

圖例

NOTATION

ZONES

COMMERCIAL	C
COMPREHENSIVE DEVELOPMENT AREA	CDA
RESIDENTIAL (GROUP A)	R(A)
RESIDENTIAL (GROUP B)	R(B)
RESIDENTIAL (GROUP C)	R(C)
RESIDENTIAL (GROUP D)	R(D)
RESIDENTIAL (GROUP E)	R(E)
VILLAGE TYPE DEVELOPMENT	V
INDUSTRIAL (GROUP D)	ID
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
OTHER SPECIFIED USES	OU
OTHER SPECIFIED USES (AMENITY AREA)	OU(A)
AGRICULTURE	AGR
GREEN BELT	GB
CONSERVATION AREA	CA

COMMUNICATIONS

RAILWAY AND STATION	
RAILWAY AND STATION (UNDERGROUND)	
RAILWAY AND STATION (ELEVATED)	
MAJOR ROAD AND JUNCTION	
ELEVATED ROAD	

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME	
DRAINAGE RESERVE	
BUILDING HEIGHT CONTROL ZONE BOUNDARY	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	
PETROL FILLING STATION	
NON-BUILDING AREA	

地帶

商業
綜合發展區
住宅（甲類）
住宅（乙類）
住宅（丙類）
住宅（丁類）
住宅（戊類）
鄉村式發展
工業（丁類）
政府、機構或社區
休憩用地
其他指定用途
其他指定用途（美化市容地帶）
農業
綠化地帶
自然保育區

交通

鐵路及車站
鐵路及車站（地下）
鐵路及車站（高架）
主要道路及路口
高架道路

其他

規劃範圍界線
排水專用範圍
建築物高度控制區界線
最高建築物高度（在主水平基準上若干米）
最高建築物高度（樓層數目）
加油站
非建築用地

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	%	
COMMERCIAL	1.50	0.25	商業
COMPREHENSIVE DEVELOPMENT AREA	57.46	9.59	綜合發展區
RESIDENTIAL (GROUP A)	12.68	2.12	住宅（甲類）
RESIDENTIAL (GROUP B)	10.27	1.71	住宅（乙類）
RESIDENTIAL (GROUP C)	18.70	3.12	住宅（丙類）
RESIDENTIAL (GROUP D)	7.79	1.30	住宅（丁類）
RESIDENTIAL (GROUP E)	6.19	1.03	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	80.17	13.38	鄉村式發展
INDUSTRIAL (GROUP D)	23.75	3.96	工業（丁類）
GOVERNMENT, INSTITUTION OR COMMUNITY	8.31	1.39	政府、機構或社區
OPEN SPACE	4.45	0.74	休憩用地
OTHER SPECIFIED USES	18.64	3.11	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	3.96	0.66	其他指定用途（美化市容地帶）
AGRICULTURE	227.16	37.92	農業
GREEN BELT	10.49	1.75	綠化地帶
CONSERVATION AREA	69.35	11.58	自然保育區
DRAINAGE CHANNEL	14.70	2.45	排水渠
MAJOR ROAD ETC.	23.43	3.94	主要道路等
TOTAL PLANNING SCHEME AREA	599.00	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/YL-KTN/9 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-KTN/9

按照城市規劃條例第 5 條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 項 AMENDMENT ITEM A
修訂項目 B 項 AMENDMENT ITEM B

修訂項目 C 項 AMENDMENT ITEM C

--	--	--

（參看附表）
(SEE ATTACHED SCHEDULE)

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號

PLAN No.

S/YL-KTN/10

香港城市規劃委員會依據城市規劃條例擬備的錦田北分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KAM TIN NORTH - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺

0 200 400 600 800 1000 METRES

2023年1月6日 按照城市規劃條例第5條展示的
核准圖編號 S/YL-KTN/9 的修訂
AMENDMENTS TO APPROVED PLAN No. S/YL-KTN/9 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
6 JANUARY 2023

Signed C K YIP 葉子季 簽署
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

**SCHEDULE OF AMENDMENTS TO
THE APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/9
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of two sites at Mo Fan Heung and Fung Kat Heung from “Industrial (Group D)” (“I(D)”) and “Agriculture” (“AGR”) to “Residential (Group A)” (“R(A)”) with stipulation of building height restriction.
- Item B – Rezoning of a site to the south of Fung Kat Heung Road from “I(D)” to “Government, Institution or Community” (“G/IC”).
- Item C – Rezoning of a site at Fung Kat Heung from “I(D)” to “Residential (Group C)3” (“R(C)3”) with stipulation of building height restriction.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “R(A)” zone.
- (b) Revision to the Remarks of the Notes for the “Residential (Group C)” zone to incorporate development restrictions and requirements for the new “R(C)3” sub-zone.
- (c) Revision to the Remarks of the Notes for “Conservation Area” and “Conservation Area (1)” zones on filling of land/pond or excavation of land.
- (d) Deletion of ‘Market’ from Column 2 of the Notes for “Comprehensive Development Area”, “Residential (Group B)”, “Residential (Group D)”, “Residential (Group E)” and “Village Type Development” zones.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “G/IC” zone.

Town Planning Board

6 January 2023

**List of Represneters and Commenters
in respect of the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10**

I. List of Representers

Represnetation No. (TPB/R/S/YL-KTN/10-)	Name of Representer
R1	Mary Mulvihill
R2	Allex Development Limited
R3	Koon Chun Sauce Factory
R4	The Vinegard Management Services Office
R5	Supreme Management Services Limited

II. List of Commenters

Comment No. (TPB/R/S/YL-KTN/10-)	Name of Commenter
C1	Shap Pat Heung Rural Committee
C2	Mary Mulvihill

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



AMENDMENTS TO KAM TIN NORTH OZP NO. S/YL-KTN/9
06/03/2023 21:26

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

AMENDMENTS TO KAM TIN NORTH OZP NO. S/YL-KTN/9

Dear TPB Members,

Item A – 12.68ha Rezoning of two sites at Mo Fan Heung and Fung Kat Heung from “Industrial (Group D)” and “Agriculture” to “Res (Group A) with BHR.

16 Blocks PH / 16,300 Units / PR 6.7 / BHR 185 / OS 15,764sq.m / PTI

As the plan is for PH the OZP will sail through. However this is despite a number of issues that have been whitewashed and ‘eliminated’ with the now ubiquitous ‘mitigation measures”:

OPEN SPACE

THE **PROVISION OF OS WITHIN THE ESTATE IS TOTALLY INADEQUATE**. IT IS NOT EVEN 1SQ.M PER HOUSEHOLD NEVER MIND THE 46,000 REQUIRED FOR THE NUMBER OF RESIDENTS

THIS IS FUDGED BY REFERENCE TO THE OS ON SITE B. HOWEVER SITE B IS NOT EXCLUSIVE TO THE PH ESTATE AS MOST OF THE FACILITIES LISTED WOULD SERVE THE SURROUNDING COMMUNITY, ie POLICE AND FIRE STATIONS. THE OS ON SITE B WOULD THEREFORE BE OPEN NOT PRIVATE.

VENTILATION

“ To mitigate potential noise impact, suitable noise mitigation measures will be adopted for those residential blocks vulnerable to noise exceedance.”

*“According to the Air Ventilation Assessment – Expert Evaluation conducted under the EFS, **the proposed development would be potentially blocking some winds to its immediate surrounding area.**”*

BUT WAVE A MAGIC WAND AND THIS ISSUE DISAPPEARS. HOWEVER AS PARTS OF THE TOWERS WILL BE BUILT ALMOST ON THE BUFFER.

DESPITE THE LESSONS THAT SHOULD HAVE BEEN TAKEN ON BOARD FROM COVID, HOMES ARE STILL BEING BUILT WITH NO NATURAL VENTILATION. THIS IS ALSO IN CONTRADICTION TO THE PLEDGES MADE RE MEASURES

TO COMBAT CLIMATE CHANGE AS THE AFFECTED UNITS WILL BE DEPENDENT ON AIR CONDITION FOR VENTILATION.

IN ADDITION THE DESIGN OF THESE NEW ESTATES MAKES IT ALMOST IMPOSSIBLE TO DRY WASHING AND THIS FORCES RESIDENTS TO SPEND A LOT OF MONEY ON CLOTHES DRYERS AND AIRCON AND INCREASES DEMAND FOR ENERGY.

TREES

"A total of 150 trees are identified within the proposed public housing site and another 1,468 trees are identified within the areas to be affected by the associated infrastructure works. Most of these trees are in poor and average conditions, with no Old and Valuable Tree nor rare/protected plant species identified." Total tree loss of 1,600+

AMAZING THAT NOT A SINGLE TREE ON ALL THESE SITES TO BE REZONED IS EVER IDENTIFIED TO BE OF ANY VALUE. YET WHEN JOE PUBLIC VISITS THE SITE HE FINDS A NUMBER OF HEALTHY AND BEAUTIFUL SPECIES.

WHILE COMPENSATORY PLANTING IS MENTIONED, THIS IS MERELY IN THE FORM OF A ROW OF ORNAMENTAL TREES AROUND THE PERIPHERY. AS MANY OF THESE TREES ARE TO BE PLANTED AGAINST THE PODIUM THEY WILL HAVE DIFFICULTIES IN MATURING AND WILL CERTAINLY NOT SUSTAIN ANY FORM OF FAUNA AND FLORA.

VISUAL IMPACT

"The proposed public housing development with 16 residential blocks and a maximum building height of 185mPD, will **inevitably result in some changes to the existing visual amenity** of the neighbouring areas. According to the Landscape and Visual Impact Assessment conducted under EFS, the visual impact could be relieved by adopting proper design measures where feasible, such as variation in building height profile (from 151mPD to 183 mPD), sufficient spacing between highrise buildings, and careful design and façade treatment of buildings to enhance visual permeability and visual relief.

CAREFUL DESIGN AND FAÇADE TREATMENT!!!! PULL THE OTHER LEG. THIS WILL BE THE USUAL PH ESTATE. NOTHING CAN MITIGATE THE BULK AND THE SHEER MONOTONY OF THESE DEVELOPMENTS

COMMUNITY FACILITIES

"GFA equivalent to about 5% of the domestic GFA of the public housing development will be reserved for the provision of social welfare facilities."

"According to the latest standards for the provision of social welfare facilities under HKPSG, there will be shortfalls in rehabilitation facilities, child care centre, community care services facilities and residential care homes in Kam Tin North area. In this regard, it should be noted that the HKPSG standards for these facilities

are long term goals and the provision would be addressed by Social Welfare Department (SWD) on a wider district basis, having regard to a number of factors including the distribution of facilities, land supply and service demand as a result of population growth and demographic changes. PlanD, SWD and other concerned departments will work closely together to ensure that additional GIC facilities as required will be included in the planned GIC and residential developments in Kam Tin North area and Yuen Long District. Opportunity has also been taken to reserve accommodation for appropriate social welfare facilities in the proposed public housing site."

THE NEED FOR COMMUNITY FACILITIES IS NOW, NOT DECADES DOWN THE LINE.

5% OF GFA IS TOTALLY INADEQUATE, PARTICULARLY IN THESE NT DISTRICTS THAT TRADITIONALLY LACK MANY OF THE SERVICES AVAILABLE IN MATURE URBAN CENTRES.

THE WIDER DISTRICT BASIS IS NOT ACCEPTABLE AS YUEN LONG IN GENERAL HAS MORE THAN 50% DEFICIENCIES IN THE SERVICES MENTIONED. MOREOVER RECREATIONAL FACILITIES ARE SUCH AS SPORTS GROUNDS AND SWIMMING POOLS ARE TOTALLY INADEQUATE TO SERVE THE EVER INCREASING POPULATION. IT IS BECOMING VERY CLEAR THAT THE PROPOSED 'NEW TOWNS' IN NT WILL FACE THE SAME ISSUES AS THOSE OF TIN SHUI WAI, THE CITY OF SADNESS, WITH LARGE INTAKE OF RESIDENTS WITH INSUFFICIENT SUPPORT SYSTEMS IN PLACE.

THE PLANNED TWO STOREY GIC BLOCK OVER THE BUS TERMINAL IS TOTALLY INADEQUATE TO MEET THE NEEDS OF THE GROWING COMMUNITY AND ADDRESS THE MANY DEFICITS IN SERVICES.

MEMBERS SHOULD BEAR IN MIND THAT THE ADMINISTRATION PLEDGED THAT REZONINGS WOULD BE FOR 'MEETING HOUSING..... AND **OTHER DEVELOPMENT NEEDS**. THE SINGULAR FOCUS ON RESOLVING THE HOUSING ISSUE AT THE EXPENSE OF OTHER SERVICES IS UNACCEPTABLE

Item B – 2.68ha Rezoning of a site to the south of Fung Kat Heung Road from "I (D)" to "G/IC"

Primary School / Police Station / Fire Station / Sport/Leisure Centre / Mini Soccer Field

NO DETAILED PLAN PROVIDED TO DIFFICULT TO ASSESS HOW ALMOST 37,000SQ.M OF OS CAN BE PROVIDED AS THE ENTIRE SITE IS A MERE 26,800SQ.MTS. IT IS IMPOSSIBLE THAT SO MUCH GENUINE OS COULD BE GENERATED IN VIEW OF THE NUMBER OF PLANNED BUILDINGS. SCHOOLS, POLICE AND FIRE STATIONS ARE NOT OPEN TO THE PUBLIC.

IN ADDITION ONE SINGLE MINI SOCCER FIELD IS TOTALLY INADEQUATE TO

SERVE BOTH THE PH ESTATE AND SURROUNDING RESIDENTIAL UNITS.
BASED ON A LOCAL POPULATION OF 50,000 THERE SHOULD BE 5 BASKET
BALL COURTS PLUS MANY OTHER FACILITIES

Item C – 0.37ha Rezoning of a site at Fung Kat Heung from “I(D)” to “Res (Group C)3” with BHR.

Shum Residence. Grade II cluster of 3 1930's Hakka houses / PR 0.5 and BH of two storeys (12m), to reflect the existing use and as-built development bulk.

FULLY SUPPORT, OUR HERITAGE IS BEING WIPED OUT AT AN ALARMING RATE. CONDITIONS SHOULD BE INCLUDED THAT ANY PLANS TO DEMOLISH OR REMODEL THE 3 BUILDINGS HAVE TO BE APPROVED BY TPB. GRADE II HAS INSUFFICIENT PROTECTION AND THE COMMUNITY IS WELL AWARE THAT IF WE ARE TO RELY ON AMO NO HERITAGE BUILDING HAS GENUINE PROTECTION.

Proposed Amendments to the Notes of the OZP

“Opportunity is taken to incorporate some technical and textual amendments in the Notes of the OZP, and (ii) updating the Remarks in the Notes for “CA” and “CA(1)” zones to effectuate the Board’s decision on 6.8.2021 to **exempt diversion of stream/excavation/land filling in association with public works co-ordinated or implemented by Government and maintenance or repair works/or rebuilding works to be exempted from the requirement of planning application**”

STRONGEST OBJECTIONS. THE ADMINISTRATION IS EFFECTIVELY ELIMINATING ANY CONDITIONS THAT GET IN THE WAY OF UNBRIDLED DEVELOPMENT.

DIVERSION OF STREAMS AND LAND FILLING CREATE ENVIRONMENTAL PROBLEMS BUT THE IMPACTS WOULD NO LONGER BE SUBJECT TO SCRUTINY BY THE COMMUNITY OR TPB. THIS IS ANOTHER MEASURE THAT IS CONTRADICTORY TO ABUNDANT RESEARCH THAT UNDERLINES THE IMPORTANCE OF RETAINING NATURAL DRAINAGE CHANNELS AND THE FUNCTION OF PONDS. APPROVAL WOULD ALSO ALLOW THE WHOLESALE FELLING OF TREES AND REMOVAL OF VEGETATION THAT SERVE TO MITIGATE THE IMPACT OF UNBRIDLED DEVELOPMENT.

Mary Mulvihill



PLANNING LIMITED
規劃顧問有限公司

Our Ref: S3041a/FKH_YL/22/001Lg

3 March 2023

By Hand

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

Dear Sir/Madam,

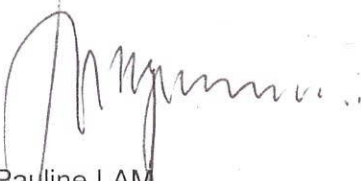
**Submission of Written Representation in respect of
Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10**

On behalf of the Representer, Alex Development Limited, we submit herewith an original copy of the completed Application Form No. S6 and 90 hard copies of the Written Representation for the consideration of the Town Planning Board. An authorisation letter and a completed "Particulars of "Representer" and Authorised Agent" are also enclosed with this letter.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Mr Howard TANG.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD


Pauline LAM

Encl.

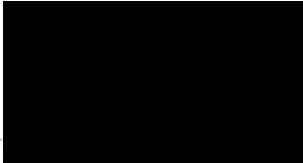
cc. the Representer & Team

PL/HT/vy



ALEX DEVELOPMENT LIMITED

24th February 2023



Dear Sir/Madam,

**Submission of Written Representation in respect of
Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10**

We are pleased to appoint KTA Planning Limited ("KTA") as the Planning Consultant to prepare and submit the above Written Representation relating to the Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10 on our behalf. KTA is hereby authorised to liaise and correspond with relevant Government Departments and the Town Planning Board regarding the captioned Written Representation.

Yours faithfully

For and on behalf of
藝業發展有限公司
ALEX DEVELOPMENT LIMITED

Authorized Signatory(s)

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

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

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

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

Alex Development Limited

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

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

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

KTA Planning Limited

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

3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)
與申述相關的草圖（請註明草圖名稱及編號）

Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10

* 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 (Continued) (use separate sheet if necessary)[#]
申述詳情(續) (如有需要, 請另頁說明)[#]

Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Amendment Item A Rezoning of two sites at Mo Fan Heung and Fung Kat Heung from "I(D)" and "AGR" to "R(A)" with stipulation of building height restriction Amendment Item B Rezoning of a site to the south of Fung Kat Heung Road from "I(D)" to "G/IC"	☐ support 支持 ☒ oppose 反對	Please refer to the attached Written Representation.
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

Please refer to the attached Written Representation.

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.

若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估), 則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] 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 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	TPB/R/S/YL-KTN/10- 3
	Date Received 收到日期	

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

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

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

Koon Chun Sauce Factory

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 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)

3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)
與申述相關的草圖（請註明草圖名稱及編號）

Draft Kam Tin North OZP No. S/YL-KTN/10

* 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 (Continued) (use separate sheet if necessary) [#] 申述詳情(續) (如有需要, 請另頁說明) [#]		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Amendment Item A	☐ support 支持 ☒ oppose 反對 (and providing comments)	(see attached supplementary document)
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。		

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
 若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估), 則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] 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 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



冠 珍 興 記 醬 園 有 限 公 司
KOON CHUN HING KEE SOY & SAUCE FACTORY LTD.



24 February 2023

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

By Post

Dear Sir

Representation in Respect of Draft Plan under Section 6(1) of the Town Planning Ordinance (CAP. 131) – Draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/10
Flooding concern caused by Proposed Public Housing Development at Sha Po

Reference is made to the captioned draft plan, which was gazetted by the Town Planning Board (the Board) on 6 January 2023.

We are Koon Chun Sauce Factory situated along Castle Peak Road, near the junction of Fung Kat Heung Road in Kam Tin, Yuen Long. Our factory is located downstream from the Government's proposed Sha Po Public Housing Development (SPPHD), upstream stormwater passes through 2 existing channels / culverts at the north of our site before discharging into Kam Tin River. We would like to express our concern on current frequent flooding of our site during heavy storms where surface runoff cannot be discharged fast enough into Kam Tin River, causing wide area flooding at our site, affecting our business operations and causing damage to our private property.

According to the Feasibility Study of SPPHD the drainage report mentioned InfoWorks ICM Version 6.0 computer software was used to assess the potential drainage impact and verify the performance of the proposed mitigation measures. Several drainage mitigation measures were proposed for SPPHD, which involve abandonment and diversion of existing streams, provision of perimeter u-channels and proposed construction of major stormwater pipes from 850mm to 1,800mm in diameter. The stormwater from SPPHD would be ultimately discharged to the existing 3,000 wide channel at the immediate north as well as south of our Sauce Factory Site, via the existing 2 cells 5,250 x 3,840 Box Culvert. The SPPHD hydraulic assessment concluded that the proposed drainage works could support the development whilst there would be no increase in overall runoff from all catchments after development, claiming no adverse impact to existing drainage system.

In fact, our Sauce Factory site has been suffering from frequent flooding for years and the situation has never been resolved. We suspect that the upstream land use had significantly changed over time consequently exceeding the design capacity of the existing public drainage system. A lot of developments in the Kam Tam area have converted farmlands to paved grounds, together with river diversions and laying of traffic roads, causing increased surface runoff over time. In addition, climate change and sea level rise contribute in intensifying stormwater flow into the existing public drainage system. As a result, the existing trunk drainage network may not be able to cope with the changing



冠 珍 興 記 醬 園 有 限 公 司
KOON CHUN HING KEE SOY & SAUCE FACTORY LTD.



upstream catchments characteristics, and the flow under extreme storm events may already significantly exceed the channel design capacity based on its original catchments.

Please refer to the below **Figure 1** showing rainwater ponding at our factory entrance during a previous storm event, **Figure 2** showing wide spread of surface ponding within site, and **Figure 3** showing surface channel overflow. We have 3 major concerns regarding the SPPHD Preliminary Drainage Impact Assessment (DIA).

Firstly, DIA section 7.5 stated that the proposed drainage works could support the proposed public housing development of the site, but the hydraulic calculation or summary of results were not presented in the report to support the assessment outcomes. Pre-development and post-development stormwater runoff estimation should be presented in the DIA report for comparisons. DIA section 7.2.2 and 7.2.3, claim that InfoWorks ICM Version 6.0 has been adopted for assessing the potential drainage impact due to the proposed public housing development, however no information has been presented in the report to explain the findings. The hydraulic model requires specific software to retrieve the results and only a specialist could understand the meanings, the hydraulic performance is not transparent.

Secondly, section 7.5 of the DIA mentioned no increase in overall runoff after completion of the proposed public housing development. By comparing the Fig.5 and Fig.6 in the DIA report showing the same site before and after development scenarios, the unpaved area seems to have increased but concentrated to the north and south wing of the application site, leaving the middle non-domestic zone mainly paved, affecting the flow regime. More plain text description on the assumed pre- and post-development stage are necessary to convince stakeholders that there would be no increase in runoff to downstream areas after SPPHD.

Lastly, since the drainage system will be modified by SPPHD, the flood simulation model should be presented to prove that SPPHD would not pose adverse drainage impact or cause flooding to downstream areas. Also, we expect InfoWorks ICM model was setup to simulate adequate flow scenarios and flow combinations which may possibly occur, not just a black box result that without revealing any assumption and logic of assessment in the computer model. In case the existing drainage system already reached its capacity limit, any additional discharge from upstream could lead to severe flooding, affecting hundreds if not thousands of people and assets.

Koon Chun Sauce Factory has grave concern on potential flooding due to proposed public housing and GIC development at Sha Po. Our factory has experienced flooding during storm events where the stormwater was unable to be effectively released via the existing drainage system. Additionally, the channels overflow from time to time. We oppose the upstream development to discharge stormwater without attenuation, the proposed drainage network under SPPHD likely will concentrate stormwater flow towards the existing channels and magnify the existing flooding condition downstream under extreme weather conditions. Proper attenuation arrangements such as stormwater detention tank or other management measures should be proposed by the Government to prevent sudden flux of stormwater to the downstream area, leading to potential flooding problem.



冠 珍 興 記 醬 園 有 限 公 司
KOO CHUN HING KEE SOY & SAUCE FACTORY LTD.



Before proceeding with this public housing development, we strongly request the Government to review the performance of the existing public drainage system, inspect and improve the existing drainage system to resolve existing flooding problems before proceeding with any further development which may lead to catastrophic flooding condition.

Regards,

Koon Chun Sauce Factory

Alan Tam
Manager

Figures:



Figure 1



Figure 2



Figure 3

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/YL-KTN/10-4
	Date Received 收到日期	

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

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) The Vineyard Management Services Office. (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. Authorised Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*) Tse Kwong Wai (Stamp: RECEIVED - 6 MAR 2023 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)

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates (please specify the name and number of the draft plan) 與申述相關的草圖（請註明草圖名稱及編號）	Draft Kam Tin North OZP No. S/YL-KTN/10

* 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 (Continued) (use separate sheet if necessary) [#] 申述詳情(續)(如有需要,請另頁說明) [#]		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Amendment Item A	☐ support 支持 ☒ oppose 反對 (and providing comments)	(see attached supplementary document)
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。		

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
 若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] 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 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

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：



謝光偉 (The Vineyard Management Services Office)

葡萄園

6/3/2023

致：城市規劃委員會

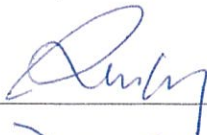
香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

Lau Pui Shan Ruby

屋苑：

葡萄園

日期：

Mar - 06 - 2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

Lau Yuk Lan

屋苑：

葡萄園

日期：

6/3/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：



Pong Ter Hin

葡萄園

3 March 2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

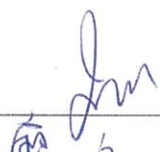
1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：


廖永傑
葡萄園
06/03/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

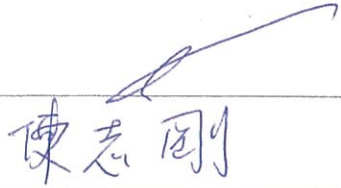
1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：


陳志剛
葡萄園
6/3/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：



JEREMY LEVY

葡萄園 

2/3/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

Eric Hui

屋苑：

葡萄園

日期：

21/3/2023

致：城市規劃委員會

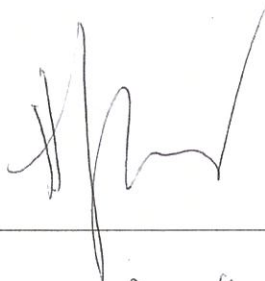
香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

Mrs Chan

屋苑：

葡萄園

日期：

23-2023

致：城市規劃委員會

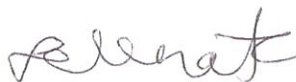
香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

Selina To

屋苑：

葡萄園

日期：

23-10-23

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

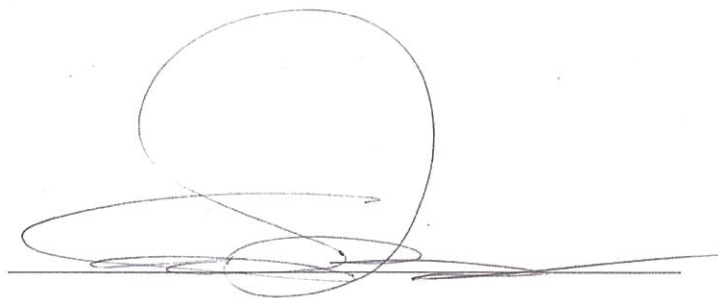
1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：



Angela Hong

葡萄園

2-3-2013

致：城市規劃委員會

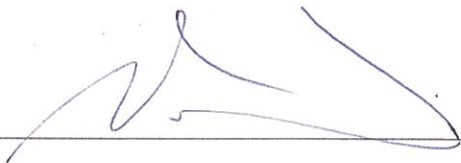
香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

BRIGHT FIRM LIMITED

屋苑：

葡萄園

日期：

3/3/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

Chris

公司名稱 / 姓名：

Chris Chung

屋苑：

葡萄園

日期：

5/3/2013

致：城市規劃委員會

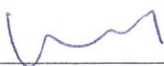
香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：



屋苑：

葡萄園

日期：

6 / 3 / 2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

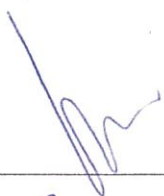
1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：



Tony Wong

葡萄園

6/3/2013

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



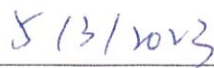
公司名稱 / 姓名：



屋苑：

葡萄園

日期：



致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：



屋苑：

葡萄園

日期：

4/3/2023

致：城市規劃委員會

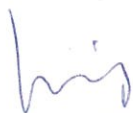
香港北角渣華道 333 號

北角政府合署 15 樓

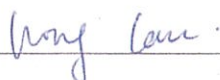
有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：



屋苑：

葡萄園

日期：



致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

羅雪梅

屋苑：

葡萄園

日期：

2/3/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

Happy Ocean Services Ltd.

屋苑：

葡萄園

日期：

6/3/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

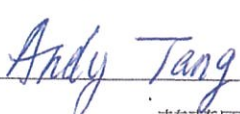
簽署：

公司名稱 / 姓名：

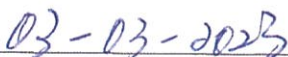
屋苑：

日期：





葡萄園



致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

Mabel Yip

屋苑：

葡萄園

日期：

03-03-2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

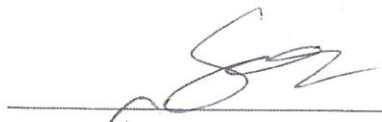
1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

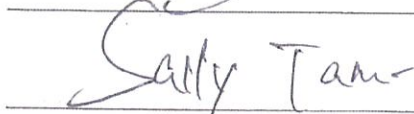
簽署：

公司名稱 / 姓名：

屋苑：

日期：





葡萄園

03-03-2023

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

Tomy

公司名稱 / 姓名：

龔俊

屋苑：

葡萄園

日期：

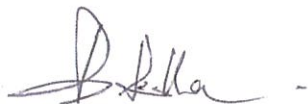
02-03-2023

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

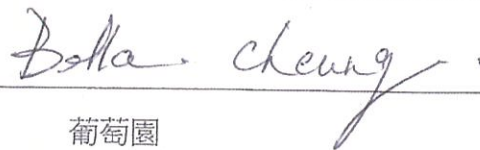
有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



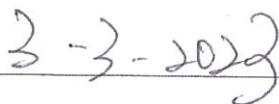
公司名稱 / 姓名：



屋苑：

葡萄園

日期：



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

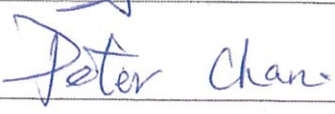
簽署：

公司名稱 / 姓名：

屋苑：

日期：





葡萄園

3-3-2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

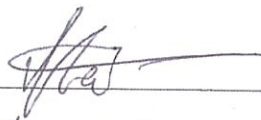
1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

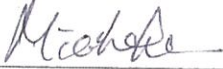
簽署：

公司名稱 / 姓名：

屋苑：

日期：





葡萄園

3-3-2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

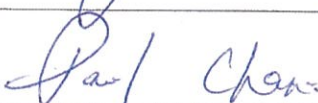
簽署：

公司名稱 / 姓名：

屋苑：

日期：





葡萄園

03-03-2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

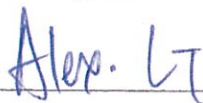
有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



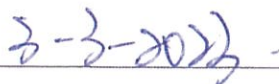
公司名稱 / 姓名：



屋苑：

葡萄園

日期：



致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

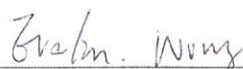
有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：



屋苑：

葡萄園

日期：

3-3-2023.

致：城市規劃委員會

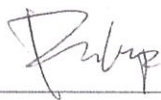
香港北角渣華道 333 號

北角政府合署 15 樓

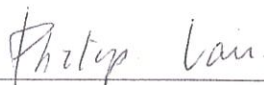
有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：



屋苑：

葡萄園

日期：

2018.3.3

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：


Jason Chan

葡萄園

3-3-2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

C. K. Chan

公司名稱 / 姓名：

for

屋苑：

葡萄園

日期：

5/3/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

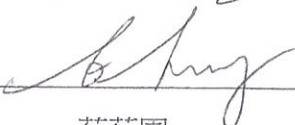
有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：



屋苑：

葡萄園

日期：

3/3/2023

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

Alex Lam

屋苑：

葡萄園

日期：

6/3/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：


CHENG CHEE WAN
葡萄園 
3 / 3 / 2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

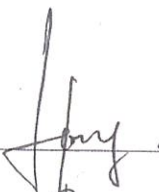
1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：



Chen Chun Hong.

葡萄園

4/3/2013

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

WONG Chun Chi

屋苑：

葡萄園

日期：

March 3rd

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

Kowalczyk, Dariusz Jan

公司名稱 / 姓名：

屋苑：

葡萄園

日期：

4 March 2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

許燕若

公司名稱 / 姓名：

Ms. Hui

屋苑：

葡萄園

日期：

4-3-2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：

公司名稱 / 姓名：

屋苑：

日期：



Lee Kam Wing Bruno

葡萄園

4 Mar 2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經常需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

YUNG WAI TONG (MRS HO)

屋苑：

葡萄園

日期：

4/3/2023

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）提出反對，因該發展將於區內大幅增加約 16,300 個公營房屋單位，交通配套將會因應該發展衍生的額外車流而進一步超出負荷。
3. 現時 新潭路 及 錦綉花園迴旋處 的交通已經常出現交通擠塞，葡萄園住戶已經需要長時間在唯一路段的 新潭路 等候進入 錦綉花園迴轉處 再前往其他地方。
4. 基於以上原因，若該發展落實將會嚴重影響周邊交通，錦綉花園迴旋處 將會出現更嚴重的交通擠塞，嚴重影響葡萄園住戶的日常生活。

簽署：



公司名稱 / 姓名：

TANG CHUI YUK

屋苑：

葡萄園

日期：

5/3/23.

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/YL-KTN/10- 5
	Date Received 收到日期	

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

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

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

Supreme Management Services Limited

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

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

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 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)

3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)
與申述相關的草圖（請註明草圖名稱及編號）

Draft Kam Tin North OZP No. S/YL-KTN/10

* 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 (Continued) (use separate sheet if necessary)[#]
申述詳情(續) (如有需要，請另頁說明)[#]

Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Amendment Item A	☐ support 支持 ☒ oppose 反對 (and providing comments)	(see attached supplementary document)
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

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

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
 若申述附有支持其論點的補充資料(例如彩色及／或大尺寸的圖則、規劃研究及技術評估)，則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] 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 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

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓



有關《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》申述

1. 城市規劃委員會正就《錦田北分區計劃大綱草圖編號 S/YL-KTN/10》邀請申述。有關大綱草圖建議位於元朗模範鄉及逢吉鄉的兩幅用地由「工業（丁類）」及「農業」地帶改劃為「住宅（甲類）」地帶，以配合擬議公營房屋發展。
2. 我們就修訂項目 A 項（即擬議公營房屋發展）有所保留，因該發展將於區內大幅增加約 16,300 個公營房屋單位，區內的交通配套設施應先作出全面改善，方作考慮。

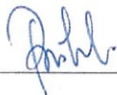
(A) 確保已計劃的青山公路（潭尾）／新潭路的交通改善工程於擬議公營房屋的居民入伙前完成（即 2031 年前）

3. 根據資料，政府已經就擬議公營房屋發展作交通影響評估，並建議在元朗多個主要路口進行交通改善工程，包括青山公路（潭尾）／新潭路的路口（我們“峻巒 Park YOHO”唯一的行車通道），以應對未來增加的交通流量及減少對周邊地區潛在的交通影響。對於政府提議的交通改善工程，我們表示歡迎。
4. 根據上述的交通影響評估，現時青山公路（潭尾）／新潭路的路口將會於 2036 年因擬議公營房屋所帶來的額外車流而超出負荷，並會嚴重影響附近居民的日常出行。有見及此，青山公路（潭尾）／新潭路的路口已規劃了相應的交通改善工程（將現時的路口改建作迴旋處），以承載擬議公營房屋的額外車流，並改善現時青山公路（潭尾）／新潭路路口的交通擠塞問題（附件一）。

5. 因此，我們建議有關當局必須確保已計劃的青山公路（潭尾）/ 新潭路的交通改善工程在擬議公營房屋的居民入伙前完成（即 2031 年前），以減少對我們的交通影響。

(B) 加強及完善現有單車徑與擬議公營房屋發展之間的單車連接

6. 根據資料，擬議公營房屋發展將會為未來居民提供約 1,252 個單車泊位。然而，在上述的交通影響評估中關於單車使用的規劃著墨甚少，亦未有提供擬議的單車徑連接現有的單車徑網絡。
7. 因此，我們建議有關當局必須完善該公營房屋的單車徑網絡，加強與新潭路和青山公路（潭尾）一帶現有單車徑的連接（附件二），為居民提供更安全便捷的單車出行路線，營造區內單車友善的環境，亦也有助推動本港低碳交通和綠色出行的政策發展。

簽署 

公司名稱 Supreme Management Services Limited

姓名 Yu Ping Ting

職銜 Manager

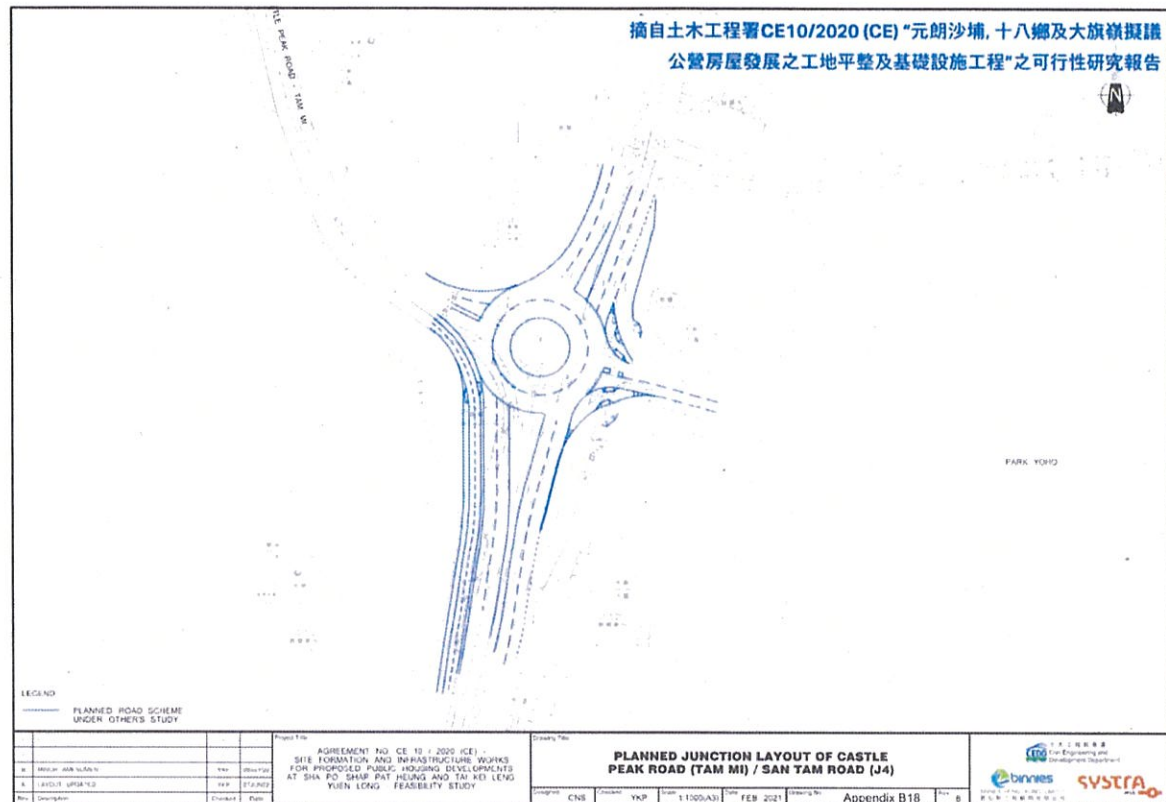
日期 6 March 2023

附件一、位於青山公路（潭尾）/ 新潭路路口已規劃的交通改善工程

附件二、鄰近擬議公營房屋發展的現有單車徑網絡（紅色）及建議單車徑的連接（藍色）

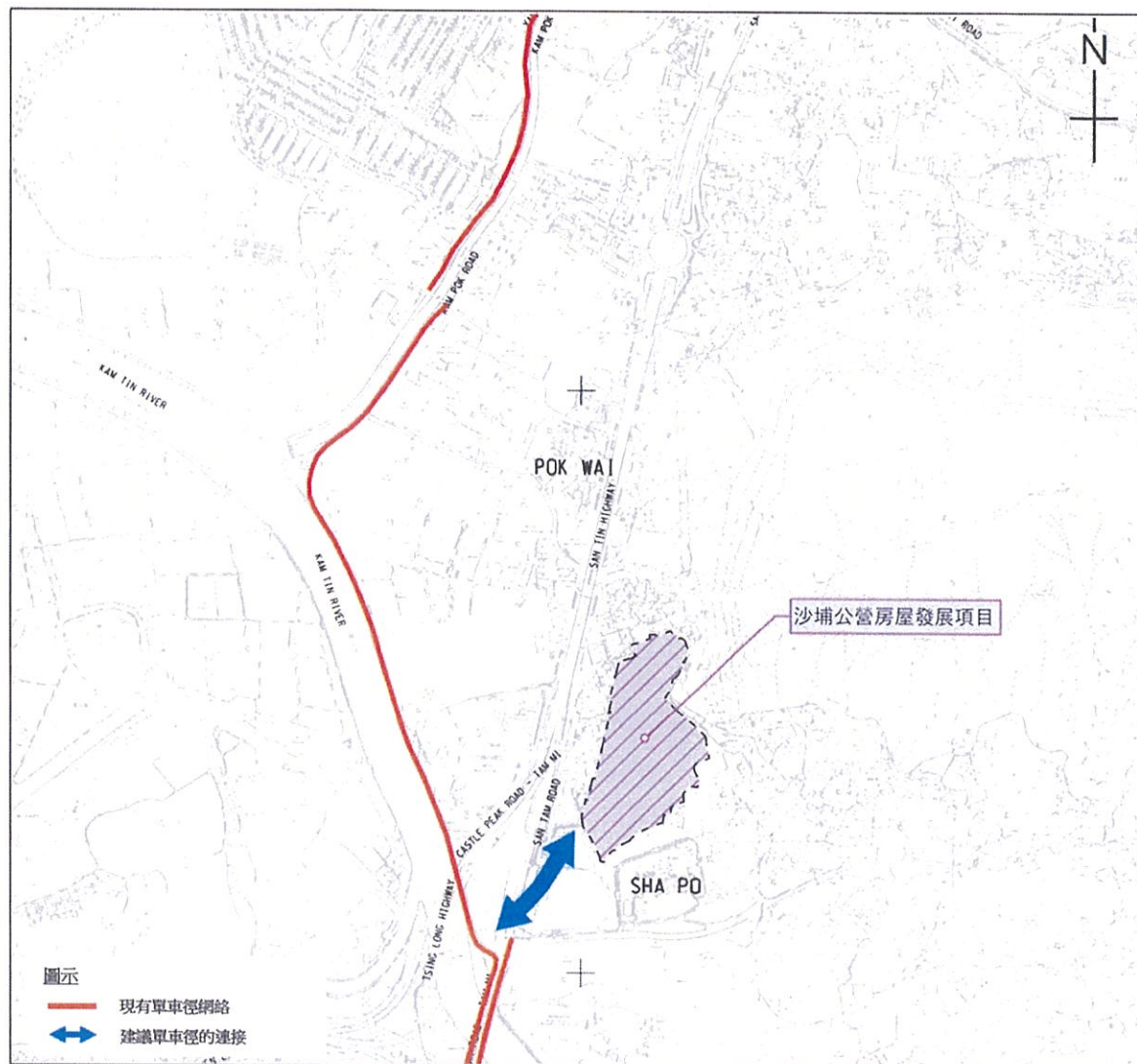
附件一

位於青山公路（潭尾）／新潭路路口已規劃的交通改善工程



附件二

鄰近擬議公營房屋發展的現有單車徑網絡（紅色）及建議單車徑的連接（藍色）





十八鄉鄉事委員會 Shap Pat Heung Rural Committee

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會

敬啟者：



反對修訂錦田北分區計劃大綱草圖編號 S/YL-KTN/10

本會認為修訂上述大綱草圖，對元朗模範鄉及逢吉鄉村民影響深遠，收地發展需要減村，令村民失去居住了數拾年，土生土長的家園，所有村民特別是年長的村民需要重新適應新的環境，建立新家園，相信會面對重重困難，與及不捨與難過。此外，發展未能配合附近交通，將會導致該帶交通雪上加霜，加劇交通擠塞的情況。

專函奉達，懇請 貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會



十八鄉鄉事委員會

主席：程振明

身份証號碼：



2023 年 4 月 4 日

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



KAM TIN NORTH OZP S/YL-KTN/10
13/04/2023 02:03

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

QUESTION THE JUSTIFICATION FOR DEVELOPING SO MANY UNITS

1. Abuse of PH units has not been addressed.

The recent gruesome murder of a socialite involved in a property dispute has shone a spotlight on this issue. One of those charged is the registered owner of a multi-million dollar unit at Kadoorie Hill. Subsequently media reports revealed that he is also the owner of a government subsidized flat. This he acquired through tenancy of a PH unit.

Permanent Secretary for Housing admitted that the government has not checked income and assets of some applicants since launching scheme in 1970s

While there are hundreds of officers investigating NS no dedicated team has been set up to look into this issue that would free up probably thousands of units. Most HK people know folk living in PH who own properties and have cash stashed away or invested elsewhere. Many units are used for storage or as accommodation for domestic helpers.

2. No incentive for PH residents to downsize when family member move out.

I was talking recently to a lady who lives in a large PH unit. At one time there were 7 members of the family spanning 3 generations living there. The parents have passed away and her husband and the children have moved out. One daughter stays with her from time to time. She moans about the rent but likes the space. One solution would be to offer new custom built elderly units to such tenants as many have health issues. Data indicates that each new PH unit houses an average of 1.16 persons.

3. The population is SHRINKING both here and on the mainland. Failure of administration to take advantage of current market conditions:

There are thousands of empty units on the mainland – even in GBA developers have unfinished projects. Many of the developers are in financial difficulties so this would be a good opportunity to acquire properties at a low cost that could be fitted out as HK style public housing nodes. This is in line with government policy. The Constitutional and Mainland Affairs Bureau has been airing a TV ad encouraging the elderly to move to GBA. Mrs Lam when CE stated that many of Hong Kong's elderly people were receiving old-age living allowances and based in Guangdong. "If our welfare policies make it more convenient for them to spend their retirement years

there"

Some people in the queue for PH, including retirees, would prefer to live on the mainland. With an abundant supply of distressed stock available, the administration should be actively seeking to purchase vacant estates that could be adapted to the format of a regular Hong Kong PH complete with community and health services.

One way permit holders who prefer to live on the mainland could be granted residency here but allocated a unit on these estates. It is estimated that 60% of those living in subdivided units are recent arrivals.

This would be compatible with the mandate of the Central Government for better integration with the mainland.

4. Failure to drive forward the Tenants Purchase Scheme.

140,000+ such units were sold and each tranche was oversubscribed, indication that affordability was not an issue but the programme has been allowed to lapse. This would unlock the value of currently dormant government owned sites.

5. Emigration is growing and interest rates are rising as the economy is slowing down and this is driving down the price of homes.

The Quota and Points System introduced in 2005 has had the negative outcome of encouraging young folk to join the PH queue. This has consequences as it extinguishes the drive to look for better employment and opportunities as this would result in a wage increase that would exceed the limits.

The **Home Ownership Scheme** has attracted investment by families under the name of their younger members who can tick the financial status boxes and have become investment vehicles rather than the solution to the provision of affordable homes.

In view of the soon to be abundant supply of vacant units on the private market at more affordable prices, the administration should introduce more programmes to assist these young people in purchasing their own homes.

Only 60% of the units put on the market recently have sold and there is a record number of units being held back. In addition the administration has not provided an update on the number of empty units, over 200,000 when the Vacancy Tax was touted so certainly grown since then.

The administration is pursuing an outdated development model that is not in sync with the emerging conditions of both China and Hong Kong, shrinking population, significant increase in issues related to global warming and pollution and the need for prudent fiscal policies that reflect the reality that there is economic stagnation that is likely to persist for many years. Housing targets must reflect genuine need but not overestimate it, as is currently the situation. **In addition eligibility does not equate with need.**

Mary Mulvihill



~~attendance to answer Members' enquiries. They left the meeting at this point.]~~

~~[Mrs Vivian K.F. Cheung left the meeting at this point.]~~

Fanling, Sheung Shui and Yuen Long East District

Agenda Item 8

[Open Meeting]

Proposed Amendments to the Approved Kam Tin North Outline Zoning Plan

No. S/YL-KTN/9

(RNTPC Paper No. 9/22)

56. The Secretary reported that the proposed amendments mainly involved a public housing development to be developed by the Hong Kong Housing Authority (HKHA), of which the Housing Department (HD) was the executive arm, and supported by an Engineering Feasibility Study (EFS) conducted by the Civil Engineering and Development Department (CEDD). The following Members had declared interests on the item :

- | | | |
|---|---|--|
| Mr Paul Y.K. Au
(as Chief Engineer
(Works), Home Affairs
Department) | - | 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 | - | currently conducting contract research project with CEDD; |
| Mr L.T. Kwok | - | his former serving organisation currently renting premises in various estates of HKHA at concessionary rent for welfare services, and formerly operating a social service team which was supported by HKHA and openly bid funding from HKHA; |

- Dr Conrad T.C. Wong - having current business dealings with HKHA;
and
- 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.

57. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendment for 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 Dr C.H. Hau had no involvement in the study conducted by CEDD, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

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

PlanD

- Mr Wallace W.K. Tang - Senior Town Planner/Fanling, Sheung Shui and
Yuen Long East
- Ms Loree L.Y. Duen - Town Planner/Fanling, Sheung Shui and Yuen
Long East
- Mr Tony Y.C. Wu - Senior Town Planner/New Territories District
Planning Division Headquarters (STP/NTHQ)
- Mr Anson L.T. Kung - Town Planner/New Territories District
Planning Division Headquarters

CEDD

Mr Gabriel T.O. Woo - Project Team Leader/Housing (PTL/H),
Housing Projects 1 Unit, Civil Engineering
Office (HP1U, CEO)

Mr Andrew W.C. Lee - Senior Engineer (SE), HP1U, CEO

Ms Karen W.Y. Chui - Engineer, HP1U, CEO

HD

Ms Regina M.L. Chang - Senior Planning Officer

Mr John H.C. Lo - Senior Architect

Ms Anthea W.Y. Ling - Senior Architect

Mr Jack S.K. Cheng - Architect

Mr Himmy L.H. Wong - Civil Engineer

Binnies Hong Kong Limited (Binnies) (Consultant of CEDD)

Mr Norman N. Song

Mr Tony Y.K. Lee

Ms Esther S.P. Tong

Ms Eunice S.F. Lee

Ramboll Hong Kong Limited (Ramboll) (Consultant of Binnies)

Ms Katie W.K. Yu

59. With the aid of a PowerPoint presentation, Mr Tony Y.C. Wu, STP/NTHQ, briefed Members on the background of the proposed amendments to the OZP, technical considerations, provision of Government institution and community (GIC) 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 Items A and B – to rezone two areas at Mo Fan Heung and Fung Kat Heung in Sha Po from “Industrial (Group D)” (“I(D)”) and “Agriculture” to “Residential (Group A)” (“R(A)”) with a maximum plot ratio (PR) of 6.7 and a maximum building height (BH) of 185mPD for public housing development (Amendment Item A) and rezone a site to the south of the proposed “R(A)” site from “I(D)” to “Government, Institution or Community” for provision of GIC facilities to support the future population in the areas (Amendment Item B); and
- (b) Amendment C – to rezone an area covering the Shum Residence at Fung Kat Heung from “I(D)” to “Residential (Group C)3” (“R(C)3”) to reflect the existing use and as-built development bulk.

60. As the presentation of PlanD’s representative had been completed, the Chairman invited questions from Members.

61. Some Members raised the following questions :

Proposed Public Housing Development (Amendment Item A)

- (a) whether the proposed public housing development would cause visual impact on the private residential development (Park Yoho) in the surrounding area;
- (b) location of the proposed public transport interchange (PTI);
- (c) whether the wind environment of the surrounding areas and within the housing development would be adversely affected by the proposed development especially in summer; and

The Shum Residence (Amendment Item C)

- (d) whether heritage assessment on the Shum Residence which comprised Grade II historic buildings had been conducted and whether the local residents had been consulted on the proposal.

62. In response, Mr Tony Y.C. Wu, STP/NTHQ, PlanD, Mr Gabriel T.O. Woo, PTL/H, CEDD, Mr Andrew W.C. Lee, SE, CEDD, and Ms Katie W.K. Yu, Ramboll, with the aid of some PowerPoint slides and plans, made the following main points :

Proposed Public Housing Development (Amendment Item A)

- (a) as shown on Plan 7f of the Paper, Park Yoho was located at some distances to the south of the proposed public housing development. The Landscape and Visual Impact Assessment conducted under the EFS for the proposed development concluded that the visual impact arising from the proposed public housing development was considered acceptable with the implementation of recommended mitigation measures. HD would further consider the required design measures to mitigate the visual impact at the detailed design stage;
- (b) a covered PTI will be provided on ground floor of the podium in the southern portion of the proposed public housing development as shown on Plan 5 of the Paper;
- (c) according to the findings of the Air Ventilation Assessment (AVA) – Expert Evaluation conducted under the EFS, the summer prevailing wind mainly came from the south (S), south-southeast (SSE) and south-southwest (SSW) directions. Three building gaps were suggested to facilitate wind flow from the SSE direction. Although the proposed public housing development might potentially block some winds from the S and SSW directions, as the developments in the periphery of the site were mainly low-rise, wind diverted to the edge of the Site was able to flow to the downstream area. Thus, it was anticipated that the proposed development

would not cause significant adverse air ventilation impact on the surrounding wind environment with implementation of the recommended mitigation measures such as allowing appropriate building separations and setbacks from the site boundary. Besides, an AVA initial study would be further conducted at the detailed design stage to review the mitigation measures for air ventilation and optimise the building layout; and

The Shum Residence (Amendment Item C)

- (d) the Shum Residence comprised a complex of three Grade II historic buildings, namely the General House (上將府), Hip Wai House (協威樓) and Shum Ancestral Hall (沈氏家祠). The proposed rezoning to “R(C)3” was to reflect the existing domestic use and building bulk. These buildings, with building heights of one to two storeys, were built around 1930s and were in relatively good condition for domestic and ancestral hall uses. During consultation with the Yuen Long District Council, a member of the District Council who was also a descendant of Shum had raised concerns on preservation of the buildings. Various mitigation/preservation measures, including conducting baseline condition survey and baseline vibration impact assessment had been recommended under the EFS to ensure that the site formation and infrastructural works would not cause adverse impact on these historic buildings. In that regard, the Antiquities and Monuments Office had no adverse comment on the proposed amendment.

63. Members had no question to raise regarding the other proposed amendments to the OZP and generally considered that they were acceptable.

64. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 and that the draft Kam Tin North OZP No. S/YL-KTN/9A at Attachment II of the Paper (to be renumbered to S/YL-KTN/10 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the

Town Planning Ordinance; and

- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Kam Tin North OZP No. S/YL-KTN/9A (to be renumbered to S/YL-KTN/10) 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.”

65. 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 Town Planning Ordinance. Any major revision would be submitted for the Board’s consideration.

[The Chairman thanked the government representatives and the consultants for their attendance to answer Members’ enquiries. They left the meeting at this point.]

[Professor John C.Y. Ng left the meeting at this point.]

Sai Kung and Islands District

[Ms Jane W.L. Kwan, Senior Town Planner/Sai Kung and Islands (STP/SKIs), Mr Matthew L.H. Tai and Ms Melissa C.H. Kwan, Town Planners/Sai Kung and Islands (TPs/SKIs), were invited to the meeting at this point.]

~~labour shortage situation in the construction and transport sectors respectively to draw up relevant solutions;~~

- ~~(4) The LD would organise job fairs and provide focused employment services for women, young people and people with low educational attainment, such as finding part-time jobs for women. Also, district-based job fairs were staged to help match residents to suitable jobs. In particular, the LD had been providing employment services to young people with educational attainment at sub-degree level or below under the Youth Employment and Training Programme, and it would strengthen collaboration with the Employees Retraining Board and other institutions to assist job seekers in securing employment;~~
- ~~(5) The Government was committed to taking forward developments in the New Territories. In addition to ensuring people could live and work in contentment, the Government was looking to inject impetus for economic activities and create more job opportunities in the region;~~
- ~~(6) The Government launched the Greater Bay Area Youth Employment Scheme to encourage young people to work in Mainland cities of the GBA, broaden their horizons and deepen their understanding of the Mainland. Participating enterprises were required to have business in both Hong Kong and Mainland cities of the GBA and offer 18-month on-the-job training to young people, whom they might send back to work in Hong Kong according to their needs. It was believed that the work experience in Mainland cities would help young people enhance their competitiveness. The Government would review the details and arrangements of the Scheme before launch of the regularised Scheme;~~
- ~~(7) It was proposed in the Occupational Safety and Occupational Health Legislation (Miscellaneous Amendments) Bill 2022 to increase the maximum fines for non-compliant employers on conviction upon indictment from the current \$0.5 million to \$10 million, which would be applicable to cases involving extremely high culpability or serious negligence and leading to serious consequences. Also, the Bill was seeking to add new provisions to require the courts to take into account the convicted companies' turnover in sentencing, with a view to facilitating the courts to assess the defendants' scale of operation and financial capacity; and~~
- ~~(8) An appropriate balance between the objectives of forestalling excessively low wages and minimising the loss of low-paid jobs should be maintained by the statutory minimum wage policy in order to sustain Hong Kong's economic growth and competitiveness.~~

~~22. In conclusion, the Chairman said there were a wide range of labour issues facing Hong Kong and the LD's role was pivotal in promoting labour rights and the future development of Hong Kong. He thanked Ms May CHAN, JP for making an effort to meet with Members.~~

Item IV:

- (i) Proposed amendment to Kam Tin North Outline Zoning Plan (Approved Plan No. S/YL-KTN/9) and public housing development at Sha Po, Yuen Long (YLDC Paper No. 36/2022)**
- (ii) Proposed amendment to Tai Tong Outline Zoning Plan (Approved Plan No. S/YL-TT/18) and public housing development at Shap Pat Heung, Yuen Long**

(YLDC Paper No. 37/2022)

- (iii) **Proposed amendment to Yuen Long Outline Zoning Plan (Approved Plan No. S/YL/25) and public housing development at Tai Kei Leng, Yuen Long (YLDC Paper No. 38/2022)**

Item V: Public Works Programme Item Nos. B875CL, B874CL and B873CL — site formation and infrastructure works for public housing developments at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long — consultation on proposed construction of public roads and sewage facilities (YLDC Paper No. 39/2022)

23. The Chairman referred Members to Paper Nos. 36 to 39 and welcomed representatives of the following departments and consultancy firm to the meeting:

District Planning Officer/Fanling, Sheung Shui & Yuen Long East, PlanD	Mr Anthony LUK
Senior Town Planner/New Territories Headquarters 2, PlanD	Mr Tony WU
Project Team Leader/Housing, CEDD	Mr Gabriel WOO
Senior Engineer/1, CEDD	Mr Andrew LEE
Senior Planning Officer 10, HD	Ms Regina CHANG
Civil Engineer 28, HD	Mr SHIU Yui-ming
Senior Architect 35, HD	Mr John LO
Senior Architect 16, HD	Miss Anthea LING
Senior Architect 8, HD	Ms Bonita TSE
Senior Architect 11, HD	Ms Charity LEUNG
Project Manager, Binnies Hong Kong Limited	Mr Edwin LO
Chief Engineer, Binnies Hong Kong Limited	Mr LEE Yiu-kei
Principal Environmental Scientist, Binnies Hong Kong Limited	Ms Esther TONG
Technical Director, Binnies Hong Kong Limited	Ms LEE Shuk-fan

24. The Chairman invited representatives of relevant government departments to briefly introduce the paper.

25. Mr Tony WU of the PlanD and Mr Andrew LEE of the CEDD briefed Members on the public housing development projects.

26. The Vice Chairman said that the DC did not object to the Government building public housing or transitional housing in Yuen Long District, but expressed discontent with the Government for resuming brownfield sites under the Land Resumption Ordinance without

considering how to optimise the use of vacant agricultural and green belt sites. This would not only threaten local livelihoods but also drive population growth and increase the traffic loading of Yuen Long District. Since there was a lack of job opportunities in the district, the majority of local residents had to travel to work in other districts. As the population would grow further after intake of the proposed public housing developments, residents would have to spend even more time waiting for public transport during peak hours. He also pointed out that the proposals put forth by the CEDD to widen San Tam Road from a two-lane to a three-lane or four-lane carriageway and to enhance the design of Au Tau Roundabout and relevant road junctions would not help ease the bottleneck situation at Au Tau Roundabout.

27. Mr CHING Chan-ming enquired about the types of proposed public housing. He requested the Government to engage in town planning at a macro level and provide comprehensive ancillary facilities when planning a housing development, including a well-developed transport network and employment self-sufficiency, instead of minor traffic improvement works currently proposed by the CEDD. He also suggested that the Government should improve the design of an intersection near Fraser Village simultaneously to reduce the number of traffic accidents and consider the land at Po Leung Kuk Jockey Club Tai Tong Holiday Camp while identifying sites for housing development in Yuen Long District in the future.

28. Mr MAN Fu-wan, BBS expressed concern about the public housing developments at Mo Fan Heung, Fung Kat Heung and Sha Po Tsuen. He enquired whether the Government could allocate part of the resumed land in the future for construction of private housing by property developers, and whether some “Other Specified Uses” areas at the junction of San Tam Road would be reserved for new railway developments. He said that the Government had attached importance to the principle of infrastructure-led in development in recent years, yet the principle had not been upheld in the development of Yuen Long District. He considered that the traffic improvement works proposed by the CEDD could not effectively ease traffic congestion at Fairview Park Interchange and Pok Oi Roundabout, while the traffic impact assessments conducted by government departments failed to assess the carrying capacities of local transport networks in a holistic and pragmatic manner. At last, he called on the Government to develop new transport networks or other equivalent infrastructure in Yuen Long District to cope with traffic flows driven by future population growth.

29. Mr TANG Yung-yiu said that he had no objection to the Government carrying out housing development projects in Yuen Long District, except for any significant traffic impact that would be subsequently caused to the Yuen Long town areas. In this regard, he suggested the Government should roll out an extensive traffic improvement programme instead of a few minor traffic improvement works. Besides, he relayed that as Yuen Long residents mostly lived in rural areas and usually commuted by car, he called on relevant departments to provide additional parking spaces in the district to address shortage of parking space in the Yuen Long town areas.

30. Mr TANG Ka-leung, MH said that planning and development was beneficial to society but the lands resumed for construction of the proposed public housing developments were already populated and occupied by brownfield operations. The Government had neither considered the impact on the villagers’ livelihoods nor their emotions attached to the lands. He suggested that the Government allow villagers affected by land resumption to continue living in their original site and rehouse brownfield operators properly to reduce public grievances.

31. Mr TANG Che-keung said that more than two million square metres of brownfield sites in Ping Shan Heung had been resumed by the Government so far for construction of various types of public housing units, most of which were public rental housing (“PRH”) units for the grassroots. As they could not find jobs in the same district, they had to work across districts. This had increased the traffic loading of the district on one hand, and on the other hand increased the fare burden on residents which could turn Ping Shan Heung from a place of abundance into another city of sadness. He also said that brownfield operation was one of the pillars of Hong Kong’s economy but brownfield sites were being re-developed into public housing units at the expense of the livelihoods of many brownfield operators.

32. Mr LAI Wing-tim said that the CEDD would provide water-filled barriers on roads near sites for land formation works. He said that a number of traffic accidents occurred in Pat Heung recently, where construction of a number of housing developments were underway. He attributed the causes of the traffic accidents to the water-filled barriers that obstructed the view of road users, and hoped that the CEDD could review the existing arrangements.

33. The Chairman said that four directions in public housing development, namely “enhancing quantity, speed, efficiency and quality”, had been proposed in the Chief Executive’s 2022 Policy Address. He opined that the proposed public housing developments would hardly be a bliss for their prospective residents due to a lack of ancillary facilities, which would also make the “enhancing quality” target unattainable. He cited that due to a shortage of schools, job opportunities or ancillary facilities within the district, students had to commute to schools in other districts, workers had to work across districts, and housewives had to shop for food from other districts. Besides, he did not think that the traffic improvement works proposed by the CEDD could cope with the ever aggravating traffic congestion. For instance, additional vehicular flow during the peak hours would only aggravate traffic congestion at Au Tau Roundabout, but the traffic improvement works proposed by the CEDD were only designed to widen the roads leading to San Tin, instead of other roads to the Yuen Long town areas and Kam Tin. He also enquired whether the Government would preserve General House, Ancestral Hall and Hip Wai House in Fung Kat Heung, where the Government had proposed resuming a number of land plots. He recommended the Government consider the land behind Shek Tong Tsuen when identifying housing sites in Yuen Long District in the future.

34. A consolidated reply provided by Mr Anthony LUK of the PlanD was as follows:

- (1) He thanked the Yuen Long District Council (“YLDC”) for its continued support to the Government’s work on housing planning and development. There were currently over 200 000 applications on the PRH waiting list and the average waiting time for general applicants to be housed to PRH was six years. The Government would continue its efforts in identifying sites with potential for housing planning and development to meet the future housing demand in Hong Kong, although a multi-pronged approach had been adopted to increase housing supply, such as reclamation, development of brownfields and green belt sites, and planning of New Development Areas (“NDAs”);
- (2) The Government understood that residents needed to work across districts, and expected more job openings in the New Territories to achieve a better home-job balance after completion of the Northern Metropolis and the San Tin Technopole. The Government would also take the lead in relocating government offices with no specific location

requirements to the Northern Metropolis. This would motivate more businesses to set up offices and provide varieties of job opportunities in the New Territories;

- (3) The Government had yet to receive any application from developers for construction of private housing within public housing developments at Mo Fan Heung, Fung Kat Heung and Sha Po Tsuen, but the Town Planning Board had received a number of applications for rezoning of the buffer area;
- (4) A site zoned “Other Specified Uses” lying to the west of the Sha Po development site had been annotated “Railway Reserve” in the outline zoning plan and would be reserved for Northern Link Phase 2 development;
- (5) Regarding the maximum plot ratio, the Government would adopt a plot ratio of 6.5 for housing sites with better transport and other ancillary facilities. A maximum plot ratio of 6.5 was adopted for sites in the New Territories because of its special characteristics, as opposed to 7.5 to 10 for urban areas;
- (6) Regarding the land resumption arrangements, the Government, apart from having enhanced the compensation arrangements for brownfield owners, landowners and brownfield operators, was prepared to assist brownfield operators in identifying suitable sites for relocation and provide them with suitable economic services and employment opportunities;
- (7) General House, Ancestral Hall and Hip Wai House in Fung Kat Heung would be preserved and would not be included in the public housing developments concerned;
- (8) The PlanD would also provide a variety of community facilities in the planning for public housing developments to bring convenience to residents. In the case of the public housing development at Sha Po, there would be a primary school, fire station, police station, recreation and sports centre, mini-soccer pitch, public transport interchange, retail facilities, car park, kindergarten and social welfare facilities to cater for the needs of the local community;
- (9) Regarding the rehousing of residents affected by land resumption, the Government, in 2018, proposed enhancing the rehousing arrangements by introducing a non-means tested rehousing option for households eligible for dedicated rehousing estates built and managed by the Hong Kong Housing Society. It was expected that eligible residents would be rehoused from 2024 onwards to dedicated rehousing estates located within the Hung Shui Kiu (“HSK”) NDA and at Pak Wo Road in North District;
- (10) The Government reviewed and raised the parking ratio requirements over the past few years, which would come into effect at a later time. The latest parking ratio requirements had been included in the submissions of various public housing developments. Besides, the PlanD and the TD would identify other sites among the public housing developments that could provide additional public parking spaces; and
- (11) As mentioned in the Policy Address, about 255 hectares of “Green Belt” zone with potential for housing development had been shortlisted in the new round of study on the “Green Belt” zone and relevant reviews would be ongoing. In addition to the review of “Green Belt” zone, the Government would continue to assess every feasible land supply option guided by the multi-pronged approach, so as to identify more land for housing development.

35. A consolidated reply provided by Mr Andrew LEE of the CEDD was as follows:

- (1) The preliminary traffic assessment results did not suggest that there would be any unacceptable traffic impact arising from the proposed public housing developments in the district provided that the road improvement works in question were completed prior to the intake by residents of the public housing developments. However, regarding the proposed traffic improvement scheme for Au Tau Roundabout, the CEDD would maintain communication with the TD on appropriate enhancement measures to further improve the traffic situation;
- (2) In conducting traffic impact assessments for various development projects, the CEDD and the TD would determine through discussion an appropriate scope for assessment along the projected routes of vehicles to and from public housing developments. Some affected junctions and road sections within the project scope would also be selected for research and implementation of mitigation measures where necessary;
- (3) In view of the traffic congestion at the Fairview Park Interchange during peak hours, an exclusive left-turn lane from the slip road leading from San Tin Highway(northbound) into Castle Peak Road - Tam Mei (southbound) would be provided. It was considered after assessment that the improvement works could cope with the traffic flow driven by the projected population growth in Sha Po;
- (4) He would visit Shap Pat Heung Rural Committee for consultation on the proposed public roads and sewage facilities at two public housing developments in Shap Pat Heung and Tai Kei Leng, and would also take the opportunity to listen to Members' views on how to address the traffic problem at the intersection of Fraser Village, i.e. the junction of Tai Tong Road and Tai Shu Ha Road West in Yuen Long;
- (5) Regarding the major transport infrastructure projects in Yuen Long District in the future as mentioned by Members, Route 11 (section between Yuen Long and North Lantau), upon its completion, could not only improve the traffic conditions along outward roads in the Northwest New Territories ("NWNT") but also synchronise with a number of proposed NWNT developments;
- (6) Members' concern about the transport arrangements for residents of the proposed public housing developments had been noted. Public transport interchanges, bus termini and bus-only zones would be provided alongside appropriate bus routes to cater for the commuting needs of local residents;
- (7) It was noted that water-filled barriers provided during temporary traffic diversions for works in the future should be designed subject to safety standards for road users. The CEDD also indicated that the area affected by the temporary traffic diversion arrangements would be minimised to ensure safety for the daily commute of nearby residents during the works period, and trial runs prior to the implementation of temporary traffic diversions or enclosures would be carried out after having regard to the actual circumstances. Contractors would also be required to strictly comply with the Code of Practice for the Lighting, Signing and Guarding of Road Works. The aforesaid arrangements would be made in collaboration with the TD and the Police with a view to minimising the impact on residents caused by traffic diversions during the works period;

- (8) It was proposed that San Tam Road be widened from a two-lane to a three-lane or four-lane undivided public carriageway to increase road capacity. Besides, a road section would be provided at the Au Tau Roundabout to connect with the Castle Peak Road (Yuen Long) eastbound carriageway so as to cope with the increase in vehicular flow; and
- (9) It was concluded after assessments that the proposed new roads and junction improvement works would be effective in alleviating traffic congestion and coping with the additional vehicular flow. In addition, it was noted that other road improvement works to be proposed in future by the TD for Pok Oi Roundabout would also help further improve the traffic conditions there.

36. A consolidated reply provided by Ms Regina CHANG of the HD was as follows:

- (1) The various development projects were still at an early stage of planning. The Hong Kong Housing Authority (“HA”) would adjust the provision of different types of public housing in a timely manner having regard to the overall public housing demand in the community. Accordingly, the types of public housing to be developed under the proposed projects would be decided later on; and
- (2) As regards the formulation of “Well-Being” design guidelines for new public housing projects, the HA wished to improve the quality of public housing through the introduction of new facilities and the implementation of improvement works. New public housing projects would also be designed in accordance with the latest standards, with appropriate facilities provided to align with the environment and features of the area, with a view to creating a living environment with a greater sense of well-being.

37. A consolidated reply provided by Miss Anthea LING of the HD regarding the public housing development at Sha Po was as follows:

- (1) As the public housing development at Sha Po, Yuen Long, was a relatively large-scale development that could accommodate an anticipated population of about 46 000, the HA would provide retail facilities of appropriate scales in the southern and northern plots, such as supermarkets, general retailers, restaurants and convenience stores, so as to meet the essential needs of prospective residents. Having regard to the surrounding environment and demographic factors, the HA would also provide a wet market to bring further convenience to new residents and nearby villagers in buying fresh food; and
- (2) A number of design concepts, namely “Green Environment”, “Vitality and Health”, “Community Connection”, “Elderly-friendly Home” and “Inter-generational Harmony”, would be applied to new public housing development projects to create a pleasant community environment.

38. A consolidated reply provided by Ms Bonita TSE of the HD regarding the public housing development at Shap Pat Heung, Yuen Long, was as follows:

- (1) In comparison with the public housing development at Sha Po, Yuen Long, the public housing development at Shap Pat Heung was smaller in scale but there would be

sufficient retail facilities, including wet goods stalls, supermarkets and food premises;

- (2) The HD had given an initial response to the request of Social Welfare Department (“SWD”), saying that the development project would provide social welfare facilities for the elderly and young children, in addition to a kindergarten, details of which would be available upon completion of detailed designs; and
- (3) A public transport interchange would also be available to provide local residents with convenient access to the development.

39. A consolidated reply provided by Ms Charity LEUNG of the HD regarding the public housing development at Tai Kei Leng, Yuen Long, was as follows:

- (1) The public housing development at Tai Kei Leng was similarly smaller in scale in comparison with the public housing development at Sha Po, Yuen Long. There would also be local retail facilities, such as convenience stores, catering premises and wet goods stalls, as well as a kindergarten; and
- (2) The HD was in discussion with the SWD regarding the provision of social welfare facilities for the elderly and relating to family support at the request of SWD, details of which would be available upon completion of detailed designs.

40. The Chairman concluded that DC Members had all along supported the Government’s efforts in public housing development in Yuen Long District, other than the overall planning and infrastructure works for the three proposed public housing developments. He opined that the Government should conduct a holistic review of the planning of the district for the sake of different housing development projects and provide sufficient transport improvement measures and community facilities according to the principle of infrastructure-led, rather than in a piece-meal fashion. Moreover, minor road improvement works should not be used as the only solution to the district-wide traffic problems, and hoped that the government departments concerned would reassess and study the overall planning and infrastructure works and then consult the DC again.

41. The Chairman announced that the meeting was adjourned for lunch break and would be resumed at 2:30 p.m.

~~Item VI: Public housing development at Shap Pat Heung Road, Yuen Long~~
~~(YLDC Paper No. 40/2022)~~

42. The Chairman referred Members to Paper No. 40 and welcomed representatives of the following departments and engineering firm to the meeting.

Senior Architect 39, HD

Ms Polly WONG

Planning Officer 14, HD

Ms Winnie CHAN

Senior Engineer/6, CEDD

Mr WONG Kwok-chuen

Project Coordinator, Atkins China Limited

Mr LAU Ka-chuen

Provision of Major Community Facilities and Open Space in Kam Tin North 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 [#]	8.24 ha	0 ha	4.30 ha	-3.94 ha
Local Open Space	10 ha per 100,000 persons [#]	8.24 ha	1 ha	9.31 ha	1.07 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	2	0	2	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	1	0	0	-1
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	1	0	0	-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)	1	0	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)	
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	1	0	0	-1
Community Hall	No set standard	N.A	0	0	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	1	0	0	-1
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6	42 classrooms	11 classrooms	50 classrooms	8 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	122 classrooms	12 classrooms	42 classrooms	-80 classrooms ^{&} (Sufficient at present based on EDB's assessment on a district/school network basis ^{&})
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	92 classrooms	0 classrooms	0 classrooms	-92 classrooms ^{&} (Sufficient at present based on EDB's assessment on a territory-wide basis ^{&})

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)	
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	460 beds	0 bed	0 bed	-460 beds [^] (Will be catered for in the 1 st and 2 nd Ten-year Hospital Development Plans based on Hospital Authority's assessment on a regional/cluster basis [^])
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	1	1	2	1
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	330	20	20	-310~ (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)	2	0	0	-2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	1	0	0	-1

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 Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N.A.	0	0	N.A.
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.	0	0	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)	349 places	11 places	71 places	-278 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)	432 beds	190 beds	190 beds	-242 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)	83 places	0 place	0 place	-83 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)	142 places	0 place	0 place	-142 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)	222 places	0 place	0 place	-222 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)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0

Note :

The planned resident population is about 81,700. If including transients, the overall planned population is about 83,500. All population figures have been adjusted to the nearest hundred.

Remark :

The requirements exclude planned population of transients.

- & The deficit in provision is based on OZP planned population while according to the Education Bureau (EDB), general speaking, the provision of public sector primary school places is planned on a district basis and the public sector secondary school places is on a territory-wide basis. Under the prevailing mechanism, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department, and take into account the actual number of students at various levels as well as the latest demographic changes (including the number of newly-arrived children from the Mainland) in estimating the future demand for school places and related resources. EDB will consider factors such as the latest projections, other factors that may affect the demand for school places in certain districts, different options to increase the supply of school places in particular districts, the prevailing education policies (including to enhance teaching and learning environment through reprovisioning) etc. before deciding whether it is necessary to allocate school premises for setting up new school(s) or reprovisioning of existing school(s). According to EDB's assessment, at present, there are sufficient number of school places for the eligible school-aged population in Yuen Long District.
- ^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.
- ~ 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 facility. 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 have to be considered. As the HKPSG requirements for these facilities are a long-term goal, 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.

August 2023

Provision of Major Community Facilities and Open Space in Yuen Long District Council Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	125.09 ha	30.18 ha	140.52 ha	15.43 ha
Local Open Space	10 ha per 100,000 persons [#]	125.09 ha	112.1 ha	203.70 ha	78.61 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	19	8	16	-3
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	5	2	3	-2
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	4	1	2	-2
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	2	1	2	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	6	4	6	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	1	0	1	0
Community Hall	No set standard	N.A.	9	14	N.A

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Library	1 district library per 200,000 persons ^{#π} (assessed on a district basis)	6	3	3	-3
Kindergarten/Nursery	34 classrooms for 1,000 children aged 3 to under 6	800 classrooms	489 classrooms	836 classrooms	36 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	2,043 classrooms	1,290 classrooms	2,166 classrooms	123 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	1,439 classrooms	1,157 classrooms	1,517 classrooms	78 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/ cluster basis)	7,012 beds	1,070 beds	3,670 beds	-3,342 beds (will be catered in the 1 st and 2 nd Ten-year Hospital Development Plans based on HA's assessment on a regional/ cluster basis [^])
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	12	5	11	-1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons [#] (assessed by SWD on a local basis)	5,003 places	487 places	1,775 places	-3,228 places (a long-term target 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)	17	11	17	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	8	6	8	0
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.
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.	8	22	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)	5,114 places	719 places	2,119 places	-2,995 places (a long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
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)	6,333 beds	2,058 beds	4,320 beds	-2,013 beds (a long-term target assessed on a wider spatial context by SWD~)
Pre-school Rehabilitation Services	23 subvented service places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	1,222 places	280 places	640 places	-582 places (a long-term target assessed on a wider spatial context by SWD~)
Day Rehabilitation Services	23 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	2,415 places	868 places	1,808 places	-607 places (a long-term target assessed on a wider spatial context by SWD~)
Residential Care Services	36 subvented service places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	3,781 places	818 places	3,342 places	-439 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)	2	0	2	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	4	2	3	-1 (a long-term target assessed on a wider spatial context by SWD~)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	3.7	1.7	1.7	-2 (a long-term target assessed on a wider spatial context by SWD [~])

Note:

The planned resident population is about 1,250,800. If including transients, the overall planned population is about 1,274,900. 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 District Council planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The New Territories West Cluster (NTWC) provides services for residents in Tuen Mun and Yuen Long districts. There are a number of hospital redevelopment projects planned in the First and Second Ten-year Hospital Development Plans (HDPs), which will provide additional beds for serving the population in NTWC. The projected service demand will be catered for in the First and Second Ten-year HDPs.

^π Small libraries are counted towards meeting the HKPSG requirement.

^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.

[~] The deficit in provision is based on District Council planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. 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 have to be considered. As the HKPSG requirements for these facilities are a long-term goal, 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.

August 2023