

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年11月18日擬備，所根據的資料  
為於2012年4月20日展示的分區計劃大綱圖編號  
S/KC/26  
EXTRACT PLAN PREPARED ON 18.11.2021  
BASED ON OUTLINE ZONING PLAN NO.  
S/KC/26 EXHIBITED ON 20.4.2012

### 葵涌規劃區 KWAI CHUNG PLANNING SCHEME AREA

有關重新考慮《葵涌分區計劃大綱草圖編號 S/KC/26》  
的申述編號9及相關意見編號1758至1926  
RE-CONSIDERATION OF REPRESENTATION No. 9  
AND RELATED COMMENTS No. 1758 TO 1926 IN RESPECT OF  
THE DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/26

SCALE 1 : 15 000 比例尺

米 200 0 200 400 600 800 1 000 1 200 1 400 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/KC/26-G4

Annex  
Ia



**SCHEDULE OF AMENDMENTS TO THE  
APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/25  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Stipulation of building height restrictions for areas zoned “Commercial” (“C”), “C(1)”, “C(2)”, “Comprehensive Development Area” (“CDA”), “Residential (Group A)” (“R(A)”), “R(A)1”, “Residential (Group B)2” (“R(B)2”) to “R(B)7”, “Residential (Group E)” (“R(E)”), “R(E)1”, “Industrial” (“I”), “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) annotated “Cemetery”, “Funeral Parlours and Crematorium”, “Container Terminal”, “Container Related Uses”, “Business”, “Sewage Treatment Works”, “Sewage Screening Plant”, “Cargo Handling Area”, “Petrol Filling Station”, “Slaughter House” and “Electricity Substation”.
- Item B1 – Designation of a strip of land between Chun Pin Street and Castle Peak Road within the “R(A)” and “OU” annotated “Business” zones as ‘non-building area’.
- Item B2 – Designation of a piece of land at Tai Lin Pai Road aligning with Kwai Wing Road and Kwai Cheong Road within the “OU” annotated “Business” zone as ‘non-building area’.
- Item B3 – Designation of a strip of land between Castle Peak Road and Wah Sing Street within the “I” and “OU” annotated “Business” zones as ‘non-building area’.
- Items B4 – Designation of two strips of land between Kwai Chung Road and Tai Lin  
and B5 Pai Road within the “OU” annotated “Business” zone as ‘non-building area’.
- Item B6 – Designation of a piece of land between Kwai Chung Road and Kwai Cheong Road within the “OU” annotated “Business” zone as ‘non-building area’.
- Item B7 – Designation of a piece of land between Kwai Chung Road and Kwai Ting Road within the “OU” annotated “Business” zone as ‘non-building area’.
- Item B8 – Designation of a strip of land between Tsuen Wan Road and Kwai Hei Street within the “I” zone as ‘non-building area’.
- Item B9 – Stipulation of building height restriction on a strip of land demarcated for a building gap from Castle Peak Road to Tai Lin Pai Road within the “OU” annotated “Business” zone.
- Item B10 – Stipulation of building height restriction on a strip of land demarcated for a building gap from Wing Yip Street to Kwai On Road within the “I” zone.



- Item B11 – Stipulation of building height restriction on a piece of land to the immediate north of Lai King Estate demarcated for a building gap between Kwai Chung Road and Lai King Hill Road within the “R(A)” zone.
- Item B12 – Stipulation of building height restriction on a piece of land demarcated for a building gap from Tsuen Wan Road to Kwai Fuk Road within the “I” zone.
- Item C1 – Rezoning of a site at Tai Yuen Street from “OU” annotated “Business” to “G/IC” and stipulating with building height restriction.
- Item C2 – Rezoning of a site at the junction of Tai Pak Tin Street and Tai Loong Street from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item C3 – Rezoning of a site at Tai Lin Pai Road near the junction with Kung Yip Street from “I” to “G/IC(1)” and stipulating with building height restriction.
- Item C4 – Rezoning of a site at Tai Lin Pai Road from “I” to “G/IC(1)” and stipulating with building height restriction.
- Item C5 – Rezoning of a site at the junction of Tai Lin Pai Road and Ka Ting Road from “OU” annotated “Business” to “G/IC(1)” and stipulating with building height restriction.
- Item C6 – Rezoning of a site to the west of Kwai Yin Court from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item C7 – Rezoning of a site at the junction of Tai Wo Hau Road and Sheung Kok Street from “R(A)” to “G/IC” and stipulating with building height restrictions.
- Item C8 – Rezoning of a site to the east of Tai Wo Hau Estate and north of Tai Wo Hau Road from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item C9 – Rezoning of a site at the junction of Tai Wo Hau Road and Texaco Road from “R(A)” and an area shown as ‘Road’ to “G/IC” and stipulating with building height restriction.
- Item C10 – Rezoning of a site at Wing Fong Road from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item C11 – Rezoning of a site near the junction of Hing Fong Road and Kwai Yik Road from “Open Space” (“O”) to “G/IC” and stipulating with building height restriction.
- Item C12 – Rezoning of a site near the junction of Tsuen Wan Road and Kwai Tsing Road from “I” to “G/IC(1)” and stipulating with building height restriction.
- Item C13 – Rezoning of a site to the south of Yuet Lai Court from “R(A)” to “G/IC” and stipulating with building height restriction.



- Item C14 – Rezoning of a site to the east of Lai King Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item C15 – Rezoning of a site at Lai King Hill Road to the southwest of Cho Yiu Chuen from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item C16 – Rezoning of a site to the south of Tsui Yiu Court from “G/IC” to “G/IC(2)” and stipulating with building height restriction.
- Item D1 – Rezoning of a school site at Kwai Hing Road to the south of Kwai Chun Court from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item D2 – Rezoning of two school sites at Sheung Kok Street from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item D3 – Rezoning of a school site near the junction of Texaco Road and Castle Peak Road from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item D4 – Rezoning of a school site near the junction of Tai Wo Hau Road and Sheung Kok Street from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item D5 – Rezoning of a school site at Kwai Shing Circuit to the northwest of Kwai Shing West Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item D6 – Rezoning of two school sites to the north of Lai King Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item D7 – Rezoning of three school sites to the southwest of Lai Yiu Estate from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item D8 – Rezoning of two school sites in Cho Yiu Chuen from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item D9 – Rezoning of a school site to the southwest of Cho Yiu Chuen from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item D10 – Rezoning of a school site at Lai King Hill Road to the south of Cho Yiu Chuen from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item E1 – Rezoning of a site bounded by Kwai Fuk Road and Kwai Chung Road to the north of Lai King Estate from “R(A)” to “OU” annotated “Railway Related Facilities” and stipulating with building height restriction.
- Item E2 – Rezoning of a site between Tsuen Wan Road and Wing Kei Road from “I” to “OU” annotated “Railway Related Facilities” and stipulating with building height restriction.



- Item E3 – Rezoning of a site at Lai King Hill Road to the south of Cho Yiu Chuen from “R(A)” to “OU” annotated “Ventilation Building” and stipulating with building height restriction.
- Item F1 – Rezoning of a site to the south of Shek Yam East Estate from “R(A)” and “G/IC” to “O”.
- Item F2 – Rezoning of a site near the junction of Wo Yi Hop Road and Lei Muk Road from “R(A)” to “O”.
- Item F3 – Rezoning of a site near the junction of Wo Yi Hop Road and Lam Tin Street from “R(A)” to “O”.
- Item F4 – Rezoning of a site to the west of Tai Pak Tin Street from “R(A)” to “O”.
- Item F5 – Rezoning of a site to the east of Wo Yi Hop Road from “R(A)” to “O”.
- Item F6 – Rezoning of a site at Tai Loong Street from “G/IC” to “O”.
- Item F7 – Rezoning of a site at Tai Lin Pai Road from “I” to “O”.
- Item F8 – Rezoning of a site at Castle Peak Road to the west of Greenknoll Court from “I” to “O”.
- Item F9 – Rezoning of a site at the junction of Texaco Road and Castle Peak Road from “R(A)” to “O”.
- Item F10 – Rezoning of a site near the junction of Tai Wo Hau Road and Kwai Shing Circuit from “G/IC” to “O”.
- Item F11 – Rezoning of a site at Kwai Shing Circuit to the south of Kwai Shing East Estate from “G/IC” to “O”.
- Item F12 – Rezoning of a site between Kwai Luen Road and Kwai Shing Circuit from “R(A)” and “G/IC” to “O”.
- Item F13 – Rezoning of a site between Kwai Shing Circuit and Hing Shing Road from “G/IC” to “O”.
- Item F14 – Rezoning of a site at Kwai Shing Circuit to the northeast of Kwai Shing Swimming Pool from “G/IC” to “O”.
- Item F15 – Rezoning of a site at the junction of Hing Shing Road and Kwai Fuk Road from “G/IC” to “O”.
- Item F16 – Rezoning of a site bounded by Wing Kei Road and Tsuen Wan Road from “I” to “O”.
- Item F17 – Rezoning of a site to the southwest of Cho Yiu Chuen from “R(A)” to “O”.



- Item G1 – Rezoning of an existing slope between Castle Peak Road and Sheung Kok Street from “R(A)” to “Green Belt” (“GB”).
- Item G2 – Rezoning of an existing slope at Lai Cho Road from “R(A)” to “GB”.
- Item G3 – Rezoning of an existing slope between Lai King Hill Road and Kwai Chung Road from “R(A)” to “GB”.
- Item H1 – Rezoning of a site near the junction of Tai Lin Pai Road and Kwai On Road from “I” to “G/IC(1)” and stipulating with building height restriction.
- Item H2 – Rezoning of a site to the south of Kwai Shing East Estate abutting Kwai Shing Circuit from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item H3 – Rezoning of a site at Kwai Fuk Road from “I” to “G/IC(1)” and stipulating with building height restriction.
- Item H4 – Rezoning of a site at Container Port Road from “I” to “G/IC(1)” and stipulating with building height restriction.
- Item J1 – Rezoning of a section of Tai Wo Hau Road from “R(A)” to an area shown as ‘Road’.
- Item J2 – Rezoning of two strips of land in Tai Wo Hau Estate from areas shown as ‘Road’ to “R(A)” and stipulating with building height restriction.
- Item J3 – Rezoning of a strip of land to the south of Tai Wo Hau Road from “R(A)” and an area shown as ‘Road’ to “O”.
- Item J4 – Rezoning of a section of Kwai Hei Street from “I” and “OU” annotated “Funeral Parlours and Crematorium” to an area shown as ‘Road’.
- Item J5 – Rezoning of a section of Kwai Hei Street adjoining Tsuen Wan Road from “O” to an area shown as ‘Road’.
- Item J6 – Rezoning of a strip of land in the proposed Kwai Chung Park from an area shown as ‘Road’ to “O”.
- Item J7 – Rezoning of a strip of land at Kwai Hei Street adjoining Tsuen Wan Road from an area shown as ‘Road’ to “I” and stipulating with building height restriction.
- Item J8 – Rezoning of Wo Kwai Lane, Kwai Hing Road and Wo Tong Tsui Street (part) from “R(A)” to an area shown as ‘Road’.
- Item K1 – Rezoning of a small piece of land in Shek Yam East Estate from “G/IC” to “R(A)” and stipulating with building height restriction.
- Item K2 – Rezoning of two existing slopes to the south of Tai Wo Hau Estate from “GB” and “O” to “R(A)” and stipulating with building height restriction.



- Item K3 – Rezoning of an existing slope at Kwai Luen Road from “R(A)” to “G/IC” and stipulating with building height restriction.
- Item K4 – Rezoning of a site in Kwai Shing West Estate from “G/IC” to “R(A)” and stipulating with building height restriction.
- Item K5 – Rezoning of a site between Kwai Fuk Road and Kwai Shing Circuit from “GB” to “G/IC” and stipulating with building height restriction.
- Item K6 – Rezoning of two strips of land to the north and east of Yuet Lai Court from “G/IC” to “R(A)” and stipulating with building height restriction.

## **II. Amendments to the Notes of the Plan**

- (a) Incorporation of building height restrictions and a minor relaxation clause for such restrictions in the Remarks of the Notes for the “C”, “C(1)”, “C(2)”, “R(A)”, “R(A)1”, “R(B)2” to “R(B)7”, “R(E)”, “R(E)1”, “I”, “G/IC”, “G/IC(1)”, “G/IC(2)” and “OU” annotated “Cemetery”, “Funeral Parlours and Crematorium”, “Container Related Uses”, “Business”, “Sewage Treatment Works”, “Sewage Screening Plant”, “Cargo Handling Area”, “Petrol Filling Station”, “Slaughter House” and “Electricity Substation” zones.
- (b) Incorporation of building height restrictions and a relaxation clause for such restrictions in the Remarks of the Notes for the “OU” annotated “Container Terminal” zone.
- (c) Incorporation of non-building area restrictions and a minor relaxation clause for such restrictions in the Remarks of the Notes for the “R(A)” and “OU” annotated “Business” zones.
- (d) Incorporation of a minor relaxation clause for the non-building area restriction in the Remarks of the Notes for the “I” zone.
- (e) Incorporation of building gap restrictions and a minor relaxation clause for such restrictions in the Remarks of the Notes for the “R(A)”, “I” and “OU” annotated “Business” zones.
- (f) Revision to the Remarks of the Notes for the “CDA” zone to require the submission of an air ventilation assessment report, to incorporate building height restrictions and a minor relaxation clause for plot ratio/building height restrictions.
- (g) Revision to the Remarks of the Notes for the “R(A)” zone to indicate that development on land designated “R(A)1” is subject to the GFA control as stipulated, or the GFA of the existing building, whichever is the greater.
- (h) Revision to the Remarks of the Notes for the “CDA”, “R(E)” and “R(E)1” zones to indicate that development within these zones is subject to the plot ratio control as stipulated, or the plot ratio of the existing building, whichever is the greater.



- (i) Incorporation of a clause in the Remarks of the Notes for the “R(A)”, “R(E)” and “R(E)1” zones to indicate that the land occupied by free-standing purpose-designed buildings solely for accommodating Government, institution or community facilities as required by Government shall be deducted in calculating the relevant site area.
- (j) Incorporation of a clause in the Remarks of the Notes for the “R(B)” zone to require planning permission for any new development or redevelopment on land designated “R(B)2”.
- (k) Revision to the Notes for the “G/IC” zone to incorporate the planning intention and user schedule for the “G/IC(1)” sub-zone, and to indicate that the user schedule for the “G/IC” zone is applicable to the “G/IC(2)” sub-zone.
- (l) Incorporation of a new set of Notes for the “OU” annotated “Railway Related Facilities” and “Ventilation Building” zones.
- (m) Revision to the Notes for the “I” zone by adding the uses of ‘Eating Place (not elsewhere specified)’, ‘Institutional Use (not elsewhere specified)’, ‘Public Clinic’ and ‘Training Centre’ in wholesale conversion of an existing building only in Column 2 of the user schedule.
- (n) Revision of the user term from ‘Government Use (not elsewhere specified)’ to ‘Government Use’ under the Notes for the “OU” annotated “Sewage Treatment Works”, “Sewage Screening Plant”, “Cargo Handling Area”, “Petrol Filling Station”, “Slaughter House” and “Electricity Substation” zones.
- (o) Replacement of the original reference to the ‘maximum plot ratio/total plot ratio/maximum gross floor area’ by the ‘maximum total plot ratio/maximum total gross floor area’ in the Remarks for the Notes for the “C”, “C(1)”, “C(2)”, “CDA”, “R(B)1” to “R(B)7”, “R(E)”, “R(E)1” and “I” zones.
- (p) Incorporation of a clause in the Remarks of the Notes for the “G/IC”, “G/IC(1)”, “G/IC(2)” and “OU” annotated “Cemetery”, “Funeral Parlours and Crematorium”, “Container Terminal”, “Container Related Uses”, “Sewage Treatment Works”, “Sewage Screening Plant”, “Cargo Handling Area”, “Petrol Filling Station”, “Slaughter House” and “Electricity Substation” zones to indicate that basement floor(s) may be disregarded in determining the maximum building height in terms of number of storeys.

Town Planning Board

20 April 2012



Comment No.	Commenter
TPB/R/S/KC/26-C1758	鄧佐朝 Tang Cho Chiu (transliteration)
TPB/R/S/KC/26-C1759	黃裕華 Wong Yue Wah (transliteration)
TPB/R/S/KC/26-C1760	陳群帶 Chan Kwan Tai (transliteration)
TPB/R/S/KC/26-C1761	黃惠萍 Wong Wai Ping (transliteration)
TPB/R/S/KC/26-C1762	林俊婷 Lam Chun Ting
TPB/R/S/KC/26-C1763	張佳珍 Cheung Kwai Chun (Transliteration)
TPB/R/S/KC/26-C1764	陳群興 Chan Kwan Hing (transliteration)
TPB/R/S/KC/26-C1765	Chan Pui Yee
TPB/R/S/KC/26-C1766	楊綺霖 Chiu Yi Lam (transliteration)
TPB/R/S/KC/26-C1767	譚振驊 Tam Chun Kei
TPB/R/S/KC/26-C1768	李駿傑 Lee Chun Leung
TPB/R/S/KC/26-C1769	黎國威 Lai Kwok Wai
TPB/R/S/KC/26-C1770	倫銘霖 Lun Ming Lam
TPB/R/S/KC/26-C1771	姚智龍 Yiu Chi Lung
TPB/R/S/KC/26-C1772	張騰海 Cheung Tan Hoi (transliteration)
TPB/R/S/KC/26-C1773	陳亞忠 Chan Ya Chung (transliteration)
TPB/R/S/KC/26-C1774	梁銀英 Leung Ngan Ying (transliteration)
TPB/R/S/KC/26-C1775	陳秀蘭 Chan Sau Lan (transliteration)
TPB/R/S/KC/26-C1776	吳素秋 Ng So Chau (transliteration)
TPB/R/S/KC/26-C1777	游容根 Yau Yung Kan (transliteration)
TPB/R/S/KC/26-C1778	林國佳 Lam Kwok Kai
TPB/R/S/KC/26-C1779	鄭炳佳 Cheng Bing Kai (transliteration)
TPB/R/S/KC/26-C1780	Tang Wai Yin
TPB/R/S/KC/26-C1781	何新風 Ho San Fung (transliteration)
TPB/R/S/KC/26-C1782	杜偉賢 To Wai Yin (transliteration)
TPB/R/S/KC/26-C1783	Chan Hoi Hang
TPB/R/S/KC/26-C1784	Fung Man Chun
TPB/R/S/KC/26-C1785	Yeung Ying Kit
TPB/R/S/KC/26-C1786	麥婉琴 Mak Yuen Kam (transliteration)
TPB/R/S/KC/26-C1787	鍾廣全 Chung Kwong Chuen (transliteration)
TPB/R/S/KC/26-C1788	鄭家鳳 Cheng Ka Fung (transliteration)
TPB/R/S/KC/26-C1789	梁順境 Leung Shun King (transliteration)
TPB/R/S/KC/26-C1790	陳祖偉 Chan Cho Wai (transliteration)

Comment No.	Commenter
TPB/R/S/KC/26-C1791	Fung Man Chung
TPB/R/S/KC/26-C1792	Wong Yun Lan
TPB/R/S/KC/26-C1793	Shum Wai Man
TPB/R/S/KC/26-C1794	尹金玉 Wan Kam Yuk (transliteration)
TPB/R/S/KC/26-C1795	Yau Hon Chi
TPB/R/S/KC/26-C1796	羅金愛 Law Kam Oi (transliteration)
TPB/R/S/KC/26-C1797	梅文輝 Mui Man Fai (transliteration)
TPB/R/S/KC/26-C1798	Lam Mei Chung/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1799	Tsang Ying Wu/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1800	Cheung Shui Han/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1801	Lo Ka Hing/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1802	廖靖 Liu Ching (transliteration)
TPB/R/S/KC/26-C1803	廖勝傳 Liu Sing Chuen (transliteration)
TPB/R/S/KC/26-C1804	Mui Man Lok
TPB/R/S/KC/26-C1805	Mui Wing Yin, Evans
TPB/R/S/KC/26-C1806	Lee Tung Yi / Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1807	Leung Po Chu, Jessica/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1808	Chan Kwong Hing
TPB/R/S/KC/26-C1809	李新有 Lee San Yau (transliteration)
TPB/R/S/KC/26-C1810	陳敬璋 Chan King Cheung (transliteration)
TPB/R/S/KC/26-C1811	黎詩笑 Lai Kwai Siu (transliteration)
TPB/R/S/KC/26-C1812	黃發就 Wong Fat Chau (transliteration)
TPB/R/S/KC/26-C1813	趙卓警 Chiu Cheuk King
TPB/R/S/KC/26-C1814	蔡海英 Choi Hoi Ying (transliteration)
TPB/R/S/KC/26-C1815	梁樹有 Leung Shui Yau (transliteration)
TPB/R/S/KC/26-C1816	譚根 Tam Kan
TPB/R/S/KC/26-C1817	梁偉雄 Leung Wai Hung (transliteration)
TPB/R/S/KC/26-C1818	Chan Chi Him
TPB/R/S/KC/26-C1819	林朝陽 Leung Wai Hung (transliteration)
TPB/R/S/KC/26-C1820	黃綺琪 Wong Yi Ki (transliteration)
TPB/R/S/KC/26-C1821	李恒基 Lee Hang Kei (transliteration)
TPB/R/S/KC/26-C1822	林偉傑 Lam Wai Kit (transliteration)
TPB/R/S/KC/26-C1823	黎耀明 Lai Yiu Ming (transliteration)
TPB/R/S/KC/26-C1824	張秀卿 Cheung Sau Hing (transliteration)



Comment No.	Commenter
TPB/R/S/KC/26-C1825	譚慶祥 Tam Hing Cheung (transliteration)
TPB/R/S/KC/26-C1826	Tang Pui Yau
TPB/R/S/KC/26-C1827	王政文 Wong Ching Man (transliteration)
TPB/R/S/KC/26-C1828	黃浩通 Wong HO Tung (transliteration)
TPB/R/S/KC/26-C1829	Li Yee Ling
TPB/R/S/KC/26-C1830	葉茂松 Yip Mau Chung
TPB/R/S/KC/26-C1831	張新風 Cheung Sun Fung
TPB/R/S/KC/26-C1832	黃志輝 Wong Chi Fai
TPB/R/S/KC/26-C1833	黃妹禮 Wong Yu Wan
TPB/R/S/KC/26-C1834	吳惠珍 Ng Wai Chun (transliteration)
TPB/R/S/KC/26-C1835	陳錦蓮 Chan Kam Lin (transliteration)
TPB/R/S/KC/26-C1836	譚錦洪 Tam Kam Hung (transliteration)
TPB/R/S/KC/26-C1837	馬廣洪 Ma Kwong Hung (transliteration)
TPB/R/S/KC/26-C1838	譚志豪 Tam Chi Ho (transliteration)
TPB/R/S/KC/26-C1839	Wong Tsui Ying
TPB/R/S/KC/26-C1840	Ng Yau Cheong
TPB/R/S/KC/26-C1841	Yeung Kin Yung
TPB/R/S/KC/26-C1842	Hung Wing Yan
TPB/R/S/KC/26-C1843	Pok Lai Lee
TPB/R/S/KC/26-C1844	Ng Wing Kei
TPB/R/S/KC/26-C1845	譚仲文 Tam Chung Man
TPB/R/S/KC/26-C1846	羅燕芬 Low Yin Fun
TPB/R/S/KC/26-C1847	Yeung Ka Po
TPB/R/S/KC/26-C1848	Lam Yi Man
TPB/R/S/KC/26-C1849	Li Ka Lung
TPB/R/S/KC/26-C1850	Chan Chi Wan
TPB/R/S/KC/26-C1851	Yeung Wai Ming
TPB/R/S/KC/26-C1852	Wong Yu Kwan
TPB/R/S/KC/26-C1853	關玉祥 Kwan Yuk Cheung (transliteration)
TPB/R/S/KC/26-C1854	黃廣鈺 Wong Kwong Yuk (transliteration)
TPB/R/S/KC/26-C1855	湯麗桃 Tong Lai To (transliteration)
TPB/R/S/KC/26-C1856	劉備 Lau Bei (transliteration)
TPB/R/S/KC/26-C1857	李文彬 Lam Mn Ban (transliteration)
TPB/R/S/KC/26-C1858	陳超明 Chan Chiu Ming (transliteration)

Comment No.	Commenter
TPB/R/S/KC/26-C1858	譚尚冰 Tam Chui Bing (transliteration)
TPB/R/S/KC/26-C1860	蕭林香 Siu Lam Heung (transliteration)
TPB/R/S/KC/26-C1861	關琮花 Kwan King Fa (transliteration)
TPB/R/S/KC/26-C1862	陳金瑞 Chan Kam Sui (transliteration)
TPB/R/S/KC/26-C1863	鄭臨 Cheng Lam (transliteration)
TPB/R/S/KC/26-C1864	黃月群 Wong Yuet Kwan (transliteration)
TPB/R/S/KC/26-C1865	Poon Yuen Ping
TPB/R/S/KC/26-C1866	陳錦祥 Liu Kam Cheung (transliteration)
TPB/R/S/KC/26-C1867	趙綺雯 Chiu Yi Man (transliteration)
TPB/R/S/KC/26-C1868	鄭雪欽 Chau Suet Yam (transliteration)
TPB/R/S/KC/26-C1869	Li Ka Yin
TPB/R/S/KC/26-C1870	李運香 Li Wan Heung (transliteration)
TPB/R/S/KC/26-C1871	曾偉權 Tsang Wai Kuen
TPB/R/S/KC/26-C1872	黃綺敏 Wong Yi Man (transliteration)
TPB/R/S/KC/26-C1873	鄧鳳萍 Tang Fung Ping (transliteration)
TPB/R/S/KC/26-C1874	Kwok Ting Yick
TPB/R/S/KC/26-C1875	刁月香 Tiu Yuet Heung (transliteration)
TPB/R/S/KC/26-C1876	張國強 Cheung Kwok Keung (transliteration)
TPB/R/S/KC/26-C1877	郭美金 Kwok Mei Kam (transliteration)
TPB/R/S/KC/26-C1878	林媛 Lam Woon (transliteration)
TPB/R/S/KC/26-C1879	余品嫻 Yuen Ban Han (transliteration)
TPB/R/S/KC/26-C1880	許權芳 Hui Wai Fong (transliteration)
TPB/R/S/KC/26-C1881	卓春坤 Cheuk Chun Kwan (transliteration)
TPB/R/S/KC/26-C1882	王志強 Wong Chi Keung (transliteration)
TPB/R/S/KC/26-C1883	Hui Kwok Kin
TPB/R/S/KC/26-C1884	關瑞珍 Kwan Sui Chun (transliteration)
TPB/R/S/KC/26-C1885	鄧齊穩 Tang Chai Wan (transliteration)
TPB/R/S/KC/26-C1886	蘇燕萍 So Yin Ping (transliteration)
TPB/R/S/KC/26-C1887	蘇松娣 So Chung Tai
TPB/R/S/KC/26-C1888	Tsang Kam On, Joseph
TPB/R/S/KC/26-C1889	Cheung Lai Ching
TPB/R/S/KC/26-C1890	Tsang Kou
TPB/R/S/KC/26-C1891	梁玉珍 Leung Yuk Chun
TPB/R/S/KC/26-C1892	羅柳蓮 Law Lau Lin (transliteration)



Comment No.	Commenter
TPB/R/S/KC/26-C1893	Chu Lai Ling
TPB/R/S/KC/26-C1894	Tang Ka Man
TPB/R/S/KC/26-C1895	文浩添 Man Ho Tim (transliteration)
TPB/R/S/KC/26-C1896	曾劍璇 Tsang Kim Suen (transliteration)
TPB/R/S/KC/26-C1897	葉秀雲 Yip Sau Wan (transliteration)
TPB/R/S/KC/26-C1898	葉建立 Yip Kin Lap (transliteration)
TPB/R/S/KC/26-C1899	Chow Yuk Ying
TPB/R/S/KC/26-C1900	鄺麗蓮 Tang Hing Lin (transliteration)
TPB/R/S/KC/26-C1901	黃錫恒 Wong Sek Hang (transliteration)
TPB/R/S/KC/26-C1902	Yeung Pui Sang
TPB/R/S/KC/26-C1903	Lei Cam Peng
TPB/R/S/KC/26-C1904	趙少蘭 Chiu Siu Lan (transliteration)
TPB/R/S/KC/26-C1905	袁梓樂 Yuen Chi Lok
TPB/R/S/KC/26-C1906	葉國民 Yip Kwok Man
TPB/R/S/KC/26-C1907	杜偉基 To Wai Kei (transliteration)
TPB/R/S/KC/26-C1908	Tong Shu Kei
TPB/R/S/KC/26-C1909	杜啓文 To Kai Man/Hung Kwong Eng. Ltd
TPB/R/S/KC/26-C1910	黃劍華 Wong Kim Wah (transliteration)
TPB/R/S/KC/26-C1911	周伙仔 Chow For Chai/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1912	何偉昌 Ho Wai Cheong/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1913	Yuen Wai Keung, Mathew
TPB/R/S/KC/26-C1914	Lau Sze Man
TPB/R/S/KC/26-C1915	姚祉伍 Yiu Tsz Ng (transliteration)
TPB/R/S/KC/26-C1916	Kan Lai Man
TPB/R/S/KC/26-C1917	蘇少東 So Siu Tung/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1918	李映紅 Lee Ying Hung (transliteration)
TPB/R/S/KC/26-C1919	Lo Ka Hing
TPB/R/S/KC/26-C1920	林萬誠 Lam-Man Sing (transliteration)
TPB/R/S/KC/26-C1921	嚴淑芬 Yim Suk Fan (transliteration)
TPB/R/S/KC/26-C1922	Chu Ka Ling/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1923	Tsang Yiu Chung/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1924	陳玉麟 Chan Yuk Lun/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1925	黃光耀 Wong Kwong Kuen/Hung Kwong Eng. Ltd.
TPB/R/S/KC/26-C1926	Liu Juo Lan/Hung Kwong Eng. Ltd.



# MASTERPLAN LIMITED

*Planning and Development Advisors*

領賢規劃顧問有限公司

Your Ref: TPB/ R/S/KC/26

Our Ref: MP/TC/2

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

4 June 2019

By Email and by Hand

Dear Sir,

**Draft Kwai Chung OZP No. S/KC/26  
Supplementary Information for Rehearing of Representation R9  
Tung Chun Company Limited**

I refer to our letter of the 31 May 2019. It may have created some confusion and I therefore formally request that it be withdrawn and replaced by this letter. The Supplementary Information as submitted on 31 May 2019 remains unchanged, and the 90 copies delivered on the 31 May 2019 are, therefore, not re-submitted.

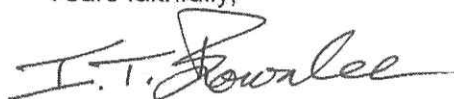
As regards the timing for the implementation of the CFI's order for reconsideration of Representation R9 and the subsequent submission of the Draft OZP to the Chief Executive in Council for approval, I am informed by the Representor that their solicitors will write separately to the Department of Justice to clarify the position.

I refer to your letter dated 2 January 2019 regarding the Draft Kwai Chung OZP review as a result of the Court of First Instance's (CFI) judgement in 2018. The letter invited Representor R9 to submit Supplementary Information for the re-consideration within two months which was subsequently agreed to be extended to the 2 June 2019.

Please find enclosed 90 copies of the Supplementary Information (already delivered), which is self-explanatory.

I would be grateful if this Supplementary Information could be submitted to the Town Planning Board and look forward to attending the re-hearing of the Representation.

Yours faithfully,



I.T. Brownlee,  
For and on behalf,  
Masterplan Limited.

cc Client and Consultant





**Draft Kwai Chung Outline Zoning Plan No. S/KC/26**

**Rehearing of Representation No. R9**

**Tung Chun Soya Sauce Factory at Cheung Wing Road, Kwai Chung**

**Supplementary Information**

**May 2019**



**Draft Kwai Chung Outline Zoning Plan No. S/KC/26**  
**Rehearing of Representation No. R9**  
**Tung Chun Soya Sauce Factory at Cheung Wing Road, Kwai Chung**

**Supplementary Information**

**1. Background**

- 1.1 Tung Chun Company Limited (Tung Chun) made a Representation (No. R9) in relation to the Draft Kwai Chung Outline Zoning Plan No. S/KC/26 (the Draft OZP) in June 2012. The Representation Site has been used as the Tung Chun Soya Sauce Factory on Cheung Wing Road in Kwai Chung since 1953.
- 1.2 The Town Planning Board (TPB) considered Representation No.R9, as well as other Representations and Comments, in October 2012. TPB decided not to uphold, amongst others, R9 which had asked for the 120mPD building height restriction (BHR) on the Draft OZP to be relaxed to 169mPD, in line with previously approved General Building Plans (GBP) under the then circumstances. Tung Chun had no alternative, but to file a Judicial Review (JR) of the TPB's decision on R9. The JR case was heard by the Court of First Instance (CFI) which published a judgment on 28 June 2018 by which it quashed the TPB's decision not to uphold R9, and remitted R9 to the TPB for re-consideration (Judgment). The Judgment found in favour of Tung Chun that TPB's decision not to propose amendments to the Draft OZP to meet Tung Chun's objection to the 120mPD BHR:
  - a. Constituted an error of law / was ultra vires.
  - b. Was irrational in that the possibility of minor relaxation was an irrelevant consideration which cannot be used as justification for imposing the 120mPD BHR or rejecting Tung Chun's objection to the BHR.
  - c. Constituted procedural impropriety or unfairness.
- 1.3 Whilst Tung Chun has prevailed on the above grounds in the JR before the CFI, Tung Chun took exception to the findings on other grounds and filed an appeal on 31 January 2019 asking the Court of Appeal (CA) to rule in its favour on grounds which were not accepted in the Judgment. Leave was granted to Tung Chun on 24 April 2019 to proceed with the appeal to the CA i.e. Tung Chun has satisfied the Court that the proposed appeal was arguable (Appeal). The date of the hearing of the Appeal has not been fixed. Tung Chun's solicitors have been instructed to apply for a stay (hopefully by consent) of the order of the CFI for reconsideration of the Representation R9 pending the hearing and determination of the Appeal.
- 1.4 The TPB informed Tung Chun by letter dated 2 January 2019 that the TPB had, at its meeting on 14 December 2018 in the absence of Tung Chun to participate, considered TPB Paper No. 10507 which included a review of the Draft OZP, and enclosed Minutes of that Meeting.
- 1.5 The Minutes of Meeting show that the unilateral review by Planning Department recommended no change to the 120mPD BHR on the Representation Site. The letter also stated that the TPB had agreed at the same meeting to invite Tung Chun to submit any Supplementary Information for the re-consideration within two months from the letter, and that a re-hearing was tentatively scheduled for May 2019, which Tung Chun would be given an opportunity to attend. TPB subsequently agreed to





Tung Chun's request to extend the submission of the Supplementary Information for three months, to 2 June 2019.

## **2. Argument Outline**

- 2.1 Tung Chun takes exception that the redevelopment of the site has taken a significantly long period of time. Planned redevelopment for the building has been initially an industrial factory or subsequently for comprehensive development since 1990 or 2000 respectively. Between 1996 and 2004, Tung Chun has commenced works and installed 458 piles on the site for the building of Road 27E and the development of **169mPD**. Tung Chun appreciates that the JR proceedings pertinent to the Representation Site may have resulted in delays to the submission of the OZP to the Chief Executive in Council for approval and is keen to conclude the implementation of the CFI's order for reconsideration of Representation R9 as soon as possible.
- 2.2 The Representation Site has been progressively downzoned. Tung Chun is only seeking to preserve the previously granted development rights, through following the town planning and court proceedings.
- 2.3 This Supplementary Information discusses the latest planning circumstances relevant to TPB's re-consideration of Representation R9 for the Representation Site. These include:-
  - a. The CFI's judgment in 2018.
  - b. The CA proceedings pending in respect of the CFI's 2018 judgment in this case.
  - c. The recent approval of Section 16 Application No. A/KC/444 on 22 March 2019, by which the TPB considered the 145mPD development scheme to be acceptable. This post-dated and supersedes the TPB's consideration of the 120mPD BHR at the Representation Site as part of its 'OZP Review' on 14 December 2018, as that earlier review (TPB Paper No. 10507) did not include or inform the TPB of the details of the Section 16 scheme in Application No. A/KC/444, which demonstrated the need for greater height to allow the necessary design flexibility required to achieve the objectives of the CDA zone.
  - d. In principle, the 145mPD development scheme achieves good air ventilation and visual amenity which are the objectives of the BHR review considerations.
  - e. Other relevant technical reasons include:
    - i. 145mPD being necessary for the site severely constrained by noise and air quality impacts.
    - ii. BHR review following Section 16 approval.
    - iii. 120mPD BHR is artificially low.
    - iv. The CDA zone is under specific TPB control.
    - v. The need to respect the approved GBPs and commenced works in this case.
- 2.4 It is proposed that in considering this re-hearing the TPB should respect its most recent decision for the Representation Site i.e. the 145mPD approved through the



Section 16 application. In view of the latest planning circumstances, this Supplementary Information refines the Representation Items i.e. BHR at 145mPD, and provides further reasons of Representation, updating the original 2012 submission for R9.

### 3. The History of the Down Zoning of the Representation Site

- 3.1 The Draft OZP restrictions for plot ratio of 6.36 and BHR at 120mPD are a further step in the progressive downzoning of the Representation Site. This has been explained in paragraphs 4 and 5 of the original 2012 R9 Representation. This is again listed in a brief chronology on OZP controls, planning approvals, GBP approvals and land exchange in **Appendix A** of this Supplementary Information.
- 3.2 For comparison, the development right under OZP controls and that approved under previous planning, buildings and lands approvals are summarised, in **Tables 1** and **2** below respectively:

**Table 1.** The development rights under the previous OZP development parameters for the Representation Site.

1992	Without any development restrictions, neither plot ratio nor building height. (Plot ratio 15 from the Building (Planning) Regulations.)
2003	Plot ratio restriction: Reduced to 6.36 by the TPB
2012	BHR: 120mPD first imposed by the TPB

**Table 2.** The private development rights granted under planning, buildings and lands approvals.

Industrial redevelopment	<p>a. Land exchange for a planning approved industrial building executed, premium paid in 1990: without any limitations on plot ratio or BHR. (Plot ratio 15 from the Building (Planning) Regulations.) Part of the site required to be used for construction of Road 27E by Tung Chun.</p> <p>b. Planning Applications and MLP approved, in 1993 (earliest): 169mPD, and plot ratio 15.</p> <p>c. GBP following planning application approval, approved in 1997.</p>
Comprehensive Development (Hotel/Service Apartment)	<p>a. Planning Applications approved, in 2000 (earliest): 169mPD, and plot ratio 6.36.</p> <p>b. GBP following planning application approval, approved in 2003.</p>

### 4. Court Proceedings

- 4.1 The TPB is urged to give due regard to the private development rights available at the Representation Site, which Tung Chun has sought to preserve through the town



planning and court proceedings, when balancing these private rights against the societal benefits which can be identified as resulting from the restriction of building height between the current 120mPD and the requested 145mPD, as further elaborated below.

#### CFI's Judgment

- 4.2 The JR of the TPB's decision on Representation R9 i.e. Tung Chun v TPB (HCAL 288/2018) and the outcome thereof (i.e. the Judgment) have been referred to in paragraph 1.2 above.
- 4.3 In the light of the Judgment, TPB's re-consideration of R9's proposed BHR should only be based on intrinsic merit, with due reference to the approved GBP.

#### CA Proceedings

- 4.4 The Appeal / CA Proceedings have briefly been referred to in paragraph 1.3 above.
- 4.5 The appeal ground of particular relevance to this Supplementary Information is Ground 2- failure to honour legitimate expectation. In summary, Tung Chun claims that it has a legitimate expectation that development rights at the Representation Site should allow a building height of 169mPD. The legitimate expectations stemmed from the previous approvals by the TPB and the progressive downzoning history of the Representation Site.
- 4.6 On the assumption that the CFI will grant a stay of the reconsideration of Representation R9 pending the hearing and determination on the Appeal (either by consent of the parties or on the unilateral application of Tung Chun), this Supplementary Information is submitted so that the Planning Department and the TPB are informed well in advance of Tung Chun's position, and will have an opportunity to consider this Supplementary Information and obtain relevant comments from other Government Departments, so that the TPB's meeting for the reconsideration of Representation R9 can proceed as soon as possible after the Appeal is heard and determined.

### **5. Section 16 Application No. A/KC/444 Approval**

- 5.1 Tung Chun lodged a Section 16 Application (No. A/KC/444) for Comprehensive Development for 'Flat', 'Eating Place', 'Shop and Services' and 'Office' uses; and minor relaxation of BHR to 145mPD in December 2016. The TPB's Metro Planning Committee approved the application with conditions on 22 March 2019. A copy of the TPB's letter advising of the approval is provided in **Appendix B** of this Supplementary Information.
- 5.2 The 145mPD development scheme specific to the Representation Site has undergone detailed assessment of Sustainable Building Design Guidelines (SBDG), air ventilation and environmental impacts, which assessments have been demonstrated to be suitable.
- 5.3 Tung Chun considers the 145mPD BHR, despite being obtained under the minor relaxation clause of the OZP Notes, is a downzoning of the previously granted development right.



## 6. Refined Representation Items

- 6.1 In the current process of reconsidering Representation R9, it is proposed that the TPB should respect its most recent decision for the Representation Site i.e. approval of a development with a building height at 145mPD. In this view, and along with the CFI's judgment, Tung Chun refines the Representation Items and proposal in accordance with the recent Section 16 approval. This approach compares with the original 2012 submission as follows:

Amendment Items	Original 2012 Representation Items and Proposal	Refined Representation Items and Proposal
Amendment Item A shown on the Plan- Revision to the Remarks of the Notes for the "CDA" zone to require the submission of an air ventilation assessment report, to incorporate building height restrictions and a minor relaxation clause for plot ratio/ building height restrictions.	Object	Support
Amendment (f) to the Notes of the Plan - Stipulation of building height restrictions for areas zoned CDA at 120mPD.	Object  Proposal to remove the BHR, or if any BHR is to be imposed, it should follow the 169mPD under previous approvals.	Object  Proposal for an amended BHR at 145mPD.*

\* Tung Chun's refined proposal at 145mPD is based on the Section 16 application approval, following which the TPB should honour and reflect this approval in the OZP as discussed in **paragraph 7.18** below. However, based on legal advice (without any waiver of privilege), Tung Chun reserves its right to revert to the original 2012 proposal for 169mPD in case TPB retains 120mPD BHR at the Representation Site.

- 6.2 The refined proposal follows the very recent TPB approval, which is very relevant for TPB's re-consideration of the Representation Site's BHR under the Draft OZP. It reinforces the approval granted by the TPB through Application No. A/KC/444, as it confirms the approved maximum building height by inclusion on the OZP. It should override the 120mPD introduced in 2012.
- 6.3 Increases to BHRs initiated by the Government have been common throughout Hong Kong, subsequent to their introduction around 2012. Increases to previously imposed BHRs have been introduced on a large scale in recent OZP review exercises for Kai Tak, Tseung Kwan O and Fanling. The similar principles should apply equally where a Section 16 approval of a CDA site should be set as the benchmark height restriction for that CDA site. This is following the Chief Executive's Policy Addresses to help resolve the imminent land supply shortage and the greater public acceptance to appropriately taller buildings, suitably relating to the surrounding environment. The Representation proposal at the Representation Site is demonstrated to be suitable for the increase in building height, as discussed below.



## 7. Further Reasons of Representation

- 7.1 The original 2012 submission contained reasons for the Representation. While the reasons relate to the original proposal for no BHRs or for an alternative of 169mPD, they remain relevant to the refined proposal at 145mPD.
- 7.2 This Supplementary Information refers to TPB Paper No. 10507, which updated MPC Paper No. 6/12 considered in 2012. Our update refers to the CFI's judgment on the JR, and TPB Paper No. 10507 considerations for formulating the current BHRs.

### The proposal satisfies the principle objectives of the BHR review considerations

- 7.3 The considerations set out in TPB Paper No. 10507 for formulating the 120mPD BHR do not adequately relate to or take into account the intrinsic planning merit of the specific 145mPD development scheme at the site, especially in view of the subsequent approval of the 145mPD scheme under the Section 16 application in March 2019. TPB must consider each site on its own merits.
- 7.4 The intrinsic quality entailed in the 145mPD development scheme satisfies the following objectives of the review considerations contained in the TPB Paper, and explained below:
- a. Paragraph 3.1- meeting public aspirations for better living condition, good urban form, satisfactory air ventilation condition, which are for the public good and in the interest of the community.
  - b. Paragraph 3.8- suitably relate to the topography, local character, building height profile, local wind environment, balance between public aspirations for a better living environment and private development potential.
  - c. Paragraph 3.11- air ventilation.
  - d. Paragraph 4 - the overall context of the East Sub-area, updated assessment on the visual/ air ventilation, and building height profile.

### *145mPD Achieves Good Air Ventilation and Visual Amenity*

- 7.5 The Section 16 Application No. A/KC/444 approval helps demonstrate that 145mPD is technically feasible in terms of air ventilation and visual amenity. Reference is made to MPC Paper No. A/KC/444, Planning Department's consideration and assessment of the application: -

*"Based on the FI comparing the building bulk between the baseline and the proposed schemes, it is demonstrated that by relaxing the BHR to 145mPD, it would provide design flexibility and development opportunity to reduce the number of building blocks from seven to five blocks. The proposal can allow smaller building footprints, thus creating a more visually open and permeable development and with more interesting building design and built form." (MPC Paper No. A/KC/444C paragraph 5.3)*

*"The proposed relaxation of BHR from 120mPD to 145mPD for the development in North East Kwai Chung Area by 25m in general is considered visually compatible with the developments in the surrounding areas including industrial buildings, new commercial development and other residential developments in the area which are subject to BHR from 105/ 130mPD to 170mPD. In the submitted VIA, the proposed*



development scheme with a maximum BH up to 145mPD is comparable to the notional OZP- compliant scheme with a maximum BHR of 120mPD. As illustrated in the relevant photomontages, visual impacts of the two schemes are largely similar. In this regard, CTP/ UD&L, PlanD comments that significant visual impact is not anticipated." (MPC Paper No. A/KC/444B paragraph 12.6, emphasis added.)

An OZP- compliant indicative scheme with a BH of 120mPD may result in building blocks creating a relatively monotonous and continuous façade. By relaxing the BHR to 145mPD, it would provide design flexibility and development opportunity to reduce the number of building blocks from 7 to 5. This can allow small building footprints and free up the ground floor space to create a more visually and permeable development. The provision of the central landscape plaza accessible to the public will enhance visual openness with improved visual relation/ connection to the surrounding and neighbouring streets. CTP/ UD&L, PlanD also comments that the provision of this central landscape area as part of the development will help provide visual openness with improved visual relation to the neighbouring streets and is considered a merit. The proposed scheme can also allow the development of an office block with a stepping height descending from about 74mPD to about 32mPD with a more interesting BH profile with landscaped roofs at various levels. (MPC Paper No. A/KC/444B paragraph 12.7, emphasis added.)

CTP/UD&L, PlanD comments that the overall ventilation performance of the proposed scheme and the OZP- compliant scheme are comparable, and has no adverse comment on the application from air ventilation perspective (MPC Paper No. A/KC/444B paragraph 12.8, emphasis added.)

#### *145mPD Development Scheme Enhances Urban Design and Living Amenities*

- 7.6 An increased building height to 145mPD will enable greater design flexibility in building dispositions and architectural modulations. It makes it possible to overcome the environmental constraints partly by adopting a taller building design with careful design and layout. It will also enable compliance with SBDG, with suitable building setback, building separation and site coverage of greenery.
- 7.7 This is evidenced in the drawings in **Appendix C**, comparing a 120mPD Baseline Scheme and a 145mPD scheme at the site, which were contained within the Section 16 application submission. The 145mPD scheme incorporates building setbacks, permeable podium design and especially wide building gaps, facilitating air flow at the street level along the District Distributor on Cheung Wing Road and through the Representation Site. It also entails good design features including an especially large central landscape space and pedestrian connections through the site.
- 7.8 Tung Chun considers that building height is one measure to control urban design that needs to be balanced with building footprint. For instance, given the capped GFA, a taller building design facilitates greater open space and building height variations. This contributes to air flow, landscaping for leisure and recreations, and also reduces the need for special window design which impinge residential living amenity. This enhances living amenities for the future housing, open space, employment and community facilities available at the site.



*145mPD Development Achieves Better Air Ventilation Performance Than 120mPD Development.*

- 7.9 The Air Ventilation Assessment in the form of quantitative Computational Fluid Dynamics approved under the planning application is more detailed than the qualitative Expert Evaluation prepared for the Draft OZP by Planning Department.
- 7.10 The Section 16 Computational Fluid Dynamics Air Ventilation Assessment concludes that a taller building such as 169mPD tends to provide a better air ventilation performance. The 145 mPD development scheme is better than a 120mPD development at the Representation Site.
- 7.11 In summary, the TPB, in approving the planning application subsequent to the consideration of TPB Paper 10507, has duly considered and agrees with the proven intrinsic quality of the 145mPD development scheme. The 145mPD scheme was approved very recently and is therefore a very relevant consideration for TPB's re-consideration for the Representation Site's BHR under the OZP. The approved 145mPD should now be formally recognised by being included as the BHR for the Representation Site on the OZP.

145mPD Necessary to Comply with Relevant Requirements at the Constrained Site

- 7.12 The site is constrained by industrial / residential interface problems. This was discussed in paragraph 6 of the original 2012 submission.
- 7.13 In addition to the industrial noise and air emission problems to the immediate north and east, there is also the road traffic noise and air emissions generated on the District Distributor, Cheung Wing Road to the west. These environmental impacts include, briefly:
- a. The predicted noise level on Cheung Wing Road, Kwok Shui Road, Tai Yuen Street and Road 27E (from 10m kerb side of roads) are about 85 dBA, 75 dBA, 77 dBA and 72 dBA respectively. These exceed the 70dBA standard. (Source: Environmental Appraisal for Comparative Study of Commercial/ Residential Development Schemes at KCTL 432, Kwai Chung, page 5. Ramboll Environ Hong Kong Limited. June 2016).
  - b. Substantial building setbacks are required to alleviate noise impact level. Mitigation measures such as acoustic balcony and special design balcony / window can only reduce noise level by about 2 to 4 dBA.
  - c. Under Hong Kong Planning Standards and Guidelines, the vehicular emissions buffer distance on Cheung Wing Road is 10 meters, and those on the other three local roads are 5 meters.
- 7.14 These show that the environmental impacts require building setbacks from each side of the site boundaries, along with due considerations to building dispositions and window orientations to comply with regulatory requirements.
- 7.15 Buildings capped at 120mPD require large site coverage to accommodate the entitled GFA at the site. This, together with the large building setbacks, allows little room to adjust building dispositions and architectural modulations, and also makes it necessary to employ environmental mitigation measures such as extended podium, vertical fins and acoustic balcony, etc.



- 7.16 For comparison, the CDA north of Lei King Hill Road at Kau Wa Keng with a lower plot ratio of 5 at similar site levels also, is restricted to 120mPD. The 120mPD is therefore an overly restrictive imposition for the 6.36 plot ratio at the very constrained Representation Site.
- 7.17 Planning Department's review of building heights generally relates to the permissible plot ratio/ GFA for individual development site after taking into account the SBDG requirement. TPB Paper No. 10507 acknowledged that the specific and relevant building design requirements under SBDG can only be determined at detailed building design stage and there are different options or alternative approaches to meet the requirement. Further, the review takes account of the SBDG requirements, separate from visual and air ventilation aspects. The 145mPD development scheme was supported by detailed technical assessments addressing environmental constraints, SBDG and air ventilation, ascertained precisely the implications on the entitled plot ratio/ GFA at the Representation Site and proved it to be a feasible and acceptable form of development.

OZP BHRs following Section 16 approval is common practice

- 7.18 With reference to the prevailing OZP-making practice throughout Hong Kong, imposition of BHRs commonly represent the intended height bands and at the same time can reflect the building height approved under planning applications. The same principle should apply to reflect the approved building height at 145mPD for the Representation Site.
- 7.19 The Representation proposal for 145mPD reinforces the approval already granted by the TPB through Application No. A/KC/444, as it confirms the maximum building height by inclusion on the OZP. Also, because it is within a CDA zone, the conditions relating to the approval as provided in the decision letter in **Appendix B**, remain valid and will ensure that the details of the approved scheme are enforceable.
- 7.20 Planning applications are assessed on their own individual merits, and should not prejudice future applications. Nevertheless, the Section 16 Application No. A/KC/444 approval sets a benchmark for considerations of future applications at the Representation Site, if any. These terms of reference include, but are not limited to, the especially wide building gaps and large central landscape space with pedestrian connections. In other words, CDA development at 145mPD at the Representation Site have been considered to be acceptable, and 145mPD should be taken as acceptable for future CDA development provided with comparable design features and planning benefits.
- 7.21 Even then, the TPB is by no means obliged to approve future applications at the site, whether at 145mPD or even lower, or any application for minor relaxation to greater than 145mPD. This is particularly the case should the current planning approval lapse, or if the current or any future owner of the Representation Site wishes to pursue any alternative planning application, for instance to improve carparking and flat mix. Instead, the 145mPD should be the benchmark form of development at the site in accordance with the CFI's intention in remitting the case for re-hearing, where the case is to be considered on its own merit. This benchmark would be in the form of a statutory BHR of 145mPD imposed on the OZP.

120mPD BHR is Artificially Low

- 7.22 The building height profile in the Planning Department's urban design appraisal stepping up from the valley to the Eastern Sub-area is acknowledged. In this case,



however, there are variations in building heights in the locality. For example, there are Primrose Hill at 210mPD, the Apex at 188mPD, the Asia Trade Centre at 181mPD and the Rise at 172mPD in the locality. The proposal by comparison is not excessively tall or out of context. It will not detrimentally punctuate the intended skyline and will suitably relate to the surrounding "OU (Business)" development.

#### CDA Zone Notes provide for TPB Control

- 7.23 The CDA zoning of the Representation Site empowers the TPB with full control over the development. Any development at the CDA zone requires a Section 16 application to the TPB for consideration. These controls are different to a situation where the site was zoned "commercial" or "residential". In those cases, there is no control mechanism to ensure that any planning benefits would be achieved by relaxing the BHR where development is permitted as of right. In this case, the CDA zone requiring the TPB's permission on all development proposals will ensure that planning benefits would be achieved in conjunction with BHR relaxation. The Representation proposal for a BHR at the CDA based on the TPB's recently approved planning application does not impinge upon Government's authority in any manner.

#### Respect for Approved GBPs and Commenced Works

- 7.24 According to CFI's judgment, TPB's re-consideration of R9's proposed BHR should give due reference to the approved GBP, albeit which is of greater height than the Representation proposal.
- 7.25 The previously granted development rights need to be recognised. Piling works for Road 27E have been completed under planning approval and land lease conditions for the approved 15 plot ratio industrial and CDA development.
- 7.26 Tung Chun cannot pursue the previously approved industrial or hotel/ serviced apartment.

#### TPB Cannot Rely on Minor Relaxation Clause in Imposing 120mPD BHR

- 7.27 The Representation is also based on CFI's requirement in Ground 6 of not relying on the minor relaxation clause when setting the BHR. The Representation proposal has been proven to be suitable for the Representation Site, demonstrated by a specific design scheme. For Tung Chun to demonstrate 145mPD to be acceptable again in future Section 16 application is inappropriate.

### **8. Conclusion**

- 8.1 By way of summary, Tung Chun respectfully submits, inter alia, that:
- a. TPB has already recently approved a BHR of 145mPD (from a historical 169mPD) through Tung Chun's Section 16 application. The BHR of 145mPD was shown to be not just technically feasible but also acceptable from various aspects, i.e. visual amenity, air ventilation and proven intrinsic quality of the 145mPD development scheme (see paragraphs 7.3 to 7.11 herein).
  - b. TPB's approval of 145mPD under its re-hearing and reconsideration of the Representation will be consistent with and reinforce its section 16 approval of the 145mPD (see a above).



- c. TPB's approval of 145mPD under its re-hearing and reconsideration of the Representation will not reduce TPB's control over any development at the Representation Site which is zoned CDA (see paragraphs 7.22 to 7.23 herein).
  - d. TPB's approval of 145mPD under its re-hearing and reconsideration of the Representation is likely to speed up the submission of the OZP to the Chief Executive in Council for approval, as Tung Chun may (without any prejudice to or waiver of its position and rights), if so advised, likely consider not pursuing any appeal to the CA and Court of Final Appeal. If so, this will bring an end to this long saga and benefit all parties.
  - e. As stated in paragraph 3.2, Tung Chun needs to have a BHR much greater than 145mPD but for the purpose of a speedy development, Tung Chun is willing to accept a reduced BHR at 145mPD only for this hearing before the TPB (without prejudice to or waiver of its rights and position).
- 8.2 In view of the abovementioned planning circumstances of the site, Tung Chun invites the TPB to give favourable consideration to the refined Representation Item by increasing the BHR of the Representation Site to 145mPD. The 145mPD at the Representation Site will bring about positive planning outcomes for the community, acceptable to the TPB and to Tung Chun.

**Masterplan Limited**

**May 2019**



## Appendix A.

### Chronology of Planning Approvals, GBP Approvals and other Major Events

(In this Table, OZP 7 means Kwai Chung OZP No. 7; Application 127 means A/KC/127 etc.)

Item	Date	Event	Approvals/ Actions form TPB/ BA and works on site
1	Before 10/1990	<u>Planning</u> : Site was zoned "I". <u>Lands</u> : Basic Terms agreed, the Site would become a new lot KCTL 432 and Road 27E, no BHR and no PR restriction on Lease i.e. PR is 15 under B(P)R.	-
2	19/10/1990	TPB gazetted OZP 7, PR of 9.5 imposed on Site.	-
3	27/10/1990	Land Exchanged with premium paid based on terms listed in Item 1.	-
4	14/5/1992	In response to Owner's objection, which was lodged on the basis of that the land exchange and the offer to construct Road 27E were agreed on the basis of PR 15 before the gazettal of OZP 7 with PR 9.5, TPB decided to amend the Site from "I" to CDA incorporating Road 27E into the zone, and with no PR restriction (which means PR 15 under B(P)R).	The TPB removed PR 9.5 restriction and rezoned the Site to CDA with Road 27E included in CDA zone.
5	3/7/1992	TPB gazetted OZP 8, reflecting the changes in Item 4.	-
6	4/6/1993	-	Application 127 was approved for an industrial development at <b>PR 15</b> and building height (BH) <b>169mPD</b> .
7	26/1/1996	-	Application 197 was approved, a similar development as Application 127 with minor changes to satisfy updated fire safety requirements, at <b>PR 15</b> and <b>BH 169mPD</b> .
8	2/9/1996		Consent given for piling works.
9	19/12/1997		GBP approval for Application 197, at <b>PR 15</b> and <b>BH 169mPD</b> .
10	17/3/2000		Application 241 was approved, for hotel/ service apartment development (H/SA development) with conditions, at <b>PR 6.36</b> and <b>BH 169mPD</b> .
11	27/4/2000	MLP of Application 241 deposited at Land Registry.	-
12	20/2/2003		GBP approval for H/SA development at <b>PR 6.36</b> and <b>169mPD</b> .
13	26/9/2003	TPB gazetted OZP 20, PR 6.36 imposed on Site and no BHR, no objection was lodged.	-
14	5/10/2004	-	458 piles on Site completed, which were needed for a development of <b>169mPD</b> and Road 27E.



15	19/1/2005	-	Application 298 was approved, which was very similar to Application 241 with conditions, at <b>PR 6.36 and 169mPD</b> .
16	5/2/2005	-	GBP approval for H/SA development at <b>PR 6.36 and BH 169mPD</b> .
17	31/1/2007	-	GBP approval for H/SA development at <b>PR 6.36 and BH 169mPD</b> .
18	20/4/2012	TPB gazetted OZP 26, <b>first imposed BHR 120mPD</b> on the Site. No change to zoning and PR, i.e. CDA with 6.36 PR.	-
19	12/10/2012	TPB rejected Owner's Representation which objected to the 120mPD BHR.	-
20	1/2013	Owner filed a Judicial Review of TPB's rejection.	-
21	28/6/2018	Court of First Instance ordered that the Representation be remitted back to the TPB for reconsideration.	-
22	14/12/2018	TPB considered and agreed to the TPB Paper No. 10507 titled "Review of the Draft Kwai Chung Outline Zoning plan No. S/KC/26". The Paper propose no change to the BHRs.	-
23	31/1/2019	Owner filed an Appeal to Court of First Instance's judgement.	-
24	22/3/2019	-	Application 444 was approved for a comprehensive development for flat, eating place, shop and services and office at <b>PR 6.36 and BH 145mPD</b> .



## 城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

## TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函稿註明本會檔號

In reply please quote this ref.: TPB/A/KC/444

By Registered Post & Fax (2587 7068)

12 April 2019

Masterplan Ltd.  
Room 3516B, 35/F, China Merchants Tower  
Shun Tak Centre  
200 Connaught Road, Central, Hong Kong  
(Attn: Ian Brownlee)

Dear Sir/Madam,

**Proposed Comprehensive Development for Flat, Eating Place, Shop  
and Services and Office with Minor Relaxation of Building Height Restriction  
from 120mPD to 145mPD in "Comprehensive Development Area" Zone and  
an area shown as 'Road', Kwai Chung Town Lot 432 and  
Adjoining Government Land, 1-7 Cheung Wing Road, Kwai Chung, New Territories**

I refer to my letter to you dated 21.3.2019.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 22.3.2023, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account of the approval conditions (b) to (f) and (h) to (i) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the proposed development (in terms of mPD) should not exceed the height of the buildings as proposed by you;
- (c) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (d) the provision of a private open space to be open 24 hours a day for public access, as proposed by you, to the satisfaction of the Director of Planning or of the TPB;
- (e) the design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the Commissioner for



- 2 -

Transport or of the TPB;

- (f) the design and provision of Road 27E, road widening of Tai Yuen Street, widening of the footpath around the Site (including Cheung Wing Road, Kwok Shui Road and Tai Yuen Street), as proposed by you at your own cost, to the satisfaction of the Commissioner for Transport or of the TPB;
- (g) the design and implementation of the road improvement works, as proposed by you at your own cost, to the satisfaction of the Commissioner for Transport or of the TPB;
- (h) the submission and implementation of the noise mitigation measures identified in the Environmental Assessment (EA) to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (i) the design and provision of fire service installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix F-X of the TPB Paper.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35C and 36B for details. The Guidelines and application forms are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 22.3.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 3.5.2019). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in



- 3 -

connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Stephen Chan of Tsuen Wan and West Kowloon District Planning Office at 2417 6251. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Raymond KAN )  
for Secretary, Town Planning Board

RK/CC/syl



Appendix C. Comparison between a 120mPD Baseline Scheme and a 145mPD scheme at the site, contained within the Section 16 application submission.



Baseline Scheme

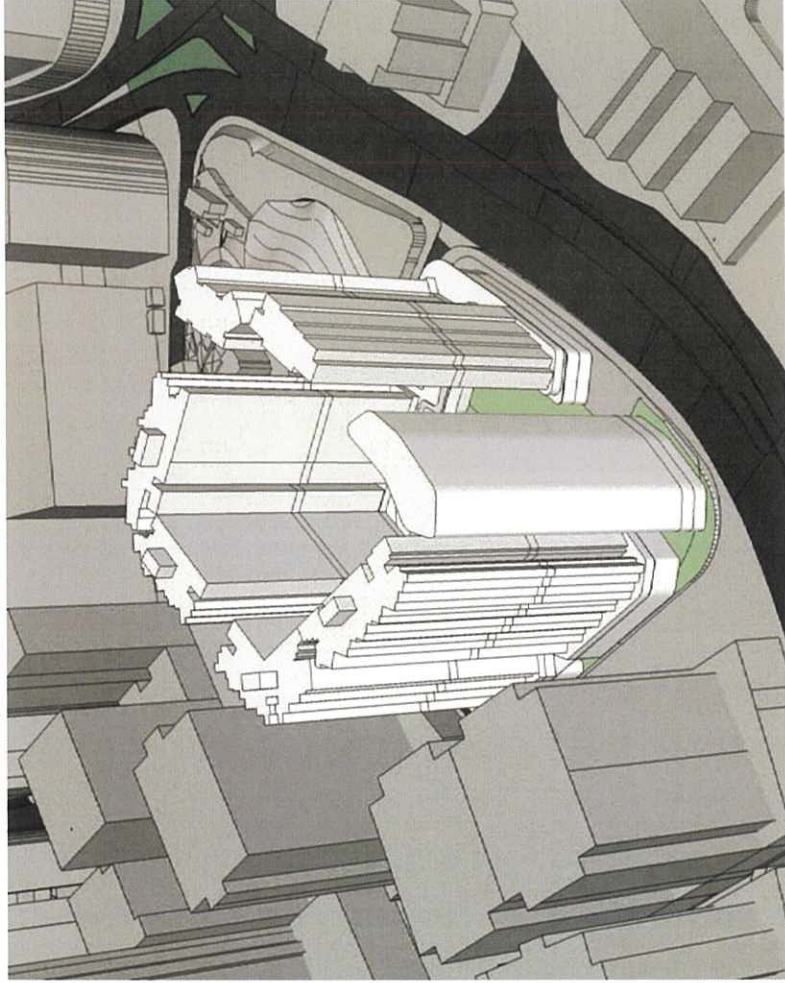
120 mPD



Proposed Scheme

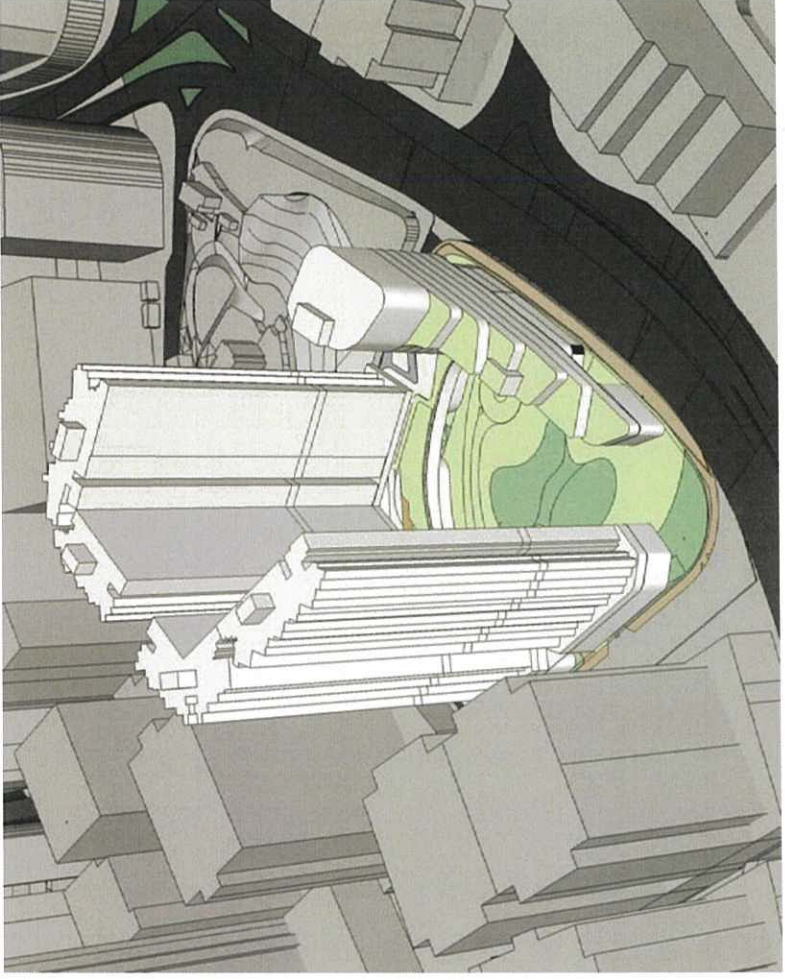
145 mPD





Baseline Scheme

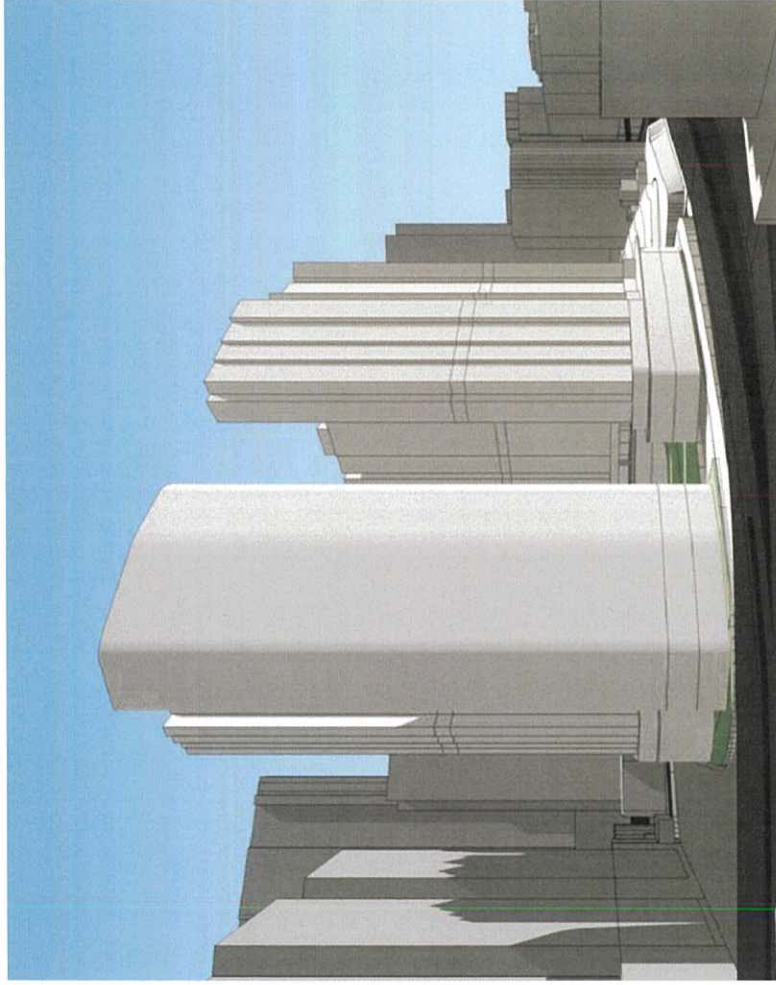
120 mPD



Proposed Scheme

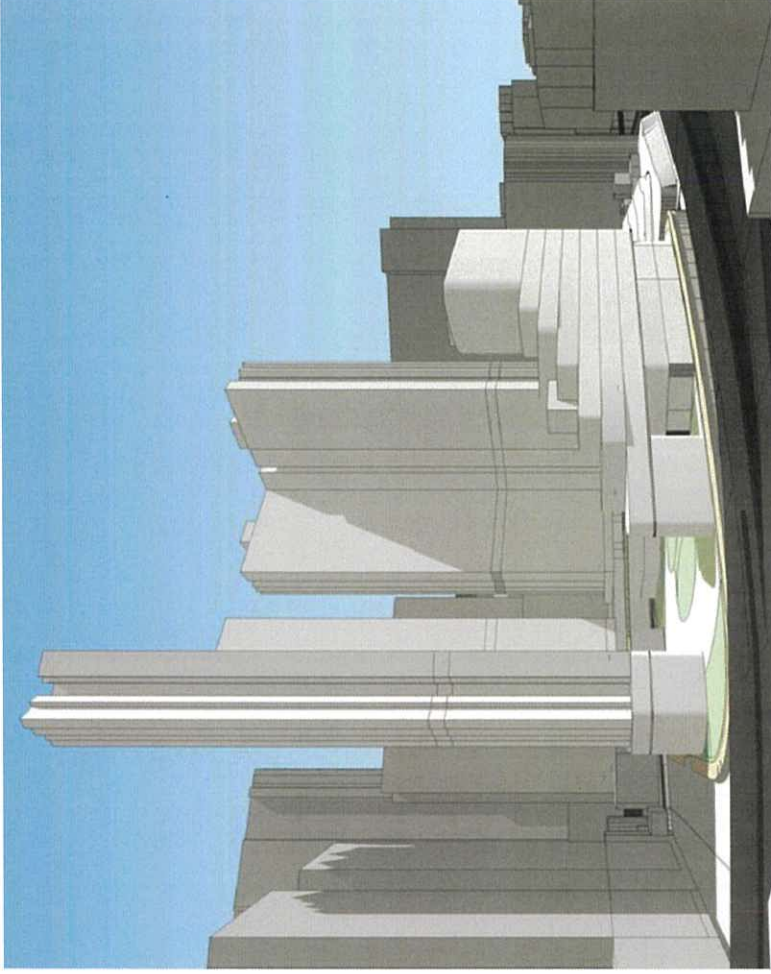
145 mPD





Baseline Scheme

120 mPD



Proposed Scheme

145 mPD





# LEGEND

- Application Site Boundary
- Boundary of Pink Area
- Private Open Space for Residents only (approx. 3472sqm. including - UG/F - 2,794 sqm. - 2/F Podium - 678 sqm.)
- Private Open Space with Opening Hours for Public Accessibility (approx. 200 sqm.)
- Private Open Space with 24Hrs accessibility to public (approx. 600 sqm.)

Illustration showing the especially large central landscape space available at the site, contained in the Section 16 application submission.







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- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the “Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations” before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board’s website at <http://www.info.gov.hk/tpb/>.  
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### 1. Person Making this Comment (known as “Commenter” hereafter) 提出此宗意見的人士（下稱「提意見人」）

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

(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)  
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### 3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)  
與意見相關的草圖（請註明草圖名稱及編號）

Draft Kwai Chung Outline Zoning Plan No. S/KC/26

Representation(s) to which the comment relates  
(please specify the representation number)  
與意見相關的申述（請註明申述編號）

R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

I concur with Representation No. R9 on the following point:

The building height of 145mPD is considered compatible with the various developments in the vicinity, including the Rise at 174mPD; Asia Trade Centre at 181mPD; the Apex at 188mPD and Primrose Hill at 210mPD. The recent amendments to the Tsuen Wan Outline Zoning Plan No. S/TW/34 for rezoning of a site to the south of Kwok Shui Road from "Government, Institution or Community" to "Residential (Group A) 21" zone for public housing development has been stipulated with plot ratio restriction of 6:7 and building height restriction of 145mPD. The amendment to the building height restriction for the Site at Nos. 1-7 Cheung Wing Road will not result in excessively tall or "out-of-context" development. A stepped height profile will be formed with the "Other Specified Uses" annotated "Business" Zones with building height restriction of 130mPD.

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
 若意見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 fill "NA" for not applicable item 請在不適用的項目填寫「不適用」



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### 1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士（下稱「提意見人」）

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

李桂琴

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

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### 3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)  
與意見相關的草圖（請註明草圖名稱及編號）

S/KU/26

Representation(s) to which the comment relates (please specify the representation number)  
與意見相關的申述（請註明申述編號）

R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

We agree with Representation No. R9 on the followings:

Enhancement in development intensity (i.e increase in plot ratio restriction followed by corresponding increase in building height restriction) by the Government has been very common in the past 10 years to increase flat supply. For example, development intensity in New Development Areas such as Kai Tak, Hung Shui Kiu/Ha Tsuen and Kwu Tung North/Fanling North as well as individual sites for both private and public housing developments has been increased in Outline Zoning Plan amendment / rezoning exercises with the aim to meet the acute demand for housing. There has also been a change in the general public's acceptance on taller buildings that are congruous to the surrounding settings.

The building height restriction of 120mPD has been demonstrated to be overly restrictive for the Site with plot ratio of about 6.36 (in the Approved Master Layout Plan ("MLP") amidst the various site constraints i.e. road traffic noise along Cheung Wing Road and the need for incorporation of various design and planning merits. The building height restriction should be suitably increase to 145mPD to allow more design flexibility in future design refinement while maintaining of various design and planning merits in the Approved MLP that would bring about public benefits .

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

若意見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)。



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意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
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### 1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士（下稱「提意見人」）

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



(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\*)

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(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 Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)  
與意見相關的草圖（請註明草圖名稱及編號）

S/KC/26

Representation(s) to which the comment relates (please specify the representation number)  
與意見相關的申述（請註明申述編號）

R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

我們同意第 R9 號陳述：

最高建築高度為 145mPD 的總體佈局圖 (“MLP”) (根據規劃申請編號 A/KC/444) 已根據《城市規劃條例》第 16 條獲得城市規劃委員會 (“TPB”) 批准。其於 2019 年 3 月 22 日舉行會議。TPB 已正式同意 MLP 建築高度為 145mPD 適當性和必要性。因此，將工地的建築高度限制修改為 145mPD 完全符合城規會先前的決定。

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

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<b>1. Person Making this Comment (known as “Commenter” hereafter)</b> <b>提出此宗意見的人士（下稱「提意見人」）</b>
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) 王志強
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)
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<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	葵涌分區計劃大綱草圖編號 S/KC/26
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

同意R9申述中提出的以下重點:

城市規劃委員會早已在2019年3月22日批准了申述地點建築物高度為主水平基準上145米的發展方案。因此,將申述地點的建築物高度限制修訂為主水平基準上145米亦符合城規會先前的決定。而在提供各項規劃及設計優點方面,主水平基準上145米比主水平基準上120米的方案更優勝。在不影響空氣流通及視覺景觀的情況下,大綱草圖的高度限制應修訂為主水平基準上145米。

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


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<b>1. Person Making this Comment (known as "Commenter" hereafter)</b> <b>提出此宗意見的人士（下稱「提意見人」）</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) 嚴淑芬	
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)	

<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>	
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<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	葵涌分區計劃大綱草圖編號 S/KC/26
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

同意R9申述的以下重點:

城市規劃委員會已在2019年3月22日批准了申請地點的總綱發展藍圖,建築物高度為主水平基準以上145米。因此,將建築物高度限制修訂為水平基準以上145米完全符合先前城市規劃委員會的決定。

與主水平基準上120米的方案相比,獲批准的總綱發展藍圖能提供各種規劃及設計優點包括 1) 提供建築物後移; 2) 加入具視覺通透性的平台設計; 3) 提供更大的建築物間距; 4) 促進昌榮路及申述地點街道的空氣流通; 5) 提供大型中央景觀空間; 6) 在申述地點提供行人通道; 及7) 階梯式高度輪廓等。

主水平基準以上145米的建築物高度限制能為將來修訂總綱發展藍圖時帶來更大的靈活性,同時能維持各種設計和規劃優點。

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

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### 1. Person Making this Comment (known as "Commenter" hereafter) 提出此宗意見的人士（下稱「提意見人」）

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

黃志輝

(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\*)



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### 3. Details of the Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)  
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葵涌分區計劃大綱草圖編號 S/KC/26

Representation(s) to which the comment relates (please specify the representation number)  
與意見相關的申述（請註明申述編號）

R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

同意R9申述的以下重點: 申述地點附近亦有不少高於主水平基準以上145米的住宅及商業發展如昇柏山(主水平基準上174米)、縉庭山(主水平基準上210米)、亞洲貿易中心(主水平基準上181米)及雍雅軒(主水平基準上188米)等,而在申述地點西南面的國瑞路的一幅改劃作「住宅(甲類)21」的用地的建築物高度限制為主水平基準以上145米。即使將申述地點的建築物高度限制修訂為水平基準上145米,發展亦能與鄰近環境協調及形成階梯式的高度輪廓,並不會帶來不良景觀視覺的影響。

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

若意見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)。



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意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
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<b>1. Person Making this Comment (known as "Commenter" hereafter)</b> <b>提出此宗意見的人士（下稱「提意見人」）</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) 刁月香	
(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)	

<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>	
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)	
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<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	葵涌分區計劃大綱草圖編號 S/KC/26
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

同意R9申述的以下重點: 城市規劃委員會已在2019年3月22日批准了申請地點的總綱發展藍圖, 建築物高度為主水平基準以上145米。因此, 將建築物高度限制修訂為水平基準以上145米完全符合先前城市規劃委員會的決定。而主水平基準以上145米的建築物高度限制能為將來修訂總綱發展藍圖時帶來更大的靈活性, 同時能維持各種設計和規劃優點。各項技術評估結果顯示主水平基準以上145米的建築物高度在空氣流通、交通噪音及視覺上是可行的, 並不會帶來不良的影響。

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

若意見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)。



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意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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### 1. Person Making this Comment (known as “Commenter” hereafter) 提出此宗意見的人士（下稱「提意見人」）

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

Ng Yau Cheong

(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 Comment 意見詳情

Draft plan to which the comment relates (please specify the name and number of the draft plan)  
與意見相關的草圖（請註明草圖名稱及編號）

OZP S/KC/26

Representation(s) to which the comment relates (please specify the representation number)  
與意見相關的申述（請註明申述編號）

R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

S16 規劃申請批准的建築高度限制從 120mPD 略微放寬到 145mPD 的 MLP 是 “Scheme-Specific” 因此未來對批准方案的修改範圍是有限的。為該場地規定 145mPD 的建築高度限制將使後續 MLP 改進具有更大的設計靈活性，同時保持各種設計特點和規劃優點。所以我支持R9申述。

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
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<b>1. Person Making this Comment (known as “Commenter” hereafter)</b> <b>提出此宗意見的人士（下稱「提意見人」）</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) 黃浩通	
(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)	

<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>	
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)	
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<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	葵涌分區計劃大綱草圖編號 S/KC/26
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

同意R9申述中提出的以下重點:

城規會早已在2019年3月22日批准了申述地點建築物高度為主水平基準上145米的發展方案。因此，將申述地點的建築物高度限制修訂為主水平基準上145米亦符合城規會先前的決定。而在提供各項規劃及設計優點方面，主水平基準上145米比主水平基準上120米的方案更優勝。在不影響空氣流通及視覺景觀的情況下，大綱草圖的高度限制應修訂為主水平基準上145米。


<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the comment, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
 若意見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 fill "NA" for not applicable item 請在不適用的項目填寫「不適用」



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<b>1. Person Making this Comment (known as "Commenter" hereafter)</b> <b>提出此宗意見的人士（下稱「提意見人」）</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)  Lei Cam Peng	
(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)	

<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>	
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)	
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<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	Draft Kwai Chung Outline Zoning Plan No. S/KC/26
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	R9

\* Delete as appropriate 請刪去不適用者

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**3. Details of the Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

Agree with Representation No. R9 on the following points:

The Master Layout Plan ("MLP") with maximum building height of 145mPD (under Planning Application No. A/KC/444) for the Representation Site has already been approved by the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance at its meeting on 22 March 2019. The TPB should respect its decision for approving the building height of 145mPD for the Representation Site.

The building height restriction of 120mPD in the Draft Kwai Chung Outline Zoning Plan No. S/KC/26 is a further step in progressively downzoning of the Representation Site in view of the previously granted development right.

The increase in building height restriction of 145mPD will enable a greater design flexibility in building disposition and architectural modulations. It will also be able to overcome environmental constraints and compliance with Sustainable Building Design Guidelines, building setback, building separation and site coverage of greenery.

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

若意見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)。



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- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
意見必須於指定對申述提出意見期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
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<b>1. Person Making this Comment (known as "Commenter" hereafter)</b> <b>提出此宗意見的人士（下稱「提意見人」）</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) 袁梓樂	
(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)	

<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>	
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation* 先生/女士/公司/機構*)	
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<b>3. Details of the Comment 意見詳情</b>	
Draft plan to which the comment relates (please specify the name and number of the draft plan) 與意見相關的草圖（請註明草圖名稱及編號）	Draft Kwai Chung Outline Zoning Plan No. S/KC/26
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情(續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

**We agree with Representation No. R9 on the followings:**

- The Town Planning Board ("TPB") should respect its decision to approve the development with building height of 145mPD under Planning Application No. A/KC/444 for the Representation Site.
- Increase to building height restriction by the Government has been common since 2012 to increase housing supply and there is a greater acceptance to appropriately taller buildings, suitably relating to the surrounding environment.
- The building height restriction of 120mPD for the Representation Site has not taken into account the intrinsic planning merits of the 145mPD scheme approved by the TPB.
- Building height restriction of 145mPD should be the benchmark form of development at the Site in accordance with with the Court of First Instance's intention in remitting the case for re-hearing by the TPB, where the case is to be considered on its own merits.
- The Approved Scheme helps to demonstrate that the building height restriction of 145mPD is technically feasible in terms of air ventilation and visual amenity.

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**1. Person Making this Comment (known as “Commenter” hereafter)  
提出此宗意見的人士（下稱「提意見人」）**

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

Wong Tsui Ying



(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)**

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**3. Details of the Comment 意見詳情**

Draft plan to which the comment relates (please specify the name and number of the draft plan)  
與意見相關的草圖（請註明草圖名稱及編號）

Draft Kwai Chung Outline Zoning Plan No. S/KC/26

Representation(s) to which the comment relates (please specify the representation number)  
與意見相關的申述（請註明申述編號）

R9

\* 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 Comment (Continued)(use separate sheet if necessary)<sup>#</sup>**  
**意見詳情 (續)(如有需要,請另頁說明)<sup>#</sup>**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

**We agree with Representation No. R9 on the followings:**

The Site is located at Cheung Wing Road, the "entrance" to a number of "Other Specified Uses" annotated "Business" zones along Wo Yi Hop Road, Castle Peak Road - Kwai Chung and Kwai Chung Road which are under transformation to general business use. The building height restriction of 145mPD would allow the opportunity in the MLP refinement for the provision of a landmark building in the area to give character and special identity to the business area.

Based on the above, the Town Planning Board should agree to the amendment to the building height restriction to 145mPD for allowing more design flexibility in future design refinement and the maintaining of various design and planning merits that would bring about public benefits.

The MLP with minor relaxation of building height restriction from 120mPD to 145mPD approved under S16 Planning Application is "Scheme-Specific", thus the scope for future amendment to the Approved Scheme limited. The stipulation of the building height restriction of 145mPD for the Site would allow more design flexibility in subsequent MLP refinement while maintaining the various design features and planning merits.

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