as the horizontal and vertical greenery axes can be integrated without barrier blocking the enjoyment of such facilities.

Representation No. R10 of KTN OZP

The Estate of the late Mr Fok Ying Tung Henry

- Request to rezone a site comprising part of the KTN Planning Areas 24, 28 and 29 to “Comprehensive Development Area(1)” (“CDA(1)”) or “Residential (A)1” (“R(A)1”) and “Government, Institution or Community” (“G/IC”), and more lenient building height and plot ratio restrictions for the site

Major grounds of representation:

Supportive comments

- (a) It is appreciated that the draft OZP in providing the basis for the development of a high quality environment for the future residents of KTN NDA, with a good mix of land for housing, open space, employment and community facilities. This comprehensive form of planning provides a good basis for the planning and implementation of various forms of public infrastructure.
- The support on the OZP for providing a good basis for the planning and implementation of various public infrastructure is noted.

Adverse comments

A. Underutilising the development potential around the transport node

A. Underutilising the development potential around the transport node

- (a) According to the Hong Kong Planning Standards and Guidelines (HKPSG), plot ratio of 8 is recommended for residential developments in new towns. The proposed plot ratio at 5 and 6 of the site are 2 to 3 plot ratios below the HKPSG, and are considered to be unreasonably low. This is particular the case around the transport node and affects the site.
- (b) The draft OZP takes no reference to the Policy Address 2013 and 2014 which has extensive mention of the need to provide additional housing supply.
- (c) The commercial uses in the “Residential” zonings around the transport node are restricted to the lowest floors at plot ratio of 1. These are considered as underutilising the development potential around the transport node, to facilitate transit oriented development, street activity and pedestrian movements to achieve a vibrant town centre.
- (d) The open space at the northern part of the site is an inefficient use of land. It is largely undevelopable in terms of providing active public recreational facilities and does not contribute significantly to the townscape or to long distance views.

B. Artificially low building height restrictions

- (a) The very steep step-down towards the southern periphery of the draft OZP is not considered justified. The 6-lane-wide Fanling Highway and Castle Peak Road are about 40m wide, effectively separating the low rise development across the road and hence the proposed building height is considered not necessary.
- (b) An increased building height restriction at the southern part of the site will be commensurate with that of the “OU” zone to the east, and form a consistent character for this boundary. It will also help

- (1) Responses as stated in Items A(a)(1) to (2) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

B. Artificially low building height restrictions

- (1) Responses as stated in Items B(1) to (5) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

provide noise mitigation between the road traffic noise from Fanling Road and the residential development located towards the town centre.

C. Implementation of the “G/IC” and residential development

- (a) The site is under a consolidated ownership, and this was recognised by the CDA zoning under the previous OZP. However, it is unnecessarily bisected into several pieces under the draft OZP. The owner’s development rights, economies of scale, and the implementation process were adversely and unnecessarily affected.

D. Implementation Mechanism

- (a) Regarding the implementation mentioned in paragraphs 17.1 to 17.3 of the Explanatory Statement, reference should be made to the private sector implementing community facilities where appropriate so as to complement those provided by the Government. The residential development and combination of GIC facilitates could be provided with the Government proceeding as the site has access provided by Castle Peak Road.

Representer’s proposals (P-K4):

Option 1 - Rezoning the site from “R(A)1”, “Residential (A)2” (“R(A)2”), “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) to “Comprehensive Development Area (1)” (“CDA(1)”) with more lenient building height and plot ratio for the site

- (a) Rezone the “G/IC”, “R(A)1”, “R(A)2” zones and the areas shown as ‘Road’ to “CDA(1)”.

C. Implementation of the “G/IC” and residential development

In determining the boundaries of various land uses, reference has been made to major planning considerations including physical features, road network, land configuration, requirements on area of various land uses, urban design, technical feasibility, etc. are relevant. Individual land ownership is not a consideration in planning the respective land use zonings.

D. Implementation Mechanism

Land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs.

Representer’s proposals

Option 1 & Option 2

- (1) The proposed increase in the land parcel for residential or composite development together with the increase in PR and building height of the site would result in a relatively taller and bulkier development mass. Since the increase in building height also covers sites designated for “G/IC” use, the visual and spatial relief offered by those “G/IC” sites

- and the building height profile intended for the area will be affected.
- (b) A specific “CDA” subzone, “CDA(1)” would be created to cover the site with a planning intention of providing for a mix of uses including residential, community facilities, open space, retail and business uses.
 - (c) A minimum residential plot ratio of no less than 5 should apply with an overall maximum plot ratio of 8 applying to the zone.
 - (d) The provision of community facilities, such as a school, a public library, and social welfare facilities would be excluded from plot ratio calculation.
 - (e) The function provided by Roads D1 and L1 would be incorporated within the CDA zone master layout plan.
 - (f) A maximum building height of 135mPD should apply across the whole site, which is based on that of the “R(A)2” zone.
 - (2) “R(A)2” zone in KTN Planning Area 24 has been included in the advance works and is planned for local rehousing for those existing households to be affected by the NDAs development. There is no other developable site within the KTN NDA suitable for the said purpose.
 - (3) The “G/IC” zone in KTN Planning Area 28 is reserved for hospital, clinic and health centre whereas Planning Area 29 is reserved for 3 public schools, a library and 2 social welfare centres. Having good access to the future Kwu Tung Railway Station, the public transport interchange and connections to Kwu Tung South, the area will serve as a hub of civic activities and social services serving the NDAs and wider population as well as nearby residents. The schools are also required in accordance with the requirements of HKPSG to meet the local education needs of the future NDA population. There is no information to demonstrate that the originally proposed G/IC facilities in KTN Planning Area 29 can be accommodated in the layout proposed by the representer.
 - (4) The open space to the east of KTN Planning Area 24 serves as part of the continuous green open space network connecting the residential neighbourhoods and offering a safe and comfortable walking environment within the NDA. Therefore, the open space should be retained.
 - (5) KTN NDA development is formulated based on various considerations including the strategic role of the NDA, effective use of land resource, requirements of various land uses, land use compatibility, road network, GIC requirements, urban design and technical feasibility, etc. The development sites are then drawn up taken into account the planned land uses, open space network, cycle

track/road network, major breezeway/air paths, etc. Individual land ownership is not a consideration in planning the respective land use zonings. The representer's proposals would jeopardize the comprehensive layout of the KTN NDA as set out above and are not in line with the overall planning parameters adopted in the NDA. Besides, the proposals may induce traffic, sewage and other environmental impacts, e.g. sensitive receivers under Option 1 may be subject to adverse traffic noise and emission impacts from Fanling Highway and Castle Peak Road, and the Shek Wu Hui Sewage Treatment Works may not be able to cope with additional flows of the increased population arising from the proposal. The proposals are not substantiated by any technical assessments.

- (g) The development would be subject to the submission of a master layout plan by way of a s.16 planning application for approval of the Town Planning Board in accordance with the Notes to the "CDA(1)" zone.

Option 2 - Rezoning the site to "R(A)1" and "G/IC" with more lenient building height and plot ratio for the site

- (a) Expand the "R(A)1" zone to the north of Roads D1 and L1 to replace the "O" zone and part of the "R(A)2" zone. The alignment of north-south portion of Road D1 is moved to the east so that it does not bisect the site.
- (b) The maximum building height of 135mPD on the "R(A)1" zone is proposed, based on that of the adjacent "R(A)2" zone.
- (c) The maximum plot ratio of 8 with minimum domestic plot ratio of 6 is proposed for "R(A)1" zone.
- (d) The open space requirement in the HKPSG will be met by other zones in the vicinity and the amount of open space will not be

signification reduced.

- (e) Relocate the north-south alignment of Road D1 to the east of the site so that the remaining portion of the site is in one consolidated part.
- (f) The “G/IC” site should be rezoned to a new subzone “G/IC(3)” with a planning intention to specifically relate to the provision of a private hospital and/or for the provision of a private school(s). The low owners would provide proposals in due course for the development of these and other possible facilities.
- (g) A maximum plot ratio of 9 would apply to the “G/IC(3)” with a maximum building height restriction of 110mPD, the same height as that of the “OU” annotated “Mixed Zone” zone to the east.

Representation No. R51 of KTN OZP

An individual

- Object to “OU” annotated “Business and Technology Park”

Major grounds of representation:

A. Importance of agricultural land

- (a) Given that active agricultural land is scarce in Hong Kong, it is paramount for the Town Planning Board to preserve the remaining agricultural land. Same as that the Town Planning Board rejecting planning applications in “R” zone for the sake of increasing housing supply, it is reasonable for Town Planning Board to retain the agricultural land in KTN NDA.

B. Capacity of the East Rail

- (a) Although the traffic assessment shows that the East Rail still have capacity to accommodate the future population of the NDAs, it did not take the general comfort of the passengers into account.

A. Importance of agricultural land

- (1) In planning the NDAs, ‘Green New Town’ concept has been adopted with a view to integrating the existing natural resources such as the Long Valley, Sheung Yue River, fung shui woodland to the west of Ho Sheung Heung, etc. together with the new town development.
- (2) With a view to promoting urban-rural integration and recognizing the importance of agriculture to Hong Kong, agricultural land has been retained within the two NDAs to allow continuation of farming practices in the areas. In the KTN and FLN OZPs, a total of 95 ha of land including about 58 ha of land zoned as “AGR” (including “AGR(1)” zone) and 37 ha of land reserved for LVNP will allow continuation of current farming activities.

B. Capacity of the East Rail

- (1) The TIA under the NENT NDAs Study has concluded that the NDAs development is technically feasible from the traffic and transportation point of view.
- (2) To meet the future need, the Government has commissioned a study to review and update the Railway Development Strategy 2000 (RDS-2 Review) to explore the conceptual proposals of new railway schemes including the proposed NOL to connect the existing West Rail Line and Lok Ma Chau Spur Line. According to RDO, HyD, the proposed NOL, which connects the existing West Rail Line and Lok

Ma Chau Spur Line, will enhance east-west connectivity, serve the KTN NDA, improve network robustness and facilitate cross-boundary movements. It is expected that NOL could help to re-distribute the railway passenger flows in the northern New Territories.

- (3) According to the Study on Hong Kong 2030: Planning Vision and Strategy (HK2030 Study), the proposal of KTN NDA as a rail-base town was recommended to address the medium- to long-term housing demand and provide more job opportunities. In order to facilitate comprehensive development of the KTN NDA, implementation of the proposed NOL Kwu Tung Station would tie in with the population intake of the KTN NDA.

C. Unsustainable Commuting

- (a) Given the existing economic structure that most service industries are based in the city centre, low skilled workers living in KTN NDA will need to commute long distance to the city centre, increasing the carbon footprint.

D. Fluctuation of economy of Mainland China

- (a) It is assumed that close proximity to the Mainland China will bring strategic advantages to the NDA. However, any fluctuation in the economy of Mainland China will undermine NDA's economic viability.

C. Unsustainable Commuting

Economic and social facilities such as retail, service industry and community facilities, which support the residential development, will be available in the NDAs to provide different types of job and a large amount of employment opportunities, including some with lower skill level requirements, for the local people. The KTN NDA is targeted to be a balanced community with sufficient job opportunities and community facilities. Long distance commuting for daily life activities is not expected.

D. Fluctuation of economy of Mainland China

- (1) The NDAs being in proximity to numerous existing and new boundary control points take advantage of its strategic location to provide land for different strategic land use requirements. The sites for "OU" annotated "Business and Technology Park" and "OU" annotated "Research and Development" in the KTN NDA will provide a variety of jobs related commercial and industries which Hong Kong enjoys clear advantages for the residents of the NDA and nearby new town. Nevertheless, they provide development space for different industries,

not specifically cater for businesses related to the economic development of Mainland China.

Representation No. R20728 of KTN OZP

Team Glory Development Ltd

- Request for rezoning part of the “OU” annotated “Commercial/Residential Development with Public Transport Interchange” to “R(A)1”

Major grounds of representation:

A. Layout of the KTN NDA limiting the development potential

- (a) The northern portion of the representor’s lot, i.e. Lot No. 2030 s.A in D.D. 95, is divided into 2 parts. The two split sites physically cannot be implemented on their own. If the representer cannot work together with the owners of the adjoining land within the same zoning, these two sites will be meaningless to the Government objective to fast track the housing supply and to be fair to the landowner.

A. Layout of the KTN NDA limiting the development potential

- (1) Land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs.
- (2) As the site is located to the immediate south of the proposed Kwu Tung railway station, which is at the centre of the KTN NDA, due consideration shall be given to better integrate the future railway station in the design of the PTI to meet the need of future population. A master layout plan is required to ensure proper design of the development before development proceeds. While the proposal might produce more flats on the sites, it will reduce the effectiveness of the remaining portions of the concerned area zoned “R(A)” and “OU” annotated “Commercial/Residential Development with Public Transport Interchange”, particular for the PTI site within the “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zone, which is to be incorporated therein and a smaller site area will affect its feasibility. The proposal would also jeopardize the comprehensive development of the NDA.

- (3) KTN NDA development is formulated based on various considerations including the strategic role of the NDA, effective use of land resource, requirements of various land uses, land use compatibility, road network, GIC requirements, urban design and technical feasibility, etc. The development sites are then drawn up taken into account the planned land uses, open space network, cycle track/road network, major breezeway/air paths, etc. Individual land ownership is not a consideration in planning the respective land use zonings.

B. Land exchange application & Implementation programme

- (a) According to paragraph 2 of the General Planning Criteria set out in the Criteria for Lease Modification Applications (including In-situ Land Exchange) in the KTN and FLN NDAs, the size and ownership of any “Sites to be surrendered should have an area of not less than 4,000m² and all private lots contained therein should be under the ownership of an single owner...”. Under such circumstance, the two split sites are not eligible for the early phase private development.
- (b) As mentioned in paragraph 12.8.3 in the Explanatory Statement, it is required for the proponent to submit to the Director of Lands a master layout plan of the site zoned “OU” annotated “Commercial/Residential Development with Public Transport Interchange” before development proceeds. It will hinder early implementation of the site under Advance Works Package.
- (c) It is indicated in the development schedule of the NENT NDA Study that the site falls within an Advance Works Package. There is a legitimate expectation that both the subject “R(A)1” zone and “OU” annotated “Commercial/Residential Development with Public Transport Interchange” zone are stage 1 developments. The time and the deliverable of the stage 1 development should be ascertained in accordance to the master programme. However, their actual

B. Land exchange application & Implementation programme

- (1) Under the NDAs development, the Government will resume and clear the private land planned for public works projects, public housing and private developments, carry out site formation works, and provide infrastructure before allocating land for various purposes. Land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs.

planning intentions are quite different from each other. The current zoning boundary in the draft OZP will bring adverse implications on the implementation of the lot and hinder the objective for increasing housing supply.

- (d) If the lot is not divided into two sites, the representer can prepare and submit the general building plans within a short period to speed up the development process. However, each of these two split sites is not eligible for the early phase of private development and with smaller site area, number of residential units will be smaller. It represents a waste of scarce land resources and makes it difficult to control the planned implementation programme of the Advance Works Package

Representer's proposals (P-K7):

Rezoning part of the "OU" annotated "Commercial/Residential Development with Public Transport Interchange" to "R(A)1"

- (a) Rezoning the site from "OU" annotated "Commercial/Residential Development with Public Transport Interchange" to "R(A)1". There is no significant impact on the provision of the public transport interchange.
- (b) The optimum provision of residential units on the entire northern site can be secured within the targeted implementation programme.
- (c) The proposed rezoning will not cause any negative effect on the planned provision of residential units as the domestic plot ratio of the "R(A)1" zone is the same as that in the "OU" annotated "Commercial/Residential Development with Public Transport Interchange" zone.
- (d) It only involves minor boundary adjustment to the draft OZP.

Representer's proposals

Rezoning part of the "OU" annotated "Commercial/Residential Development with Public Transport Interchange" to "R(A)1"

- (1) This proposal would affect the design feasibility of the "OU" annotated "Commercial/Residential Development with Public Transport Interchange" site as the proposed public transport interchange has specific dimension and configuration requirements. The odd shape of the site resulted from the proposed rezoning may affect the comprehensiveness of the two residential developments.

- (e) It is the best effective use of land resources to achieve the planning objective of the area without compromising the other planned uses in this NDA.
- (f) It helps meet the Government's objective on the supply of new residential units within a short period of time.
- (g) It avoids a waste of land resources, a waste which will defeat the Government objective and the legitimate expectation of the general public towards the best use of land resources to meet community needs.

Representations Relating to FLN OZP

Representations

PlanD's Responses

Representation No. R5 of FLN OZP

Charter Rank Limited

- Request for provision of elevated walkway and basement connections; and more lenient building height and domestic plot ratio restrictions for developments in the FLN District Centre; and single land grant approach in implementation of the proposed developments.

Major grounds of representation:

A. Weak permeability and connectivity

The current urban design concept adopts a lot of open space in the FLN District Centre which weakens its permeability and connectivity. Ma Sik Road and the open space in the FLN District Centre would disintegrate the old (Shek Wu Hui and Luen Wo Hui market towns) and new communities. Therefore it is most desirable to have 3-level connections from Luen Wo Hui to the FLN District Centre / riverside. It is recommended that elevated walkways from Belair Monte to the “R(B)” site in FLN Planning Area 18, the “R(A)1” sites in FLN Planning Area 16 and the “R(B)” site in FLN Planning Area 13 should be constructed together with underground basement among individual “R(A)1” sites within FLN Planning Area 16.

A. Weak permeability and connectivity

- (1) The open space in the FLN District Centre would not form a physical barrier that weakens its permeability and connectivity. The “O” zoning in the midst of the FLN District Centre offers a unique opportunity to create a green urban environment that could have significant benefit to the future community. Apart from providing recreational and breathing space for the general public, the open space also serves as pedestrian and visual corridors, linking up different land parcels in the district centre. To enhance the function and vibrancy of the open space, different kinds of activities including community, arts and culture, alfresco dining, retail, etc. could be considered. The detailed design and construction study (as advanced works of the NENT NDAs Study) will include an Urban Design Study to further consider / explore how the town plazas at the KTN and FLN NDAs would be integrated with comprehensive shopping, food and beverage and recreation facilities.

- (2) Regarding elevated walkway with underground basement connections, the responses are as follows:
- (i) In the FLN NDA, a comprehensive pedestrian walkway system and cycle track network has been planned to ensure good connectivity between major activity nodes and to the adjoining the KTN NDA and Fanling/Sheung Shui New Town. The proposed 3 levels of pedestrian connections (i.e. elevated walkway and underground connection in addition to the originally planned at-grade connection) are considered duplicated in functions. Further detailed traffic impact assessment have to be conducted in order to assess the need and justifications for such provision, the number and alignment of connections based on the latest traffic and pedestrian flow data collected at detailed design stage.
 - (ii) The usage rate of this planned district open space may be affected if some of the pedestrian flows are diverted to elevated or underground level. It may also affect the vibrancy of the proposed pedestrian streets along the boundaries abutting the open space.
 - (iii) Developments at basement level(s) will generate additional development intensity and traffic load in the area. As there are various constraints on the development intensity, further increase in development intensity can only be ascertained after another comprehensive feasibility study covering planning, environment, traffic and transport, infrastructure and other technical aspects has been undertaken.
 - (iv) The OZP has not precluded the provision of basement / elevated walkway. The proposals of providing elevated and basement connections can be considered by the Board based on individual merits through the planning application

process.

- (v) There is a provision for minor relaxation of the plot ratio and building height restrictions under the OZP. Each case would be considered by the Board based on individual merits through the planning application process.

B. Weak visibility

The current building height restriction of 110mPD in the core development of the FLN District Centre is not realistic. The building height of the developments should be increased so that landmark building can be seen from the distance. It is recommended that a stepped building height profile with landmark buildings at a maximum building height of 165mPD should be adopted.

B. Weak visibility

- (1) In formulating the building height restrictions for the KTN and FLN OZPs, due regard has been given to the AVA of the NENT NDAs Study, HKPSG, and Urban Design Guidelines for Hong Kong. The building height restrictions adopted in the KTN and FLN OZPs were based on reasonable assumptions, having regard to the development intensity permissible under the OZPs, without precluding the possibility for incorporating building design measures to achieve good quality developments. The overall building height profile of the KTN and FLN OZPs is planned to step down towards the periphery and riverside to enhance a variation in building height and massing of new developments and to ensure a better integration with the adjacent rural settings. The stepped building heights together with the planned development intensities will enrich the urban profile. It will also have positive effects on visual amenity, natural lighting and air ventilation.
- (2) Provision is already made on the FLN OZP for higher building height for the two district nodes within FLN, including the FLN District Centre. Generally speaking, location and character of the area and intended land use/function of the relevant site(s) are essential factors in formulating building height restrictions. Given the scale and land use character of this node and 'Riverside community' as the development theme for the FLN NDA, a close cluster of well-designed and relatively taller buildings within the "R(A)1" sites (110mPD as per the OZP height restrictions) located around a cruciform open space spine would combine to form a

distinct townscape. Besides, the southern portion of the “OU (Commercial/Residential Development with Public Transport Interchange (1))” site right adjacent to the eastern entrance of the cruciform open space spine with a higher building height of 125mPD will be developed as a landmark building and would provide a visual focus of the east-west pedestrian shopping street.

- (3) There is no strong planning and/or design justifications for further increase in building height of the “R(A)1” sites around the cruciform open space spine or for the “OU (Commercial/Residential Development with Public Transport Interchange (1))” site. There is a provision for minor relaxation of building height restriction under the OZP. Each case would be considered by the Board based on individual merits through the planning application process.

C. Low population density

The FLN OZP does not fully respect the current development principles/policies on sustainable development (OZP wasting land resources), Transit Oriented Development (TOD)(it does not maximize the population within 500m distance) and most important to support the urgent need of housing supply. A higher development density of domestic plot ratio of 6 is required to support the TOD in the FLN District Centre. The RODP development parameters were the basis for a sustainable development but the unreasonable 17% large site deduction has been applied. The residential development potentials should claw-back 17% domestic gross floor area (GFA) for all sites in the core area to safeguard sustainable high density.

C. Low population density

- (1) The planning and design for the FLN NDA adopts a sustainable development approach, balancing the housing, employment, community and conservation needs, encompassing the economic, social and environmental considerations. Various urban design and greening features have been incorporated in the layout to achieve a quality living environment. High priority has been accorded to ‘sustainability design’ and ‘social consideration’. Besides, in the FLN NDA, most high-density residential developments, workplace, leisure/entertainment and public service facilities are planned within the 500m catchments of the public transport interchanges in the two district nodes to offer the majority of residents convenient and comfortable access to public transport and supporting retail and recreational facilities. Also, taking into account the public comments received regarding the development density of the NDAs under the NENT NDAs Study during the Stage 2 and Stage 3 PE exercises, the development density of the KTN and FLN NDAs has been increased appropriately after balancing different factors and after conducting technical assessments. The development intensity

adopted by the OZPs is found to be feasible and optimum and formulated on the basis of the adopted Outline Development Plan, which in terms was formulated on the basis of the RODP.

- (2) With regard to the representer's proposed increase in domestic plot ratio, the responses as stated in Items A(a) to (b) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

D. Land matter

There will be interface problems at various stages of the whole proposed development. A new approach should be considered to have a single land grant so as to entrust the implementation works to an agent for design, building and transfer. This will reduce a lot of unnecessary administrative process. This can be done since land can be assembled by joint venture.

Representer's proposals (P-F2):

Elevated walkway and basement connections

- (a) Provision of elevated walkways from Belair Monte to the "R(B)" site in FLN Planning Area 18, the "R(A)1" sites in FLN Planning Area 16 and the "R(B)" site in FLN Planning Area 13 should be constructed together with underground basement among individual "R(A)1" sites within FLN Planning Area 16.

D. Land matter

- (1) Implementation / land exchange / land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs.
- (2) The KTN and FLN OZPs were prepared to take forward the recommendations of the NENT NDAs Study. The OZPs have made provision for each individual land parcel to be developed on its own. However, the OZPs have not precluded consolidated development of several land parcels by single developer.

Representer's proposals

Elevated walkway and basement connections

- (a) Responses as stated in Item A(2) under **R5 of FLN OZP** above are relevant. In sum, the OZP has not precluded the provision of basement / elevated walkway. The proposals of providing elevated and basement connections can be considered by the Board based on individual merits through the planning application process. The proposal should be substantiated by further detailed traffic impact assessment to assess the need and justifications for such provision, the number and alignment of connections based on the latest traffic and pedestrian flow data collected at detailed design stage.

More lenient building height restriction for the FLN District Centre

- (b) Stepped height profile with landmark buildings in the “R(A)1” sites in FLN Planning Area 16 at a maximum building height of 165mPD.

More lenient domestic plot ratio for the FLN District Centre

- (c) A higher domestic plot ratio of 6 is required to support the development in the FLN District Centre.

Single land grant

- (d) Single land grant to entrust the implementation works to an agent for design, build and transfer.

Representation No. 6 of FLN OZP

Joy Cultivation Co. Limited

- Request for combining the four individual “R(A)1” sites in FLN

More lenient building height restriction for the FLN District Centre

- (b) Responses as stated in Item B under **R5 of FLN OZP** above are relevant. In sum, provision is already made on the FLN OZP for higher building height for the two district nodes within FLN, including the FLN District Centre. Further increase in building height of the concerned area should be substantiated by strong planning and/or design justifications. There is a provision for minor relaxation of the building height restriction under the OZP. Each case would be considered by the Board based on individual merits through the planning application process.

More lenient domestic plot ratio for the FLN District Centre

- (c) Responses as stated in Item C under **R5 of FLN OZP** above are relevant. In sum, it is considered that there is no strong justification for the proposed relaxation of domestic plot ratio.

Single land grant

- (d) Implementation / land exchange / land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs. Besides, the KTN and FLN OZPs were prepared to take forward the recommendations of the NENT NDAs Study. The OZPs have made provision for each individual land parcel to be developed on its own. However, the OZPs have not precluded consolidated development of several land parcels by single developer.

Planning Area 16 into two larger sites with pedestrian area to replace the intervening “Open Space” (“O”) zone; and more lenient provision / plot ratio restrictions for commercial uses in buildings within “R(A)” zoning.

Major grounds of representation:

A. Need efficient use of land resource and environmental friendly development

Land should be assembled so that an efficient and environmental friendly development could be achieved. It is intended to combine the four individual “R(A)1” sites in FLN Planning Area into two larger sites with pedestrian area to replace the intervening “O” there. If underground connections are allowed for all the “R(A)1” sites, there will be short and long term planning gains resulting from less construction waste and reduction of the number of run in/out and traffic in the local roads. So carbon emission could be reduced and road safety could be improved.

A. Need efficient use of land resource and environmental friendly development

- (1) In view of the cruciform open space being an important landmark and focal point of the FLN District Centre, proper statutory planning control is needed to ensure the provision for the public open space and control over the commercial and parking spaces extending across the open space. As such, the proposal to combine the four “R(A)1” sites into two larger one with pedestrian area to replace the intervening “O” there may not achieve the planning intention.
- (2) The open space corridors stretching from north to south and from east to west across the core area of the FLN District Centre in FLN Planning Area 16, in which a terraced podium would be provided to enhance vibrancy at the street level, will form the major pedestrian shopping streets of the NDA. This district open space serves as major pedestrian passageway in addition to provide for active and passive recreational uses. To promote pedestrian circulation and vibrancy in the FLN District Centre, cruciform open space spine shall be open to the public 24 hours a day and shall be lit sufficiently to promote a secure environment at night.
- (3) If the concerned “O” sites are incorporated into the adjoining residential sites, they will form part of the private residential development and hence the original intention for public enjoyment under “O” zone may be defeated, and management/maintenance problems of the said facilities may be generated. The representer’s

proposal would compromise the comprehensive design of the cruciform open space. Apart from providing recreational and breathing space for the general public, open space also serves as pedestrian and visual corridors, enhancing connectivity and visual amenity, etc. which are beneficial to the community.

- (4) Furthermore, if the concerned “O” sites are combined with the adjoining residential sites, the development area of the concerned residential sites would be increased, thus resulting in an increase in development intensity in the area. Under such circumstances, the concerns on increasing development intensity as stated in Item A under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

B. Commercial floors should be expanded to 3 floors

To safeguard the viability of the commercial component in the FLN District Centre, it is proposed to uplift the maximum non-domestic plot ratio of 2 so as to create a regional hub in the NENT to support the retail demand emerging in the North where regional retail hub is in short. In order to accommodate the increase in non-domestic GFA, three floors of non-domestic uses (including basement) should be incorporated into the Notes for the “R(A)” zone.

Representer’s proposals (P-F3):

Combine the “R(A)1” sites in FLN Planning Area 16

- (a) Combine the 4 individual “R(A)1” sites in FLN Planning Area 16 into 2 larger sites with pedestrian area to replace the intervening “O” zone.

B. Commercial floors should be expanded to 3 floors

Responses as stated in Items A(c) and P under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant. In sum, it is considered that there is no strong justification for the proposed relaxation of plot ratio and provision for commercial land uses / uses as proposed by the representer. The proposal of accommodating commercial uses at basement can be considered by the Board based on individual merits through the planning application process. Also, there is a provision for minor relaxation of the plot ratio and building height restrictions under the OZP. Each case would be considered by the Board based on individual merits.

Representer’s proposals

Combine the “R(A)1” sites in FLN Planning Area 16

- (a) Responses as stated in Item A under **R6 of FLN OZP** above are relevant. In sum, due to the cruciform open space being an important landmark and focal point of the FLN District Centre, proper statutory planning control is needed to ensure the provision for the public open space and control over the commercial and

parking spaces extending across the open space. As such, the proposal to combine the four “R(A)1” sites into two larger one with pedestrian area to replace the intervening “O” there may not achieve the planning intention.

More lenient provision / plot ratio restrictions for the commercial uses in “R(A)” zone

- (b) Commercial use should be allowed on the lowest three floors (including basements) with a maximum non-domestic plot ratio of 2.

More lenient provision / plot ratio restrictions for the commercial uses in “R(A)” zone

- (b) Responses as stated in Items A(c) and P under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant. In sum, it is considered that there is no strong justification for the proposed relaxation of plot ratio and provision for commercial land uses / uses as proposed by the representer. The proposal of accommodating commercial uses at basement can be considered by the Board based on individual merits through the planning application process. Also, there is a provision for minor relaxation of the plot ratio and building height restrictions under the OZP. Each case would be considered by the Board based on individual merits.

Representation No. R7 of FLN OZP

Double Gain Limited

- Request for rezoning the “O” zone in FLN Planning Area 16 to “Other Specified Uses” (“OU”) annotated “Open Space for Recreation and Community Uses and Underground Commercial Uses and Car Park”.

Major grounds of representation:

- A. The “O” zone in the FLN District Centre has a significant adverse impact on the district centre vibrancy

The current “O” zone in the middle of the FLN District Centre has a significant adverse impact on the district centre vibrancy because of

- A. The “O” zone in the FLN District Centre has a significant adverse impact on the district centre vibrancy

- (1) The open space in the FLN District Centre would not form a physical barrier that weakens its permeability and connectivity.

its single land use function and passive nature. A large park in the commercial centre will not help the district vibrancy since it is very difficult to interact with other activities and to energize the district centre core areas. The shopping atmosphere is seriously undermined. The shops in the four individual sites will be difficult to be connected and successful unless elevated walkways and basement connections are provided for all sites including under and over the open space.

Representer's proposals (P-F4):

Rezone the "O" zone to "OU" zone

- (a) It is therefore recommended to rezone the "O" to "OU" annotated "Open Space for Recreation and Community Uses and Underground Commercial Uses and Car Park". The open air urban design can be maintained and more community activities can be encouraged. The underground commercial uses and carpark could connect all individual sites and integrate with other future land uses through s.16 application. A new set of proposed Notes would be written for connections, community activities and retails.

The concerned open space corridor stretching from north to south and from east to west across the core area of the FLN District Centre, in which a terraced podium would be provided to enhance vibrancy in street level, is a key urban design feature in the FLN NDA. The "O" zoning in the midst of the FLN District Centre offers a unique opportunity to create a green urban environment that could have significant benefit to the future community. Apart from providing recreational and breathing space for the general public, the open space also serves as pedestrian and visual corridors, linking up different land parcels in the district centre. To enhance the function and vibrancy of the open space, different kinds of activities including community, arts and culture, alfresco dining, retail, etc. could be considered. The detailed design and construction study (as advanced works of the NENT NDAs Study) will include an Urban Design Study to further consider / explore how the town plazas at the KTN and FLN NDAs would be integrated with comprehensive shopping, food and beverage and recreation facilities.

Representer's proposals

Rezone the "O" zone to "OU" zone

- (1) The open space corridors stretching from north to south and from east to west across the core area of the FLN District Centre in FLN Planning Area 16, in which a terraced podium would be provided to enhance vibrancy at the street level, will form the major pedestrian shopping streets of the NDA. This district open space serves as major pedestrian passageway in addition to provide active and passive recreational uses. To promote pedestrian circulation and vibrancy in the FLN District Centre, cruciform open space spine shall be open to the public 24 hours a day and shall be lit sufficiently to promote a secure environment at night. Having considered the cruciform open space being an important landmark and focal point of the FLN District Centre, and the proposed terraced podium abutting the open space can also enhance vibrancy in the area, there

is no strong justification to rezone the site to “OU” annotated “Open Space for Recreation and Community Uses and Underground Commercial Uses and Car Park” zone for provision of more community facilities and commercial uses / carpark underground.

- (2) In fact, under the Notes for the “O” zone of the FLN OZP, various, commercial uses (such as ‘eating place’, ‘place of entertainment’, and ‘shop and services’, etc.) may be allowed on application to the Board. It is therefore considered that adequate flexibility has been allowed under the current “O” zoning. The detailed design and construction study (as advanced works of the NENT NDAs Study) will include an Urban Design Study to further consider / explore how the town plazas at the KTN and FLN NDAs would be integrated with comprehensive shopping, food and beverage and recreation facilities.
- (3) Additional commercial developments at basement level(s) will generate additional development intensity and traffic load in the area. As there are various constraints on the development intensity, further increase in development intensity can only be ascertained after another comprehensive feasibility study covering planning, environment, traffic and transport, infrastructure and other technical aspects has been undertaken.
- (4) Within “R(A)1”, “R(A)2” and “OU” annotated “Commercial/Residential Development with Public Transport” zones, commercial uses (such as ‘Eating Place’ and ‘Shop and Services’), other than those provided in the lowest two floors of a building (excluding basements) or in a free-standing purpose-designed non-domestic building up to five storeys, may be permitted on application to the Board. Within “R(B)” and “R(C)”, such commercial uses may also be permitted on application to the Board.
- (5) The proposal of accommodating commercial uses at basement can

be considered by the Board based on individual merits through the planning application process. Also, there is a provision for minor relaxation of the plot ratio and building height restrictions under the OZP. Each case would be considered by the Board based on individual merits.

Representation No. R8 of FLN OZP

Best Galaxy Limited

- Request for alternative land use zonings and development restrictions for developments in the FLN District Centre; and more lenient provision / plot ratio restrictions for commercial uses in buildings within “R(A)” zoning / terraced podium; and provision of elevated pedestrian walkway and underground pedestrian connections; and one land grant for implementation of the FLN District Centre.

Major grounds of representation:

A. The OZP should optimize housing supply to in line with housing policy and Sustainable Transport Orientated Development (TOD)

- (a) In addition to a clear policy mandate, there are strong grounds calling for the use of land in FLN to be optimized to meet housing demand. The Explanatory Statement’s indicates “possible new rail infrastructure” serving FLN following the completion of “Review and Update of the Railway Development Strategy 2000” (RDS-2 Review) and technical assessments undertaken on the Recommended Outline Development Plan (RODP) under the NENT NDAs Study confirm planned infrastructure in FLN can sustain higher population than generated under the draft OZP. Moreover, the Stage 3 Public Consultation on FLN NDA supported increased residential densities in line with infrastructural capacities,

A. The OZP should optimize housing supply to in line with housing policy and Sustainable Transport Orientated Development (TOD)

- (a) With regard to the representer’s proposal to increase residential development intensity / scale, the responses as stated in Items A(a) to (b) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

design flexibility and environmental acceptability. These are strong grounds to increase the draft OZP's housing supply, in particular in the core area.

Increase housing supply in FLN District Centre involving the “R(A)1” sites and the “O” in between

- (b) There should be more consolidation of land in the FLN District Centre to optimize housing supply. This can readily be achieved by combining the “R(A)1” zones and the intervening “O” zone to form a comprehensive housing / shopping street setting (the ‘proposed combined “R(A)” sites). Such zoning configuration can provide additional residential GFA of about 26,500m². There is no adverse impact from such consolidation, as the intervening open space is retained for public use.
- (c) Amalgamation of these sites in the FLN District Centre is not only logical in zoning and sustainable housing terms but also in terms of community benefits through coherent, urban design, architecture, engineering estate management and creating less construction waste and more efficient circulation and servicing both at ground and below ground level.

Increase housing supply in the “R(B)” zones in FLN Planning Areas 13 and 18

- (d) For the “R(B)” site in FLN Planning Area 13 fronting the promenade of Ng Tung River, it lies immediately alongside two planned public housing sites (Home Ownership Scheme (HOS) sites) to the east, which also fronts the riverside promenade. These latter two housing sites have domestic plot ratios of 4.0 to 4.5. Therefore its logical that the “R(B)” site can be up-zoned to a domestic plot ratio of 4.0, to contribute to more sustainable housing provision.

Increase housing supply in FLN District Centre involving the “R(A)1” sites and the “O” in between

- (b) With regard to the representer's proposal to increase residential development intensity / scale, the responses as stated in Items A(a) to (b) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant. For the proposed combining the “O” zone with the “R(A)1” sites in the FLN District Centre, the responses as stated in Item A under **R6 of the FLN OZP** above are relevant.

- (c) Ditto.

Increase housing supply in the “R(B)” zones in FLN Planning Areas 13 and 18

- (d) With regard to the representer's proposal to increase residential development intensity / scale, the responses as stated in Items A(a) to (b) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

- (e) For the “R(B)” site in FLN Planning Area 18, it can be combined with the adjoining “OU” annotated “Amenity Area” fronting Ma Sik Road to enlarge the site. The concerned “OU” annotated “Amenity Area” zone is intended to “enhance the environment and to serve as visual buffers” along the northern side of Ma Sik Road. The Notes for this zone specify that only “amenity planting” is permitted as-of-right use. It is considered that such ‘amenity planting’ can equally be provided if the “OU” annotated “Amenity Area” zone is incorporated into the adjoining “R(B)” zone and designated as NBA. Under the lease, uses within NBA would be restricted to residential open space and roadside amenity planting. By extending the “R(B)” zone in FLN Planning Area 18 to Ma Sik Road, the said road would become a ‘road’ for the purpose of general building plan calculations for lighting and ventilation compliance under the Buildings Ordinance. In addition, the concerned “R(B)” zone is an early phase development site for which ingress/egress will be required off Ma Sik Road, as Road L1 is expected to be completed in a later development package.
- (e) (1) With regard to the representer’s proposal to increase residential development intensity / scale, the responses as stated in Items A(a) to (b) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.
- (2) For the representer’s proposed inclusion of the strip of “OU” annotated “Amenity Area” site along Ma Sik Road into the adjoining “R(B)” site and designated the concerned strip of land under lease as NBA, the following are observed:
- (i) The NBAs imposed on the KTN and FLN OZPs are mainly based on the recommendations of the AVA for the NENT NDAs Study, taking into consideration of site constraints and impacts on development potential. The NBAs are essential planning requirements which would improve air ventilation in the KTN and FLN areas. The concerned strip of land abutting Ma Sik Road is not recommended as a NBA under the AVA.
 - (ii) The concerned strip of land is zoned “OU” annotated “Amenity Area” in the FLN OZP which is intended to provide an essential landscaped link to complete the green network formed mainly by the green space corridors. Such strip of land will be public amenity area for better living environment and hence is for the public interest and public good.
 - (iii) If the concerned “OU” annotated “Amenity Area” site is combined with the adjoining residential site, they will form part of the private residential development and hence its original intention for public amenity purpose under the “OU” annotated “Amenity Area” zone may be defeated. The representer’s proposal would compromise the

comprehensive design of the essential landscaped link to complete the green network formed mainly by the green space corridors.

- (iv) Though the representer claims that the NBA could be incorporated into the lease conditions for providing residential open space and roadside amenity planting, appropriate zoning under OZP can provide more transparent control under the Town Planning Ordinance.
- (v) Under the representer's proposal to combine certain sites for development, the development area of the residential site in FLN Planning Area 18 would be increased, thus resulting in an increase in development intensity in the area. Under such circumstances, the concerns on increasing development intensity as stated in Items A(a) to (b) under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant.

Sufficient infrastructure to accommodate the additional population

- (f) The infrastructure is sufficient to accommodate the additional population as per the increase of the housing supply mentioned above. Detailed engineering reports to this effect on water supply, drainage and sewerage and traffic, will be provided upon request.

Sufficient infrastructure to accommodate the additional population

- (f) The proposed increase in development intensity would have implications on the adequacy of infrastructure provision in the area, especially the sewage treatment and disposal capacity in the Shek Wu Hui Sewerage Treatment Works. Further details and justifications should be provided to demonstrate that there would be adequate planned infrastructure provisions to cater for the proposed increase. Besides, Fanling Highway will approach its practical capacity based on the proposed development scale. It is anticipated that with further increase in development intensity, the highway network would exceed its traffic capacity. Based on the current planned infrastructures, an optimum development scale has been adopted.

B. Commercial provision in the FLN District Centre

- (a) The commercial area in the FLN District Centre is separated into four development sites zoned “R(A)1”. The separation between the northern and southern parcels is considerable (about 56m in width) and presents a considerable barrier to permeability, connectivity and District Centre identity.
- (b) The following key initiatives can address the adverse impacts of the considerable separation between the northern and southern land parcels:

(I) Pedestrian area

- (c) The “O” zone in between the proposed combined “R(A)” sites should be designated as ‘pedestrian area’ and counted for non-domestic plot ratio. This is logical given that these public corridors are more ‘pedestrian shopping streets’ than ‘open space’ as their primary role is to attract people to the “terraced lined with retail shops, cafes and restaurants in the District Centre”, as well as

B. Commercial provision in the FLN District Centre

- (a) The open space in the FLN District Centre would not form a physical barrier that weakens its permeability and connectivity. The concerned open space corridor stretching from north to south and from east to west across the core area of the FLN District Centre, in which a terraced podium would be provided to enhance vibrancy at street level, is a key urban design feature in the FLN NDA. The “O” zoning in the midst of the FLN District Centre offers a unique opportunity to create a green urban environment that could have significant benefit to the future community. Apart from providing recreational and breathing space for the general public, the open space also serves as pedestrian and visual corridors, linking up different land parcels in the district centre. To enhance the function and vibrancy of the open space, different kinds of activities including community, arts and culture, alfresco dining, retail, etc. could be considered. The detailed design and construction study (as advanced works of the NENT NDAs Study) will include an Urban Design Study to further consider / explore how the town plazas at the KTN and FLN NDAs would be integrated with comprehensive shopping, food and beverage and recreation facilities.
- (b) See the responses below.

(I) Pedestrian area

- (c) With regard to the representer’s proposal of combining the “O” zone with the “R(A)1” sites in FLN District Centre and designate the concerned area as pedestrian area, the responses as stated in Item A under **R6 of FLN OZP** above are relevant. For the proposed increase in non-domestic plot ratio, the responses as stated in Item A(c) under **R9 of KTN OZP** and **R9 of FLN OZP** above are

provide urban design and air flow benefits. The benefits of inclusion of such corridors in the proposed combined “R(A)” sites are integrated space design, management and maintenance by the commercial operator and underground and overhead linkages for improved access, parking and servicing arrangements. The inclusion results in an overall non-domestic plot ratio of 1.12. To ensure the commercial areas perform as the activity nodes intended, the maximum non-domestic plot ratio on both the northern and southern commercial areas in the proposed combined “R(A)” zones should be set at 1.7. The increase in commercial uses will benefit job opportunities for future residents and such density encourages openings in the retail floor space to add ‘diversity’ and ‘vibrancy’ to the area.

(II) Allow ‘Hotel’ use within the proposed consolidated “R(A)1” sites to the north and to the south of the FLN District Centre

- (d) To add vibrancy and ancillary accommodation to the FLN District Centre, there is suggestion to allow hotel use within the non-domestic portion of the “R(A)” zonings in the FLN District Centre. Such hotel is likely to be moderate in size. Corresponding amendments to the Notes for the “R(A)” zone of the OZP by moving ‘Hotel’ use from Column 2 to Column 1 should be made.

(III) Promote a public focal point – Town Square Concept

- (e) Features which have strong public focus should be identified in the FLN District Centre to heighten the community’s sense of place and belonging. Due to its pivotal location at the town centre of the cruciform shopping arrangement, a “town square” concept should be adopted in light of its potential for ground / basement public venues for outdoor displays, festivals and the like. The wide “O” zone between the northern and southern parts of the FLN District Centre is proposed to be rezoned to “OU” annotated “Town Square

relevant.

(II) Allow ‘Hotel’ use within the proposed consolidated “R(A)1” sites to the north and to the south of the FLN District Centre

- (d) The “R(A)1” sites in the FLN District Centre is primarily intended for high-rise residential developments but not for pure commercial developments, such as hotel use. ‘Hotel’ use would have to be assessed on individual basis with support of strong justifications, technical assessments, etc. on application to the Board.

(III) Promote a public focal point – Town Square Concept

- (e) (1) The open space corridors stretching from north to south and from east to west across the core area of the FLN District Centre in FLN Planning Area 16, in which a terraced podium would be provided to enhance vibrancy at the street level, will form the major pedestrian shopping streets of the NDA. This district open space serves as major pedestrian passageway in addition to provide for active and passive recreational uses. To promote pedestrian circulation and vibrancy in the FLN

with Open Space for Recreation and Commercial Uses and Underground for Commercial Uses and Car Park” zone. A set of Notes for the proposed “OU” zoning is prepared by **R8 of FLN OZP**.

[Note: According to the Representer’s proposed set of Notes for the concerned proposed “OU” zone, various uses (for example, ‘Government (not elsewhere specified)’, ‘Library’, ‘Market’, ‘Place of Recreation, Sports or Culture’, ‘Public Convenience’, ‘Public Transport Terminus or Station (excluding open-air terminus or station)’, ‘Public Vehicle Park (excluding container vehicle)’, ‘School (in free-standing purpose-designed building only)’, Utility Installation for Private Project’ and ‘Visitor Centre’) are Column 1 use, which are always permitted.]

District Centre, cruciform open space spine shall be open to the public 24 hours a day and shall be lit sufficiently to promote a secure environment at night. Having considered the cruciform open space being an important landmark and focal point of the FLN District Centre, and the proposed terraced podium abutting the open space can also enhance vibrancy in the area, there is no strong justification to rezone the site to “OU” annotated “Town Square with Open Space for Recreation and Commercial Uses and Underground for Commercial Uses and Car Park” zone for provision of more community facilities and commercial uses / carpark underground.

- (2) In fact, under the Notes for the “O” zone of the FLN OZP, various, commercial uses (such as ‘eating place’, ‘place of entertainment’, and ‘shop and services’, etc.) may be allowed on application to the Board. It is therefore considered that adequate flexibility has been allowed under the current “O” zoning. The detailed design and construction study (as advanced works of the NENT NDAs Study) will include an Urban Design Study to further consider / explore how the town plazas at the KTN and FLN NDAs would be integrated with comprehensive shopping, food and beverage and recreation facilities.

- (3) Within the proposed “OU” zone, various uses (for example, ‘Government (not elsewhere specified)’, ‘Library’, ‘Market’, ‘Place of Recreation, Sports or Culture’, ‘Public Convenience’, ‘Public Transport Terminus or Station (excluding open-air terminus or station)’, ‘Public Vehicle Park (excluding container vehicle)’, ‘School (in free-standing purpose-designed building only)’, Utility Installation for Private Project’ and ‘Visitor Centre’) are Column 1 use, which are always permitted. As such developments on the subject “O” site may affect the air ventilation / air flow in the area, planning permission should be required so that each case can be assessed by the Board based on individual merits.
- (4) Additional commercial development at basement level(s) will generate additional development intensity and traffic load in the area. As there are various constraints on the development intensity, further increase in development intensity can only be ascertained after another comprehensive feasibility study covering planning, environment, traffic and transport, infrastructure and other technical aspects has been undertaken.
- (5) Within “R(A)1”, “R(A)2” and “OU” annotated “Commercial/Residential Development with Public Transport” zones, commercial uses (such as ‘Eating Place’ and ‘Shop and Services’), other than those provided in the lowest two floors of a building (excluding basements) or in a free-standing purpose-designed non-domestic building up to five storeys, may be permitted on application to the Board. Within “R(B)” and “R(C)”, such commercial uses may also be permitted on application to the Board.
- (6) The proposal of accommodating commercial uses at basement can be considered by the Board based on individual merits through the planning application process. Also, there is a provision for minor relaxation of the plot ratio and building

height restrictions under the OZP. Each case would be considered by the Board based on individual merits.

(IV) More design flexibility / lenient provision for the commercial uses in “R(A)” zone

- (f) Commercial uses should be allowed on the lowest three floors of a building (including basement). The major grounds are that: (1) in most “R(A)” zones, under the Master Schedule of Notes, permits commercial uses as-of-right in the ‘lowest three floors of a building, taken to include basements’. The FLN OZP’s restriction of allowing commercial uses only in two storeys is at odd with normal statutory planning practice; (2) a third commercial floor in the form of a basement in the FLN District Centre will not undermine the intention to avoid bulky structures and minimize any possible adverse air ventilation and visual impacts (since it is below ground); and (3) basement retail premises will not affect the downward flow of air to pedestrian level or interrupt the ‘coherency’ of the pedestrian street profile. However, such arrangement can contribute much ‘street vibrancy’ and enhance the environment at street level.

(V) More lenient design restrictions for the terraced podium fronting the “R(A)” sites in the FLN District Centre

- (g) There is uncertainty in the Remarks under the Notes for the “R(A)” zone whether the 5m maximum building height for the terraced podium refers to the roof level of the ground storey of the podium, excluding the parapet height at the roof level. Hence, it is suggested to state clear in the Notes for the “R(A)” zone that the terraced podium is subject to “a maximum building height of 5m at roof level of the ground level storey (excluding the parapet height at roof level)”.

(IV) More design flexibility / lenient provision for the commercial uses in “R(A)” zone

- (f) With regard to the proposal of allowing for more design flexibility / lenient restrictions for the commercial uses in “R(A)” zone, the responses as stated in Items A(c) and P under **R9 of KTN OZP** and **R9 of FLN OZP** above are relevant. In sum, it is considered that there is no strong justification for the proposed relaxation of plot ratio and provision restrictions for commercial land uses / uses as proposed by the representer. The proposal of accommodating commercial uses at basement can be considered by the Board based on individual merits through the planning application process. Also, there is a provision for minor relaxation of the plot ratio and building height restrictions under the OZP. Each case would be considered by the Board based on individual merits.

(V) More lenient design restrictions for the terraced podium fronting the “R(A)” sites in the FLN District Centre

- (g) For measurement of the top portion of a building, the main roof is normally taken as the height in satisfying the building height restriction on the OZP unless it is specified in the OZP that such restriction includes roof-top structures including parapets.

- (h) The adoption of a single design parameter that the terraced podium cannot exceed a maximum building height of 5m and setback of a maximum width at 1/F level of 10m, does not encourage the architectural diversity and visual interest critical to successfully achieving ‘vibrancy’ within the planned shopping street precincts. Moreover, such requirements ignore strong visual distance in the FLN District Centre shopping frontages. The northern and southern edges of the “O” zone in Planning Area 16 is about 56m wide in separation. Such wide separation between these two commercial frontages presents an expansive visual context in which a podium setback at 1/F level of 5m wide would be visually acceptable. The wide separation between the north and south podium edges also means such reduced terrace frontage would not adversely affect visual or air flow. In view of this, two rather than one type of terraced podium setback should be adopted which can contribute to visual diversity and adds to the vibrancy of the shopping street concept. The east-west setback requirement should be relaxed from 10m to 5m, while the 10m north-south setback requirement can be retained.

(VI) Extend the coverage of the terraced podium along the eastern frontages of the proposed combined “R(A)” sites in the FLN District Centre

- (i) The FLN OZP does not extend the District Centre ‘shopping street’ concept to the eastern podium edge of the “R(A)” zoning in the FLN Planning Area 16 which interfaces with the North-South Park. These terrace edges, as with those planned elsewhere within the FLN District Centre, have considerable potential to enliven the adjoining public open space. As such, it is recommended that these podium edges should also be included ‘pedestrian area’ and be indicated on the OZP.

- (h) It is intended to provide 1-storey (with a maximum building height of 5m and 10m in width) landscaped terrace along the pedestrian shopping street for public access to the terrace for enjoyment. To allow for an attractive and spacious public access, the setback of the terraces at 10m in width should be retained. The 10m-wide terraced podium is an important feature in the FLN District Centre. Any changes to such design feature can be considered through planning application to the Board with good planning merits. Each case would be considered by the Board based on individual merits.

(VI) Extend the coverage of the terraced podium along the eastern frontages of the proposed combined “R(A)” sites in the FLN District Centre

- (i) The north-south open space spines serve as major view corridors to protect the long-range views towards the green backdrop in the north. It is intended that the coverage of terraced podium lined with retail frontage in FLN Planning Area 16 does not include the eastern edge of the “R(A)1” zones. The concerned terraced podium is an important feature in the FLN District Centre. Any changes to such design feature can be considered through planning application to the Board with good planning merits. Each case would be considered by the Board based on individual merits.

C. Commercial uses along the key pedestrian walkways in the “R(B)” zones in FLN Planning Areas 13 and 18

The current FLN OZP does not permit commercial uses as-of-right in any “R(B)” zone. However, the concerned “R(B)” zones in FLN Planning Areas 13 and 18 are located on key pedestrian routes connecting either to the planned riverside promenade or the existing town settlement across Ma Sik Road. To enhance public accessibility and amenity, ‘Shop and Services’ and ‘Eating Place’ provision should be allowed fronting the public walkway / precinct.

D. More lenient building height restrictions for the FLN District Centre and that for the “R(B)” zonings in FLN Planning Areas 13 and 18

The building height restrictions for the FLN District Centre

- (a) The building height restriction of 110mPD for the FLN District Centre is considered at odds as the District Centre is designated as a ‘character area’ under FLN OZP and its planning intention that “development sites in the central area generally have higher building heights” (as stated in the Explanatory Statement). The Urban Design Guidelines for Hong Kong recommend building heights to “retain and enhance the district character of specific

C. Commercial uses along the key pedestrian walkways in the “R(B)” zones in FLN Planning Areas 13 and 18

- (1) The “R(B)” zone is intended primarily for medium-density residential developments. Any commercial uses to be provided therein would require planning permission from the Board.
- (2) Provision of commercial uses are allowed in the “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” zone adjoining the northern boundary of the “R(B)” site in FLN Planning Area 18, and the “R(A)1” zones in between the concerned “R(B)” sites in the FLN District Centre. Besides, two storeys terraced commercial podium lined with retail frontage along site boundaries abutting the open space would also be provided in the core of the FLN District Centre. In view of this, it is considered that adequate opportunities / flexibilities have been allowed for provision of continuous shop frontages and commercial / leisure facilities in the close proximity of the concerned “R(B)” sites, thus contributing to the vibrancy of the area.

D. More lenient building height restrictions for the FLN District Centre and that for the “R(B)” zonings in FLN Planning Areas 13 and 18

The building height restrictions for the FLN District Centre

- (a) With regard to proposed relaxation of building height restrictions in respect of the FLN District Centre, the responses as stated in Item B under **R5 of FLN OZP** above are relevant. Other responses to the general comments on proposed more lenient building height restrictions in the OZPs are stated in Item B under **R9 of KTN OZP** and **R9 of FLN OZP** above.

locations”, to “provide relief and diversity in height and massing of development in different localities”, and call for building heights “to mark a district”. As such, building heights of the four “R(A)1” sites in the FLN District Centre should be increased to heights which respect the overall stepped height profile promoted by the FLN OZP.

The building height restrictions for the “R(B)” zones in FLN Planning Areas 13 and 18

- (b) On certain sites where there are no pressing urban design or air ventilation requirements, residential building heights could be relaxed to offer greater design flexibility and visual variety, than could be achieved by way of a minor relaxation as permitted under the Notes. The building height restrictions for the concerned “R(B)” zones are a case in point.
- (c) For the “R(B)” zone in Planning Area 13, the adjoining proposed HOS developments fronting the same stretch of riverside promenade is set at 90mPD. Given the short east-west profile of this HOS site, the visual step effect of the HOS block would be improved if the 90mPD building height restriction was extended west over the adjoining concerned “R(B)” zone. The proposed increase in building height restriction from 75mPD to 90mPD for this “R(B)” zone has no impact on visual corridors under the FLN OZP.
- (d) For the “R(B)” zone in FLN Planning Area 18, the stepped height profile of 60mPD (eastern portion) and 75mPD (western portion) under the FLN OZP is at odds with the existing and planned building heights in the surrounding context. To the north is the proposed public transport interchange development (in FLN Planning Area 15) with building heights ranging from 105mPD to 125mPD. The building heights of the existing “R(A)” zone to the

The building height restrictions for the “R(B)” zones in FLN Planning Areas 13 and 18

- (b) Overall speaking, a maximum building height of 75mPD is able to accommodate the permitted development intensity under “R(B)” zone which is intended primarily for medium-density residential developments. Other responses to the general comments on more lenient building height restrictions in the OZPs are stated in Item B under **R9 of KTN OZP** and **R9 of FLN OZP** above.
- (c) Based on a stepped building height concept, the building heights are gradually descending from the landmark building in the “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” zone to the east at 125mPD, to the “R(A)4” zone (the HOS site) at 90mPD, to the subject “R(B)” zone at 75mPD towards the “Government, Institution or Community” (“G/IC”) zone to the west at 8 storeys in height. If the building height of the subject “R(B)” zone is increased from 75mPD to 90mPD, the east-west gradual descending building height profile would be affected.
- (d) Based on a stepped building height concept, the building heights are gradually descending from the landmark building in the “OU” annotated “Commercial/Residential Development with Public Transport Interchange (1)” zone to the north at 125mPD towards the periphery. To establish a more noticeable different height bands, maximum building heights of 60mPD (eastern portion) and 75mPD (western portion) are stipulated at the subject “R(B)” site in FLN

south of Ma Sik Road are around 115mPD. Therefore the proposed building heights for the concerned “R(B)” zone could be increased to step between 85mPD (eastern portion) and 105mPD (western portion), which is in the same height band of the planned HOS site in the “R(A)” zone further west along Ma Sik Road. Such building height also introduces a greater step-down in height profile than that currently shown on the FLN OZP for the concerned site.

E. Key connections with FLN District Centre sites

Provision of elevated pedestrian walkway and underground pedestrian connections

- (a) There is also views suggesting another proposal for construction of a comprehensive elevated pedestrian walkways network from the riverside in FLN Planning Area 19 through the planned new road connection/roundabout to cross over Ma Sik Road to Fanling Sheung Shui Town Lot (FSSL) No. 177, to the “R(B)” zone in FLN Planning Area 18, the “R(A)” zonings in FLN Planning Area 16 to the “R(B)” zone in FLN Planning Area 13. It is also suggested that pedestrian connections (elevated and underground) should be provided connecting the northern and southern FLN District Centre sites and the public transport interchange site.

The north-south strip on the eastern portion of the “O” zone in the FLN District Centre

- (b) Based on the proposal as mentioned in paragraph E(a) above under

Planning Area 18. It is noted that the building heights of the existing housing developments at the south of the FLN District Centre along Ma Sik Road is about 28 to 34 storeys at 90 to 115mPD. In view of this, the building height restrictions of 60mPD and 75mPD for the subject “R(B)” site is considered appropriate. For the planned HOS site in the “R(A)” zone further west along Ma Sik Road as quoted by the representer, the said site is located in FLN Planning Area 17 subject to a maximum building height of 105mPD. As the concerned HOS site is located much further away from the subject “R(B)” site (separated by Road L1, a “G/IC” site and an “O” site), and has different zonings, planning intention and planned developments, it is considered that there is no strong justification to adopt the same height band of that HOS site for the subject “R(B)” site.

E. Key connections with FLN District Centre sites

Provision of elevated pedestrian walkway and underground pedestrian connections

- (a) With regard to proposed elevated and underground pedestrian connection, the responses as stated in Item A under **R5 of FLN OZP** above are relevant.

The north-south strip on the eastern portion of the “O” zone in the FLN District Centre

- (b) The north-south open space spine serves as major view corridor to

the grounds of representation of **R8 of FLN OZP**, pedestrian connections between the proposed town square, FLN District Centre commercial areas and the proposed public transport interchange in FLN Planning Area 15 would be provided across the planned “O” zone. In view of this, it is proposed to rezone the north-south strip on the eastern portion of the “O” zone to “Open Space (1)” (“O(1)”) zone to link up the FLN District Centre, major activity nodes and the proposed public transport interchange in FLN Planning Area 15. The Notes for the “O(1)” zone under the draft KTN OZP No. S/KTN/1 should be adopted in the draft FLN OZP.

[Note: According to the Notes for the “O(1)” zone under the draft KTN OZP No. S/KTN/1, on land designated “O(1)”, the open space area is provided in the form of a Town Plaza stretching from west to east across the town centre. It serves as a green corridor linking up major activity nodes with railway station and public transport interchange. To serve the community and enhance the vibrancy of the Town Plaza, it is intended that commercial uses such as shop and services and eating places would be provided in the area adjacent to the railway station subject to the approval of the Board by way of a planning application under section 16 of the Town Planning Ordinance.]

F. Need for statutory provision to address implementation and compliance requirements

The Notes for the proposed terraced podium in “R(A)1” zones in the core of the area do not cover certain implementation matters, considered critical to the success of the statutory planning framework. Experience from other new town developments suggests that the interface areas between development and public open space must take account of downstream regulations and requirements for development to comply with access, emergency vehicular access (EVA) and building codes. This is particularly important for the terraced podium edges which open out onto the

protect the long-range views towards the green backdrop in the north. Apart from providing recreational and breathing space for the general public, the open space also serves as pedestrian and visual corridors linking up different land parcels in the concerned areas. The detailed design and construction study (as advanced works of the NENT NDAs Study) will include an Urban Design Study to further consider / explore how the open space spines would be integrated with other areas. There is no strong justification for rezoning the north-south strip on the eastern portion of the “O” zone in the FLN District Centre to “O(1)” zone.

F. Need for statutory provision to address implementation and compliance requirements

Implementation / land exchange / land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs.

planned “O” zones in the core area.

G. Single land grant for implementation of the proposed developments in FLN District Centre

It is suggested that one land grant can be offered to the major landowner to design and construct the proposed pedestrian areas and “OU” annotated “Town Square with Open Space for Recreation and Commercial Uses and Underground for Commercial Uses and Car Park” zone. If necessary, the owner of the commercial area could take over the future management and maintenance responsibilities of the concerned spaces. By doing so, the pedestrian street concept and town square can be planned, designed, constructed and operated holistically to achieve good urban design, architectural appeal, sustainable engineering and environmental-conscious operations such as preventing waste rather than treating waste at end.

Representer’s proposals (P-F5):

Rezoned the two “R(A)1” zone and the “O” zone in between to the north of the FLN District Centre to “R(A)5” zone

- (a) The two “R(A)1” sites and the “O” zone in between to the north of the FLN District Centre should be combined into “R(A)5” zone with the “O” zone designated as ‘pedestrian area’. The “R(A)5” zone will be subject to a maximum domestic plot ratio of 5 and a maximum domestic gross floor area of 125,690m². The proposed ‘pedestrian area’ should be counted for non-domestic plot ratio and the maximum non-domestic gross floor area is 42,735m². The maximum building height restrictions for the western and eastern portions of the zone should be 130mPD and 145mPD respectively.

Rezoned the two “R(A)1” zone and the “O” zone in between to the south of

G. Single land grant for implementation of the proposed developments in FLN District Centre

- (a) Implementation / land exchange / land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs.
- (b) The KTN and FLN OZPs were prepared to take forward the recommendations of the NENT NDAs Study. The OZPs have made provision for each individual land parcel to be developed on its own. However, the OZPs have not precluded consolidated development of several land parcels by single developer.

Representer’s proposals

Rezoned the two “R(A)1” zone and the “O” zone in between to the north of the FLN District Centre to “R(A)5” zone

- (a) With regard to the proposed alternative land use zonings and development restrictions for the northern portion of the FLN District Centre, the responses as stated in Items A(a) to (c), B(a) to (d), (f) and D(a) under **R8 of FLN OZP** above are relevant. In sum, the alternative proposals put forward by the representer are considered not desirable / not appropriate.

Rezoned the two “R(A)1” zone and the “O” zone in between to the

the FLN District Centre to “R(A)6” zone

- (b) The two “R(A)1” sites and the “O” zone in between to the south of the FLN District Centre should be combined into “R(A)6” zone with the “O” zone designated as pedestrian area. The “R(A)6” zone will be subject to a maximum domestic plot ratio of 5 and a maximum domestic gross floor area of 129,290m². The proposed ‘pedestrian area’ should be counted for non-domestic plot ratio and the maximum non-domestic gross floor area is 43,959m². The maximum building height restrictions for the western and eastern portions of the zone should be 130mPD and 145mPD respectively.

Rezone the “R(B)” zone and the adjoining “OU” annotated “Amenity Area” zone in FLN Planning Area 18 to “R(B)1” zone

- (c) The “R(B)” zone fronting Ma Sik Road in FLN Planning Area 18 should be rezoned as “R(B)1” zone. The adjoining “OU” annotated “Amenity Area” zone should be incorporated into “R(B)1” zone and designated as non-building area. The “R(B)1” zone will be subject to a maximum domestic gross floor area of 67,123m². ‘Shops and Services’ and ‘Eating Place’ abutting the pedestrian walkway with a maximum non-domestic gross floor area of 750m² should be permitted. The maximum building height restriction should be increased to 105mPD (western portion) and 85mPD (eastern portion).

Rezone the “R(B)” zone in FLN Planning Area 13 to “R(B)2” zone

- (d) The “R(B)” zone fronting promenade of Ng Tung River should be rezoned to “R(B)2” zone in FLN Planning Area 13 and subject to a maximum domestic gross floor area of 88,772m². ‘Shops and Services’ and ‘Eating Place’ abutting the pedestrian walkway with a maximum non-domestic gross floor area of 420m² should be permitted. The maximum building height restriction should be increased to 90mPD.

south of the FLN District Centre to “R(A)6” zone

- (b) With regard to the proposed alternative land use zonings and development restrictions for the northern portion of the FLN District Centre, the responses as stated in Items A(a) to (c), B(a) to (d), (f) and D(a) under **R8 of FLN OZP** above are relevant. In sum, the alternative proposals put forward by the representer are considered not desirable / not appropriate.

Rezone the “R(B)” zone and the adjoining “OU” annotated “Amenity Area” zone in FLN Planning Area 18 to “R(B)1” zone

- (c) With regard to the proposed alternative land use zonings and development restrictions for the “R(B)” and the adjoining “OU” “Amenity Area” zones in FLN Planning 18, the responses as stated in Items A(a), (d) to (e), C and D(b) to (d) under **R8 of FLN OZP** above are relevant. In sum, the alternative proposals put forward by the representer are considered not desirable / not appropriate.

Rezone the “R(B)” zone in FLN Planning Area 13 to “R(B)2” zone

- (d) With regard to the proposed alternative land use zoning and development restrictions for the “R(B)” in FLN Planning 13, the responses as stated in Items A(a), (d) to (e), C and D(b) to (d) under **R8 of FLN OZP** above are relevant. In sum, the alternative proposals put forward by the representer are considered not desirable / not appropriate.

Rezone the “O” zone partly to “OU” annotated “Town Square with Open Space for Recreation and Commercial Uses and Underground for Commercial Uses and Car Park” zone, and partly to “O(1)” zone

- (e) The wide “O” zone in the FLN District Centre should be rezoned to “OU” annotated “Town Square with Open Space for Recreation and Community Uses and Underground for Commercial Uses and Car Park” zone; and the north-south strip on the eastern portion of the “O” zone should be rezoned to “O(1)” zone.

Commercial uses in the “R(A)” zone

- (f) Within “R(A)” zone, commercial uses should be allowed on the lowest three floors (including basements) of a building; and ‘Hotel’ use should be moved from Column 2 to Column 1 under the Notes for the “R(A)” zone.

Terraced podium in the FLN District Centre

- (g) On land designated ‘Terraced Podium’ in the proposed “R(A)5” and “R(A)6” zones, it should specify that the terraced podium is subject

Rezone the “O” zone partly to “OU” annotated “Town Square with Open Space for Recreation and Commercial Uses and Underground for Commercial Uses and Car Park” zone, and partly to “O(1)” zone

- (e) With regard to the proposed rezoning of the “O” in the FLN District Centre partly to “OU” annotated “Town Square with Open Space for Recreation and Commercial Uses and Underground for Commercial Uses and Car Park” zone, and partly to “O(1)” zone, the responses as stated in Items B(e) and E(b) under **R8 of FLN OZP** above are relevant. In sum, the proposed rezoning of the “O” zone in FLN District Centre to “OU” annotated “Town Square with Open Space for Recreation and Community Uses and Underground for Commercial Uses and Car Park” and “O(1)” zones are considered not appropriate.

Commercial uses in the “R(A)” zone

- (f) With regard to the proposed more lenient plot ratio / provision for commercial uses in the “R(A)” zone, the responses as stated in Items B(d) and (f) under **R8 of FLN OZP** above are relevant. In sum, it is considered that there is no strong justification for the proposed relaxation of plot ratio and provision restrictions for commercial land uses / uses as proposed by the representer. The proposal of accommodating commercial uses at basement can be considered by the Board based on individual merits through the planning application process. Also, there is provision for minor relaxation of the plot ratio and building height restrictions under the OZP. Each case would be considered by the Board based on individual merits.

Terraced podium in the FLN District Centre

- (g) For the proposed amendments to the provision / design restrictions of the terraced podium in FLN District Centre, the responses as

to a maximum building height of 5m measured “at roof level of the ground level storey (excluding the parapet height at roof level”, and the north-south and east-west frontages of the terraced podium should be subject to two different terraced podium setback control at the first floor (either 5m-wide or 10m-wide setback). Also, the designation of terraced podium and pedestrian area should be extended to the eastern edge of the “R(A)5” and “R(A)6” zones.

Elevated pedestrian walkway and underground pedestrian connections

- (h) Elevated pedestrian walkways and underground pedestrian connections should be connected from the riverside in FLN Planning Area 19 through the planned new road connection/roundabout to cross over Ma Sik Road to Fanling Sheung Shui Town Lot (FSSL) No. 177, to the “R(B)” zone in FLN Planning Area 18, the “R(A(1))”.

Single land grant

- (i) One land grant to the major landowner to design and construct the proposed pedestrian areas and “OU” annotated “Town Square with Open Space for Recreation and Commercial Uses and Underground for Commercial Uses and Car Park” zone. If necessary, the owner of the commercial area could take over the future management and maintenance responsibilities of the concerned spaces.

stated in Items B(g) to (i) under **R8 of FLN OZP** above are relevant. In sum, the concerned terraced podium is an important feature in the FLN District Centre. Any changes to such design feature can be considered through planning application to the Board with good design merits. Each case would be considered by the Board based on individual merits.

Elevated pedestrian walkway and underground pedestrian connections

- (h) For the proposed elevated and underground pedestrian connections, the responses as stated in Item A under **R5 of FLN OZP** above are relevant. In sum, the OZP has not precluded the provision of basement / elevated walkway. The proposals of providing elevated and basement connections can be considered by the Board on individual merits through the planning application process. The proposal should be substantiated by further detailed traffic impact assessment to assess the need and justifications for such provision, the number and alignment of connections based on the latest traffic and pedestrian flow data collected at detailed design stage.

Single land grant

- (i) Implementation / land exchange / land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs. Besides, the KTN and FLN OZPs were prepared to take forward the recommendations of the NENT NDAs Study. The OZPs have made provision for each individual land parcel to be developed on its own. However, the OZPs have not precluded consolidated development of several land parcels by single developer.

Representation No. R28 of FLN OZP

Sun Prosper Company Limited

- Oppose to the “OU” annotated “Amenity Area” zone along Ma Sik Road in FLN Planning Area 14.

Major grounds of representation:

- **R28 of FLN OZP**, who is the owner of FSSTL 182 (the land), states that the “OU” annotated “Amenity Area” along Ma Sik Road will segregate the land from directly abutting Ma Sik Road. While the land is zoned “R(A)”, development of residential tower blocks will need to be set back considerably from the land boundary parallel to the new “OU” annotated “Amenity Area” strip along Ma Sik Road to fulfil the prescribed window requirement under the Buildings Ordinance. The resultant blocking layout will unnecessarily be congested. According to the Notes of the OZP, roadside amenity is always permitted. It would fulfil the purpose of amenity if the strip is included in the land zone. Alternatively, they would be satisfied if the Buildings Department can confirm acceptance of “OU” annotated “Amenity Area” zone as non-building use for the purpose of calculating prescribed windows.
 - (1) The concerned “OU” annotated “Amenity Area” trip is part of a landscaped/amenity strip along Ma Sik Road running from the eastern part of the NDA to the Central Park in Planning Area 12. “OU” annotated “Amenity Area” zone and ‘Road’ have different specific planning purposes and planning needs. In this regard, it is appropriate to retain the current “OU” annotated “Amenity Area” zoning.
 - (2) With regard to the concern on the compliance with prescribed window requirement under the Buildings Ordinance, it should be noted that the Buildings Ordinance and the OZP restrictions are under two separate regimes, i.e. the building and town planning regimes, although they are complementary. The compliance with the prescribed window requirements under the Buildings Ordinance involves detailed building design matters (such as the shape, form and disposition of the building in relation to the boundary of the site and the adjacent buildings) which can only be firmed up after a detailed building scheme has been drawn up.
 - (3) As the OZP is only to show the broad land use framework, it would

not be possible, nor appropriate, to draw up detailed building design schemes for individual sites at OZP preparation stage in accordance with the prescribed window requirement under the Buildings Ordinance.

- (4) The compliance of the prescribed window requirements would be checked by the Buildings Department at the building plan submission stage when detailed building schemes have been formulated / prepared. Without any detailed building design scheme, there is no basis to prove that the concerned “OU” annotated “Amenity Area” zone would make the fulfillment of the prescribed window requirement under the Buildings Ordinance not possible.
- (5) There is a provision for minor relaxation of the building height and plot ratio restrictions under the OZP. Each case would be considered by the Board based on individual merits through the planning application process.

Representer’s proposals (P-F6):

- To include the “OU” annotated “Amenity Area” zone at Ma Sik Road into the area shown as ‘Road’; or to clarify whether the “OU(A)” zone can be considered as non-building area under the Buildings Ordinance.

Representer’s proposals

- (6) Based on the assessments as stated in paragraphs (1) to (5) under **R28 of FLN OZP** above, it is considered that the proposed incorporation of the concerned “OU” annotated “Amenity Area” site into area shown as ‘Road’ is not appropriate. The compliance of the prescribed window requirements would be checked by the Buildings Department at the building plan submission stage when detailed building schemes have been formulated / prepared.

Representations No. R35 to R38 and R46 of FLN OZP

5 individuals

- Oppose to the proposed construction of police driving and traffic

training facilities at Fu Tei Au.

Major grounds of representation:

- | | |
|---|--|
| <p>(a) There are opposing views on the proposed provision of police driving and traffic training facilities at Fu Tei Au. The greenery and natural / ecological environment or buffer would be affected.</p> <p>(b) The site is not going to be developed into public housing and it would not ease the acute shortage of housing supply.</p> <p>(c) There are many types of different bird species within the site which have high conservation value.</p> | <p>(1) The planning intention of “G/IC” zone is primarily for provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. The two “G/IC” sites at Fu Tei Au in FLN Planning Area 3 (the subject sites of these representations) are located to the north of Ng Tung River and at some distance from the major residential areas. They fall within the 1km Consultation Zone of the Sheung Shui Water Treatment Works which is a potentially hazardous installation (PHI). Development thereon is subject to environmental constraint. Hence, low-density non-domestic uses at the sites are considered more compatible with the adjacent developments and can provide buffer to the residential developments in the vicinity against the Sheung Shui Water Treatment Works.</p> |
| <p>(d) There should be other better alternate sites for the proposed provision of police driving and traffic training facilities.</p> | <p>(2) The subject sites are intermixed with squatters, open storage, plantation, farmland, a pond and a mitigation meander with mitigation plantation around. It is only used by a low diversity of wetland species in small numbers. Overall, there are no habitats of high ecological value at the subject site. The ecological function of this area will be compensated in the Long Valley Nature Park.</p> <p>(3) Having considered the above-mentioned site constraints and characteristics, the subject sites are reserved for relocation of the Police Driving and Traffic Training Division and Weapons Training Division from Fan Garden, Fanling.</p> |

Representation No. 79 of FLN OZP

An individual

- Oppose to the proposed park development (at Shek Wu San Tsuen

area).

Major grounds of representation:

- The proposed Park is not necessary as there is open space within 10 minutes walking distance. If a park should be provided, it should be provided at an alternative site.
- (1) To pursue quality living environment and provide adequate recreational facilities, the current Shek Wu San Tsuen area in FLN Planning Area 12, which is centrally located in the FLN NDA is proposed to be developed into a Central Park with recreational facilities. It is easily accessible by most of the future population in the FLN NDA and located in the vicinity of social welfare and other public facilities in the adjoining FLN Planning 11 to the north, forming a civic and recreational core of the FLN for the enjoyment of new and existing communities. Besides, the Central Park will provide visual and spatial relief in the FLN NDA. The Central Park and the north-south running open space spines together also serve as major view corridors to protect the long-range views towards the green backdrop in the north. Having considered the centrally location and functions of the proposed Central Park in the Shek Wu San Tsuen area, the provision of this open space is considered necessary and appropriate.
 - (2) The representer mentioned that there is open space within 10 minutes walking distance from the subject site. Presumably, this refers to the North District Park to the south of the FLN NDA. The North District Park serves the existing population in the Fanling/Sheung Shui New Town. Most of the population of the existing new town is within walking distance to the North District Park. However, the said park will be of a longer distance from the future residential cluster of the FLN NDA. Besides, the facilities provided in the North District Park are predominately passive in nature which are different from that in the proposed Central Park with various active recreational facilities (such as ball courts and playing fields). While both North District Park and the proposed Central Park can enhance the open space network of the Fanling/Sheung Shui and FLN areas, these two parks have different

functions and serve different catchment of populations.

Representations No. 276 and R301 of FLN OZP

An individual and Or Sin Yi (North District Councilor)

- Oppose to over concentration of public housing developments in a small locality.

Major grounds of representation:

- | | |
|--|--|
| <p>(a) The proportion of public housing in FLN has increased from the originally planned 39% to 64%. Public housing developments are concentrated in two areas, namely the area to the northwest of Fanling and north of Sheung Shui, and the area to the northeast and north of Fanling. The public-private housing ratio in the former area is about 80-90% while that in the latter area is about 50-60%. There are grave concerns on over concentration of public housing developments in a small locality which would generate substantial pressure on the already severely deficit provision of community facilities in the area. Besides, there will be lack of district visual characteristics if an area is concentrated with identical high density public housing buildings. Substantial public housing development in remote area may also have potential social problems. The public housing proportion of 64% is not in line with the long term housing strategy of targeting at 60% in public housing proportion.</p> | <p>(a) With to the concerns on the public-private housing provision in the area, the following are observed:</p> <p><i>Public-private housing ratio</i></p> <p>(i) In view of the public aspiration for more public housing in the NDAs, an appropriate increase in the development intensity of the NDAs has been made at Stage 3 PE of the NENT NDAs Study to provide more public housing flats in the NDAs after detailed technical assessments. Under the current proposals, the overall public-private housing ratio of the two NDAs is 60:40. The said housing split is in line with the Long Term Housing Strategy. Besides, it is in line with the 2014 Policy Address that the Government has decided to adopt 470,000 units as the new public and private housing total supply target for the coming 10 years, with public housing accounting for 60% of the new production. Also, such ratio is similar to that of the Fanling/Sheung Shui New Town of 59:41.</p> <p>(ii) To provide a balanced population profile for the FLN NDA, a mix of housing land has been allocated for subsidised housing and various types of private housing to provide a wide range of housing choices for different social sectors.</p> |
|--|--|

The overall public to private housing ratio in terms number of flats for the FLN NDA is about 60:40 to ensure a balanced and socially integrated community. Some sites in FLN Planning Areas 6, 8, 13, 14, 15 and 17 have been reserved for PRH / HOS use or a mix of them to cater for the future demand for subsidised housing. This allows flexibility for provision of PRH and HOS units within individual sites.

Geographical distribution

- (iii) Public housing is planned near the railway station, PTI and town centre to ensure that residents have convenient access to public transport facilities and social and community facilities. A range of compatible non-domestic uses including commercial, social and community uses would be provided to serve the residents. The two district nodes of FLN NDA (i.e. the FLN District Centre at the eastern side and the Residential Area South of the River at the western side) are proposed for public housing use. Many public and private housing sites are located next to each other and are well connected and integrated by cycle track and pedestrian network.

- (iv) In fact, many public and private housing sites are located next to each other (such as KTN Planning Areas 20 and 26 & FLN Planning Areas 10 and 13) and are well connected and integrated by cycle track and pedestrian network. There is a good mix of private and public housing sites in the NDAs. For example, at the two sides of the Town Plaza in the KTN NDA, there are 14 housing sites, of which 8 are for private housing and 6 are for public housing. Similarly at the District Centre of the FLN NDA, there are 15 housing sites, of which 9 are for private housing and 5 are for public

housing (based on the adopted Outline Development Plan).

Community facilities provision

- (v) Based on the planned population of the FLN OZP of about 71,400 persons, there is sufficient provision of community facilities according to the requirements of the HKPSG. Besides, a number of retail and community facilities will be provided in the public housing developments in the NDAs to offer both future residents and the general public.
- (vi) In order to create a legible urban structure and enliven the FLN NDA, it is important to create strong district nodes within the NDA. Two district nodes with a mix of residential use, retail, social and community facilities, public transport interchanges (PTIs) and public open space are planned in the eastern portion to the immediate north of the existing market town of Luen Wo Hui and in the western portion to the north of Tin Ping Shan Tsuen respectively the western district node will be served by adequate retail, recreational and G/IC facilities. Three primary schools and one secondary school sites are located in Areas 9 and 10 at the south and east of the western district node respectively in close proximity to residential developments. Regional, district and local open spaces are also designated in the western district node to provide active and passive recreational uses to the future residents and existing Fanling/Sheung Shui communities.

Visual characteristics

- (vii) Site-specific and non-standard domestic blocks designs for public housing development according to the site

characteristics and neighbourhood environment of the NDAs will be adopted. This design approach will not only optimize the site development potential but will also enhance the housing estate identity and improve diversity.

Social aspect

- (viii) In the preparation of the development proposal of the FLN NDA, reference has been made to the recommendations of an independent study conducted by the University of Hong Kong to plan the NDAs as a harmonious and balanced community. The PlanD commissioned the above study to review the causes of problems in Tin Shui Wai and to make relevant recommendations for the reference of the NDAs. These recommendations include constructing a balanced community (balanced housing mix), developing an economically vital community, providing employment, timely provision of community facilities and planning for a NDA that is adaptive to the life cycle of the community.
 - (ix) Various social welfare facilities are proposed to be provided in the planned development sites to serve the population with a wide range of social welfare facilities, including family services and services for young people. The planning and provision of these services are usually based on the target group of population, estimated services demand and/or other relevant considerations.
- (b) In comparison with FLN, KTN is considered having more advantage for public housing development. Consideration may be given to strengthen the railway-based development by slightly increase the plot ratio of the public housing developments around the proposed Kwu Tung Station.
- (b) The NDAs development has made the best use of scarce land resources to serve the housing and economic needs of Hong Kong. In response to the public requests received at the public engagement to optimize the development potential of NDAs, opportunities have been taken to review the development intensity of the housing sites. After balancing different considerations including efficient use of scarce land, provision of sufficient supporting G/IC facilities,

capacity of the planned infrastructure, good urban design framework, etc., the development intensity for various housing sites have been increased.

Representations No. R100 to R275, R277 to R300 and R302 to R538 of FLN OZP

437 individuals

- Request for reducing public housing developments near Tin Ping Shan Tsuen while increasing that of private housing to achieve a public and private housing ratio of 50:50 or 40:60.

Major grounds of representations:

A. Over-concentration of public housing development near Tin Ping Shan Tsuen

The areas near Tin Ping Shan Tsuen (the Area) are concentrated with public housing developments. Public housing residents are normally from low income group with low education background. Imbalance public/private housing development with cluster of low-income residents in the Area will result in slum development, various social problems, unemployment and poverty / even poverty over generations. The Area will become another Tin Shui Wai.

B. Private housing development should be increased

Private housing development should be increased in order to attract young professional / capable buyers (from the area) who can benefit to the community economy. This can ease the insufficient private housing problem in urban area and diversify population within the area.

Some families can afford private housing in order to stay with their

A. Over-concentration of public housing development near Tin Ping Shan Tsuen

Responses as stated in Items (a)(iii) to (iv) under **R276** and **R301 of FLN OZP** above are relevant.

B. Private housing development should be increased

Responses as stated in Items (a)(i) to (ii) under **R276** and **R301 of FLN OZP** above are relevant.

relatives from the same neighborhood regardless the public housing selection / competition. Private housing development can provide opportunity for such demand. In this regards, harmony in the community can be achieved.

More private housing should be provided in order to let capable buyer to move from public housing to private housing, this can ease the tension between applicants in public housing application.

It will bring about better development on other aspects (e.g. transport, consumption power and employment), private housing development should be increased. There are views that the ratio of public-private housing ratio should be 40:60 and some consider that it should be 50:50. Private housing development should not be neglected.

C. Inadequate job opportunities in the area

Some representers stated that only 1 out of 10 local residents can find a local working opportunity from the government database / survey. The area has shortage in job opportunities and commercial facilities for employment. Low-income group should not be moved to such area.

In addition, low purchase power of the whole area will be a result of high concentration of public housing, which may further increase the unemployment rate in the area.

On the other hand, residents from private housing can increase the purchase power in the area and subsequently raise the employment opportunity.

Furthermore, high unemployment rate will bring along other social issues or crime rate within the area.

C. Inadequate job opportunities in the area

The NENT NDAs Study estimated that the KTN and FLN NDAs will provide a total of about 37,700 jobs. In the KTN NDA, the “OU(Business and Technology Park)” and “Research and Development” sites will provide variety of jobs for the existing and future population of the area. The economic and social facilities such as retail, service industry and community facilities, which support residential development, will provide different types of job and a large amount of employment opportunities, including some with lower skill level requirements. It is believed that these economic activities will help promote the local economy and provide a certain amount of job opportunities for the additional population in the future.

D. Inadequate transportation node(s) / network

The scheme plan provides insufficient transportation nodes for the residents. The consequences of low accessibility puts residents of public housing in great disadvantage while this has lower effect to residents of private housing, as high traffic cost is implied by low accessibility / lack of public transport. Hence, in terms of transportation network, more private housing should be allocated within the area. Besides, low accessibility also increased the difficulties to work outside the area/in other district. In this regard, increasing unemployment rate of the area is highly expected. Lack of transportation node brings inconvenience in travelling among other district for residents. Residents from the area will easily be isolated.

E. Insufficient community, amenity and other facilities

Private housing development will provide amenities such as, club, community garden and so on. This can ease insufficiency of such facility within the area. Insufficient of other facility, such as, school, hospital and so on. Current facilities / proposed facilities are not enough for the additional population.

D. Inadequate transportation node(s) / network

The western district node will be served by a PTI with bus/ mini bus and taxi. The 500m catchment of PTI covers most of the residential sites in the subject area to offer the residents convenient public transport.

E. Insufficient community, amenity and other facilities

Responses as stated in Items (a)(v) to (vi) and (viii) to (ix) under **R276** and **R301 of FLN OZP** above are relevant.

Summary of Comments in Group 3 and PlanD's Responses

The comments (**C5595 of KTN OZP & C5997, C5566 to C5621, C5623 to C5974 of FLN OZP**) in **Group 3** are submitted by 輝煌發展有限公司, a group of 3 individuals (圓夢北區-社福界關注組) and 408 individuals. The major grounds of comments and proposals as well as PlanD's responses are summarized as follows:

Major Comments		PlanD's Responses
Comments relating to the KTN OZP		
<i>Comments relating to the Development Right of Private Land Owners</i>		
C-K1	<i>Development right of the private land owners in KTN Planning Area 21 is not respected</i>	
	The commenter objects to the proposed public housing under "R(A)3" zone in KTN Planning Area 21 because even though he owns a piece of private land with 4,000m ² there, his land will be resumed for public housing use, which defeats Government's agreement on land assembly objective that land owner with a piece of land of 4,000m ² is eligible to apply for development.	The KTN NDA development is formulated based on various considerations including the strategic role of the NDA, effective use of land resource, requirements of various land uses, land use compatibility, road network, GIC requirements, urban design and technical feasibility, etc.. Individual land ownership is not a consideration in planning the respective land use zonings. In KTN NDA, a balanced mix of public and private housing is proposed.
C-K2	<i>Development right of private land owners in "Government/Institution and Community" zone</i>	
	Government should allow the private land owners to apply for privately operated GIC facilities in "G/IC" zone in KTN Planning Areas 8 and 29.	Implementation/ land exchange / land matters will be dealt with at the implementation stage and are not directly related to the KTN and FLN OZPs which are to show the broad land use framework of the NDAs.
Comments relating to the FLN OZP		
<i>Comments relating to the areas near Ting Ping Shan Tsuen</i>		

Major Comments		PlanD's Responses
C-F1	<i>Over-concentration of public housing development near Tin Ping Shan Tsuen</i>	
	<p>The areas near Tin Ping Shan Tsuen (the Area) are concentrated with public housing developments. Public housing residents are normally from low income group with low education background. Unbalance public/private housing development with cluster of low-income residents in the Area will result in slum development, various social problems, unemployment and poverty / even poverty over generations. The Area will become another Tin Shui Wai.</p>	<p>Public housing is planned near the railway station, PTI and town centre to ensure that residents have convenient access to public transport facilities and social and community facilities. A range of compatible non-domestic uses including commercial, social and community uses would be provided to serve the residents. The two district nodes of FLN NDA (i.e. the FLN District Centre at the eastern side and the Residential Area South of the River at the western side) are proposed for public housing use. Many public and private housing sites are located next to each other and are well connected and integrated by cycle track and pedestrian network.</p>
C-F2	<i>Private housing development should be increased</i>	
	<p>The Area should be provided with more private housing developments:</p> <p>Sheung Shui is overcrowded and housing property price there is high in comparison with that in Fanling. Provision of more private housing in the Area can help lower / stabilize the property price and ease housing shortage of the Area. Hence, middle class can afford buying their own flat. It can also help reduce the burden of the Government to provide housing for the young generation.</p> <p>More private housing development in the Area can help achieve a balanced community, improve the living environment and image of the area.</p> <p>More private housing residents in the Area can increase the purchasing power of the whole area, stimulating</p>	<p>In view of the public aspiration for more public housing in the NDAs, an appropriate increase in the development intensity of the NDAs has been made at Stage 3 PE of the NENT NDAs Study to provide more public housing flats in the NDAs after detailed technical assessments. Under the current proposals, the overall public-private housing ratio of the two NDAs is 60:40. The said housing split is in line with the Long Term Housing Strategy. Besides, it is in line with the 2014 Policy Address that the Government has decided to adopt 470,000 units as the new public and private housing total supply target for the coming 10 years, with public housing accounting for 60% of the new production. Also, such ratio is similar to that of the Fanling/Sheung Shui New Town of 59:41.</p> <p>To provide a balanced population profile for the FLN NDA, a mix of housing land has been allocated for subsidised housing and various types of private housing to provide a wide range of housing choices for different social sectors. The overall public to private housing ratio in terms number of flats for the FLN NDA is about 60:40 to ensure a balanced and socially integrated community. Some sites in FLN Planning Areas 6, 8, 13, 14, 15 and 17 have been reserved for PRH / HOS use or a mix of them to cater for the future demand for subsidised housing. This allows flexibility for provision of PRH and HOS units within individual sites.</p>

Major Comments		PlanD's Responses
	<p>economic activities and thus providing more job opportunities and help resolving some social problems.</p> <p>There are suggestions that private development in the Area should be increased by converting part of the public housing land in FLN Planning Areas 6 and 8 into private housing development and/or a Public/Private Housing Ratio of 50:50 or 40:60 should be adopted.</p>	
C-F3	<i>Inadequate job opportunities in the area</i>	
	<p>There are insufficient commercial facilities to provide jobs, and hence unemployment rate of this area is higher than in other places. The area is far away from mass transit railway station and only 10% or less of the local residents can find local job opportunity. Provision of low local job opportunities and insufficient transport network (i.e. far away from mass transport network in the area) have reduced people's motivation to work, which may lead to cluster of unemployment group, and affect these people climbing up the social ladder from lower income class to upper income class.</p> <p>Massive increase in public housing development will only increase the competition in job market and further aggravate the unemployment problem.</p> <p>Before a comprehensive transport network is developed, private housing should be built in order to improve the standard of living and environment and encourage economic activities. Residents with higher purchasing power can attract business investment (shops and malls) thereby stimulating the local economy and increase job</p>	<p>The NENT NDAs Study estimated that the KTN and FLN NDAs will provide a total of about 37,700 jobs. In the KTN NDA, the "OU(Business and Technology Park)" and "Research and Development" sites will provide variety of jobs for the existing and future population of the area. The economic and social facilities such as retail, service industry and community facilities, which support residential development, will provide different types of job and a large amount of employment opportunities, including some with lower skill level requirements. It is believed that these economic activities will help promote the local economy and provide a certain amount of job opportunities for the additional population in the future.</p>

Major Comments		PlanD's Responses
	opportunities.	
C-F4	<i>Inadequate transportation node(s) / network</i>	
	<p>As the area is far away from mass transportation network, residents from the area need to suffer extra travelling time and cost. This will hinder low income families from working outside the area and reduce their purchasing power and employment opportunities.</p> <p>Areas far away from urban area with insufficient transport nodes/network should have more private housing instead as their residents can bear high travelling cost while this will add extra living burden to the residents from public housing.</p>	<p>The western district node will be served by a PTI with bus/ mini bus and taxi. The 500m catchment of PTI covers most of the residential sites in the subject area to offer the residents convenient public transport.</p>
C-F5	<i>Insufficient community, amenity and other facilities</i>	
	<p>The residents of the area will suffer from insufficient provision of community facilities within the area.</p>	<p>Based on the planned population of the FLN OZP of about 71,400 persons, there is sufficient provision of community facilities according to the requirements of the HKPSG. Besides, a number of retail and community facilities will be provided in the public housing developments in the NDAs to offer both future residents and the general public.</p> <p>In order to create a legible urban structure and enliven the FLN NDA, it is important to create strong district nodes within the NDA. Two district nodes with a mix of residential use, retail, social and community facilities, public transport interchanges (PTIs) and public open space are planned in the eastern portion to the immediate north of the existing market town of Luen Wo Hui and in the western portion to the north of Tin Ping Shan Tsuen respectively. The western district node will be served by adequate retail, recreational and G/IC facilities. Three primary schools and one secondary school sites are located in Areas 9 and 10 at the south and east of the western district node respectively in close proximity to residential developments. Regional, district and local open spaces are also designated in</p>

Major Comments		PlanD's Responses
		the western district node to provide active and passive recreational uses to the future residents and existing Fanling/Sheung Shui communities.
		<p>In the preparation of the development proposal of FLN NDA, reference has been made to the recommendations of an independent study conducted by the University of Hong Kong to plan the NDAs as a harmonious and balanced community. The PlanD commissioned the above study to review the causes of problems in Tin Shui Wai and to make relevant recommendations for the reference of the NDAs. These recommendations include constructing a balanced community (balanced housing mix), developing an economically vital community, providing employment, timely provision of community facilities and planning for a NDA that is adaptive to the life cycle of the community.</p> <p>Various social welfare facilities are proposed to be provided in the planned development sites to serve the population with a wide range of social welfare facilities, including family services and services for young people. The planning and provision of these services are usually based on the target group of population, estimated services demand and/or other relevant considerations.</p>
<i>Comments relating to Fu Tei Au</i>		
C-F6	<i>Delete the proposed police driving and traffic training facilities at Fu Tei Au</i>	
	<p>The proposed police driving and traffic training facilities at Fu Tei Au should be deleted as: (1) such facilities are not necessary to be provided in FLN NDA; (2) it is not necessary to demolish the living area of over 30 households, who have been living in the area for over 60 years, to facilitate the proposed development; and (3) the proposed development will generate noise and air pollution with adverse impact on the nature conservation area nearby.</p>	<p>The planning intention of “G/IC” zone is primarily for provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. The two “G/IC” sites at Fu Tei Au in FLN Planning Area 3 (the subject sites of these representations) are located to the north of Ng Tung River and at some distance from the major residential areas. They fall within the 1km Consultation Zone of the Sheung Shui Water Treatment Works which is a potentially hazardous installation (PHI). Development thereon is subject to environmental constraint.</p> <p>Hence, low-density non-domestic uses at the sites are considered more compatible with the adjacent developments and can provide buffer to the residential developments in the vicinity</p>

Major Comments		PlanD's Responses
	<p>The land near Man Kam To Road next to Fu Tei Au Road, which is not owned by villages and is currently used as car repairing purposes, can be converted into community purpose for provision of social welfare facilities in the North District.</p>	<p>against the Sheung Shui Water Treatment Works.</p> <p>The subject sites are intermixed with squatters, open storage, plantation, farmland, a pond and a mitigation meander with mitigation plantation around. It is only used by a low diversity of wetland species in small numbers. Overall, there are no habitats of high ecological value at the subject site. The ecological function of this area will be compensated in the Long Valley Nature Park.</p> <p>Having considered the above-mentioned site constraints and characteristics, the subject sites are reserved for relocation of the Police Driving and Traffic Training Division and Weapons Training Division from Fan Garden, Fanling.</p> <p>With regard to the land near Man Kam To Road next to Fu Tei Au Road as mentioned by the commenters, since the subject site fall within the 1km Consultation Zone of the Sheung Shui Water Treatment Works which is a potentially hazardous installation (PHI), developments thereon are subject to environmental constraints. The suggestion to convert the site into community purpose for provision of social service facilities in the North District is considered not desirable.</p>

Major Points of Comments in respect of
the Draft Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/1 and the Draft Fanling North OZP No. S/FLN/1
(Group 3)

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
Comments relating to the KTN OZP	
C5595 of KTN OZP	C-K1 & C-K2
Comments relating to the FLN OZP	
C5566 of FLN OZP	C-F2 & C-F4
C5567 to C5568 of FLN OZP	C-F1, C-F2 & C-F3
C5569 of FLN OZP	C-F2 & C-F3
C5570 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5571 to C5572 of FLN OZP	C-F2, C-F3 & C-F4
C5573 of FLN OZP	C-F1 & C-F2
C5574 to C5575 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5576 of FLN OZP	C-F1, C-F2 & C-F4
C5577 of FLN OZP	C-F2 & C-F4
C5578 of FLN OZP	C-F1 & C-F2
C5579 of FLN OZP	C-F2 & C-F3
C5580 of FLN OZP	C-F2, C-F3 & C-F4
C5581 of FLN OZP	C-F1, C-F2, C-F3, C-F4 & C-F5

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5582 of FLN OZP	C-F2, C-F3 & C-F4
C5583 of FLN OZP	C-F2 & C-F3
C5584 to C5585 of FLN OZP	C-F1, C-F2 & C-F3
C5586 of FLN OZP	C-F2, C-F3 & C-F4
C5587 to C5589 of FLN OZP	C-F1, C-F2 & C-F3
C5590 of FLN OZP	C-F2, C-F3 & C-F4
C5591 of FLN OZP	C-F1, C-F2 & C-F3
C5592 of FLN OZP	C-F2, C-F3 & C-F4
C5593 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5594 to C5595 of FLN OZP	C-F2, C-F3 & C-F4
C5596 of FLN OZP	C-F1, C-F2 & C-F3
C5597 of FLN OZP	C-F2 & C-F4
C5598 of FLN OZP	C-F1, C-F2 & C-F3
C5599 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5600 of FLN OZP	C-F2, C-F3 & C-F4
C5601 to C5602 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5603 to C5604 of FLN OZP	C-F1, C-F2 & C-F3
C5605 of FLN OZP	C-F1 & C-F2
C5606 to C5607 of FLN OZP	C-F2, C-F3 & C-F4
C5608 of FLN OZP	C-F1 & C-F2
C5609 to C5610 of FLN OZP	C-F1, C-F2 & C-F4
C5611 to C5612 of FLN OZP	C-F2 & C-F4

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5613 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5614 of FLN OZP	C-F1, C-F2 & C-F3
C5615 to C5616 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5617 of FLN OZP	C-F2, C-F3 & C-F4
C5618 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5619 of FLN OZP	C-F2 & C-F4
C5620 of FLN OZP	C-F1 & C-F2
C5621 of FLN OZP	C-F1, C-F2 & C-F3
C5623 of FLN OZP	C-F2, C-F3 & C-F4
C5624 of FLN OZP	C-F1, C-F2 & C-F3
C5625 of FLN OZP	C-F1, C-F2 & C-F4
C5626 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5627 to C5628 of FLN OZP	C-F2 & C-F4
C5629 to C5630 of FLN OZP	C-F1, C-F2 & C-F4
C5631 of FLN OZP	C-F1, C-F2 & C-F3
C5632 to C5633 of FLN OZP	C-F1, C-F2 & C-F4
C5634 of FLN OZP	C-F1 & C-F2
C5635 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5636 of FLN OZP	C-F1, C-F2 & C-F3
C5637 of FLN OZP	C-F1, C-F2 & C-F4
C5638 of FLN OZP	C-F1, C-F2 & C-F3
C5639 of FLN OZP	C-F2 & C-F4

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5640 to C5641 of FLN OZP	C-F2, C-F3 & C-F4
C5642 to C5644 of FLN OZP	C-F1, C-F2 & C-F3
C5645 of FLN OZP	C-F1, C-F2 & C-F4
C5646 of FLN OZP	C-F1, C-F2 & C-F3
C5647 of FLN OZP	C-F2, C-F3 & C-F4
C5648 of FLN OZP	C-F2 & C-F4
C5649 of FLN OZP	C-F1, C-F2 & C-F4
C5650 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5651 of FLN OZP	C-F2, C-F3 & C-F4
C5652 of FLN OZP	C-F2 & C-F4
C5653 of FLN OZP	C-F2, C-F3 & C-F4
C5654 of FLN OZP	C-F2 & C-F4
C5655 of FLN OZP	C-F1, C-F2 & C-F4
C5656 to C5658 of FLN OZP	C-F2, C-F3 & C-F4
C5659 of FLN OZP	C-F2 & C-F4
C5660 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5661 of FLN OZP	C-F1 & C-F2
C5662 to C5663 of FLN OZP	C-F2, C-F3 & C-F4
C5663 of FLN OZP	C-F1, C-F2 & C-F4
C5664 of FLN OZP	C-F1 & C-F2
C5665 of FLN OZP	C-F1, C-F2 & C-F3
C5666 of FLN OZP	C-F2 & C-F4

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5667 to C5669 of FLN OZP	C-F2, C-F3 & C-F4
C5670 of FLN OZP	C-F2 & C-F4
C5671 of FLN OZP	C-F2, C-F3 & C-F4
C5672 of FLN OZP	C-F1, C-F2 & C-F3
C5673 of FLN OZP	C-F1, C-F2 & C-F4
C5674 of FLN OZP	C-F2 & C-F4
C5675 to C5676 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5677 of FLN OZP	C-F1, C-F2 & C-F3
C5678 of FLN OZP	C-F1, C-F2 & C-F4
C5679 of FLN OZP	C-F2 & C-F4
C5680 to C5681 of FLN OZP	C-F1, C-F2 & C-F3
C5682 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5683 of FLN OZP	C-F2, C-F3 & C-F4
C5684 of FLN OZP	C-F1 & C-F2
C5685 of FLN OZP	C-F1, C-F2 & C-F3
C5686 of FLN OZP	C-F2
C5687 to C5688 of FLN OZP	C-F2, C-F3 & C-F4
C5689 of FLN OZP	C-F1, C-F2 & C-F3
C5690 of FLN OZP	C-F2, C-F3 & C-F4
C5691 of FLN OZP	C-F1 & C-F2
C5692 of FLN OZP	C-F2, C-F3 & C-F4
C5693 of FLN OZP	C-F1, C-F2 & C-F3

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5694 of FLN OZP	C-F2 & C-F4
C5695 of FLN OZP	C-F1, C-F2 & C-F4
C5696 of FLN OZP	C-F2, C-F3 & C-F4
C5697 of FLN OZP	C-F1, C-F2 & C-F3
C5698 of FLN OZP	C-F2 & C-F4
C5699 of FLN OZP	C-F1, C-F2 & C-F4
C5700 to C5701 of FLN OZP	C-F2 & C-F4
C5702 of FLN OZP	C-F1, C-F2 & C-F3
C5703 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5704 of FLN OZP	C-F1, C-F2 & C-F3
C5705 of FLN OZP	C-F1, C-F2 & C-F4
C5706 to C5707 of FLN OZP	C-F2, C-F3 & C-F4
C5708 of FLN OZP	C-F1, C-F2 & C-F3
C5709 of FLN OZP	C-F2, C-F3 & C-F4
C5710 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5711 of FLN OZP	C-F2, C-F3 & C-F4
C5712 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5713 of FLN OZP	C-F1, C-F2 & C-F4
C5714 of FLN OZP	C-F1, C-F2 & C-F4
C5715 of FLN OZP	C-F1 & C-F2
C5716 of FLN OZP	C-F2, C-F3 & C-F4
C5717 of FLN OZP	C-F1, C-F2 & C-F3

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5718 of FLN OZP	C-F1 & C-F2
C5719 of FLN OZP	C-F1, C-F2 & C-F3
C5720 of FLN OZP	C-F2 & C-F3
C5721 to C5722 of FLN OZP	C-F1, C-F2 & C-F3
C5723 to C5725 of FLN OZP	C-F1, C-F2 & C-F4
C5726 of FLN OZP	C-F2, C-F3 & C-F4
C5727 of FLN OZP	C-F1, C-F2 & C-F3
C5728 of FLN OZP	C-F2, C-F3 & C-F4
C5729 of FLN OZP	C-F2 & C-F4
C5730 to C5731 of FLN OZP	C-F2, C-F3 & C-F4
C5732 of FLN OZP	C-F1, C-F2 & C-F3
C5733 of FLN OZP	C-F2, C-F3 & C-F4
C5734 of FLN OZP	C-F2 & C-F4
C5735 to C5736 of FLN OZP	C-F2, C-F3 & C-F4
C5737 of FLN OZP	C-F2 & C-F4
C5738 of FLN OZP	C-F1 & C-F2
C5739 of FLN OZP	C-F2, C-F3 & C-F4
C5740 of FLN OZP	C-F1, C-F2 & C-F4
C5741 to C5742 of FLN OZP	C-F1 & C-F2
C5743 to C5744 of FLN OZP	C-F2, C-F3 & C-F4
C5745 of FLN OZP	C-F2 & C-F4
C5746 to C5747 of FLN OZP	C-F2, C-F3 & C-F4

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5748 of FLN OZP	C-F2 & C-F4
C5749 of FLN OZP	C-F1, C-F2 & C-F4
C5750 of FLN OZP	C-F2 & C-F4
C5751 to C5752 of FLN OZP	C-F1, C-F2 & C-F3
C5753 of FLN OZP	C-F2, C-F3 & C-F4
C5754 of FLN OZP	C-F1 & C-F2
C5755 of FLN OZP	C-F2, C-F3 & C-F4
C5756 of FLN OZP	C-F2
C5757 of FLN OZP	C-F1 & C-F2
C5758 of FLN OZP	C-F1, C-F2 & C-F3
C5759 of FLN OZP	C-F2, C-F3 & C-F4
C5760 of FLN OZP	C-F1, C-F2 & C-F4
C5761 to C5762 of FLN OZP	C-F2, C-F3 & C-F4
C5763 of FLN OZP	C-F2 & C-F4
C5764 of FLN OZP	C-F1, C-F2 & C-F4
C5765 to C5766 of FLN OZP	C-F1, C-F2 & C-F3
C5767 of FLN OZP	C-F2, C-F3 & C-F4
C5768 of FLN OZP	C-F2 & C-F4
C5769 of FLN OZP	C-F1, C-F2 & C-F4
C5770 of FLN OZP	C-F1, C-F2 & C-F3
C5771 of FLN OZP	C-F1 & C-F2
C5772 of FLN OZP	C-F1, C-F2 & C-F4

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5773 of FLN OZP	C-F2 & C-F4
C5774 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5775 of FLN OZP	C-F1, C-F2 & C-F3
C5776 of FLN OZP	C-F2 & C-F4
C5777 of FLN OZP	C-F2
C5778 of FLN OZP	C-F1 & C-F2
C5779 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5780 of FLN OZP	C-F2 & C-F3
C5781 of FLN OZP	C-F1, C-F2 & C-F4
C5782 of FLN OZP	C-F2
C5783 of FLN OZP	C-F1, C-F2 & C-F4
C5784 of FLN OZP	C-F2, C-F3 & C-F4
C5785 of FLN OZP	C-F2
C5786 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5787 of FLN OZP	C-F2 & C-F4
C5788 of FLN OZP	C-F1, C-F2 & C-F4
C5789 to C5790 of FLN OZP	C-F2 & C-F4
C5791 of FLN OZP	C-F1, C-F2 & C-F4
C5792 of FLN OZP	C-F1, C-F2 & C-F4
C5793 of FLN OZP	C-F1, C-F2 & C-F4
C5794 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5795 of FLN OZP	C-F2 & C-F4

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5796 of FLN OZP	C-F2, C-F3 & C-F4
C5797 to C5798 of FLN OZP	C-F1, C-F2 & C-F4
C5799 to C5800 of FLN OZP	C-F2, C-F3 & C-F4
C5801 of FLN OZP	C-F1 & C-F2
C5802 to C5804 of FLN OZP	C-F1, C-F2 & C-F3
C5805 of FLN OZP	C-F1 & C-F2
C5806 to C5807 of FLN OZP	C-F2, C-F3 & C-F4
C5808 of FLN OZP	C-F1 & C-F2
C5809 of FLN OZP	C-F2 & C-F4
C5810 of FLN OZP	C-F2 & C-F4
C5811 of FLN OZP	C-F1 & C-F2
C5812 to C5813 of FLN OZP	C-F2, C-F3 & C-F4
C5814 of FLN OZP	C-F1, C-F2 & C-F3
C5815 of FLN OZP	C-F2, C-F3 & C-F4
C5816 to C5817 of FLN OZP	C-F2 & C-F4
C5818 of FLN OZP	C-F1, C-F2 & C-F3
C5819 of FLN OZP	C-F2, C-F3 & C-F4
C5820 to C5821 of FLN OZP	C-F1, C-F2 & C-F4
C5822 to C5824 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5825 to C5828 of FLN OZP	C-F1, C-F2 & C-F4
C5829 to C5836 of FLN OZP	C-F2, C-F3 & C-F4
C5837 to C5839 of FLN OZP	C-F1, C-F2 & C-F3

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5840 of FLN OZP	C-F2, C-F3 & C-F4
C5841 to C5843 of FLN OZP	C-F2 & C-F4
C5844 of FLN OZP	C-F1, C-F2 & C-F4
C5845 to C5846 of FLN OZP	C-F2, C-F3 & C-F4
C5847 of FLN OZP	C-F1, C-F2 & C-F3
C5848 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5849 to C5850 of FLN OZP	C-F1, C-F2 & C-F4
C5851 of FLN OZP	C-F1, C-F2 & C-F3
C5852 of FLN OZP	C-F1, C-F2 & C-F4
C5853 of FLN OZP	C-F2, C-F3 & C-F4
C5854 of FLN OZP	C-F2 & C-F4
C5855 of FLN OZP	C-F1 & C-F2
C5856 of FLN OZP	C-F1, C-F2 & C-F4
C5857 of FLN OZP	C-F1, C-F2 & C-F3
C5858 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5859 to C5860 of FLN OZP	C-F2 & C-F4
C5861 to C5862 of FLN OZP	C-F1, C-F2 & C-F3
C5863 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5864 of FLN OZP	C-F1, C-F2 & C-F4
C5865 to C5866 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5867 of FLN OZP	C-F1, C-F2 & C-F4
C5868 to C5869 of FLN OZP	C-F1, C-F2, C-F3 & C-F4

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5870 of FLN OZP	C-F1, C-F2 & C-F4
C5871 of FLN OZP	C-F2 & C-F4
C5872 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5873 to C5874 of FLN OZP	C-F2, C-F3 & C-F4
C5875 of FLN OZP	C-F1 & C-F2
C5876 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5877 of FLN OZP	C-F1 & C-F2
C5878 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5879 to C5881 of FLN OZP	C-F1, C-F2 & C-F4
C5882 to C5883 of FLN OZP	C-F2, C-F3 & C-F4
C5884 of FLN OZP	C-F2 & C-F4
C5885 of FLN OZP	C-F1, C-F2 & C-F4
C5886 of FLN OZP	C-F1 & C-F2
C5887 to C5888 of FLN OZP	C-F1, C-F2 & C-F3
C5889 to C5890 of FLN OZP	C-F2, C-F3 & C-F4
C5891 to C5892 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5893 of FLN OZP	C-F1, C-F2 & C-F4
C5894 of FLN OZP	C-F2, C-F3 & C-F4
C5895 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5896 of FLN OZP	C-F1, C-F2 & C-F4
C5897 to C5898 of FLN OZP	C-F2, C-F3 & C-F4
C5899 of FLN OZP	C-F2 & C-F4

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5900 of FLN OZP	C-F1, C-F2 & C-F4
C5901 of FLN OZP	C-F2, C-F3 & C-F4
C5902 of FLN OZP	C-F2 & C-F4
C5903 of FLN OZP	C-F2, C-F3 & C-F4
C5904 of FLN OZP	C-F1 & C-F2
C5905 of FLN OZP	C-F2 & C-F4
C5906 of FLN OZP	C-F1 & C-F2
C5907 of FLN OZP	C-F1, C-F2 & C-F4
C5908 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5909 of FLN OZP	C-F2 & C-F4
C5910 of FLN OZP	C-F2, C-F3 & C-F4
C5911 of FLN OZP	C-F2
C5912 of FLN OZP	C-F2 & C-F4
C5913 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5914 of FLN OZP	C-F1 & C-F2
C5915 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5916 of FLN OZP	C-F2 & C-F4
C5917 of FLN OZP	C-F2, C-F3 & C-F4
C5918 of FLN OZP	C-F2 & C-F3
C5919 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5920 of FLN OZP	C-F2 & C-F4
C5921 of FLN OZP	C-F1 & C-F2

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5922 of FLN OZP	C-F1, C-F2 & C-F3
C5923 to C5924 of FLN OZP	C-F2, C-F3 & C-F4
C5925 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5926 of FLN OZP	C-F2 & C-F4
C5927 of FLN OZP	C-F1, C-F2 & C-F4
C5928 to C5930 of FLN OZP	C-F2 & C-F4
C5931 of FLN OZP	C-F1 & C-F2
C5932 of FLN OZP	C-F1, C-F2 & C-F4
C5933 of FLN OZP	C-F2, C-F3 & C-F4
C5934 of FLN OZP	C-F1 & C-F2
C5935 to C5936 of FLN OZP	C-F1, C-F2 & C-F4
C5937 to C5938 of FLN OZP	C-F1, C-F2 & C-F3
C5939 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5940 of FLN OZP	C-F1, C-F2 & C-F3
C5941 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5942 of FLN OZP	C-F1, C-F2 & C-F3
C5943 of FLN OZP	C-F2 & C-F3
C5944 of FLN OZP	C-F2
C5945 of FLN OZP	C-F2 & C-F4
C5946 to C5948 of FLN OZP	C-F2, C-F3 & C-F4
C5949 of FLN OZP	C-F2 & C-F4
C5950 of FLN OZP	C-F1 & C-F2

Comment No. (TPB/R/S/KTN/1 and TPB/R/S/FLN/1)	Major Comments and Responses (Refer to Annex IV-1)
C5951 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5952 of FLN OZP	C-F2, C-F3 & C-F4
C5953 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5954 of FLN OZP	C-F2 & C-F4
C5955 of FLN OZP	C-F1, C-F2 & C-F4
C5956 to C5958 of FLN OZP	C-F2, C-F3 & C-F4
C5959 of FLN OZP	C-F2 & C-F4
C5960 of FLN OZP	C-F1, C-F3 & C-F4
C5961 of FLN OZP	C-F1, C-F2 & C-F4
C5962 of FLN OZP	C-F2 & C-F4
C5963 of FLN OZP	C-F1, C-F2 & C-F4
C5964 of FLN OZP	C-F2, C-F3 & C-F4
C5965 to C5966 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5967 of FLN OZP	C-F2, C-F3 & C-F4
C5968 of FLN OZP	C-F1 & C-F2
C5969 of FLN OZP	C-F1 & C-F2
C5970 of FLN OZP	C-F2, C-F3 & C-F4
C5971 to C5972 of FLN OZP	C-F1, C-F2, C-F3 & C-F4
C5973 of FLN OZP	C-F2
C5974 of FLN OZP	C-F2 & C-F4
C5997 of FLN OZP	C-F6

北區區議會(2012-2015)

第 13 次會議記錄

(摘錄)

20. ~~丁葉燕薇女士回應如下：~~

- (a) 根據現時政府的政策，所有政府部門提供的收費服務均須收回成本。郵政署作為政府部門，必須依循這規定；而作為營運基金，郵政署須自負盈虧；
- (b) 與私營屋苑合作提供投寄服務，須視乎個別管業處能否提供該服務。以暫存大型郵件服務為例，現時北區只有 28 個屋苑參加該計劃，有關服務計劃仍處於推行的起步點。署方了解到管業處在提供郵政服務時須考慮實際情況，例如管業處有沒有足夠和安全的地方存放郵件和如何收取代寄信件的郵費等。署方會繼續考慮能否以較創新和可行的方法為市民提供郵件投寄或派遞服務。

21. 主席表示議員所提供的意見，旨在供郵政署參考，以改善所提供的郵政服務。他在此多謝郵政署署長詳盡的回應，並表示歡迎署長日後再到訪北區區議會。

第 3 項——新界東北新發展區計劃

22. 主席歡迎下列政策局和部門代表列席會議介紹文件：

發展局首席助理秘書長(規劃及地政)5	陳俊鋒先生
土木工程拓展署總工程師／工程 2	羅文添先生
(新界西及北)	
土木工程拓展署高級工程師／	梁超強先生
房屋用地分區監察組／北	
規劃署沙田、大埔及北區規劃專員	蘇震國先生
規劃署高級城市規劃師／北區 1	錢敏儀女士
地政總署署理總產業測量師(土地徵用組)	吳雪兒女士

- (a) 新擬備的《古洞北分區計劃大綱草圖》及《粉嶺北分區計劃大綱草圖》
(北區區議會文件第 73/2013 號)

23. 陳俊鋒先生表示，局方了解各位議員關注古洞北和粉嶺北的發展，亦明白各位議員對上述發展將如何影響居民有所擔憂。發

展局局長特別委託他作為代表，向各位議員介紹新界東北新發展區計劃的最新情況。2013年12月8日，兩位古洞村村代表聯同數名議員和約200名古洞村村民前往政府總部，向局方表達對古洞村需要遷拆而感到擔憂，他們亦就補償和安置安排向局方提出具體的建議。他表示，發展局局長清楚知悉他們的訴求和建議，局方正積極考慮，並與相關政策局商討，在合情合理、符合公眾利益和公帑運用得宜的大前提下，尋求切實可行的方案，適當地照顧受影響村民的需要。局方亦會採用相同原則，適當地照顧其他因新界東北發展而受遷拆影響的居民的需。他希望各位明白新界東北發展將是香港房屋和土地發展計劃的重要部分，局方會在發展過程中積極聆聽各位議員的意見，以減少對新界東北發展計劃的憂慮。

24. 蘇震國先生以投影片方式介紹北區區議會文件第73/2013號。

25. 侯志強議員感謝政府官員聆聽北區區議會和北區居民就新界東北發展計劃表達的訴求。他表示上水區鄉事委員會支持新界東北發展計劃，並就計劃提出下列意見和建議：

- (a) 受新界東北發展計劃影響的村民最關心的是政府當局如何安置他們和如何作出賠償等問題。他認為新界居民為發展新界東北地區付出土地，政府應對他們作出合理賠償，他建議政府檢討和適當擴大20條位於上水、受發展計劃影響的村落的村界範圍和鄉村式發展土地面積；
- (b) 由於新界東北發展計劃將影響部分「露天貯物」地帶，使部分廠家須搬遷，政府應另覓一些合適土地，以用作「露天貯物」地帶；
- (c) 現時古洞村為最受新界東北發展計劃影響的村落，該村落已有近百年歷史，現有數千名村民居住，亦有不少廠戶和商戶在該處營商，政府應慎重考慮他們的搬遷安置和賠償問題。政府亦應妥善安置現時在古洞石仔嶺安老院居住的長者；
- (d) 按照現時的物價水平計算，舊有的賠償金額並不足夠，他建議政府將賠償金額調高至200萬元。他指出這些村民並非自

願申請入住公屋，而是因為受發展影響而須搬遷，他們在不情願的情況下須離開家園，因此他認為上述賠償金額很合理。如村民不選擇接受金錢賠償，他們應可選擇入住公屋。他建議政府考慮在新發展區外的周邊地方(如羅湖懲教所、塱原或馬草壟周邊的地方)劃出一塊土地，給居民重建家園，並為居民接駁水、電、煤和平整道路，讓持有牌照的村民興建不超過兩層高和面積不多於500平方呎的房屋，以及讓商戶在該處營商，使村民可原村安置，他相信此舉將有效減少村民的反對聲音。他希望政府聆聽古洞村村民的訴求：

- (c) 現時港鐵粉嶺站和其附近行人路均沒有清晰的方向指示牌，指示乘客往返聯和墟與港鐵站，他建議當局考慮設置上述指示牌，以方便日後居住在粉嶺北新發展區的居民往返聯和墟與港鐵站；
- (f) 當局多年前曾表示會發展粉嶺靈山鄉村擴展區，並會協助村民進行收地、接駁水、電、煤和平整道路，讓村民可興建丁屋。但經過25年，政府仍未落實該計劃，他認為政府不能無了期凍結這些土地，建議政府考慮釋放該些土地，用作建屋用途。

26. 侯金林議員提出下列意見和建議：

- (a) 他對《古洞北分區計劃大綱草圖》並沒有於古洞北新發展區內重置古洞村感到可惜。該發展區將來可容納10萬人口，但他看不到政府將如何安置古洞村數千人口；
- (b) 有關陳俊鋒先生剛才表示，發展局局長知悉古洞村村民的訴求和會積極考慮他們的建議，他對此表示認同；
- (c) 「拆村賠村」是古洞村村民最基本的要求，他相信政府如未能回應他們的訴求，將來推展古洞北新發展區項目時會有一定難度，他希望相關政策局和部門積極研究古洞村村民的訴求，並盡快作出具體回覆，他會積極跟進有關部門的回覆，亦會從其他渠道再表達他對補償方案的意見；
- (d) 他希望當局了解受發展影響的古洞石仔嶺安老院提出的訴

求，該處現有一千多名長者居住，他認為政府應重視他們的訴求，並作出適當安排；

- (c) 他建議盡量降低發展區內住宅(丙類)的發展密度，特別是山脊線附近的樓宇，他希望當局適當調整該處的發展密度。

27. 廖國華議員提出下列意見和建議：

- (a) 他強烈反對規劃署於上水鄉旁擴建污水處理廠。上水圍有過萬名村民，旁邊已建有一座污水處理廠和一所屠房，他不明白署方為何持續把一些影響環境衛生和損害居民健康的設施設置於上水圍旁邊，他認為署方的做法不合理和不尊重民意；
- (b) 他曾建議該署改在沙嶺旁邊擴建污水處理廠；
- (c) 該處有過百萬呎荒廢農地和官地，既遠離民居，亦有足夠空間確保污水處理廠能夠持續發展，很適合發展污水處理廠。他懇請規劃署另覓選址擴建污水處理廠，使上水圍的村民能安居樂業，但如該署堅持於上水圍旁邊擴建污水處理廠，他相信上水圍上萬名村民會抗爭到底。

28. 葉國丞議員提出下列問題、意見和建議：

- (a) 政府在推展新界東北發展計劃的過程中，在補償方案和遷拆安排等問題上掙扎了很久，政府應參考菜園村的賠償安排，補償受是次發展計劃影響的村民。雖然當局曾指菜園村的賠償安排只是「特事特辦」，但他認為此個案已成先例，市民亦視菜園村的賠償安排為賠償準則。他指出政府在推行新界東北發展計劃時遇上阻力，原因之一是新界村民感到原有權益受到剝削，他不明白政府在制定政策和向公眾介紹該政策時，既有菜園村的先例可援，何不以菜園村的原村重置安排作為賠償的基本原則。他指出菜園村雖非原居民村落，但仍獲得原村重置，他相信即使政府現階段不參照上述賠償安排，最後亦會因為各方壓力而須作出類似的重置和賠償安排；

- (b) 馬料水新村亦曾因配合政府興建香港中文大學的工程而須遷拆，當年政府在粉嶺劃出土地，興建平房給受影響的村民居住，政府亦曾採用類似模式發展元洲仔，這說明原村重置是有先例可援；
- (c) 就古洞石仔嶺安老院而言，他詢問當局既然能於望原保留大片土地供瀕危雀鳥棲息，為何不能讓在該處居住的一千多名長者繼續在該處頤養天年，他認為政府應站在人道立場考慮，保留古洞石仔嶺安老院，讓在該處居住的長者能安享晚年；
- (d) 很多古洞村村民根本不願意搬離古洞村，即使有部分村民願意搬離該村，他們亦不知道該搬往哪裡，而且村民之間多年來已培養出感情，因此他認為古洞村村民要求原村重置是合理的訴求，並認為當局應妥善安置他們，令他們有信心和安全感，使他們不用因前景而感到徬徨，他相信此舉能幫助政府推行上述發展計劃。

(李國鳳議員於此時離席。)

29. 彭振聲議員提出下列問題：

- (a) 作為北區醫院管治委員會成員，他頗關注古洞北和粉嶺北新發展區內的醫療規劃，他指出現時上水石湖墟賽馬會診所已有近50年歷史，該建築物已相當殘舊，診所的設施和服務亦不足以滿足居民的需求，就此，他詢問發展局和規劃署會否在古洞北和粉嶺北新發展區內增設額外醫療設施，如健康中心和診所等，以應付未來8至10年增加的15萬名居民的需要，以及該等設施的所在地點和屬於哪些類型；
- (b) 政府在1999年開始檢討新界小型屋宇政策時，把粉嶺靈山鄉村擴展區包括在內，事隔14年，粉嶺靈山鄉村擴展區的土地仍被凍結。由於粉嶺圍被道路和北區公園包圍，村民已沒有空地申請興建丁屋，他詢問發展局有否計劃「解凍」上述鄉村擴展區的土地，以及會否考慮新界鄉議局提出的建議，在上述鄉村擴展區發展丁屋，使粉嶺圍的村民有安樂的居所。

30. 溫和有議員提出下列意見和建議：

- (a) 作為民選區議員和新界原居民，他整體上支持古洞北和粉嶺北的規劃發展方向，但他認為當局在安排上有欠妥善；
- (b) 他早前曾和立法會議員陳婉嫻女士參觀古洞石仔嶺安老院和悅和醬園，並聽取他們的訴求。他了解到很多在石仔嶺安老院居住的長者從鄉村搬到該安老院，或是透過工聯會名義從廣州和深圳安排入住該安老院，當中有一位長者由於沒有人照顧，因而由公屋搬遷到該安老院，這些長者在該安老院生活得很好，他認為社區應共融發展，並可容納該批長者，讓他們於上述安老院安享晚年，他認為安老院和發展並沒有衝突，而且如要另覓遷址重置安老院，並不合乎成本效益，他建議當局採用混合模式，即在配合發展需要的同時，保留該安老院。他指出，英國的伯明翰亦有發展長者村，他認為北區現有30多萬人口，區內部分村落正面臨人口老化的問題，對安老服務的需求日益增加，他認為當局應以現有石仔嶺安老院作為基礎，發展符合北區人口結構需要的「長者村」；
- (c) 他認為政府在河套區發展新的科研園計劃猶如發展一個「玫瑰園」，並不能配合北區現有的工業發展，他以北區的醬油廠為例，這些醬油廠工人既有專業技術，同時也能為香港提供令人安心食用的本土醬油製品，他不理解為何當局不選擇發展這些本土工業，而要發展一個猶如「玫瑰園」的科研園，他認為規劃中的科研園未能配合北區的發展需要，亦未能發揮北區的工業優勢，他建議當局在科研園用地劃出土地，讓受發展影響的工廠遷入繼續發展，他認為當局未有就科研園的規劃諮詢北區區議會和北區的廠商，做法有欠妥善。他促請當局尊重原居民的既有發展模式，並在現有的本土工業基礎上，積極發展照顧北區需要的本土工業，以推動本土經濟發展。

31. 羅世恩議員提出下列問題、意見和建議：

- (a) 就古洞石仔嶺安老院而言，他指出按照現時《古洞北分區計劃大綱草圖》，該安老院所在位置將被公共運輸交匯處所取

代，他認為公共運輸交匯處應設在鐵路站的上蓋或其附近，有關規劃並不適合；

- (b) 古洞石仔嶺安老院的長者今天也有到達會場表達「不遷不拆」的訴求，他對此表示理解，他也曾多次到訪該安老院，那裏景色怡人，服務也比許多其他安老院優勝。本港現時的安老服務已供不應求，他認為當局有必要保留該安老院，他詢問當局如因發展需要而關閉該安老院，會如何安置現時在該安老院居住的長者；
- (c) 古洞北新發展區將來亦需要安老院設施，他詢問當局為何不保留該安老院，提供安老服務；
- (d) 部分古洞村村民要求原區安置，亦有部分村民要求「不遷不拆」，他詢問當局曾否估算這些村民的數量，如人數不多，為何不順應民意，他指出當局須回應古洞村村民「不遷不拆」的訴求，否則後果將不堪想像；
- (e) 新發展區強調「城鄉共融」的理念，因此他認為當局應將現有的鄉村文化、鄉村特色和鄉村建築融入新發展區內，使新發展區成為具特色和人性化設計的新市鎮，他相信公眾都希望看見一個真正做到「城鄉共融」的新市鎮；
- (f) 有關原區安置的問題，當局在新發展區預留了土地，他詢問該些土地將由政府或由私人發展商發展，他表示該些土地較適合由政府發展，以便為受發展影響的居民安排原區安置，他擔心如由私人發展商發展該些土地，或會提高樓價；
- (g) 當局早前曾表示會預留部分公共租住房屋和居者有其屋(下稱「公屋」和「居屋」)供合資格的村民選擇入住，他不清楚上述兩張分區計劃大綱草圖有否涵蓋這個安排；
- (h) 關於保留農業用地方面，他強調要盡量保留現有的綠化和農業用地，他從上述兩幅分區計劃大綱草圖了解到當局將在燕崗和虎地坳附近預留土地作農業用途。發展局局長早前曾表示會考慮在古洞南發展農業，但他並未在上述兩幅分區計劃大綱草圖看到相關規劃意向，他詢問當局該計劃是否已胎死

腹中，還是當局有其他規劃構思，或是當局認為兩個新發展區內已有足夠綠化地帶，故不考慮其他方案；

- (i) 由於古洞北新發展區將設有鐵路和公共交通運輸處，因此他相信該區將成為一個交通便利的新市鎮，相比之下，他擔心粉嶺北的交通網絡未及完善，他相信不論規劃署是否考慮在粉嶺北興建單軌鐵路，又或使用環保巴士，部分粉嶺北的居民仍會選擇乘搭港鐵東鐵線前往市區工作。他指出現時港鐵粉嶺站和上水站已出現飽和的情況，他舉例指現時在港鐵粉嶺站和上水站已很難找到一個巴士停泊位，因此他認為當局未來不應將粉嶺北的居民引流至港鐵粉嶺站。發展局局長早前曾表示考慮將港鐵北環線延伸至粉嶺北，他認為這是好的發展方向，但上述兩張分區計劃大綱草圖並沒有涵蓋此點，他希望當局再考慮其可行性，使未來於粉嶺北新發展區居住的居民能得到更便捷的鐵路服務。

32. 曾勁聰議員提出以下建議和意見：

- (a) 雖然他支持新界東北新發展區計劃，但當局必須為新發展區內的原有居民、本土經濟行業，以及社福機構作出妥善處理。作為北區的民選區議員，他關心新界東北新發展區計劃會否加重北區交通配套和社區設施的負擔，他以港鐵服務為例，現時東鐵線列車已經非常擠逼，加上將來新發展區內十多萬居民的交通需求，他擔心現時 30 萬北區居民的交通服務會被剝削；
- (b) 現時政府利用北區的社區設施和資源為內地港人提供服務，令北區出現學位不足和醫療服務不足的問題。他希望政府以新界東北新發展區計劃為契機，增加北區的社區設施，從而解決北區社區服務不足的問題，改善居民的生活；
- (c) 現時往返粉嶺聯和墟與上水的交通接駁服務有待改善，他建議當局為新界東北新發展區提供環保交通設施時，一併解決上述問題。此外，隨著落馬洲管制站全日 24 小時通關和大欖隧道通車，粉嶺公路松柏塢段的交通流量大增，令附近居民受噪音滋擾，他希望當局提供新發展區的配套設施時，於該處加建隔音屏障等設施；

- (d) 他希望新界東北新發展區內的商業區可與住宅區同步落成，為區內居民提供足夠的就業機會，讓他們可以原區就業。

33. 王潤強議員支持新界東北新發展區計劃，認為香港需要興建更多新市鎮才得以繼續發展，為市民提供居所。然而，他認為當局必須妥善處理新發展區內原有居民的訴求，如石仔嶺安老院舍和古洞村居民等。此外，他以水管為比喻，指現時東鐵線服務已接近飽和，實無法單靠東鐵線應付新發展區的交通需求，當局應盡快興建北環線，打通接駁元朗的鐵路系統，將部分乘客分流。

34. 藍偉良議員表示，他自 2008 年以來一直留意新界東北新發展區計劃的發展方向，近日發展局和規劃署着力回應香港市民的住屋需求，包括提高新發展區的地積比率。雖然他理解香港社會對房屋和新市鎮發展的需求，但他更明白現時居住在擬發展土地上的居民的心情。他要求當局重視原有居民的訴求，並於是次會議上提出回應相關訴求的大方向，他才能審慎考慮議程第 3(c)項的撥款申請，否則他對相關撥款申請有保留。

35. 劉國勳議員提出下列問題、意見和建議：

- (a) 發展局與規劃署已於不同場合向區議會介紹古洞北和粉嶺北的發展計劃，當局雖然就新界東北新發展區的規劃事宜吸納了區議會部分意見，但至今仍未清楚交代受影響居民的安置方案。區議會曾多次提出安置受影響居民和保留古洞村的建議，而上述問題正是新界東北新發展區計劃的核心。即使發展局表示須與不同部門商討安置或賠償方案，但當局應體恤居民徬徨不安的心情，盡快交代具體方案，並必須保留古洞村；
- (b) 特首曾表示未來古洞北和粉嶺北新發展區將成為現時粉嶺／上水新市鎮的擴展部分，整合為一個全新的新市鎮。然而，當局只着重古洞北和粉嶺北新發展區的規劃，卻未有提及新發展區如何與原粉嶺／上水新市鎮整合。雖然新發展區的道路網絡設計優良，但粉嶺和上水的現有道路網絡卻未如理想，聯和墟和石湖墟的問題尤為嚴重。他以新舊水管難以銜接為比喻，指新舊道路網絡的容載力不同，擔心粉嶺和上水的道路網絡無法承受新發展區道路網絡所帶來的交通壓

力，造成交通擠塞。他詢問當局會否重新規劃石湖墟與聯和墟的道路網絡和完善單車徑的接駁安排；

- (c) 他希望當局全面交代新市鎮的整體交通規劃，如北環線會否進一步連接粉嶺北和蓮塘／香園圍口岸與沙頭角公路一帶的地區，以及新發展區如何連接吐露港公路等。當局應就此向區議會提供一個完整的藍圖，而非分別就不同發展項目進行介紹和諮詢；

- (d) 如政府無法妥善安置受影響居民，新界東北新發展區計劃將無法實施，故當局應先提出安置方案，然後才考慮如何規劃未來新市鎮的發展。

36. 陳俊鋒先生感謝議員的意見，並回應議員的提問、意見和建議如下：

- (a) 不少議員關心新界東北新發展區內原有居民的補償和搬遷問題，他重申發展局局長明白居民的需求；由於部分補償或安置方案涉及不同政策局的範疇，發展局將與相關政策局商討，尋求切實可行的方案，適當地照顧受影響居民和商戶的需要，而有關新發展區的土地用途規劃只是整個計劃的第一步，當局會積極考慮區議會的意見；
- (b) 發展局現正檢討新界小型屋宇(丁屋)政策，而鄉村擴展區因應上述政策而暫時被凍結，待檢討有結果將作出適當安排；
- (c) 政府當局明白石仔嶺安老院舍和古洞村居民非常關心補償和搬遷安排，局方正與勞工及福利局就石仔嶺安老院舍一事進行磋商，並以盡量不影響居民為大前提，作出妥善安排；
- (d) 當局明白新界東北新發展區計劃將影響務農人士，故除建議保留古洞北墾原附近的農業地帶外，亦提出在其他地區如古洞南安排土地供他們復耕。他強調農業復耕計劃仍在研究當中，由於有關政策涉及食物及衛生局的範疇，故須待適當時候再作公布，而是次會議只集中介紹古洞北及粉嶺北新發展區計劃。

37. **蘇震國先生**回應議員的提問、意見和建議如下：

- (a) 有關彭振聲議員就古洞北和粉嶺北新發展區內的醫療設施的查詢，根據古洞北分區計劃大綱草圖，一古洞北市中心以南、粉嶺公路以北的土地已規劃作社區設施區域，而醫院和診所將設於該區，位置鄰近市中心，可方便居民就診；粉嶺北的診所則設於兩個住宅區中間，亦可方便居民使用；
- (b) 他同意劉國勳議員的意見，當局進行規劃時不會只着眼於兩個新發展區的發展，而是粉嶺／上水／古洞新市鎮作整體規劃，現時粉嶺／上水新市鎮的發展已屬規劃署的工作範疇，署方會協調新舊兩區的發展，亦會考慮新舊兩區的基礎建設和交通配套設施，以及道路和單車徑的連繫；
- (c) 新界東北新發展區的設施，除滿足當區的居民的需要外，當局亦會以新界東北新發展區計劃為契機，通過提供新舊區域之間的連接，讓新發展區的設施同時服務舊區居民；
- (d) 新界東北新發展區的交通規劃，以不增加舊區現有交通網絡的負擔為大前提，當局亦不希望新發展區的交通網絡須繞過舊道路網絡，方能連接鐵路站或其他地方；
- (e) 他明白東鐵線服務已接近飽和，政府現正進行《鐵路發展策略 2000》的檢討和修訂，對鐵路系統發展已有新建議，當局亦會利用新啟用的邊境管制站，按乘客的流量和類型進行分流。現時不少旅客乘搭東鐵線往返內地，當局將為旅客提供不同交通選擇，讓他們無須過度集中於個別邊境管制站，令鐵路或道路設施負荷過重。由於是次當局主要介紹古洞北和粉嶺北新發展區的分區計劃大綱圖，故未有提供有關香港與內地加強配合的相關資料；
- (f) 落馬洲河套地區的發展定位為專上教育和科技研究區，香港與內地將就上述範疇加強交流和緊密合作，從而提升香港的產業和經濟結構。由於本土經濟是香港居民就業的重要一環，政府不會因發展高新科技而忽略本土經濟。雖然古洞北和粉嶺北的發展將影響部分現有的鄉郊工業，但新界仍有合適地方可供相關鄉郊工業持續發展。他強調政府會主動與受

影響行業溝通和提供協助，希望在推動新市鎮發展的同時，亦讓居民可維持其生活；

- (g) 保護山脊線是新界東北新發展區計劃其中一項重要的設計概念，當局決定發展密度時會考慮上述因素，不會容許建築物過高遮擋山脊線，避免對景觀造成破壞。

38. 羅文添先生回應議員的提問、意見和建議如下：

- (a) 當局清楚了解廖國華議員的意見。在新界東北新發展區第二階段和第三階段的公眾參與活動中，擴建上水污水處理廠屬具關注的項目。政府在第二階段公眾參與活動提出「初步發展大綱圖」，建議在上水鄉以北與梧桐河之間的空地擴建污水處理廠，由於有關位置比較鄰近上水鄉，引起居民強烈反對，故已因應有關意見修訂第三階段公眾參與活動的「建議發展大綱圖」，將選址改至原污水處理廠旁一幅面積較小的土地，通過採用較新的三級污水處理技術，將擴建後的污水處理廠的佔地面積縮小，而現有上水污水處理廠的設施將會改建及提升，產生臭味的設施亦會加建上蓋和加強除臭功能。當局已就此進行詳細的環境影響評估研究，結果顯示完成相關工程後，污水處理廠所產生的氣味將不會為上水鄉和附近地區帶來不良影響；
- (b) 顧問公司曾研究將污水處理廠搬遷至沙嶺的建議。雖然沙嶺人煙較少，但由於興建污水處理廠對生態環境的影響較原址擴建為大，在平衡各方面的因素後，當局建議維持於上水污水處理廠旁進行擴建工程。上水污水處理廠的第一期擴建工程由渠務署負責，以應付粉嶺和上水新增人口帶來的污水處理需要，土木工程拓展署正與渠務署緊密聯繫，檢視並研究如何優化污水處理廠的設計，如加強綠化設施，以及將部分污水處理設施以半沉降方式興建，盡量減低對附近居民的影響；
- (c) 新界東北新發展區的新增居住人口約 17 萬，將對北區現有的鐵路和道路網絡造成影響。路政署現正就《鐵路發展策略 2000》進行檢討，並提出不同方案以改善東鐵線的容載量。他強調當局進行交通影響評估時，不會只着眼於新發展區，

而會同時評估新發展區對周邊地區的交通影響。根據評估結果，如當局於新發展區和上水／粉嶺新市鎮進行道路建設和改善設施，包括興建直接連接文錦渡路和粉嶺公路的粉嶺繞道，待所有設施完成，粉嶺／上水／古洞新市鎮的道路網絡將可應付交通需要。

39. 廖國華議員不接受羅文添先生的回應，重申希望新的污水處理廠可遠離民居。他表示既然政府已有計劃將沙田污水處理廠搬遷至遠離民居的地方，他不明白為何當局堅持將新的污水處理廠設於上水鄉旁。

40. 主席希望當局慎重考慮議員的意見，並將意見納入相關的分區計劃大綱圖內。此外，當局必須加緊跟進和處理受新界東北新發展區計劃影響居民的補償和安置問題，讓他們盡早得悉相關安排以作籌謀，才能確保計劃得以順利進行。他表示議員不反對新界東北新發展區的分區計劃大綱草圖，但他強調，即使議程第 3(c) 項有關新發展區的前期和第一期工程詳細設計及工地勘測的撥款申請獲區議會通過，如當局無法妥善回應居民和議員提出的要求，將來區議會亦可能會反對新界東北新發展區計劃和相關撥款申請。

41. 大會通過北區區議會文件第 73/2013 號。

~~(b) 《粉嶺/上水分區計劃大綱核准圖編號 S/FSS/18》、《虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/12》、《鰲魚坑分區計劃大綱核准圖編號 S/NE-HLH/7》及《馬草輦及樓鰲園分區計劃大綱草圖編號 S/NE-MTL/1》的修訂項目~~
(北區區議會文件第 74/2013 號)

42. 蘇麗國先生以投影片方式介紹北區區議會文件第 74/2013 號。他表示，由於新發展區的分區計劃大綱草圖與部分地區的分區計劃大綱圖有所重疊，故需要作出修訂，而其他修訂亦只反映現有土地用途。

~~43. 大會通過北區區議會文件第 74/2013 號。~~

**Summary Translation of
Minutes of the 13th Meeting of the North District Council (2012-2015)**

III. North East New Territories New Development Areas Project

(a) Two New Draft Outline Zoning Plans (OZP) for Kwu Tung North and Fanling North Development Areas

7. The representative of the Development Bureau (DEVB) stated that he was appointed by the Secretary for Development to introduce the latest development of the North East New Territories New Development Areas (NENT NDAs) Project (the Project) to Members. The Secretary understood the concern and wishes of the affected villagers and was currently discussing with policy bureaux concerned on realistic and practical options to take care of the needs of the affected villagers and residents on the premise of proper use of public money and in the public interest. The representative of the Planning Department (PlanD) presented the paper.

8. Major issues raised by Members were as follows:

- (a) Members pointed out that the affected residents and villagers were most concerned about the rehousing and compensation arrangements and the Government should announce concrete proposals as soon as possible. Kwu Tung Village, which had a history of nearly 100 years, was affected by the Project the most. The villagers, who had built up a strong relationship, requested for re-siting the village. Members considered their request reasonable and should be entertained as far as possible. The villagers had considered the re-siting of the whole village for Choi Yuen Tsuen a precedent and hoped that the Government would refer to the arrangements for Choi Yuen Tsuen when considering the rehousing proposals. Besides, it was suggested that the village environs and Village Type Development sites of 20 affected villages in Sheng Shui should be reviewed and properly expanded. Other sites for "Open Storage" should also be identified for affected factory owners. A member also pointed out that the development of Village Expansion Area at Ling Shan, Fanling had been frozen for many years, and suggested that the area should be released for construction of small

houses for residents of Fanling Wai. Another Member suggested that the amount of compensation should be increased to \$2 million, and if affected villagers refused to accept the compensation, they should be rehoused to public housing. He also suggested that a piece of land around NDAs should be assigned for re-siting the affected villages in situ;

- (b) Members were very concerned about the Home for the Elderly at Shek Tsai Leng, Kwu Tung (STL Home) and urged the Government to retain the STL Home so that the elderly living there could continue to enjoy their twilight years comfortably. Members pointed out that home for the elderly service in Hong Kong was inadequate at present. Certain areas of North District were facing the problem of aging population and there would be a great demand for such a service, which was also required in Kwu Tung North (KWN) in future. The Government, therefore, should retain the STL Home and even consider making use of the STL Home to develop a village for the elderly by referring to overseas practices;
- (c) Members pointed out that since KTN and Fanling North (FLN) would be combined with Sheung Shui and Fanling to form a new town, the Government should not focus on the planning of transport services for NDAs only. The existing road network in Sheung Shui and Fanling was inadequate. It was afraid that the old road network could not interface with the new one if they had different capacities, and traffic congestion would be resulted. The Government was urged to consider re-planning the road network of Shek Wu Hui and Luen Wo Hui and improving the connection of cycle tracks. Besides, it was pointed out that the transport network of FLN was not as good as that of KTN as there would be an MTR station and a public transport interchange in KTN. However, the capacity of the existing east rail line was approaching its limits and would be unable to meet the transport demand of NDAs. It was suggested that the Northern Link should be constructed as soon as possible; and
- (d) a Member strongly opposed to the expansion of the sewage treatment works beside Sheung Shui Heung and considered it unreasonable to provide facilities that were hazardous to environmental hygiene and residents' health there. It was suggested that the sewage treatment works should be provided at the fallow agricultural and government land in Sha Ling which was further away from residential areas and had sufficient spaces for the sustainable development of the sewage

treatment works. Another Member pointed out that at present the Government served Hong Kong people living in the Mainland with community facilities and resources of North District, and the Government, therefore, should take this opportunity to increase the provision of community facilities for North District. In respect of medical services, a Member pointed out that the existing medical facilities in the district were old and inadequate, and asked whether extra medical facilities would be provided in NDAs. A Member pointed out that the development of Lok Ma Chan Loop into a science and research centre did not match the existing industrial development of North District and other areas should be identified for relocation of affected factories so that they could continue to develop. The Project should take care of the needs of local industries and promote the development of local economy. Besides, it was suggested that green and agricultural lands should be reserved in NDAs as far as possible. It was also suggested that the development density for the Residential (Group C) area should be lowered in order not to affect the views to ridgelines.

9. The representatives of DEVD, PlanD and Civil Engineering and Development Department (CEDD) responded as follows:

- (a) Since the rehousing and compensation arrangements involved different policy bureaux, discussions were undergoing in order to find out a practical proposal and the needs of affected residents and business owners would be taken care of. DEVB was discussing with the Labour and Welfare Bureau about the STL Home and proper arrangements would be made on the premise that residents would not be affected. The Government was reviewing the small house policy and therefore the Village Expansion Areas were frozen. Proper arrangements would be made when results of the review were available. Regarding farmers affected by the Project, apart from retaining the agricultural lands at Long Valley, Kwu Tung, it was suggested that lands at Kwu Tung South be provided for farmers to continue farming and the suggestion was under study;
- (b) the Government would not focus on planning for NDAs only. PlanD would coordinate the development of both the old and new areas including the infrastructure and transport facilities and the connection of roads and cycle tracks. It was hoped that through improving the connection between the old and new areas, facilities provided in NDAs could also serve residents of the old areas. The transport facilities for NDAs were planned on the premise that no extra burden would be

brought to the existing transport network. The results of the traffic impact assessment revealed that if the Government improved the road facilities of NDAs and Sheung Shui Town Centre, the road network of the Fanling/Sheung Shui/Kwu Tung new town would be able to meet the transport demand. The Government was undergoing the Railway Development Strategy 2000 and different proposals were put forward to enhance the capacity of the east rail line. The Government would make use of the new boundary control point and provide different means of transport to divert visitors in order not to over-burden the railway or road facilities; and

- (c) after listening to the public's views, the location of the proposed new sewage treatment works had been moved to a smaller piece of land beside the existing works. New technology would be adopted to reduce the area required for the works. The facilities of the existing works would be upgraded by providing a cover and enhancing the deodorising function. The assessment revealed that the smell would not affect residents in the vicinity upon completion of the works. The proposal of providing the works at Sha Ling had been studied. Since the proposal had greater effects on the ecological environment, the original proposal was retained. CEDD would work closely with the Drainage Services Department to improve the design of the works in order to minimise the effects on the residents. Medical facilities would be provided in both KTN and FLN and their locations were convenient and easy to access by the public. Local economy was very important for employment of Hong Kong people. The Government would not ignore the local economy in high-tech development. There were still many lands in the New Territories which were suitable for development of rural industries. The Government would take the initiative to communicate with and offer assistance to business owners. Besides, protection of the ridgelines was one of the important concepts in the design of the Project. The development density was decided on the condition that building free zone was ensured to preserve views to ridgelines.

10. The Chairman hoped that the Government would consider Members' views carefully and incorporate them into the relevant OZPs. The Government should follow up the rehousing and compensation arrangements closely so that residents affected by the Project could make preparations as early as possible and the Project could proceed smoothly. The paper was approved.



圖例 LEGEND

- 邊界
- 規劃區界線
- 規劃區界線
- 18 規劃區編號

古洞北分區計劃大綱圖 KWU TUNG NORTH OUTLINE ZONING PLAN

規劃區
PLANNING AREAS

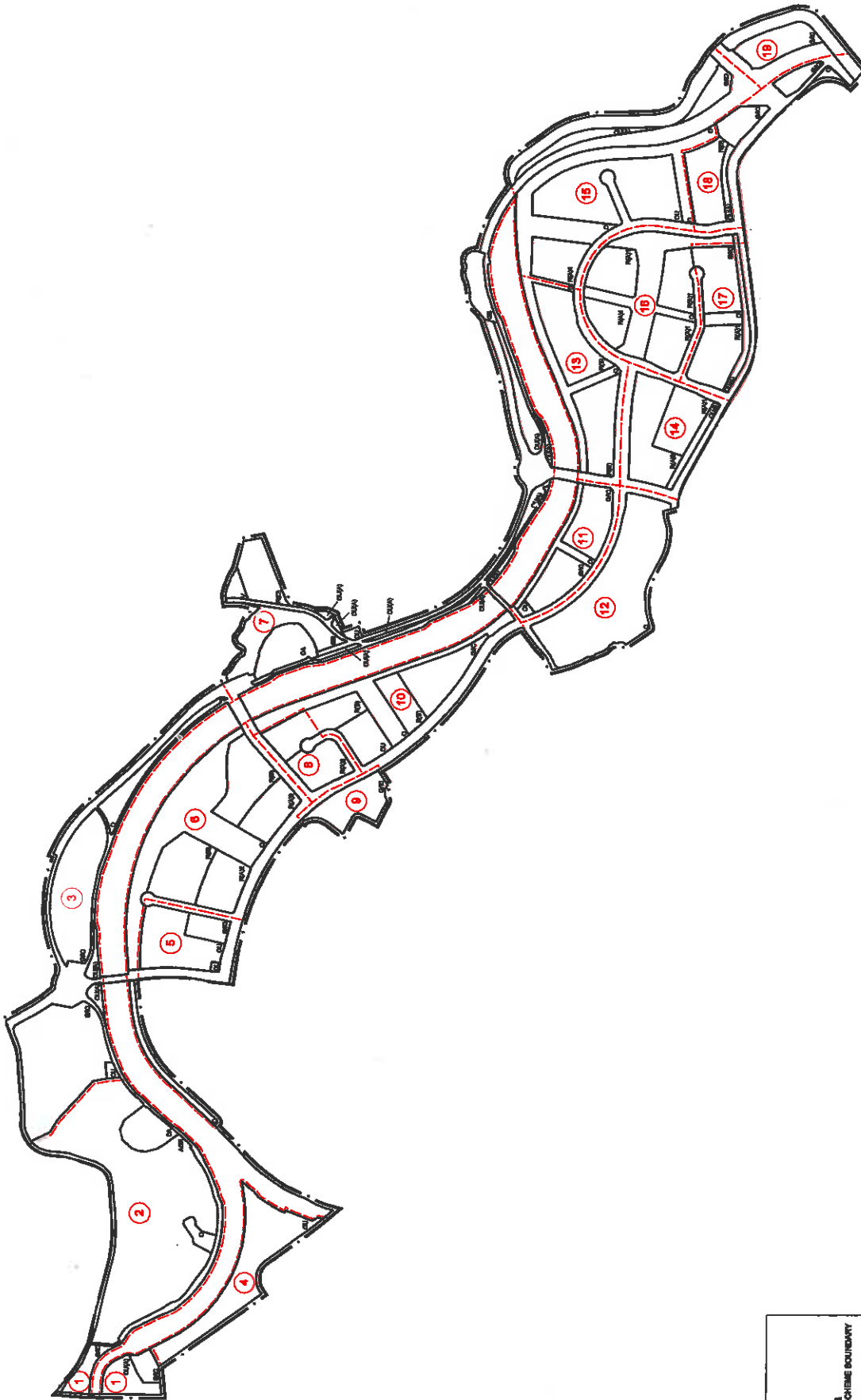
本圖是於2013年11月27日製發
EXTRACT PLAN PREPARED ON 27.11.2013

規劃署
PLANNING DEPARTMENT

參考圖號
REFERENCE No.
M/NE/13/209

圖解
FIGURE
3

SCALE 1 : 10 000 1:10,000
METRES 0 100 200 300 400 500 600 700 800 900 1 000 METRES



圖例 LEGEND

- 規劃區界線
 規劃區界線
 規劃區編號

粉嶺北分區計劃大綱圖 FANLING NORTH OUTLINE ZONING PLAN

規劃區
PLANNING AREAS



規劃署
PLANNING DEPARTMENT

本圖圖則於2013年11月22日製作

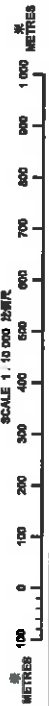
EXTRACT PLAN PREPARED ON 22.11.2013

參考圖號
REFERENCE No.

M/NE/13/208

圖解
FIGURE

3



**Planning Intentions of Various Land Use Zonings of the
Kwu Tung North and Fanling North Outline Zoning Plans**

1. Planning Intention of The KTN OZP (Plan KTN-1)

- 1.1 The planning intention of the “Comprehensive Development Area” (“CDA”) zone is for comprehensive development/ redevelopment of the area for residential use with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of environmental, traffic, infrastructure and other constraints. The only “CDA” zone in KTN is located in Planning Area 38 to the south of Yin Kong Village.
- 1.2 The planning intention of the “Residential (Group A)” (“R(A)”) zone is primarily for high-density residential development. The “R(A)” zone includes 10 sites for private housing, Home Ownership Scheme (HOS) and public rental housing (PRH) developments. All of them are located within the 500m walking distance of the proposed railway station.
- 1.3 The planning intention of the “Residential (Group B)” (“R(B)”) zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. Eight sites to the east of the Town Plaza are designated as “R(B)”. These sites are reserved for private residential development.
- 1.4 The planning intention of the “Residential (Group C)” (“R(C)”) zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The existing Phoenix Garden on the southern side of Fung Kong Shan in Planning Area 14 falls within this zone.
- 1.5 The planning intention of the “Village Type Development” (“V”) zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. For land designated “V(1)”, the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 1.6 The planning intention of the “Government, Institution or Community” (“G/IC”) zone is primarily for the provision of Government, institution or community

(GIC) 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.

- 1.7 The planning intention of the “Open Space” (“O”) zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. A network of interconnected public open spaces of different sizes and functions would be provided including regional, district and local open spaces.
- 1.8 The planning intention of the “Other Specified Uses” (“OU”) zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone, such as “Commercial/Residential Development with Public Transport Interchange”, “Mixed Use”, “Business and Technology Park”, “Research and Development”, “Nature Park”, “District Cooling System”, “Railway Associated Facilities”, “Petrol Filling Station”, “Sewage Pumping Station”, “Firing Range” and “Amenity Area”.
- 1.9 The planning intention of the “Agriculture” (“AGR”) zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. For land designated “Agriculture (1)” (“AGR(1)”), the planning intention is primarily to retain and safeguard the agricultural land/farm/fish ponds for agricultural purposes and to serve as a buffer to give added protection to the Long Valley Nature Park.
- 1.10 The planning intention of the “Green Belt” (“GB”) zone is primarily for defining the limits of development areas, to preserve existing natural features, as well as to provide passive recreational outlets for the local population and visitors. There is a general presumption against development within this zone.
- 1.11 For the “AGR”, “AGR(1)”, “GB” and “OU” annotated “Nature Park” zones, diversion of stream and/or filling of land/pond and/or excavation of land require planning permission from the Board. However, for the “AGR” zone, filling of land specifically required under prior written instructions of Government department(s) or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

2. Planning Intention of The FLN OZP (Plan FLN-1)

- 2.1 The planning intention of the “R(A)” zone is primarily for high-density residential developments. All of them are located near the two public transport interchanges to make good use of the public transport. The “R(A)” zone includes sites for PRH, HOS and private residential developments in the District Centre and Residential Area South of the River of the Area.

- 2.2 The planning intention of the “R(B)” zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 2.3 The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 2.5 The planning intention of the “V” zone is to provide land considered suitable for reprovisioning of village houses affected by Government projects. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Board.
- 2.6 The planning intention of the “G/IC” zone is primarily for the provision of GIC 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.
- 2.7 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. A network of interconnected public open spaces of different sizes and functions would be provided including regional, district and local open spaces.
- 2.8 The planning intention of the “OU” zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone, such as “Commercial/Residential Development with Public Transport Interchange”, “Parking and Operation Facilities for Environmentally Friendly Transport System”, “Sewage Treatment Works”, “Sewage Pumping Station” and “Amenity Area”.
- 2.9 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 2.10 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features, to protect the natural landscape and environment, as well as to provide an ecological buffer for the adjacent meander. There is a general presumption against development within this zone.

- 2.11 The planning intention of the “CA” zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes, and to separate sensitive natural environment from the adverse effects of development. There is a general presumption against development within this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 2.12 For the “AGR”, “GB” and “CA” zones, filling of land/pond and/or excavation of land require planning permission from the Board. However, for the “AGR” zone, filling of land specifically required under prior written instructions of Government department(s) or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the Lands Department is exempted from the control.

**Summary Table of the Representations and Comments of the
draft KTN and FLN OZPs that had been taken out**

Representations

	KTN OZP	FLN OZP
(a) Withdrawn by the representers	3 (i.e. R1310, R9475 and R10018)	3 (i.e. R1760, R9925 and R10468)
(b) Representers indicated no submission of the representaitons	82 (i.e. R449, R765, R2183, R2426, R2469, R3401, R3656, R3664, R3684, R3687, R3857, R3869, R4078, R4143, R4336, R4501, R4525, R4701, R4949, R4974, R5316, R5513, R5925, R6300, R6760, R7187, R7922, R7985, R8594, R8672, R9340, R9662, R10170, R10763, R10850, R11053, R11473, R11716, R11725, R11819, R12098, R12438, R12570, R12595, R13155, R13254, R13427, R13560, R13609, R13771, R13869, R13895, R14118, R14433, R14947, R15226, R15512, R15529, R15626, R15671, R16242, R16269, R16448, R16730, R16910, R17165, R17468, R17548, R17567, R17608, R17634, R17688, R17874, R18198, R18622, R19515, R19897, R20223, R20247, R20306, R20388 and R20540)	83 (i.e. R364, R896, R1211, R2633, R2876, R2919, R3851, R4106, R4114, R4134, R4137, R4307, R4319, R4528, R4593, R4786, R4951, R4975, R5151, R5399, R5424, R5766, R5963, R6375, R6750, R7210, R7637, R8372, R8435, R9044, R9122, R9790, R10112, R10620, R11213, R11300, R11503, R11924, R12167, R12176, R12270, R12550, R12890, R13021, R13046, R13606, R13705, R13878, R14011, R14060, R14222, R14320, R14346, R14569, R14884, R15398, R15677, R15963, R15980, R16077, R16122, R16693, R16720, R16899, R17181, R17361, R17616, R17919, R17999, R18018, R18059, R18085, R18139, R18325, R18649, R19073, R19966, R20348, R20674, R20698, R20757, R20839 and R20991)
(c) Duplicated submissions	25 For the following identical representations, the highlighted ones were taken out R1234 = R1227 R1235 = R1229 R1236 = R1228 R1237 = R1230	25 For the following identical representations, the highlighted ones were taken out R1677 = R1684 R1678 = R1686 R1679 = R1685 R1680 = R1687

	KTN OZP			FLN OZP		
	R1594	=	R1624	R2067	=	R2047
	R1596	=	R1623	R2068	=	R2045
	R1597	=	R1625	R2069	=	R2048
	R1730	=	R1733	R2185	=	R2182
	R1734	=	R1737	R2189	=	R2186
	R2734	=	R8124	R3184	=	R8574
	R2855	=	R8119	R3305	=	R8569
	R2913	=	R3290	R3363	=	R3740
	R2915	=	R3295	R3365	=	R3745
	R2916	=	R3294	R3366	=	R3744
	R2917	=	R3310	R3451	=	R3759
	R3001	=	R3309	R3452	=	R3761
	R3002	=	R3311	R3453	=	R3749
	R3003	=	R3299	R3475	=	R3739
	R3025	=	R3289	R3480	=	R3734
	R3030	=	R3284	R3828	=	R6530
	R3378	=	R6080	R4037	=	R6420
	R3587	=	R5970	R6760	=	R6822
	R6310	=	R6372	R7333	=	R1924
	R11418	=	R18960	R11869	=	R19411
	R17521	=	R17522	R17972	=	R17973

Comments

	KTN OZP	FLN OZP
(a) Commenters indicated no submission of the Comments	1 (i.e. C788)	2 (i.e. C-88 and C5624).
(b) Duplicated submissions	1 (for C89 and C162 that were identical, C162 was taken out)	1 (for C89 and C162 that were identical, C162 was taken out)