

SCHEDULE OF AMENDMENTS INCORPORATED INTO
DRAFT KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/17

I. Amendments to Matters shown on the Plan

- Item A1 – Rezoning of a site on Kam Hang Road near Kam Tsin village from “Comprehensive Development Area” (“CDA”), “Government, Institution or Community” (“G/IC”), “Recreation” (“REC”) and area shown as ‘Road’ to “CDA(1)” with stipulation of building height restriction.
- Item A2 – Rezoning of three small pieces of land near Kam Tsin village from “CDA” to “REC”.
- Item B1 – Rezoning of a site on Kam Hang Road near Kwu Tung Road from “REC” and “CDA” to “CDA(2)” with stipulation of building height restriction.
- Item B2 – Rezoning of a strip of land to the east of Kwu Tung Road from “REC” to “Green Belt” (“GB”).
- Item B3 – Rezoning of a strip of land to the south of Fanling Highway from “REC” to area shown as ‘Road’.
- Item C – Rezoning of a site at the south-western portion of Valais from “GB” to “Residential (Group C)2” (“R(C)2”).
- Item D1 – Rezoning of a site covering mainly The Green at Fan Kam Road from “CDA” and “GB” to “R(C)2”.
- Item D2 – Rezoning of small pieces of land adjoining north-western part of The Green from “CDA” to “GB”.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “CDA” zone to incorporate new development restrictions for “CDA(1)” and “CDA(2) sub-areas.
- (b) Deletion of ‘Market’ from Column 2 of the Notes for “CDA”, “Residential (Group D)” and “Village Type Development” zones.
- (c) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “G/IC” zone.

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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
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此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

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

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

Base One Limited

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

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

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

Llewelyn-Davies Hong Kong Limited

(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 Representation 申述詳情

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

Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17

* Delete as appropriate 請刪去不適用者

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

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

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

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Item A1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	The Representer generally supports Item A1 but has also noted a change in the boundary and the loss in site area at the northeast corner at the Representation Site to make way for the proposed Kwu Tung Interchange Roundabout under the Kwu Tung North New Development Area. Please refer to our Statement of Representation for details.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
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[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

Statement of Representation

(1) Background

This representation made under Section 6(1) of the Town Planning Ordinance (CAP. 131), is pertinent to Amendment item A1 on rezoning a site on Kam Hang Road near Kam Tsin village from "Comprehensive Development Area" ("CDA"), "Government, Institution or Community" ("G/IC"), "Recreation" ("REC") and area shown as 'Road' to "CDA(1)" with a maximum building height of 75mPD and plot ratio of 3.0 (hereafter referred to as the Representation Site).

The Representation Site is the subject of a previous Section 16 application (No. A/NE-KTS/267) approved with conditions by the Town Planning Board (the Board) in 2008, which has granted the Representer (i.e. the then Applicant of the Section 16 application) for a comprehensive residential development with a maximum plot ratio of 0.4 and building height of 3 storeys (including 90 nos. of houses). The relevant Building Plans were approved on 23 March 2011 with the land exchange executed on 24 October 2018, which warranted development right of the grantee. According to the executed land lease, the building covenant period is until 30 June 2024, which is subject to six calendar months extension under the Government's latest relief measures in response to COVID-19 epidemic.

Subsequently, a Section 12A application (No. Y/NE-KTS/12) at the Representation Site with a maximum plot ratio of 3.0 and building height of 75mPD (including 1,573 nos. of flats) was approved on 20 September 2019.

(2) Representation Matters

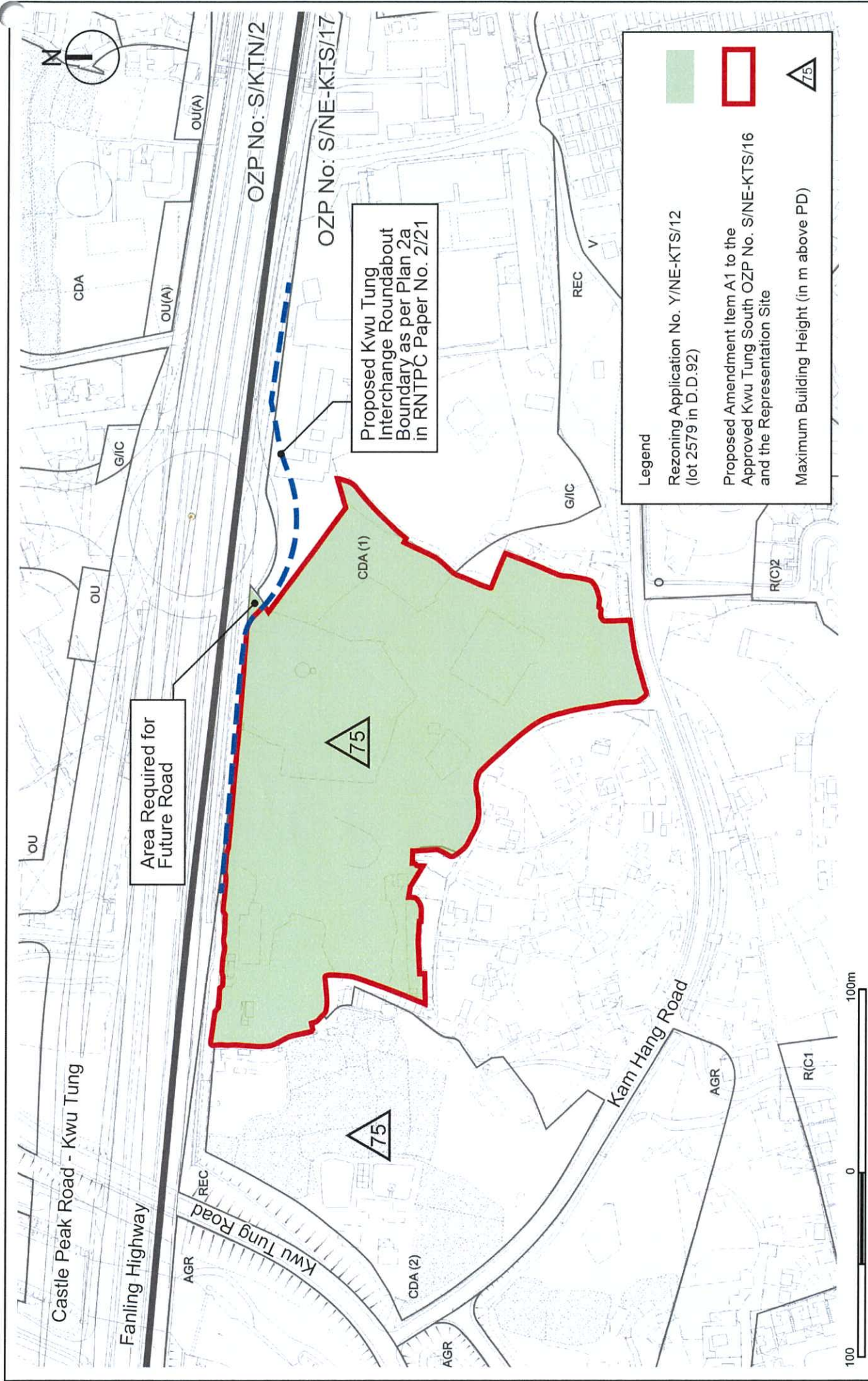
The Representer generally supports the proposed OZP amendments, in particular Item A1 related to the above-mentioned approved S12A application. Upon reviewing the draft OZP, the Representer has noted a change in the boundary and the loss in site area (about 100m²) at the northeast corner to make way for the proposed Kwu Tung Interchange Roundabout under the Kwu Tung North New Development Area (KTN NDA) Development Project (**Figure I** refers). Such a change in site boundary deviates from that under the executed land lease. It is understood that the proposed Kwu Tung Interchange Roundabout is currently under detailed design and the area required might be changed subject to further study.

It should be reiterated that the approved S12A application has already granted the Representer a maximum Gross Floor Area (GFA) of 112,680m². Any changes in site area should not affect the approved GFA to avoid any loss in domestic GFA and hence housing supply. The permitted right of the land owner should therefore be duly respected.

(3) Conclusion: More flexibility be allowed for the subject "CDA(1)" zone

The Representer sincerely wishes that the land grant executed and thus the development right of the land owner would be adequately respected. The Representer would like to request the Board to consider relaxation of plot ratio and building height restrictions at Section 16 application stage for accommodating the loss in approved GFA on one hand and allowing greater design flexibility on the other hand.

And for the retail facilities in the local neighbourhood, it is observed that there is only one shopping facility (i.e. Kwu Tung Market Shopping Centre) serving the existing population in Kwu Tung South area. This lack of neighborhood-scale retail facilities would fail to cater for the needs of nearby villagers and the increasing population in Kwu Tung South area with several upzoning approved by the TPB. Hence, the inclusion of commercial GFA through relaxation of plot ratio in the subsequent Section 16 planning application for meeting the daily shopping needs of future residents and nearby villagers is worthy favourable consideration from the Board and this provision should be applicable to other relevant CDAs in Kwu Tung South area as well.



Ileuwelyn d Davies	Title	Proposed Amendment Item A1 to Approved Kwu Tung South OZP No. S/NE-KTS/16 and the Representation Site				Checked	DH	Drawn	PW
						Rev	0	Date	Apr 2021
						Scale	N/A	Figure	I

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

Kyland Investments Limited and Elmtree Worldwide Limited

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

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Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17

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Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Item B1 – Rezoning of a site on Kam Hang Road near Kwu Tung Road from “REC” and “CDA” to “CDA(2)” with stipulation of building height restriction	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	<p>Amendment Item B1 reflects the Approved Section 12A Rezoning Application, made by the Representers, and considered by the Rural and New Town Committee of the Town Planning Board on 18 December 2020 and indicated as accepted in the letter dated 8 January 2021.</p> <p>The Representers consider that the zoning is appropriate for the area which is in transition as the Kwu Tung development takes place. The proposed CDA(2) zoning would provide appropriate Residential Development and Social Welfare Facilities for the area.</p>
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
<p>Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。</p>		

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

tpbpd@pland.gov.hk

寄件者:

寄件日期:

2021年05月05日星期三 2:43

收件者:

tpbpd

主旨:

AMENDMENTS TO KWU TUNG SOUTH OZP NO. S/NE-KTS/16

AMENDMENTS TO KWU TUNG SOUTH OZP NO. S/NE-KTS/16

Dear TPB Members,

As the developments have been approved and some are already built, this is nothing more than a box ticking exercise and objecting to the measures next to useless, but

Item A1 – Rezoning of a site on Kam Hang Road near Kam Tsin village from “CDA”, “G/IC”, “Recreation” (“REC”) and area shown as ‘Road’ to “CDA(1)” with stipulation of BHR

Sun Hung Kai - Y/NE-KTS/12 Approved 20.9.2019

32. *A Member pointed out that the tree compensation proposal submitted under the application was far from satisfactory.*

RETENTION OF THE ORCHARD SHOULD BE A CONDITION

33. *Another Member considered that opportunity should be taken to requiring the provision of more Government, Institution or Community (GIC) facilities in association with the proposed development*

As requested by Social Welfare Department (SWD), the project proponent has agreed to provide an Integrated Home Care Services Team (2 teams kitchen-based) within the future development

FOR SUCH A LARGE DEVELOPMENT THE GIC FACILITIES PROPOSED ARE INADEQUATE. CHILD CARE / CCS / RCHE ARE ALL IN DEFICIT FOR DISTRICT ALSO NO STIPULATION RE A PERCENTAGE OF ELDERLY FRIENDLY UNITS. DEVELOPERS HAVE TO SHARE THE BURDEN OF ‘SMART CARE’ KEEPING PATIENTS IN THE COMMUNITY HEALTHY AND REDUCING THE NEED FOR HOSPITALIZATION.

Item A2 – Rezoning of three small pieces of land near Kam Tsin village from “CDA” to “REC”. However, as part of the “REC” site near Ying Pun falls within the village ‘environs’, provision has been made in the Remarks of the Notes to allow for exemption for development of New Territories Exempted House from these restrictions.

9.7.3 *At present, the “REC” site north of the stables of the Hong Kong Jockey Club is used as a car park for the Club. Another “REC” site near Ying Pun is dominated by rural industrial workshops.*

OBJECT, CURRENT USES AND THE APPROVAL OF EVERY APPLICATION FOR OTHER USES SHOW THAT THIS ZONING OFFERS NO PROTECTION TO A SITE. IT SHOULD EITHER BE ZONED “GIC” or “OPEN SPACE” TO ENSURE THAT THE PUBLIC INTEREST IS PROTECTED.

Item B1 – Rezoning of a site on Kam Hang Road near Kwu Tung Road from “REC” and “CDA” to “CDA(2)” with BHR

Ho Tung - Y/NE-KTS/14 18.12.2020 proposed residential development with provision of social welfare facilities originally proposed in Site B

The proposed development consists of 7 residential blocks of 17 to 20 storeys with a GFA of 62,529m² providing about 971 flats. As requested by SWD, a Residential Care Home for the Elderly (RCHE) (150 places) cum Day Care Unit (DCU) (30 places) is required to be provided in the future development

Moreover, the applicants had proposed an alternative site to the east of Site A which could be a better location to accommodate standalone social welfare facilities.

IN SEPT 2015 THE APPLICATION WAS FOR 538 BED RCHE / 204 BED YOUTH HOSTEL / 270 BED NURSING HOME FOR ELDERLY. BUT WITH THIS PLAN ONLY A FRACTION OF THIS WILL BE PROVIDED.

WHY IS THE OFFER OF STANDALONE WELFARE FACILITIES NOT INCLUDED IN THE OZP? STANDALONE PROVIDES A BETTER AMBIANCE FOR THE ELDERLY. IN LARGE DEVELOPMENTS THEY ARE SHUNTED INTO THE MOST UNDESIRABLE LOCATIONS WITH LITTLE OR NO OUTDOOR SPACE.

IT IS QUITE CLEAR THAT AMENITIES LIKE THOSE AT DILLS CORNER GARDEN PROVIDE A MUCH HEALTHIER AND HAPPIER COMMUNITY ENVIRONMENT FOR THE ELDERLY AND DISABLED.

Item B2 – Rezoning of a strip of land to the east of Kwu Tung Road from “REC” to “Green Belt” (“GB”). SUPPORT – BUT IT MUST BE GENUINE AND NOT USED FOR VEHICLE PARKING ETC

Item B3 – Rezoning of a strip of land to the south of Fanling Highway from “REC” to area shown as ‘Road’. THERE ARE TREES BORDERING THE ROAD, WILL THEY BE RETAINED? IS ROAD WIDENING PROPOSED?

Item C – Rezoning of a site at the south-western portion of Valais from “GB” to “Res (Group C)2”

Completed in 2009. Maximum PR of 0.4, SC of 20% and BH of 3 storeys

OBJECTION TO EXTENSION OF FOOTPRINT. NO DATA RE NUMBER OF TREES. AREA NOT BUILT ON SHOULD BE RETAINED AS GB

Item D1 – Rezoning of a site covering mainly The Green at Fan Kam Road from “CDA” and “GB” to “R(C)2”.

Completed in 2013. PR of 0.4, BH of 3 storeys and SC of 20%. Phase 1 (about 8.8ha) of the approved scheme, covering the majority of the “CDA” site, consists of 253 houses with a GFA of 35,200m² known as The Green. Phase 2 (about 1.25ha) occupies a small portion of the “CDA” site, which is not owned by the same developer but under multiple land ownership, remains undeveloped.

OBJECT NO DATA RE NUMBER OF TREES. AREA NOT BUILT ON SHOULD BE REZONED TO GB

**Item D2 – Rezoning of small pieces of land adjoining north-western part of The Green from
“CDA” to “GB” SUPPORT**

DLO/N, LandsD advises that these lots are agricultural lots which do not permit for building purpose. It is proposed to rezone the residual areas from “CDA” to “GB” to reflect the existing situation and merge with the adjoining “GB” zone

Mary Mulvihill
[REDACTED]

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

210422-153855-55479

提交限期

Deadline for submission:

05/05/2021

提交日期及時間

Date and time of submission:

22/04/2021 15:38:55

「申述人」全名

Full Name of "Representer":

先生 Mr. Brian Ng c/o The Hong Kong and China Gas Company Limited

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates: S/NE-KTS/17

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A1 & B1:		Noted that Quantitative Risk Assessment has been done for the previous application, the project proponent should arrange to update the submitted Quantitative Risk Assessment report if there is any change of factors affecting the risk level including but not limited to population, building proximity or development layout etc, in the coming submission. The project proponent should consult our company in design stage and close coordinate with our company during construction stage and provide protective measures.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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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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填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輿路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
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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*)

侯福達 (區議員) HAU FUK TAT SIMON
(North District Councillor)

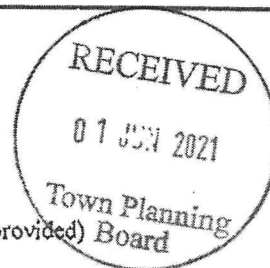
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

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*)

不適用

(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）

不適用

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）

有關《古洞分區計劃大綱草圖編號 S/NE-KTS/17》修訂項目 A1

* 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)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

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

有關《古洞南分區計劃大綱草圖編號
S/NE-KTS/17》

修訂項目 A1

反對改劃為「綜合發展區(1)」理據如下:

1. 倘若批准改劃為「綜合發展區(1)」發展空間更具彈性,這樣,使寧靜的村落變成複雜,因該段道路是通往金錢村的小村落,車輛的流量會增多,造成交通擠塞。加上,古洞北的發展,已有多項工程進行中,路面車輛的流量不斷增加,估計情況日趨嚴重。
2. 「綜合發展區(1)」屬低密度住宅,可能會申請興建多幢超過三層的住用屋苑,阻擋已有的視線,失去原有的景觀,更會破壞鄰近村落(客家圍、松柏塢、金錢村)承傳的風水、龍脈,實在難以補償。
3. 「綜合發展區(1)」有機會進行打樁及挖掘工程,從而影響鄰近的屋宇出現沉降的現象,影響屋宇的結構,內外牆壁,地台,出現裂縫及不同程度損毀。

故此本人強烈反對修訂項目 A1

[#] 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)。

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

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見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*)

侯福達 (區議員) HAU FUK TAT SIMON
(North District Councillor)

(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided)
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Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)

不適用

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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)

不適用

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)

有關《古洞分區計劃大綱草圖
編號 S/NE-KTS/17》修訂項目 B1

* 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)[#]
意見詳情(續)(如有需要,請另頁說明)[#]

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

修訂項目 B1

反對改劃為「綜合發展區(2)」理據如下:

1. 位於金坑路近古洞路原本是「康樂」地帶,應發展與「康樂」地帶有關的項目,不宜修改,因上述區域為鄉郊地區,範圍甚為廣闊,應以「鄉村式發展」來保留村落原有獨特、純樸、自然環境的風貌,以保護鄉郊環境及綠化為優先考慮。
2. 倘若批准改劃為「綜合發展區(2)」發展空間更具彈性,這樣,使寧靜的村落變得複雜。加上,周邊已有多個住宅屋苑,人口密度頗高,若果再增加住宅發展項目,居民相對增加。可是,現時的交通配套仍欠佳,路面車輛的流量不斷增加,估計情況日趨嚴重,導致交通嚴重擠塞。
3. 「綜合發展區(2)」屬低密度住宅,可能會申請興建多幢超過三層的住用屋苑,阻擋村民已有的視線,失去原有的景觀,更會破壞鄰近村落承傳的風水、龍脈,實在難以補償。
4. 「綜合發展區(2)」有機會進行打樁及挖掘工程,從而影響鄰近的屋宇出現沉降的現象,影響屋宇結構,內外牆壁,地台,出現裂縫及不同程度損毀。

還有,排水系統及污水處理問題仍未能有效解決,故此本人強烈反對修訂項目 B1。

[#] 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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MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

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

10 June 2021

By Email and Fax

Dear Sirs,

**Comment on Representation R1 in respect of the Draft Kwu Tung South Outline Zoning
Plan No. S/NE-KTS/17**

We are authorised to make a Comment on Representation R1 in respect of the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17, on behalf of Professional Property Services Limited. A copy of the completed Comment Form (No. S6A) is attached to this letter.

We agree with Representation R1 in general, and in particular support the following items as mentioned in Representation that:-

1. the Board consider relaxation of plot ratio and building height restrictions at the section 16 application stage to ensure all GFA is able to be utilized and also to allow for greater design flexibility in all of the CDA zones within the Kwu Tung South OZP; and
2. the inclusion of commercial GFA through relaxation of plot ratio should be favourably looked at by the Board in all CDA zones at the section 16 application stage within the Kwu Tung South OZP. This is in order to meet the daily shopping needs of existing and future residents in the immediate vicinity and to complement the new developments at the neighbouring Kwu Tung North New Development Area.

Yours faithfully,



I.T. Brownlee

For and On Behalf of

Masterplan Limited

cc. Clients (By Email)

tpbpd@pland.gov.hk

寄件者:

寄件日期:

2021年06月11日星期五 3:30

收件者:

tpbpd

主旨:

Re: AMENDMENTS TO KWU TUNG SOUTH OZP NO. S/NE-KTS/16

P 11/6

Dear TPB Members,

I note that R1 intends to apply for further relaxations to Item A1, approved in 2019. There is mention of including a shopping mall.

While this is in line with CDA, it could impact the provision of GIC and the disposition of Open Space. If the amended OZP is to have any legitimacy and reflect reality then the developer should provide a clear picture of what exactly it intends to construct.

As for demanding its pound of flesh re the resumption of a very small part of its site for 'public purpose', this is a matter of financial compensation and should not justify demands for further relaxations via the OZP process..

Mary Mulvihill

Provision of Major Social Welfare Facilities in Kwu Tung South Area

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned (existing + proposed) Provision	
Child Care Centre	100 aided places per 25,000 persons	84 places	0	0	- 84places ²
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above	N.A.	0	0	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing	N.A.	0	0	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above	77 places ³	16	7	- 70 places ² (- 31 places if the proposed Home Care Services in the “CDA(1)” site is implemented)
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above	96 beds	0	0	- 96 beds ² (+54 beds if the proposed RCHE in the “CDA(2)” site is implemented)

Remarks:

1. The planned population of Kwu Tung South area is about 21,500 persons.
2. This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

3. The planning standard of the CCS Facilities (including both centre-based and home-based) is population-based. There is no rigid distribution between centre-based CCS and home-based CCS stated in the Elderly Services Programme Plan. Nonetheless, in general, 60% of CCS demand will be provided by home-based CCS and the remaining 40% will be provided by centre-based CCS.