

**SCHEDULE OF AMENDMENTS TO
THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/36
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendment to Matters shown on the Plan

- Item A – Rezoning of a site at the junction of Wong Chuk Yeung Street and Kwei Tei San Chuen Road from “Green Belt” (“GB”) to “Residential (Group A) 8” (“R(A)8”) with stipulation of building height restriction.
- Item B – Rezoning of a site to the northeast of Shan Mei Street from “Industrial” (“I”) to “Government, Institution or Community” (“G/IC”) with stipulation of building height restriction.
- Item C1 – Rezoning of a site at the north of On Sum Street from “G/IC” to “Commercial (1)” (“C(1)”) with stipulation of building height restriction.
- Item C2 – Rezoning of a site at the south of On Sum Street from “Open Space” (“O”) to “C(1)” with stipulation of building height restriction.
- Item D – Rezoning of a site at the junction of Yuen Hong Street and Yuen Shun Circuit from “G/IC” to “C(1)” with stipulation of building height restriction.
- Item E – Rezoning of a site on Sha Tin Wai Road from “O” to “Residential (Group A) 9” (“R(A)9”) with stipulation of building height restriction.
- Item F – Rezoning of a site on Chap Wai Kon Street from “G/IC” to “Residential (Group A) 10” (“R(A)10”) with stipulation of building height restriction.
- Item G – Rezoning of a site on Yuen Hong Street from “Industrial (1)” (“I(1)”) to “Commercial (2)” (“C(2)”) with stipulation of building height restriction.
- Item H1 – Rezoning of a site on Tung Lo Wan Hill Road from “GB” and “G/IC” to “Residential (Group B) 3” (“R(B)3”) with stipulation of building height restriction.
- Item H2 – Rezoning of a strip of land at the northern end of Tung Lo Wan Hill Road from “GB” to “G/IC”.
- Item J – Rezoning of a site to the north of Mei Tin Road, Tai Wai from “R(B)” and “GB” to “Other Specified Uses” annotated “Religious Institution with Columbarium” (“OU(Religious Institution with Columbarium)”).
- Item K – Rezoning of a site to the south of Chek Nai Ping on Tai Po Road (Ma Liu Shui) from “GB” to “Other Specified Uses” annotated “Columbarium (2)” (“OU (Columbarium(2))”).

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks for “C” zone to incorporate development restrictions for “C(1)” and “C(2)” sub-zones.
- (b) Revision to the Remarks for “R(A)” zone to incorporate development restrictions for “R(A)9” and “R(A)10” sub-zones.
- (c) Revision to “R(A)” zone to include ‘Public Vehicle Park (in “R(A)10” sub-zone only)’ under Column 1.
- (d) Incorporation of a new set of Notes for the “OU(Religious Institution with Columbarium)” zone.
- (e) Revision to the Remarks for “OU(Columbarium)” zone to incorporate development restrictions for “OU(Columbarium)2” sub-zone.

Town Planning Board

17 November 2023

《沙田分區計劃大綱草圖編號 S/ST/37》
Draft Sha Tin Outline Zoning Plan No. S/ST/37

申述人名單
Index of Representations

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/ST/37-R1	TPB/R/S/ST/37-S1	Chow Hiu Laam Felix
TPB/R/S/ST/37-R2	TPB/R/S/ST/37-S45	Mary Mulvihill
TPB/R/S/ST/37-R3	TPB/R/S/ST/37-S2	嚴淑芬
TPB/R/S/ST/37-R4	TPB/R/S/ST/37-S3	丘計
TPB/R/S/ST/37-R5	TPB/R/S/ST/37-S4	陳展垣
TPB/R/S/ST/37-R6	TPB/R/S/ST/37-S5	丘伍妹
TPB/R/S/ST/37-R7	TPB/R/S/ST/37-S6	丘亞波
TPB/R/S/ST/37-R8	TPB/R/S/ST/37-S7	丘東來
	TPB/R/S/ST/37-S28	
TPB/R/S/ST/37-R9	TPB/R/S/ST/37-S8	陳振權
TPB/R/S/ST/37-R10	TPB/R/S/ST/37-S9	Chan Cham Sum
TPB/R/S/ST/37-R11	TPB/R/S/ST/37-S10	邱漢光
TPB/R/S/ST/37-R12	TPB/R/S/ST/37-S11	Roy Sing Yin
TPB/R/S/ST/37-R13	TPB/R/S/ST/37-S12	丘日紅
TPB/R/S/ST/37-R14	TPB/R/S/ST/37-S13	Wong Man Wai
TPB/R/S/ST/37-R15	TPB/R/S/ST/37-S14	Wong Chi Hung
TPB/R/S/ST/37-R16	TPB/R/S/ST/37-S15	Cheung Mei Yuen Jessica
TPB/R/S/ST/37-R17	TPB/R/S/ST/37-S16	Yu Yuet Ngor
TPB/R/S/ST/37-R18	TPB/R/S/ST/37-S17	邱庚有
TPB/R/S/ST/37-R19	TPB/R/S/ST/37-S18	江麗珍
TPB/R/S/ST/37-R20	TPB/R/S/ST/37-S19	丘樹房
TPB/R/S/ST/37-R21	TPB/R/S/ST/37-S20	邱永康
TPB/R/S/ST/37-R22	TPB/R/S/ST/37-S21	邱李彩珠
TPB/R/S/ST/37-R23	TPB/R/S/ST/37-S22	黃女
TPB/R/S/ST/37-R24	TPB/R/S/ST/37-S23	邱福強
TPB/R/S/ST/37-R25	TPB/R/S/ST/37-S24	Ng Wai Sing
TPB/R/S/ST/37-R26	TPB/R/S/ST/37-S25	李美玲
TPB/R/S/ST/37-R27	TPB/R/S/ST/37-S26	丘東梅
TPB/R/S/ST/37-R28	TPB/R/S/ST/37-S27	邱日安

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/ST/37-R29	TPB/R/S/ST/37-S29	丘錦培
TPB/R/S/ST/37-R30	TPB/R/S/ST/37-S30	梁丙嬌
TPB/R/S/ST/37-R31	TPB/R/S/ST/37-S31	蔡惠群
TPB/R/S/ST/37-R32	TPB/R/S/ST/37-S32	溫英娣
TPB/R/S/ST/37-R33	TPB/R/S/ST/37-S33	丘曉珮
TPB/R/S/ST/37-R34	TPB/R/S/ST/37-S34	陳德貞
TPB/R/S/ST/37-R35	TPB/R/S/ST/37-S35	丘亞田
TPB/R/S/ST/37-R36	TPB/R/S/ST/37-S36	丘柏林
TPB/R/S/ST/37-R37	TPB/R/S/ST/37-S37	丘志林
TPB/R/S/ST/37-R38	TPB/R/S/ST/37-S38	丘衛權
TPB/R/S/ST/37-R39	TPB/R/S/ST/37-S39	丘嘉兒
TPB/R/S/ST/37-R40	TPB/R/S/ST/37-S41	廖慈愛
TPB/R/S/ST/37-R41	TPB/R/S/ST/37-S42	Swire Coca-Cola HK
TPB/R/S/ST/37-R42	TPB/R/S/ST/37-S43	Wu Wan Yin Winnie
TPB/R/S/ST/37-R43	TPB/R/S/ST/37-S44	MTR Corporation Ltd

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁

<https://www.tpb.gov.hk/tc/plan_making/S_ST_37.html> 查閱就《沙田分區計劃大綱草圖編號S/ST/37》提出的申述。

Representations in respect of the Draft Sha Tin Outline Zoning Plan No. S/ST/37 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at <https://www.tpb.gov.hk/en/plan_making/S_ST_37.html>.

Submission Number:

TPB/R/S/ST/37- S1

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有關修訂沙田分區計劃大綱圖(S/ST/37)

12/01/2024 14:08

Representation Number:

TPB/R/S/ST/37- R1

From:

To:

Sent by:

File Ref:

"tpbpd" <tpbpd@pland.gov.hk>
tpbpd@pland.gov.hk

2 attachments



20240112_有關修訂沙田分區計劃大綱圖.pdf S6x1x_new.pdf

敬啟者：

本人現就沙田分區計劃大綱圖修訂(編號：S/ST/37)項目提出意見，詳情請查閱附件。

周曉嵐

Chow Hiu Laam Felix

Former Councilor of Shatin District



民主黨
THE DEMOCRATIC PARTY

周曉嵐

Chow Hiu Laam Felix

本處檔案：ST/1176

電郵信件：tpbpd@pland.gov.hk

有關修訂沙田分區計劃大綱圖(S/ST/37)

本人現就沙田分區計劃大綱圖修訂(編號：S/ST/37)項目提出意見：

A 項：把位於黃竹洋街與桂地新村路交界處的一幅用地由「綠化地帶」改劃為「住宅(甲類)8」地帶，並訂明建築物高度限制

本人強烈反對上述改劃建議理由如下：

首先，本人強烈反對政府持續改劃綠化地帶用作都市房屋發展用途。綠化地帶的規劃原意作為都市發展與郊野公園的天然緩衝，盡量保持綠化地帶的自然地貌，讓動植物得以自然生長。火炭工業區發展多年，該綠化地帶仍然處於未被發展的狀態，帶來不少罕見野生動植物生長。根據顧問公司的生態研究報告，指出該處有 9 種動物及 2 種植物屬於值得保護的物種，包括領角鴉、紅頭穗鵯、黑喉噪鵯、素雅灰蝶、金斑蛱蝶、銀環蛇、銅蜓蜥、東亞家蝠和鯉刺溪蟹等，可見該綠化地帶具備一定生態價值。雖然顧問公司報告指出透過各項緩解措施，有助減少發展對於該處生態環境的影響。惟開發土地的過程必然造成空氣、水質、噪音上的污染，上述提及物種皆對外來污染十分敏感，因此開發土地所造成的生態影響是不可逆轉的，亦不可能透過林地補償計劃彌補土地開發對於生態的影響。

其次，上述綠化土地大部分位處於斜坡範圍，日後需耗費大量時間和資源進行斜坡鞏固和土地平整工程才能夠提供熟地興建公營房屋。地盤位處於主水平面 85 米，亦靠近 300 米高的小山丘，如需平整足夠土地興建 4 棟公營房屋單位，必然進行不少削坡、移除泥石、鞏固斜坡等工程才開發足夠平地。上述工程項目增加開發土地所帶來的時間和成本，影響該發展項目的整體發展效益。

再者，在改劃地帶附近的天然河道在 2023 年 9 月的 500 年一遇大雨上亦為其中之一個受災的地點，在該處出現山洪暴發的情況，大量雨水帶同大量泥石沿河道沖毀附近橋樑和土地，亦有居民的房舍因而受到影響。土拓署代表雖然指出經考慮水浸風險已設立 10 米的緩衝範圍，以保護發展項目免受水浸影響。惟本人認為土拓署需交代更多水力模型數據，和調查報告顯示 10 米緩衝範圍足以應付 500 年一遇或更大規模暴雨所造成的更廣泛受災影響。

另外，改劃地點發展項目的高度為主水平面 240 米，比較駿洋邨主水平面 165 米再高出 75 米，並會遮蓋背後部分山脊線，對於火炭區的景觀構成不可逆轉的影響。規劃署指出原有土地主水平面為 85 米，因此需要額外興建 75 米樓高才能提供足夠單位以善用土地。本人認為任何新改劃應盡量減少對於現有和視野景觀的影響，新發展項目應該與駿洋邨、及彩禾苑的高度保持一致，以免對於現有山脊線帶來不可逆轉的影響。





民主黨
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至於交通配套問題，駿洋邨巴士站總站所有停車站位已有路線使用，惟新公屋發展項目只提供三個巴士泊位及小巴停車彎，為近九千新增人口提供交通服務顯現並不足夠。現時區內巴士服務不足及缺乏深宵交通服務令不少居民感到不便，惟部門未有大力改善公共交通配套不足的問題。此外，我翻查火炭區最新交通數據，顯示部分路段例如穗禾路/火炭路、火炭路/大埔公路沙田段、及樂景街迴旋處車容量皆接近 100%甚至超過 100%，顯示區內有部分路段已經出現塞車情況。政府在未有改善現有交通配套情況下再大幅增加人口會令問題變得更嚴重，因此政府必須以更前瞻規劃改善交通情況。

B 項-把位於山尾街東北面的一幅用地由「工業」地帶改劃為「政府、機構或社區」地帶，並訂明建築物高度限制

本人有條件地支持上述改劃建議

本人同意政府把區內尚未發展的工業用地改劃為政府、機構或社區用地用作興建政府聯用綜合大樓，為本區居民提供文娛、康樂、政府設施及醫療相關服務。不過就政府現時改劃建議所制定的高度限制為主水平面 240 米，甚至高於鄰近旭禾苑主水平面 160 米的限制高度，令人質疑政府是否要在該用地興建摩天大廈式政府大樓，並進一步阻擋穗禾路沿途屋苑的景觀視野，此外在政府的改劃建議並未提及任何景觀補償方案設施，因此要求政府在規劃過程進一步考慮上述意見。

此外，上述發展計劃影響火炭東、西熟食市場現有作業者，早前食物及環境衛生署曾指出在 2024 年清拆大排檔但到目前為止亦未有相關時間表及方案，令人質疑政府對上述發展的時間為何。本人強烈要求政府盡快交代聯用大樓的發展時間表，讓現有作業者能夠在合理情況下繼續經營。

K 項-把位於大埔公路(馬料水段)赤泥坪以南的一幅用地由「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所 (2)」地帶

本人強烈反對上述改劃理由如下：

首先，按照申請人交通及公共運輸安排，春秋二祭期間申請人將安排穿梭巴士接送拜祭人士前往骨灰龕場，約三十分鐘一班。申請人提出穿梭巴士待命期間將會停泊在大學站澤祥街停泊處。然而澤祥街停泊處與靈灰安置所距離甚遠，由澤祥街前往大埔公路馬料水段需繞經新界環迴公路再由馬場折返大埔公路馬料水段，來回車程達十六分鐘，以穿梭巴士半小時一班而言，以澤祥街車場作為暫時停泊處並不符效益，前線司機亦難以執行，相信穿梭巴士在待命期間將會停泊在近赤泥坪村或中文大學附近大埔公路。

其次，申請方指出鼓勵拜祭人士在平日使用公共交通工具前往靈灰安置所進行拜祭活動，並要求拜祭人士不要駕駛私家車。然而前往靈灰安置所的公共交通服務不穩，班次亦較為疏落(部分巴士路線需半小時才有一班)相信難以滿足拜祭人士在平日的需求。





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部分拜祭人士或會在平日駕駛私家車前往靈灰安置所並停泊在近赤坭坪村位置帶來違泊問題，造成阻塞。

再者，本港老年人口比例增加，令骨灰龕位需求增加，造就私營骨灰龕場行業發展。不少鄉村用地、綠化地帶、祠堂、寺院等發展成私人骨灰龕場謀取利潤，但這些改變未經妥善交通規劃，以致未能符合社區的發展。政府必須發揮主導角色加強規管私營骨灰龕場的發展，並增加公營龕位的供應，讓廣大市民能使用價格合理的服務。

順祝
工作順利

前沙田區議員 周曉嵐謹啟

二零二四年一月十二日



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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 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.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

提出此宗申述的人士（下稱「申述人」）

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

周曉嵐

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

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

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

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

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

S/ST/37

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 [^]
A	☐ support 支持 ☒ oppose 反對	見附頁
B	☒ support 支持 ☐ oppose 反對	見附頁
K	☐ support 支持 ☒ oppose 反對	見附頁

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

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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☒ at the appropriate box 請在適當的方格內加上 ☒ 號

Submission Number:

TPB/R/S/ST/37- S45

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



AMENDMENTS TO THE SHA TIN OZP NO. S/ST/36

17/01/2024 12:59

Representation Number:

TPB/R/S/ST/37- R2

From:

To:

Sent by:

File Ref:

"tpbpd" <tpbpd@pland.gov.hk>

tpbpd@pland.gov.hk

AMENDMENTS TO THE SHA TIN OZP NO. S/ST/36

Dear TPB Members,

Another OZP with multiple items in diverse locations that under the revamped guidelines will deprive members of the community of the time needed to express their views in any coherent form.

Item A – about 3.42ha. Rezoning of a site at the junction of Wong Chuk Yeung Street and Kwei Tei San Chuen Road **from "Green Belt" ("GB") to "Res (Group A) 8".** PR 6.7 / BHR 240mPD PH Development to the West of Ex-Fo Tan Cottage Area. 4 Blocks – 3,000 Units

STRONG OBJECTIONS. The paper indicates this is not an appropriate location for a PH estate and is contrary to a prudent approach towards further encroachment onto the natural terrain that are a buffer against the well documented ravages to be inflicted in coming decades due to climate change.

Located on **sloping terrain** ranging from about 70 metres above the Principal Datum (mPD) to 100mPD in height, the site is a piece of GL zoned "GB" **covered by dense trees groups, vegetation, and woodland** with some scattered temporary structures. An existing **semi-natural watercourse with channalized sections running in a west-east direction is located outside the site at the northern fringe, while another one is located within the site.**

The proposed development would inevitably alter the existing visual context of its hillside locality. To reduce the potential visual impacts, proposed mitigation measures such as plantation of compensatory or new trees, buffer plantings, compatible design of building façade and landscape treatment within the housing site **will enhance visual uniformity with the surrounding rural landscape.**

WHAT A LOAD OF CRAP. HIGH CONCRETE WALLS WITH A FEW DECORATIVE TREES AROUND 10MTS HIGH AT BASE WILL NOT MAKE UGLY BLOCKS BLEND INTO THE GREEN PANORAMA

Serious ventilation issues as the **site is in a valley backed by steep hillside.**

There would be **some wind blockage effects induced by the proposed development.** The proposed permeable podium would provide little relief.

898 trees to be felled. As usual all are described as common species. And contradicted by the statement that "Among the eleven species of conservation importance recorded within the site boundary (Drawing 8) **two flora species**, i.e. *Cibotium barometz* (金狗毛蕨) and *Diospyros vaccinioides* (小果柿), and **one aquatic invertebrate species**, i.e. *Cryptopotamon anacoluthon* (鰓刺溪蟹), **will be directly impacted**.

Tentative location for off-site planting at a slope to the northeast of the site has been considered. The usual vague solution that will be brushed under the carpet in due course. No data provided with regard to the cumulative total of trees to be eliminated in the district re various developments.

No mention of global warming and climate change and the issues associated with excavation and filling in of large tracts of hill side. The Yiu Tung Estate in Shau Kei Wan is an indication of the dangers posed by projects like this and the dangers of messing around with natural water courses.

These PH estates are being developed in ever more remote locations, far from urban centres and with limited and expensive transport links to any location with some street life and diversity. Lots of families crammed into high rise boxes with little opportunity to circulate and limited options. Certainly a recipe for increases in feelings of isolation and mental stress.

Meanwhile in urban districts where the majority would choose to live, the URA is allowed to flog land that previously housed grass root folk to developers to build more units to add to the already large number of vacant private units. And we are being told what a great job the government is doing for the benefit of the community.

Item B – about 0.77ha. Rezoning of a site to the northeast of Shan Mei Street from "Industrial" to **"G/IC**. PR 9.5 BHR 140m "SSMU" - Joint-user Complex (JUC) on Shan Mei Street, Fo Tan

JUC will accommodate sports centre, library, community hall, elderly and youth social welfare facilities, clinical/healthcare facilities, government offices, reprovisioning of the existing PTI on-site and public car park to optimize site utilization.

OBJECT – not to development but to location. This has all the appearance of a 'give them cake' project. Rezone dozens of more appropriate sites and give the community the left overs. Surrounded by industrial buildings, quite a distance from residential estates, apart from the Siu Fai Factory Estate PH site. While Fo Tan MTR is within walking distance, it is on the other side of a multilane highway. The core focus is PTI that serves the industrial estates and vehicle parking. The rest is pack them in services to justify a high rise development.

Item C1 – about 0.85ha. Rezoning of a site at the north of On Sum Street from **"G/IC"** to "Commercial (1)" ("C(1)". PR 9.5 / BHR 130mPD. Commercial and Private

Residential Development.

With proximity to the MTR Shek Mun Station and City One Station, GL zoned "G/IC" or "Open Space" ("O") in the areas with no implementation programme has **potential to be rezoned for more gainful use** such as commercial or residential use to optimize the development potential of valuable land resources

OBJECT. The site should be used to develop a Sports Ground. The district has only one facility and this would be compatible with the zoning and provide amenities for the large community on this side of the river. The administration keeps squawking about declining birth rates while at the same time reducing land devoted to recreation facilities – example are the one site multi use programme that effectively diminishes both the quality and quantity of our parks. Families living in high rise towers have great need of affordable and well equipped sports facilities where both parents and children can exercise and be involved in community group activities.

Item C2 – about 0.41ha. Rezoning of a site at the south of On Sum Street **from "Open Space" to "C(1)".** PR 9.5 / BHR 130Mpd

OBJECT. The site should be used to improve and extend Shek Mun Playground facilities in compensation for the OS rezoned to facilitate development of Yu Tak Court and to provide facilities that compliment the Sports Centre next door.

Many in the community would consider this a gainful use. The Commercial space should be accommodated at D/E/F node.

Item D – about 0.11ha. Rezoning of a site at the junction of Yuen Hong Street and Yuen Shun Circuit **from "G/IC" to "C(1).** PR 9.5 / BHR 120mPD

Item E – about 0.56ha. Rezoning of a site on Sha Tin Wai Road **from "Open Space" to "Res (Group A) 9".** PR 5 / BHR 110Mpd

Item F – about 0.28ha. Rezoning of a site on Chap Wai Kon Street **from "G/IC" to "Res (Group A) 10".** PR 6 / BHR 120mPD.

D/E/F should be considered in tandem. The OZP demonstrates a lack of consistency and common sense. D to be rezoned Commercial but E and F to Residential.

OBJECT – No longer any justification to the mantra of need of land for private housing. The sites have multiple issues re noise and pollution. Proximity to bus depot indicating heavy traffic from large vehicles, noise from repair works. Rail line and busy roads cause additional impact. There is urgent need to provide premises for the many operations to be evicted due to the development plans that result in eviction from current premises. With a population of over half a million, there is also need for a substantial quota of local employment opportunities.

Where are all the vehicle repair operations going to relocate to? This is a district with a high percentage of vehicle ownership.

Significant negative impact re surrounding playground with wall effect that deprive the facility of both natural light and good ventilation

150 trees to be eliminated but no mention of compensatory planting.

Item G – about 0.64ha. Rezoning of a site on Yuen Hong Street from “Industrial (1)” to “Commercial (2)”. GFA of 32,000m² / BHR 120Mpd

Alva Hotel by Royal in SLYIA was completed in 2019 BH of about 101mPD.

OBJECT INCREASE IN HEIGHT. No rationale provided. This is not compatible with the statement to “reflect the as-built hotel development”.

Item H1 – about 0.61ha. Rezoning of a site on Tung Lo Wan Hill Road from “Green Belt” and “G/IC” to “Res (Group B) 3”. PR 2.5 / BHR 140mPD

2 Towers / 160 Units / 432sq.m OS / 151 Vehicle Parking

Y/ST/58 approved 13 Jan 2023: deep excavation and retaining walls are needed for the proposed residential towers and basement car park

OBJECT: There was a long discussion with on 15 June 2018 with regard to the previous application:

*The Chief Town Planner/Urban Design & Landscape (CTP/UD&L), PlanD also considered that in view of the site topography, **the proposed development at a higher site level was not responsive to the local context. Approval of the proposed rezoning would attract proliferation of similar development in the- “GB” zone and might result in further degradation of the natural environment.** In addition, CTP/UD&L, PlanD had reservation from the landscape planning perspective in that there was **no detailed tree survey** on the proposed road widening works and no landscape impact assessment on other landscape resources.*

PlanD: The site served as a buffer between the urban areas of Sha Tin New Town and the Shing Mun Country Park and there was a general presumption against development within the “GB” zone. The site and its surrounding area was rezoned from “R(B)” to “GB” in 1983 as it was considered not suitable for large scale residential developments on accessibility and landscaping grounds. The “GB” zoning of the site remained unchanged and there was no major change in planning circumstances since then. The proposed development was undesirable from visual impact point of view and would not be compatible with the adjacent developments

*Approval of the application would set an undesirable precedent for other similar rezoning applications in the area and would result in further degradation of natural environment, and **compromise the integrity of the "GB" buffer between the Shing Mun Country Park and Sha Tin New Town.***

There have been seismic changes in the property market since the Sect 12 was approved. There is a growing glut of vacant private residential units with predictions that it will take at least 10 years to sell off the stock. The government has failed to provide information on the actual number of unsold units. That only two of the towers at SHK North Point development Victoria Harbour are occupied indicates that the number is significant.

POLICY ADDRESS 2023

Developing the rest of the "Green Belt" areas, which include many slopes, has been considered highly challenging. As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plan for the time being to further use the "Green Belt" areas for large-scale development. Nonetheless, we will consider using some of the sites for recreational and tourism purposes.

Global warming will have an increasing impact on our terrain. Recent weather conditions that included heavy rainfall and landslips have forced a rethink on the wisdom of trashing so much GB and the impact on our natural defences going forward. Planting additional compensation trees does not in any way mitigate the impact of the trashing of a mature eco-system.

In addition, the failure of recent land sales and the increasing number of units that fail to sell indicate that there is no longer any merit in the mantra of URGENT NEED OF LAND FOR HOUSING. Reports indicate that it will take a decade to sell off the accumulating glut of vacant units.

Applications for residential on GB are no longer justified, particularly ones like this that require extensive tree felling and excavation.

There was also discussion with regard to the access road.

Solution - the applicant has proposed to take up the maintenance and management responsibilities of the access road and such responsibility will not be transferred to individual owners

SO IF DEVELOPER GOES BUST TAX PAYER HAS TO FOOT THE BILLS. THE COMPANY IS ONE OF THOSE REGISTRATIONS WITH NO DATA ON BOARD MEMEBERS AND NO WEBSITE

The applicant lodged a Judicial Review (JR) application on 12.9.2018 against the decision of the Committee for not agreeing to Application No. Y/ST/38. The JR was heard by the Court of First Instance (CFI) on 27.8.2020, 28.8.2020 and 31.8.2020.

On 30.4.2021, the CFI handed down a judgment on the application site together with the surrounding "GB" areas were covered with dense vegetation and mature trees, which served as a green backdrop to the area. CFI ruled that the JR was dismissed with costs to the Board. The applicant lodged an appeal against CFI's judgment on 26.5.2021 and the hearing is scheduled for May 2023.

YET AGAIN TPB IS ALLOWING DEEP POCKETED DEVELOPERS GET THEIR WAY BY RESORTING TO LEGAL CHALLENGES. THIS IS IN LINE WITH THE CHEUNGKONG CENTRE PARKING JR. CK LOST BUT AFTER SOME BACKROOM DEALING GOT ITS WAY. NO PUBLIC ANNOUNCEMENT WAS MADE AS TO THE ABOUT TURN. A DISGRACEFUL REFLECTION ON HOW THE ADMINISTRATION BOWS TO DEVELOPER POWER.

Item H2 – about 0.05ha. Rezoning of a strip of land at the northern end of Tung Lo Wan Hill Road from **"Green Belt"** to **"G/IC"**.

Strip of land is currently occupied by part of the Tung Lo Wan Hill Road which serves Sha Tin North Service Reservoir (STNSR) at the northern end of Tung Lo Wan Hill Road.

NOT NECESSARY IF DEVELOPMENT IS NOT APPROVED

Item J – about 0.40ha. Rezoning of a site to the north of Mei Tin Road, Tai Wai from "R(B)" and **"Green Belt"** to "Other Specified Uses" annotated "Religious Institution with Columbarium". GFA 1,416m² / BHR 3 storeys / a max number niches 4,779

Y/ST/48 / 49 approved 14.10.2022 and 14.7.2023

Puguangming Temple, Lot Nos. 2 & 671 in D.D. 181 in Tai Wai

Site area : About 4,006.39sq.m

Zoning : "Res (Group B)" and "Green Belt"

Proposed Amendment(s) : Rezone to "Other Specified Uses" annotated "Religious Institution with Columbarium" / 1,789 Niches presold/donated + 3,000 / ?? Parking

OBJECT to the 49 element for 3,000 additional niches

Approval for the additional niches is just step one to the goal of operating a much larger columbarium.

The Site is the subject of three previous section 12A planning applications Nos. Y/ST/33, Y/ST/40 and Y/ST/48 submitted by the same applicant in 2016, 2018 and 2021 for rezoning the Site from "R(B)" and "GB" to "OU(Religious Institution with

Columbarium)" mainly for columbarium use with **20,000, 14,540** and 1,779 niches respectively. Application Nos. Y/ST/33 and Y/ST/40 were subsequently withdrawn by the applicant.

There was mention of "12,751 Niches sold to companies" that was not investigated during the meeting.

That the facility is accessed by a separate path to that used by the villagers does not resolve the issue of lack of parking facilities.

Item K – about 0.02ha. Rezoning of a site to the south of Chek Nai Ping on Tai Po Road (Ma Liu Shui) **from "Green Belt" to "Other Specified Uses"** annotated "Columbarium (2)" GFA 120m² / BHR 7.7m / max number of niches 1,716

Sha Tin Ching Yuen Y/ST/53 approved 28 Jan 2022

OBJECT: This is not an existing temple with a history of interments, half the site is Government Land. Approval would open up the area for further encroachment and development by opportunistic operators

The restrictions will not deter the operator from extending the operation in coming years. This is borne out by the fact that the original application was for a larger footprint. 320.45sq.m Includes Government Land of about 186.38sq.

GIC – It is depressing to note that yet again provision of additional elderly and child care facilities is deferred despite the fact that falling fertility rates and rising number of elderly are the most crucial issues facing the community in addition to climate change.

1. Amendments to the Notes of the Plan

GIC facilities required by the Government may be disregarded in determining the maximum PR for the "C(1)" sub-zone. "R(A)" zone.

OBJECT - THERE SHOULD BE A CAP BEYOND WHICH APPROVAL IS REQUIRED. PROVIDING MORE POWER TO AN ADMINISTRATION WITH NO ACCOUNTABILITY IS NOT IN THE PUBLIC INTEREST.

Mary Mulvihill



Samples from R3 to R40

Form No. S6 表格第 S6 號

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

Submission Number:
 TPB/R/S/ST/37- S2

Representation Number:
 TPB/R/S/ST/37- R3

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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，填妥的表格及又附有圖則及有關文件，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 Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
 填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 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.tpb.gov.hk/>）。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
 此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
 根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）

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

嚴淑芬



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

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

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與申述相關的圖則 (請註明圖則名稱及編號)

S15T/37

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K	☐ support 支持 ☒ oppose 反對	看附頁
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

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☒ at the appropriate box 請在適當的方格內加上 ☒ 號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

一、 先發展後申請發展商早於十年前已經把上述土地上的構築物發展成骨灰龕場並在市場上出售，現是已經有骨灰上位，是次改劃是屬於「先發展後申請」的模式，發展商罔顧土地規劃的相關法例，把原為綠化地帶的土地改變用途，製造既成事實，再要求城規會通過其改劃申請。如城規會通過是次申請，將會立下極壞先例，讓發展商可以繼續罔顧土地管制法規，發展綠化地帶，破壞香港重要的土地資源。

二、 私營骨灰龕位需求不斷減少。政府在最新施政報告指出已計劃興建和現有骨灰龕位的數量達致 80 萬個，按每年五萬至六萬人離世，加上接受綠色殮葬的人數不斷增加，市民對於動輒數十萬元的私營骨灰龕位的需求不斷下降，政府沒有必要繼續增加私營骨灰龕位的供應。

三、 未能解決交通接駁及違例停泊的問題。申請人在今年四月提交新的交通影響評估報告和交通接駁安排未能解決改劃後帶來的車流、人流、環境問題，對附近民居的影響深遠。新的交通接駁安排調整了春秋二祭時的接駁巴士上落安排，把穿梭巴士的暫時停泊處由赤坭坪往大埔方向巴士站，改為在靠赤坭坪位置上車。以上改動並未能解決乘客上落所帶來的車阻問題。文件上顯示新的穿梭巴士停泊位置為赤坭坪垃圾收集站位置附近放置了大量垃圾桶，不時有大型夾車和垃圾車收集大型垃圾，加上該位置不時有車輛停泊，所以絕不是合適上落客位置。申請人無法提供在場所內的上落客和停車的位置，而需要佔用現有位置進行上落客安排，只會造成更多的違泊和阻塞，加劇目前交通阻塞問題，嚴重影響居民的生活。

四、 引起區內居民極大的不安。沙田靜苑的發展追溯至 2009 年，當時村民發現原有寮屋改建為骨灰安置所，便發起抗議行動，向政府部門和發展商表達強烈反對意見，據居民指出，自改建以來有多位村內長者突然離世，引起村民就該靈灰安置所影響鄉村風水的疑慮，因此過去十多年一直反對該靈灰安置所的改劃。

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/ST/37- S4
	Date Received 收到日期	

Representation Number:
TPB/R/S/ST/37- R5

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 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，填妥此表格及有關文件後，須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 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.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）

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

陳展垣



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

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

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

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
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* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

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

S15T/37

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 [^]
K	☐ support 支持 ☒ oppose 反對	未能解決車流, 人流等問題, 對居民影響深遠, 本人是駕駛者, 不定時會有外人泊車, 阻礙本人車輛出入, 影響生活質素, 造成額外建造及阻塞,
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

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

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

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

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

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

一、 先發展後申請發展商早於十年前已經把上述土地上的構築物發展成骨灰龕場並在市場上出售，現是已經有骨灰上位，是次改劃是屬於「先發展後申請」的模式，發展商罔顧土地規劃的相關法例，把原為綠化地帶的土地改變用途，製造既成事實，再要求城規會通過其改劃申請。如城規會通過是次申請，將會立下極壞先例，讓發展商可以繼續罔顧土地管制法規，發展綠化地帶，破壞香港重要的土地資源。

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	Date Received 收到日期	
		Representation Number: TPB/R/S/ST/37- R6

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 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，填妥的表格須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）

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

任俊婷



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

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

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

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* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

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

S15T/37

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 [^]
K	☐ support 支持 ☒ oppose 反對	未能解決車流、人流、環境問題, 對民居的影響深遠。
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

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

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

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

一、 先發展後申請發展商早於十年前已經把上述土地上的構築物發展成骨灰龕場並在市場上出售，現是已經有骨灰上位，是次改劃是屬於「先發展後申請」的模式，發展商罔顧土地規劃的相關法例，把原為綠化地帶的土地改變用途，製造既成事實，再要求城規會通過其改劃申請。如城規會通過是次申請，將會立下極壞先例，讓發展商可以繼續罔顧土地管制法規，發展綠化地帶，破壞香港重要的土地資源。

二、 私營骨灰龕位需求不斷減少。政府在最新施政報告指出已計劃興建和現有骨灰龕位的數量達致 80 萬個，按每年五萬至六萬人離世，加上接受綠色殮葬的人數不斷增加，市民對於動輒數十萬元的私營骨灰龕位的需求不斷下降，政府沒有必要繼續增加私營骨灰龕位的供應。

三、 未能解決交通接駁及違例停泊的問題。申請人在今年四月提交新的交通影響評估報告和交通接駁安排未能解決改劃後帶來的車流、人流、環境問題，對附近民居的影響深遠。新的交通接駁安排調整了春秋二祭時的接駁巴士上落安排，把穿梭巴士的暫時停泊處由赤坭坪往大埔方向巴士站，改為在靠赤坭坪位置上車。以上改動並未能解決乘客上落所帶來的車阻問題。文件上顯示新的穿梭巴士停泊位置為赤坭坪垃圾收集站位置附近放置了大量垃圾桶，不時有大型夾車和垃圾車收集大型垃圾，加上該位置不時有車輛停泊，所以絕不是合適上落客位置。申請人無法提供在場所內的上落客和停車的位置，而需要佔用現有位置進行上落客安排，只會造成更多的違泊和阻塞，加劇目前交通阻塞問題，嚴重影響居民的生活。

四、 引起區內居民極大的不安。沙田靜苑的發展追溯至 2009 年，當時村民發現原有寮屋改建為骨灰安置所，便發起抗議行動，向政府部門和發展商表達強烈反對意見，據居民指出，自改建以來有多位村內長者突然離世，引起村民就該靈灰安置所影響鄉村風水的疑慮，因此過去十多年一直反對該靈灰安置所的改劃。

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

Submission Number:
 TPB/R/S/ST/37- S8

Representation Number:
 TPB/R/S/ST/37- R9

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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，填妥的表須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 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.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

陳振權



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

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

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

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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

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

S15T/37

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

Subject matters 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 [^]
K	☐ support 支持 ☒ oppose 反對	申請人無法提供在場所內的上落客和停車的位置, 而需要佔用垃圾收集站附近位置進行上落客安排, 造成阻塞居民和車輛出入, 嚴重影響居民的生活。
	☐ support 支持 ☐ oppose 反對	
	☒ support 支持 ☐ oppose 反對	

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

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

一、先發展後申請發展商早於十年前已經把上述土地上的構築物發展成骨灰龕場並在市場上出售，現是已經有骨灰上位，是次改劃是屬於「先發展後申請」的模式，發展商罔顧土地規劃的相關法例，把原為綠化地帶的土地改變用途，製造既成事實，再要求城規會通過其改劃申請。如城規會通過是次申請，將會立下極壞先例，讓發展商可以繼續罔顧土地管制法規，發展綠化地帶，破壞香港重要的土地資源。

二、私營骨灰龕位需求不斷減少。政府在最新施政報告指出已計劃興建和現有骨灰龕位的數量達致 80 萬個，按每年五萬至六萬人離世，加上接受綠色殮葬的人數不斷增加，市民對於動輒數十萬元的私營骨灰龕位的需求不斷下降，政府沒有必要繼續增加私營骨灰龕位的供應。

三、未能解決交通接駁及違例停泊的問題。申請人在今年四月提交新的交通影響評估報告和交通接駁安排未能解決改劃後帶來的車流、人流、環境問題，對附近民居的影響深遠。新的交通接駁安排調整了春秋二祭時的接駁巴士上落安排，把穿梭巴士的暫時停泊處由赤坭坪往大埔方向巴士站，改為在靠赤坭坪位置上車。以上改動並未能解決乘客上落所帶來的車阻問題。文件上顯示新的穿梭巴士停泊位置為赤坭坪垃圾收集站位置附近放置了大量垃圾桶，不時有大型夾車和垃圾車收集大型垃圾，加上該位置不時有車輛停泊，所以絕不是合適上落客位置。申請人無法提供在場所內的上落客和停車的位置，而需要佔用現有位置進行上落客安排，只會造成更多的違泊和阻塞，加劇目前交通阻塞問題，嚴重影響居民的生活。

四、引起區內居民極大的不安。沙田靜苑的發展追朔至 2009 年，當時村民發現原有寮屋改建為骨灰安置所，便發起抗議行動，向政府部門和發展商表達強烈反對意見，據居民指出，自改建以來有多位村內長者突然離世，引起村民就該靈灰安置所影響鄉村風水的疑慮，因此過去十多年一直反對該靈灰安置所的改劃。

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	Date Received 收到日期	

Representation Number:
TPB/R/S/ST/37- R10

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Department, 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，填妥的表格及支持文件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 Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 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.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) CHAN CHAN SUM	
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)	

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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

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

S15T/37

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 [^]
K	☐ support 支持 ☒ oppose 反對	影响風水, 心理健康, 出入平安 導致我們極大的不安, 令到我們訓唔安, 食唔落, 心情極度低落。
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

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

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

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

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

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

一、 先發展後申請發展商早於十年前已經把上述土地上的構築物發展成骨灰龕場並在市場上出售，現是已經有骨灰上位，是次改劃是屬於「先發展後申請」的模式，發展商罔顧土地規劃的相關法例，把原為綠化地帶的土地改變用途，製造既成事實，再要求城規會通過其改劃申請。如城規會通過是次申請，將會立下極壞先例，讓發展商可以繼續罔顧土地管制法規，發展綠化地帶，破壞香港重要的土地資源。

二、 私營骨灰龕位需求不斷減少。政府在最新施政報告指出已計劃興建和現有骨灰龕位的數量達致 80 萬個，按每年五萬至六萬人離世，加上接受綠色殮葬的人數不斷增加，市民對於動輒數十萬元的私營骨灰龕位的需求不斷下降，政府沒有必要繼續增加私營骨灰龕位的供應。

三、 未能解決交通接駁及違例停泊的問題。申請人在今年四月提交新的交通影響評估報告和交通接駁安排未能解決改劃後帶來的車流、人流、環境問題，對附近民居的影響深遠。新的交通接駁安排調整了春秋二祭時的接駁巴士上落安排，把穿梭巴士的暫時停泊處由赤坭坪往大埔方向巴士站，改為在靠赤坭坪位置上車。以上改動並未能解決乘客上落所帶來的車阻問題。文件上顯示新的穿梭巴士停泊位置為赤坭坪垃圾收集站位置附近放置了大量垃圾桶，不時有大型夾車和垃圾車收集大型垃圾，加上該位置不時有車輛停泊，所以絕不是合適上落客位置。申請人無法提供在場所內的上落客和停車的位置，而需要佔用現有位置進行上落客安排，只會造成更多的違泊和阻塞，加劇目前交通阻塞問題，嚴重影響居民的生活。

四、 引起區內居民極大的不安。沙田靜苑的發展追溯至 2009 年，當時村民發現原有寮屋改建為骨灰安置所，便發起抗議行動，向政府部門和發展商表達強烈反對意見，據居民指出，自改建以來有多位村內長者突然離世，引起村民就該靈灰安置所影響鄉村風水的疑慮，因此過去十多年一直反對該靈灰安置所的改劃。

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/ST/37- S22
	Date Received 收到日期	

Representation Number:
TPB/R/S/ST/37- R23

- The representation should be made to the Town Planning Board (the Board) before the expiry of completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Department, 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，填妥的申述表格須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 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.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

黃女

RECEIVED

15 JAN 2024

Town Planning Board

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

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

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

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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

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

S15T/37

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 [^]
K	☐ support 支持 ☒ oppose 反對	未能解決交通接駁及違例停泊問題, 破壞風水, 自改建以來有多位村內長者突然離世。
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

一、 先發展後申請發展商早於十年前已經把上述土地上的構築物發展成骨灰龕場並在市場上出售，現是已經有骨灰上位，是次改劃是屬於「先發展後申請」的模式，發展商罔顧土地規劃的相關法例，把原為綠化地帶的土地改變用途，製造既成事實，再要求城規會通過其改劃申請。如城規會通過是次申請，將會立下極壞先例，讓發展商可以繼續罔顧土地管制法規，發展綠化地帶，破壞香港重要的土地資源。

二、 私營骨灰龕位需求不斷減少。政府在最新施政報告指出已計劃興建和現有骨灰龕位的數量達致 80 萬個，按每年五萬至六萬人離世，加上接受綠色殮葬的人數不斷增加，市民對於動輒數十萬元的私營骨灰龕位的需求不斷下降，政府沒有必要繼續增加私營骨灰龕位的供應。

三、 未能解決交通接駁及違例停泊的問題。申請人在今年四月提交新的交通影響評估報告和交通接駁安排未能解決改劃後帶來的車流、人流、環境問題，對附近民居的影響深遠。新的交通接駁安排調整了春秋二祭時的接駁巴士上落安排，把穿梭巴士的暫時停泊處由赤坭坪往大埔方向巴士站，改為在靠赤坭坪位置上車。以上改動並未能解決乘客上落所帶來的車阻問題。文件上顯示新的穿梭巴士停泊位置為赤坭坪垃圾收集站位置附近放置了大量垃圾桶，不時有大型夾車和垃圾車收集大型垃圾，加上該位置不時有車輛停泊，所以絕不是合適上落客位置。申請人無法提供在場所內的上落客和停車的位置，而需要佔用現有位置進行上落客安排，只會造成更多的違泊和阻塞，加劇目前交通阻塞問題，嚴重影響居民的生活。

四、 引起區內居民極大的不安。沙田靜苑的發展追溯至 2009 年，當時村民發現原有寮屋改建為骨灰安置所，便發起抗議行動，向政府部門和發展商表達強烈反對意見，據居民指出，自改建以來有多位村內長者突然離世，引起村民就該靈灰安置所影響鄉村風水的疑慮，因此過去十多年一直反對該靈灰安置所的改劃。

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/ST/37- S23
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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。

Representation Number:
TPB/R/S/ST/37- R24

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 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.tpb.gov.hk/>）。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

郭智強



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

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

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

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
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* Delete as appropriate 請刪去不適用者

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

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

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

S15T/37

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 [^]
K	☐ support 支持 ☒ oppose 反對	發展綠化地帶, 改建案, 灰帶置所, 破壞綠化環境, 交通堵致影响村民上落。
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

一、 先發展後申請發展商早於十年前已經把上述土地上的構築物發展成骨灰龕場並在市場上出售，現是已經有骨灰上位，是次改劃是屬於「先發展後申請」的模式，發展商罔顧土地規劃的相關法例，把原為綠化地帶的土地改變用途，製造既成事實，再要求城規會通過其改劃申請。如城規會通過是次申請，將會立下極壞先例，讓發展商可以繼續罔顧土地管制法規，發展綠化地帶，破壞香港重要的土地資源。

二、 私營骨灰龕位需求不斷減少。政府在最新施政報告指出已計劃興建和現有骨灰龕位的數量達致 80 萬個，按每年五萬至六萬人離世，加上接受綠色殮葬的人數不斷增加，市民對於動輒數十萬元的私營骨灰龕位的需求不斷下降，政府沒有必要繼續增加私營骨灰龕位的供應。

三、 未能解決交通接駁及違例停泊的問題。申請人在今年四月提交新的交通影響評估報告和交通接駁安排未能解決改劃後帶來的車流、人流、環境問題，對附近民居的影響深遠。新的交通接駁安排調整了春秋二祭時的接駁巴士上落安排，把穿梭巴士的暫時停泊處由赤坭坪往大埔方向巴士站，改為在靠赤坭坪位置上車。以上改動並未能解決乘客上落所帶來的車阻問題。文件上顯示新的穿梭巴士停泊位置為赤坭坪垃圾收集站位置附近放置了大量垃圾桶，不時有大型夾車和垃圾車收集大型垃圾，加上該位置不時有車輛停泊，所以絕不是合適上落客位置。申請人無法提供在場所內的上落客和停車的位置，而需要佔用現有位置進行上落客安排，只會造成更多的違泊和阻塞，加劇目前交通阻塞問題，嚴重影響居民的生活。

四、 引起區內居民極大的不安。沙田靜苑的發展追朔至 2009 年，當時村民發現原有寮屋改建為骨灰安置所，便發起抗議行動，向政府部門和發展商表達強烈反對意見，據居民指出，自改建以來有多位村內長者突然離世，引起村民就該靈灰安置所影響鄉村風水的疑慮，因此過去十多年一直反對該靈灰安置所的改劃。

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/ST/37- S24
	Date Received 收到日期	
		Representation Number: TPB/R/S/ST/37- R25

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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，填妥的表須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 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.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

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



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

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

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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

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

S15T/37

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 [^]
K	☐ support 支持 ☒ oppose 反對	破壞綠化環境影響村民。
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

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

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

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

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

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

一、 先發展後申請發展商早於十年前已經把上述土地上的構築物發展成骨灰龕場並在市場上出售，現是已經有骨灰上位，是次改劃是屬於「先發展後申請」的模式，發展商罔顧土地規劃的相關法例，把原為綠化地帶的土地改變用途，製造既成事實，再要求城規會通過其改劃申請。如城規會通過是次申請，將會立下極壞先例，讓發展商可以繼續罔顧土地管制法規，發展綠化地帶，破壞香港重要的土地資源。

二、 私營骨灰龕位需求不斷減少。政府在最新施政報告指出已計劃興建和現有骨灰龕位的數量達致 80 萬個，按每年五萬至六萬人離世，加上接受綠色殮葬的人數不斷增加，市民對於動輒數十萬元的私營骨灰龕位的需求不斷下降，政府沒有必要繼續增加私營骨灰龕位的供應。

三、 未能解決交通接駁及違例停泊的問題。申請人在今年四月提交新的交通影響評估報告和交通接駁安排未能解決改劃後帶來的車流、人流、環境問題，對附近民居的影響深遠。新的交通接駁安排調整了春秋二祭時的接駁巴士上落安排，把穿梭巴士的暫時停泊處由赤坭坪往大埔方向巴士站，改為在靠赤坭坪位置上車。以上改動並未能解決乘客上落所帶來的車阻問題。文件上顯示新的穿梭巴士停泊位置為赤坭坪垃圾收集站位置附近放置了大量垃圾桶，不時有大型夾車和垃圾車收集大型垃圾，加上該位置不時有車輛停泊，所以絕不是合適上落客位置。申請人無法提供在場所內的上落客和停車的位置，而需要佔用現有位置進行上落客安排，只會造成更多的違泊和阻塞，加劇目前交通阻塞問題，嚴重影響居民的生活。

四、 引起區內居民極大的不安。沙田靜苑的發展追朔至 2009 年，當時村民發現原有寮屋改建為骨灰安置所，便發起抗議行動，向政府部門和發展商表達強烈反對意見，據居民指出，自改建以來有多位村內長者突然離世，引起村民就該靈灰安置所影響鄉村風水的疑慮，因此過去十多年一直反對該靈灰安置所的改劃。

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

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

S1ST/37

Submission Number:

TPB/R/S/ST/37- S41

Nature of and reasons for the representation 申述的性

Representation Number:

TPB/R/S/ST/37- R40

Subject matters 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 [^]
K	☐ support 支持 ☒ oppose 反對	令我不安
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。



If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

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

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

楊慈愛

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

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

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

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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

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

S1ST/37

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^
K	☐ support 支持 ☒ oppose 反對	在一個小村裏 設置骨灰龕會 滋擾居民
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

一、先發展後申請發展商早於十年前已經把上述土地上的構築物發展成骨灰龕場並在市場上出售，現是已經有骨灰上位，是次改劃是屬於「先發展後申請」的模式，發展商罔顧土地規劃的相關法例，把原為綠化地帶的土地改變用途，製造既成事實，再要求城規會通過其改劃申請。如城規會通過是次申請，將會立下極壞先例，讓發展商可以繼續罔顧土地管制法規，發展綠化地帶，破壞香港重要的土地資源。

二、私營骨灰龕位需求不斷減少。政府在最新施政報告指出已計劃興建和現有骨灰龕位的數量達致 80 萬個，按每年五萬至六萬人離世，加上接受綠色殮葬的人數不斷增加，市民對於動輒數十萬元的私營骨灰龕位的需求不斷下降，政府沒有必要繼續增加私營骨灰龕位的供應。

三、未能解決交通接駁及違例停泊的問題。申請人在今年四月提交新的交通影響評估報告和交通接駁安排未能解決改劃後帶來的車流、人流、環境問題，對附近民居的影響深遠。新的交通接駁安排調整了春秋二祭時的接駁巴士上落安排，把穿梭巴士的暫時停泊處由赤坭坪往大埔方向巴士站，改為在靠赤坭坪位置上車。以上改動並未能解決乘客上落所帶來的車阻問題。文件上顯示新的穿梭巴士停泊位置為赤坭坪垃圾收集站位置附近放置了大量垃圾桶，不時有大型夾車和垃圾車收集大型垃圾，加上該位置不時有車輛停泊，所以絕不是合適上落客位置。申請人無法提供在場所內的上落客和停車的位置，而需要佔用現有位置進行上落客安排，只會造成更多的違泊和阻塞，加劇目前交通阻塞問題，嚴重影響居民的生活。

四、引起區內居民極大的不安。沙田靜苑的發展追溯至 2009 年，當時村民發現原有寮屋改建為骨灰安置所，便發起抗議行動，向政府部門和發展商表達強烈反對意見，據居民指出，自改建以來有多位村內長者突然離世，引起村民就該靈灰安置所影響鄉村風水的疑慮，因此過去十多年一直反對該靈灰安置所的改劃。

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號		Submission Number: TPB/R/S/ST/37- S42
	Date Received 收到日期		

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the sp completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Bc 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。

Representation Number:
TPB/R/S/ST/37- R41

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

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 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.tpb.gov.hk/>）。

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

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

4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.

根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

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

Swire Coca-Cola HK



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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

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

Llewelyn-Davies Hong Kong Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

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

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

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

Draft Sha Tin OZP No. S/ST/37

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

Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Item E	Providing comments ☐ support 支持 ☐ oppose 反對	Please see separate sheets for details.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Propose to rezone the subject site to "Residential (Group E)" zone.

Please see separate sheets for details.

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

17 January 2024

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

By Hand

Dear Sir/Madam,

**Re: Submission of Representation to Item E of the Proposed Amendment to the
Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36**

With regards to the gazettal of the captioned Draft Plan (No. S/ST/37) on 17 November 2023, we act on behalf of Swire Coca-Cola HK (SCCHK, "the Representer") to submit herewith a representation on **Item E** (i.e. rezoning of an "Open Space" ("O") to "Residential (Group A)9" ("R(A)9") with Plot Ratio 5 and a Building Height Restriction of 110mPD) at Sha Tin Wai Road, Siu Lek Yuen) ("the Site") to the Town Planning Board ("the Board") under Section 6(1) of the Town Planning Ordinance (Cap. 131).

While we generally welcome the Government's effort to rezone appropriate sites for residential use to increase housing supply, we would like to express our grave concerns on **Item E** which was based on the Consultants' assessments (e.g. in the Preliminary Environmental Review and the Traffic Impact Assessment) that are misleading, as those assessments do not appear to have been carried out correctly and, hence, the results and conclusions presented to the Government cannot accurately represent the worst-case scenario in both the existing and future situation. Being a socially responsible business operator in Hong Kong, the Representer considers that it is crucial to step up and draw the Board's attention on the extensive and foreseeable impacts arising from the industrial/residential (I/R) interface problem, i.e. the siting of a high-density residential development under the proposed "R(A)9" zone immediately adjacent to an existing "Industrial(1)" ("I(1)") zone with an actively operating industrial bottling plant with future expansion plan.

Based on Consultants' assessments currently conducted, it is premature to rezone the Site to "R(A)9". At worst, the Site should only be rezoned to "Residential (Group E)" ("R(E)") to ensure that a more detailed and comprehensive environmental assessment be conducted and submitted to the Board by the future project proponent under s.16 application in subsequent stage to ensure all types of environmental issues could be addressed satisfactorily. Please find below the details of our representation.

1. Background for Representation

Background of Swire Coca-Cola HK's Siu Lek Yuen Food Production Factory and Bottling Plant

Swire Coca-Cola HK ("SCCHK") has been operating actively on a 24/7 basis at the existing Siu Lek Yuen (SLY) site since 1991. Being the tallest vertical food production factory and bottling plant in the world, SCCHK has overcome numerous technical difficulties in operation over the years. With substantial effort and persistence, it is the company's aim to uphold its "Made in Hong Kong" brand image and continue to operate at the SLY site for the years ahead. Lately, anticipating for an expanding local market, SCCHK has already devoted substantial investments for new production lines in coming years.

The vertical food production factory and bottling plant at SLY site ("SLY Factory") has a unique building design tailor-made to allow various operations to conduct at different floors at the same time throughout the day. The vertical plant itself is a well-established, busy and compact system ensuring the smooth running of this important local beverage supply system. For example, the production lines (with operation of boilers, chimneys, air compressors, chillers, cooling towers, vents, steam condensing tank, CO₂ exhausts, etc.) operating in a 24 hour mode will be working in parallel with the loading and unloading activities at lower levels of the SLY Factory; there are also container hoists from G/F to 10/F of the SLY Factory facing the Site proposed for residential use. To cater for the operation hours of the local chains of retail outlets, e.g. Wellcome, Park'nshop, 7-11, Circle-K, etc and other food and beverage outlets, e.g. McDonald's, there will be loading and unloading activities from mid-night till early mornings (around 6am) followed by central warehouse delivery from 8am of the day.

Currently, apart from production of beverages, SCCHK has been supplying beverages directly to various customers via their own logistics team daily, with its own fleet of vehicles including heavy vehicles, trucks, container trucks, etc. The average daily traffic count of its fleet of vehicles is over 600 vehicles in and out of the SLY Factory (with even higher number of daily traffic count during the peak seasons), showing that there is a high traffic volume at the SLY Factory to cater for the demanding operation needs. In view of the space needed for repairing and maintenance of the vehicles, the Site has been leased from the Government to SCCHK under a Short Term Tenancy (STT) Agreement since August 1993 and has been actively in use since then.

Swire Coca-Cola HK being a Socially Responsible Business Operator to Submit Representation

Proud of being a renowned and successful “Made in HK” brand, the company has endeavoured to up-hold the brand and their motto “Care for our people and the people in the communities we operate our business in”¹ by maintaining sensitivity and acting proactively in response to the complaints made by the neighbours.

For example, in response to the complaints from the villagers in Ngau Pei Sha Village (which is about 95m away from the SLY Factory to the nearest village house) regarding the daily nuisance of the whirring noise generated from the exhaust fans located at the semi open-air level of the SLY Factory, frequency of the exhaust fans has been adjusted to a lower level. Another example is, in response to the complaints from the residents of Yu Chui Court (which is about 180m away from the SLY Factory to the nearest block) regarding the reflective glare due to the white painting on the external façade of the factory building, façade modification work has been carried out to repaint the façade from white to greyish-white colour. Another example is, in response to the complaints from the residents of Yu Chui Court regarding the noise generated by SCCHK’s heavy vehicles parked at the public car park of Yu Chui Court, SCCHK has taken prompt action to terminate its leasing of parking lots at Yu Chui Court and to confine all parking within its own SLY Factory.

¹ Swire Coca-Cola: <https://www.swirecoca.com/en/Sustainability/People.html>

The efforts mentioned above has demonstrated that, SCCHK, being a socially responsible business operator within the community, has put up substantial efforts in maintaining businesses in Hong Kong sustainably and responsibly. Looking towards the future, SCCHK has continued to invest on new production lines. It is reasonable to anticipate that the SLY Factory will remain active, or will be even more active, in operation in future. It is prudent to take this opportunity of submitting representations to express our concerns about the potential I/R interface issues that have to be properly addressed if the Site, right adjacent to our SLY Factory, is to be rezoned for residential use in future.

2. Details of Representation

2.1 Concern A: I/R Interface Issue and the Comprehensiveness of Supporting Technical Assessment

As mentioned above, SCCHK generally welcomes the Government's effort to rezone appropriate sites for residential developments alleviating the problem of shortage of housing supply. Nevertheless, with just preliminary technical assessments conducted by Consultants in support for a high-density development on the Site, such arrangement is considered as piecemeal and insufficient, which has underestimated the genuine environmental nuisances from the SLY Factory to the Site. In fact, from planning perspective, given the proximity (less than 10m) between the Site and SLY Factory, it is expected that continuous complaints from the future residents will be received and given the minimal buffer space, there will be no room for rectification of nuisances. As such, the negative impact arising from I/R interface problem is apparent, and the Site requires more detailed and comprehensive environmental assessment prior to confirming the feasibility for converting the Site for residential development.

To facilitate the Board's consideration, issues/ incompetency of the current technical assessments (the Preliminary Environmental Review (PER) and Summary of Traffic Impact Assessment (TIA)) conducted by the Consultants are summarized as follows:

Detailed Assessment on Various Existing Fixed Noise Sources is Absent

The PER in support of **Item E** has taken a general approach by assuming a predicted fixed noise level for SLY Factory. There are no detailed elaborations on which locations the noise levels were taken. As a result, to mitigate the noise exceedances generated from the SLY Factory, some standard mitigation measures such as single aspect design for the future residential blocks with architectural fins and acoustic windows were recommended.

The PER conducted by Consultant is just a preliminary summary report without detailed assessments of all fixed noisy equipment (i.e. the exhaust fans, the heating, ventilation and air conditioning system (HVAC system) and fixed on-site traffic control system) in the SLY Factory. Given that the SLY Factory is an active industrial development which will continue to operate after the completion of the residential development at the Site, it is important to take into consideration of all fixed noise sources to reflect the full picture in the assessment. With an aim to highlighting the incompetency of the PER conducted by Consultants, there are at least several major fixed noise sources within the SLY Factory which have not been considered in the PER conducted (see **Table 1** below).

Table 1 Various Fixed Noise Sources in SLY Factory

	The semi open-air design of the SLY Factory will directly expose various types of industrial operating noise including: - Whirring noise from exhaust fans at upper floors - Warning sirens from hoisting and transferring of containers to all floors - Daily loading/unloading activities
--	--

Fig 1. Semi open-air design for upper floors



Fig 2. Semi Open-air car ramp for delivery trucks and vehicles from G/F to 3/F

To facilitate loading/unloading activities, there are two open air car ramps from G/F to 3/F. Due to the 24/7 operation mode, traffic and related operation noises are generated throughout the day and night on a daily basis is expected.



Fig 3. Hoisting machine carrying raw materials containers to the production line from G/F to upper floors

To facilitate the transportation of raw materials directly to the production lines at various upper levels, a hoisting machine with warning sirens is installed on each level.

Together with the open-air design, significant operating noise and especially striking sounds from the sirens are common



Fig 4a. CO₂ refilling area next to car ramp on G/F



Fig 4b. CO₂ refilling procedures on G/F



Fig 5. A photo showing a delivery truck leaving the SLY Factory

During the CO₂ refilling procedures, large amount of steam and high pitch noise will be generated from the semi open-air ground level.

An average daily traffic count of its fleet of vehicles is over 600 vehicles in and out of the SLY factory (with even higher number of daily traffic count during the peak seasons), showing that there is a high traffic volume at the factory to cater for the demanding operation needs. To ensure the safety of pedestrian, there is a loud siren installed to warn pedestrians whenever a vehicle pass by the entrance of the SLY Factory.

No Assessment on the Mobile Noise Sources Related to the SLY Factory

Apart from fixed noise sources mentioned above, the PER by Consultants in support of **Item E** has no account of the mobile noise sources associated with the SLY Factory. Given the 'industrial' nature of the SLY Factory, proximity of the Site with SLY Factory and the active operation of the factory with various noise generated from the delivery trucks, an assessment on the mobile sources should be conducted. At present, the SLY Factory is experiencing a high traffic volume of an average daily traffic count (i.e. in-coming and out-going) of over 600 vehicles per day. The frequency would be intensified during hot seasons.

Other than the PER, it is noted that only the executive summary of the TIA is incorporated in the Board Paper. Due to limited information given, it is doubtful if the TIA conducted by Consultants has taken into account the high traffic flows generated by the SLY Factory, given its unique operation mode which is different from conventional industrial activity.

Other Industrial Environmental Nuisance Should be Considered

Given the unique operation mode of the SLY Factory, to reflect the genuine environmental situation and considered the environmental impact from a holistic manner, considerations on other 'non-typical' nuisances should be incorporated into the environmental assessment.

For example, future residents living near the south-western part of the Site (i.e. close to the SLY Factory) may be constantly affected by the hot steam air venting periodically from the existing boiler at 3/F of the SLY Factory. At times, there are also occasions where temporary road closure is required for lifting works for replacement of old machineries / equipment and installation of new ones. There are also night time operations at the SLY Factory that require night time lighting to be switched on continuously, which may cause light nuisance to future residents if living close by. Such impacts, which may not be commonly found in other traditional industrial developments and is not generally reflected in typical technical assessments should be considered in the comprehensive environmental assessment for the Site.

Table 2 Other Possible Nuisance in SLY Factory

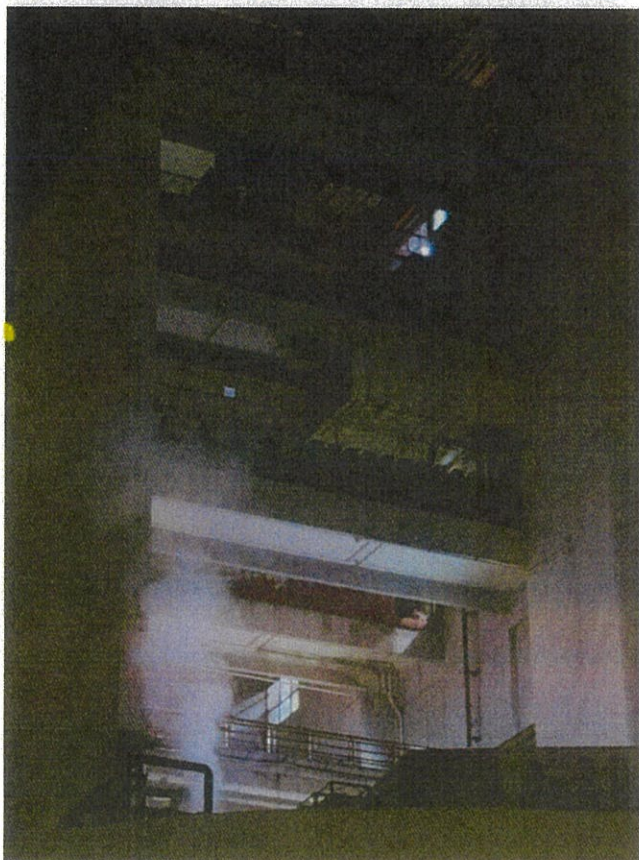


Fig 1. Hot steam air venting at open-area above car ramp

There are boilers on 3/F located at the open-area above the car ramp which is right abutting to the future residential development site. Hot steam air is venting out periodically from the boilers, including night time operation, which may become a possible nuisance to future residents.



Fig 2. Temporary road closure with lift truck handling production machineries / equipment

For regular maintenance purpose as well as possible future expansion needs, there will be occasions that require temporary road closure of one traffic lane and pavement to allow lifting truck to handle and move heavy production machineries / equipment in and out of the factory to replace old ones.

In order to minimize impact to other road users, such lifting works are usually scheduled during non-peak hours during weekends. While such temporary road closure of one traffic lane and pavement will have to obtain approval from relevant departments (including the Transport Department and the Police) in advance, it will inevitably bring inconvenience to future residents.

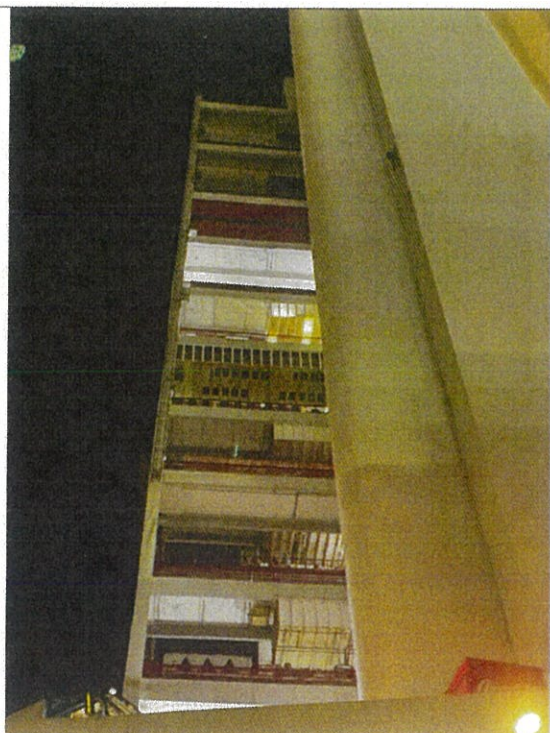


Fig 3. Night time lighting due to the 24/7 operation mode of the factory

The vertical food production factory and bottling plant has a unique building design tailor-made to allow various operations to conduct at different floors at the same time throughout the day. Due to the 24/7 operation mode, it is inevitable that there is lighting throughout the building at night time for operational and safety purposes. This includes the upper floors with open-sided areas facing the future residential development site, which may potentially be a nuisance to future residents during night time.

2.2 Concern B: Cumulative Environmental Impact Resulting from Relocation of Vehicle Maintenance Area and Potential Complaints upon Future Business Expansion of SCCHK

With the proposed amendment **Item E** for residential development, it is expected that the existing operations at the Site via STT will be discontinued. As such, all the existing vehicle maintenance section will be relocated back into the existing SLY Factory. As explained earlier, with regards to the concerns from the local community, the noise generation and operation needs, it is almost impossible for the delivery vehicles and their maintenance section to relocate to a location further away from the SLY Factory.

As a result of the relocation, it is expected that noise nuisances from the SLY Factory will exacerbate immensely due to the increased manoeuvrings and the total amount of traffic within a compact vertical factory building. The vertical bottling plant is actively operating with various operations among different floors 24 hours a day and throughout the year (even on Public Holidays). Together with the company's committed and planned new production line, the cumulative nuisances generated from SLY Factory to the Site in **Item E** will become even more significant. It is envisaged that the technical assessments conducted by Consultants in support of **Item E** have not taken into account the cumulative environmental impacts (i.e. relocation of vehicle maintenance section from the Site into the SLY Factory and the possible expansion of production line) from the SLY Factory.

As a socially responsible company, it is foreseeable that without a thorough assessment on the existing and future environmental impact prior to the proposed residential development, complaints from the future residents to SCCHK, and even to the Government, will be expected.

2.3 Concern C: Intangible Impact to Future Residents

We have to stress that the industrial operations in the SLY Factory are complying with the relevant noise control ordinance. Yet, it is important to note that the noise levels are close to the threshold of the Acceptable Noise Level. Research² suggests that sleep quality decreases when noise exposure exceeds 60dB, and this can lead to various health problems, including chronic diseases. The quality of living of future residents being so close to an active industrial operation is difficult to be assessed and they may be prone to adverse health impacts in the long-run.

2.4 Concern D: No Consultation with SCCHK on the Proposed OZP Amendment

There is no prior consultation from the Government's Consultants when they carried relevant technical assessments in support of the proposed OZP amendment for proposed residential use at the Site. As such, SCCHK has no chance to offer or present a full and detailed account of the daily operation activities in the SLY Factory and the technical assessments now conducted by Consultants in support of the proposed OZP amendment could not accurately represent the full range of environmental and traffic impacts and therefore could not correctly present the results and conclusions to the Government.

² Ohstrom, E., & Rylander, R. (1990): Sleep disturbance by road traffic noise – a laboratory study on number of noise events. *Journal of Sound and Vibration*, 143(1), 93-101. [https://doi.org/10.1016/0022-460x\(90\)90570-p](https://doi.org/10.1016/0022-460x(90)90570-p).

3. Recommendations

Proposed “R(A)” zone is not justifiable as the PER conducted is inadequate and incomplete

In view of the above issues, the proposed “R(A)9” zone is considered inappropriate at this moment, as the overall impacts from the SLY Factory has not been fully represented and addressed in Consultants’ assessments. Under the conventional established planning control system, a site will be rezoned to “R(A)” only if the site has already been supported by a complete and satisfactory Environmental Assessment covering the worst-case scenario at OZP amendment stage. Such mechanism implies that the future project proponent would not need to submit any further s.16 application with the support of various technical assessments.

Proposed “R(E)” zone is more appropriate to ensure greater planning control and to address potential I/R interface problem

As the Consultants’ technical assessments are misleading because they do not appear to have been carried out correctly and, hence, the results and conclusions presented to the Government cannot accurately represent the worst-case situation, it is crucial for the Board to impose adequate control over the Site to ensure that the existing and future environmental impacts be fully assessed and mitigated by future proponent prior to any development. It is therefore suggested that the Site should at least be rezoned to “R(E)” zone. ‘Flat’ use will be under Column 2 of “R(E)” zone which requires application to the Board with detailed technical assessments to ensure that any potential I/R interface problem could be adequately addressed and mitigated.

Upon application to the Board, the future project proponent will be required to conduct comprehensive technical assessments considering the relevant interface issues as illustrated above, as well as the most updated context of the operation at SLY Factory by that time after the relocation of the vehicle maintenance section from the Site (after termination of the STT) into the existing SLY Factory. For a more comprehensive and detailed planning, the “R(E)” zone will also allow the Board to control the future design of the residential development with adequate mitigation measures in a more detailed and comprehensive manner. In addition, under the planning application mechanism of “R(E)” zone, it can also ensure that the proposed scheme at the Site in future and its relevant technical assessments will be made available for inspection and comment by the public.

Future proponent should take into account all operation activities at the SLY Factory based on a worst-case scenario in future submission of technical assessments and implement all mitigation measures to address the potential I/R interface problem at their own cost

We would like to highlight that, it is the responsibility of the future project proponent of the future residential development to carry out comprehensive technical assessments taking into account the unique operation mode of the SLY Factory (i.e. the cumulative impact of all operation activities at various levels and all periods of the day) based on a worst-case scenario and to implement all mitigation measures (addressing the potential I/R interface problem) within their development site at their (i.e. future project proponent's) own cost.

Future residents should be made known of the active industrial activities nearby in the sales brochure of the future residential development

It is also the responsibility of the future project proponent to notify all future residents regarding the potential I/R interface problems from the active industrial operation of the SLY Factory. The best way to ensure all future residents to be made known of the I/R interface issue is through the incorporation of such information into the sales brochure, which shall be taken into account by the future project proponent.

SCCHK should not be held responsible to any complaints received from future residents and should not be deprived of any right to expand its existing production line within its premises in future, as 'Industrial Use' is always the "Industrial (1)" zone where SLY Factory falls within

In view of the proposed amendment and procedural arrangements by the authority, we would like to emphasize that SCCHK and SLY Factory should not be held responsible to any complaints received from the future residents at the Site or to be forced to relocate its operation to other locations. SCCHK should not be deprived of any right to expand its production line within its premises in future as 'Industrial Use' is always permitted in the "Industrial (1)" zone where the SLY Factory falls within.

4. Conclusion

We would like to express our concern that the proposed "R(A)9" zoning under **Item E** of the Draft Plan may not be an appropriate zoning at the Site for residential use. The authority shall take into account the unique context of the SLY Factory, which is an active industrial operation located in such a close proximity. Therefore, we recommend considering a more appropriate zoning, such as "R(E)", which could ensure the future proponent the obligation under the planning regime to conduct a comprehensive environmental assessment. It is crucial to thoroughly consult and involve SCCHK to ensure the collection of accurate data from the SLY Factory. This data should be carefully considered by the Board before approving any proposed residential development at the Site.

Thank you for your kind attention.

Yours faithfully,

for Llewelyn-Davies Hong Kong Ltd



Dickson Hui
Director

DH/WW/ay

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	Date Received 收到日期	

Submission Number:

TPB/R/S/ST/37- S43

Representation Number:

TPB/R/S/ST/37- R42

- The representation should be made to the Town Planning Board (the Board) before the expiry of the sp completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Bo 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, 填妥的表格及須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 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.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

提出此宗申述的人士(下稱「申述人」)

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

Wu Wan Yin Winnie



(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

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

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

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

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

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

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

Draft Sha Tin OZP No. S/ST/37

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Item E	Providing comments ☐ support 支持 ☐ oppose 反對	Please see separate sheets for details.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Propose to rezone the subject site to "Residential (Group E)" zone.
Please see separate sheets for details.

[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

17 January 2024

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

By Hand

Dear Sir/Madam,

**Re: Submission of Representation to Item E of the Proposed Amendment to the
Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36**

With regards to the gazettal of the captioned Draft Plan (No. S/ST/37) on 17 November 2023, I submit herewith a representation to the proposed amendment to the zoning of the Site under **Item E** (i.e. rezoning of an "Open Space" ("O") to "Residential (Group A)9" ("R(A)9") with Plot Ratio 5 and a Building Height Restriction of 110mPD) at Sha Tin Wai Road, Siu Lek Yuen) ("the Site") in Siu Lek Yuen Industrial Area to the Town Planning Board ("the Board") under Section 6(1) of the Town Planning Ordinance (Cap. 131).

While I generally support the Government's effort to rezone appropriate sites for residential use to increase housing supply, I would like to provide the following comments to the Board to reconsider a more appropriate zoning for the Site :-

1. Background of the Site

The Site is located in the Siu Lek Yuen Industrial Area ("SLYIA"), which has mainly been zoned "Industrial (1)" ("I(1)") over the years. The major environmental nuisance in this "I(1)" zone is the existing bus depot in the centre of the SLYIA. There are also active industrial operations in the SLYIA, including Swire Coca-Cola HK located right abutting to the south of the Site. Under the "I(1)" zone, 'Industrial Use' is always permitted.

2. Details of Representation

a. Recommendations under Previous Area Assessments of Industrial Land in the Territory

Over the years, the planning authority has conducted a number of area assessments to the industrial land in the area :-

- According to *A Report on Area Assessments 2009 of Industrial Land in the Territory*, it reported that only "if the bus depot can be relocated, it would provide an opportunity to transform and upgrade the area for residential use".
- According to *A Report on Area Assessments 2014 of Industrial Land in the Territory*, it reported that "since the bus depot is still in operation without any relocation programme, the previous rezoning proposal for residential use is not further recommended in view of the potential industrial/residential interface problems". It also further reported that "despite the new hotel development and the wholesale conversion of one industrial building for non-industrial use, there are still vibrant industrial operations in the area with majority of GFA for industrial use".
- According to *A Report on Area Assessments 2021 of Industrial Land in the Territory*, it reported that "considering the possible changes on the local character in the near future and the residential neighbourhood that surrounds SLYIA, opportunities could be given to rezone SLYIA to "R(E)" to facilitate redevelopment while addressing the industrial/residential interface in the process".

b. Current Proposed "R(A)9" Zoning is not Consistent with Recommendations under Previous Area Assessments of Industrial Land in the Territory

Firstly, the existing bus depot is (and will still be) located in the centre of the SLYIA. The Site proposed for "R(A)9" zone is only about 70m away from the existing bus depot. Since the bus depot is still in operation without any relocation programme, the industrial/residential interface problems will remain an issue as previously noted in the above reports on area assessments.

Secondly, Swire Coca-Cola HK, being a food production factory and bottling plant in active operation, is (and will still be) located in the SLYIA. The vibrant industrial operations in the area will remain an issue as previously noted in the above reports on area assessments.

Hence, given the existence of bus depot and vibrant industrial operations in the area, the previous 2021 report on area assessments of industrial land only recommended that sites in the SLYIA be rezoned to "R(E)" to facilitate redevelopment for residential use while addressing the industrial/residential interface in the process. The proposed "R(A)9" zoning at the Site is not consistent with such recommendation under the previous 2021 report on area assessments of industrial land.

c. Current Proposed "R(A)9" Zoning could not Offer Strong Planning Control

The proposed "R(A)9" zoning could not offer strong planning control to the Board to closely scrutinize the planning process and the satisfactory completion of an updated environmental assessment during the development process of the Site for residential use in view of the severe industrial/residential interface problems.

Under the proposed "R(A)9" zoning, the authority could, at best, request the future project proponent to prepare and submit an updated environmental assessment under lease. Under this mechanism, the submission of the updated environmental assessment would not be made through the planning application channel, hence not for the Board's approval and not available for public inspection. Stakeholders in the area (especially the bus depot and Swire Coca-Cola HK) will not be given a channel to offer comments, which deprive the right of the existing industrial operators in the area to provide valuable information and comments to the future project proponent when planning the residential use.

d. Appropriate Alternative Zoning should be Considered instead of "R(A)9"

According to the previous 2021 report on area assessments of industrial land, it actually recommended that *"opportunities could be given to rezone SLYIA to "R(E)" to facilitate redevelopment while addressing the industrial/residential interface in the process".* There is no strong reason why the previous recommendation of "R(E)" zoning is not being adopted in the current Draft Plan. In fact, in other industrial areas in Hong Kong, "R(E)" zoning is always adopted when proposing suitable sites for residential use during the transformation of the area.

3. Recommendation – Proposed “R(E)” Zoning

Given the recommendations under previous area assessments of industrial land, and to ensure planning control by the Board and not to deprive the right of the existing industrial operators in the area to provide comments during the planning process, it is crucial for the Board to impose adequate control over the Site to ensure that the existing and future environmental impacts be fully assessed and mitigated by future project proponent prior to any development of residential use at the Site. It is therefore suggested that the Site should be rezoned to “R(E)” zone. ‘Flat’ use will be under Column 2 of “R(E)” zone which requires application to the Board with detailed technical assessments to ensure that any potential industrial/residential interface problems could be adequately addressed and mitigated, with the existing industrial operators being given a channel to offer comments through the planning application process. Such “R(E)” zoning is also consistent with the planning control imposed to other industrial areas in Hong Kong where appropriate sites proposed for residential use, but facing potential industrial/residential interface problems, will be required to submit planning application for the Board’s approval of the proposed residential use.

Thank you for your kind attention.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Winnie Wu', written in dark ink.

Winnie Wu

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/ST/37- S44
	Date Received 收到日期	

Representation Number:
TPB/R/S/ST/37- R43

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 1 Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展期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。
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- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
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1. Person Making this Representation (known as "Representer" hereafter)

提出此宗申述的人士（下稱「申述人」）

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

MTR Corporation Ltd

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



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

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

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

* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

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

Draft Sha Tin OZP no. S/ST/37

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^
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

Please see comments in the attachment (Our ref: T&ESD/E&IC/ES/EnvE/L1223)

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本。共四份和一份軟複本。另須提供電郵地址。

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

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

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

☑ at the appropriate box 請在適當的方格內加上 ☑ 號

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

Our ref: T&ESD/E&IC/ES/EnvE/L1223

Date: 17 JAN 2024

By Post and Fax
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

Draft Sha Tin Outline Zoning Plan No. S/ST/37 – Notice of Representation
Railway Noise Concern

The Corporation has, in general, no objection to the amendments within the Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/37 as gazetted by the Town Planning Board on 17 November 2023. However, it is noted that Amendment Item F involves the rezoning of a site on Chap Wai Kon Street from “G/IC” to “Residential (Group A) 10” (“R(A)10”). Given the proposed development’s proximity to the Tuen Ma Line (TML), noise from railway operations could have a potential impact on any future occupants.

We noted from the concerned OZP documents that a Railway Noise Impact Assessment has been conducted as part of the Preliminary Environmental Review (PER) for the development site and noise mitigation measures such as baffle-type acoustic windows and 1.5m long architectural fins have been recommended to meet the statutory requirements. Given that the closest proposed residential building is approximately 35m away from the railway, we wish to caution that the proposed development could be sensitive to air-borne noise from TML, especially the noise emitted from the nearby rail turnout infrastructures which could result in adverse noise impact to the future occupants. When the building layout is confirmed during the detailed design stage, we would recommend that the development proponents conduct a detailed Railway Noise Impact Assessment, to be reviewed and approved by the Environmental Protection Department (EPD), and implement any necessary noise mitigation measures at the development site to ensure full compliance with statutory requirements. While there is no detailed railway noise assessment report enclosed in the OZP documents, we would like to remind that the assumed noise reduction of acoustic windows for mitigating railway noise should be verified by conducting tests for ensuring the proposed mitigation measures are fit-for-purpose so that the potential train noise issue can be satisfactorily addressed. We also recommend that the future detailed assessment should consider the building façade facing the north-east, e.g. point “T1_4”, as it is also close to and have direct line-of-sight to the railway.

Our ref: T&ESD/E&IC/ES/EnvE/L1223
Date: 17 JAN 2024

We respectfully urge Town Planning Board to give due considerations to our concern and impose related development requirements through Planning Briefs, statutory plans and/or land administration documents. The development proponents should also ensure that the future residents of the development will not be exposed to noise impacts exceeding relevant noise limits by implementing adequate noise mitigation measures at its own cost and to the satisfaction of the Director of Environmental Protection.

Thank you for your attention. Should you have any queries, please feel free to contact our Lead Environmental Manager, Ms. Catherine Leung at 

Yours faithfully,



Chan Hing Keung
Chief of Operations Engineering Service & Innovation

c.c Mr. TSANG Sai Wing, Terence - Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan - Principal Environmental Protection Officer (Assessment & Noise)

~~and the planning considerations and assessments as detailed in the Paper. The Planning~~
Department (PlanD) had no objection to the application.

42. Members had no question on the application.

Deliberation Session

43. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 27.10.2027, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairman thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Sha Tin, Tai Po and North District

Agenda Item 9

[Open Meeting]

Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/36
(RNTPC Paper No. 8/23)

44. The Secretary reported that the proposed amendment Item A mainly involved a public housing development to be developed by the Hong Kong Housing Authority (HKHA) in Sha Tin, of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study conducted by the Civil Engineering and Development Department (CEDD). Technical assessments for proposed amendment Items C1, C2, D, E and F were conducted by AECOM Asia Company Limited (AECOM). The proposed amendment Item G was to reflect a completed hotel development in 2019 under a subsidiary

of Sun Hung Kai Properties Limited (SHK). The proposed amendment Items H1 and H2 were to take forward the decision of an agreed section 12A application (No. Y/ST/58), and AECOM was one of the consultants of the applicant. The following Members had declared interests on the item:

- | | | |
|--|---|--|
| Mr Paul Y.K. Au
(as <i>Chief Engineer (Works)</i> ,
<i>Home Affairs Department</i>) | - | being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Dr C.H. Hau | - | being a member of the Urban Forestry and Diversity Focus Group of CEDD on the study related to the Kau Yi Chau Artificial Islands; being an honorary professional adviser of CEDD on wetland conservation and biodiversity enhancement associated with the development of New Territories North; conducting contract research projects with CEDD; and having current business dealings with AECOM; |
| Professor John C.Y. Ng | - | owning a property in Sha Tin; |
| Ms Carrie K. Y. Leung | - | owning a property in Sha Tin; |
| Mr Vincent K.Y. Ho | - | co-owning with spouse a property in Sha Tin and having current business dealings with SHK and AECOM; |
| Dr Conrad T.C. Wong | - | having current business dealings with HKHA, SHK and AECOM; |
| Mr K.L. Wong | - | being a member and an ex-employee of the Hong Kong Housing Society which currently had discussion with HD on housing development issues; and |
| Miss Winnie W.M. Ng | - | being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) |

and Long Win Company Limited (Long Win) and SHK was of the shareholders of KMB and Long Win.

45. The Committee noted that Dr C.H. Hau, Dr Conrad T.C. Wong, Messrs Vincent K.Y. Ho and Paul Y.K. Au had tendered apologies for being unable to attend the meeting. According to the procedure and practice adopted by the Town Planning Board, as the proposed amendment for the public housing development was the subject of amendment to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA and HD on the item only needed to be recorded and they could stay in the meeting. As the properties owned by Professor John C.Y. Ng and Ms Carrie K.Y. Leung had no direct view of the amendment sites, and Miss Winnie W.M. Ng had no involvement in the amendment items, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

46. The following government representatives and consultants were invited to the meeting at this point:

PlanD

Ms Margaret H.Y. Chan	-	District Planning Officer/Shan Tin, Tai Po and North (DPO/STN)
Ms Hannah H.N. Yick	-	Senior Town Planner/Shan Tin, Tai Po and North (STP/STN)
Ms Cherry Ho	-	Town Planner/Shan Tin, Tai Po and North (TP/STN)
Ms Elizabeth Ng	-	TP/STN

CEDD

Mr Lee Kwai Wing	-	Chief Engineer/Special Duties (Works)
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Mr Lam Chun Tak - Senior Engineer/4, Special Duties
(Works)

Mr Wong Kwok Chuen - Senior Engineer/6

Ms Yolanda Kwok - Engineer/1

HD

Ms Yu Pui Sze, Canetti - Senior Planning Officer/6

Mr Andy Wong - Senior Architect/5

Mr Howard Tang - Planning Officer/8

Government Property Agency

Ms Leung Mei Yin, Ida - Senior Property Manager (Project)1

Consultants

Ms Cleo Yip - WSP (Asia) Limited (WSP)

Mr Hayes Lam - WSP

Mr Vincent So - WSP

Mr Howard Chan - Ecosystems Limited

Mr Jacky Yeung - Aurecon Hong Kong Limited

47. With the aid of a PowerPoint presentation, Ms Hannah H.N. Yick, STP/STN, briefed Members on the background of the proposed amendments to the OZP, technical considerations, provision of government, institution and community facilities and open space in the area, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A – to rezone the site to the west of ex-Fo Tan Cottage Area from “Green Belt” (“GB”) to “Residential (Group A) 8” (“R(A)8”) with a maximum plot ratio (PR) of 6.7 and a maximum building height (BH) of 240mPD for a public housing development;
- (b) Amendment Item B – to rezone the site at Shan Mei Street to “Government, Institution or Community” (“G/IC”) zone with a maximum BH of 140mPD for a joint-user complex;
- (c) Amendment Items C1, C2 and D – to rezone the sites in Shek Mun and Siu Lek Yuen to “Commercial (1)” (“C(1)”) zone with a maximum PR of 9.5 and BHs of 120mPD/130mPD for commercial developments;
- (d) Amendment Items E and F – to rezone the Item E site to “R(A)9” and the Item F site to “R(A)10” both in Siu Lek Yuen, with a maximum PR of 5 and 6, and a maximum BH of 110mPD and 120mPD respectively;
- (e) Amendment Item G – to rezone the site to “C(2)” with gross floor area (GFA) and BH restrictions to reflect a completed hotel development;
- (f) Amendment Items H1 and H2 – to rezone the Item H1 site to “Residential (Group B)” with a maximum PR of 2.5 and a maximum BH of 140mPD to take forward the decision of the Committee on an agreed s.12A application (No. Y/ST/58) and to rezone a remnant narrow strip of land under the Item H2 site to “G/IC”; and
- (g) Amendment Items J and K – to rezone the Item J site to “Other Specified Uses” (“OU”) annotated “Religious Institution with Columbarium” and the Item K site to “OU” annotated “Columbarium (2)” with GFA, BH and number of niches restrictions to take forward the decisions of the Committee on three agreed s.12A applications (No. Y/ST/48, 49 and 53).

48. As the presentation by PlanD’s representative was completed, the Chairman invited questions from Members.

49. A Member asked about the land status of sites in Siu Lek Yuen under amendment Items D, E, and F, and whether the 2020 Area Assessments of Industrial Land in the Territory (2020 AA) was completed. Ms Margaret H.Y. Chan, DPO/STN, said that the sites of Items D, E and F only involved government land. While the 2020 AA was completed, the study to take forward its recommendation on possible rezoning of the “Industrial (1)” zones in Siu Lek Yuen to “Residential (Group E)” zones was still underway.

50. The Chairman said that the proposed amendments were mainly to take forward a public housing site identified under the “GB” review, a joint-user complex under the “single site, multiple use” initiative, the findings of 2020 AA and decisions of the Committee on four agreed s.12A applications. Members agreed to the proposed amendments.

51. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/36 as shown on the draft Sha Tin OZP No. S/ST/36A at Attachment II of the Paper (to be renumbered as S/ST/37 upon exhibition) and its Notes at Attachment III were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Sha Tin OZP No. S/ST/36A (to be renumbered as S/ST/37) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES was suitable for exhibition for public inspection together with the OZP.

52. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

[The Chairman thanked the government representatives and consultants for attending the meeting. They left the meeting at this point.]

選舉委員會副主席

5. 主席表示截至提名期結束，秘書處沒有收到發衛會副主席的提名表格。由於沒有候選人參選，主席宣布發衛會副主席職位繼續懸空。

通過會議記錄

二零二三年七月十八日會議記錄
(會議記錄 DHEH 5/2023)

6. 委員一致通過上述會議記錄。

續議事項

政府部門就上次會議所議事項的回覆
(文件 DHEH 43/2023)

7. 委員一致備悉上述文件。

討論事項

擬議修訂《沙田分區計劃大綱核准圖編號 S/ST/36》(修訂)
(文件 DHEH 44/2023)(修訂)

前火炭平房區西面地盤作公營房屋發展計劃
(文件 DHEH 45/2023)

8. 主席建議合併討論《擬議修訂〈沙田分區計劃大綱核准圖編號 S/ST/36〉》及《前火炭平房區西面地盤作公營房屋發展計劃》。

9. 委員一致同意上述建議。

10. 規劃署高級城市規劃師/沙田易康年女士及房屋署高級建築師(5)黃冠樺先生簡介兩份文件。

11. 冼卓嵐先生的意見綜合如下：

- (a) 他欲了解有關公營房屋發展計劃(發展計劃)的最高可建樓層數量，以及本港有否其他公營房屋設有避火層；
- (b) 他關注發展計劃或會加劇有關位置的交通擠塞情況，欲了解相關部門會否考慮增設單車配套設施；以及
- (c) 他欲了解《沙田分區計劃大綱核准圖編號 S/ST/36》(圖則)中的修訂項目共涉及多少休憩用地，以及區內供市民使用的休憩用地數量。

12. 主席播放一段影片，他的意見綜合如下：

- (a) 他表示有關影片攝於早前暴雨期間火炭平房區其中一條排洪河道附近。他關注發展計劃會否破壞有關位置的環境，以致在惡劣天氣時威脅居民的財產安全。此外，他欲了解發展計劃設置河道緩衝區的效用，以及有關部門能否就排水方面作出相應工程安排。他建議沙田民政事務處(民政處)研究透過鄉郊小工程計劃修繕擬發展範圍的橋樑，改善有關位置的河道情況；
- (b) 他關注發展計劃對生態環境的長遠影響，並欲了解文件所示擬發展範圍內“11個具重要保育價值的物種”的詳情、發展計劃對生態的影響，以及相關緩解措施的效用；
- (c) 他欲了解有關部門如何考慮擬建樓宇的高度。他認為擬建樓宇高度可參照鄰近駿洋邨的發展高度，以減少遮擋周邊景觀；

- (d) 他表示樂景街、火炭路、松頭下路、源禾路、沙田路等一帶於繁忙時間的車流量甚高，當中樂景街的擠塞問題持續多年。他關注發展計劃將增加區內人口，或會進一步加重路面交通負荷。他請有關部門備悉和跟進相關情況。此外，他表示圖則所示擬增設的巴士和公共小型巴士車站停車處只有一條車道，加上駿洋邨現時未有深宵交通設施，他認為有關措施和配套未能便利市民出行。他欲了解有關部門會否考慮改善現時的交通和行人通道接駁配套；
- (e) 他欲了解發展計劃的徵收土地安排、對受影響市民的補償方案，以及推展時間表；
- (f) 他欲了解火炭山尾街擬建聯用綜合大樓的發展時間表和進度；以及
- (g) 他不同意改劃有關綠化地帶作“靈灰安置所”用途。

13. 鍾禮謙先生的意見綜合如下：

- (a) 他欲了解擬建樓宇將作出租還是出售之用、發展計劃將涉及多少個寮屋住戶，以及擬發展範圍會否提供其他便捷的交通或路面設施來接駁駿洋邨的零售設施，方便市民往來；
- (b) 他表示修訂項目 C、E 和 F 項所涉土地現時以短期租約形式出租，當中部分位置為大型車輛提供停泊處。他欲了解修訂項目 C1 項所附設的公眾停車場能否供大型車輛使用。如否，他欲了解相關的安置安排；以及
- (c) 他欲進一步了解修訂項目 C 項在改劃土地用途後的發展詳情。

14. 許立桑先生的意見綜合如下：

- (a) 他關注發展計劃將深化火炭泊車位不足所導致的違泊問題。他希望相關部門檢視現時實際情況，彈性參照《香港規劃標準與準則》(《準則》)以提供停車設施；以及
- (b) 他表示接獲插桅杆村居民的意見，指他們早前受極端天氣及洪水影響。他希望相關部門檢視能否從規劃方面協助改善有關情況。

15. 規劃署沙田、大埔及北區規劃專員陳巧賢女士的回應綜合如下：

- (a) 她表示相關部門經檢討有關綠化地帶和考慮技術評估結果後，已物色了一幅位於前火炭平房區西面、黃竹洋街與桂地新村路交匯處的用地作公營房屋發展；
- (b) 她表示駿洋邨鄰近發展計劃，其最高建築物高度約為主水平基準上 165 米。經考慮擬議發展位置的地盤地勢、發展局限、周邊環境及考慮“地盡其用”等因素後，限制其最高建築物高度為主水平基準上 240 米，提供住用樓層(連平台)約 50 層；
- (c) 她表示發展計劃與北面一條半天然河道之間會保留約 10 米的緩衝區，以減少對景觀、生態和排水等方面的影響；
- (d) 她表示相關部門會按既定程序收回附近 14 個政府土地牌照，而有關發展計劃無需徵收私人土地；
- (e) 她表示是次圖則的修訂項目共涉及約一公頃“休憩用地”地帶(包括 C2 項約 0.4 公頃和 E 項約 0.6 公頃

的“休憩用地”地帶)，以及約 1.2 公頃“政府、機構或社區”地帶(包括 C1 項約 0.8 公頃、D 項約 0.1 公頃和 F 項約 0.3 公頃的“政府、機構或社區”地帶)。政府循“地盡其用”的原則檢討有關地帶的土地用途，並對圖則提出相關修訂建議；

- (f) 她表示修訂項目 C1 項和 F 項現時分別提供約 100 個和 90 個臨時泊車位。根據修訂項目 C 1 項、C2 項和 F 項的建議，改劃後將提供社會福利設施(例如長者、青少年、復康和衛生署設施等)，而 C1 項和 F 項位置分別會提供約 150 個和 50 個私家車泊車位；以及
- (g) 她表示城市規劃委員會(城規會)轄下的鄉郊及新市鎮規劃小組委員會(小組委員會)已考慮沙田靜苑的情況，並檢視有關靈灰安置所已闢設獨立行人通道和預約到訪的安排，而申請人亦已提交相關的技術可行性評估(包括交通管理和環境方面)。因此，小組委員會已同意改劃有關地帶作“靈灰安置所”用途，相關面積為 0.02 公頃，龕位數目上限不得超過 1 716 個。私營骨灰安置所事務辦事處負責監察有關牌照事宜，規劃署備悉委員對擬議靈灰安置所的意見。

(會後備註：規劃署已計算各擬修訂項目的用地，區內會提供約 176 公頃休憩用地供市民使用。)

16. 黃冠樺先生的回應綜合如下：

- (a) 他表示發展計劃按照《2011 年建築物消防安全守則(2023 年 6 月修訂版)》，於擬建住宅樓宇與最低地面層距離最多 25 層的樓層提供庇護層(避火層)；以及
- (b) 他感謝和備悉委員就發展計劃與鄰近屋邨接駁安排的意見，並表示房屋署會在詳細設計時考慮有關意見，以盡量便利市民通行。

17. 土木工程拓展署(土拓署)總工程師/專責事務(工程)李桂榮先生的回應綜合如下：

- (a) 他表示相關部門已委託顧問公司探討沿城門河伸延單車徑至擬議建築物一帶的可行性，惟結果顯示，有關位置受現有空間和黃竹洋街斜度等因素所限制，故此暫不考慮加設單車徑；
- (b) 他表示發展計劃的河道緩衝區可減少對棲息於河道的物種的影響，並保留空間作排水之用。此外，因應早前的暴雨，土拓署已聯絡渠務署並了解該河道的水浸風險。參考該河道的水位測量計，暴雨期間該河道的最高水位約位於主水平基準上 58.5 米，而發展項目的相關土地平整工程位於主水平基準上約 68 米，有關位置亦備有擋土牆和其他鞏固斜坡的設施以抵擋洪水，土拓署會繼續密切留意有關情況；
- (c) 他表示樂景街迴旋處不在發展計劃的初步交通和運輸影響評估範圍內，土拓署在設計階段時會與運輸署檢視有關位置的交通情況，探討改善計劃的可行性，相關部門亦會不時評估發展計劃一帶的路面交通，適時提出改善措施；以及
- (d) 他表示發展計劃將預留車站供巴士和公共小型巴士使用，以提供公共交通服務，連接鄰近的鐵路系統和其他地區。

18. 科進顧問(亞洲)有限公司高級生態學家李明洋先生表示，根據初步生態影響評估，擬發展範圍內錄有 11 個具保育價值的物種，包括兩種植物(金狗毛蕨及小果柿)和九種動物(鰓刺溪蟹、領角鴞、紅頭穗鵯、黑喉噪鵯、素雅灰蝶、金斑蛺蝶、東亞家蝠、銀環蛇及銅蜓蜥)，而這些物種在本港其他類近的生態環境亦屬常見。發展計劃附近的林地適合有關物種棲息，發展

過程中亦會移植和遷移受影響的物種，並提供林地補償。因此，經評估後預計發展計劃對總體生態的影響並不顯著。

19. 地政總署沙田地政處行政助理/地政楊威多先生表示，擬發展範圍內估計涉及十多個牌照和 60 多個住戶的相關協調工作需時約一年至一年半完成。

20. 運輸署工程師/沙田 3 彭綺蓮女士表示，石門工業區附近的工業大廈和擬發展範圍的公眾停車場有泊車位供大型車輛使用。

21. 政府產業署高級產業經理(發展項目)1 梁美燕女士表示，政府現就火炭擬建聯用綜合大樓推展相關工作，而火炭(東)熟食市場亦會相應配合展開工程，有關部門會與相關持份者保持緊密溝通。經考慮區內的整體發展，擬建聯用綜合大樓暫不考慮重置有關熟食市場。

22. 房屋署高級規劃師(6)余佩詩女士的回應綜合如下：

- (a) 她表示香港房屋委員會會保留房屋類別的彈性，以配合公屋、綠表置居計劃及其他資助出售單位之間的需求轉變，並適時調節不同類別之間的供應量，務求更適切地應對市況變動，配合社會整體的住屋需要；以及
- (b) 她表示發展計劃會按照《準則》的最新指引，根據提供的住宅單位數量來釐定公營房屋的住用泊車位數量，並諮詢相關部門意見，提供合適的公營房屋泊車設施。

23. 署理沙田民政事務助理專員(2)何健南先生表示，民政處備悉委員就鄉郊小工程計劃的意見，亦會了解有關情況，適時推展合適的工程。

24. 鍾禮謙先生欲了解石門工業區現有的大型車輛泊車位是否可供非有關工廈業戶租用。此外，他關注室內停車場對車輛高度和長度限制未必能配合部分大型車輛的需要。
25. 許立桑先生欲進一步了解《準則》現時對住戶與泊車位數量比例的要求，以及擬提供公眾停車場的租約形式。
26. 鄭仲恒先生關注大廈停車場的管理方案未必能開放停車場予其他非租戶或非業戶司機使用。他欲了解相關部門參照《準則》釐定擬提供的泊車位數量的考慮基準。
27. 麥潤培先生認為《準則》所訂的住戶數量與泊車位比例未能符合市場實際需要，導致私營停車場的泊車位租金亦隨周邊發展調整，最終加重市民負擔。
28. 主席表示，發展計劃的規劃和相關的安置安排尤其重要，希望有關部門能盡早向受影響的市民提供最新消息。
29. 陳巧賢女士表示，運輸署已於二零二一年詳細研究和更新《準則》，現時每四至七個公營房屋單位可提供一個泊車位。釐定泊車位數量時，有關部門亦會一併參照並考慮發展項目與鐵路站的距離，以及周邊的交通配套等因素。
30. 彭綺蓮女士補充，石門偉達中心停車場可供現時使用擬修訂項目 C1 項位置臨時停車場的大型車輛租用，運輸署亦會在擬建公眾停車場盡量安排充足泊車位數量，以供市民使用。
31. 運輸署工程師/沙田 1 梁家棟先生表示，相關部門參照《準則》並諮詢有關部門意見，按照擬建公營房屋的單位數量和與鐵路站的距離等因素釐定住用泊車位數目。此外，松頭下路和桂地街交界工業用地發展項目會興建公眾停車場，屆時可提供約 200 個私家車泊車位和約 100 個商用車輛泊車位，而運輸署亦計劃在桂地街公廁附近增設電單車泊車位。他表示因應政府

“一地多用”的原則，擬建火炭山尾街聯用綜合大樓亦設有公眾停車場，以服務區內市民。

32. 鄭仲恒先生表示，泊車位租金能反映市民的實際需求。他認為有關部門以發展項目與鐵路站的距離釐定可提供的泊車位數量並不切合實際需要。他希望相關部門正視問題，為區內市民提供充足的泊車位。

33. 鍾禮謙先生認為有關部門未能有效安置現時使用修訂項目 C 項位置泊車位的大型車輛。他欲進一步了解有關部門在石門一帶調查大型商用車輛泊車位的方式。

34. 麥潤培先生認為有關部門需仔細考慮受影響車輛的泊車安置安排。他希望相關部門於會議後盡快提供補充資料，以供委員參閱。

35. 衛慶祥先生的意見綜合如下：

(a) 他表示銅鑼灣山路和赤泥坪村一帶的居民反對改劃有關位置(“綠化地帶”)的土地用途。他認為相關部門應正視市民對居住環境的意見；以及

(b) 他表示據了解，現時仍有不少私營骨灰安置所等候牌照申請結果。他認為普光明寺一帶的居住人口密集，考慮到有關位置的密度和交通負荷，有關位置不宜改劃作“宗教機構”及“靈灰安置所”用途。

36. 陳巧賢女士表示，城規會已就銅鑼灣山路和赤泥坪的改劃申請考慮相關建議的土地相容性和技術評估結果。規劃署備悉委員的意見。

37. 主席表示，火炭的泊車位嚴重不足，希望相關部門作更長遠規劃。他亦希望相關部門備悉委員的意見，於本年九月二十七日或之前向發衛會提供補充資料。他宣布結束是項議程。

(會後備註：規劃署、運輸署及土木工程拓展署已於本年九月二十七日向發衛會提供綜合補充資料。)

~~《馬鞍山分區計劃大綱草圖編號 S/MOS/27》所收納的修訂項目~~
(文件 DHEH 52/2023)

38. 陳巧賢女士簡介文件內容。

39. 主席欲了解指定“受規管地區”的原因，以及《馬鞍山分區計劃大綱草圖編號 S/MOS/27》(大綱圖)經修訂後會否增加於有關土地申請興建村屋的難度，或會否導致屋宇在改建前無需向城規會申請規劃許可。

40. 鍾禮謙先生欲了解有關“受規管地區”將由哪個部門負責執行管制行動及其相關程序，以及修訂大綱圖後能否增加執法效率。

41. 陳巧賢女士的回應綜合如下：

- (a) 她表示在發展局指定“受規管地區”前，規劃署在有關位置並無執管權力，而梅子林部分具生態價值的地區環境於近年受人為活動破壞，發展局局長按《城市規劃條例》(第 131 章)(《條例》)獲賦予的權力指定有關位置為“受規管地區”，讓規劃監督就不符合大綱圖規定的發展採取管制行動，以保護有關地區。在“受規管地區”內，除《條例》第 21F 條列明的情況外，任何人不得在有關地區進行或繼續發展，以及

Provision of Major Community Facilities and Open Space in Sha Tin OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	50.80ha	55.96 ha	61.72 ha	+ 10.92 ha
Local Open Space	10 ha per 100,000 persons [#]	50.80ha	99.36 ha	114.70 ha	+ 63.90 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	7	5	7	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	2	1	1	-1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	1	2	2	+1
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	1	0	0	-1
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	2	2	2	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	1	1	1	0
Community Hall	No set standard	N.A.	10	11	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	2	3	5	+3
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	250 classrooms	339 classrooms	358 classrooms	+108 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	774 classrooms	826 classrooms	854 classrooms	+80 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	602 classrooms	935 classrooms	965 classrooms	+363 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	2,923 beds	3,294 beds	5,144 beds	+ 2221 beds

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	5	3	5	0
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	2,040 places	582 places	782 places	- 1,258~ places (A long-term target assessed on a wider spatial context by SWD~)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	6	10	10	+ 4
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	3	3	4	+ 1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	2	3	N.A.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N.A.	10	13	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a district basis)	2,857 places	1,162 places	1,998 places	- 859 places~ (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	3,538 beds	1,751 beds	1,871 beds	-1,667 beds~ (A long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	361 places	519 places	609 places	+248 places~ (A long-term target assessed on a wider spatial context by SWD~)
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	995 places	715 places	795 places	-200 places~ (A long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	1,558 places	1,027 places	1,027 places	-531 places~ (A long-term target assessed on a wider spatial context by SWD~)
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against OZP planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	1	0	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	1.5	1.9	2.4	+ 1

Note:

The planned resident population is about 508,000. If including transients, the overall planned population is about 531,600. All population figures have been adjusted to the nearest hundred.

Remarks:

The requirements exclude planned population of transients.

~ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facilities. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities will be considered. As the HKPSG requirements for these facilities are long-term goals, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

March 2024