

<p>圖例 NOTATION</p> <p>ZONES</p> <p>VILLAGE TYPE DEVELOPMENT [V]</p> <p>GOVERNMENT, INSTITUTION OR COMMUNITY [G/C]</p> <p>OPEN SPACE [O]</p> <p>RECREATION [REC]</p> <p>OTHER SPECIFIED USES [OU]</p> <p>AGRICULTURE [AGR]</p> <p>GREEN BELT [GB]</p> <p>地帶</p> <p>鄉村式發展 [V]</p> <p>政府、機構或社區 [G/C]</p> <p>休憩用地 [O]</p> <p>康樂 [REC]</p> <p>其他指定用途 [OU]</p> <p>農業 [AGR]</p> <p>綠化地帶 [GB]</p> <p>COMMUNICATIONS</p> <p>RAILWAY AND STATION (UNDERGROUND) [--- ---]</p> <p>MAJOR ROAD AND JUNCTION [== ==]</p> <p>MISCELLANEOUS</p> <p>BOUNDARY OF PLANNING SCHEME [--- ---]</p> <p>BOUNDARY OF COUNTRY PARK [--- ---]</p> <p>MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) [1]</p> <p>交通</p> <p>鐵路及車站 (地下) [--- ---]</p> <p>主要道路及路口 [== ==]</p> <p>其他</p> <p>規劃範圍界線 [--- ---]</p> <p>郊野公園界線 [--- ---]</p> <p>最高建築物高度 (樓層數目) [1]</p>	<p>土地用途及面積一覽表 SCHEDULE OF USES AND AREAS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">USES</th> <th colspan="2">大約面積及百分比</th> <th rowspan="2">用途</th> </tr> <tr> <th>公頃</th> <th>百分比</th> </tr> </thead> <tbody> <tr> <td>VILLAGE TYPE DEVELOPMENT</td> <td>3.13</td> <td>1.49</td> <td>鄉村式發展</td> </tr> <tr> <td>GOVERNMENT, INSTITUTION OR COMMUNITY</td> <td>1.21</td> <td>0.58</td> <td>政府、機構或社區</td> </tr> <tr> <td>OPEN SPACE</td> <td>0.08</td> <td>0.03</td> <td>休憩用地</td> </tr> <tr> <td>RECREATION</td> <td>1.89</td> <td>0.90</td> <td>康樂</td> </tr> <tr> <td>OTHER SPECIFIED USES</td> <td>5.02</td> <td>2.39</td> <td>其他指定用途</td> </tr> <tr> <td>AGRICULTURE</td> <td>8.69</td> <td>4.14</td> <td>農業</td> </tr> <tr> <td>GREEN BELT</td> <td>186.75</td> <td>88.95</td> <td>綠化地帶</td> </tr> <tr> <td>MAJOR ROAD ETC.</td> <td>3.20</td> <td>1.52</td> <td>主要道路等</td> </tr> <tr> <td>TOTAL PLANNING SCHEME AREA</td> <td>209.95</td> <td>100.00</td> <td>規劃範圍總面積</td> </tr> </tbody> </table>	USES	大約面積及百分比		用途	公頃	百分比	VILLAGE TYPE DEVELOPMENT	3.13	1.49	鄉村式發展	GOVERNMENT, INSTITUTION OR COMMUNITY	1.21	0.58	政府、機構或社區	OPEN SPACE	0.08	0.03	休憩用地	RECREATION	1.89	0.90	康樂	OTHER SPECIFIED USES	5.02	2.39	其他指定用途	AGRICULTURE	8.69	4.14	農業	GREEN BELT	186.75	88.95	綠化地帶	MAJOR ROAD ETC.	3.20	1.52	主要道路等	TOTAL PLANNING SCHEME AREA	209.95	100.00	規劃範圍總面積	<p>夾附的《註釋》屬這份圖則的一部分 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN</p>
USES	大約面積及百分比		用途																																									
	公頃	百分比																																										
VILLAGE TYPE DEVELOPMENT	3.13	1.49	鄉村式發展																																									
GOVERNMENT, INSTITUTION OR COMMUNITY	1.21	0.58	政府、機構或社區																																									
OPEN SPACE	0.08	0.03	休憩用地																																									
RECREATION	1.89	0.90	康樂																																									
OTHER SPECIFIED USES	5.02	2.39	其他指定用途																																									
AGRICULTURE	8.69	4.14	農業																																									
GREEN BELT	186.75	88.95	綠化地帶																																									
MAJOR ROAD ETC.	3.20	1.52	主要道路等																																									
TOTAL PLANNING SCHEME AREA	209.95	100.00	規劃範圍總面積																																									
<p>2016年12月9日 按照城市規劃條例第5條展示的 草圖 DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 9 DECEMBER 2016</p> <p>Mo Jacinta K. C. Woo 胡潔貞女士 SECRETARY 城市規劃委員會秘書</p> <p style="text-align: center;">香港城市規劃委員會依據城市規劃條例擬備的川龍及下花山分區計劃大綱圖 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD CHUEN LUNG AND HA FA SHAN - OUTLINE ZONING PLAN</p> <p style="text-align: center;">SCALE 比例尺 METRES 100 0 200 400 600 800 METRES</p>			<p>規劃署遵照城市規劃委員會指示擬備 PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD</p> <p>圖則編號 PLAN No. S/TW-CLHFS/1</p>																																									

寄件日期: Benson Poon [REDACTED]
收件者: tpbpd@pland.gov.hk
主旨: S/TW-CLHFS/I
附件: 20170209 - PLT letter submission to TPB (signed).pdf

To the Secretariat of the Town Planning Board,

Enclosed, please find our representation letter submission. Thank you.

kind regards,

Benson

Masterplan Limited

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

Direct: 2587 7238

Tel: 2418 2880

Fax: 2587 7068

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.

Our Ref.: MP/PLT/1

Dated: 9 Feb 2017

By Email and Fax (28770245)

Total 21 pages

Dear Sir,

Representation Letter to the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1

Representer: Po Lam Tong

1. Introduction

- 1.1 The Po Lam Tong (PLT) (寶林堂), the Representer, has appointed Masterplan Limited as its authorized agent to make this representation. PLT is the land owner and management body of Sai Chuk Lam Zen Monastery (SCL) (西竺林禪寺) and Kei Yuen Temple (KYT) (祇園寺).
- 1.2 This representation is related to the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 (the OZP), in particular to the "Government, Institution and Community (1)" [GIC(1)] zone and "Green Belt" (GB) zone that has separately covered portions of the SCL land area. The land lots in GIC(1) that belong to SCL include DD 358, Lot 47 (portion of), 72, 348 and 349. The land lots in Green Belt that belong to SCL include DD 358 Lot 46, 47 (portion of), 48, 71, 351 and 352. This is also related to the GB zone that has designated the temple area of KYT, and involves the land lots DD358, Lot 345, 345 ext, 346 and 347. (**Annex 1**)

2. Object to the Draft OZP

- 2.1 The Representer would like to object to the Draft OZP in relation to:
- (i) Site 1, Area A (Figure 1): The designation of land that forms part of the religious functions, ancillary uses and built area of SCL as Green Belt;
 - (ii) Site 1, Area B (Figure 1): The designation of land that forms part of the religious functions, ancillary uses and built area of the SCL as Green Belt; and
 - (iii) Site 2 (Figure 1): The designation of land that forms the whole of the religious functions, ancillary uses and built area of KYT as Green Belt, and not including a small portion of the KYT land lot into the OZP;

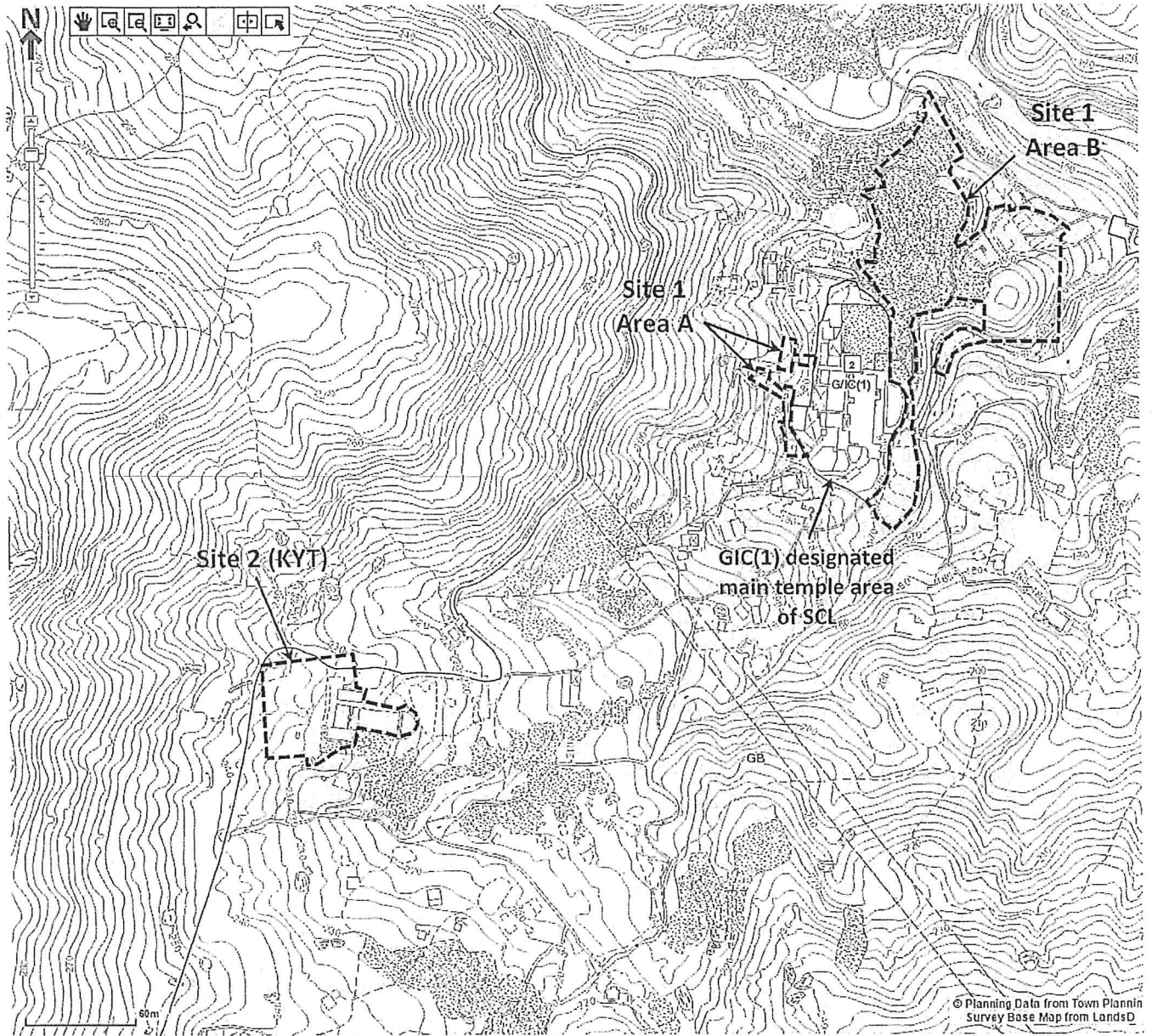


Figure 1: OZP Extract of the objection subject matters

3. Proposed Amendments

(a) Proposed Amendment at Site 1, Area A:

- Area A to be incorporated into GIC(1) zone to form a holistic planning land use of religious building and ancillary facilities under the same management of SCL. (Figure 2)

(b) Proposed Amendment at Site 1, Area B:

- Area B to be incorporated into the GIC(1) zone to form a holistic planning land use of religious building and ancillary facilities under the same management of SCL. (Figure 2) Also to enable an upgrade of a meditation venue.

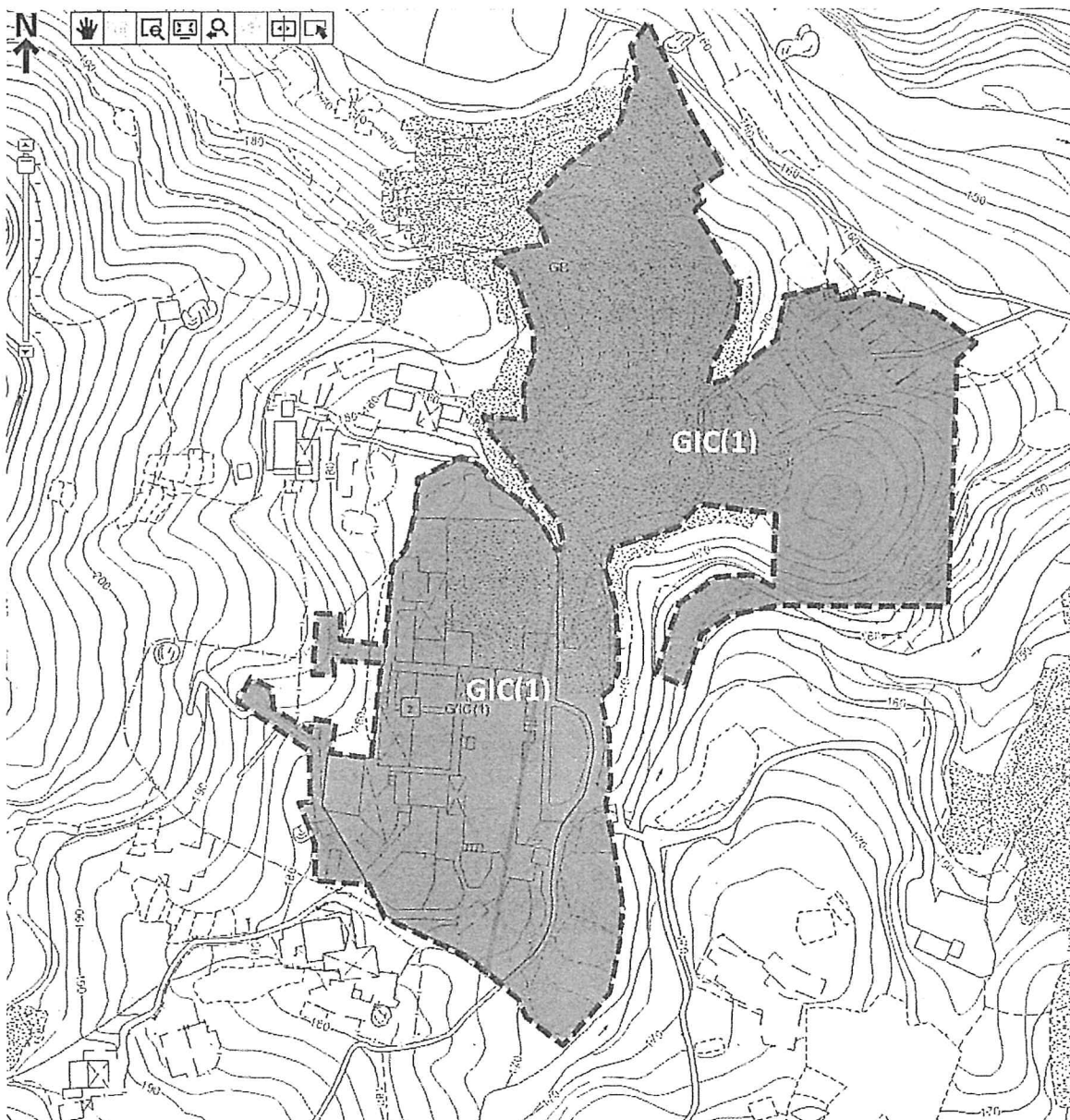


Figure 2: Proposed Amendment at Site 1

(c) Proposed Amendment at Site 2:

- Site 2 to be amended to GIC(1) zone, and to amend the OZP boundary to extend to include the GIC(1) zone on the land lot of KYT. (Figure 3)

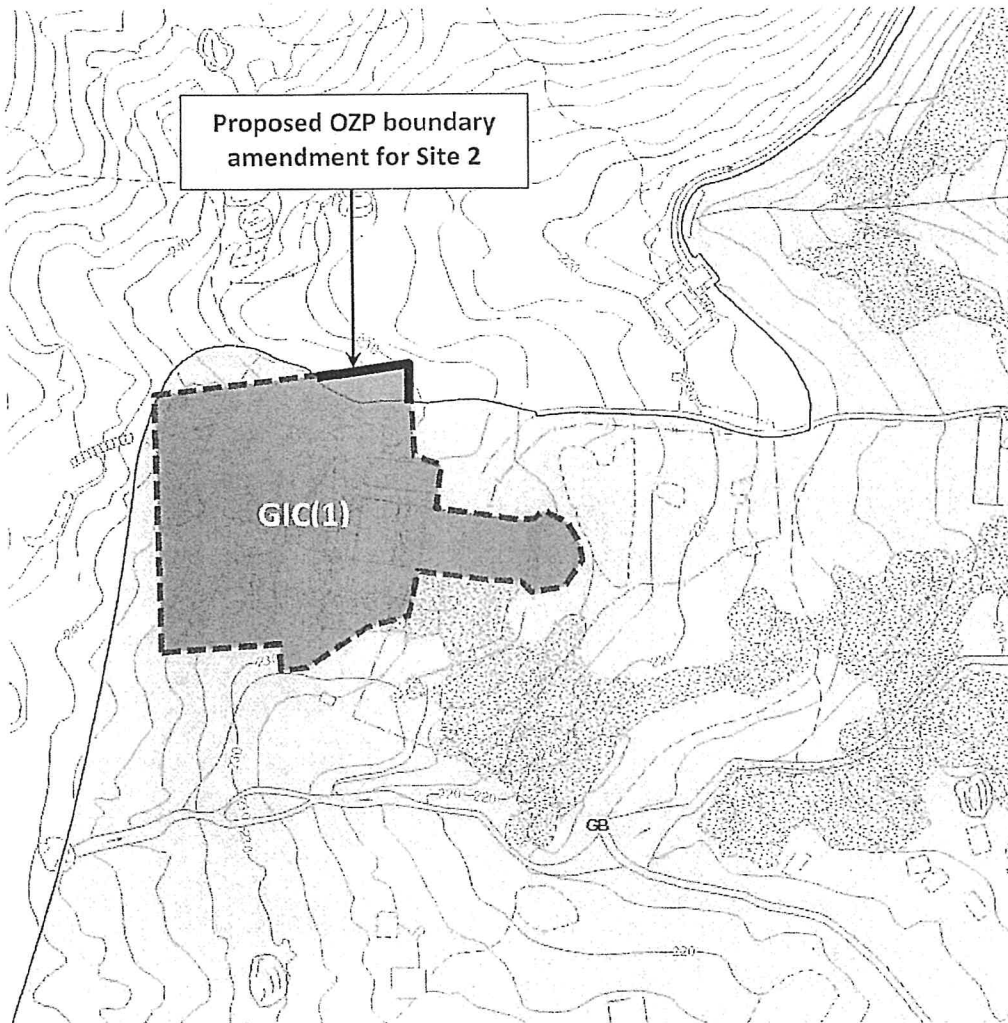


Figure 3: Proposed Amendment at Site 2

4. Planning Justifications

(a) No public consultation or Contact by the Planning Department

4.1 During the preparation stage of the Draft OZP, neither Po Lam Tong, Sai Chuk Lam Zen Monastery nor Kei Yuen Temple were contacted by the Planning Department for consultation or comments. It is standard procedure for the PlanD to meet with and solicit the views of the existing recognized communities (i.e. major stakeholders), whenever there are new plans. This is unfair to the Representer and misconduct by the PlanD in failing to carry out a thorough assessment or consultation to understand the religious operations and needs of SCL and KYT, before determining a land use zoning in Site 1 (Area A and B) and Site 2.

(b) Long-established History and Ownership

4.2 The Sai Chuk Lam Zen Monastery was built in 1936 by a high monk 楊西竺 (also known as 齋禪老和尚). The Kei Yuen Temple was built in 1934 by the same high monk 楊西竺 and another high monk 寶光. The two properties has since been used for Buddhist religious activities, and have been passed down to their disciples to manage and operate. The SCL and KYT are presently under the ownership and management of the Po Lam Tong, which supervises both SCL and KYT.

(c) Existing Religious Uses as Defined in Covering Notes, para. (3)

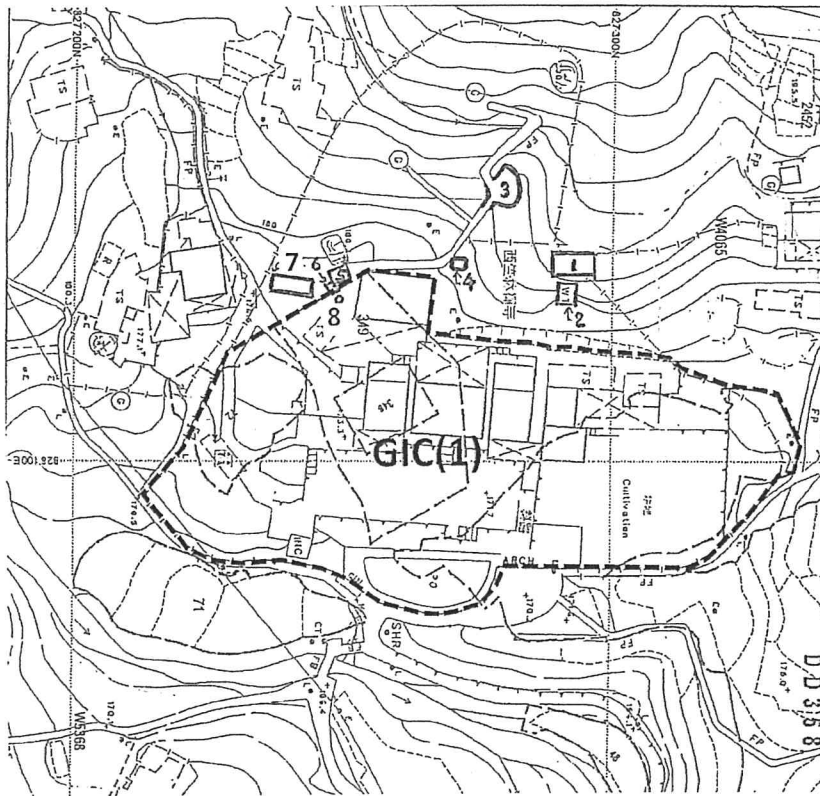
4.3 In the Covering Notes of the OZP, at para. (3), it is stated that: "No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence." The SCL and KYT are existing religious uses that has existed since the 1930s up to present day, and will continue to be used for religious purposes in the future. Therefore, the Site 1 and 2 should reflect the existing religious use as GIC(1).

4.4 In fact, KYT at Site 2 is registered as a temple under the Chinese Temple Ordinance since 1979. (Annex 4) The documentation proves that its use is intended and has always been for temple use, and in our case, related to Buddhist practices. According to the Lands Department survey map, dated 1956, the Site 2 has been designated as a "Temple". (Annex 5)

(d) Not Temporary Uses, but Long-term Religious Uses

4.5 The religious uses and structures at Site 1 (Area A and B) and Site 2 are *not* "temporary use or development of any land or building not exceeding a period of two months" as stated in the Covering Notes of the OZP, para. (10)(a). They are long term uses, with formed land and built-up structures, that are ancillary and essential to the operation of the existing religious institution. Therefore, the temporary use definition does not apply.

4.6 At Site 1, Area A, there are ancillary structures for the religious uses of SCL (Figure 4 and Photos 1 to 6) including:



LEGEND	
Item No.:	
(1)	Big Bell Tower built 2006
(2)	Water tank to store water built 1980
(3)	Crematorium structure approved and gazetted in 1981
(4)	Land diety shrine built in 1936
(5)	kitchen built (about) 1993
(6)	washroom built (about) 1998
(7)	storage shed built (about) 1998
(8)	Incense paper incinerator structure built (about) 1998

Figure 4: Location of Ancillary Structures in relation to current GIC(1) zone

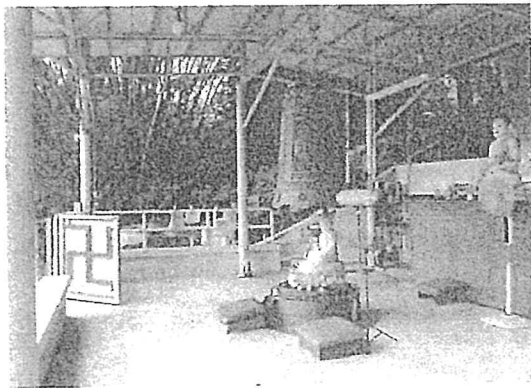


Photo 1: Big Bell Tower, Item (1)



Photo 2: Incense paper incinerator structure Item (8) and the Ancestral Hall (Yellow building)

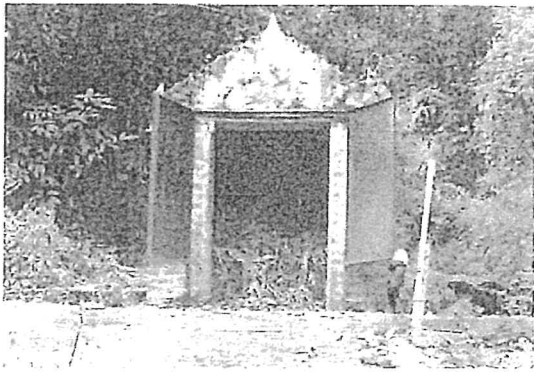


Photo 3: Crematorium only for Buddhist monks and nuns, Item (3)



Photo 4: Concrete footpath leading up to Crematorium, Item (3)



Photo 5: Storage Shed, Item (7)

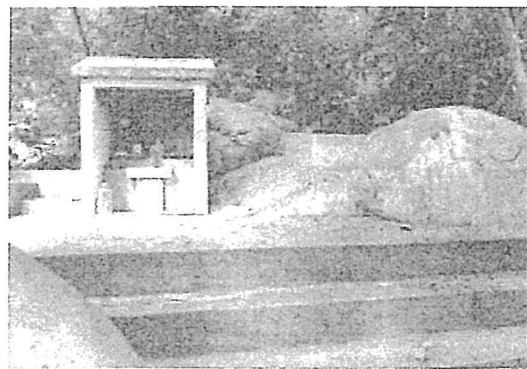


Photo 6: Land Diety Shrine on concrete surface, Item (4)

4.7 More photos would be shown at the hearing.

4.8 Site 1, Area B forms an important part of the religious activities of SCL, including agricultural cultivation and a Zen meditation platform. (Figure 5 and Photo 7) The agricultural cultivation activities has been part of the operation of the temple for self-sustaining production of food, and at the same time, it forms an integral part of their Zen meditation practice. This would be further elaborated at the hearing.

4.9 The quiet, tranquil and natural environment is most suitable for these activities. There are two Living Quarters that are farther from the busy main temple, and provide a more quiet and solitude setting. The Living Quarters are also used by visiting guests of Buddhist monks. (Figure 5)



Photo 7: The meditation platform, planned for Meditation Hall building.

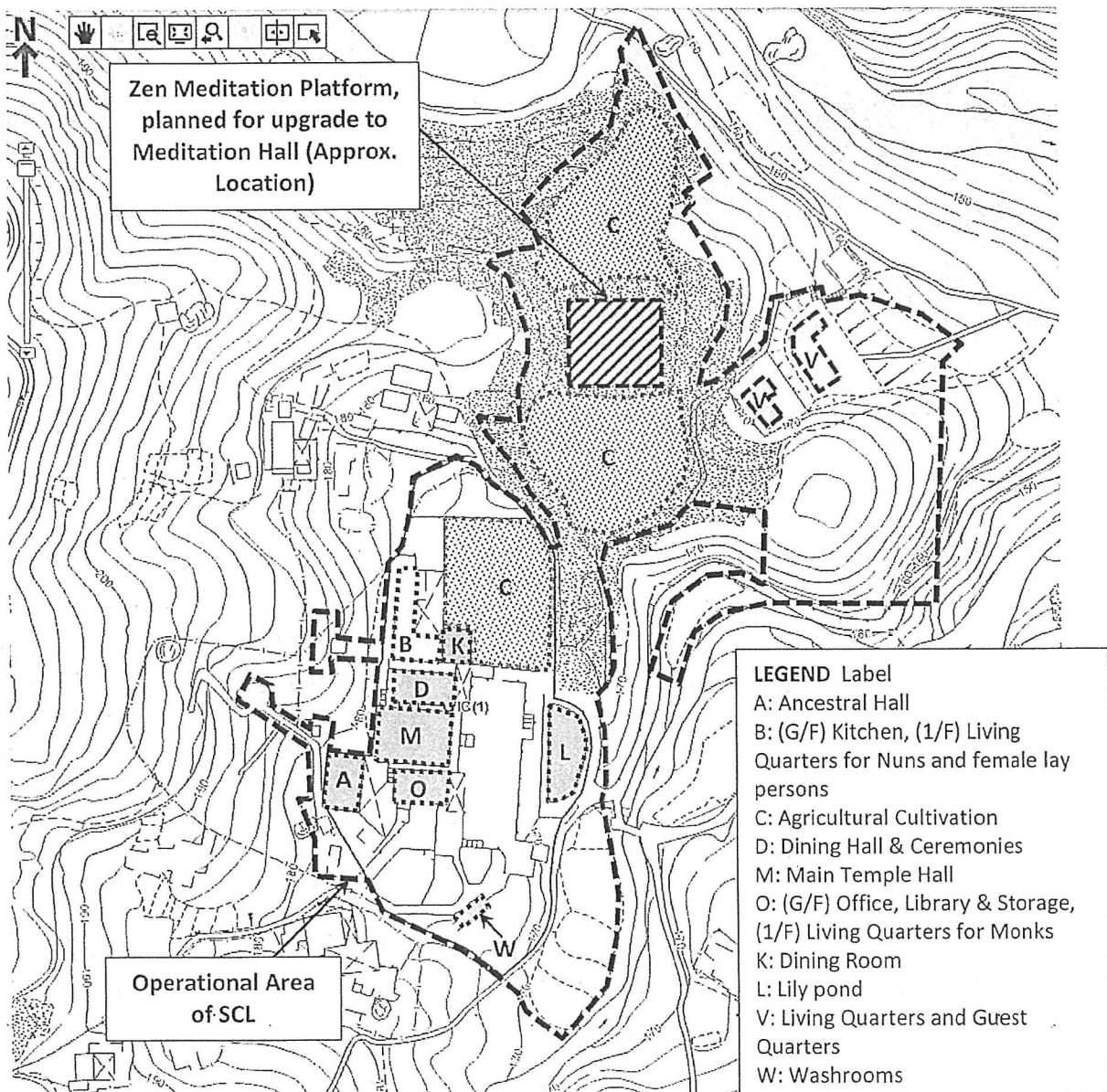


Figure 5: The Operational Area and Existing Religious Uses of SCL at Site 1

(e) Operational Area of SCL forming a Holistic Planning Land Use

4.10 The Operational Area of SCL at Site 1 is made of up three related portions that form a holistic planning land use, encompassing the relationships between the buildings and outdoor area. It contains the current GIC(1) zone, with most of the major buildings, Main Temple (Photo 8), courtyard (Photo 8), reception and entrance gate (Photo 9); Area A that contains ancillary structures; and Area B, that is used for meditation practices, living quarters and cultivation. SCL is a sum of all three portions that enable the operation and running of religious activities.

4.11 According to the definition of terms of the Town Planning Board, "Religious Institution", includes the types of ancillary structures and buildings in Areas A and B. Please see the table below:

<p>Religious Institution</p>	<p>Means any place or premises where in accordance with the practice of religious principles services are held or prayers said by congregations loyal to a belief.</p>	<p>It includes mosque, chapel, Tsz Tong, church, seminary, nunnery, <u>monastery</u>, <u>temple</u>, <u>ancestral hall</u>, <u>shrine</u>, pavilion, convent and <u>religious statue</u>. See also the Chinese Temples Ordinance (Cap. 153).</p> <p>It includes <u>ancillary office</u>, car parks <u>and/or quarters</u> that are essential to the operation of the particular organization.</p>
-------------------------------------	--	---

4.12 Therefore, Areas A and B should be incorporated into the GIC(1) zone, to reflect the holistic planning land use of SCL.



Photo 8: Main Temple and courtyard



Photo 9: Entrance Gate

4.13 The same principle applies to Site 2, where the Operational Area of KYT is made of the existing two buildings, the platform to carry out Buddhist ceremonies, and the half-crescent lily pond. The three related portions form a holistic planning land use for religious activities to function properly as a unit. (Figure 6)

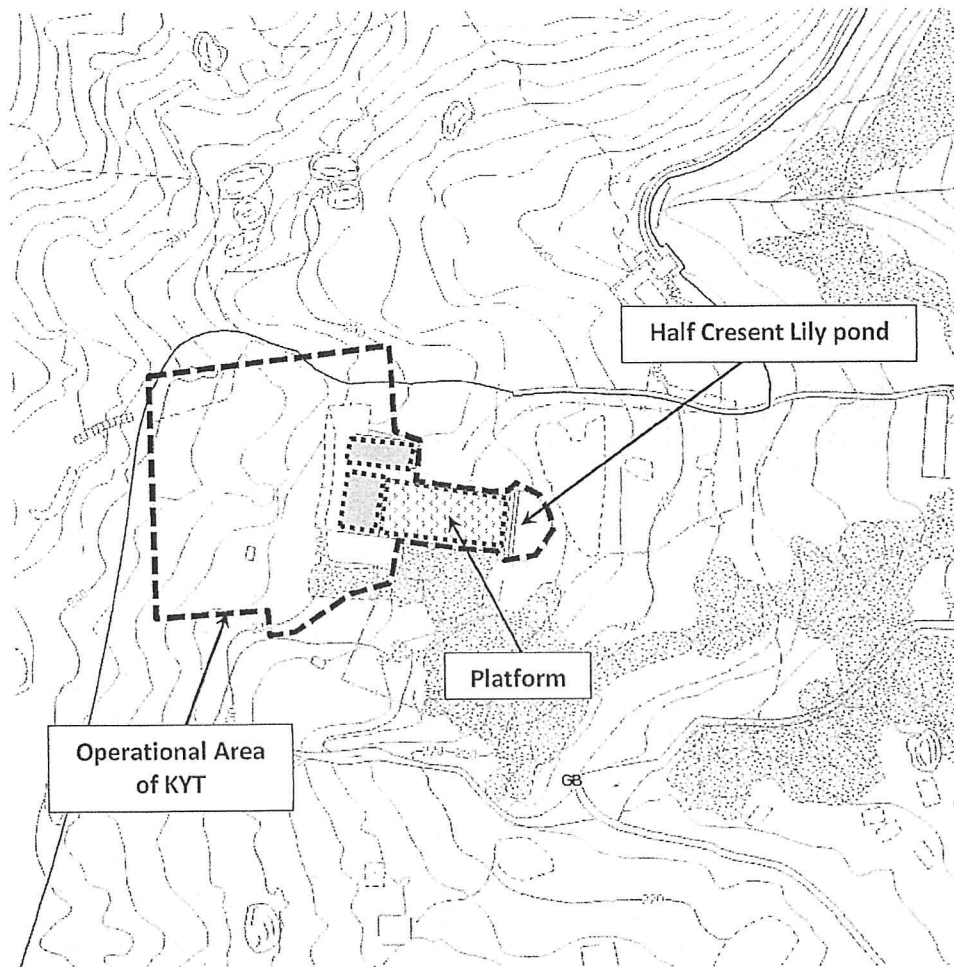


Figure 6: The Operational Area and Existing Religious Uses of KYT at Site 2

(f) Non-commercial and Not-for-Profit Nature

4.14 Both SCL and KYT are intended to operate in a non-commercial and not-for-profit nature. SCL does not contain any columbarium for commercial interest.

(g) Significant Contribution to the Buddhist Community and General Public

4.15 The SCL and KYT has contributed to the Buddhist community and general public for decades. Provided a Zen meditation sanctuary that has helped individuals rehabilitate from stress and trauma. In recent years, society is in political turmoil, creating lots of anger and stress to individuals. Zen meditation is a way to alleviate the stressfulness in our minds. Scientific evidence and studies has proved

this. Hong Kong currently lacks zen meditation venues. If the operation of the temples are affected, it would be a loss to society.

(h) Need for Upgrading Temple Facilities at SCL

- 4.16 There are no plans to expand the operation of the SCL; but there are plans to upgrade the facilities, such as the Zen meditation platform.
- 4.17 The SCL temple has always used Area B as an out-door meditation platform. The platform has been formed for meditation and religious ceremonies. (Photo 7)
- 4.18 There are plans to upgrade the use of platform site with a "Zen Meditation Hall" with dormitory and ancillary facilities. This would enable the location to be conveniently used for both as an out-door and in-door, weather-proof venue. (Figure 5)
- 4.19 There are no alternatives, as the Main Temple Hall is fully booked for ceremonies, and the burning of incense, kitchen noise and odour, and visitors may cause nuisance to meditation activities. The Dining Hall has been used for religious activities and seminars when not used for eating.
- 4.20 The Meditation Hall would cover a foot print of 500 sq.m., about the size of the existing platform, 2-storeys and make up a GFA of about 1,000 sq.m. It would be able to accommodate 30-50 people, which is the amount of people who is using the area now, for meditation practices. There would be an ancillary dormitory for about 20 people. This would help to alleviate the over-capacitated living quarters and ancillary facilities at the Main Temple Hall portion. The new building design would be compatible with the natural surroundings.

(i) No Adverse Impact

- 4.21 According to the OZP Explanatory notes, para. 9.2.6, SCL is within the GIC(1) sub-zone. "Given its natural surroundings and remote location without vehicular access, only selected GIC uses are permitted under this sub-zone to reflect the existing religious institution use and ensure that development should be compatible with the natural surroundings." Visitors use public transport along Route Twist, then get off and walk to the site.
- 4.22 The planned Meditation Hall would have quiet activities, so there would not be noise nuisance to the environment. It's design and scale would be compatible and blend in with the religious context and surrounding natural environment. The carrying capacity and remoteness of the site remains the same. The proposed amendments and the planned Meditation Hall would not create any adverse impact to the environment.

(j) Land Use Incompatibility at Site 1 (Areas A and B) and Site 2

4.23 According to the OZP, the GB planning intention is: "for defining the limits of urban and suburban development areas for natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development." The intention is mainly to preserve the natural environment; however, the existing conditions at Site 1 and 2 is for religious uses. The GB designation would create a land use incompatibility.

4.24 In comparison, the GIC(1) planning intention is: "provision of GIC facilities serving needs of local residents and/or wider district, region or territory. Provide land for uses directly related to or in support of the work of Government, organizations providing social services to meet community needs, and other institutional establishments. GIC(1) zone is primarily for provision of religious institutional uses." The intention of this zone would aptly reflect the existing uses at Site 1 (Area A and B) and Site 2, which is for religious uses that serve the community needs.

4.25 PLT and the generations of Buddhist monks and nuns at SCL and KYT has taken stewardship of the temples and the surrounding natural environment. There is a co-existence between the temples and natural environment. The GIC(1) zone embodies the spirit of the Buddhist monks and nuns to preserve the natural environment. The unreasonable GB designation would undermine the temple's stewardship and the right to religious uses.

5. **Conclusion**

5.1 The Representer, Po Lam Tong, would sincerely wish for the Town Planning Board to consider the proposed amendments favourably. This would allay their fears of the future operation of the temples, and also enable greater contribution to society through their religious practices and facilities.

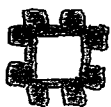
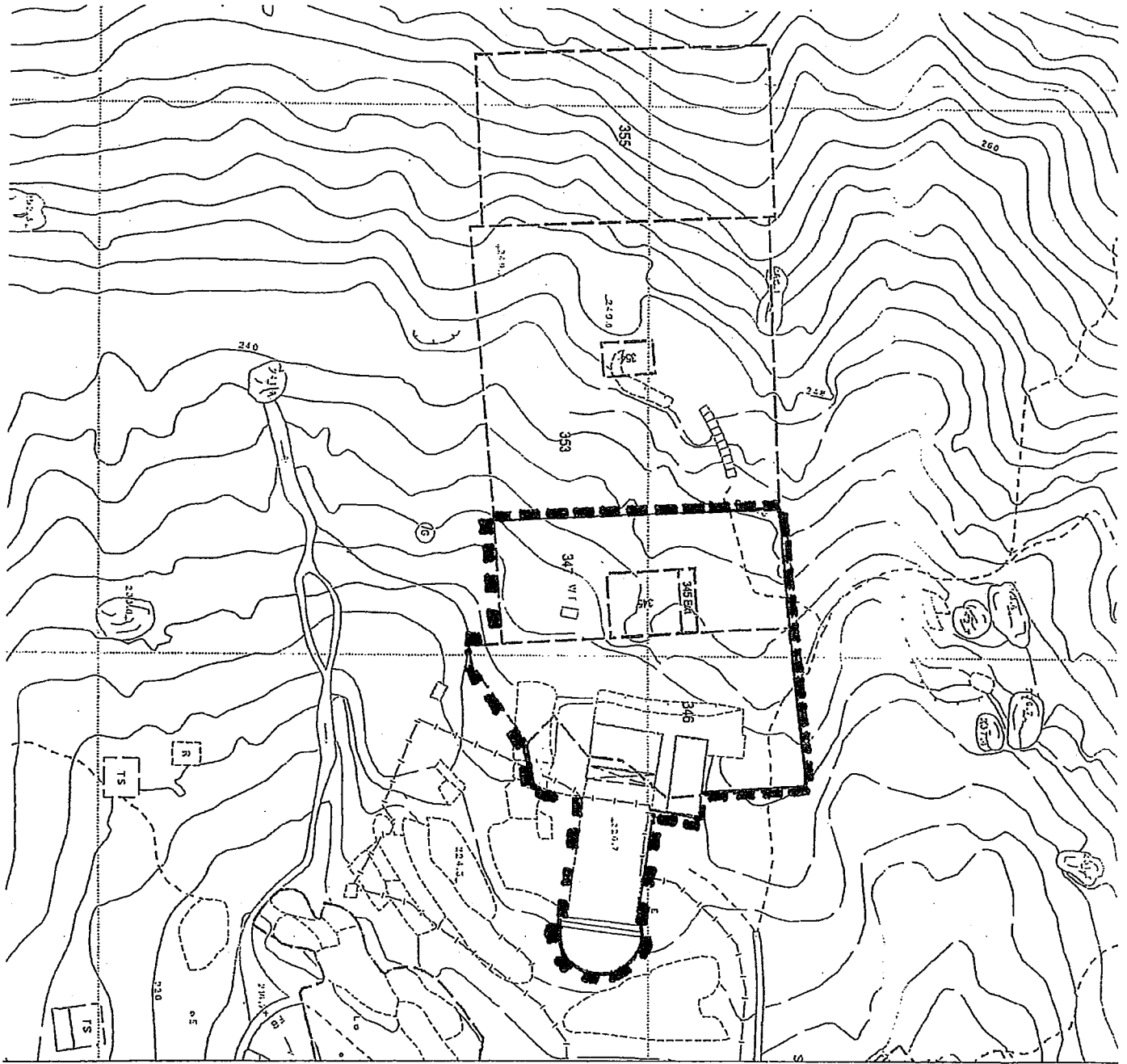
Yours faithfully,



Benson Poon
For and On Behalf of Masterplan Limited

cc. Client (By Email)

Annex 1 要求改劃祇園寺的寺院範圍土地為 GIC (1) 的土地界線



要求改劃祇園寺的寺院範圍土地為 GIC (1) 的土地界線

Monk fights to stay after being ordered out of Temple 'guardian' battle

Cheung Chi-fai

There are fine golden lines of stitches on a Buddhist monk's robe that have to be removed one by one every time a monk breaks the rules. So what one says while wearing a robe entails heavy responsibility and consequences, monk Sik Hin Fun says.

What he says as the so-called guardian of a 70-year-old Tsuen Wan temple is likely to have an especially big impact on his life, as he faces a possible legal battle with a Buddhist monastery over ownership of the temple where a suspected illegal columbarium has been built.

Last Saturday, representatives of the Sai Chuk Lam monastery in Tsuen Wan issued an eviction note to him at the Kai Yuen temple.

The monastery, a prominent Buddhist institution in the city that claims ownership of Kai Yuen, said Kong Wing-hon, alias Hin Fung and the Reverend Kwok Lam, has illegally occupied the site at Ha Fa Shan near Route Twisk for years.

The site has a two-storey temple, a single-storey ancillary house and more than 10,000 sq ft of agricultural land.

Last year, the ancillary house was found to have been converted into a columbarium, with at least 300 niches priced from HK\$10,000 up to

HK\$150,000 each. At least five of them have been sold, although urns have yet to be placed in the niches.

The monastery says it was never told about the conversion and only found out about the sale of niches from publicity material distributed in the streets recently.

It says it can't tolerate the monk any more. "We are going to take action against him and we hope to end this before more niches are sold," said a spokesman for the monastery, warning that it would take Kong to court if he refused to leave the temple within 21 days of the eviction note.

However, Kong, who is a listed Chinese medicine practitioner and a freelance prayer monk at funeral homes, said he had provided tens of thousands of HK dollars from his savings to build the niches to help raise funds to repair the dilapidated Kai Yuen temple.

"Don't say I am selling the niches. I am just asking for donations from people to help repair the temple. In return they can get the niches," he said, without elaborating on where the donations had gone.

He denied he had illegally occupied the site, saying he was given the keys to the property by a deceased elder of the temple and had since been taking care of the affairs of the temple.

But Sai Chuk Lam accused the monk of fabricating facts.

During a visit by the *South China Morning Post* to the Kai Yuen temple, Kong, 50, admitted he did not possess a land ownership document, which he claimed was being kept by the government. But he hinted that he might exercise the right of "adverse possession", which allows a claim to ownership of a site if a person has been living there for over 12 years.

"I have solicitor friends in Central and they will take care of any dispute," he said, without saying how he would finance a legal battle.

The Lands Department said the land lot did not carry any specific use restriction but its officers had found that some of the structures at the site might have trespassed on govern-

Sai Chuk Lam

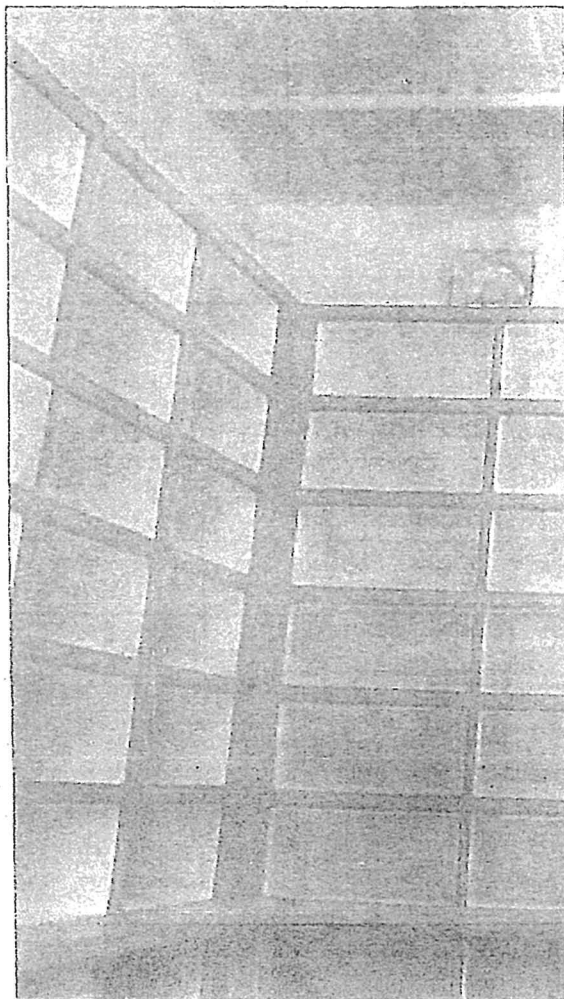
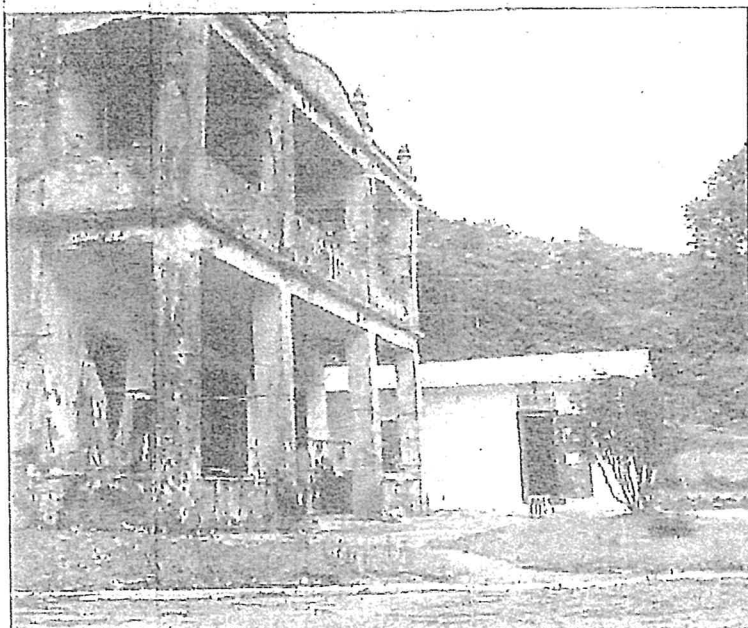
Kai Yuen

Ha Fa Shan

Tuen Mun Rd



SCMP/STANLEY



Monk: Sik Hin Fung has converted an ancillary house of Ka

Former columbarium built on disputed site restores monastery

Route 275

PHOTO

Tsuen Wan

I know something about laws too and the land officials should not step in like the triads

Monk Sik Hin Fung, also known as Kong Wing-hon

ment land. It has written to ask the landowner to rectify the situation.

The land registry record shows the temple sits on a 2,200 sq ft lot sold in 1933 for a small sum to monk Yui Sim, who moved from Guangxi (廣西) province to Hong Kong around that time and set-

led at Ma Pa Shan. Yui Sim later acquired more land behind the temple.

After Yui Sim died, monk Yuk Cham inherited his property but no further succession arrangement was made for after Yuk Cham's death. The land registry still shows Yuk Cham as the registered owner of the property since 1960.

Kong said he migrated to the city in the early 1980s and spent time studying at the Western monastery in Tsuen Wan. He was later assigned by monk Shun Kau at the Sai Chuk Lam temple to help maintain Kai Yuen and had since lived there.

Kong said the Kai Yuen site had good feng shui overlooking Tsuen Wan and huge potential for further development. "This is a unique site with a good potential ... enough

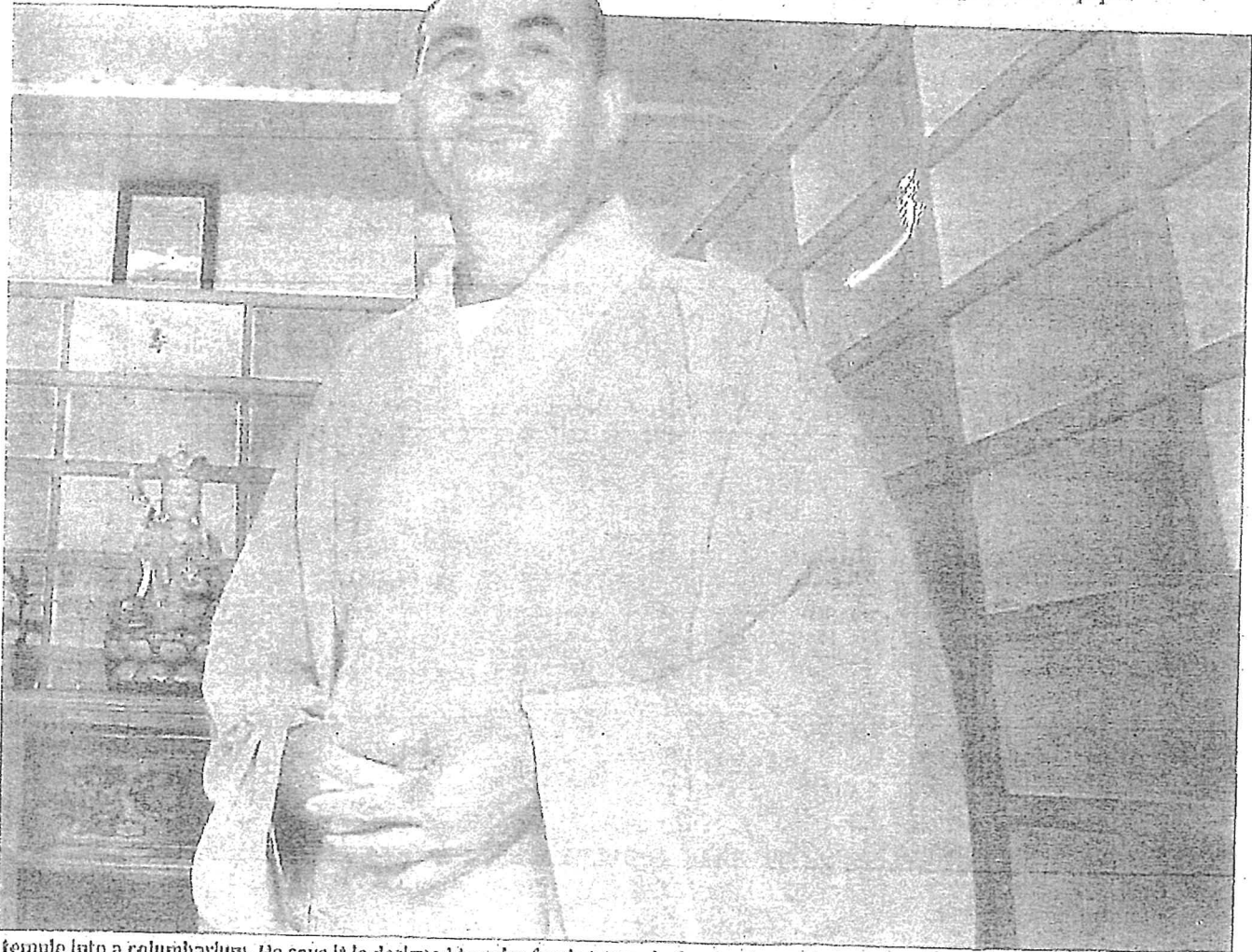
for 50 years of development (for niche storage)," he said.

Asked if the columbarium was legal, Kong said it was none of the land officials' business. "I know something about laws too and the land officials should not step in like the triads. I am pretty sure there is no problem," he said.

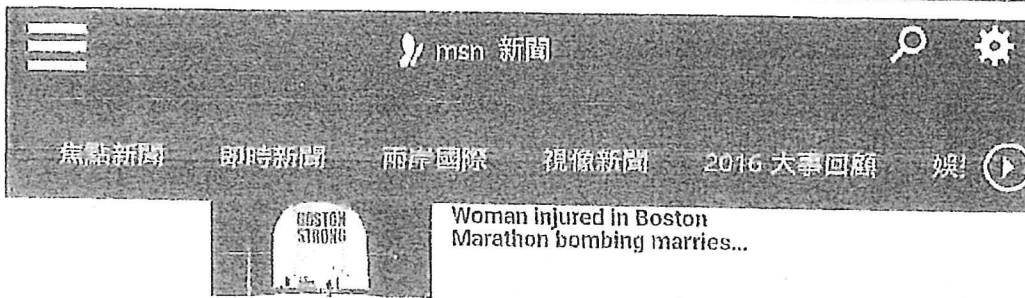
Kong could not explain why he did not seek help from other Buddhist groups to help him repair the temple, only saying that these bodies were not reliable.

He said he did not care how others viewed his actions. "I don't care if you have negative or positive media reports about me as long as they get printed in the papers.

"It saves me publishing something in the newspaper."



temple into a columbarium. He says it is destined to raise funds to repair the run-down temple (left). Photos: KY Cheng



佛門內鬩 寶林堂要求收回西竺林禪院及賠償

星島網即時新聞
星島網即時新聞 12/7/2016

位於大嶼山的寶林堂，其管理人釋衍隆今入稟區域法院，指釋衍峰（俗名江榮漢）佔用荃灣西竺林禪院的地段，及該處的一個物業祇園寺，要求他將地段交吉及賠償。

入稟狀指，被告於92年時，獲得西竺林禪院當時的住持當家師口頭許可，佔用涉案地段及祇園寺。至98年，西竺林禪院的管理權落在寶林堂手上。04年7月，寶林堂向被告發出律師信，終止佔

Annex 4 字詳情 #2010

(4 pages)

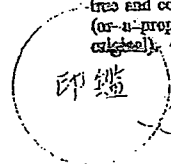
廟宇詳情

檔號: 2010

項目	已紀錄資料	修訂資料 (如原有資料仍然適用, 請填寫: 「無改變」)
1 廟宇名稱	祇園寺	祇園寺
2 電話號碼		
3 地址, 包括街名及地段號數	荃灣蓮花山	無改變
4 所奉神明	釋迦牟尼佛	無改變
5 該廟之管理方式	主持一人管理	無改變
6 司祝之姓名及地址	比丘 信球主持	比丘 修真主持
7 該廟之資產、投資及其管理方式及管理人姓名	無產業及外人投資	無改變
8 該廟所收之款項、投資用途或作何用	以論經農作收入作生活	以農作收入作生活
9 廟宇擁有人或管理人姓名:	擁有人 比丘釋聖一法師	
10 通訊處地址 (如與廟宇之地址不同):	大山嶼山 昂平寶蓮寺轉寶林寺	
11 廟宇管理人住宅電話號碼 (如有電話):	同上	

上述表列各項已證實無誤

I hereby certify that this copy is a true and complete copy of the original (or a properly certified copy of the original) - 7 JUL 2004 簽署:



ANTHONY K.T. POON
Solicitor, Hong Kong SAR
HO, TSE, WAI & PARTNERS

(廟宇管理人)
用正楷填寫

Annex 4
(4 pages)

1979.12.19修訂華人廟宇註冊資料專

附件四

修訂華人廟宇註冊資料專

敬啟者：華人廟宇委員會規定所有廟宇之紀錄必須包括最新事項在內。茲請 台端檢討 貴廟宇申請註冊時所填報之細節。倘發覺該等細節已不適用，請在附表適當欄內之空位填上最新資料（一式兩份）。

茲又請 台端在表格上加填下列資料：

- (甲) 廟宇擁有人或管理人姓名，
- (乙) 通訊處地址（如與廟宇之地址不同），
- (丙) 廟宇管理人住宅電話號碼（如有電話），
- (丁) 廟宇照片一張。

敬希 台端合作，於接獲本函之日起兩星期內，將附表一式兩份填妥，交回香港德輔道中國際大廈十樓民政署信託基金組。並請 台端在指定之空位蓋上 貴廟宇之印鑑。該表格經本委員會認可後，即將其中一份寄回 台端。

填寫該表格如有任何困難，請撥電話五十四四一四與本函署名人士聯絡，希此函達。此致

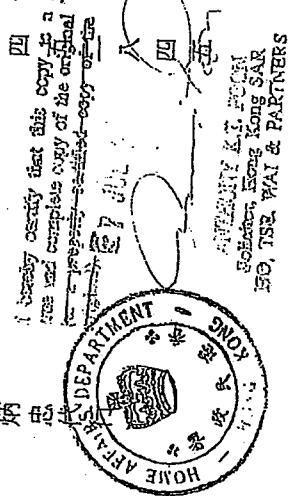
祇 函 專

知 生
本 士

華人廟宇委員會秘書

一九七九年十二月十九日

(周炳忠)



Annex 4
(4 pages)

1981.06.04 提供華人廟宇之最新資料

4 JUN 1981

am,

Updating of information on Chinese Temples

I refer to the proforma recently completed by you in respect of temple registration. The contents have been noted and a copy of the proforma is returned herewith for your retention.

I take this opportunity of reminding you to report any further change in the particulars so far reported to the Chinese Temples Committee in writing, or by telephone at 5-452845.

Thank you for your co-operation in this matter.

Yours faithfully,

(CHOW Ping-chung)
for Secretary,
Chinese Temples Committee

提供有關華人廟宇之最新資料

敬啟者：有關 台端最近填妥之廟宇註冊表
格，其內容已記錄在案，現隨函寄回該表
之副本乙份，以供收執。又本人謹藉此機會
提醒 台端，上述資料如有任何其他更改，
請以書面或致電五—四五二八四五，向華人
廟宇委員會報告。多謝合作。此致

先生 / 女士

華人廟宇委員會秘書

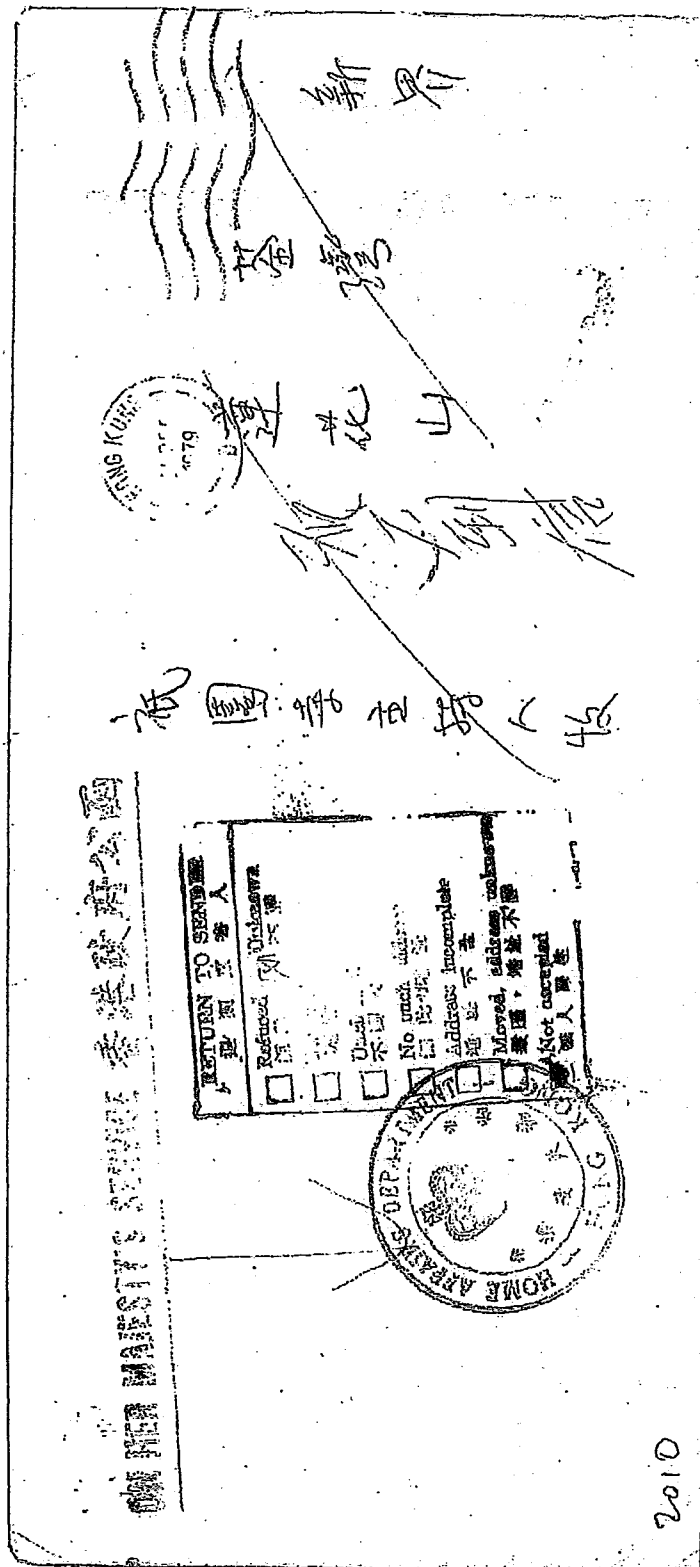
(周炳忠代行)

I hereby certify that this copy is a true and complete copy of the original (or a properly certified copy of the original). 7 JUL 2004

ANTHONY K.T. POON
Solicitor, Hong Kong SAR
HO, TSE, WAI & PARTNERS

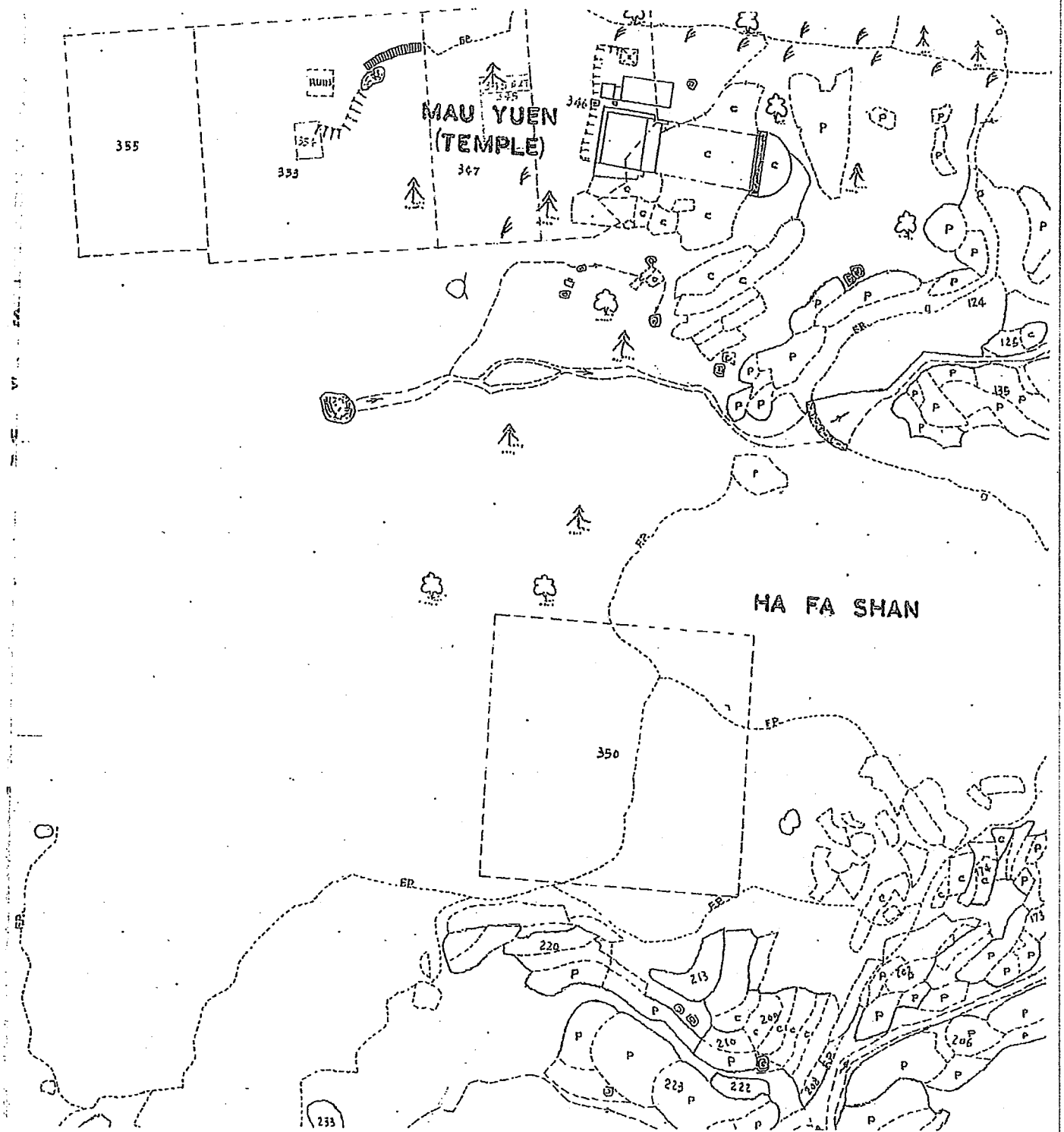
Annex 4
(4 pages)

附件六 1979.12.31 民政署致祇園信封



Annex 5 | 1956年測量圖

MAU YUEN 永祥祇園寺



1/4

釋衍芝

Tel:

E-mail:

2017年02月09

城市規劃委員會秘書
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大鑒：

川籠及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1

申述詳情

有關事項：

川籠及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1

西竺林禪寺(下稱禪寺)寺院範圍內被劃作「綠化地帶」的 DD358 Lot 45, 46, 47, 48, 71, 351, 352 及禪寺 8 項設施的地方。

性質

反對。

理由

禪寺的土地範圍包括：

被劃作「政府、機構或社區(1)」(GIC (1))的 DD358 Lot, 47(部份土地), 72, 348, 349 (圖一 A 部份) 及 被劃作「綠化地帶」的 DD358 Lot 45, 46, 47(部份土地), 48, 71, 351, 352。

禪寺自 1936 年以來一直都有在禪寺的寺院範圍內的「綠化地帶」進行種菜和禪修的宗教用途。若被劃作「綠化地帶」，「宗教機構」不屬經常准許的用途，然而根據大綱草圖註釋(3)，宗教用途理應被視作「現有用途」而可以在任何用途區，包括「綠化地帶」內進行。若不，禪寺在運作上將受到莫大影響，使禪寺無法在「綠化地帶」繼續長期永遠舉辦各種宗教活動包括禪修等，從而禪寺被剝奪了業權人在土地上一直享有的權益。

由於在「綠化地帶」進行宗教用途在禪寺而言是過往、現在與未來的運作上所需，而非增添新發展，故此人流不會增加，不會污染環境及集水區。參加者幾十年來至今一直都是使用公共交通工具，所以不會增加車流。禪修為靜態活動，故此亦不會發出厭惡性噪音。目前該土地上種植了許多蔬菜、羅漢松、竹樹、果樹、與大片綠色草地，令到環境配合得非常優美，視野廣闊，遠離煩囂，置身其中，感到仿如天地人合一，一切煩惱盡消，的確是農禪最合適的地方。

近年社會紛亂，政制愈來愈複雜，人們愈來愈鼓躁不安，怨氣愈來愈大，大眾心靈均需要滋養，很多國家進行的研究證明禪修可令人平復心境及舒發負面情緒。香港現在已經缺乏足夠的禪修地方，若禪寺進行禪修活動受到規劃限制，將影響禪寺實踐弘法利生的使命，同時忽略了市民的利益。

結語及建議

建議(一)

禪寺一直以來的運作包括在禪寺土地範圍的 GIC (1) 部份及「綠化地帶」部份進行宗教活動，缺一不可。現建議政府將禪寺此兩部份土地一并劃作「GIC (1)」用途或「宗教用途」，令禪寺可在統一而又適當反映現狀的用途區內繼續正常運作。

建議(二)

禪寺在上述土地外還有一些設施位於禪寺的寺院範圍內，位於大綱草圖劃作「綠化地帶」的範圍內，包括(1)鐘樓、(2)儲水池、(3)火化爐(燒屍爐)、(4)后土、(5)小廚房、(6)廁所、(7)儲物所、(8)小火化爐等
(圖一)

3/4

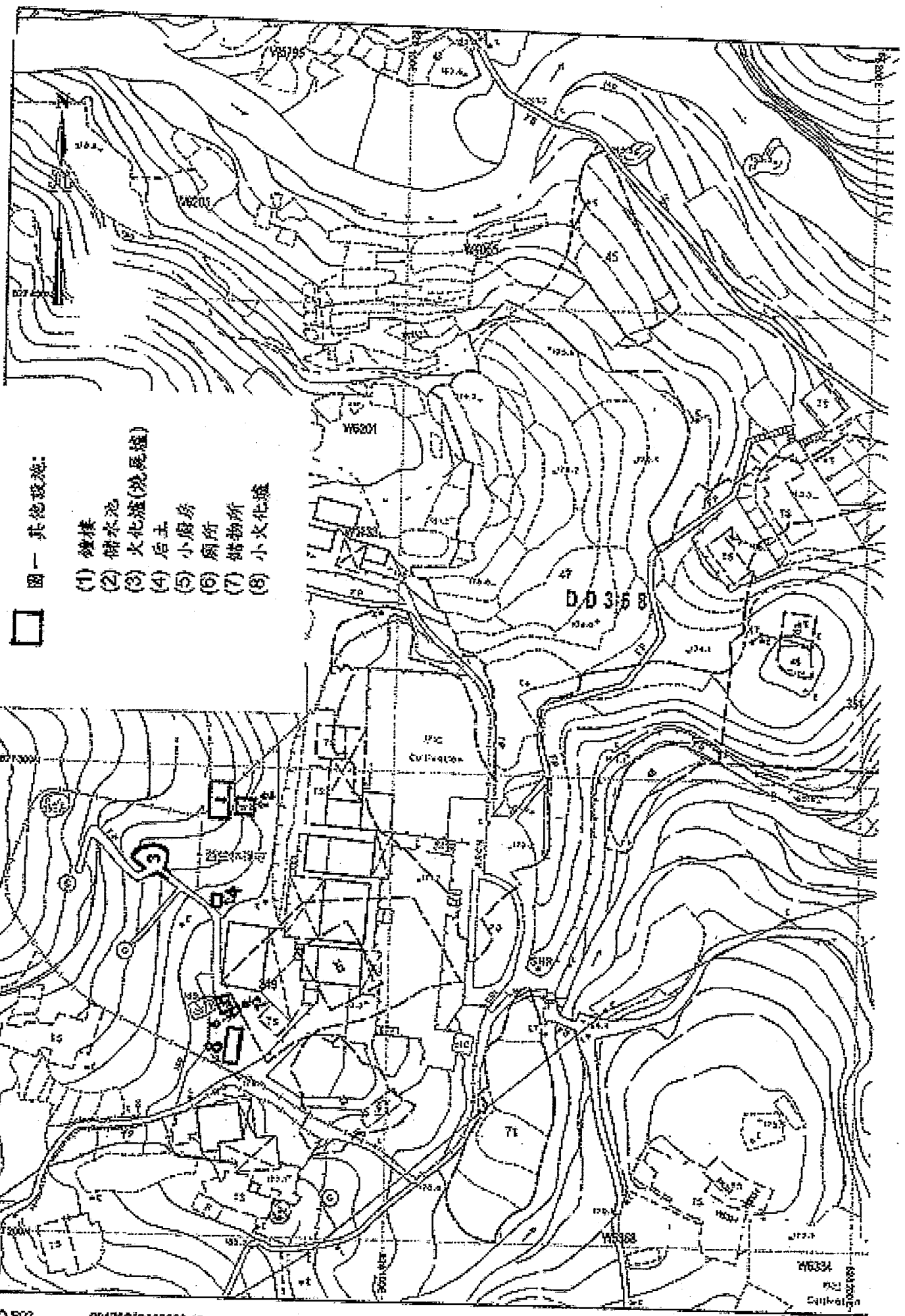
這些設施存在已久，航攝照片上已見存在，是禪寺的一部份。這些設施建在政府地上是無心之失，因先祖當年沒有先進測量儀器分辨業權範圍。希望地政總署能體恤禪寺的處境，讓禪寺可合法地取得有關業權。在規劃方面，根據大綱草圖註釋(3)，上述有關設施應屬「現有用途」，可在任何用途區繼續存在。現懇請委員會將上述有關設施所佔土地也一并改劃作(GIC (1)) 或「宗教用途」，使禪寺整體均屬統一而又適當反映現狀的用途區內。

敬希上述理由及建議獲得各位委員接納和批准，令到禪寺可以繼續保持往昔運作，令佛法僧三寶常住宣揚正法，挽救迷途，諸惡莫作，眾善奉行，指導禪修，造福社會，離苦得樂，共享和平！各位委員功德和福報亦不可思議！

此 敬頌
六時吉祥！

釋衍芝

釋衍芝合十



圖一 其他設施:

- (1) 鐘樓
- (2) 儲水池
- (3) 火化爐(燒屍爐)
- (4) 后土
- (5) 小廚房
- (6) 廁所
- (7) 儲物所
- (8) 小火化爐



釋衍芝



Tel:



E-mail:



RECEIVED

2017 FEB -9 P 5 20

RECEIVED

2017年02月07日

城市規劃委員會秘書
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大鑰：

川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1

申述詳情

有關事項：

川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1

祇園、祇園寺、Mau Yuen (1956 年地政署地圖曾註為 "Mau Yuen (Temple)) 的寺院範圍包括 DD358 Lot 345, 345 ext, 346, 347 及寺院前面之丹墀包括半月形蓮花池被劃作「綠化地帶」(附件一)。

性質

反對。

理由

祇園寺的土地範圍包括 DD358 Lot 345, 345 ext, 346, 347 及寺院前面丹墀及半月形蓮花池被劃作綠化地帶(附件一)。

祇園寺。

祇園寺土地範圍包括寺院前面丹墀及半月形蓮花池一起建成於1934年，存在已有80多年歷史。同時，祇園曾經在華人廟宇登記。故此祇園寺是佛教寺廟，毫無疑問的宗教機構。

根據大綱草圖註釋 (3)，祇園作為廟宇是「現有用途」，在任何用途區均可繼續存在。目前祇園寺佔用人把祇園寺用作住宅及其他非宗教用途，有違物業作為廟宇的合法用途。現西竺林禪寺已依法律程序進行收回祇園寺作回寺廟用途。

祇園寺自1934年建成，寺院範圍包括 DD358 LOT 345, 345 ext, 346, 347 及寺院前面丹墀包括半月形蓮花池。由於一般寺院前面丹墀都是配合大雄寶殿做佛事、禪修、經行、唸佛、供天、放生等等，此祇園寺的丹墀亦不例外，故此屬宗教用途，屬祇園寺不可或缺的一部份，丹墀及蓮花池佔用了政府土地是無心之失。現本人認為政府應該把祇園寺所有土地包括 DD358 LOT 345, 345 ext, 346, 347 及寺院前面丹墀包括半月形之蓮花池由“綠化地帶”改劃為「政府、機構或社區 (1) GIC (1)」或“宗教用途”。

敬希上述理由及建議獲得各位委員接納和批准，令到祇園寺可以重見天日，被正式的僧人居住，弘揚正法，令佛法昌隆，亦使到大眾可以到此地共沾法益，聞法、拜佛、誦經、坐禪，令大眾法喜充滿，改邪歸正，樂善好施，與親友同事共相和睦，從而使到社會和平安寧，各位委員功德和利益亦不可思議！

此 敬頌
六時吉祥！

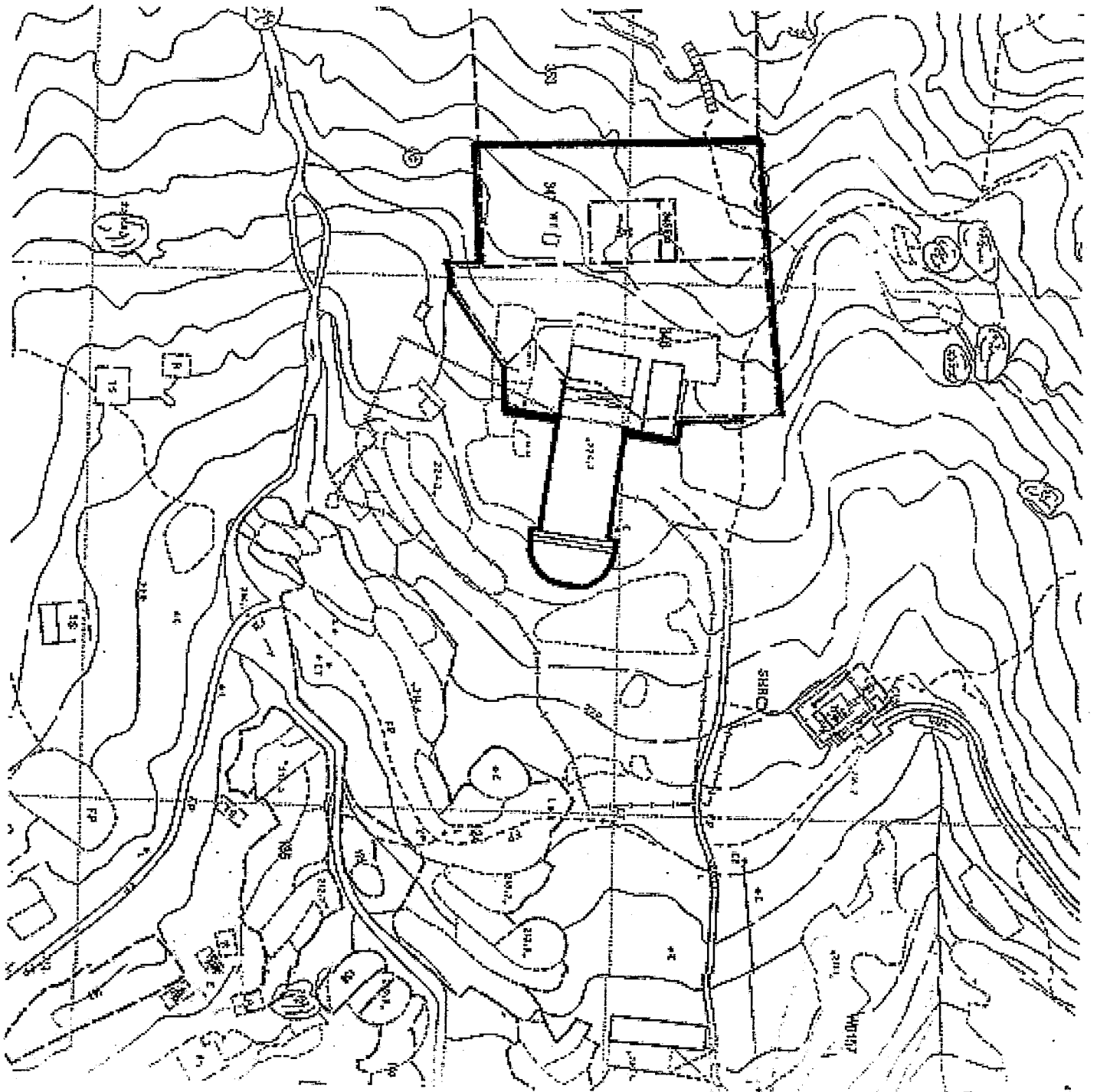
釋衍芝

釋衍芝合十



圖一

祇園、祇園寺、Mau Yuen (1958 年地政署地圖曾註為“Mau Yuen (Temple)”)的寺院範圍包括 DD358 Lot 345, 345 ext, 346, 347 及寺院前面之丹墀包括半月形蓮花池被劃作「綠化地帶」



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/TW-CLHFS/1-3
	Date Received 收到日期	

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

1. Person Making This Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) 陳煥鑾 立法會秘書處、荃港區議員

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

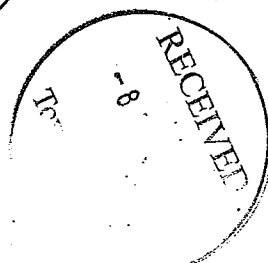
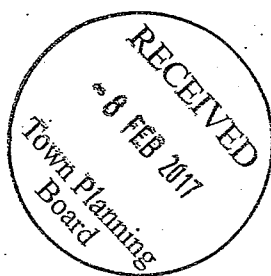
3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	川龍及下葵山分區計劃大綱草圖 S/TW - CLHFS/B

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

118

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

**根據《城市規劃條例》（第131章）
第6(1)條就草圖作出申述**



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

Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
大量約份等 358約,第47地 段, 48及47地段 和 第46, 351及 352 3號地段 (不提出)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	是附件 (1)
有關四龍 部份	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	是附件 (2)
	<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>		

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

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

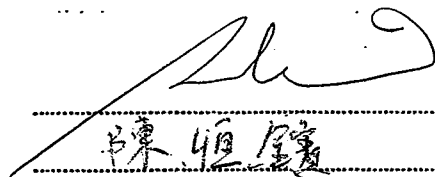
4. Plans, Drawings and Documents 圖則、繪圖及文件

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

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

5. Signature 簽署

Signature
簽署



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

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of
代表

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date
日期

6-2-2017

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

* 請刪去不適用者

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

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

本人反對川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1 的
更改建議，因為知悉該處於1936 年代開始已有一間西竺林禪寺存在，
據有關寺廟的負責人向本人反映，該處一直都從事宗教活動，故反
對建議將現時屬於「政府、機構或社區(1)」地帶改劃為「綠化地帶」。
因為擬更改的土地涉及寺院的雄殿，也有僧侶的住宿(丈量約份第 358
約地段第 47)及該寺用作農務及禪修靜坐的地方(丈量份第 358 約地
段第 45 及 47 號)。還有位於該寺東北面的土地(丈量約份第 358 約地
段第 46、351 及 352 號)，過去曾是鐘樓，但在日本戰亂期間被盜走，
現在變成佛塔了。因此，該寺要求本人反映，希望將上述土地範圍納
入「政府、機構或社區(1)」地帶，以便該寺可以繼續保持現有日常
運作。

另外，下花山村的村民，正向當局恢復該村列入原有鄉村名冊內，
因為該村在日戰時代曾遭日軍炸毀，村民無錢重建過往的磚房，只能
以簡陋的材料建成寮屋，導致有關方面誤以為該村已荒廢，故沒有列
入原有鄉村名冊內。由於，新界鄉議局正協助該村上訴，為免影響日
後原居民的合法傳統權益，本人認為當局不宜將該處土地更改為「綠
化地帶」。 (附件 1)

本人反對川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1 的
更改建議，有關川龍方面，原已規劃作「鄉村式發展」地帶，因為政
府於九十年代中期凍結了鄉村擴展區計劃，因此導致原訂上述「鄉
村式發展」地帶可供興建的 73 間小型屋宇，至今約 20 年也未能落實。
由於，這過去 20 年來，川龍的原村民人口不斷上升，對住屋問題非
常殷切，再且，基於現行政策，如不擴散川龍的村界範圍，村民的
住屋需求始終未能得到解決，故反對規劃署建議將部份川龍的地區劃
入綠化地的建議。同時，為有效解決村民的住屋問題，本人要求政
府盡快恢復 90 年代的鄉村擴展區政策。因為，這政策檢討至今達 20
年仍未有結果，作為一個負責任的政府，不能無了期凍結一些有助解
決村民住屋問題的措施。(附件 2)

寄件日期: 26日01月2017年星期四 10:42
收件者: tpbpd@pland.gov.hk
主旨: 支持西竺林禪寺保護宗教用地之訴求
附件: 致城規會：支持西竺林禪寺保護宗教用地之訴求.pdf

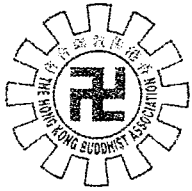
致：城市規劃委員會秘書

本會支持西竺林禪寺保護宗教用地之訴求。

謹呈上相關函件副本，敬請參考附件。函件正本將另行郵寄至 貴會，祈請查收為荷。

香港佛教聯合會 謹啟

2017年1月26日



香港佛教聯合會
THE HONG KONG BUDDHIST ASSOCIATION

香港灣仔駱克道三三八號 一樓 | 1/F, 338 Lockhart Road, Wanchai, Hong Kong
電話 Tel : (852) 2574 9371 | 傳真 Fax : (852) 2834 0789
網址 Website : www.hkbuddhist.org | 電郵 Email : enquiry@hkbuddhist.org

—創於1945—

城市規劃委員會主席
黃偉綸先生, J.P. 鈞鑒:

支持荃灣西竺林禪寺保護宗教用地之訴求

就 貴會擬備並於2016年12月刊憲的《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1》，位於該地段之西竺林禪寺大部分土地將規劃為「綠化地帶」，不可繼續進行宗教活動。該計劃大綱明顯未有理解市民和宗教團體之需要，更涉嫌以「綠化」為名，變相剝奪宗教正常發展空間，有鑑於此，本會對該計劃大綱表示反對。

西竺林禪寺是本港一間歷史悠久的古剎，寺內僧尼素以苦修聞名，並積極開展各類弘法利生活動，以正信佛法服務信眾，淨化人心。近年來，為因應日益增長的多元弘法需求，該寺各類弘法活動亦日益增加，現有活動場地早已捉襟見肘。

佛經有云：「身為佛子，當作佛事。」本會謹專函懇請 貴會尊重和支持西竺林禪寺保護宗教用地之訴求，將目前西竺林禪寺寺院範圍內擬規劃之「綠化地帶」保留為宗教用途，列為「政府、機構或社區(1)」用地，以紓解該寺佛事活動場地不敷應用之困，俾十方善信同沾化雨，共沐佛恩。如荷 俞允，功德無量。

肅此奉懇，敬祈支持。若有查詢，敬請賜電 2574-9371 與本會行政總主任張毅平居士聯絡為禱。即頌

鈞祺

香港佛教聯合會會長

智憲
(釋智慧)

謹啟

佛曆二五六一(2017)年一月二十三日

寄件人: Centre of Buddhist Studies, HKU
寄件日期: 08日02月2017年星期三 12:27
收件人: tpbpd@pland.gov.hk
主旨: 香港大學佛學研究中心總監支持荃灣西竺林禪寺保護宗教用地之訴求
附件: 香港大學佛學中心總監支持西竺林禪寺保護宗教用地之訴求.pdf
重要性: 高

致: 城市規劃委員會秘書

謹附上香港大學佛學研究中心總監衍空法師的來函，以支持荃灣西竺林禪寺保護宗教用地之訴求，請查收。

原件將以郵寄形式於今天寄出到城市規劃委員會。

香港大學佛學研究中心 謹啟

Centre of Buddhist Studies
The University of Hong Kong

URL: www.buddhism.hku.hk



Benefactors
贊助機構

Glorious Sun Group
旭日集團

Tung Lin Kok Yuen
東蓮覺苑

Li Ka Shing Foundation
李嘉誠基金會

城市規劃委員會主席
黃偉綸先生, J. P. 鈞鑒:

支持荃灣西竺林禪寺保護宗教用地之訴求

就 貴會擬備並於 2016 年 12 月刊憲的《川龍名下花山分區計劃大綱草圖編號 S/TW-CLHFS/1》，位於該地段之西竺林禪寺大部分土地將規劃為「綠化地帶」，不可繼續進行宗教活動。該計劃大綱明顯未有理解市民和宗教團體之需要，更涉嫌以「綠化」為名，變相剝奪宗教正常活動和發展空間，有鑑於此，本人對該計劃大綱表示反對。

近年來，香港社會出現嚴重的矛盾，香港人的快樂指數偏低，青少年自殺率高升，這些都是源於香港人的世界觀和人生觀失了平衡，以及心靈健康未得到恰當的照顧和關懷。西竺林禪寺是本港一間歷史悠久的古剎，寺內僧尼素以苦修聞名，並積極開展各類弘法利生活動，以正信佛法服務信眾，舉辦禪修活動，淨化人心，可算是香港一個難得的心靈綠洲。在這情況下，本人不明白政府為何不去鼓勵和支持這些極為需要的心靈綠洲，反而去剝取宗教活動空間。

為此，本人謹專函懇請 貴會尊重西竺林禪寺宗教的自由，讓西竺林禪寺現在和未來的佛弟子能夠合理地享用祖師留下來的產業，將目前西竺林寺寺院範圍內擬規劃之「綠化地帶」保留為宗教用途，列為「政府、機構或社區 (1)」用地。如荷 俞允，功德無量。

肅此奉懇，敬祈支持。如有任何查詢，請致電 3917-2847 與本中心聯絡。即頌

鈞祺

香港大學佛學研究中心總監

釋衍空 謹啟

二零一七年二月七日



Benefactors
贊助機構

Glorious Sun Group
旭日集團

Tung Lin Kok Yuen
東蓮覺苑

Li Ka Shing Foundation
李嘉誠基金會

城市規劃委員會主席
黃偉綸先生, J. P. 鈞鑒:

支持荃灣西竺林禪寺保護宗教用地之訴求

就 貴會擬備並於 2016 年 12 月刊憲的《川龍名下花山分區計劃大綱草圖編號 S/TW-CLHFS/1》，位於該地段之西竺林禪寺大部分土地將規劃為「綠化地帶」，不可繼續進行宗教活動。該計劃大綱明顯未有理解市民和宗教團體之需要，更涉嫌以「綠化」為名，變相剝奪宗教正常活動和發展空間，有鑑於此，本人對該計劃大綱表示反對。

近年來，香港社會出現嚴重的矛盾，香港人的快樂指數偏低，青少年自殺率高升，這些都是源於香港人的世界觀和人生觀失了平衡，以及心靈健康未得到恰當的照顧和關懷。西竺林禪寺是本港一間歷史悠久的古剎，寺內僧尼素以苦修聞名，並積極開展各類弘法利生活動，以正信佛法服務信眾，舉辦禪修活動，淨化人心，可算是香港一個難得的心靈綠洲。在這情況下，本人不明白政府為何不去鼓勵和支持這些極為需要的心靈綠洲，反而去剝奪宗教活動空間。

為此，本人謹專函懇請 貴會尊重西竺林禪寺宗教的自由，讓西竺林禪寺現在和未來的佛弟子能夠合理地享用祖師留下來的產業，將目前西竺林寺寺院範圍內擬規劃之「綠化地帶」保留為宗教用途，列為「政府、機構或社區（1）」用地。如荷 俞允，功德無量。

肅此奉懇，敬祈支持。如有任何查詢，請致電 3917-2847 與本中心聯絡。即頌

鈞祺

香港大學佛學研究中心總監

釋衍空 謹啟

二零一七年二月七日

233

林家輝議員辦事處

地址：九龍深水埗麗閣邨麗芙樓地下 S14 室
電話：2307 8815 傳真：3528 0002

城市規劃委員會秘書
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：

川龍及花山分區計劃大綱草圖編號 S/TW-CLHFS/1 申述詳情

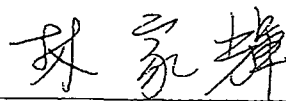
關於 2016 年 12 月刊憲的內容，川龍及花山分區計劃大綱草圖編號 S/TW-CLHFS/1，西竺林禪寺的寺院範圍內被劃作「綠化地帶」的 DD358Lot 46.47.48.71.351.352 等土地改變用途，本人對於該改變用途西竺林禪寺的土地範圍被劃作「政府機構或社區(1)，GIC(1)的 DD358Lot.47(部份土地),72,348,349 等土地」及被劃作「綠化地帶」的 DD358Lot 46.47.48.71.351.352 等土地作出反對意見。

西竺林禪寺是開山祖師裔禪老和尚於 1936 年建立，供奉佛法僧三寶，培育僧徒及為市民提供學佛與禪修的場地，數十年來市民及信眾得到清幽地域作為道場，廣泛受到歡迎，造就了很多廣結善緣及傳法的機會。

西竺林禪寺位處偏僻，與世無爭，亦沒有道路直接到達，需要步行前往，保留原來用地性質使用，應當不會影響該地段的其他發展，所以本人認為完全不需要修改禪寺地域土地的用途。

佛教是世界上四大宗教之一，修學者如恆河沙數，使佛學能順利繼續發展，實是有助靜化人心，減少社會的戾氣，有助社會的正面平衡發展，佛學要義，緒惡莫作，眾善奉行，自淨其意，實為社會之福，為此，希望城市規劃委員會各委員三思考慮該項議案。

特此函達，敬希接納。



深水埗區會議員
林家輝銅紫荊星章 太平紳士

9-2-2017

228

寄件日期: 08日02月2017年星期三 16:26
收件: tpbpd@pland.gov.hk
主旨: 川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1
附件: 釋演慈法師來函.pdf

敬啟者：

謹呈上演慈法師暨同人就上述主題之意見，請參考附件文檔。謝謝

此致

城市規劃委員會

Thomas

羅漢寺

Lo Hon Monastery

城市規劃委員會主席
黃偉綸先生, J.P. 鈞鑒:

支持荃灣西竺林禪寺保護宗教用地之訴求

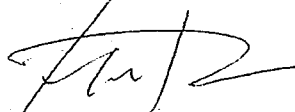
根據貴會於2016年12月刊憲的《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1》，位於該地段之西竺林禪寺大部分土地將規劃為「綠化地帶」，不可繼續進行宗教活動。該計劃大綱以「綠化」為考量，反對宗教用地，明顯忽略佛教道場之公益團體身份，罔顧佛教信眾之宗教情感，本寺同人對此計劃大綱表示堅決反對。

西竺林禪寺是本港一間頗負盛名的正信佛教道場，多年來積極致力於弘揚佛法，服務信眾。近年來，為因應日益增長的多元弘法需求，該寺各類弘法活動亦日益增加，現有活動場地早已不敷使用。有鑑於此，本寺同人謹專函懇請貴會作出政策上的支持，將目前西竺林禪寺寺院範圍內擬規劃之「綠化地帶」保留為宗教用途，列為「政府、機構或社區(1)」用地，以紓解該寺佛事活動場地不敷應用之困，俾十方善信同沾化雨，共沐佛恩。如荷俞允，功德無量。

肅此奉懇，敬祈支持。若有查詢，敬請賜電 [REDACTED] 與本寺聯絡。
即頌

鈞祺

東涌羅漢寺住持 釋演慈 謹啟


(張毅平 代行)

佛曆二五六一(2017)年二月八日

寄件人: Bc A [REDACTED]
寄件日期: 08日02月2017年星期三 16:33
收件人: tpbpd@pland.gov.hk
主旨: 支持荃灣西竺林禪寺保護宗教用地之訴求
附件: 佛教愍生講堂悟藏法師意見.pdf

致：城規會秘書

近期有關《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1》引起全港佛教界人士嚴重關切，現附上佛教愍生講堂悟藏法師的聲明，供貴會參考。

謝謝。

Chris Cheung

佛教愍生講堂

城市規劃委員會主席
黃偉綸先生, J.P. 鈞鑒:

支持西竺林禪寺保護宗教用地之合理訴求

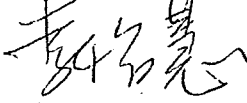
據悉，由貴會擬訂並刊憲的《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1》，將位於該地段之西竺林禪寺大部分土地規劃為「綠化地帶」，不可繼續進行宗教活動。本道場認為，貴會之做法涉嫌以「綠化」為名，變相打壓宗教團體活動空間，剝奪宗教活動場所的土地使用權。故此，本道場同人對此大綱表示堅決反對。

西竺林禪寺是本港一間年代久遠的古剎，本港佛教耆宿聖一老和尚早年曾卓錫於此。為維護佛教團體和廣大信眾的合法權益，本道場同人謹專函懇請貴會切實做好川龍及下花山分區相關地段的合理規劃和佈局，將目前西竺林禪寺寺院範圍內擬規劃之「綠化地帶」保留為宗教用途，列為「政府、機構或社區(1)」用地，以紓解該寺佛事活動場地不敷應用之困，俾十方善信同沾化雨，共沐佛恩。如荷 俞允，功德無量。

耑此奉達，敬祈支持。若有查詢，請賜電 28082373 與本人聯絡。即頌

鈞祺

佛教愍生講堂監院 釋悟藏 謹啟


(李怡慧 代行)

佛曆二五六一（2017）年二月八日

TPB/R/S/TW-CLHFS/1-194

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

170209-162636-56764

提交限期

Deadline for submission:

09/02/2017

提交日期及時間

Date and time of submission:

09/02/2017 16:26:36

提出此宗申述的人士

Person Making This Representation:

先生 Mr. 憚福龍

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates:

S/TW-CLHFS/1

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1申述詳情 川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1西竺林禪寺的寺院範圍內被劃作綠化地帶	反對 Oppose	<p>城市規劃委員會秘書 香港北角 渣華道333號 北角政府合署15樓</p> <p>城市規劃委員會秘書台鑑：</p> <p>川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1申述詳情</p> <p>關於2016年12月刊憲之上述草圖，本人茲申述意見如下，敬希垂注！</p> <p>有關事項： 川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1 西竺林禪寺的寺院範圍內被劃作綠化地帶的DD358Lot 46, 47, 48, 71, 351, 352 等土地</p> <p>西竺林禪寺是荃灣的一個郊區道場，方丈為寶林禪寺的聖一老和尚，老和尚攝化很多弟子出家修行，在香港此道場以苦修聞名，修行弟子生活相當地原始樸實，無論是西竺林禪寺的齋堂、寮房、禪堂，都是簡陋的生活空間——鐵皮屋頂，水泥為地，夾心木板隔間，幾塊板子組合的木床，這裡的每一位修行者都有著一個慈悲願念——上山洗盡鉛華，要一塵不染，五蘊皆空；待脫胎換</p>

211

的DD358
Lot 46, 4
7, 48, 71,
351, 352
等土地

骨，重入紅塵，回入娑婆，利益眾生。上求佛道，下化眾生，內修外弘。

西竺林禪寺以苦修聞名，很多喜歡研修佛學的俗家弟子都會慕名而至，到西竺林禪寺進行禪修、打座、頌經、聽佛話的靜修活動。每個前來的修行者都有著同一的宏願：盼望在這個脫離優厚物質享受、安寧、清幽的環境進行深層次的禪修，從接觸、親近、研習佛學，繼而領受佛學真道，更深領受佛家中的慈悲真諦，透過認識佛學，進一步佛化個人修養以利眾生。

修行不單幫忙各個修行者忘卻生活繁瑣事情，更透過一些引導思考，幫助每位參與者好好反思人生、重整思維。學習靜坐，更能培養積極人生信念、達至身心平衡，藉以改善個人的負面情緒，並鼓勵以更積極的態度面對人生。禪修活動實在對思維更新起了很正面的作用。

西竺林禪寺實在為信奉佛教的人士帶來了一個很好的清修地方。由於西竺林禪寺對外一直積極開展各類弘法利生活動，故從開山至今，西竺林禪寺一直吸引了很多慕名修行人士來寺進行禪修及研習等活動。當中亦有很多修行人士因被佛學影響而對社會作出很多貢獻。現在社會上煩亂事情增多，人心不安，是非常需要有正信的僧人和理想的禪修環境讓更多人在此學習禪修。

西竺林禪寺範圍內被劃作綠化地帶的地方都是禪寺不可分割的重要部份。假如禪寺寺院範圍的大部份土被劃作綠化地帶而不能作宗教用途，禪寺將不能舉辦禪修活動，市民將會少了一個禪修地。故此，本人請求將禪寺寺院範圍內所有土地，包括大綱圖現劃作綠化地帶的DD358 LOT 46、47、48、71、351、352等土地，改劃為GIC(1)或宗教用途。

如將上述土地改為宗教用途用地，亦將能便利更多附近居住的居民更容易接觸及享受一個美好的禪修地點。

西竺林禪寺整個範圍都有著設計者精心刻意的安排與設計，各處都為禪修的好地方，無論是菜園或是園林、或是客堂，均有很多精心佈置，雖然簡單，但卻能給予禪修者一個最好的修心靜學的好環境。

作為校長，本人實在十分贊許和認同西竺林禪寺的發展，本人作為佛教中學校長一直獲益匪淺。西竺林禪寺為佛教團體，對外舉辦禪修活動，對內積極培養正信僧人，致力將佛學宣揚，導引修行者向善及成為社會棟樑，在發展及培育修行者的個人修維上不遺餘力。得知西竺林禪寺望向貴局申請將以上所指土地改劃為宗教用途，本人以校長身份表示十分的支持，因為西竺林禪寺實在於培育修行者的道德及個人修養及其發展上作出了很大的貢獻，本人深信將土地改作宗教用地，必讓西竺林禪寺具備更完善的設施，這些設施的建成實在帶給更多人的益處。衷心祝願西竺林禪寺能為社會作出更多的貢獻，本人亦深信西竺林禪寺的建立理念及推動必能為整個社會帶來很多持續及正面的影響，現誠心懇請貴局能慎重考慮西竺林禪寺就土地改劃用途的申請，以讓更多莘莘學子及佛學修行者因相關發展而受惠。

佛教筏可紀念中學
暉福龍校長 謹啟

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

城市規劃委員會秘書
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台鑑：

川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1申述詳情

關於2016年12月刊憲之上述草圖，本人茲申述意見如下，敬希垂注！

有關事項：

川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1

西竺林禪寺的寺院範圍內被劃作綠化地帶的DD358Lot 46, 47, 48, 71, 351, 352 等土地

西竺林禪寺是荃灣的一個郊區道場，方丈為寶林禪寺的聖一老和尚，老和尚攝化很多弟子出家修行，在香港此道場以苦修聞名，修行弟子生活相當地原始樸實，無論是西竺林禪寺的齋堂、寮房、禪堂，都是簡陋的生活空間——鐵皮屋頂，水泥為地，夾心木板隔間，幾塊板子組合的木床，這裡的每一位修行者都有著一個慈悲願念——上山洗盡鉛華，要一塵不染，五蘊皆空；待脫胎換骨，重入紅塵，回入娑婆，利益眾生。上求佛道，下化眾生，內修外弘。

西竺林禪寺以苦修聞名，很多喜歡研修佛學的俗家弟子都會慕名而至，到西竺林禪寺進行禪修、打座、頌經、聽佛話的靜修活動。每個前來的修行者都有著同一的宏願：盼望在這個脫離優厚物質享受、安寧、清幽的環境進行深層次的禪修，從接觸、親近、研習佛學，繼而領受佛學真道，更深領受佛家中的慈悲真諦，透過認識佛學，進一步佛化個人修養以利眾生。

修行不單幫忙各個修行者忘卻生活繁瑣事情，更透過一些引導思考，幫助每位參與者好好反思人生、重整思維。學習靜坐，更能培養積極人生信念、達至身心平衡，藉以改善個人的負面情緒，並鼓勵以更積極的態度面對人生。禪修活動實在對思維更新起了很正面的作用。

西竺林禪寺實在為信奉佛教的人士帶來了一個很好的清修地方。由於西竺林禪寺對外一直積極開展各類弘法利生活動，故從開山至今，西竺林禪寺一直吸引了很多慕名修行人士來寺進行禪修及研習等活動。當中亦有很多修行人士因被佛學影響而對社會作出很多貢獻。現在社會上煩亂事情增多，人心不安，是非常需要有正信的僧人和理想的禪修環境讓更多人在此學習禪修。

西竺林禪寺範圍內被劃作綠化地帶的地方都是禪寺不可分割的重要部份。假如禪寺寺院範圍的大部份土被劃作綠化地帶而不能作宗教用途，禪寺將不能舉辦禪修活動，市民將會少了一個禪修地。故此，本人請求將禪寺寺院範圍內所有土地，包括大綱圖現劃作綠化地帶的DD358 LOT 46、47、48、71、351、352等土地，改劃為GIC(1)或宗教用途。

如將上述土地改為宗教用途用地，亦將能便利更多附近居住的居民更容易接觸及享受一個美好的禪修地點。

西竺林禪寺整個範圍都有著設計者精心刻意的安排與設計，各處都為禪修的好地方，無

論是菜園或是園林、或是客堂，均有很多精心佈置，雖然簡單，但卻能給予禪修者一個最好的修心靜學的好環境。

作為校長，本人實在十分贊許和認同西竺林禪寺的發展，本人作為佛教中學校長一直獲益匪淺。西竺林禪寺為佛教團體，對外舉辦禪修活動，對內積極培養正信僧人，致力將佛學宣揚，導引修行者向善及成為社會棟樑，在發展及培育修行者的個人修維上不遺餘力。得知西竺林禪寺望向 貴局申請將以上所指土地改劃為宗教用途，本人以校長身份表示十分的支持，因為西竺林禪寺實在於培育修行者的道德及個人修養及其發展上作出了很大的貢獻，本人深信將土地改作宗教用地，必讓西竺林禪寺具備更完善的設施，這些設施的建成實在帶給更多人的益處。衷心祝願西竺林禪寺能為社會作出更多的貢獻，本人亦深信西竺林禪寺的建立理念及推動必能為整個社會帶來很多持續及正面的影響，現誠心懇請 貴局能慎重考慮西竺林禪寺就土地改劃用途的申請，以讓更多莘莘學子及佛學修行者因相關發展而受惠。

佛教筏可紀念中學
暉福龍校長 謹啟

寄件者: Andrew Chan (WWF-HK) [cmchan@wwf.org.hk]
寄件日期: 08日02月2017年星期三 14:56
收件人: tpbpd@pland.gov.hk
主旨: Draft Chuen Lung and Ha Fa Shan OZP_S_TW-CLHFS_1_Feb2017
附件: Draft Chuen Lung and Ha Fa Shan OZP_S_TW-CLHFS_1_Feb2017.pdf

Dear Sir/Madam,

Please find attached our submission on the captioned.

Thank you for your attention.

Yours faithfully,

Andrew Chan
Conservation Officer, Local Biodiversity
WWF-Hong Kong 世界自然基金會香港分會
Tel: +852 2161 9667
E-mail: cmchan@wwf.org.hk

together possible 

Find out more and get involved at wwf.org.hk

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)



世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

Our Ref.: SHK /LDD 7/17
8 Feb 2017

**Chairman and members
Town Planning Board**
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong.
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

Re: Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan No. S/TW-CLHFS/1

WWF would like to express our concerns and provide our comments on the captioned Outline Zoning Plan (OZP) as follow:

Natural streams & their riparians as "Conservation Area" ("CA")

As per the ecological information from the Town Planning Board Paper No. 10205, freshwater species of conservation importance were recorded by the Planning Department at the natural streams of Chuen Lung and Ha Fa Shan, e.g. Big-headed turtle and Hong Kong newt which are "Endangered" and "Near Threatened" species respectively under the IUCN Red List. Both species are also statutory protected species in Hong Kong. During our site visit on 7 January 2014, a Hong Kong newt is also observed in a natural stream near Chuen Lung Chun Ha (Fig. 1) and the endemic freshwater crab *Nanhaipotamon hongkongense* is previously recorded¹. Therefore, we opine that the natural streams in the Plan area are of high ecological value and should be well protected by "CA" zone against development.

Besides, we consider that the riparian zones of the natural streams, i.e. 30m on both sides of the streams, should also be zoned as "CA". Under the current draft OZP, the riparian zones of the natural streams are mainly zoned as "Agriculture" ("AGR") zone and "Green Belt" ("GB") zone. However, Small Houses can still be developed through planning application and upon the approval from the Town Planning Board. The approval rate of Small House application at "AGR" zone and

together possible™

贊助人：香港特別行政區行政長官
梁振英先生, GBM, GBS, JP
主席：何潤達先生
行政總裁：江偉智先生

義務核數師：香港立信德業會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務律師：孖士打律師行
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable CY Leung, GBM, GBS, JP
Chief Executive of the HKSAR
Chairman: Mr Edward M. Ho
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited
Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee

"GB" zone under s.16 of the Town Planning Ordinance are about 62% and 56% respectively which is considerably high². As such, we are of grave concern that developments on riparian zones will cause the loss of natural habitats used by wildlife, in particular to the species of conservation importance mentioned above. We opine that the riparian zones of the natural streams should also be zoned as "CA". Development should not be allowed on streams and the riparian zones to prevent causing any disturbance to these species of conservation concerns.

Agricultural land as "GB(1)"

The active agricultural lands mainly concentrated at Chuen Lung Chun Ha. According to our site visit on 9 January 2017, it is found that most agricultural lands are still active (Fig. 2) and we consider that all these agricultural lands should be preserved because of their compatibility to the surrounding natural environment. Besides, ramie *Boehmeria nivea*, the host plant of caterpillars of rare butterfly Yellow Coster *Acraea issoria issoria*³ which is recorded near Chuen Lung Chun Ha⁴, can also be found near farmlands. Furthermore, Chuen Lung is regarded by AFCD one of the five places where Yellow Coster distributes in Hong Kong. Hence, we view that the zoning of at least "GB(1)" for these agricultural lands not only preserve the active agricultural activities but also prevent any adverse impacts of developments to the important habitat of the rare butterfly species Yellow Coster.

Potential Impacts of the Village Expansion Area

According to the site visit on 7 Jan 2014, it is noticed that restaurants are discharging the the grey water to the drainage U-channels that very likely connected to the streams nearby. We are concerned that the Chuen Lung Village Expansion Area (VEA) with the aim and action of "...Selected commercial and community uses servicing the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House."⁵ will cause adverse impact to the stream habitats in the area in a case that the ground floor is used as a restaurant while wastewater effluents will discharge to the streams from the small house, which is happening at the existing site. As such, we consider that the government authorities

¹ The Green Routes, issue 99. The Green Power

² http://gia.info.gov.hk/general/201302/06/P201302060426_0426_106939.pdf

³ http://www.afcd.gov.hk/english/conservation/hkbiodiversity/database/popup_record.asp?id=2712&lang=tc

⁴ Refer to Figure 8 of the TPB paper No. 10205

⁵ Sections 9.1 of the Explanatory Statement of Draft Chuen Lung & Ha Fa Shan OZP No. S/TW-CLHFS/C

should consider the environmental impacts from the VEA to the streams with effective conservation measures to protect their ecological values.

We would be grateful if our comments can be considered by the Board.

Thank you for your attention.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'A. Chan', written in a cursive style.

Andrew Chan
Conservation Officer, Local Biodiversity

Figure 1. Hong Kong newt (red arrow) found in a stream near Chuen Lung Chun Ha (Photo taken on 7 Jan 2014)



Figure 2. Active agricultural lands in Chuen Lung Chun Ha (Photo taken on 9 Jan 2017)



寄件者: KFBG EAP [eap@kfbg.org]
寄件日期: 07日02月2017年星期二 17:09
收件人: tpbpd
主旨: KFBG's comments on Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (S/TW-CLHFS/1)
附件: 170207 Draft Chuen Lung and Ha Fa Shan OZP 2.pdf

Dear Sir/ Madam,

Attached please see our comments regarding the captioned.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

(Email: tpbpd@pland.gov.hk)

7th February, 2017.

By email only

Dear Sir/ Madam,

Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (S/TW-CLHFS/1)

1. We refer to the captioned.
2. We consider that the concerns as stated in our submission regarding the Development Permission Area (DPA) Plan covering this area are still applicable to this draft Outline Zoning Plan (OZP). Please refer to **Appendix 1**.
3. Essentially, we consider that the stream courses and their riparian zones are not being protected properly under this draft OZP, and, we are also concerned about the potential adverse impacts on the ecology of this area that would be caused by some of the suggested zonings. We wish to strongly recommend that all streams (including their riparian zones) and the woodland areas should be protected by being accorded Conservation Area (CA) zoning status.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

(Email: tpbpd@pland.gov.hk)

20th February, 2014.

By email only

Dear Sir/ Madam,

Draft Chuen Lung and Ha Fa Shan Development Permission Area Plan
(DPA/TW-CLHFS/1)

We would like to express our concerns and provide our recommendations regarding the Draft Chuen Lung and Ha Fa Shan Development Permission Area Plan No. DPA/TW-CLHFS/1 (the draft Plan).

Protection of native species of conservation importance

Although village settlements and rural industrial/commercial activities have already been established within the Chuen Lung and Ha Fan Shan Area (the Area), many native species of conservation importance can still be found in the locality. Referring to Section 5.3 of the Explanatory Notes of the draft Plan, “*Various rare species of fauna with high ecological values have been discovered in the Area, especially in or adjacent to the stream courses, including Yellow Coster (Acraea issoria), Hong Kong Cascade Frog (Amolops hongkongensis), Hong Kong Newt (Paramesotriton honkongensis), Predaceous chub (Parazacco spilurus) and Red Muntjac (Muntiacus muntjak)*”.

Indeed, during our on-site observations in January 2014, the Hong Kong Newt was recorded in one of the streams in Chuen Lung (**Figure 1**). Furthermore, based on our records, some native orchids (*Liparis stricklandiana* and *L. viridiflora*) can also be found in the upper reaches of one of the streams flowing through the Area; even though the exact location of the record is within the Tai Mo Shan Country Park, we consider that the lower sections of the stream which is within the draft Plan are still potential habitats that are suitable for these orchid species.

In addition, according to Plan 4 of the Town Planning Board Paper No. 9506, the Red Muntjac was found in the woodlands of Ha Fa Shan, which we consider is ecologically connected to the woodland habitats in the Tai Lam Country Park. Therefore, we wish to strongly recommend that all streams (including their riparian zones) and the woodland should be protected by being accorded with CA zoning status.

The Potential Impacts of the Village-type Development zone

In the proposed Village-type development zone (V-zone) which is within the Village Environ, there are already a few restaurants operating on the ground floor premises of the village houses and we observed that cutlery, dishes and kitchen utensils were being washed immediately next to the drainage U-channels (**Figure 2**), from which the grey water may in turn discharge into nearby watercourses (e.g., the natural streams). Since “Eating Place” is always permitted on the ground floor of village houses (i.e., New Territories Exempted Houses, NTEHs) within the V-zone, we are concerned that if more NTEHs are allowed to be built in the Area, the water quality of the streams may be adversely affected by the increase in volume of wastewater effluent potentially discharged from the small houses, especially those which house catering operation; thus, the ecologically sensitive stream habitats in the locality would be greatly affected. Therefore, we consider that the Village Expansion Area, which is outside the current village cluster, should not be included into the V-zone.

In addition, we would like to remind the Board that the Area is largely within the upper and lower direct water gathering grounds. The water quality of the streams should be maintained to safeguard the health of the general public. We would like the Planning Department (PlanD) and the Board to note the photographs shown in **Figure 3**; we have observed on many occasions that, when village houses have been built next to a watercourse, pipes would be built along the watercourse, discharging water/ grey water causing pollution and threatening aquatic life.

On the other hand, the Director of Environmental Protection recently issued an EIA Study Brief for the Drainage Services Department's Project on the Sewerage Works for Ha Fa Shan, Kiu Tau Village, Wang Lung and Ma Tong which is expected to commence in 2018 and to be completed in 2023¹. This seems to be the solution to the water pollution problems in the Area.

¹ http://www.epd.gov.hk/eia/english/alpha/aspd_669.html

However, we would also like to draw the Board's attention to Chapter 9 of the *Report No. 55 of the Director of Audit* prepared by the Audit Commission². In Table 10 of the chapter, it shows that the connection rate for village houses covered by public sewers was only 37%. The Audit Commission recommends the relevant authorities to "take measures to improve the sewer connection rates", "closely monitor the cases of non-compliance with the sewer connection requirements" and "continue dialogue with villagers and consider taking appropriate action to enable connection to public sewers in accordance with the *Water Pollution Control (Sewerage) Regulation*". It is clear that under the existing guidelines (i.e., using the Septic Tank System) and even with public sewers provided, the discharge of effluents from domestic wastewaters could still be a significant environmental issue in the rural area. Relevant authorities may respond that this is an enforcement problem but not a planning issue, thus, there is no need for the Board to consider it. However, we strongly feel that it is also the responsibility of the Board (and relevant authorities) to designate a plan that is practical and feasible, that at the same time effectively protects species of conservation importance, and ensures the water quality within the water gathering grounds is free from foreseeable pollution impacts and safe for human consumption.

Conclusion

We appreciate the PlanD's effort in drafting the DPA plan for the Area to prevent further haphazard development, destruction and disturbance to the natural environment. However, we felt that more thoughtful consideration could be given to improve the current situation in the Area and the Board (together with the relevant authorities) should have a long-term environmental vision when considering the protection and development of the Area.

We hope our comments and concerns, as set out above, will be adequately addressed in future consultations and meetings.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

² http://www.aud.gov.hk/pdf_e/e55ch09.pdf



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

cc.

Agriculture, Fisheries and Conservation Department

Drainage Services Department

Environmental Protection Department

Water Supplies Department

Conservancy Association

Designing Hong Kong

Hong Kong Bird Watching Society

WWF – Hong Kong

Figure 1. Hong Kong Newt recorded in the stream in Chuen Lung (photograph taken in January 2014)



Figure 2. One of the dish washing facilities located immediately next to the drainage U-channels in the Chuen Lung area (photograph taken in January 2014)

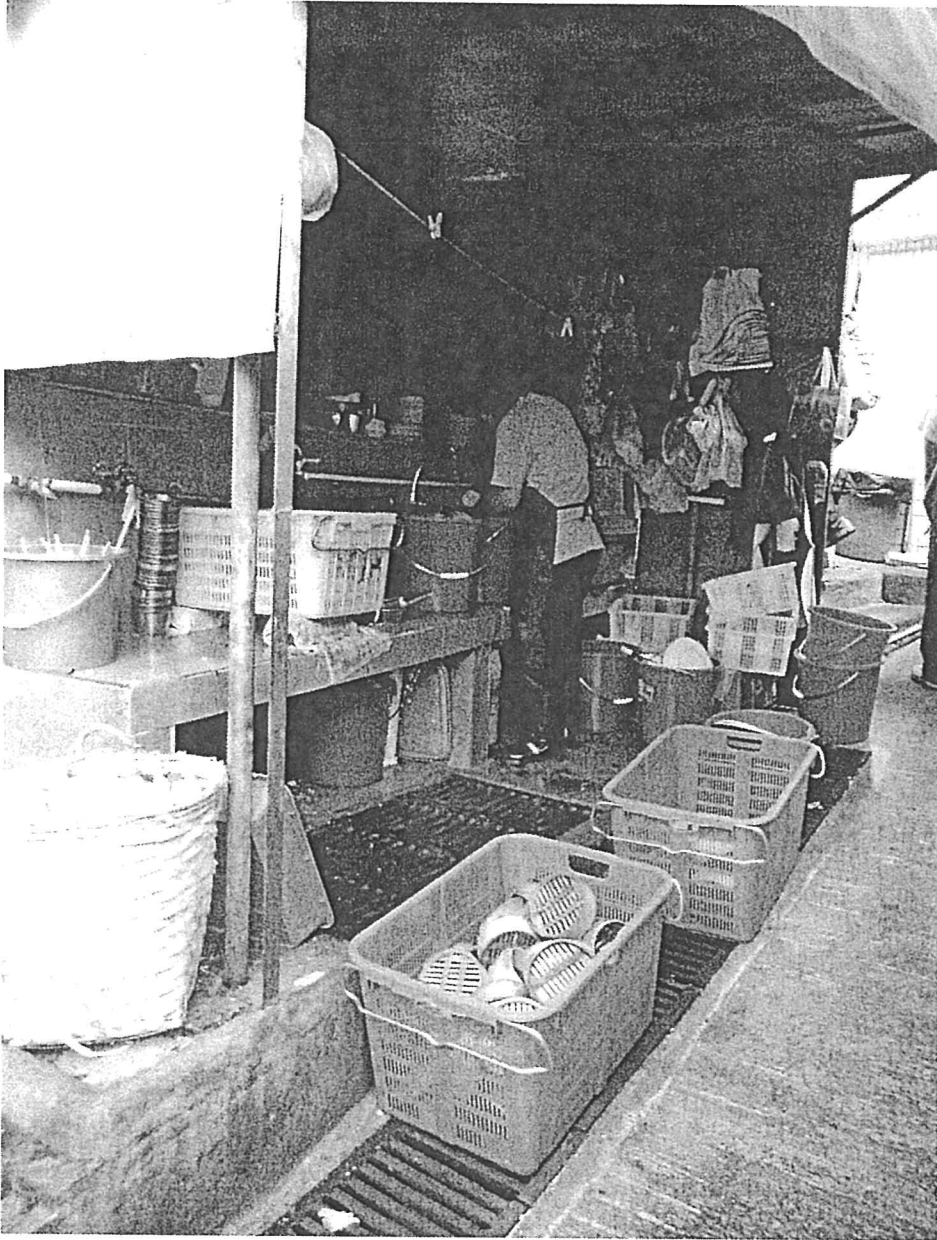


Figure 3. Pipes discharging wastewater/ grey water along watercourses next to village areas



香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

寄件人: WOO Ming Chuan
寄件日期: 09日02月2017年星期四 21:19
收件人: Town Planning Board
副本: HKBWS
主旨: HKBWS's comments on the draft Chuen Lung and Ha Fa Shan OZP (S/TW-CLHFS/1)
附件: 20170209_ChuenLungHaFaShan_OZP_HKBWS.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the captioned is attached.

Best Regards,
WOO Ming Chuan (Ms)
Conservation Officer
The Hong Kong Bird Watching Society
7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)



By email only

9 February 2017

香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY

Since 1957 成立

Dear Sir/Madam,

Comments on the draft Chuen Lung and Ha Fa Shan Outline Zoning Plan No.
S/TW-CLHFS/1

The Hong Kong Bird Watching Society (HKBWS) would like to raise our comments on the draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No. S/TW-CLHFS/1.

The general planning intention of the draft Plan is to "protect the natural environment and the rural landscape, with a view to complementing the overall natural environment and the landscape characters of the surrounding Tai Lam Country Park and Tai Mo Shan Country Park" and "Active farmland is retained in view of their good potential for agricultural use. Development which would cause adverse impacts on the water quality and water resources of the water gathering ground is not encouraged"¹. We support such planning intention of the draft Plan and we urge the Town Planning Board (the Board) that boundaries of conservation zonings in the draft Plan should be delineated to reflect these planning intentions.



1. Ecological value of the Plan Area

Chuen Lung and Ha Fa Shan support a population of birds that is typical of secondary woodland habitats in Hong Kong (Figure 1). Bird species of Local Concern², Ashy Drongo (*Dicrurus leucophaeus*), Rufous-capped Babbler (*Stachyris ruficeps*) and Orange-headed Thrush (*Geokichla citrina*) were found at Chuen Lung. Raptor species of conservation importance recorded include Crested Serpent Eagle (*Spilornis cheela*), Black Kite (*Milvus migrans*), Eastern Buzzard (*Buteo japonicus*) and Amur Falcon (*Falco amurensis*). All raptor species are listed under Class II protection in China and Crested Serpent Eagle is considered to be "vulnerable" in the China Red Data Book. Other woodland bird species such as Pygmy Wren Babbler (*Pnoepyga pusilla*), Streak-breasted Scimitar Babbler (*Pomatorhinus ruficollis*), Chinese Hwamei (*Garrulax*

¹ Sections 8.1 and 8.2 of the Explanatory Statement for the draft Plan No. S/TW-CLHFS/1

² Fellowes et al. 2002.

canorus), Greater Necklaced Laughingthrush (*Garrulax pectoralis*) and Mountain Tailorbird (*Phyllergates cucullatus*) were also recorded. All of the above demonstrate that the habitat conditions of Chuen Lung and Ha Fa Shan are intact and similar to the woodlands in the surrounding Tai Mo Shan and Tai Lam Country Park, and thus should be adequately protected.

2. Inadequacy of the current agriculture and conservation zoning

For the past 10 years or so, the approval rate of small house applications in “Agriculture” (AGR) and “Green Belt” (GB) zones were over 60% and 55% respectively³. As such, AGR and GB zones are vulnerable to small house development. In order to accurately reflect the planning intention of the current OZP, we consider that restrictive conservation zonings without small house development, such as GB(1) and “Conservation Area” (CA) which the redevelopment of houses is in Column 2 of the Notes, should be used to protect the agricultural lands (Figure 2) and natural habitats in the Plan Area while the development right of the villagers are respected.

3. Our recommendations

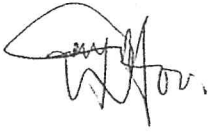
- 3.1. The HKBWS considers that an “Ecosystem Approach”, which is the primary framework for action under the Convention on Biological Diversity⁴, should be adopted to protect the various sensitive habitats in the Plan Area. We consider that all natural streams including their tributaries should be protected by GB(1) or CA zone of 30 metres along both sides of the banks (Figure 3). This buffer zone with conservation zoning is a practical distance that would protect the riparian vegetation and would prevent undesirable pollution from developments.
- 3.2. All woodlands, including both secondary woodland and Fung Shui woodland, should be protected by GB(1)/CA zone, instead of the current GB zone. On the other hand, active agricultural land should not be included in the V zones.

Thank you for your kind attention and we hope that the Town Planning Board would take our comments into consideration.

Yours faithfully,

³ Annex of LegCo Question 17 (6 Feb 2013) - Land reserved for building New Territories small houses. Retrieved from http://gia.info.gov.hk/general/201302/06/P201302060426_0426_106939.pdf

⁴ <https://www.cbd.int/ecosystem/>



Woo Ming Chuan
Conservation Officer
The Hong Kong Bird Watching Society

cc.
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

=====

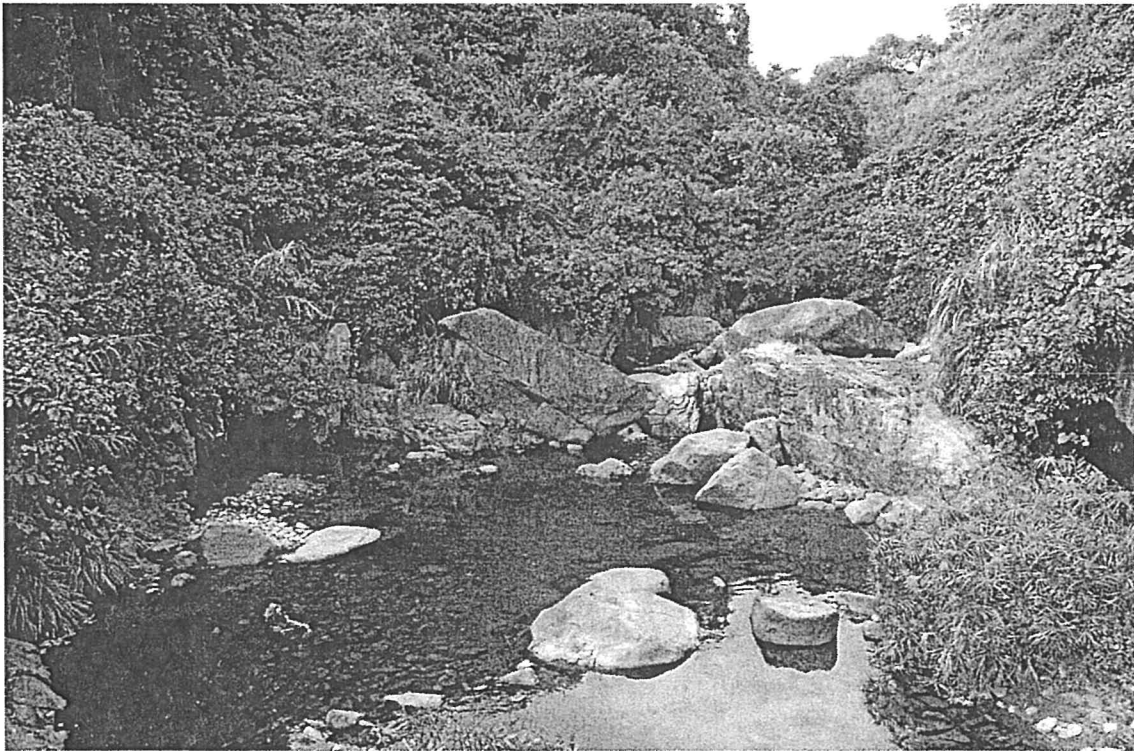
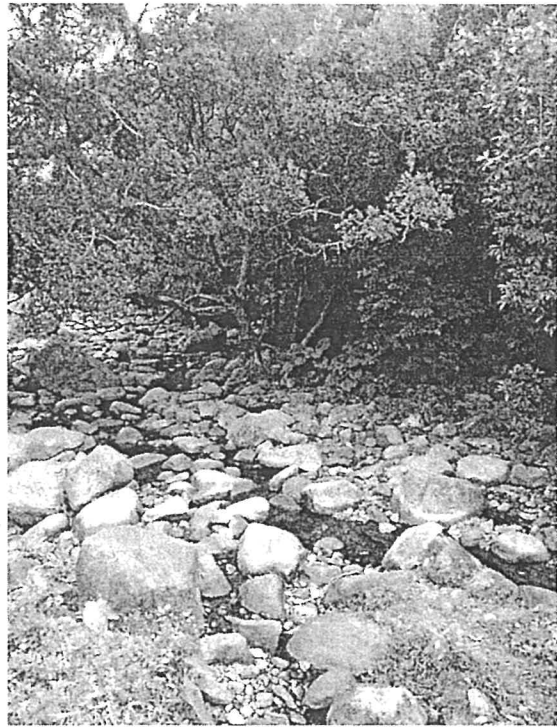
Figure 1. The woodland habitat at the Chuen Lung and Ha Fa Shan area



Figure 2. Active farmlands (top) and watercress fields (bottom) in the Chuen Lung area.



Figure 3. Streams in the Chuen Lung and Ha Fa Shan area.



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/TW-CLHFS/1-250
	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，填寫的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正確填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不會提出論。

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

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

川龍村公所



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

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

常偉強



3. Details of the Representation
申述詳情

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

S/TW-CLHFS/1

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

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

**根據《城市規劃條例》（第131章）
第6(1)條就草圖作出申述**

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
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	反對將私人土地 列作綠化帶
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	無理將私人土地 列作綠化帶
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	放寬私人土地 作預留興建小型 屋宇

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。

另呈上 2 頁訴求之文件,作貴會參詳。

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

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

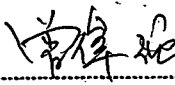
4. Plans, Drawings and Documents 圖則、繪圖及文件

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

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

5. Signature 簽署

Signature
簽署



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

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of
代表



Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

3 - 2 - 2017

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

* 請刪去不適用者

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

「X」 at the appropriate box

請在適當的方格內加上「✓」號

川龍及下花山分區計劃大綱草圖

編號:S/TW-CLHFS/1

致：城規會

敬啟者：

有關上述事宜，本村(川龍村) 之原居民對上述內容建議規劃涉及本村之私人土地範圍部份作出強烈反對，根據如下：

1. 自 1994 年，因應本村村民需要而作出之第一期小型屋宇規劃專案於橫龍村擴展區可以興建 50 間小型屋宇，至今仍未得到相關部門跟進及配合，引至本村並未獲得按貴署之目的和目標實現受益，造福村民，安居樂業。
2. 有關上述規劃前，貴方並沒有溝通，信息不正確，將會因此引至損害及破壞本原居民傳統鄉村村民之利益。
3. 本村同人理解及支持貴署需要制定各類型規劃，但上述規劃涉及本原居民村祖堂及本原居民村父老兄弟之私人土地業權，此乃屬於香港特別行政區政府法律條例所保障內之合法私人財產及權益，理應得到合法合理之保護。因此敬請貴署謹慎處理，並需要預先邀約本村原居民村村長協調共識優化規劃，達至多贏局面，創造和諧友好互信基礎及關係；以免因諮詢不足或錯位之情況下而破壞本村村民與貴署以至政府長久建立之良好關係。

由於本村長期未獲得政府及相關部門之關顧，引至至今小型屋宇申請興建積壓長達 40 年之久。根據貴處 2016 年 12 月 29 日於荃灣鄉事委員會討論文件中之第 5.1.3 內容指出只預留規劃可興建共 73 間小型屋宇數量，遠遠不符合本原居民村民所需求預建數量 169 間。因此相關規劃需要協調及關顧處理相關實況，以盡快協助政府解決在回歸前對原居民傳統，包括居住之保障承諾。

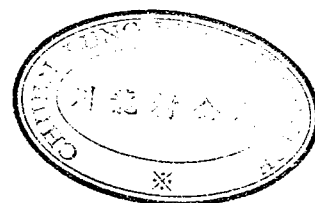
5. 本村同人參閱上述相關文件，深感貴署已經進行可行性之規劃，唯只因諮詢時間倉卒及諮詢對象及團體疏漏，獨欠受影響之私人業權人，因此敬請貴處如有關本村之私有業權規劃，暫延至與本傳統原居民村直接友好溝通互動後再作出優化完善之全面規劃，造福香港市民。

順祝鈞安

此致

黃錦輝
黃錦輝

川龍村村代表



2017年1月20日

反對(川龍及下花山分區計劃大綱草圖)

編號 S/TW-CLHFS/1

曾祥輝	曾偉強	曾祥生	曾友義	曾慶熾
曾憲威	曾憲揚	曾憲昌	曾慶諾	
曾憲光	曾憲文	曾偉康	曾慶輝	曾理生
曾國威	曾榮球	吳樹臣	杜日包	曾球球
宋揚文	張秋東	曾樹泰 曾樹友	曾永蘇	曾道生
曾育宇	曾憲春	曾文良	曾憲光	曾恩恩
曾偉文	袁冷啤	曾國安	曾萬聰	曾浩文
曾萬峰	曾萬斌	曾國球	曾廣球	曾樹明
曾康	莫美華	曾劍文	曾文偉	李小紅
曾培鐸	曾凱輝	曾慶	曾文志	曾國超
曾明智	曾祥發	曾建光	曾建輝	曾華
曾群貴	曾偉君	曾偉雄		
曾慶滿	曾天遂	曾瑞	曾仕榮	曾偉光
			曾樹華	曾洪

川龍村公所

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/TW-CLHFS/1-251
	Date Received 收到日期	

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

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

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

李玉華

RECEIVED

09 FEB 2017

Town Planning Board

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

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

3. Details of the Representation
申述詳情

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

反對《龍及下花山分區計劃大綱草圖》編號：S/TW-CLH/117
要求將下花山祠堂、荒地、私人農地
劃出綠化區。

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

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

Nature of and reasons for the representation 申述的性質及理由		
Subject matters* 有關事項	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	<p>下表山擬一條有著二十多年歷史的陳居民村路因為政府遺漏登記為認可鄉村名冊的原因。本村一直仍在與政府有關部門交涉要求作出更正。如果把本村劃為綠化區無形中剝奪了下來山村廣大原居民應有的權益。同時亦把本村原居民的發展判了死刑。</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> <p>要求將草圖中的下來山村祠堂、屋地、私人農地剔出綠化區。</p>		

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

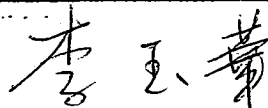
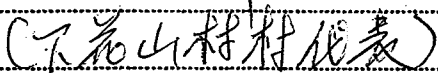
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
「✓」 at the appropriate box 請在適當的方格內加上「✓」號

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

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

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

5. Signature 簽署

Signature
簽署

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


Name in Block Letters 姓名（以正楷填寫）

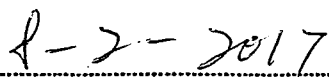
Position (if applicable) 職位（如適用）

Professional
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

 HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of
代表Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）Date
日期


Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

UPJET LIMITED

Attn: Secretary, Town Planning Board,
15/F, North Point Government Offices
333 Java Road, North Point, HK

Dear Sir,

Re: Draft Chuen Lung and Ha Fa Shan
Outline Zoning Plan No. S/TW-CLHFS/1

We, the owners of DD 360 lot 119, 122, 124, 126, 127, 128, 129, 130, 131 & 133 as indicated in the attached Lot Index Plan, which location is also marked hatched black on the attached draft zoning plan.

We herewith file an objection to the proposed change of zoning of aforesaid lots to Green Belt for the following reasons:-

1. Green Belt zoning will infringe the right to develop of a private lot under the protection of Articles 6 & 105 of the Basic Law.
2. The government is actively looking for residential development sites. This includes changing selected Green Belt zoning site into residential use. It doesn't make sense to zone the above mentioned area as Green Belt which is fit for low rise residential development.
3. There are existing squatter structures which represent "tolerate structures" on the mentioned lots. Most of the structures are residential use and thus the "current tolerate use" of the mentioned lots is "residential use". These being the case, it is thus logical to "maintain" the mentioned sites for "residential use". Also, it won't automatically turn into green area even it is zoned to be.
4. There are existing ingress and exit on Route Twisk to the mentioned lots which is fit for low rise residential development.
5. Thus, the area above mentioned shall be zoned as Residential instead.

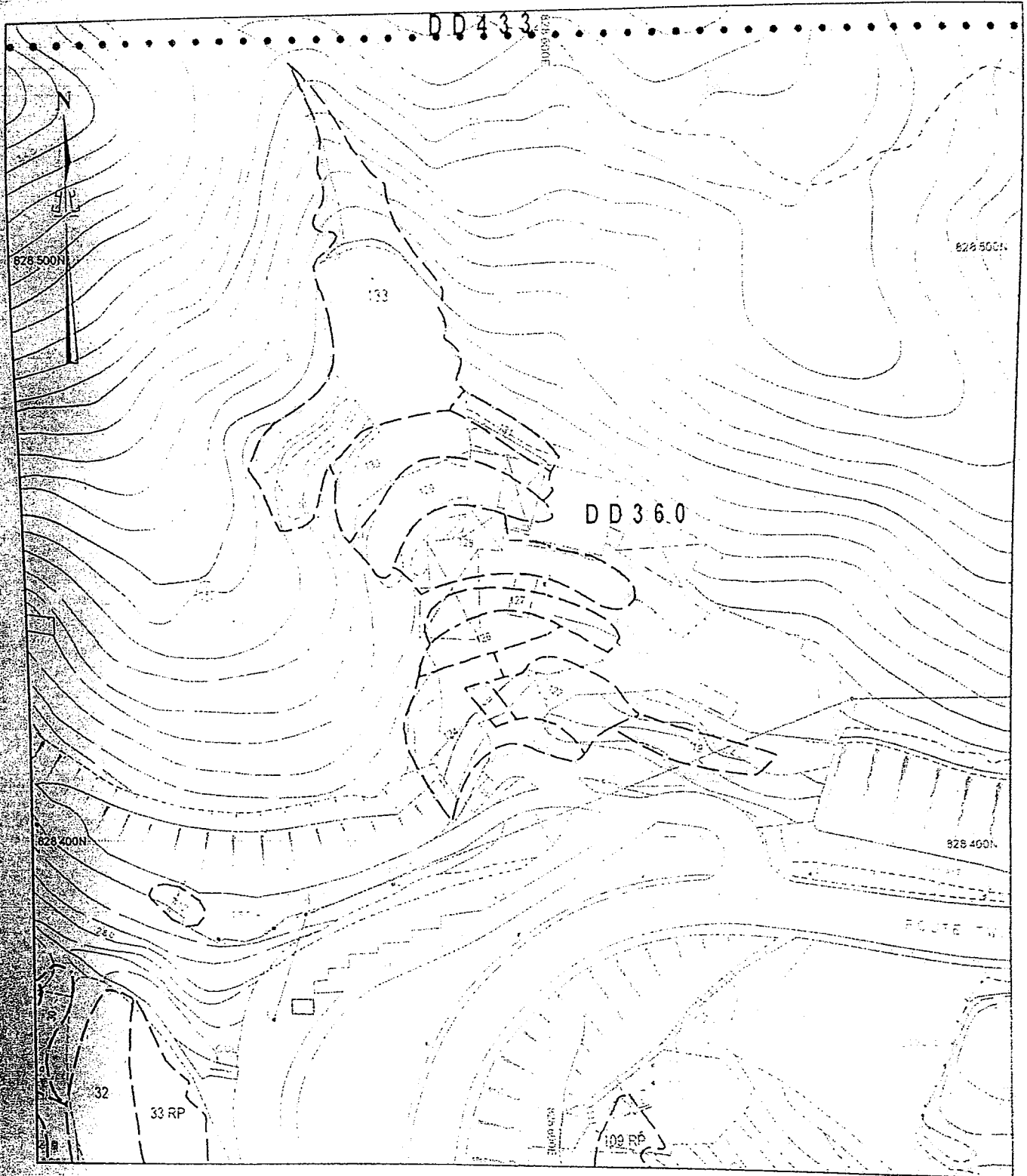
Should further representation be required on the draft, please don't hesitate to contact our Mr. Aron Kwan at [REDACTED]

Yours Sincerely

For and on behalf of
安快有限公司
UPJET LIMITED

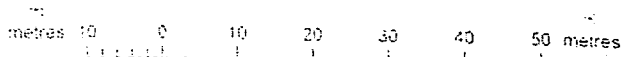
26/Jan/2017 Authorized Signature(s)

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

SCALE 1:1000



Locality : TSUEN WAN & KWAI TSING
 Lot Index Plan No. : KD0402072014
 District Survey Office Kowloon
 Date : 28-Jul-2014
 Reference No : 5-SE-19A

香港特別行政區政府
 Copyright reserved - Hong Kong SAR Government
 SMO-P01

免責聲明
 此圖為地政總署測繪處根據地籍資料編製之地段索引圖，其目的是顯示地段的大概位置，包括土地撥用、臨時政府土地撥用、短期租約及政府土地執照。臨時佔用土地可能隨時被終止或更改。圖上顯示之地段資料，必須與地政總署測繪處之最新資料核對。此圖不得作為任何法律程序之證據。如有任何查詢，請向地政總署測繪處查詢。
Disclaimer
 This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allocations, Temporary Government Land Allocations, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be re-used without prior notification as better or new boundary evidence becomes available.

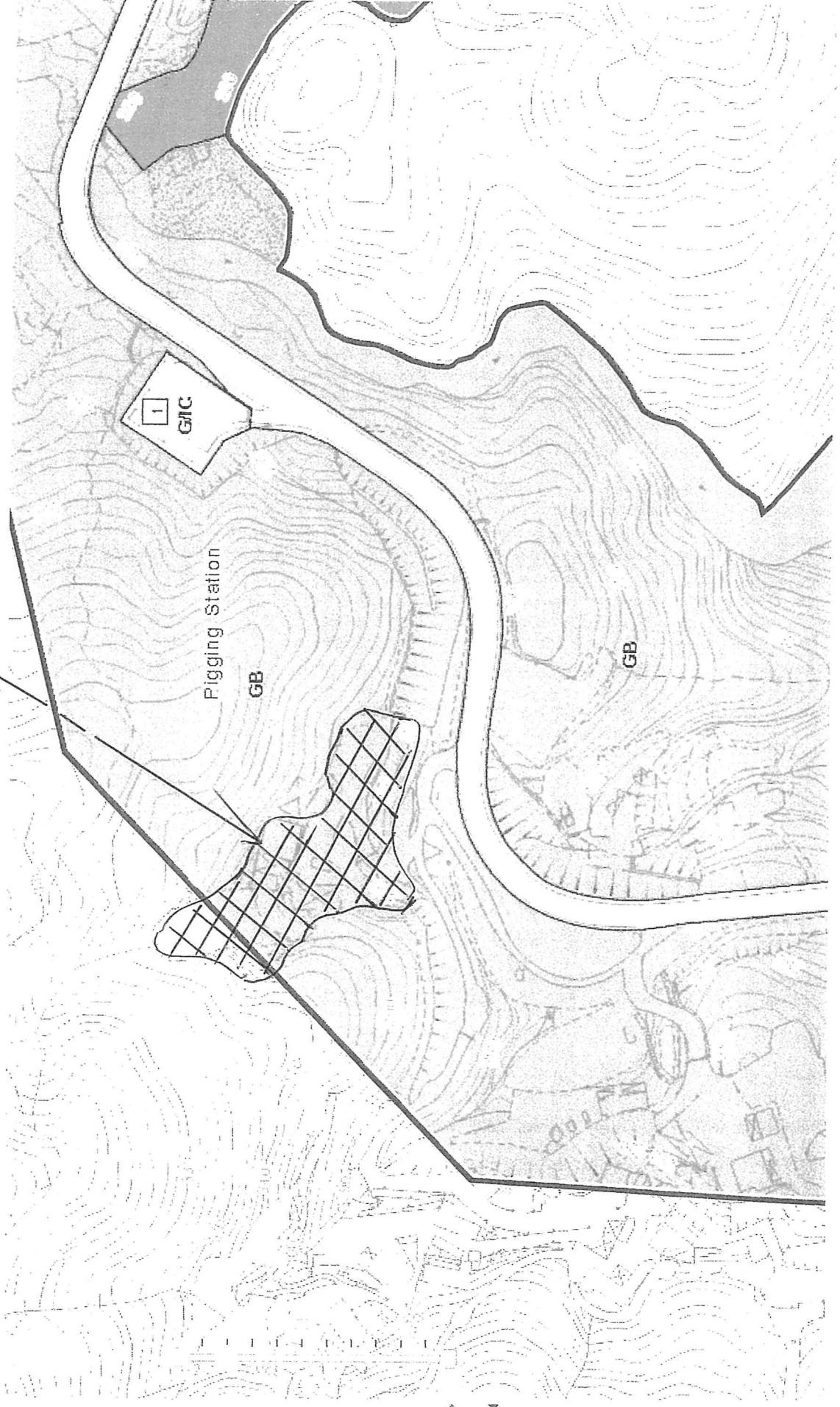


香港規劃總局
Statutory Planning Portal 2
法定規劃系統 2

The Subject Lots & Area Thous of



Home | Search | Identify | Others



TOCO PLANNING CONSULTANTS LTD.

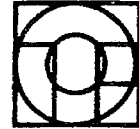
TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

2A Lippo Leighton Tower,
103 Leighton Road, Causeway Bay,

Hong Kong.

Tel: 2895 0168

Fax: 2577 2862

E-mail: tocoplanning@hotmail.comWebsite: <http://www.tocoplanning.com>
 達材都市規劃
顧問有限公司

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

Dear Sir,

8 February, 2017

**Representation on Amendment of Zoning
of Various Lots and Adjoining Government Land in D.D. 433
on the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1**

We submit herein, on behalf of Fortune Houses Development Limited, a Representation on the amendment of zoning of the captioned private property and government land. The subject site was within area zoned "Unspecified Use" on the Approved Chuen Lung and Ha Fa Shan Development Permission Area Plan No. DPA/TW-CLHFS/2. It has been amended to "Green Belt" ("GB") on the Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan No. S/TW-CLHFS/1 gazetted on 9.12.2016. The Representer considers that the new zoning will seriously restrict the development potential of the private land.

The Representer proposes to rezone the site from "GB" to "Residential (Group C)" ("R(C)") so as to allow low-density residential development at the site. The proposed amendment is based on the following justifications:-

- (a) the new "GB" zoning will seriously jeopardize the planned residential development at the site and will undermine the development potential of the site;
- (b) the draft plan has reserved about 200ha of land for "GB" and the plan has not taken into account the Government's search for developable land over various parts of the Special Region in recent years;
- (c) the site is accessible from public road and is physically suitable for low-density residential uses;
- (d) the proposed development will be compatible with its adjoining land uses; and
- (e) the proposed development will not have any significant environmental, traffic, sewerage and visual impacts on the local land uses.

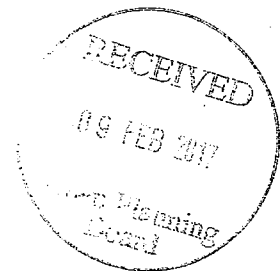
158

In view of the feasibility of the development proposal and the planning justifications presented in the Planning Objection Statement, the Representer proposes that the site could be rezoned to "R(C)" zone.

Please find enclosed 90 copies of the Planning Objection Statement and a copy of Form No.S6 for your attention.

Yours faithfully,
Toco Planning Consultants Ltd.

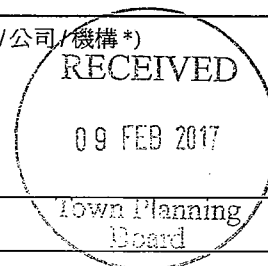

Ted Chan
Managing Director



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

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

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



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

3. Details of the Representation 申述詳情	
Draft plan to which the representation relates 與申述相關的草圖	Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan No. S/TW-CLHFS/1

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

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

根據《城市規劃條例》（第131章）
第6(1)條就草圖作出申述

3. Details of the Representation (Continued) (use separate sheet if necessary) 申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters [@] 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Zoning the following private lots and the adjoining government land to "Green Belt": Lots no. 385, 386 RP, 387, 388, 389, 392, 394, 395, 396, 400 and 404 (part) in D.D. 433	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please see attached Planning Objection Statement.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話, 請註明詳情。 Please see attached Planning Objection Statement.		

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

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

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

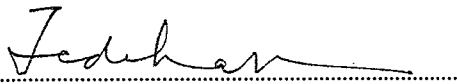
Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90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

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

Please see attached Planning Objection Statement.

5. Signature 簽署

Signature
簽署



"Representer" / Authorized Agent*

「申述人」/ 獲授權代理人*

Chan Tat Choi

Managing Director

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

HKIP HKIA HKIS HKIE HKILA

Others 其他 MPIA and RPP

on behalf of
代表

Toco Planning Consultants Limited

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）



Date

日期 8 February, 2017

Statement on Personal Data 個人資料的聲明

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

(a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and

(b) facilitating communication between the "representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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

(a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及

(b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

* Delete as appropriate

* 請刪去不適用者

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

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

Representation on Amendment of Zoning
at Various Lots in D.D. 433 and Adjoining Government Land
on the Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan
No. S/TW-CLHFS/1

PLANNING OBJECTION STATEMENT



CONSULTANT TEAM
TOCO PLANNING CONSULTANTS LTD
EDDIE CHAN ARCHITECTS LTD
BLANC DESIGN STUDIO
AXON CONSULTANCY LTD
RAMBOLL ENVIRON HONG KONG LTD
AIM GROUP LTD
SMC ASIA LTD
ERM HONG KONG LTD

Table of Contents

	<u>Page No.</u>
Executive Summary	
1 INTRODUCTION	1
2 PLANNING BACKGROUND	2
2.1 Site Background	2
2.2 Land Status	2
2.3 Planning and Zoning Backgrounds	2
3 PLANNING OBJECTION AND PROPOSAL	7
3.1 Objection to the New Zoning on the Draft Chuen Lung and Ha Fa Shan OZP	7
3.2 Development Proposal for the Submitted Residential Scheme	8
3.3 Proposed Amendment to the Draft Plan	12
4 PLANNING JUSTIFICATION	14
4.1 Jeopardize the Planned Residential Development at the Site	14
4.2 Undermining the Development Right of the Landowner	14
4.3 Zoning Plan Undermining the Development Potential of the Area	15
4.4 Site Suitability for Low-density Residential Development	16
4.5 Improvement to the Ecological Environment	17
4.6 Sustainable in Traffic, Environmental and Engineering Terms	21
4.7 The Proposed Zoning in line with the Government's Plan Making Mechanism	27
4.8 Unlikely to Set an Undesirable Precedent	29
5 CONCLUSION	31

LIST OF APPENDICES

Appendix I Latest Architectural and Landscape Drawings (Dated: 26.1.2017)

LIST OF FIGURES

		<i>FOLLOWING PAGE</i>
Plan A	Zoning and Location Plan	1
Plan B	Site Plan	2
-	Site Photos: Existing Site Condition	2
Plan C	Land Status Plan	2
Plan D	Comparison Zoning Plan	3
Plan E	Perspective Drawing (1)	8
Plan F	Master Layout Plan	8
Plan G	Landscape Master Plan	8
Plan H	Proposed Amendment to the Draft Chuen Lung and Ha Fa Shan OZP	12
Plan I	Existing Buildings and Developments in the Vicinity of the Site	16
Plan J	Improved Site Condition	17
Plan K	Perspective Drawing (2)	19
Plan L	Minimum Visual Impact	20
Plan M	Site Constraint Plan	30

LIST OF TABLES

		<i>PAGE</i>
Table 2.1:	Schedule of Use for Area Designated as "Unspecified Use"	4
Table 2.2:	Schedule of Use for "GB" Zone	5
Table 3.1:	Development Schedule of the Proposed Development	11
Table 3.2:	Development Parameters of the Proposed Blocks	11
Table 3.3:	Breakdown of GFA Concession	11
Table 3.4:	Proposed Schedule of Use for "R(C)" Zone	13
Table 4.1:	Land Use Zonings in the draft Chuen Lung and Ha Fa Shan OZP	15

Executive Summary

This Representation is submitted by Toco Planning Consultants Ltd. on behalf of Fortune Houses Development Ltd.. It objects the new "Green Belt" zone covering various private lots in D.D. 433 and some adjoining government land on the Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan No. S/TW-CLHFS/1 gazetted on 9.12.2016. The Representer also proposes to rezone the site to "Residential (Group C)" ("R(C)") zone for low-density residential development.

The subject site was designated as "Unspecified Use" on the Approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2. A section 16 planning application for a proposed low-density residential development was submitted by the Representer to the Board on 15.9.2016 (Application No. A/DPA/TW-CLHFS/5). Subsequently on 9.12.2016, the Board has rezoned the site to "GB" zone. The new zoning will seriously jeopardize their plan for residential development and will restrict the development potential of the site. It will undermine the development right of the landowner.

The subject site is suitable for residential development as it is accessible from Route Twisk and is located near to several existing and planned developments, i.e. Chuen Lung Village and recreational club building and a golf driving range. The proposed residential scheme has been carefully designed to match with the surrounding area and will improve the visual and landscape quality of the area. Planning and technical assessments have shown that the small scale development will not result in any significant impacts on the land use, traffic, environmental, sewerage, drainage, geotechnical, visual, landscape, ecological and risk management aspects of the locality. The proposed "R(C)" zone will not set an undesirable precedent for similar applications in view of its background, unique location and scale.

簡介

Fortune Houses Development Ltd. 透過達材都市規劃顧問有限公司，現向城市規劃委員會遞交規劃申述，反對丈量約份 433 約數個私人地段及毗連的政府土地在川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1 上被訂為「綠化地帶」用途區。申述人同時建議將地盤改為「住宅(丙類)」用途區，作低密度住宅發展。

地盤過去曾經在川龍及下花山發展審批地區核准圖編號 DPA/TW-CLHFS/2 上被訂為「非指定用途」，申述人在 2016 年 9 月 15 日向城市規劃委員會遞交第 16 條規劃許可申請(申請編號 A/DPA/TW-CLHFS/5)，但後來城規會在同年的 12 月 9 日將地盤改劃為「綠化地帶」用途區。此更改規劃用途不但阻礙已在規劃申請階段的住宅發展，更會影響地盤的發展潛力及土地擁有人的發展權益。

地盤連接荃錦公路，並鄰近多個已發展及擬議發展之用地，包括川龍村和高爾夫球練習場及會所，所以很適合作住宅發展。擬議住宅計劃設計優良，充分考慮與附近自然環境配合，落成後將改善地區的視覺及園林環境。經過詳細的規劃及工程研究，顧問公司認為本計劃規模細小，不會對本區及附近的土地利用、交通、環境、排污、排水、地質、視覺景觀、園景、生態及風險管理造成不良影響。基於地盤的背景、位置獨特性和規模，擬議「住宅(丙類)」用途區不會對類似申請構成不良先例。

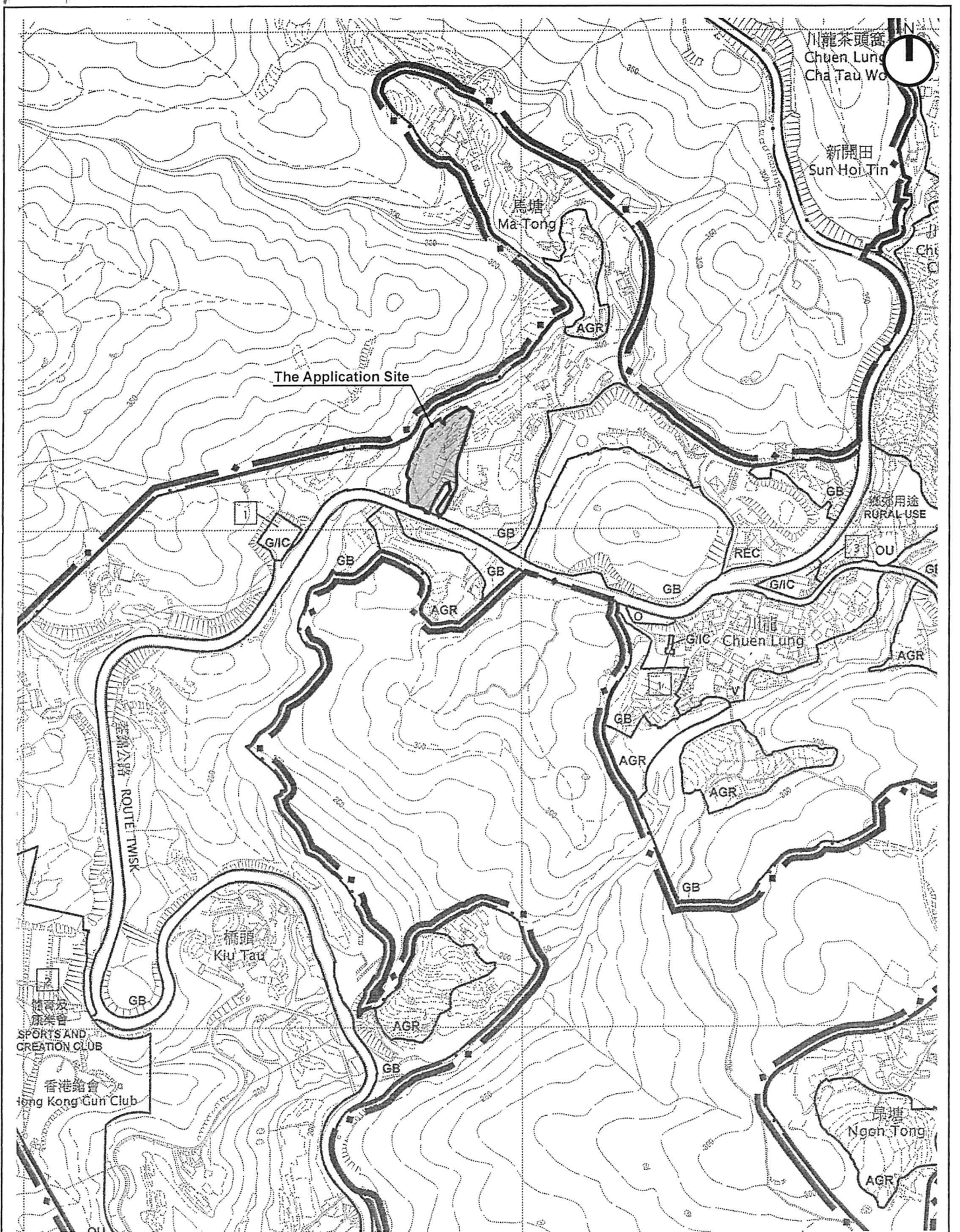
1. INTRODUCTION

This Representation is submitted to the Town Planning Board (the TPB / Board) by Toco Planning Consultants Ltd. (Toco) on behalf of Fortune Houses Development Ltd. (the landowner/ the Representer). It objects to the new "Green Belt" ("GB") zone covering lots no. 385, 386 RP, 387, 388, 389, 392, 394, 395, 396, 400 and 404 (part) in D.D. 433 and some adjoining government land on the Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No. S/TW-CLHFS/1 gazetted on 9.12.2016 (see **Plan A**). The Representer has a strong intention to develop the subject site into low-density residential use which is already at the planning application stage.

The subject site was designated as "Unspecified Use" on the Approved Chuen Lung and Ha Fa Shan Development Permission Area (DPA) Plan No. DPA/TW-CLHFS/2. A section 16 (s.16) planning application for proposed 11 three-storey houses with a plot ratio of 0.4 and a site coverage of about 20% was submitted to the Board on 15.9.2016 (Application No. A/DPA/TW-CLHFS/5) (hereafter "the submitted residential scheme"). Subsequently on 9.12.2016, the Board has rezoned the site to "GB" on the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1. The Representer would like to raise a planning objection to the Draft Chuen Lung and Ha Fa Shan OZP because the new zoning will seriously jeopardize their plan for residential development and will restrict the development potential of the site. The Representer also proposes to rezone the site to "Residential (Group C)" ("R(C)") zone for low-density residential development.

This Planning Objection Statement is intended to provide planning justifications in support of the proposed "R(C)" zoning. A summary of the development proposal and technical assessments of the submitted residential scheme will be presented in this report. Planning assessments by Toco have shown that the Representation is well justified based on the following reasons:

- (a) the new "GB" zone will seriously jeopardize the planned residential development for the site;
- (b) it will undermine the development right of the landowner and development potential of the site;
- (c) the draft plan has not taken into account the Government's difficulty in search for developable land all over the Special Region;
- (d) the subject site is suitable for low-density residential development in terms of location and land use compatibility;
- (e) the proposed residential scheme has been carefully designed to match with the surrounding area and will improve the visual and landscape quality of the area;
- (f) the small scale development will not result in any significant impacts on traffic, environmental, drainage, sewerage, visual, landscape, ecological, geotechnical and risk management aspects of the locality;
- (g) the proposed development is in line with the Government's plan making mechanism; and
- (h) the proposed "R(C)" zone will not set an undesirable precedent for similar applications in view of its background, unique location and scale.



Scale 1:5 000



Plan A: Zoning and Location Plan
 Extract of Draft Chuen Lung and Ha Fa Shan
 Outline Zoning Plan No. S/TW-CLHFS/1

2. PLANNING BACKGROUND

Site and zoning backgrounds and land status of the subject site will be presented in this section.

2.1 Site Background (Plan B)

The subject site is located at the outskirts of Tsuen Wan New Town and is in close proximity to Chuen Lung Village. It is accessible from Route Twisk which is a dual-lane road connecting Tsuen Wan and Kam Tin areas. The site is bounded by the stream course to the north and west, slope with mature trees and some temporary structures to the east, and Route Twisk to the south. It is about 3,997.2m² in area and is predominately occupied by land in derelict condition.

2.2 Land Status (Plan C)

The subject site covers private lots no. 385, 386 RP, 387, 388, 389, 392, 394, 395, 396, 400 and 404 (part) in D.D. 433 and some adjoining government land. The private lots (about 3,180m²) are entirely owned by the Representer - Fortune Houses Development Ltd.. After the s.16 planning application for residential development (Application No. A/DPA/TW-CLHFS/5) or the proposed "R(C)" zoning in this Representation is approved by the Board, the landowner will submit an application to Lands Department (LandsD) to surrender the adjoining private land, including lots no. 404, 406 and 407 in D.D. 433 (about 820m²), for exchanging the government land adjacent to lot 400 in D.D. 433 and a new lease to develop a low-density residential development at the site.

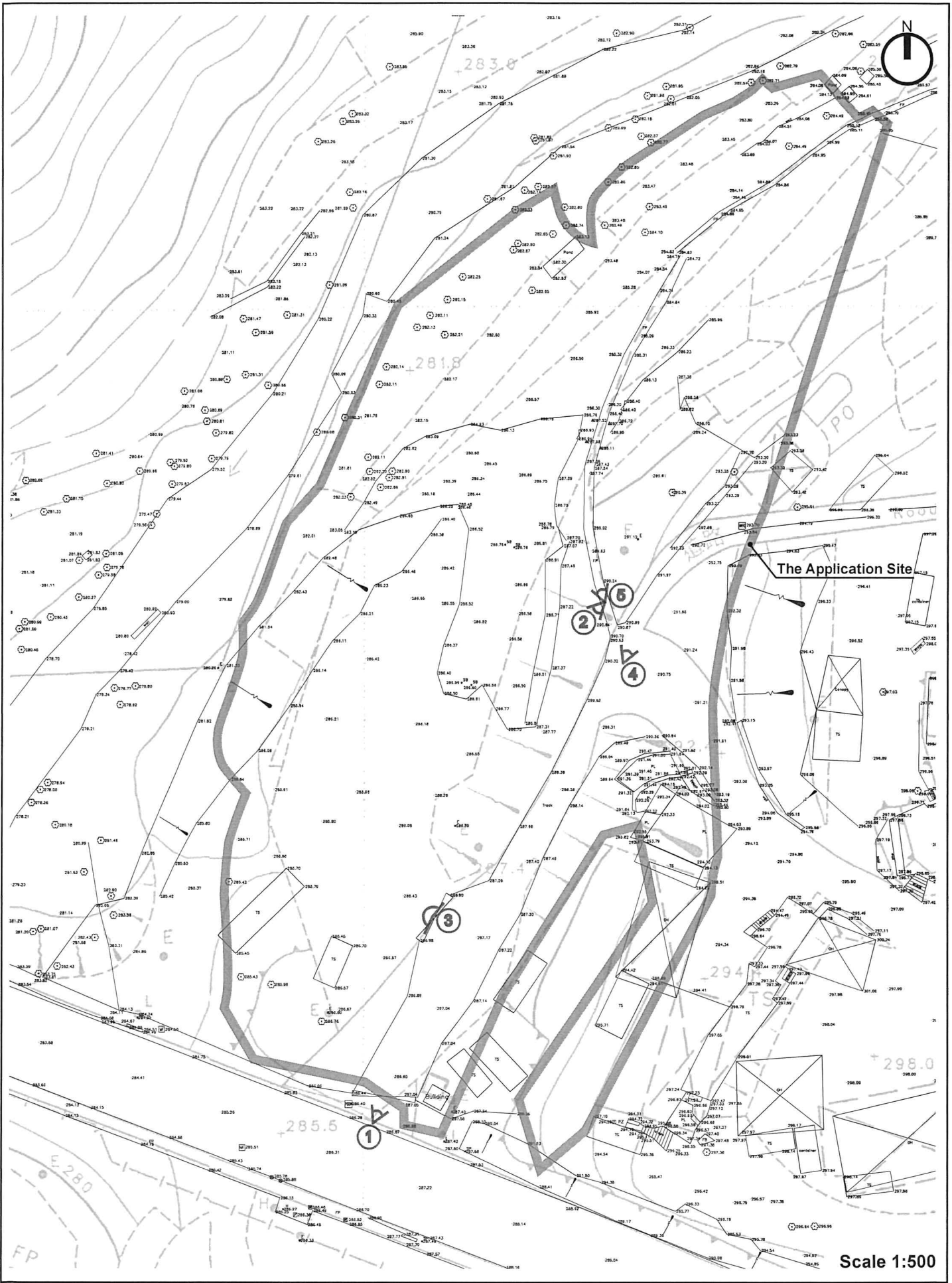
2.3 Planning and Zoning Backgrounds(Plan D)

Planning and zoning backgrounds in relation to the subject site are summarized as follows:-

(a) Draft Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/1

The first Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/1 was gazetted by the Board on 20.12.2013. The subject site was designated as "Unspecified Use" on the draft DPA Plan. During the two months exhibition period, Toco had submitted, on behalf of the landowner of the subject site, a planning objection to the draft DPA plan (Representation Nos. R13 and R14). The main reason of the objection was that the draft DPA plan would restrict the development potential of the private lots. The subject site has the potential to be zoned to ("R(C)") with a plot ratio ranging from 0.4 to 0.75.

After the Representation hearing on 6.6.2014, the Board decided not to uphold the Representations due to the reason that detailed land use assessments for the area taking account of various aspects will be undertaken during the OZP



Plan B: Site Plan (Survey Sheet
Overlaid by Topographic Survey)



Photo 1: Entrance of the site.



Photo 2: Southern part of the site.



Photo 3: Western part of the site.



Photo 4: Eastern part of the site.

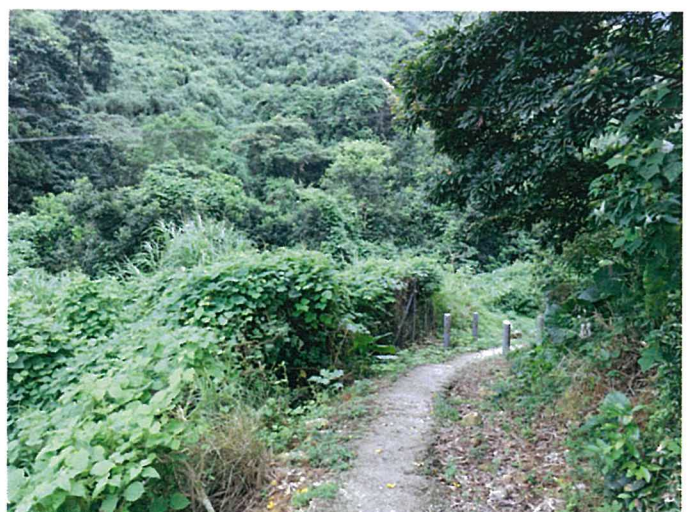
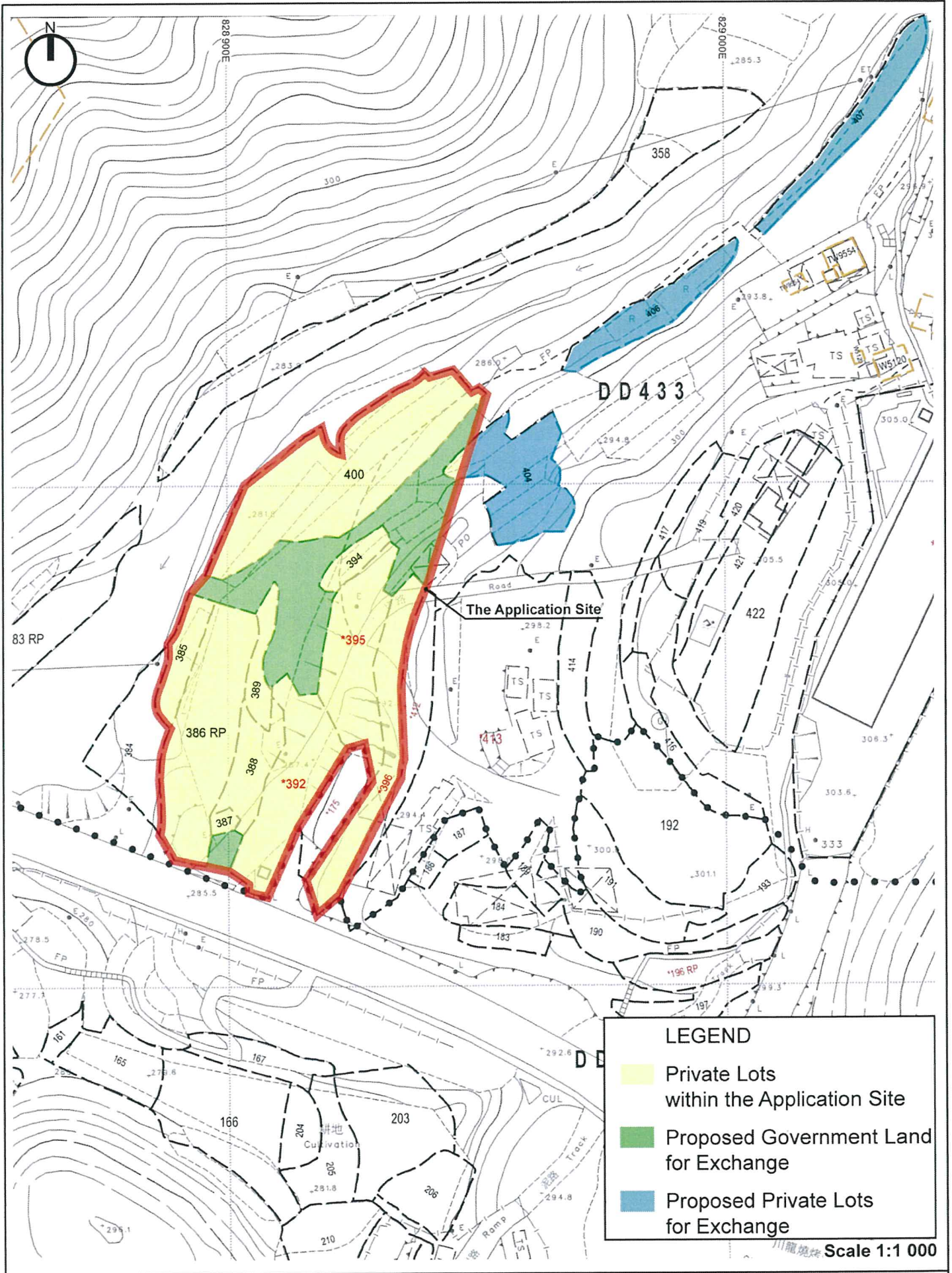


Photo 5: Central and northern part of the site.



Site Photos: Existing Site Condition

(See Plan B for Visual Points)



LEGEND

- Private Lots within the Application Site
- Proposed Government Land for Exchange
- Proposed Private Lots for Exchange

Scale 1:1 000



Plan C: Land Status Plan

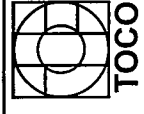
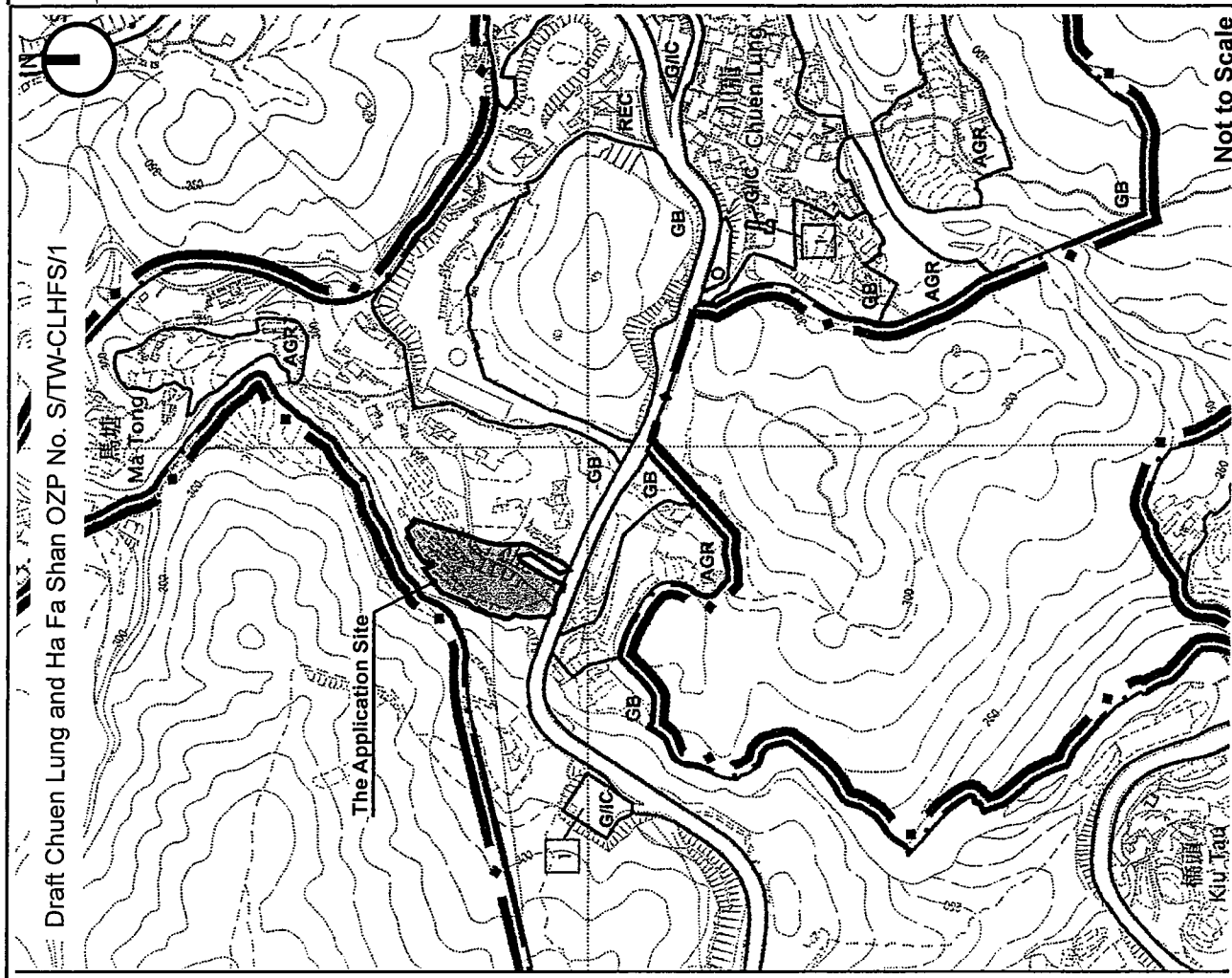
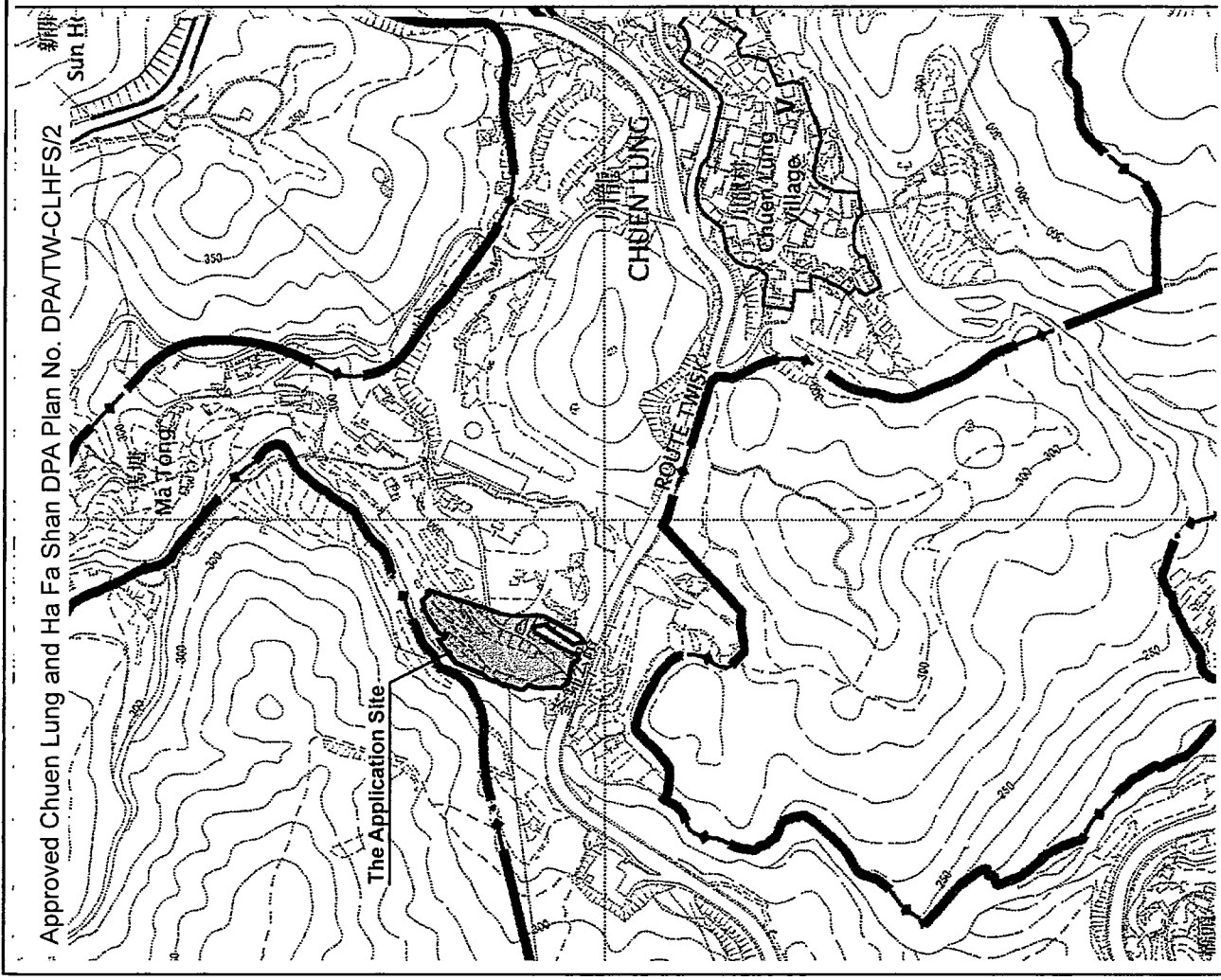
preparation. Therefore, it is not appropriate at this stage to consider designating “R(C)” zone on the draft DPA Plan. Moreover, the TPB Paper No. 9641, which was prepared by Planning Department (PlanD) for the Representation hearing of the draft DPA Plan, stated that the proposed “R(C)” zone may or may not be permitted depending on the assessment of the possible effect on water pollution or soil erosion. One of the assessment’s criteria is that there should be no material increase in the risk of pollution to the water gathering ground.

(b) Approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2

On 3.10.2014, the Approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2 was gazetted by the Board and the subject site was retained as “Unspecified Use” on the plan. According to the Notes of the DPA Plan as described in **Table 2.1**, for area designated as “Unspecified Use”, any new development other than agricultural use shall require the permission from the Board under s.16 of the Town Planning Ordinance. A s.16 planning application for proposed 12 three-storey houses with a plot ratio of 0.46 was submitted to the Board on 18.2.2015 (Application No. A/DPA/TW-CLHFS/1). Technical assessments such as Sewage Impact Assessment and Ecological Impact Assessment were prepared to support the application. The application was withdrawn on 14.7.2015 due to departmental concerns mainly on design of the development and technical issues.

(c) Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1

After taking into account views of the relevant government departments on the previous application and the relevant TPB documents, a s.16 planning application for proposed 11 three-storey houses with a plot ratio of 0.4 was submitted to the Board on 15.9.2016 (Application No. A/DPA/TW-CLHFS/5). However on 9.12.2016, the Board has rezoned the site to “GB” on the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 (see **Plan D**). The Representer would like to raise a planning objection to the Draft Chuen Lung and Ha Fa Shan OZP because the new zoning will seriously jeopardize their plan for residential development and will restrict the development potential of the site. The schedule of uses for “GB” zone on the Draft Chuen Lung and Ha Fa Shan OZP is listed on **Table 2.2**.



TOCO

Plan D: Comparison Zoning Plan

Table 2.1 Schedule of Use for Area Designated as “Unspecified Use”

Use always permitted in an “Unspecified Use” area
(Being an area not zoned or set apart under
Section 4(1) of the Town Planning Ordinance)

Agricultural Use

Remarks

- (a) Any use or development, other than the always permitted use as specified above or the uses or developments always permitted under the covering Notes, requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to the always permitted use as specified above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Table 2.2 Schedule of Use for “GB” Zone

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Barbecue Spot	Broadcasting, Television and/or Film Studio
Country Park *	Burial Ground
Government Use (Police Reporting Centre only)	Cable Car Route and Terminal Building
Nature Reserve	Columbarium (within a Religious Institution or extension of existing Columbarium only)
Nature Trail	Crematorium (within a Religious Institution or extension of existing Crematorium only)
On-farm Domestic Structure	Field Study/Education/Visitor Centre
Picnic Area	Firing Range
Public Convenience	Flat
Tent Camping Ground	Golf Course
Wild Animals Protection Area	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Helicopter Landing Pad
	Holiday Camp
	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Religious Institution
	Residential Institution

(Please see next page)

GREEN BELT (Cont'd)

Column 1
Uses always permitted

Column 2
Uses that may be permitted with or
without conditions on application
to the Town Planning Board

Rural Committee/Village Office
School
Service Reservoir
Social Welfare Facility
Utility Installation for Private Project
Zoo

- * Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. This is a general presumption against development within this zone.

Remarks

Any filling of land/pond, excavation of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

3. PLANNING OBJECTION AND PROPOSAL

Reasons for objection to the new "GB" zone on the draft OZP, summary of the development proposal of the submitted residential scheme and proposed amendment to the draft plan will be presented in this section.

3.1 Objection to the New Zoning on the Draft Chuen Lung and Ha Fa Shan OZP

The private lots under the subject site were bought by the Representer in the 1960s and 1970s. In 2000, the site was selected for the re-provision of Sung Dynasty Village, which had been demolished together with the Lai Chi Kok Amusement Park in 1997. However, the redevelopment scheme was later shelved due to the lack of transport and other supporting facilities.

The subject site has been left vacant for a long time, with no agricultural activities being carried out. Since the site is situated in close proximity to Route Twisk and workshops, illegal dumping of building debris had occurred frequently at the site. The Representer had cleared the debris several times but could not stop the dumping activities. Eventually, the Representer had to report to the Police and to put up perimeter chain fence to protect the site.

While the Representer had been vigilant in cleaning up the dumps and fencing off the land to protect the environment, developing the land for appropriate use is considered as the most effective means to deter further landfilling activities. In view of the acute demand for housing in the society, and the subject site is easily accessible from Route Twisk and is located adjacent to several existing developments, the Representer had submitted a s.16 planning application for a low-density residential scheme to the Board on 18.2.2015 (Application No. A/DPA/TW-CLHFS/1). Subsequently, the application was withdrawn due to departmental concerns mainly on design of the development and technical issues.

After taking into account views of the relevant government departments on the previous application and the relevant TPB documents, a s.16 planning application with a revised scheme and detailed technical assessment was submitted to the Board on 15.9.2016 (Application No. A/DPA/TW-CLHFS/5). However on 9.12.2016, the Board has rezoned the site to "GB" on the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1. The Representer now submits a planning objection to the Draft Chuen Lung and Ha Fa Shan OZP because the new "GB" will seriously jeopardize their plan for residential development and will restrict the development potential of the site. Planning justifications in support of the planning objection will be given in detail in **Section 4**.

3.2 Development Proposal for the Submitted Residential Scheme

A s.16 planning application for proposed 11 three-storey houses with a plot ratio of 0.4 was submitted to the Board on 15.9.2016 (Application No. A/DPA/TW-CLHFS/5). A Planning Statement with development proposal and detailed technical assessments was also submitted to support the application. During the public inspection period, comments from the public and relevant government departments had been received by the Representer. A Further Information (I), which contains a schedule of responses to departmental comments, a summary of responses to public comments, a set of revised architectural and landscape drawings and detailed technical assessments, has been submitted to the Board on 26.1.2017.

Perspective Drawing, Master Layout Plan and Landscape Master Plan of the latest scheme are attached in **Plan E** to **Plan G**. Other architectural and landscape drawings are attached in **Appendix I**. The submitted residential scheme comprises 11 two-storey houses over one-storey of carport and a guard house. The design of the proposed development is described as follows:-

(a) Main Objective (Plan E)

- The proposed development is intended to make use of a piece of abandoned agricultural land to meet the current shortfall in high class housing supply in Hong Kong. In order to blend in with the local environment, the development intensity of the proposed development has been restricted to a plot ratio of about 0.4, a site coverage of about 19% and a building height of 3 storeys.
- The design objective of the proposed scheme aims at maximizing the greenery and landscaping at the site. It also aims at minimizing the disturbance to the natural environment of the site. Over 46% of the site will be used for landscaped area. A continuous green buffer has been provided along the western side of the site to avoid direct impact on landscape resources in particular existing trees adjacent to the site.
- In order to respect the natural topography of the site, terraced development platforms and terraced design for the development have been adopted to reduce site formation. On the west terrace platforms facing the river, mature trees will be planted along these platforms so as to keep a green looking view from the western side of the river.
- Natural coloured material has been adopted for the external wall and elevation of the houses. Earth tone colour stones with natural appearance are used. Beige colour pavement tiles are used for the driveway. New species of shrub and trees are also planted at the side of the driveway as well as garden area.



NOTES:

- 1. PROPOSED SITE AREA = 3997.2 sq.m.
- 2. G.F.A. COUNTABLE = 1596.72 sq.m.
- 3. NO. OF HOUSES = 11
- 4. NO. OF STOREY = 2 DOMESTIC FLOOR + G/F CAR PARK
- 5. PROPOSED PLOT RATIO = 0.399
- 6. TREES TO BE RETAINED = 3 nos.
- 7. TREES TO BE FELLED = 22 nos.
- 8. TREES TO BE TRANSPLANTED = 4 nos.
- 9. COMPENSATORY TREES = 23 nos.

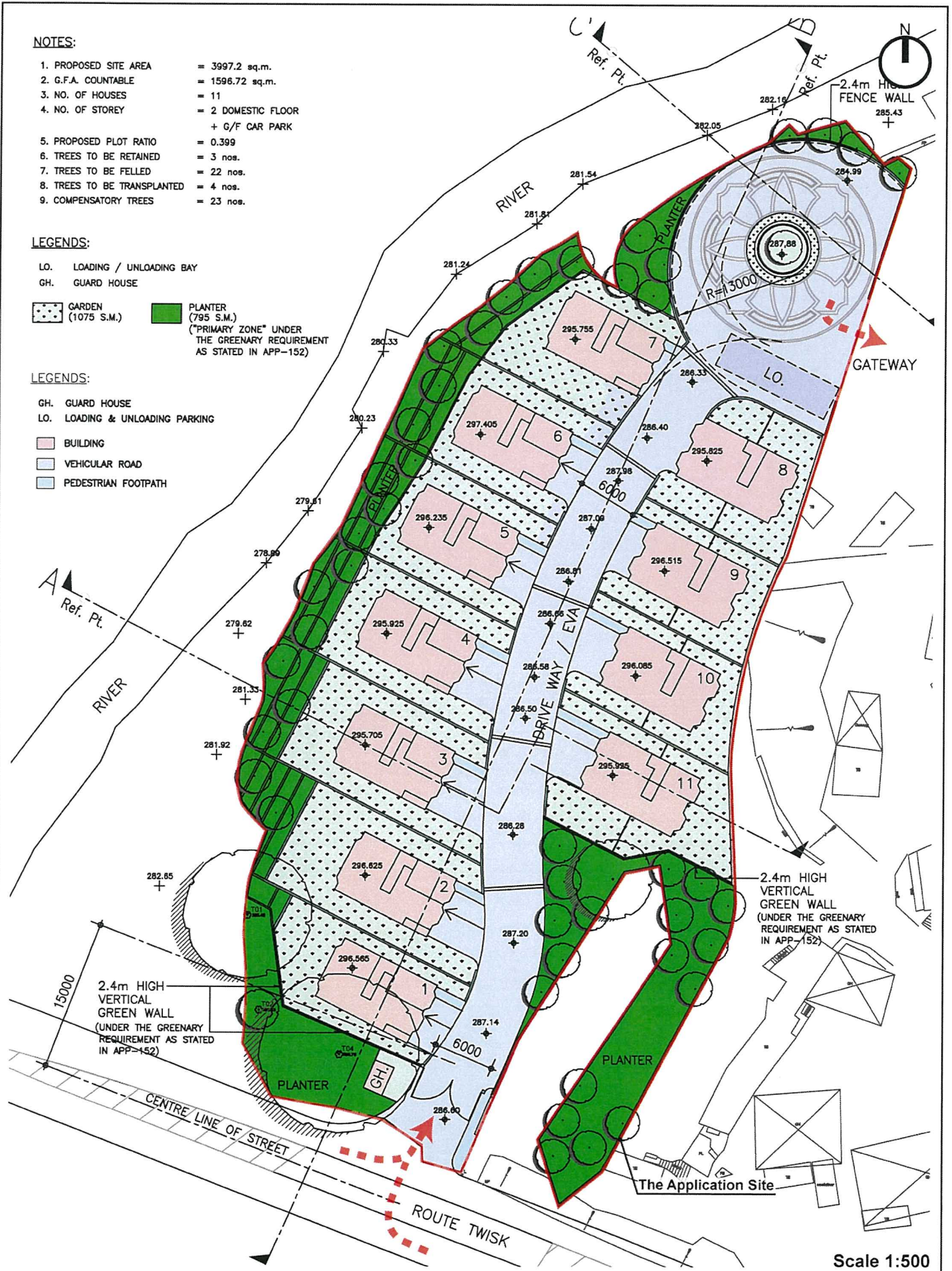
LEGENDS:

- LO. LOADING / UNLOADING BAY
- GH. GUARD HOUSE

- GARDEN (1075 S.M.)
- PLANTER (795 S.M.) ("PRIMARY ZONE" UNDER THE GREENARY REQUIREMENT AS STATED IN APP-152)

LEGENDS:


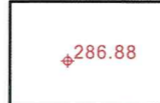





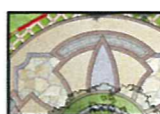

- GH. GUARD HOUSE
- LO. LOADING & UNLOADING PARKING
- BUILDING
- VEHICULAR ROAD
- PEDESTRIAN FOOTPATH



Scale 1:500



LEGENDS

-  APPLICATION SITE BOUNDARY
-  PROPOSED LEVEL
-  RESIDENTIAL BLOCK (2 STOREYS)
-  RETAINED TREE
-  TRANSPLANTED TREE
-  NEW TREE PLANTING
-  1500MM HIGH HEDGE PLANTED NEXT TO FENCE WALL
-  FEATURE PATTERN
-  ROADWAY



Proposed Residential Development at Various Lots (Nos. 385, 386RP, 387, 388, 389, 392, 394, 395, 396, 400 and 404 (part)) in D.D. 433 and Adjoining Government Land, Chuen Lung

(b) Master Layout of the Proposed Development (Plan F)

The 11 residential blocks are connected by an internal access road with 6m width. Each house has been separated with reasonable distance to enhance visual and air permeability. All the individual houses are East-West oriented, with the majority of the houses facing the river. Acoustic windows (top-hung type) have been proposed as direct noise mitigation measures for road traffic noise impact assessment. The access road ends with a landscaped roundabout at the northern side of the site, with a standard suitable for Emergency Vehicle Access (EVA). A gateway has been proposed at the landscaped roundabout for the re-provision of access road to the adjacent stakeholders.

The development layout has been carefully designed to minimize visual and environmental impacts of the locality. Not only those footprints of the proposed low-rise houses have been set back from the stream course as much as possible, tree buffer zone has also been incorporated to delineate the residential component of the proposed development from the stream course. In order to respect the natural topography of the site, terraced development platforms and terraced design for the development have been adopted to reduce site formation.

Sewer from the development will be designed to discharge to the public sewers. Peripheral channels will be provided within the site boundary to collect runoff and convey it to the main stream course at the west of the site. All drainage and sewage facilities will be implemented and maintained by the project proponent.

(c) Landscape Proposal (Plan G)

The landscape proposal has been designed to maximize the greenery and to complement the existing landscape character and visual context of the area. It has been revised by taking into account the latest comments from the relevant government departments. The landscape proposal comprises:-

- the elongated stepping planters are designated along the western boundary, and provide columnar trees to increase the extent of the greening, and provide buffering from the surrounding area;
- all transplanted trees will be relocated to the north-west and south-east of the site to provide screening of the subject site;
- road side trees will be planted along the driveway; turf will be provided for all private garden areas; a landscape green wall feature will also be provided at the southern entrance to ensure a significant quantity of greening in the development; and
- the original clubhouses has been deleted in this scheme, and in replace of outdoor exercise area, jogging path, outdoor children play area and leisure sitting out area.

All landscape areas will be designed and detailed according to the current version of Building Department's Design Manual - Barrier Free Access. The requirement of soil depth is directly related to the planting design. Since all planting areas are on open-slab planter, therefore, the general soil depth of about 1200mm depth shall be sufficient for all planting. The soil quality will applied the organic material, which eliminate the soil erosion pollution to the surrounding area.

A tree survey within the subject site was conducted in January 2016 and 29 trees were surveyed (Appendix I of the Planning Statement submitted to the Board on 15.9.2016 refers). Two of them will be retained and 2 of them will be transplanted due to the conflict with the development, while 25 of them are proposed to be felled due to the conflicted with the proposed level and their poor form and low amenity value. Whilst, there are 82 compensatory trees proposed in the submitted residential scheme. The quantity compensation ratio and DBH compensatory ratio are 1:3.28 and 1:2 respectively.

(d) Access Arrangement and Parking Provision

The proposal will provide a vehicular ingress/egress access point at the south side of the site leading to Route Twisk. The internal access road connects north of the site with roundabout for smooth manoeuvring of emergency vehicles and servicing vehicles within the site. The design of the internal access arrangement would be in accordance to the Transport Planning and design Manual.

Each house would be provided with individual access for the designated parking spaces. Car parking provision for the proposed development is in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). There are 18 private car parking spaces for the 11 residential houses and 1 motorcycle parking space for the proposed development. Also, a loading/unloading bay for goods vehicle would be provided to fulfill the requirement of HKPSG.

(e) Development Schedule

The indicative development parameters of the proposed scheme are shown in **Table 3.1** below. The proposed development generally follows the development restrictions stipulated in "R(C)" or "GB" zones on rural OZPs. With a site area of about 3,997.2m² and a total countable GFA of about 1,596.54m², the proposed plot ratio is only 0.399 which is relatively low. The proposed site coverage of 19.2% is also very low because most part of the site will be devoted to landscaped area, access road and pedestrian spaces. The proposed development is low-density and low-rise in nature and has been carefully designed to match with the adjacent land uses and local environment.

(f) Implementation Programme

The proposed development is anticipated to be completed by 2020, taking into account the timing for fulfilment of planning approval conditions, building plan submission stage, lease modification stage and construction stage, etc.

Table 3.1: Development Schedule of the Proposed Development

	Subject Site	
Site Area (m ²)	about 3,997.2m ²	
Plot Ratio	0.399 (approximate)	
Proposed Domestic GFA m ²	about 1,590.54m ²	
Guard House GFA (m ²)	about 6m ²	
Total GFA Countable (m ²) (Proposed Domestic GFA + Guard House GFA)	Not exceeding 1,596.54m ² (1590.54m ² + 6m ² = 1,596.54m ²)	
No. of Block(s) (m ²)	11 Houses plus 1 Guard House	
Maximum No. of Storey(s)	2 (over 1 storey of carport)	
Maximum Building Height	9.625m	
Site Coverage (G/F Domestic Units + Guard House)	19.2% (approximate) ((763.07m ² + 6m ²) / 3997.2m ² x 100% = 19.2%)	
Landscaped Area (m ²)	Total	1,870m ² (about 46.78%)
	Garden	1,075m ²
	Planter	795m ²
Number of Unit(s)	11 Units	
Average Unit Size	about 144.596m ²	
Estimated No. of Resident(s) ⁽¹⁾	about 32	
No. of Car Parking Space(s)	18	
No. of Motorcycle Space	1 (inside House 11 only)	
Loading/Unloading Bay(s)	1 for goods vehicle	

Remarks:

(1) Estimation based on the average domestic household size of 2.9 from Census and Statistics Department (2016)

Table 3.2: Development Parameters of the Proposed Blocks

Building(s)	Block(s)	No. of Storey(s)	Maximum Building Height	
			From Ground Level	m.P.D.
Domestic Blocks	11	2 (over 1 storey of carport)	9.625m	297.51m
Guard House	1	1	2.5m	289.11m

Table 3.3: Breakdown of GFA Concession

Building(s)	Floor	Portion	Area
Domestic Blocks	G/F	E&M Room, Car Park Bays	524.01m ²
	1/F	N/A	-
	2/F	N/A	-
	R/F	N/A	-
Total GFA concession			524.01m²

3.3 Proposed Amendment to the Draft Plan

As explained in **Section 3.1**, the “GB” zoning has jeopardized the proposed residential development at the subject site. Therefore, another zoning is proposed to the draft plan to accommodate the submitted residential scheme which will be compatible with the adjacent land use. The rezoning proposal involves two proposed amendments to the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1:-

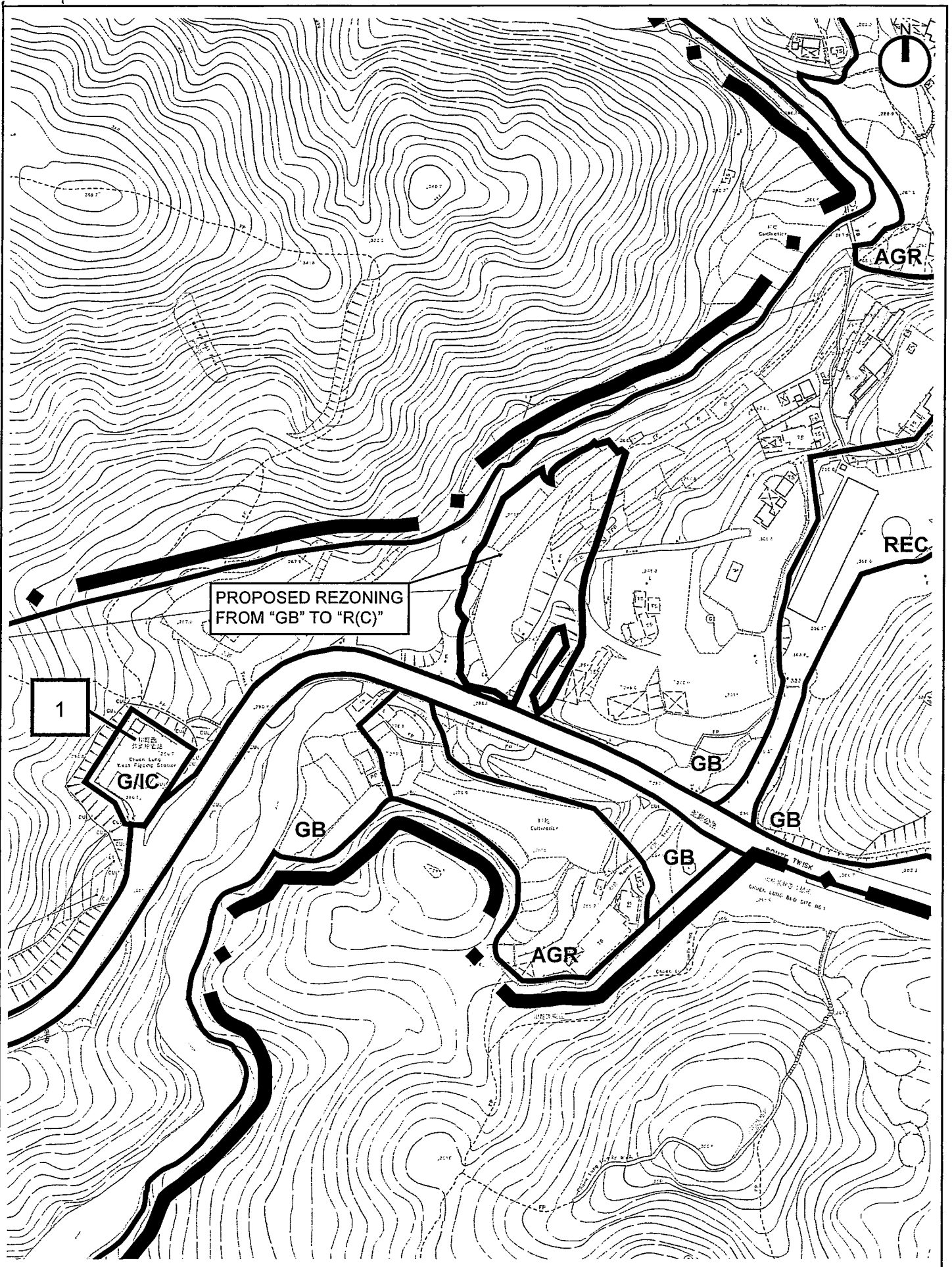
i) **Amendment Item 1 (Plan H)**

to rezone the subject site from “GB” to “R(C)” zone, so as to facilitate a low-density residential development; and

ii) **Amendment Item 2 (Table 3.4)**

to specify the plot ratio, site coverage and building height’s restriction on the “Notes” of the proposed “R(C)” zoning so as to ensure better planning control of the proposed development. The schedule of notes for the “R(C)” zoning is shown in **Table 3.4**.

The proposed “R(C)” zoning will allow the relevant government departments to control the development intensity, facilities provision, layout of the proposed scheme in the lease modification stage and the building plan submission stage.



Plan H: Proposed Amendment to the Chuen Lung and Ha Fa Shan OZP

Table 3.4 Proposed Schedule of Use for “R(C)” Zone

<u>RESIDENTIAL (GROUP C)</u>	
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre only) House Utility Installation for Private Project	Government Refuse Collection Point Government Use (not elsewhere specified) Place of Recreation, Sports or Culture Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Rural Committee/Village Office School Social Welfare Facility

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (9.625m) of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio/site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

4. PLANNING JUSTIFICATION

The Representation is strongly justified based on the following planning assessment:-

4.1 Jeopardize the Planned Residential Development at the Site

The subject site was designated as “Unspecified Use” on the Approved Chuen Lung and Ha Fa Shan Development Permission Area (DPA) Plan No. DPA/TW-CLHFS/2. In view of the acute demand for housing in the society and site suitability for low-density residential use, a s.16 planning application for proposed 11 three-storey houses with a plot ratio of 0.4 and a site coverage of about 20% was submitted by the landowner to the Board on 15.9.2016 (Application No. A/DPA/TW-CLHFS/5). Subsequently on 9.12.2016, the Board has rezoned the site to “GB” on the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1.

The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. According to the TPB Guidelines for development within the “GB” zone, there is a general presumption against development within the “GB” zone. In general, the Board will only be prepared to approve applications for development in the context of request to rezone to an appropriate use. Therefore, the s.16 planning application for a proposed residential development at the subject site would greatly affect the development potential of the site.

4.2 Undermining the Development Right of the Landowner

The subject site is currently under active planning application for a proposed low-density residential development. The new “GB” zone at the site will undermine the development right of the landowner.

When preparing the draft OZP and forming a planning framework for the future development of the area, an appropriate balance should be taken between the social benefits and the encroachment of property rights, particularly when it would place a harsh burden on the property owners. The TPB should balance the social benefits against the landowners’ possible hardship. The TPB should also satisfy itself that the proposed controls are not evidently without justifiable ground. It should not simply zone “GB” because those private lands within “GB” zone primarily demised for agricultural purpose under the Block Government Lease.

Zoning the subject site to “GB” would undermine the development right of the landowner and affect the development potential of the site. It should be noted that Tsuen Wan District Council, Tsuen Wan Rural Committee and village representatives raised strong objections to the draft Chuen Lung and Ha Fa Shan OZP that all private and Government licensed land should not be zoned “GB” because their right of development should be respected and the zoning of them as “GB” without compensation is unreasonable.

4.3 Zoning Plan Undermining the Development Potential of the Area

On 20.12.2013, the Draft Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/1 was exhibited for public inspection. After giving consideration to the representations and comments on 6.6.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations. It was agreed that the land use zonings for the area would be comprehensively reviewed during the preparation of the OZP, with a more detailed analysis on the land use patterns, infrastructural provisions, ecological value, protection of the water gathering grounds, local needs, etc., in consultation with relevant stakeholders.

The Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 was gazetted on 9.12.2016. However, the draft OZP mainly indicates the broad land-use zonings for the area so that the existing developments within the area can be put under statutory planning control. According to the land use pattern under the draft OZP in **Table 4.1**, "GB" zone in Chuen Lung area covers about 89% (186.75 hectares), which is higher percentage than the "GB" zone in many other OZPs in N.T.. Although majority of the area is covered by natural topography and water gathering ground, there are some parts of the area that may have the potential for other uses. For example, some flat lands which are served by Route Twisk and public sewer might be a potential site for low-density residential development. Therefore, the relevant government departments should strike a balance between the local needs and planning consideration. Examination on the future land use of the Chuen Lung area should be carried out to explore development potential for appropriate uses.

Table 4.1: Land Use Zonings in the Draft Chuen Lung and Ha Fa Shan OZP

Land Use Zoning	Site Area (Hectare)	%
Village Type Development	3.13	1.49
Government, Institution or Community	1.21	0.58
Open Space	0.06	0.03
Recreation	1.89	0.9
Other Specified Uses (Rural Use)	1.55	0.74
Other Specified Uses (Sports and Recreation Club)	3.47	1.65
Agriculture	8.69	4.14
Green Belt	186.75	88.95
Road	3.21	1.52
Total	209.95	100

According to the Policy Address, the Government has stated its determination to continue to increase land supply for residential developments, and one of the short term approaches is to identify and rezone for residential use sites in "GB" areas which are devegetated, deserted or formed. The Chief Executive also raised the idea of

building flats in some country parks with low ecological and landscape value. In view of the subject site is cleared with a few vegetation, the proposed "R(C)" zone under this Representation is generally in line with the Government policy for enhancing housing land supply.

4.4 Site Suitable for Low-Density Residential Development

Planning assessment has shown that the subject site is suitable to zone "R(C)" for low-density residential development based on the following reasons:-

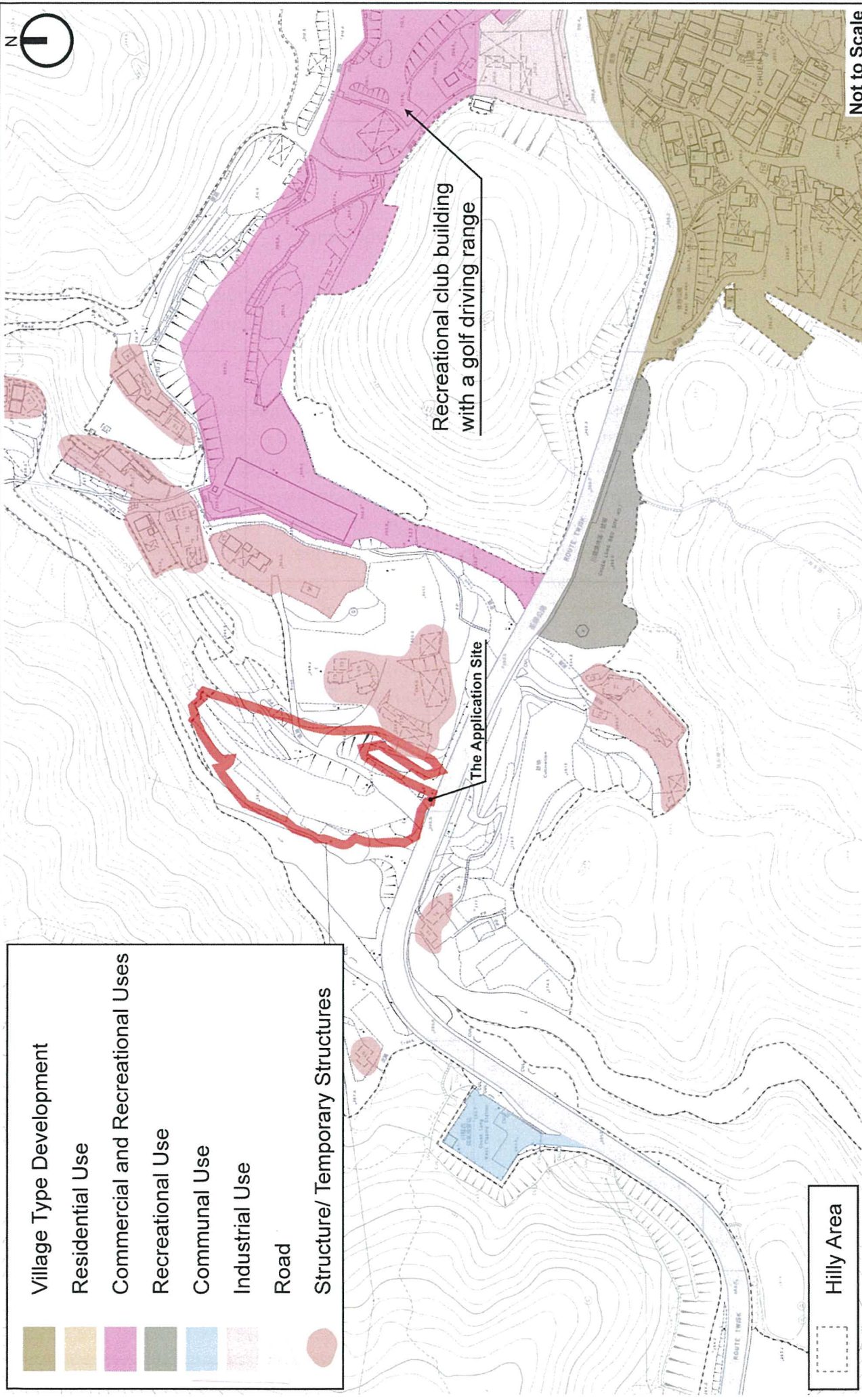
(a) Compatible with the Adjacent Land Uses

Low-density residential development is highly compatible with the surrounding land uses. The subject site is situated in the outskirts of Tsuen Wan New Town and the subject site enjoys commanding views towards Ha Fa Shan as well as being set against the natural backdrop of Tai Lam Country Park. It is abutting Route Twisk and is surrounded by a number of existing and planned residential, commercial and recreational developments. To the further east of the site is a recreational club building with a golf driving range, which is the subject of a planning application for low-density residential development (Application No. A/DPA/TW-CLHFS/3). To the further southeast of the site across Route Twisk is the Chuen Lung Village, which comprises a number of village houses and restaurants. To the further south across Route Twisk is the Chuen Lung BBQ Site. Low-density and low-rise residential development at the subject site would form a natural extension and linkage of the adjacent developments without resulting in any adverse visual and land use incompatibility impacts. Existing buildings and developments in the vicinity of the site is shown in **Plan I**.

It is noted that Tai Lam Country Park is situated further west of the site across the stream course. Given the subject site is segregated by the stream course and it is within a close proximity to a number of existing and planned residential, commercial and recreational developments, the subject site is appropriate to be zoned as "R(C)".

(b) Well-developed Infrastructures and Public Transport Facilities

The subject site is ideal for residential development in terms of accessibility. It is located at a convenient location with about 10 minutes drive from Tsuen Wan New Town. The site is also served by various modes of public transport including franchised buses and mini-buses running along Route Twisk. In terms of vehicular linkage, the site is facing Route Twisk, which is a dual-lane vehicular road with pedestrian footpath connecting Tsuen Wan and Kam Tin areas. The well developed infrastructures and public transport system around have created a strong connection to the rest of the Chuen Lung area.



Not to Scale

- Village Type Development
- Residential Use
- Commercial and Recreational Uses
- Recreational Use
- Communal Use
- Industrial Use
- Road
- Structure/ Temporary Structures

Recreational club building with a golf driving range

The Application Site

Hilly Area



Plan I: Existing Buildings and Developments in the Vicinity of the Site

(c) Acceptability in Traffic, Infrastructural and Environmental Aspects

Detailed assessments in support of the submitted residential scheme have been conducted to investigate the traffic, drainage, sewerage, environmental, ecological, geo-technical, visual, landscape and risk impacts of the proposed residential development. All concludes that there would be no insurmountable problems in implementation of the proposed residential development taken into account the mitigation and improvement measures proposed. Summary of the technical assessments will be presented in **Section 4.6**.

4.5 Improvement to the Ecological Environment

The subject site has been left vacant for a long time, with no agricultural activities being carried out. Since the site is situated in close proximity to Route Twisk and workshops, illegal dumping of building debris had occurred frequently at the site. The Representer had cleared the debris several times but could not stop the dumping activities. Eventually, the Representer had to report to the Police and to put up perimeter chain fence to protect the site.

Although the draft Chuen Lung and Ha Fa Shan OZP is gazetted to allow the relevant government departments to take enforcement actions against the unauthorized development, however it could not effectively stop the dumping activities caused by the outsiders. The continuous abandonment and dumping at the site would only create planning blight and gradual degradation of the local natural environment. The proposed "R(C)" zone with a low-density residential development could better utilize the obsolete site for more desirable alternative uses that are compatible with the surrounding area. The development proposal, which comprises 11 2-storeys houses over a storey of carport with well-designed landscape treatment, could bring substantial environmental improvement for the locality. In environmental terms, the proposed development will serve as a catalyst in upgrading the amenity of the site and by introducing a well-planned development scheme.

Besides, the proposed development would bring significant improvements and design merits over the existing site condition. The following paragraphs sum up the major improvements of the proposed scheme:-

(a) Visual Improvement to the Neighbourhood

The subject site is currently occupied by grass and shrubs. The proposed development will allow a low-density residential development for thoughtfully designed and carefully positioned buildings with complementary landscape scheme at the subject site as stated in **Section 3.2**. Each house has been separated with reasonable distance to enhance visual and air permeability. Natural colour material has been adopted for the external walls and elevations of the houses to reduce the visual impact of the building bulk. New species of shrub and trees are also planted at the side of the driveways as well as garden area to blend in with the local environment. A photomontage has been prepared in **Plan J**.



Before



After



Plan J: Improved Site Condition

(b) Ecological Improvement

The Representer fully respects the ecological value and natural setting of the area especially the Tai Lam Country Park and the adjoining stream course. Not only those footprints of the proposed low-rise houses have been set back from the stream course as much as possible, tree buffer zone has also been incorporated to delineate the residential component of the proposed development from the stream course. Terraced development platforms and terraced design have been adopted in the proposed scheme in order to reduce site formation works and to respect the natural topography of the site.

A sewerage connection will be properly connected to the existing sewer in the vicinity of the site to ensure that there would be no material increase in the risk of pollution to the water gathering ground. The Representer will fully comply with the mitigated measures as recommended in the Environmental Assessment and Ecological Impact Assessment enclosed in Appendix III and Appendix IV of the Further Information (I) submitted to Board on 26.1.2017.

(c) Low Development Intensity

In order to respect the context of the site and its surrounding area, a plot ratio of 0.399, a site coverage of 19.2% and a building height of 2 storeys over a storey of carport have been adopted for the proposed scheme. The plot ratio and building height of the proposed scheme are in line with the usual development restrictions in "R(C)" or "GB" zones on rural OZPs, i.e. a plot ratio of 0.4 - 0.6, a site coverage of 19% and a building height of 3 storeys including car park. The proposed development reflects a low-rise and low-density scheme with intention to maintain the existing land use character and landscaping features.

(d) Minimum Landscape Impact

A tree survey was carried out in 2016 and there are 29 nos. of existing trees within the site. Most of the existing trees near the stream course to the western part of the site are in conflicted with the development because the proposed formation level on this side is different from the existing level. Since these trees are small in size and with poor form and low amenity, they are recommended to be felled. Two trees (*Celtis sinensis* T01 & T04) near the entrance of the site are in good condition, and they are proposed to be retained in-situ. Moreover, two trees (*Celtis sinensis* T28 & T29) near the northern edge are considered as "transplantable" trees that have a very good chance of recovering to its normal form. Therefore, they are recommended to be transplanted to adjacent proposed planter location.

In order to compensate the loss of landscape resources caused by illegal dumping by the outsiders as far as possible and to enhance the landscape value of the site, a landscape scheme with 65 nos. of compensatory (heavy standard) trees is proposed in the submitted residential scheme. The proposal has the following improvements:

- Extensive garden area with tree and shrub planting in the northern part of the site to create a pleasant and relaxing environment for informal recreation;
- The proposed landscape green wall feature near the site entrance will ensure a significant quantity of greening in the development;
- Decorative paving and ornamental tree and shrub planting along the footpath to create an attractive outdoor recreational space for residents;
- Tree buffer zone has been incorporated along the western side of the site to delineate the proposed residential development from the stream course; and
- Private gardens with turf to create a personalized amenity area.

In this proposal, a total of 1,336.1m² planting area will be provided within the site and the greening ratio of this project is about 46%. With the adoption of the landscape proposal and mitigated measures, the proposed development will not have significant landscape impact on the locality.

Based on the proposed scheme, perspectives drawings have been prepared to demonstrate the compatibility of the proposed development in the existing environment as shown in **Plan K**. It demonstrates that the proposed development would not only be visually compatible with the surrounding residential area, but would also enhance the street environment through introduction of abundant landscape features.

(d) Minimum Visual Impact

The subject site is topographically located in a secluded area. It is mainly surrounded by mature trees, access road, slopes and stream course, and is not easily visible from outside. The proposed development of 11 two-storey houses each over one storey carport with a maximum building height of 9.625m at the subject site is small scale in nature. From a visual point of view, by virtue of scale of the development, significant visual impact is unlikely.

In view of the bus/mini-bus stops are located near the Chuen Lung Village, it is expected that the visual sensitive receivers are mainly hikers and users of the public facilities, i.e. BBQ site and park. With reference to the TPB Guidelines No. 41 – Submission of Visual Impact Assessment for Planning Applications to the TPB, 7 public viewing points (PVP) have been selected as shown in **Plan L** to assess the likely visual impact that may be generated by the proposed development on its surrounding area. The locations of the selected PVP are mainly:-

- 1) government land;
- 2) easily accessible to the public;
- 3) popular areas used by the public or tourists for outdoor activities;
- 4) within 200m from the centre point of the site; and
- 5) viewing points are set at human eye level for a realistic presentation of views.



Visual analysis at the selected PVP

- PVP 1 - This photo has been taken from Chuen Lung BBQ Site No. 1 further south of the site. It clearly shows that the site is visually obstructed by slopes and mature trees surrounding the site.
(Photo 6)
- PVP 2 - The location of PVP2 is a popular gathering point for hiking activities because it is adjoining to the bus/ mini-bus stops and the famous Chinese restaurant named "Choi Lung Restaurant". **Photo 7** demonstrates that the potential visual impact of the proposed development from this point is negligible.
(Photo 7)
- PVP 3 - PVP3 is situated in Chuen Lung Family Viewing Point (**Photo 12**). **(Photo 8)** **Photo 8** shows that the site is visually blocked by mature trees from this point.
- PVP 4 - This photo shows that public will not be able to see the proposed development from this point in view of the visual obstructions such as mature trees and slope north of the site.
(Photo 9)
- PVP 5 - This photo shows that public may be able to see the frontage of the site from the pavement of Route Twisk south of the site. In this proposal, the house nearest to Route Twisk has been strategically set back 8m from the subject site boundary. The proposed landscape wall, together with the retention of existing mature trees (Nos. T01 and T04), have provided an effective visual buffer between the proposed house and Route Twisk. The photomontage in **Plan L** clearly demonstrates the positive effect on the area. Hence, no adverse visual impact due to the proposed scheme is anticipated.
(Photo 10)
- PVP 6 - This PVP is located along the popular hiking trail in the area. **Photo 11** shows that this viewing point is totally blocked by mature trees.
(Photo 11)
- PVP 7 - According to the hiking maps from several hiking organisations, the location of PVP 7 is not a popular hiking trail in the area. This may be due to poor condition of the access road as indicated in **Photo 13**. The consultant has tried to access to this point but unsuccessful. Nevertheless, **Photo 14** shows that the footpath further northwest of the site is totally covered by dense vegetation. Thus, similar to PVP 3 and PVP 6, it is anticipated that hikers are unlikely able to see the site from PVP 7.

Given the small scale of the development with complementary landscape scheme, and the secluded location surrounded by slopes and mature trees, local concerns regarding visual impacts associated with the proposed development would not be anticipated.



6. PVP 1



10. PVP 5



11. PVP 6



12.



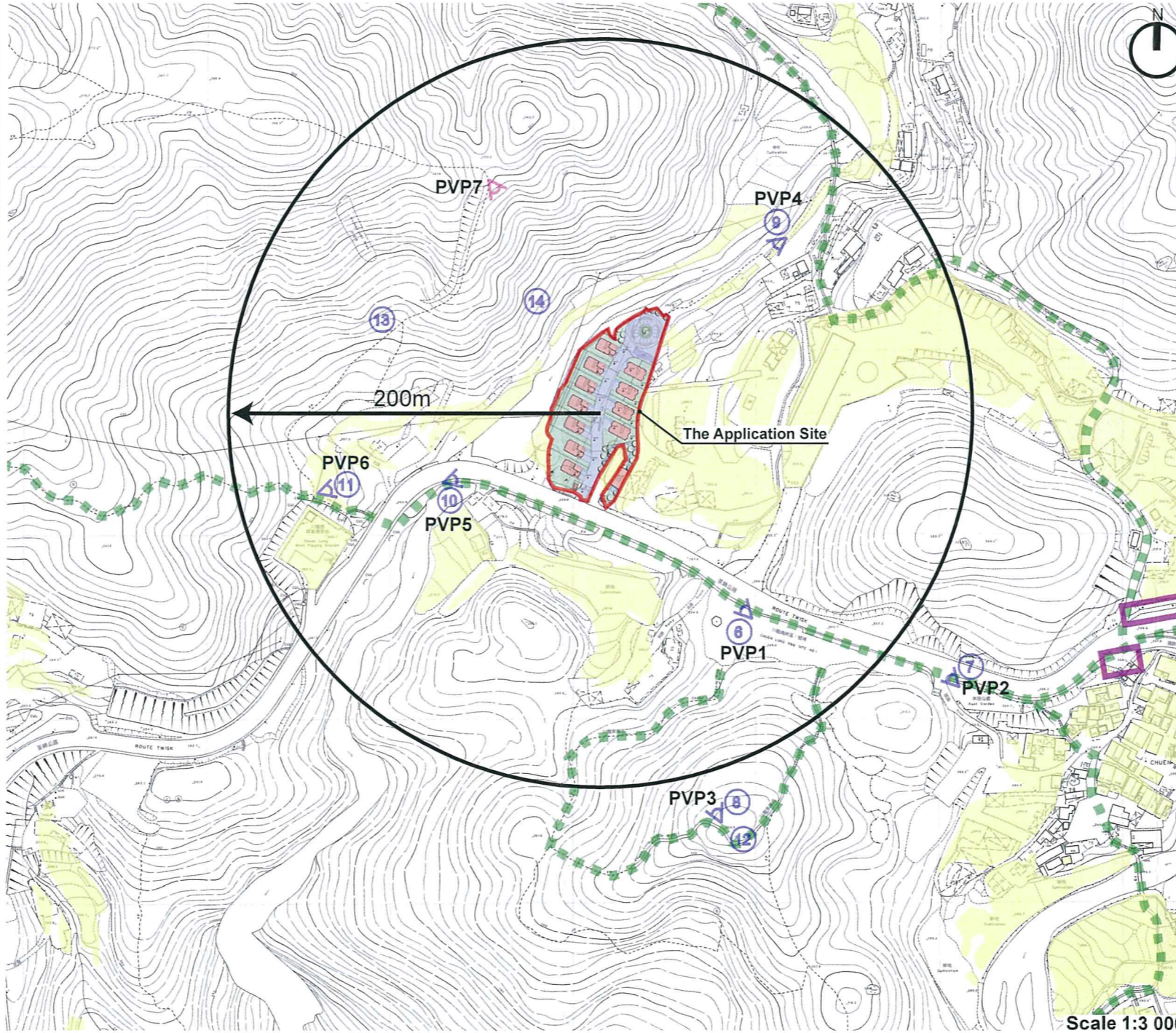
7. PVP 2



8. PVP 3



9. PVP 4



13.



14.

Legend	
	Private Lot
	Popular Hiking Trail
	Selected Public Viewing Point
	Selected Public Viewing Point (Difficult to Access)
	Bus/ Mini-bus Stop

Scale 1:3 000



Plan L: Minimum Visual Impact

4.6 Sustainable in Traffic, Environmental and Engineering Terms

The proposed low-density residential development is sustainable in traffic, environmental and engineering terms. Detail technical assessments on submitted residential scheme have been conducted and no significant adverse traffic, environmental, ecological, drainage, geo-technical and potential risk impacts are envisaged as a result of the proposed development. Key findings of the technical assessments have been summarized as follows:-

(a) Minimum Traffic Impact

A Traffic Impact Assessment (TIA) has been prepared in support of the submitted residential scheme. Transport Department has no objection to the application and they only commented that the PM peak trip attraction should be 3 pcus/hour. The Representer had revised the TIA with the following conclusions:

- i) The Applicant intends to apply for a planning permission to develop the subject site at various lots in D.D. 433 located at Chuen Lung into a residential development with 11 no. of houses.
- ii) In order to appraise the existing traffic conditions, classified turning movement count surveys have been carried out at the key junctions of the study area on 15 June 2016 from 7:00am to 9:00am in the morning and from 5:00pm to 7:00pm in the evening. The morning and evening peak hours of the road network have been identified as 7:00am to 8:00am and 5:00pm to 6:00pm, respectively.
- iii) Year 2023 is used as the design year of the TIA. Based on the historical data, an annual growth rate of 3.5% was adopted for this study. This growth factor has been applied to the observed traffic flows in 2016 to determine the 2023 anticipated traffic flows.
- iv) The capacity of all the key junctions would be performing satisfactorily during the peak periods for both the Reference and Design Scenarios.
- v) The provisions of parking and loading/unloading have been justified.

The findings of the TIA has indicated that the proposed development would not generate unacceptable traffic impact to the surrounding road network and therefore considered acceptable in the traffic point of view. The latest TIA is attached in Appendix II of the Further Information (I) submitted to Board on 26.1.2017.

(b) Minimum Environmental Impact

An Environmental Assessment (EA), which consists of air quality impact assessment, noise impact assessment, sewerage impact assessment (SIA) and construction phase water quality impact assessment, has been carried out in support of the submitted residential scheme. Environmental Protection Department (EPD) and Water Supplies Department mainly concerned on the proposed development may have potential impact to water gathering ground (WGG). In this regards, the Representer has provided detailed clarifications and more mitigation measures to protect the WGG. The EA has been revised and summarized as follows:

- i) It is identified that the buffer distances between the proposed residential development and kerb side of Route Twisk is about 12m, which can comply with the recommended buffer distance of 5m for rural road as stipulated in Chapter 9 (Table 3.1) of the HKPSG. Taking into account the above considerations, it is not anticipated that air quality impact arising from vehicular emission on the proposed residential development would exceed the Air Quality Objectives.
- ii) An auto body works is found to the east 300m from the subject site. As a hill (+333mPD) which erects between the subject site and the shop that can provide shielding, there is no line of sight from the proposed development to the potential industrial uses as the existing hill has blocked the view. Therefore it is anticipated the future residents would not be subject to unacceptable industrial noise impact.
- iii) Acoustic window (top-hung type) have been proposed as direct noise mitigation measures for road traffic noise impact assessment, the predicted traffic noise compliance level is 100%, which fulfils the relevant traffic noise criteria stipulated in the HKPSG.
- iv) The potential sewerage impact due to the proposed development has been quantitatively addressed. The sewage flow generated from the proposed development is estimated to be approximately 25.1m³/day for average condition and 2.3litre/sec for peak flow. The capacity of the concerned sewer network will be capable to collect sewage from the proposed development under the worst case scenario. With sufficient mitigation measures introduced, the water quality impact by the proposed development is minimised.

The EA confirms the acceptability of the proposed development layout from environmental point of view. The latest EA is enclosed in Appendix III of the Further Information (I) submitted to Board on 26.1.2017.

(c) Minimum Ecological Impact

An Ecological Impact Assessment (EcoIA) has been conducted in support of the submitted residential scheme. In response to the comments from Agriculture, Fisheries and Conservation Department on the potential ecological impacts of the scheme, a dry season ecological survey and more mitigation measures has been incorporated into the EcoIA. The revised report has the following conclusion:

- i) A literature review has been conducted to characterize the existing conditions within the study area and to identify habitats and species of potential importance in the area. Ecological surveys, which covered mapping of habitats, and field surveys of flora, aquatic fauna, and terrestrial fauna, were also conducted in April, August and November 2016 to cover wet and dry seasons.
- ii) The ecological importance of the habitats and wildlife identified within the study area during the surveys are evaluated in accordance with the Environmental Impact Assessment Ordinance and the associated Technical Memorandum Annex 8 criteria. The ecological value of watercourse is ranked as moderate while the ecological values of secondary woodland, plantation woodland are of low to moderate ecological values. Agricultural land, shrubland/grassland and developed area are of low ecological value.
- iii) The subject site is composed mainly of developed area and agricultural land with few flora and fauna species recorded. Although three species of conservation importance were recorded within the subject site, the site is not a preferred habitat for Emerald Cascader, which was considered flying through the site when recorded. Cibotium barometz was recorded at the fringe the wasteland where disused vehicles were abandoned along roadside and encroaching the plant. Thus, the overall ecological value is still considered low.
- iv) The proposed development would result in loss of 0.19 hectare of developed area, 0.19 hectare of agricultural land and 0.02 hectare of plantation woodland. The potential ecological habitat due to habitat loss is ranked as minor. One plant species of conservation importance, Cibotium barometz would be directly impacted by the proposed development, and transplantation is proposed. Potential indirect impacts are ranked as moderate to watercourse and low to moderate to fauna of conservation importance. Mitigation measures including further increase of the width of buffer zone during detailed design stage, application of sheet piling at the outer limit of the slope works area, transplantation of planting species of conservation importance, good environmental monitoring, good site practice and best management practice are proposed.

With the proposed measures implemented, the EcolA confirms that no insurmountable potential ecological impact is anticipated. The latest EcolA is attached in Appendix V of the Further Information (I) submitted to Board on 26.1.2017.

(d) Minimum Drainage Impact

A Drainage Impact Assessment (DIA) has been carried out in support of the submitted residential scheme. Drainage Services Department mainly commented on the potential impact to the existing drainage system. The Representer has revised the report and made clarifications on the Further Information (I) submitted to the Board on 26.1.2017. The revised DIA concluded that the proposed low-density residential development will not generated significant adverse drainage impact to the locality based on the following reasons:

- i) There are no existing drainage systems within the subject site, with runoff currently discharging overland towards the stream course.
- ii) There will be small increases in the amount of runoff from the site as a result of the proposed development. However, these increases are insignificant when compared to the overall catchment runoff and the capacity of the stream course.
- iii) It is concluded that peripheral channels around the site boundary and a new drainage connection to the stream would provide a proper drainage collection and conveyance system for the proposed development and avoid any adverse drainage impacts to surrounding areas. The details of these facilities will be developed further in later stages of project implementation. All facilities will be implemented and maintained by the project proponent.
- iv) The proposed development will be provided with properly planned drainage facilities and no adverse impact on the flood risk of surrounding areas is anticipated.

The latest DIA is attached in Appendix VI of the Further Information (I) submitted to Board on 26.1.2017.

(e) Minimum Geo-technical Impact

A Geotechnical Planning Review Report (GPRR) has been carried out in support of the submitted residential scheme. The assessment is attached in Appendix VII of the Planning Statement submitted to Board on 15.9.2016 and has the following conclusions:

Development Site

- i) From the preliminary geotechnical assessment, it is considered that the proposed development is geotechnical feasible. Significant geotechnical constraint that may adversely affect the future development is not evident from the available geotechnical data. In general, the development site will be formed into residential platforms by minor cutting and filling between 1 to 3m within the majority of the site area. A series of retaining wall structures are proposed along the north-western boundary to support the residential platforms, where relatively higher level difference is anticipated. However, in order to cater for the detailed site formation and foundation designs, a comprehensive site-specific ground investigation (GI) is necessary to determine the sub-surface material profiles and the associated engineering properties, as well as the groundwater conditions.

Geotechnical Features

- ii) From the assessment of the existing geotechnical features, including 6SE-B/C166, 6SEB/ C305 and a non-registered feature, which is based on the existing available information, it is concluded that all these features (except sub-division 5 of 6SE-B/C305) possess adequate factor of safety. However under the future development layout plan, 6SE-B/C305 and the non-registered feature are expected be removed or substantially modified. The new / substantially modified geotechnical features should therefore be designed with sufficient site-specific GI data as part of the future site formation designs. For feature no. 6SE-B/C166, only the north-eastern end portion is located within or close to the development boundary, where new development is not envisaged. Hence no further action is required on feature No. 6SE-B/C166.

Natural Terrain

- iii) From the preliminary natural terrain hazard review study, it is concluded that the development site is potentially affected by the upslope natural hillside directly to its northwest. The potential of natural terrain hazards including open hill slope failure and boulder / rock fall hazard exists. Further detailed natural terrain hazard assessment including ground investigation, field mapping and boulder survey shall be carried out in order to define the scale and impact of the hazards as well as formulate mitigation measures.

Geotechnical Engineering Office of Civil Engineering and Development Department has no geo-technical comment on the application.

(f) Minimum Potential Risk Impact

In support of the submitted residential scheme, a Quantitative Risk Assessment (QRA) study has been conducted to assess if the risks posed by the high pressure town gas pipeline (HPTGP) running along Route Twisk and Chuen Lung West Pigging Station (CLWPS) in the vicinity of the proposed development during both construction and operational phases. The assessment is attached in Appendix VIII of the Planning Statement submitted to Board on 15.9.2016 and has the following conclusions:

- i) A Quantitative Risk Assessment study has been conducted to assess if the risks posed by the high pressure town gas pipeline (HPTGP) running along Route Twisk and Chuen Lung West Pigging Station (CLWPS) in the vicinity of the proposed development during both construction and operational Phases are in compliance with PD 8010-3 [33] and Hong Kong Government Risk Guidelines for Potentially Hazardous Installations [13].
- ii) The individual risk contours of 1E-05 to 1E-09 per year were identified for the HPTGP and CLWPS while the individual risk contour of 1E-05 per year extends beyond the CLWPS site boundary. However, taking consideration of 30% exposure factor for surrounding population of traffic users on Route Twisk, the individual risk contour of 1E-05 per year should be well confined within the CLWPS site boundary.
- iii) The societal risks with consideration of the proposed development during both Construction and Operational Phases are confined within the "Acceptable" region based on PD 8010-3 [33] F-N Criterion and Hong Kong Government Risk Guidelines for Potentially Hazardous Installations [13].
- iv) Therefore, it could be concluded that the individual risk and societal risk associated with the HPTGP and CLWPS are in compliance with PD 8010-3 [33] and Hong Kong Government Risk Guidelines for Potentially Hazardous Installations [13], and further mitigation measures are not required.

During the public and departmental consultation period, no comments on the QRA from relevant government departments such as Electrical and Mechanical Services Department are received.

4.7 The Proposed Zoning in Line with the Government's Plan Making Mechanism

In July 2016, PlanD had prepared the TPB Paper No. 10133 with a draft Chuen Lung and Ha Fa Shan OZP to seek TPB member's preliminary consideration. The subject site is proposed to be zoned "GB" on the draft plan. However, the Paper also states that the OZP is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

In support of the preparation of the draft OZP and formulation of a planning framework for future development of the area, PlanD had conducted a planning report on Chuen Lung and Ha Fa Shan area to give an account of the background and an appraisal of the existing conditions characteristics and development constraints and opportunities of the area. According to the aforesaid planning report and the land use planning considerations as stated in TPB Paper No. 10133, the rationale of PlanD to rezone some of the area to "GB" are as follows:

(a) Environmental Conservation

The area is linked with the wider natural environment of Tai Lam Country Park to the west and Tai Mo Shan Country Park to the east. It is dominated by woodland, shrubland, knolls and streams. It is also natural and rural in character with ecological, landscape and scenic value and is worthy of preservation. Secondly, the three main streams which flow across of the area are relatively natural and undisturbed with rocky outcrops and of good condition. Lastly, the area comprises some regenerated woodland from previous agricultural use and hillside woodland.

(b) Water Gathering Ground and Catchwater

The area is within WGG and sections of catchwater are running in Ha Fa Shan. The majority part of the area is not served by existing public sewerage system. Development which would cause adverse impacts on the water quality and water resources of the water gathering ground is not encouraged.

(c) Geotechnical Issue

Some areas are overlooked by steep and sizeable natural hillsides and intersected by or adjacent to a natural drainage course. They could be affected by potential geotechnical hazards in the form of landslide including boulder falls.

The submitted residential scheme has been carefully designed by taking into account the relevant TPB's documents. It will not be in conflict with the Government's plan making mechanism based on the following reasons:-

(a) Environmental Improvement

The subject site has been left vacant for a long time. Its convenient location and flat topography had made it vulnerable target to illegal dumping activities. The debris affects not only the site, but also has potential influence on the surrounding natural environment, especially on the natural stream to the west of the site. With only the "GB" zoning of the site, it is unlikely to stop the constant illegal dumping

activities, as they were performed by outsiders who have no respect to the rule of law. Such zoning would only transfer the responsibility of site protection to the landowner, who does not have the resources to constantly oversee the site.

In order to prevent further deterioration of the natural terrain surrounding the site, it is important to provide the site with a suitable alternative land use character. The low-density residential development could provide proper constant management over the site and provide significant landscape improvement to increase the ecological value of the site. It could effectively prevent further deterioration of natural terrain surrounding the site. Furthermore, it could help to recreate a vibrant natural habitat with abundant and well-designed landscape features respecting the surrounding landscape. This could better deliver the government planning intention to preserve the natural and rural character of the area.

In relation to the natural stream to the west of the site, this section of the stream is located next to Route Twisk and it is channelized under Route Twisk with artificial concrete structures. The Representer's EcoIA states that the ecological value of watercourse is ranked as moderate. The proposed development may affect the stream during the construction and operational phases. However, there should have no significant ecological impact on the stream if proposed measures are properly implemented. Mitigation measures including further increase of the width of buffer zone during detailed design stage, transplantation of planting species of conservation importance, good environmental monitoring, good site practice and best management practice are proposed.

Finally, the subject site is not covered by woodlands, or any natural landscape worthy of preservation. It is unlikely that the subject site is zoned as "GB" based on the ground of preservation of existing natural landscape.

(b) No Adverse Impact on the Water Gathering Ground and Catchwater

The subject site is located within the upper indirect WGG. TPB Paper advised that, for the new development in upper indirect WGG, it should be connected with the existing/planned public sewerage system and adequate protective measures shall be taken to ensure that no pollution or siltation occurs to the WGG. In view of the site is situated in close proximity to the existing public sewer, sewerage pipe will connect the proposed development with the public sewer near the site to ensure no material increase in the risk of pollution to the WGG. A SIA has been conducted to prove that the existing sewer has sufficient capacity to accommodate the proposed development. In view of the possible stormwater pollution and pollution from carwash, proper mitigation strategy such as a comprehensive system of open channel drains would be explored in detailed design stage. The sewage impact of the development to the WGG would be minimized.

(c) The Propose Scheme is Geotechnical Feasible

A GPRR has been carried out in support of the submitted residential scheme. Geotechnical Engineering Office of Civil Engineering and Development Department has no geo-technical comment on the application.

4.8 Unlikely to Set an Undesirable Precedent

The proposed "R(C)" zone under this Representation will not set an undesirable precedent for similar applications based on the following reason:-

(a) The Proposed Development is not an Undesirable Use

The development proposal is intended to provide a low-rise and low-density residential development which has been designed to improve the existing conditions and to blend in with the local environment. With a plot ratio of 0.399, a site coverage of 19.2% and a building height of 2 storeys over a storey of carport, the planning parameters of the proposed scheme are generally in line with the usual scale of development in the rural area. Substantial landscape features will be provided to enhance the landscape and ecological values of the site.

The proposed development is in line with the Government's policy objective to increase housing supply in Hong Kong. It will also effectively stop the dumping activities caused by the outsiders within the site. Planning and technical assessments have shown that the small scale development will not result in significant impacts on traffic, environmental, sewerage, drainage, landscape, visual, ecological, geotechnical and risk aspects of the locality. Hence, the proposed development should not be regarded as an "Undesirable Use".

(b) Unique Location of the Proposed Development (Plan M)

The subject site is located at the outskirts of Tsuen Wan New Town and is surrounded by a number of existing and planned developments. It is well served by Route Twisk which is an up-to-standard 2-lane 2-way vehicular road. An analysis on the same "GB" zone within the draft Chuen Lung and Ha Fa Shan OZP has been assessed. Many parts of these sites are considered not suitable for residential development based on the following constraints:-

(i) Requirement of Emergency Vehicular Access

According to the HKPSG, parking and serving provision will be required for residential development. A minimum width of 4.5m for EVA will also be required to comply with the Code of Practice for Means of Access for Firefighting and Rescue administered by Building Department. However, many areas in the same "GB" zone are not accessible by access road. Apart from Route Twisk, the access roads in the area are mainly single-lane local road for 2-way traffic with passing bays. Those local roads are not served by public transport facilities.

(ii) Majority of Land in the Area is Government Land

The majority of land in the area is government land (about 87.3%). The remaining 12.7% are private land. There are not many available private lands along Route Twisk within the same "GB" zone that is suitable for residential development. They are either already existing or planned developments or adjacent to steep slope and mature trees along the road.

(iii) New Development in Lower Indirect Water Gathering Ground is not Supported

A portion of the area in Chuen Lung falls inside the boundary of lower indirect WGG. TPB Paper No. 9641 states that any new development with the lower indirect WGG is not supported as it would increase the risk of pollution to the WGG. For these areas within the upper indirect WGG, any new development may or may not be permitted depending on the impact assessment on the WGG.

(iv) New Development Connected to Public Sewer

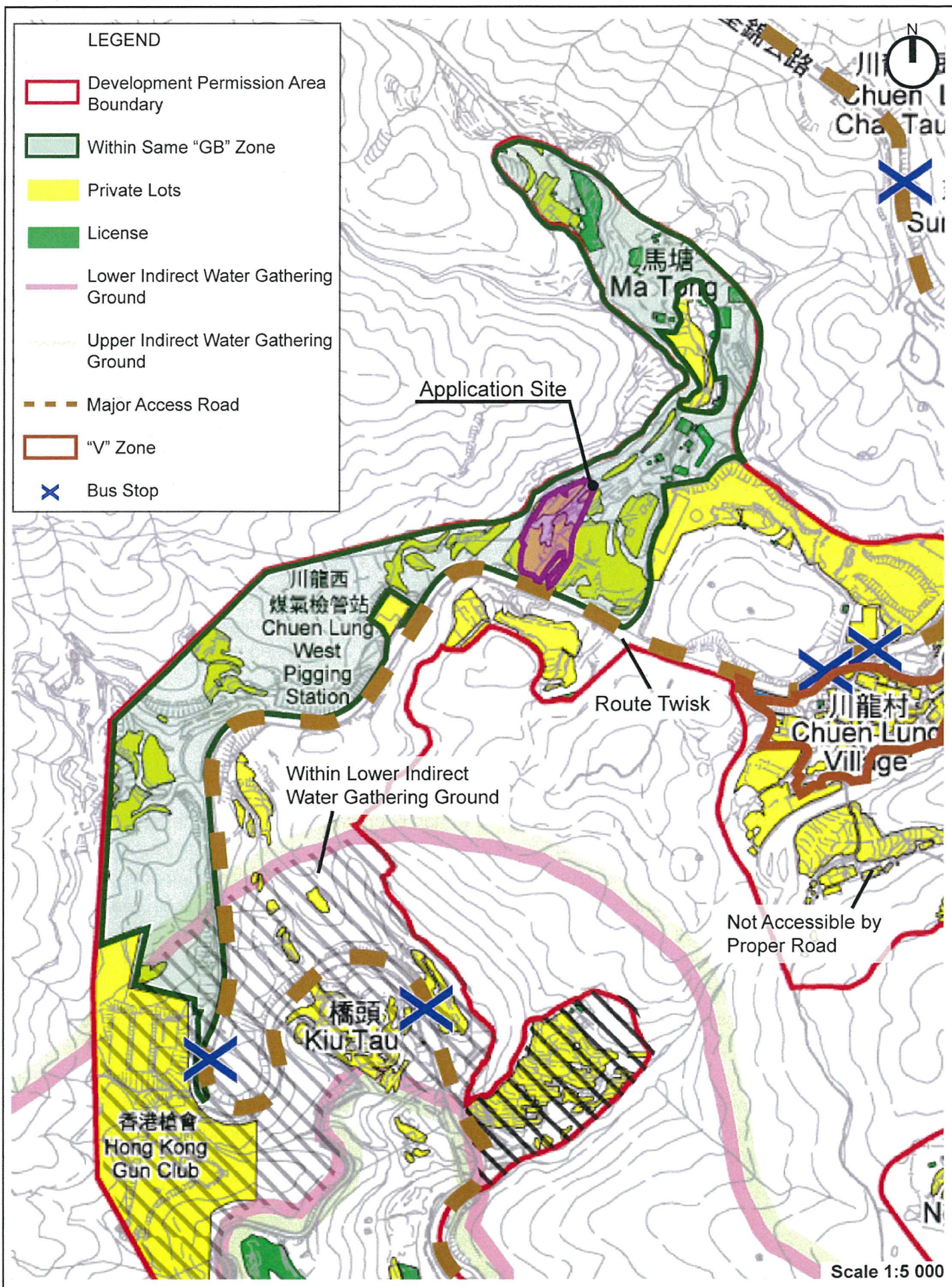
According to the TPB Paper No. 9641, EPD advised that new developments will be required to be connected to public sewer when available. The use of septic tank and soakaway system is considered as an unacceptable mean for new village development in WGG. Currently, there is an existing trunk sewer along the Route Twisk, and the majority part of the area is still not served by existing public sewerage system.

Plan M clearly shows that it is very difficult to find a similar site within the same "GB" zone that is suitable for low-density residential development. Most of the area in the same "GB" zone does not have a direct access to major roads, serve by public sewer and is covered by slopes, abundant vegetation, lower indirect water gathering ground and government land. Therefore, the risk of creating a precedent is not substantial. Each application has to be approved by the relevant government departments on a case-by-case basis to ensure that no adverse impact on the area will be resulted.

(c) The Proposed Land Exchange is Justified

The proposed lands exchange is well justified based on the following reasons:-

- i) A 1:1 land exchange ratio will be adopted in the land exchange application. No additional area of the government land is requested in the scheme.
- ii) The government land within the subject site is about 820.84m² in area, which only consists about 20% of the overall site area.
- iii) The regularisation of the site boundary will enhance the integrity of the subject private lots and its adjoining government land. The more regular shape of site boundary will maximise the development potential of the site. Moreover, it could facilitate a more comprehensive and integrated landscape design approach in order to respect the surrounding natural landscape.
- iv) Lot Nos. 406 and 407 in D.D. 433 currently cover a portion of the existing footpath towards Ma Tong. They cover long strips of land overlooking the riverbank of the natural stream. These private lots to be surrendered to the Government will facilitate the relevant government departments to properly manage and maintain the footpath and facilitate future preservation of the stream.



Plan M: Site Constraints Plan

5. CONCLUSION

This Representation objects the new “GB” zone covering the subject site on the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 gazetted on 9.12.2016. The Representer also proposes to rezone the site to “R(C)” zone for low-density residential development.

The subject site was designated as “Unspecified Use” on the Approved Chuen Lung and Ha Fa Shan DPA Plan No. DPA/TW-CLHFS/2. A s.16 planning application for a proposed low-density residential development was submitted to the Board on 15.9.2016 (Application No. A/DPA/TW-CLHFS/5). Subsequently on 9.12.2016, the Board has rezoned the site to “GB” on the Draft Chuen Lung and Ha Fa Shan OZP. The new zoning will seriously jeopardize their plan for residential development and will restrict the development potential of the site. This indicates that the plan has not taken into account the Government’s difficulty in search for developable land all over the Special Region.

Planning assessments by Toco have shown that the Representation is well justified based on the following reasons:

- (a) the new “GB” zone will seriously jeopardize the planned residential development for the site;
- (b) it will undermine the development right of the landowner and development potential of the site;
- (c) the subject site is suitable for low-density residential development in terms of location and land use compatibility;
- (d) the proposed residential scheme has been carefully designed to match with the surrounding area and will improve the visual and landscape quality of the area;
- (e) the small scale development will not result in any significant impacts on traffic, environmental, drainage, sewerage, visual, landscape, ecological, geotechnical and risk management aspects of the locality;
- (f) the proposed development is in line with the Government’s plan making mechanism; and
- (g) the application will not set an undesirable precedent for similar applications in view of its background, unique location and scale.

In light of the merits of the submitted residential scheme presented in this Planning Objection Statement and the planning justifications presented, honourable members of the Town Planning Board are requested to uphold this Representation.

APPENDIX I: Latest Architectural and Landscape Drawings
(Dated: 26.1.2017)

Plan H: Perspective Drawing and Section AA' and CC'

Plan I: Elevation and Section BB'

Plan J: Floor Plan

Plan K: Section and Elevation for House Nos. 1 – 7

Plan L: Section and Elevation for House Nos. 8- 11

Plan 1: Photomontage (1)

Plan 4: E&M Room

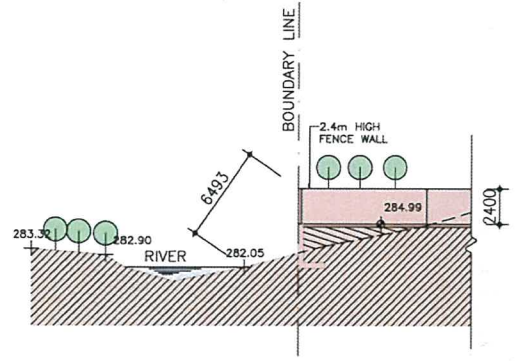
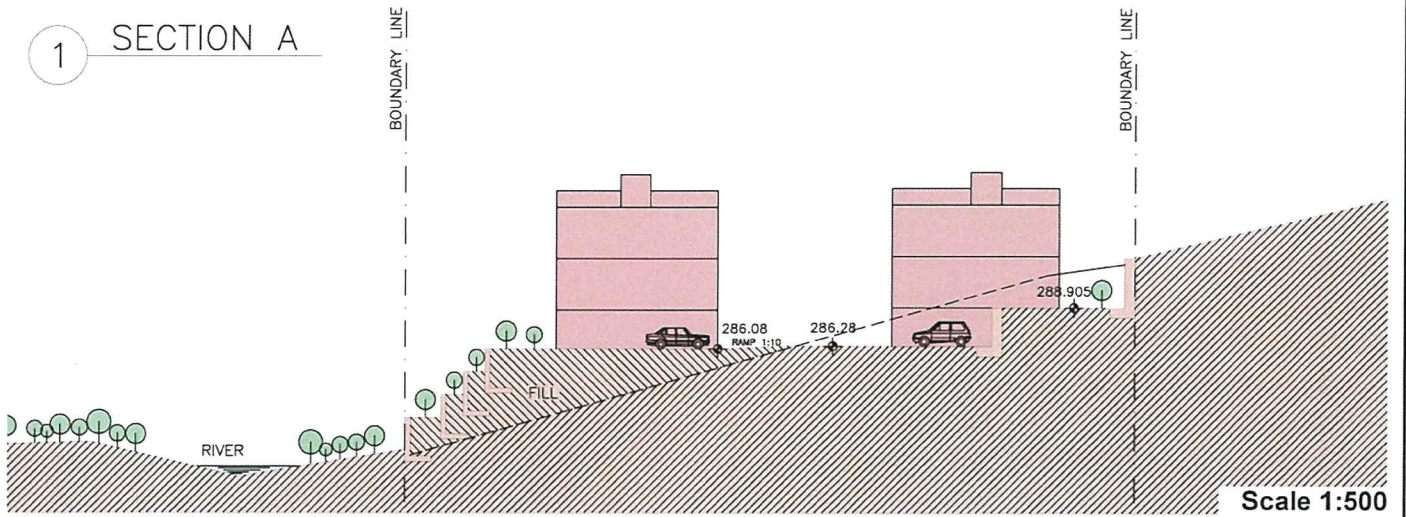
Plan N: Tree Preservation Plan

Plan O: Compensatory Planting Plan

Plan R: Landscape Treatment

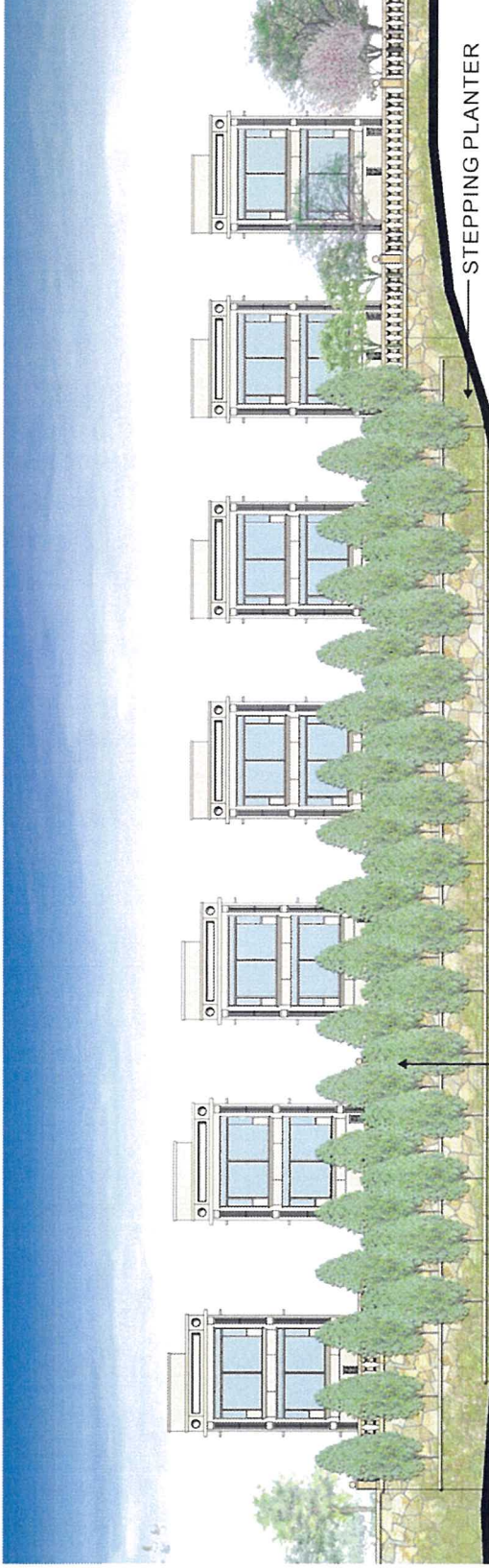
1

SECTION A



2 SECTION C

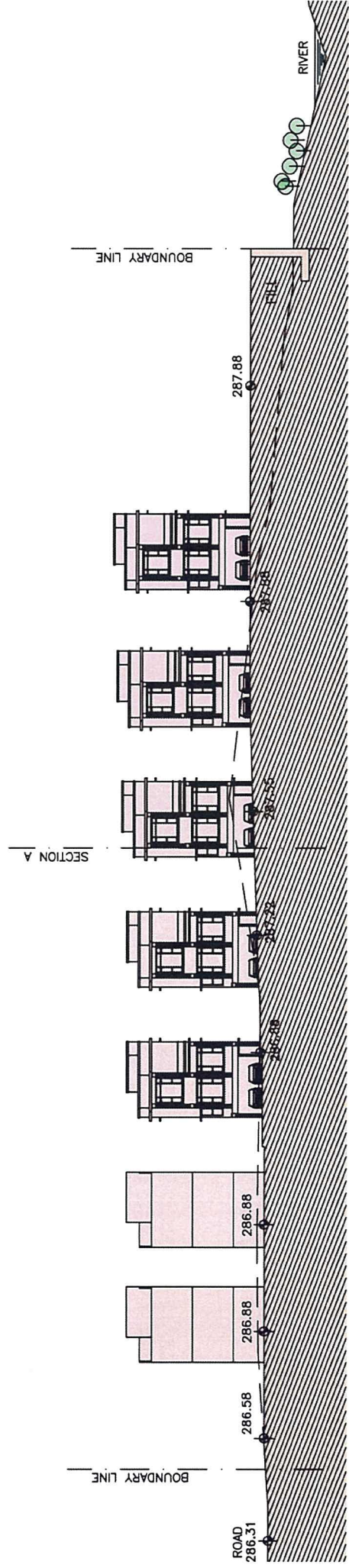
Scale 1:500



Elevation - View from River

ROW OF GARCINIA SUBELLIPTICA TO PROVIDE BUFFERING TO THE SURROUNDING AREA

STEPPING PLANTER



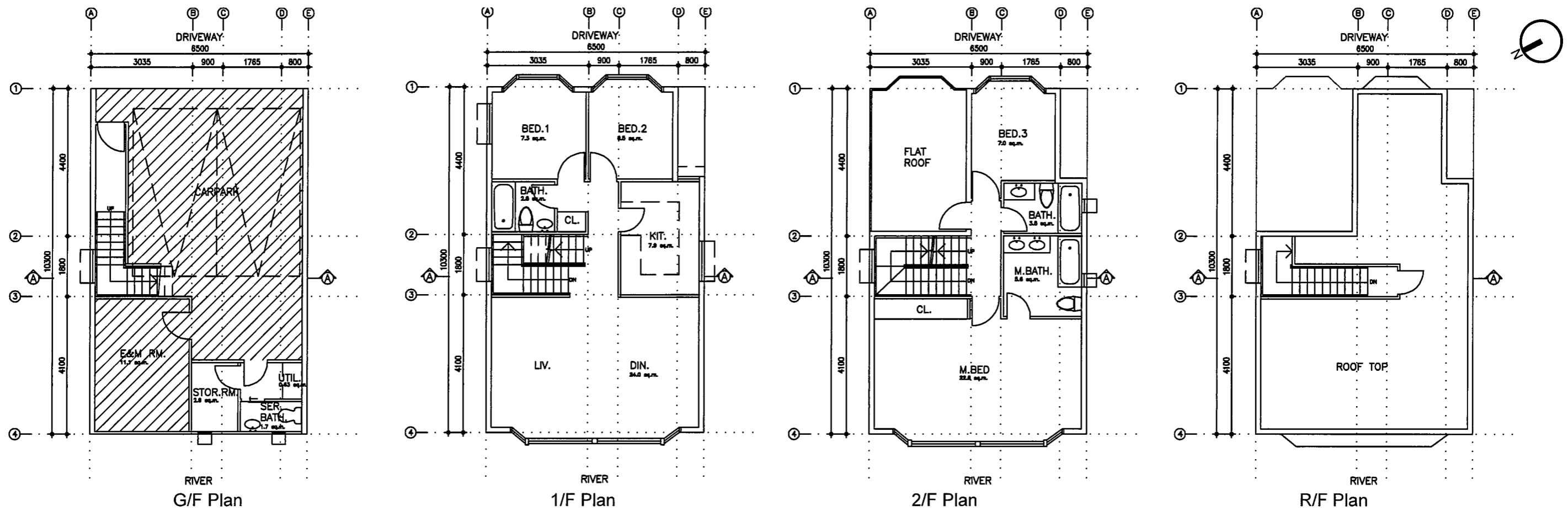
Section - BB

Scale 1:500

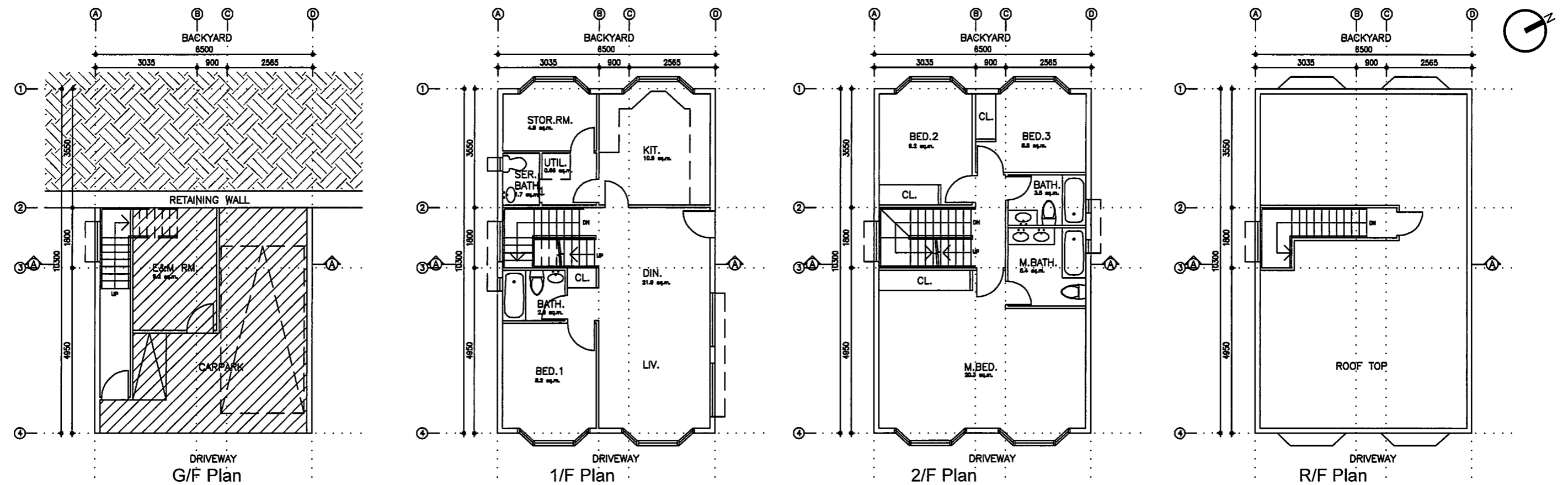


陳永健建築師事務所
EDDIE CHAN ARCHITECTS LTD.
ARCHITECTS AND ENGINEERS
香港中環皇后大道中101號4樓, 電話: 852 2801 1111

Plan I: Elevation and Section BB'

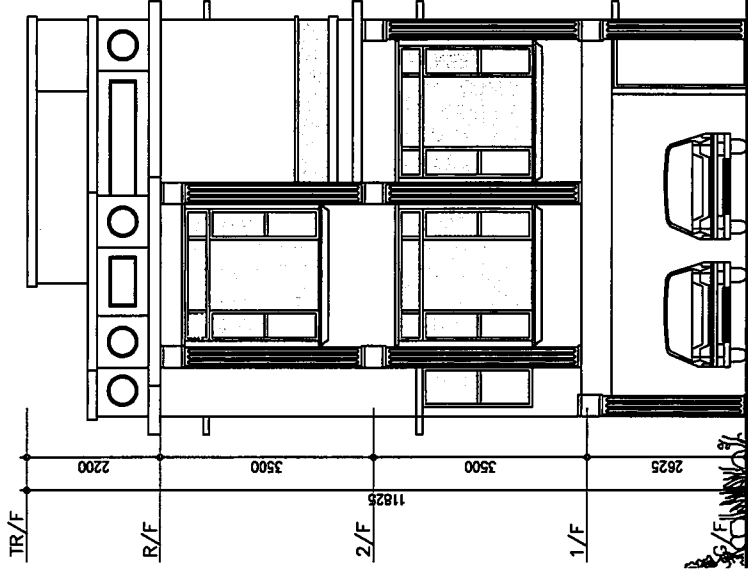
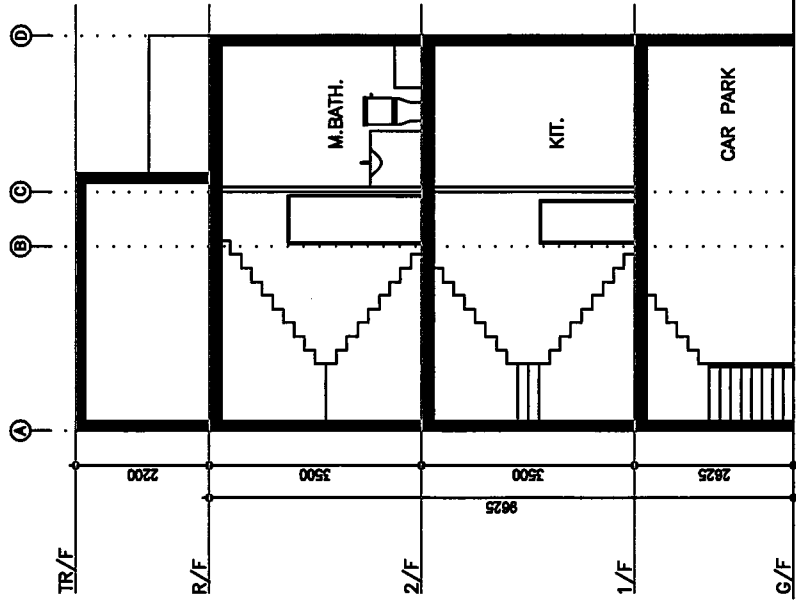


Floor Plans for House Nos. 1 - 7



Floor Plans for House Nos. 8 - 11

Scale 1:125



FRONT ELEVATION
VIEW FROM RIVER

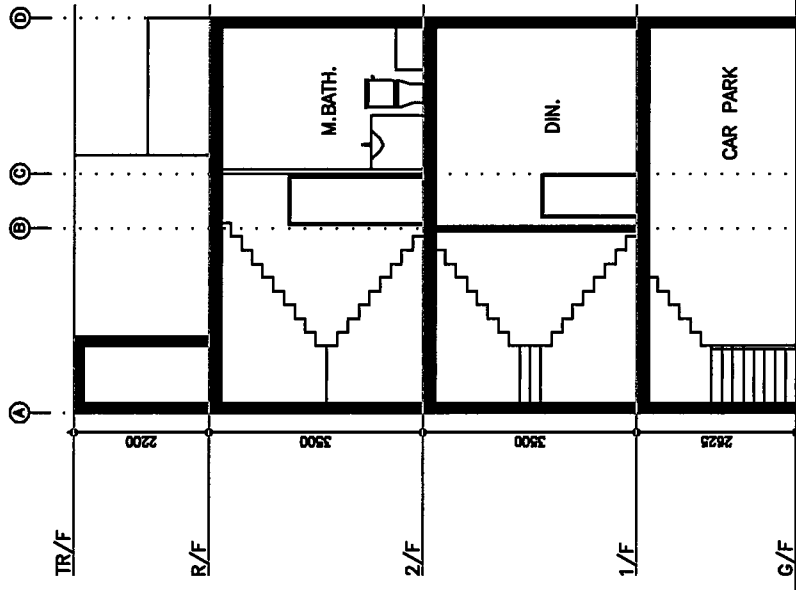
REAR ELEVATION
VIEW FROM DRIVEWAY

SECTION A
HOUSE TYPE A

Scale 1:125

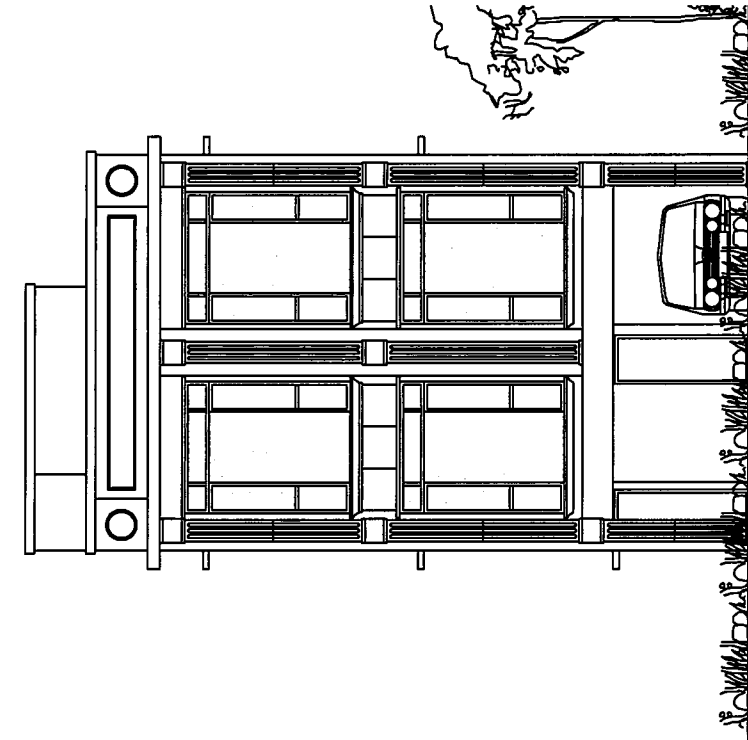
Plan K: Section and Elevations for House Nos. 1 - 7





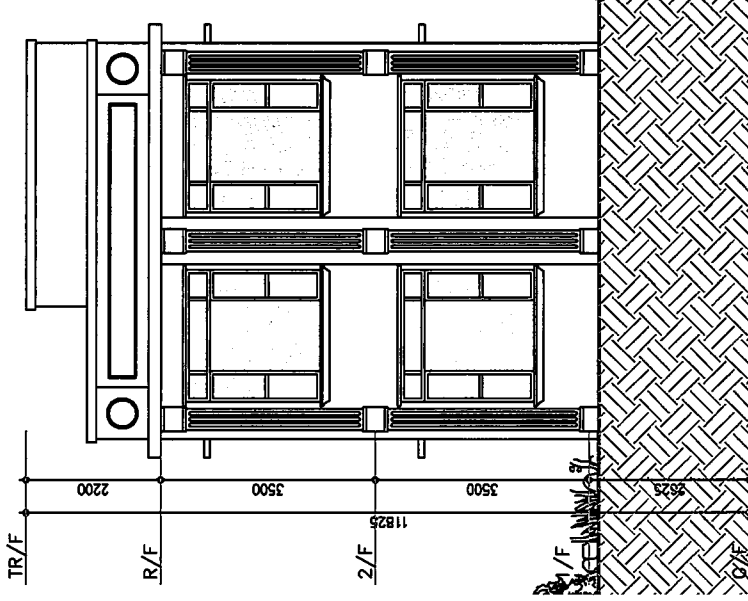
SECTION A

HOUSE TYPE B



FRONT ELEVATION

VIEW FROM DRIVEWAY



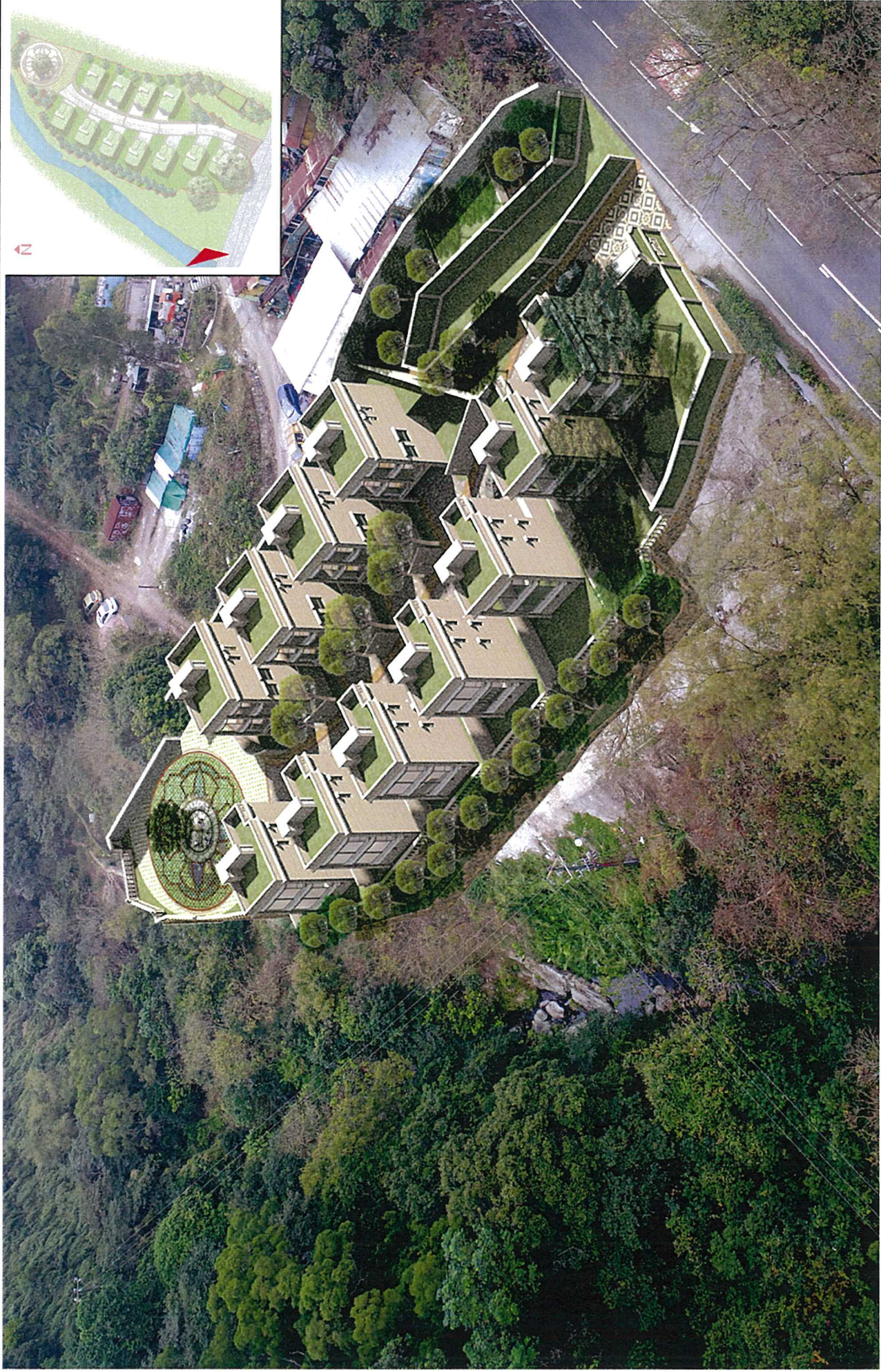
REAR ELEVATION

VIEW FROM BACKYARD

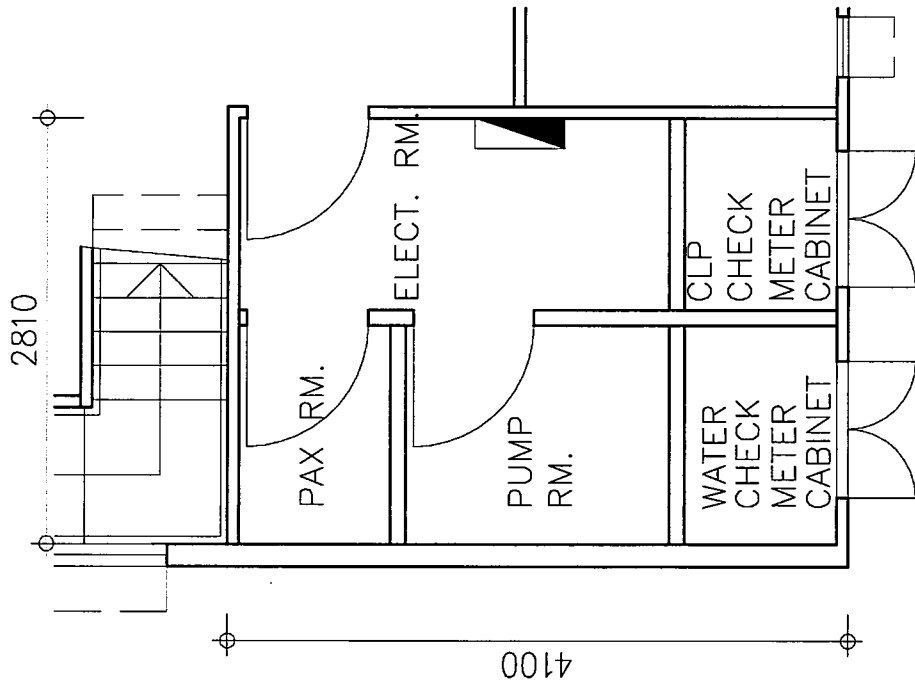
Scale 1:125

Plan L: Section and Elevations for House Nos. 8 - 11

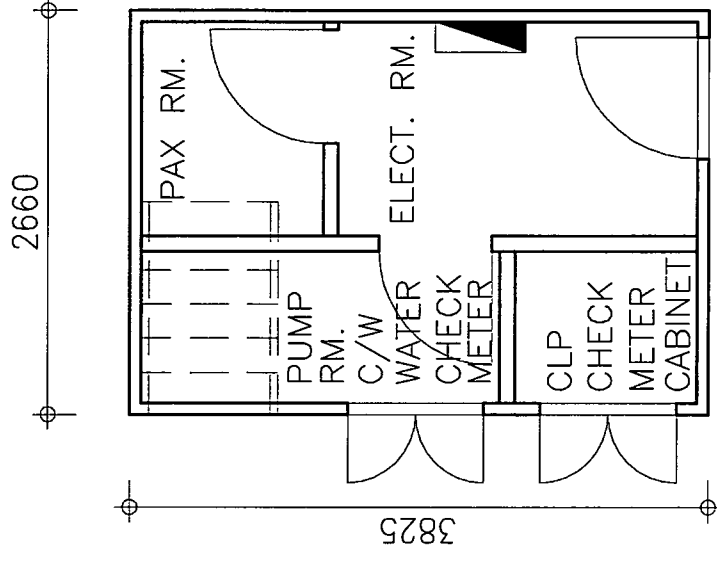




Plan 1: Photomontage (1)



PART PLAN OF E&M ROOM
(HOUSE TYPE A)



PART PLAN OF E&M ROOM
(HOUSE TYPE B)

Scale 1:50



River edge trees, since the formation level is different from the existing level and proposed to be felled

Since the formation level is different from the existing level and proposed to be transplanted

LEGENDS

-  TREE TO BE RETAINED
-  TREE TO BE TRANSPLANTED
-  TREE TO BE FELLED

Since the formation level is different from the existing level amenity value is low and proposed to be felled

LOT 383 RP

RIVER

Elevation

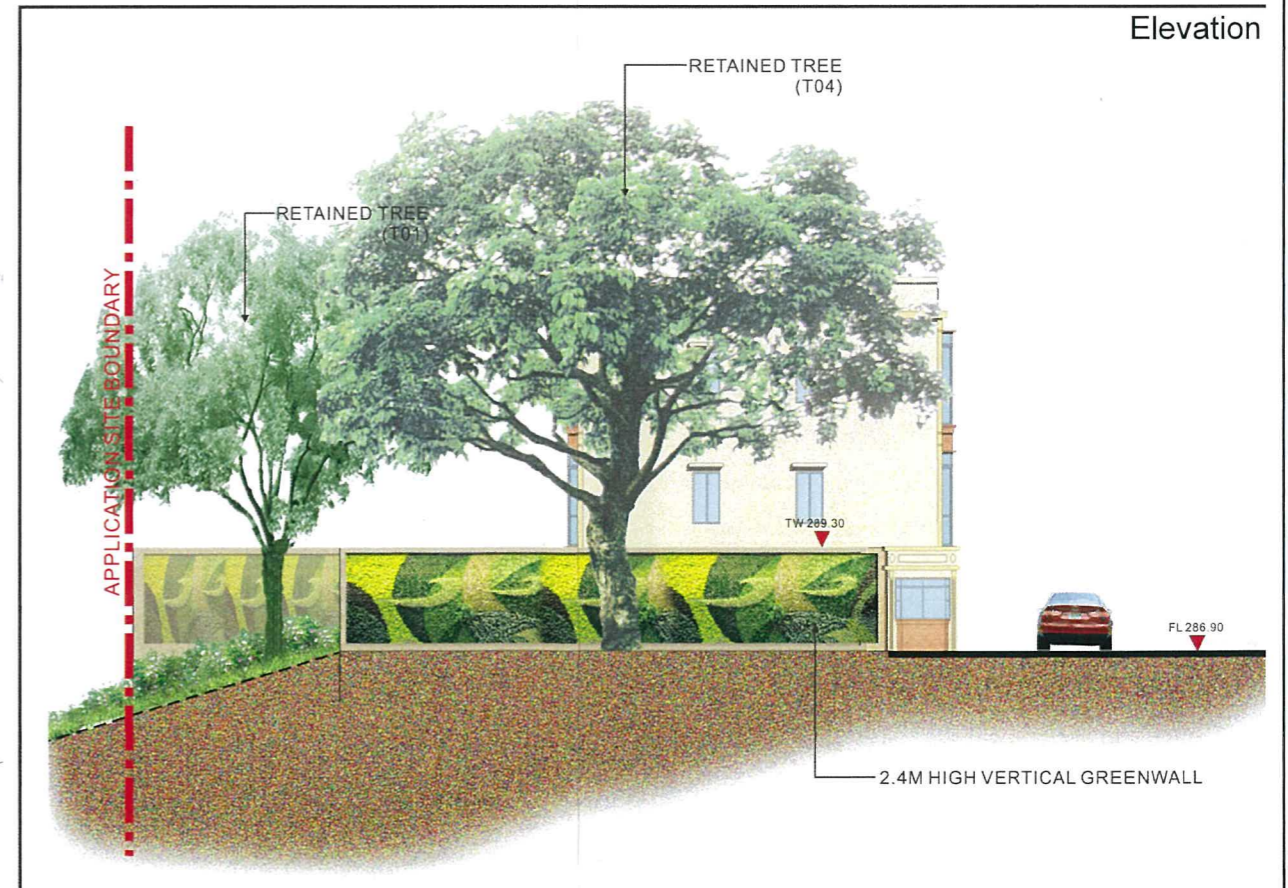
Retain the tree proper measure to be taken during construction period

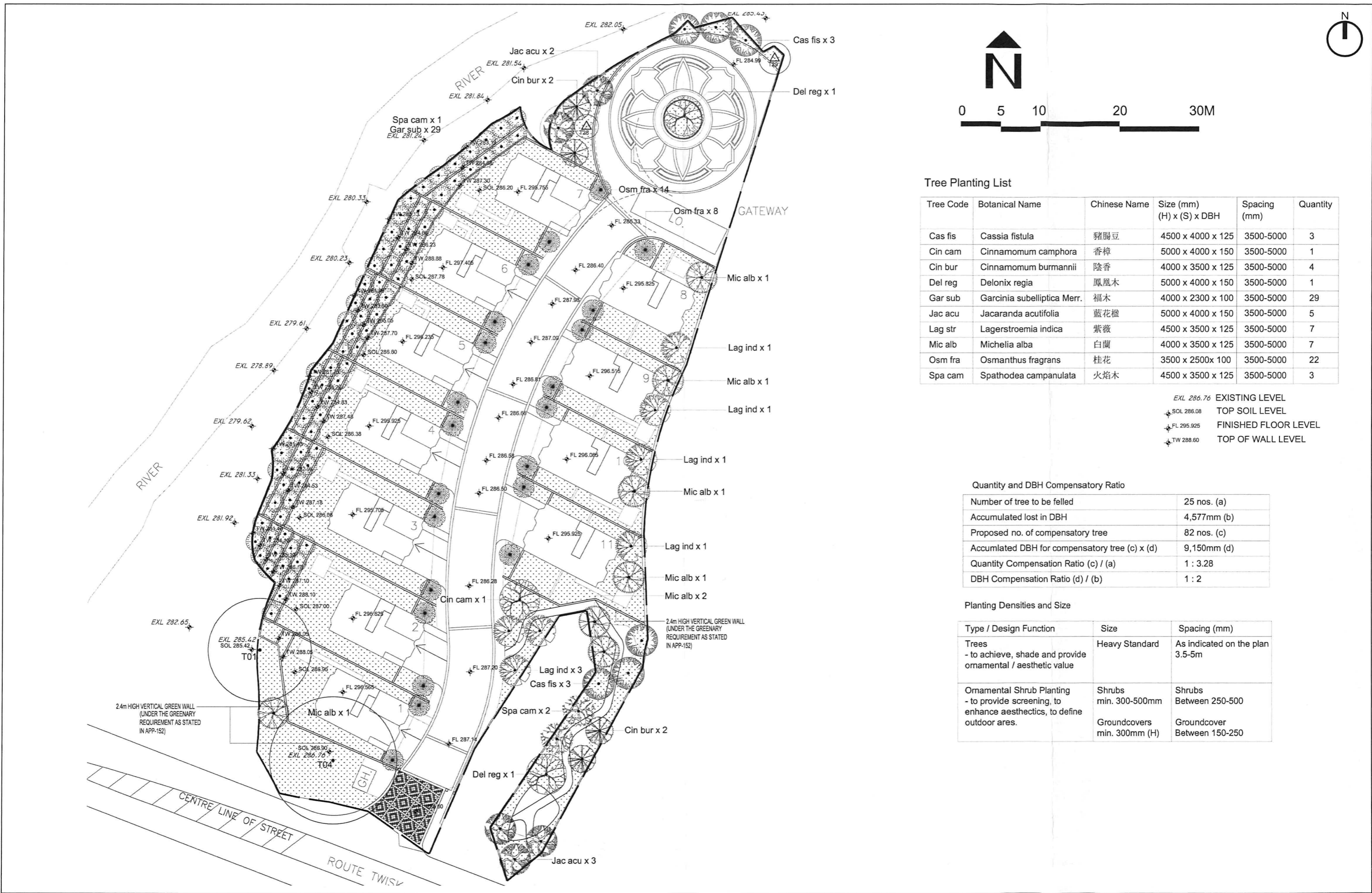
Since the formation level is different from the existing level amenity value is low and proposed to be felled

T02 proposed to be felled since the tree trunk is seriously damaged

Retain the tree proper measure to be taken during construction period

ROUTE TWISK





Tree Planting List

Tree Code	Botanical Name	Chinese Name	Size (mm) (H) x (S) x DBH	Spacing (mm)	Quantity
Cas fis	Cassia fistula	豬腳豆	4500 x 4000 x 125	3500-5000	3
Cin cam	Cinnamomum camphora	香樟	5000 x 4000 x 150	3500-5000	1
Cin bur	Cinnamomum burmannii	陰香	4000 x 3500 x 125	3500-5000	4
Del reg	Delonix regia	鳳凰木	5000 x 4000 x 150	3500-5000	1
Gar sub	Garcinia subelliptica Merr.	福木	4000 x 2300 x 100	3500-5000	29
Jac acu	Jacaranda acutifolia	藍花楸	5000 x 4000 x 150	3500-5000	5
Lag str	Lagerstroemia indica	紫薇	4500 x 3500 x 125	3500-5000	7
Mic alb	Michelia alba	白蘭	4000 x 3500 x 125	3500-5000	7
Osm fra	Osmanthus fragrans	桂花	3500 x 2500 x 100	3500-5000	22
Spa cam	Spathodea campanulata	火焰木	4500 x 3500 x 125	3500-5000	3

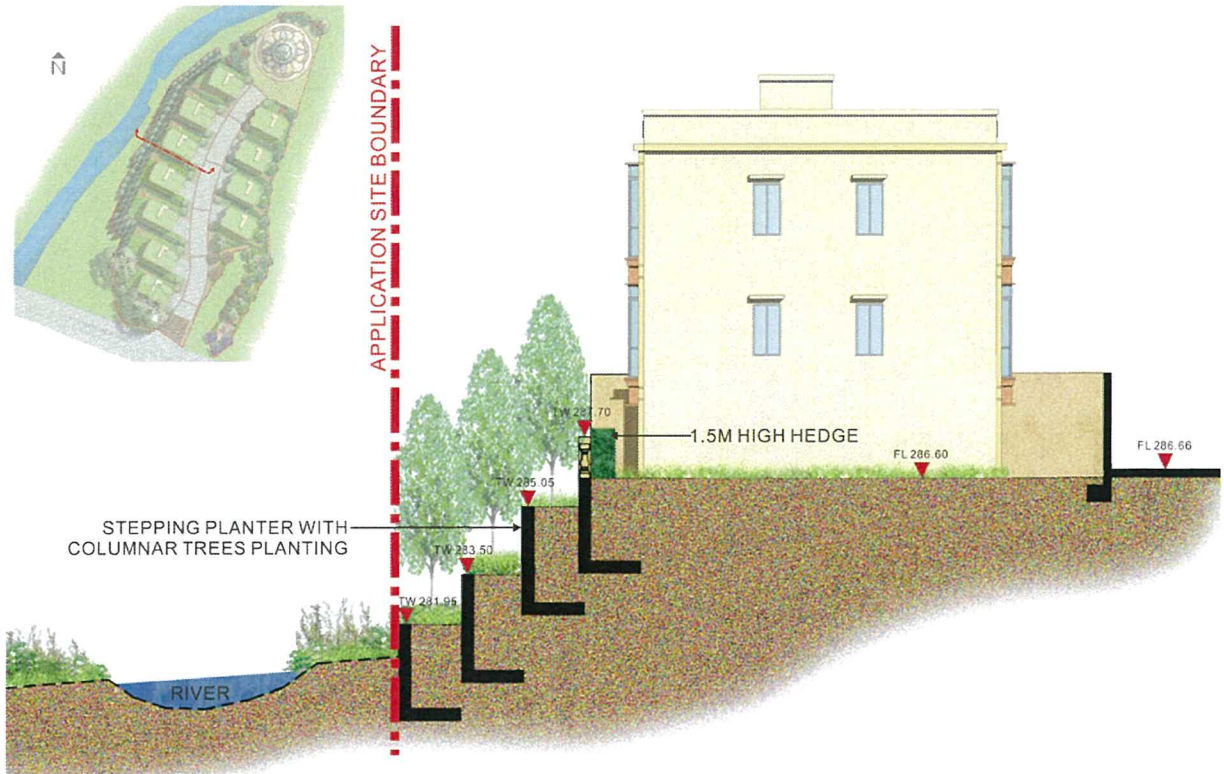
EXL 286.76 EXISTING LEVEL
 SOL 286.08 TOP SOIL LEVEL
 FL 295.925 FINISHED FLOOR LEVEL
 TW 288.60 TOP OF WALL LEVEL

Quantity and DBH Compensatory Ratio

Number of tree to be felled	25 nos. (a)
Accumulated lost in DBH	4,577mm (b)
Proposed no. of compensatory tree	82 nos. (c)
Accumulated DBH for compensatory tree (c) x (d)	9,150mm (d)
Quantity Compensation Ratio (c) / (a)	1 : 3.28
DBH Compensation Ratio (d) / (b)	1 : 2

Planting Densities and Size

Type / Design Function	Size	Spacing (mm)
Trees - to achieve, shade and provide ornamental / aesthetic value	Heavy Standard	As indicated on the plan 3.5-5m
Ornamental Shrub Planting - to provide screening, to enhance aesthetics, to define outdoor areas.	Shrubs min. 300-500mm	Shrubs Between 250-500
	Groundcovers min. 300mm (H)	Groundcover Between 150-250



TPB/R/S/TW-CLHFS/1-11

就草圖作出申述
Representation Relating to Draft Plan

參考編號
Reference Number: 170118-191611-38234

提交限期
Deadline for submission: 09/02/2017

提交日期及時間
Date and time of submission: 18/01/2017 19:16:11

提出此宗申述的人士
Person Making This Representation: 女士 Ms. Elaine Tang

申述詳情
Details of the Representation :

與申述相關的草圖
Draft plan to which the representation relates: S/TW-CLHFS/1

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

有關事項 Subject Matters	性質 Nature	理由 Reason
S/TW-CLHFS/1	反對 Oppose	反對修改存在已達數十年的宗教寺院及文物。
S/TW-CLHFS/1	反對 Oppose	反對影響宗教人士所使用之現有清修地點。
S/TW-CLHFS/1	反對 Oppose	懇請政府將目前西竺林禪寺的寺院範圍之綠化地帶，屬於DD358Lot45,46,47,48,71,72,348,351及352批核為宗教用途。

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

懇請政府將目前西竺林禪寺的寺院範圍之綠化地帶，屬於DD358Lot45,46,47,48,71,72,348,351及352批核為宗教用途。

姓名：

Elaine Law

住址：

電郵：

電話：

2017年02月03日

城市規劃委員會秘書
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台鑑：

川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1
申述詳情

關於 2016 年 12 月刊憲之上述草圖，本人茲申述意見如下，敬希垂注！

有關事項：

川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1

西竺林禪寺的寺院範圍內被劃作「綠化地帶」的 DD358 Lot 46, 47, 48, 71, 351, 352 等土地

性質

反對

理由

西竺林禪寺的土地範圍包括：

被劃作「政府、機構或社區(1)」(GIC (1))的 DD358 Lot, 47(部份土地), 72, 348, 349 等土地及

被劃作「綠化地帶」的 DD358 Lot 46, 47(部份土地), 48, 71, 351, 352 等土地

西竺林禪寺是開山祖師喬禪老和尚於 1936 年創建，供奉佛法僧三寶，培育僧徒，及為市民提供學佛及禪修的因緣。西竺林禪寺範圍內被劃作「綠化地帶」的地方雖然沒有多少建築物，但是素來都是禪寺不可分割的重要部份。禪寺為臨濟宗。種菜亦是禪修的助緣，僧人每天種菜，疲倦了便坐

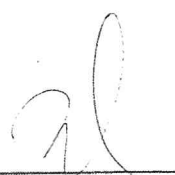
在田邊喝杯茶名茶禪，茶禪之後再坐在旁邊禪修，是為農禪。中國禪宗有很多公案都有提及，亦有因此見性，例如古時龐居士拿著鋤頭一鋤下去便即時開悟了。事實上，在種田的時候，自己身處天地綠野之間，心無旁慮，心境清淨，無人無我，在萬緣放下之際，突然一念相應慧湧出來便見到宇宙人生真諦，空無一物，或有見諸法實相；小悟大悟根性不同。小悟便有空理的智慧；大悟便有中道不偏不倚的圓滿智慧。

禪修可以令到心境平靜得定力，正念修禪生智慧便得慧力。定力和慧力均等令修行人處事有方，不貪不嗔不愚痴，心境清晰明了無所住，無有執著，無有掛礙，這便是智慧。禪修是釋迦牟尼佛弘宣，指導佛弟子了生死之門，是出世間法。在世間法而言，禪修的好處非常多。在家人修禪，可以使心境寧靜，身心平衡，消除煩惱，釋放壓力，身體健康，從而改善人際關係，樂善好施，減少鬭爭，因此對社會有良好的影響力。香港現在社會煩亂，人心不安，是非常需要有正信的僧人和環境理想的地方學習禪修，由寶林堂主理的西竺林禪寺是很理想的選擇。

假如禪寺寺院範圍的大部份土地被劃作「綠化地帶」而不能作宗教用途，禪寺將不能舉辦禪修活動，市民將會少了一個禪修地。故此本人要求將禪寺寺院範圍內所有土地，包括大綱圖現劃作「綠化地帶」的 DD358 LOT 46、47、48、71、351、352 等土地，改劃為「GIC (1)」或「宗教用途」。

本人謹以此信函誠意奉上各位委員，請代市民想一想，倘若你們願意將上述「綠化地帶」改劃為 GIC (1)，將來會有多少人可以參加禪修？這些參加禪修的人士的改變對親友社會的良好影響，因此帶動其他，其他又帶動其他。西竺林禪寺的禪修土地有限，不會增加人流，但會不斷增加新來參加者，這些倍升的功德，便是你們今日批准所獲致的效益，故此各位功德福報亦因此無量無邊不可思議！ 端此

敬祈
六時吉祥！


姓名 _____ 簽名

黑色部份：請儘量保持原有文意
紅色部份：可自由發揮

就申述提出的意見的索引

Index of Comments on Representations

意見編號 Comment No.	「提意見人」名稱 Name of 'Commenter'
TPB/R/S/TW-CLHFS/1—C1	寶林堂 Po Lam Tong
TPB/R/S/TW-CLHFS/1—C2	新界鄉議局 Heung Yee Kuk New Territories
TPB/R/S/TW-CLHFS/1—C3	川龍村公所 Chuen Lung Village Office
TPB/R/S/TW-CLHFS/1—C4	李玉健 (荃灣西分區委員及下花山村原居民代表)
TPB/R/S/TW-CLHFS/1—C5	Mary Mulvihill

寄件人: Benson Poon <[REDACTED]>
寄件日期: 18日04月2017年星期二 15:59
收件者: tpbpd@pland.gov.hk
主旨: Comment on Representation OZP S/TW-CLHFS/1
附件: 201704181545.pdf

To the Secretariat of the Town Planning Board,

Enclosed, please find our submission of a Comment on Representation.

Thank you.

--

kind regards,

Benson

Masterplan Limited

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

Direct: [REDACTED]

Tel: [REDACTED]

Fax: [REDACTED]

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規畫顧問有限公司

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

Our Ref.: MP/PLT/1

Dated: 18 April, 2017

By Email and Fax (28770245)

Total 1 page

Dear Sir,

Comment on Representation to the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1

1. The Commenter

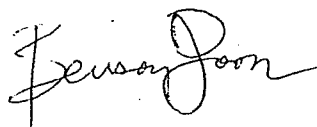
1.1 The Po Lam Tong (PLT) (寶林堂), the Commenter, has appointed Masterplan Limited as its authorized agent. This Comment is related to the Draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 (the OZP), in response to Representation No. 243.

2. Details of the Comment

2.1 The Commenter would like to respond to Representation No. 243, with our clarifications:

- (i) The majority of land related to the operation of Sai Chuk Lam Zen Monastery are owned privately by the Monastery, including D.D. 358 Lot No. 46, 47 (portion of), 48, 71, 72, 348, 349, 351, and 352;
- (ii) The existing supporting facilities of Sai Chuk Lam Zen Monastery are insufficient to provide for the religious meditation operation. Therefore, additional supporting facilities are proposed by the Monastery on their privately-owned land.

Yours faithfully,



Benson Poon
For and On Behalf of Masterplan Limited

cc. Client (By Email)



TPB/R/S/TW-CLHFS/1-
C2

新界鄉議局

HEUNG YEE KUK NEW TERRITORIES

新界沙田石門安睦街 30 號
30 On Muk Street, Shek Mun, Shatin, N.T., Hong Kong.
Tel: 2336 1151-2, 2338 8818, 2336 8659 Fax: 2338 3125
Website: www.hyknt.org Email: nthyk@netvigator.com

檔案編號：三十四／六／二十七／一二三八號

郵遞文件

日期：二〇一七年四月十二日

城市規劃委員會主席

黃偉綸太平紳士 台鑒：

本局對《川龍及下花山分區計劃大綱草圖》 (編號 S/TW-CLHFS/1)的意見

本局收到荃灣鄉事委員會及多名下花山村代表來函，對標題所述規劃圖的規劃提出多項反對意見。本局認為荃灣鄉事委員會及鄉民的訴求合理，對大綱草圖表示強烈反對。本局與規劃署官員於 3 月 31 日舉行會議討論圖則，提出意見如下：

(一) 現時規劃的「鄉村式發展」地帶未能滿足小型屋宇需求

政府在 30 年前應允在川龍鄉村擴展區批出 50 間小型屋宇供村民申請，然而一直未有收地，及後政府又以檢討小型屋宇政策為理由，將所有未收地的鄉村擴展區計劃凍結，令村民建屋遙遙無期。現時規劃署劃定的鄉村式發展地帶可供建屋 73 間，當中 50 間是政府 30 年前的承諾，其餘 23 間的屋地卻屬於私人土地，此等規劃手段形同詐騙。川龍人口不斷膨脹，村民建屋需求不斷增加，貴署劃定的鄉村式發展地帶，完全不能滿足村民的建屋需求，也令新界原居民無從行使丁權，有違《基本法》第 40 條之嫌。

本局認為若政府無意推行鄉村擴展區計劃，就應該釋放川龍鄉村擴展區內的私人土地。另外，川龍圳下、昂塘及川龍以南的土地大部份屬於私人土地，規劃署以配合「新農業政策」為由將土地劃作「農業」地帶，此舉純屬一廂情願，也罔顧土地業權人的私有產權及發展需要，本局建議將上述土地範圍改劃為「鄉村式發展」用途，以預留足夠土地讓村民發展小型屋宇。本局多年來一直爭取政府以多層丁廈，紓緩丁地短缺的問題，也可釋放土地以滿足興建公營房屋的需求，而川龍圳下的土地正適合作為推行試驗計劃。

(二) 反對將私人土地劃作「綠化地帶」用途

大綱草圖將川龍和下花山的大片私人土地劃為綠化地帶，等同扼殺村民的發展及生存空間。下花山村已有三百年歷史，因為種種原因



新界鄉議局 HEUNG YEE KUK NEW TERRITORIES

新界沙田石門安睦街 30 號
30 On Muk Street, Shek Mun, Shatin, N.T., Hong Kong.
Tel: 2336 1151-2, 2338 8818, 2336 8659 Fax: 2338 3125
Website: www.hyknt.org Email: nthyk@netvigator.com

被政府遺漏納入「認可鄉村名冊」，本局現正積極循各方面爭取政府撥亂反正，把下花山村納入「認可鄉村名冊」，規劃署不應該在未有結果前，貿然把下花山村劃入綠化地帶。再者，政府把大片私人土地劃為綠化地帶而不作任何補償，令土地用途受到嚴格限制，也無視《基本法》對私有產權的保障。

川龍及下花山的村民，多年來在私人農地上進行小規模的耕種活動，一直循規蹈矩，沒有開山毀林，沒有破壞自然生態，毋須政府施加不必要的限制去保育環境。此外，西竺林禪寺也表示受規劃影響，原本用作種菜的農地被劃為綠化地帶後，或會因為未經申請進行種植而被收回土地，而山上存在已久的小型產業如酒廠、豆腐廠等經營者，亦擔心規劃有礙擴展業務。

(三) 規劃未有充份諮詢當區持份者的意見

上述規劃圖已令當區鄉民民怨四起，據了解，荃灣鄉事委員會及當區村民，均曾經去信規劃署反映對大綱草圖的不滿，但規劃署仍然一意孤行，任由民怨加深。本局希望規劃署和城規會能夠本著以人為本的精神，虛心聆聽鄉民的意見，令川龍及下花山村民的生活早日回復安寧。

專此奉達，敬祈 亮察。如有查詢請致電 2336-1151 與本局秘書處聯絡。

新界鄉議局主席：劉業強

副主席：張學明

林偉強

(秘書處代行)

副本致送：荃灣鄉事委員會
荃灣及西九龍規劃專員周日昌先生



C3

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

① 經過多次法定會議 都一致反對川龍
 及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1
 其中包括 ① 本村原居民大會
 ② 荳蔻分區委員會
 ③ 荳蔻區議會
 ④ 荳蔻鄉事委員會 (村代表大會)
 ⑤ 荳蔻執行委員會 (鄉事會)
 ⑥ 新界鄉議局
 ⑦ 立法會議員 (陳恒鏞)

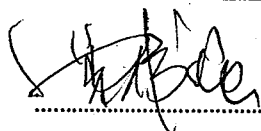
② 由於將本村祠堂地列入綠化帶令本村
 原居民之位屋問題 俾未解決之前 又
 將私人地劃入綠化帶 本村之權益
 區已有40年之久, 政府尚未處理 現
 又重申加設綠化帶令本村之位屋
 問題加多重門攔 故希城規委員
 慎重考慮 另謝合作 及禮訪。



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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署Signature
簽署

"Commenter"/Authorized Agent*
「提意見人」/獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

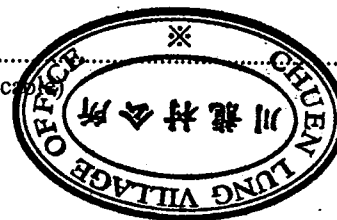
Member 會員 / Fellow 資深會員 * of

 HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of
代表Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）Date
日期

18-04-2017

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

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

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

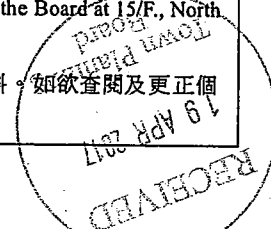
Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

Parts 4 and 5 第 4 及第 5 部分



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/TW-CLHFS/1- C4
	Date Received 收到日期	

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

1. Person Making This Comment (known as "Commenter" hereafter)
提出此份意見的人士（下稱「提意見人」）

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

李玉健

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

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

3. Details of the Comment
意見詳情

Draft plan to which the comment relates
與意見相關的草圖

S/TW-CLHFS/1

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

TPB/R/S/TW-CLHFS/1
反對將下段山村劃為「綠化地帶」
建議恢復鄉村擴展區政策，以解決村民住屋問題。

* Delete as appropriate

* 請刪去不適用者

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

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

根據《城市規劃條例》（第131章）
第6A(1)條對草圖的申述提出意見



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

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

Area with horizontal dotted lines for writing detailed comments.

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

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

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

5. Signature 簽署Signature
簽署

李王健
李王健

“Commenter” / Authorized Agent*
「提意見人」/ 獲授權代理人*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of

 HKIP HKIA HKIS HKIE HKILA

Others 其他

on behalf of
代表

臺灣兩分區委員及下荻山村原居民代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date

日期

14-4-2017

Statement on Personal Data 個人資料的聲明

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

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

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

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

- (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
(b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the “commenter” in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

* Delete as appropriate

* 請刪去不適用者

Please fill “NA” for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

S/TW-CLHFS/1 Chuen Lung and Ha Fa Shan OPZ

Dear TPB Members,

Oppose rezoning of GB to GIC

It is very disappointing to find that so many Buddhist followers have been persuaded to support development of green belt that would entail destruction of natural resources.

Buddhism espouses our connection with the natural world and the cycle of life. It teaches followers to respect nature and demonstrates a profound objection to over-exploitation of natural resources and pollution.

One can only assume, as is the case with the Christian groups, that members are coerced into supporting the views of the leaders of their communities under the threat of being marginalized.

On various occasions when objecting to plans that resulted in the demolition of heritage churches and natural landscapes, St. Andrews Church on Nathan Road being but one example, individual parishioners have apologized to protesters with regard to their inability to oppose the wishes of their pastors.

The monasteries should be confined to their existing zonings as any expansion would only encourage inappropriate redevelopment, much of it for commercial gain. The high prices columbarium facilities generate has unfortunately encouraged a culture of greed.

Oppose and increase in Small House footprint

The aim to confining Small House development at suitable location to avoid undesirable disturbances to the natural environment is fully supported.

The original criteria for small house development was that it be confined to the existing village together with a buffer zone of 300sf. It was never the intention that there be unlimited construction of small houses.

Regrettably TPB has assisted in promoting the assumption that small house development can take over the entire New Territories by approving far too many Net House developments on Agriculture and GB sites in line with PDs pro expansion policy, regardless of the consequences or the precedents.

Land rights are not absolute

As for the rezoning of land on Route Twisk to 'Green Belt' objections that this would undermine the development right of the landowner and the development potential of sites should be viewed in the context of the general community benefit. Land rights are not absolute and can be subject to proportional analysis:

"The proportionality analysis in a case like the present involves asking, first, whether the infringement or restriction pursues a legitimate societal aim; secondly, whether the infringement or restriction is rationally connected with that legitimate aim; and thirdly, whether the infringement or restriction is no more than is necessary to accomplish that legitimate aim" *Hysan v TPB*

When the GB acts as a buffer zone for a community amenity like Tai Lam Country Park then the interests of the community in general certainly are proportionately more important than those of individual landowners who have aspirations to develop the sites despite their location and intended land use.

Mary Mulvihill

申述及意見及規劃署回應的摘要

主要理由及建議

<u>申述編號</u>	<u>主要理由</u>	<u>建議</u>
R1	A1至 A5, A7及 A8	P1及 P3
R2	A1, A3至 A5及 A7	P1及 P3
R3	A1, A3, B6, B7 及 B9	P1
R4	A1 至 A3	P1
R5	A1 及 A3	P1
R6	A1 及 A3	P1
R7	A1 至 A3	P1
R8	A1 至 A3	P1
R9	A1 及 A3	P1
R10	A1 及 A3	P1
R11	A1 及 A3	P1
R12	A1 及 A3	P1
R13	A1 及 A3	P1
R14	A1 及 A3	P1
R15	A1 及 A3	P1
R16	A1 及 A3	P1
R17	A1 及 A3	P1
R18	A1 及 A3	P1
R19	A1 及 A3	P1
R20	A1 及 A3	P1
R21	A1 及 A5	-
R22	A1	P1
R23	A1	P1
R24	A1	P1
R25	A1 及 A3	P1
R26	A1 及 A3	P1
R27	A1 及 A3	P1
R28	A1 及 A3	P1
R29	A3	P1
R30	A3	P1
R31	A1	-
R32	A1 及 A3	P1
R33	A1 及 A3	-
R34	A3	-
R35	A1 及 A3	P1
R36	A1, A3 及 A7	P1
R37	A3	P1
R38	A1 及 A3	P1
R39	A3	P1

<u>申述編號</u>	<u>主要理由</u>	<u>建議</u>
R40	A1 及 A3	P1
R41	A1 及 A3	P1
R42	A1 及 A3	P1
R43	A1, A3 及 A7	P1
R44	A1, A3 及 A7	P1
R45	A3	P1
R46	A1 及 A3	P1
R47	A1 及 A3	P1
R48	A3	P1
R49	A1 及 A3	P1
R50	A1 及 A3	P1
R51	A1 及 A3	P1
R52	A1 及 A3	P1
R53	A1 及 A3	P1
R54	A1 及 A3	P1
R55	A1 及 A3	P1
R56	A1, A3 及 A7	P1
R57	A1 及 A3	P1
R58	A1 及 A3	P1
R59	A1 及 A3	P1
R60	A1 及 A3	P1
R61	A1 及 A3	P1
R62	A1 及 A3	P1
R63	A1 及 A3	P1
R64	A1 及 A3	P1
R65	A1 及 A3	P1
R66	A1 及 A3	P1
R67	A1 及 A3	P1
R68	A1 及 A3	P1
R69	A1 及 A3	P1
R70	A1 及 A3	P1
R71	A1 及 A3	P1
R72	A3	P1
R73	A1 及 A3	P1
R74	A1 及 A3	P1
R75	A1	P1
R76	A1 及 A3	P1
R77	A1 及 A3	P1
R78	A3	P1
R79	A3	P1
R80	A1 及 A3	P1
R81	A3	P1
R82	A1 及 A3	P1

<u>申述編號</u>	<u>主要理由</u>	<u>建議</u>
R83	A1 及 A3	-
R84	A1 及 A3	P1
R85	A1 及 A3	P1
R86	A1, A3 及 A7	P1
R87	A3	-
R88	A3	P1
R89	A1 及 A3	P1
R90	A1 及 A3	P1
R91	A3	-
R92	A3	P1
R93	-	P1
R94	A1 及 A3	P1
R95	A1 及 A3	P1
R96	A1 及 A3	P1
R97	A3	P1
R98	A3	P1
R99	A3	P1
R100	A1 及 A3	P1
R101	A3	P1
R102	A1 及 A3	-
R103	A3	P1
R104	A1 及 A3	P1
R105	A1 及 A3	P1
R106	A1 及 A3	P1
R107	A3	P1
R108	A1 及 A3	P1
R109	A1 及 A3	P1
R110	A1 及 A3	P1
R111	A1 及 A3	P1
R112	A1 及 A3	P1
R113	A1 至 A3	P1
R114	A1 及 A3	-
R115	A1 及 A3	P1
R116	A1 及 A3	P1
R117	A1 及 A3	P1
R118	A1 及 A3	P1
R119	A1 及 A3	-
R120	A1 及 A3	P1
R121	A1 及 A3	P1
R122	A1 及 A3	P1
R123	A1 及 A3	P1
R124	A1 及 A3	P1
R125	A1 及 A3	P1
R126	A1 及 A3	P1

<u>申述編號</u>	<u>主要理由</u>	<u>建議</u>
R127	A1 及 A3	P1
R128	A1, A3 及 A7	P1
R129	A3	P1
R130	A3	P1
R131	A3	P1
R132	A3	P1
R133	A3	P1
R134	A1 及 A3	P1
R135	A1 及 A3	P1
R136	A1, A3 及 A7	P1
R137	A3	-
R138	A1 及 A3	P1
R139	A1 及 A3	P1
R140	A1 及 A3	P1
R141	A1 及 A3	-
R142	A1 及 A3	P1
R143	A3	P1
R144	A1 及 A3	P1
R145	A1, A3 及 A7	P1
R146	A1 及 A3	P1
R147	A1 及 A3	P1
R148	A1 及 A3	P1
R149	A1, A2, A3	P1
R150	A1 及 A3	P1
R151	A1 及 A3	P1
R152	A3	P1
R153	A1 及 A3	P1
R154	A1 及 A3	P1
R155	A1 及 A3	P1
R156	A1, A3 及 A5	P1
R157	A1, A3 及 A5	P1
R158	-	P1
R159	A1 及 A3	-
R160	A1 及 A3	P1
R161	A1 及 A3	P1
R162	A1 及 A3	P1
R163	A1 及 A3	P1
R164	A1 及 A3	P1
R165	A1 及 A3	P1
R166	A1 及 A3	P1
R167	A1 及 A3	P1
R168	A1 及 A3	-
R169	A1, A3 及 A7	P1
R170	A3 及 A3	P1

<u>申述編號</u>	<u>主要理由</u>	<u>建議</u>
R171	A1 及 A3	P1
R172	A1, A3 及 A6	P1
R173	A1 及 A3	P1
R174	A1 及 A6	-
R175	A1 及 A3	P1
R176	A1, A3 及 A7	P1
R177	A1, A3 及 A5	P1
R178	A1, A3 及 A5	P1
R179	A1, A3 及 A5	P1
R180	A1 及 A3	P1
R181	A1 及 A3	P1
R182	A1, A3 及 A5	P1
R183	A1 及 A3	P1
R184	A1 及 A3	P1
R185	A1 及 A3	P1
R186	A1, A3 及 A7	P1
R187	A1	P1
R188	A1	P1
R189	A1, A3 及 A5	P1
R190	A1, A3 及 A5	P1
R191	A1, A3 及 A5	P1
R192	A1 及 A3	P1
R193	A1 及 A3	P1
R194	A1 及 A3	P1
R195	A1 及 A3	P1
R196	A1	-
R197	A1	P1
R198	A1 及 A3	P1
R199	A1	P1
R200	A1 及 A3	P1
R201	A1, A3, A5 及 A6	P1
R202	A1, A3, A5 及 A6	P1
R203	A1	-
R204	A1 及 A3	P1
R205	A1, A3 及 A6	P1
R206	A3 及 A5	P1
R207	A1, A3, A5 及 A6	P1
R208	A3 及 A5	P1
R209	A1 及 A3	P1
R210	A1, A3 及 A6	P1
R211	A1 及 A3	P1
R212	A1 及 A3	P1 及 P2
R213	A3	P1

<u>申述編號</u>	<u>主要理由</u>	<u>建議</u>
R214	A1 及 A3	P1
R215	-	P1
R216	A1 及 A3	P1
R217	A1 及 A3	P1
R218	A1 及 A3	P1
R219	A1 及 A3	P1
R220	A1 及 A3	P1
R221	A1 及 A3	P1
R222	A1, A3 及 A7	P1
R223	A1 及 A3	P1
R224	A1 及 A3	P1
R225	A1 及 A3	P1
R226	A1, A3 及 A5	-
R227	A1	-
R228	A1 及 A3	P1
R229	A1 及 A3	P1
R230	A1 及 A3	P1
R231	A1 及 A3	P1
R232	A1 及 A3	P1
R233	A1 及 A3	P1
R234	A1 及 A3	P1
R235	A1 及 A3	P1
R236	A1 及 A3	P1
R237	A1 及 A3	P1
R238	A1	-
R239	A3	-
R240	A3	-
R241	A3	-
R242	A3	-
R243	A9	-
R244	A3	P1
R245	A3	-
R246	A3	-
R247	B2, B4 及 B5	-
R248	B2, B3 及 B5	-
R249	B1 至 B5	-
R250	B6 至 B8 及 B10	-
R251	B9	-
R252	C1 至 C3	P4
R253	D1 及 D2	P5

主要申述理由及建議及規劃署回應的詳情

<u>主要理由及建議</u>		<u>回應</u> (城規會文件 段落編號)
A <u>指定西竺林禪寺及祇園周邊土地為「綠化地帶」(R1、R2、R3(部分)及 R4 至 R246)</u>		
<u>主要理由</u>		
A1	現時「政府、機構或社區(1)」地帶只涵蓋西竺林禪寺的主要運作範圍，影響禪寺的整體規劃。指定為「綠化地帶」的附屬構築物，包括火化爐、香爐、宿舍、禪修平台及耕地，皆屬永久性質，為宗教用途不可或缺的部分。指定「綠化地帶」會影響禪寺的日常運作，並損害進行宗教用途的權利。	6.5.2 至 6.5.6 及 6.5.9
A2	現時位於「政府、機構或社區(1)」地帶內的範圍不足夠支援禪寺日常運作。指定「綠化地帶」會影響禪寺將現有禪修平台提升為樓高兩層的禪修堂及宿舍的計劃。有關計劃能提供一個全天候的場地，有助紓緩禪寺過度擠迫的情況。	6.5.2 至 6.5.6 及 6.5.9
A3	西竺林禪寺已存在數十年，是下花山一所歷史悠久的宗教機構，服務市民、信眾及遠足人士。禪寺提供一個淨化心靈的場地，對佛教徒和社會貢獻良多。倘禪寺的運作因為大綱圖而受到影響，社會會蒙受損失。	6.5.2 至 6.5.6 及 6.5.9
A4	祇園建於一九三四年，自一九七九年起，一直是按照《華人廟宇條例》註冊的廟宇。該寺現時／計劃作寺廟用途。	6.5.7 及 6.5.9
A5	擬議的「政府、機構或社區(1)」地帶體現該禪寺保護天然環境的精神。在此進行宗教用途與天然環境互相協調，不會對環境造成任何負面影響。	6.5.2 至 6.5.6 及 6.5.9

<u>主要理由及建議</u>		<u>回應</u> (城規會文件 段落編號)
A6	禪寺對使用周邊土地從事宗教活動有合理期望。指定「綠化地帶」將禁止任何宗教活動，此舉實違反《基本法》賦予的宗教信仰自由。	6.5.10
A7	在私人土地上指定「綠化地帶」禁止作宗教機構用途會剝奪禪寺的業權。	6.5.11
A8	在制訂圖則過程中，未有諮詢土地擁有人和禪寺的管理團體。	6.5.35
A9	禪寺非法佔用政府土地，而宗教活動亦可在「政府、機構或社區(1)」地帶舉行。	6.5.12
<u>申述人的建議</u>		
P1	西竺林禪寺周邊的「綠化地帶」應改劃為「政府、機構或社區(1)」或「宗教用途」地帶。	6.5.2 至 6.5.6 及 6.5.9
P2	西竺林禪寺的現有「政府、機構或社區(1)」地帶應指定作「宗教用途」。	6.5.2 至 6.5.6 及 6.5.9
P3	大綱圖的界線應予擴大至涵蓋整個祇園，並將其改劃為「政府、機構或社區(1)」地帶。	6.5.7 至 6.5.9 及 6.5.36
B <u>在大綱圖指定「綠化地帶」、「農業」地帶及「鄉村式發展」地帶(R3(部分)及 R247 至 R251)</u>		
<u>主要理由</u>		
B1	支持大綱圖保護自然環境和鄉郊景致的整體規劃意向。	6.5.13
B2	一些具保育價值／重要性的物種和本地蘭花可在天然河溪及其附近找到。因此，天然河溪及沿岸地區應透過指定作「自然保育區」地帶或「綠化地帶(1)」妥為保護，免受發展影響。	6.5.14

主要理由及建議		回應 (城規會文件 段落編號)
B3	該區的林地發現一些本地受關注的鳥種、具保育重要性的猛禽及林鳥，該林地與毗連郊野公園的林地的情況相若，因此應透過指定「自然保育區」地帶妥為保護。	6.5.14
B4	由於川龍的農業活動仍然蓬勃，加上在農地發現罕見蝴蝶品種芋麻珍蝶及其寄主植物芋麻，因此應把川龍的農地劃為「綠化地帶(1)」加以保護。農地亦應從「鄉村式發展」地帶剔除。	6.5.15
B5	倘獲城規會批准，「綠化地帶」或「農業」地帶或可進行新的小型屋宇發展。「鄉村式發展」地帶、「綠化地帶」及「農業」地帶內新的小型屋宇發展(包括地下的食肆)所排放的污水，會對天然河溪及集水區會造成不良影響。擬議川龍鄉村擴展區應從「鄉村式發展」地帶剔除，而「綠化地帶」及「農業」地帶則應改劃為「自然保育區」地帶或「綠化地帶(1)」，以禁止新的小型屋宇發展。	6.5.16 及 6.5.25
B6	川龍的「鄉村式發展」地帶提供 73 幅小型屋宇用地，不足以應付 169 幢小型屋宇的需求。大綱圖所提供的土地應能夠應付小型屋宇方面的需求。	6.5.19 至 6.5.22
B7	當局在一九九四年承諾能提供 50 幅小型屋宇用地的擬議川龍鄉村擴展區至今仍未落實。鄉村擴展區政策應該恢復。	6.5.24
B8	當局未能提供足夠的土地作小型屋宇發展，會對新界原居民的傳統權益造成負面影響，可能違反基本法。而將私人土地指定為「綠化地帶」有違香港法律對發展權方面的保護。	6.5.11, 6.5.17 及 6.5.23

<u>主要理由及建議</u>		<u>回應</u> (城規會文件 段落編號)
B9	下花山已建村超過 200 年，但地政總署採用的《在新界小型屋宇政策下之認可鄉村名冊》遺漏了該村。下花山的「綠化地帶」會剝奪村民興建小型屋宇的權利，並影響他們把該村納入上述名冊的要求。下花山的私人土地應從「綠化地帶」中剔除。	6.5.26
B10	在制訂圖則過程中，未有諮詢土地擁有人和村民。	6.5.35
<u>申述人的建議</u>		
C 指定荃錦公路香港槍會以北的用地為「綠化地帶」(R252)		
<u>主要理由</u>		
C1	指定私人土地為「綠化地帶」侵害他們的發展權，有違《基本法》。	6.5.11 及 6.5.30
C2	申述地點適合作低層住宅發展。「綠化地帶」未有顧及政府把本港合適的土地改劃作住宅用途的政策。	6.5.27 至 6.5.29
C3	由於申述地點有暫准構築物，因此應劃設為住宅地帶，而非「綠化地帶」。	6.5.27 至 6.5.29
<u>申述人的建議</u>		
P4	申述地點(包括在大綱圖界線以外的部分)應改劃為「住宅」地帶。	6.5.27 至 6.5.29 及 6.5.36
D 指定荃錦公路馬塘附近的用地為「綠化地帶」(R253)		
<u>主要理由</u>		
D1	指定私人土地為「綠化地帶」剝奪他們的發展權，有違《基本法》和香港法律。指定此地帶亦未有顧及政府在本港物色可發展土地的需要。	6.5.11 及 6.5.34

<u>主要理由及建議</u>		<u>回應</u> (城規會文件 段落編號)
D2	申述地點適合合作低密度住宅發展。擬議住宅發展符合大綱圖的整體規劃意向。正如申述人所提交的規劃申請所顯示 ⁶ ，擬議住宅發展與周圍環境互相協調，對環境帶來視覺和生態方面的改善，以及不會對視覺、景觀、交通、岩土、環境和基礎設施造成負面影響。	6.5.31 至 6.5.33
<u>申述人的建議</u>		
P5	申述地點應由「綠化地帶」改劃為「住宅(丙類)地帶」。	6.5.31 至 6.5.33

⁶ 指由 Fortune Houses Development Limited(R253)根據條例第 16 條提交擬議低密度住宅發展、填土及挖土工程的申請編號 A/DPA/TW-CLHFS/5。

主要意見及規劃署回應的詳情

意見編號	主要意見	回應 (城規會文件 段落編號)
C1	與西竺林禪寺運作有關的大部分土地屬私人擁有，而位於「政府、機構或社區(1)」地帶內的現有設施不足以應付禪寺的日常運作。	6.5.2 至 6.5.6 及 6.5.9
C2	倘當局不恢復鄉村擴展區政策，則應釋出鄉村擴展區內的土地以供發展。此外，川龍圳下、昂塘及川龍南面的土地應由「農業」地帶改劃為「鄉村式發展」地帶，以進行小型屋宇發展或用作公營房屋發展。	6.6.2
	當局應尊重私人土地的發展權利。把私人土地劃為「綠化地帶」而不作出賠償，有違《基本法》。指定「綠化地帶」亦會影響西竺林禪寺及該區鄉郊工場擴充業務。	6.5.11, 6.5.17 及 6.6.3
	在制訂圖則過程中，當局未有充分諮詢持份者，他們的意見亦未有納入大綱圖。	6.5.35
C2 及 C3	就大綱圖中的「鄉村式發展」地帶，位於擬議川龍鄉村擴展區內的50幅小型屋宇用地未有落實時間表；而其餘的小型屋宇用地則位於私人土地上。因此，現時的「鄉村式發展」地帶未能滿足對小型屋宇的需求，違反《基本法》。	6.5.23 及 6.5.24
C2 及 C4	在村民把下花山納入地政總署的《在新界小型屋宇政策下之認可鄉村名冊》的要求有定案前，不應把下花山劃為「綠化地帶」。	6.5.26
C4	鄉村擴展區政策應予恢復。	6.5.24

<u>意見編號</u>	<u>主要意見</u>	<u>回應</u> (城規會文件 段落編號)
C5	對部分申述人提出把西竺林禪寺及祇園的周邊土地由「綠化地帶」改劃為「政府、機構或社區(1)」地帶的建議表示反對，因為天然資源會受到破壞，而禪寺／寺廟應限制在其現時的用途地帶內發展。	6.5.2 至 6.5.6 及 6.5.9
	小型屋宇發展應限制在合適地方，以免對天然環境造成不良的干擾。	6.5.16 及 6.5.20
	反對部分申述人提議把荃錦公路的用地劃作住宅用途的建議，因為土地權利並非絕對的，社會利益相對更為重要。	6.5.11, 6.5.27 至 6.5.34

**Extract of minutes of the meeting of
Community Building, Planning and Development
Committee of the Tsuen Wan District Council**

反對。

35. 規劃署高級城市規劃師回應，關於 Y/TW/9，多個部門對申請人在春秋二祭期間關閉停車場的建議亦有意見。申請人須就交通方面的任何建議提供交通影響評估報告，證明發展不會產生負面影響。

36. 林婉濱議員及王佩芝女士的意見、建議及提問摘錄如下：

- (1) 關於 A/DPA/TW-CLHFS/3 及 A/DPA/TW-CLHFS/5，兩宗申請的地點及內容非常相似，詢問這是否申請人提交申請時取巧，即是就附近區域分別遞交申請；
- (2) 規劃署在上次會議中指出，該署已向城規會提交委員就申請提出的所有意見，但申請人遞交兩宗申請可能會誤導委員，令委員以為已就申請提出意見而沒有提出反對，從而使申請獲得批准；以及
- (3) 關於 A/DPA/TW-CLHFS/6，漁護署對這宗申請有何憂慮。

37. 規劃署高級城市規劃師回應，關於 A/DPA/TW-CLHFS/3 及 A/DPA/TW-CLHFS/5，雖然兩宗申請的地點接近，但位於兩個不同地點。關於 A/DPA/TW-CLHFS/6，該申請位於下花山的引水道旁，申請人需證明有關發展不會產生負面影響，包括對自然環境保育不會有負面影響。現時，漁護署對申請仍有意見，規劃署已將漁護署的意見轉交申請人跟進。

38. 代主席表示，希望規劃署備悉委員的意見，而委員亦可以就各項申請以個人身份向城規會提出意見，並在下次會議中考慮是否就規劃申請 A/TW/480 去信規劃署及城規會以表達不滿。

V 第 4 項議程：《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1》
(社區建設第 20/16-17 號文件)

39. 代主席表示，規劃署就《川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1》諮詢委員的意見，並歡迎出席是次會議的規劃署代表荃灣及西九龍規劃專員（下稱“規劃專員”）周日昌先生。

40. 規劃署規劃專員介紹文件。

(按：黃家華議員於下午三時五十六分退席。)

41. 陳崇業議員、林婉濱議員及黃偉傑議員的意見、建議及提問摘錄如下：

- (1) 關注規劃署在過去十年來仍未在川龍的鄉村式發展地帶進行收地，而地政總署亦從沒有批准在該處興建小型屋宇，並預計規劃署在諮詢相

關鄉事委員會及村代表時會收到反對意見；

- (2) 認為因委員會並非該處的持份者，就該處的規劃大綱發表意見並不適合；
- (3) 規劃署未有把與村代表會面時收集所得的意見納入文件；
- (4) 雖然規劃署計劃把部分農業地帶及綠化地帶改劃為“其他指定用途”，但有村長表示該地點並非商議的私人土地；
- (5) 不能接受規劃署建議把部分居民現時居住的土地改劃為綠化地帶，令他們失去使用土地自主權；
- (6) 要求規劃署在諮詢期內再與村長會面；
- (7) 雖然規劃署把私人土地納入綠化地帶後可以保留現有用途，但有村民擔心日後房屋出現損毀時，因不能進行維修而需要搬遷；
- (8) 理解規劃署訂立大綱草圖的目的是保持土地現時的良好狀態，但希望規劃署避免影響土地擁有者的權益；
- (9) 規劃署多年來未有在鄉村式發展地帶進行收地，居民無從獲得土地興建小型屋宇；
- (10) 由於村代表反對把該區大部分土地改劃為綠化地帶，因此對該大綱草圖有保留；
- (11) 有居民擔心土地被改劃為綠化地帶後，不能維持現有的農業用途，認為規劃署未能釋除居民的疑慮；
- (12) 下花山村現時不屬認可的原居民村落，但該村落的部分私人土地已建有祖屋，若日後該村落成為認可原居民村落時，村民便需重新向城規會申請把土地改劃為鄉村式發展地帶，間接失去過去發展土地的權益；
- (13) 由於下花山村大部分居民都居於寮屋，詢問規劃署“經常准許用途”中，有關翻建新界豁免管制屋宇及以新界豁免管制屋宇取代現有住用建築物兩項中所涉及的新界豁免管制屋宇是否指村屋，而且對村民的生活有何影響；以及
- (14) 詢問規劃署在去年十月底與鄉事委員會討論時，村民是否反對該署提出的意見。

42. 規劃署規劃專員回應如下：

- (1) 該署樂意就大綱草圖再次與村代表及村民商討；
- (2) 「農業用途」在「綠化地帶」上屬經常准許的用途；
- (3) 根據先前的發展審批地區圖，在「非指定用途」地帶，除農業用途外，所有用途皆須事先向城規會申請，城規會可能會在有附帶條件情況下批准有關用途，以確保在環境及交通等因素上不會帶來負面影響。然而，現時分區計劃大綱草圖中，部分用途在個別地帶屬經常准許用途，不用再向城規會申請；

- (4) 在劃定「鄉村式發展」地帶時，規劃署需要考慮各政府部門的意見；
- (5) 理解村民對小型屋宇政策的關注，但根據現時政策，鄉村擴展區計劃暫時凍結。然而，川龍鄉村擴展區已劃為「鄉村式發展」地帶，在規劃上，「小型屋宇」屬經常准許用途；
- (6) 寮屋的修葺屬土地管理的範疇；
- (7) 該署理解鄉事委員會關注小型屋宇的供應，在先前的諮詢中，他們亦就此一項對大綱草圖表達關注；
- (8) 下花山村能否成為認可原居民村落屬地政總署小型屋宇政策的範疇；
- (9) 將土地劃為「綠化地帶」不會影響居民的現有生活方式及權益。在「綠化地帶」興建小型屋宇，亦可向城規會申請；以及
- (10) 該署在訂定大綱草圖時，已考慮各項有關的規劃因素。

43. 地政處行政助理回應如下：

- (1) 按照現行政策，政府不會運用公帑為鄉村擴展區進行收地，再批地予村民興建丁屋。政府每年都會檢討有關政策，但暫時未有修訂政策的時間表；
- (2) 村民興建丁屋時必須符合相關建屋政策；
- (3) 規劃署把土地劃作鄉村式發展地帶並不等於村民可以享有興建丁屋的法定權利；
- (4) 在新界其他地區亦有村民未能擁有私人土地以興建丁屋的情況；
- (5) 新界豁免屋宇為根據《建築物條例》（第 123 章）訂立，而寮屋並不屬於新界豁免屋宇。寮屋是過往政府根據寮屋政策，以牌照、豁免租約或其他方式批准的屋宇，但現時屬於非法佔用政府土地的屋宇；以及
- (6) 該處已為寮屋進行登記，政府會容許寮屋存在，直至政府需要收回有關土地或寮屋住戶放棄寮屋為止。現行政策容許住戶為寮屋進行重建或維修，但所使用的物料及寮屋的面積會受到限制。

44. 代主席詢問，魚塘是否屬於農業用途，以及如合資格村民擁有的土地位於鄉村式發展地帶，他們是否可以在該些土地興建丁屋。

45. 規劃署規劃專員回應，魚塘屬於農業用途，然而，如位於「綠化地帶」的魚塘進行的工程涉及填塘或更改河道等則須向城規會申請，以確保環境不會被破壞。而在「鄉村式發展」地帶興建小型屋宇屬經常准許的用途，無須向城規會申請。

46. 地政處行政助理回應，如果原居民擁有的私人土地位於鄉村式發展地帶，該原居民可以申請興建丁屋。

47. 黃偉傑議員及林婉濱議員的意見、建議及提問摘錄如下：

- (1) 詢問若下花山村在日後成為認可原居民村落後，能否以新界豁免管制屋宇取代現有住用建築物條款，在原址興建丁屋取代寮屋，而無需向規劃署提出規劃申請；
- (2) 雖然規劃署把土地改劃為鄉村式發展地帶，但因政策限制而未能滿足村民的住屋需求。至於規劃署同時把村民擁有的土地劃為綠化地帶，也令村民不能興建丁屋；
- (3) 要求規劃署在改劃土地時，應預留足夠土地以滿足村民的建屋需求。在建屋需求未能完全滿足前，不應把村民的土地劃為綠化地帶；以及
- (4) 希望規劃署採取其他措施，把土地改劃為鄉村式發展地帶。

48. 規劃署規劃專員回應，“現有建築物”指一間實際存在，並符合任何有關法例及有關政府土地契約條款的建築物(包括構築物)，因此非法寮屋並不屬於“現有建築物”。雖然如此，由於在川龍及下花山發展審批地區圖刊憲前已存在的寮屋屬現有用途，在規劃層面上可予容忍。此外，在有關大綱草圖上，保養及維修建築物屬經常准許的作業，因此有關工程不會受到大綱草圖影響。有關大綱草圖為川龍下花山的規劃提供框架及指引，村民可以申請在「綠化地帶」興建小型屋宇，但「綠化地帶」一般而言不宜進行發展，在審議有關申請時，城規會亦會考慮政府相關政策，例如新界小型屋宇政策。

49. 代主席表示，他希望規劃署繼續與持份者商討，跟進村民的需要及訴求。

~~VI 第 5 項議程：社區發展及規劃工作小組與地區團體合辦活動的區議會撥款申請~~

~~(社區建設第 21/16-17 號文件)~~

~~50. 秘書介紹文件，並表示鄭捷彬議員、文裕明議員、古揚邦議員、伍顯龍議員、林婉濱議員、黃偉傑議員、陳振中議員、羅少傑議員、葛兆源議員、譚凱邦議員、王珮芝女士及侯恩澤先生是社區發展及規劃工作小組的成員，作為他們就其成員身分申報利益。~~

~~51. 由於代主席已申報利益，根據《常規》48(14)條的規定，委員同意由林琳議員暫代主持會議。~~

~~52. 臨時主席詢問委員需否即席申報其他利益。沒有委員申報其他利益。~~

~~53. 臨時主席根據《常規》第48(12)條的規定，批准身兼工商業發展工作小組成員的委員可就撥款申請發言和表決。~~

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for “Government, Institution or Community” other than “Government, Institution or Community (1)”	
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Firing Range
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	Hotel
Market	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Place of Recreation, Sports or Culture	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Clinic	Off-course Betting Centre
Public Convenience	Office
Public Transport Terminus or Station	Petrol Filling Station
Public Utility Installation	Place of Entertainment
Public Vehicle Park (excluding container vehicle)	Private Club
Recyclable Collection Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Religious Institution	Refuse Disposal Installation (Refuse Transfer Station only)
Research, Design and Development Centre	Residential Institution
Rural Committee/Village Office	Sewage Treatment/Screening Plant
School	Shop and Services
Service Reservoir	Utility Installation for Private Project
Social Welfare Facility	Zoo
Training Centre	
Wholesale Trade	

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

Schedule II: for "Government, Institution or Community (1)"

Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Utility Installation Religious Institution Social Welfare Facility	Columbarium Eating Place (Restaurant only) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Shop and Services (Retail Shop only) Utility Installation for Private Project
--	---

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. In particular, the sub-zone "Government, Institution or Community (1) is intended primarily for the provision of religious institutional uses.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

政府、機構或社區

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
----------------	--

附表 I：適用於「政府、機構或社區」
(「政府、機構或社區(1)」除外)

救護站	動物寄養所
動物檢疫中心(只限設於政府建築物)	動物檢疫中心(未另有列明者)
播音室、電視製作室及／或電影製作室	靈灰安置所
電纜車路線及終站大樓	懲教機構
食肆(只限食堂、熟食中心)	火葬場
教育機構	駕駛學校
展覽或會議廳	食肆(未另有列明者)
郊野學習／教育／遊客中心	練靶場
政府垃圾收集站	分層住宅
政府用途(未另有列明者)	殯儀設施
醫院	直升機升降坪
機構用途(未另有列明者)	度假營
圖書館	酒店
街市	屋宇(根據《註釋》說明頁准許 翻建新界豁免管制屋宇 或以新界豁免管制屋宇 取代現有住用建築物者除外)
康體文娛場所	香港鐵路通風塔及／或高出路面的 其他構築物(入口除外)
政府診所	場外投注站
公廁設施	辦公室
公共車輛總站或車站	加油站
公用事業設施裝置	娛樂場所
公眾停車場(貨櫃車除外)	私人會所
可循環再造物料回收中心	雷達、電訊微波轉發站、電視及／或 廣播電台發射塔裝置
宗教機構	垃圾處理裝置(只限垃圾轉運站)
研究所、設計及發展中心	住宿機構
鄉事委員會會所／鄉公所	污水處理／隔篩廠
學校	商店及服務行業
配水庫	私人發展計劃的公用設施裝置
社會福利設施	動物園
訓練中心	
批發行業	

(請看下頁)

政府、機構或社區(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
----------------	--

附表 II：適用於「政府、機構或社區(1)」

食肆(只限食堂)	靈灰安置所
政府垃圾收集站	食肆(只限酒樓餐廳)
政府用途(未另有列明者)	雷達、電訊微波轉發站、電視
公廁設施	及／或廣播電台發射塔裝置
公用事業設施裝置	住宿機構
宗教機構	商店及服務行業(只限零售商店)
社會福利設施	私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。「政府、機構或社區(1)」支區的規劃意向，主要是提供宗教機構用途。

備註

- (1) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度(以樓層數目計算)超過圖則所訂明的限制，或超過在有關發展審批地區草圖的公告在憲報首次刊登該日已經存在的建築物的高度，兩者中以數目較大者為準。
- (2) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)段所述的建築物高度限制。

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park * Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Firing Range Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution

(Please see next page)

GREEN BELT (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

Rural Committee/Village Office
 School
 Service Reservoir
 Social Welfare Facility
 Utility Installation for Private Project
 Zoo

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

Remarks

Any filling of land/pond, excavation of land or diversion of stream, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

綠化地帶

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
農業用途 燒烤地點 郊野公園* 政府用途(只限報案中心) 自然保護區 自然教育徑 農地住用構築物 野餐地點 公廁設施 帳幕營地 野生動物保護區	動物寄養所 播音室、電視製作室及／或電影製作室 墓地 電纜車路線及終站大樓 靈灰安置所(只限設於宗教機構內或現有靈灰安置所的擴建部分) 火葬場(只限設於宗教機構內或現有火葬場的擴建部分) 郊野學習／教育／遊客中心 練靶場 分層住宅 高爾夫球場 政府垃圾收集站 政府用途(未另有列明者) 直升機升降坪 度假營 屋宇(根據《註釋》說明頁准許翻建新界豁免管制屋宇或以新界豁免管制屋宇取代現有住用建築物者除外) 香港鐵路通風塔及／或高出路面的其他構築物(入口除外) 加油站 康體文娛場所 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 雷達、電訊微波轉發站、電視及／或廣播電台發射塔裝置 宗教機構 住宿機構

(請看下頁)

綠化地帶(續)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
	鄉事委員會會所／鄉公所 學校 配水庫 社會福利設施 私人發展計劃的公用設施裝置 動物園

- * 「郊野公園」指根據《郊野公園條例》(第 208 章)指定的郊野公園或特別地區。所有用途和發展均須取得郊野公園及海岸公園管理局總監同意，但無須經城市規劃委員會批准。

規劃意向

此地帶的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。

備註

在有關發展審批地區草圖的公告在憲報首次刊登該日或以後，如未取得城市規劃委員會根據《城市規劃條例》第 16 條批給的許可，不得進行或繼續進行任何填土／填塘、挖土或河道改道工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所載的經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養、修葺或翻建工程除外)而進行或繼續進行者。

GREEN BELT(1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Tent Camping Ground Wild Animals Protection Area	Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (Redevelopment Only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Rural Committee/Village Office Utility Installation for Private Project

Planning Intention

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl. There is a general presumption against development within this zone.

In general, only developments that are needed to support the conservation of the existing natural landscape, ecological features or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

GREEN BELT(1) (cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

綠化地帶(1)

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
農業用途 自然保護區 自然教育徑 農地住用構築物 野餐地點 帳幕營地 野生動物保護區	燒烤地點 墓地 郊野學習／教育／遊客中心 政府垃圾收集站 政府用途(未另有列明者) 度假營 屋宇(只限重建) 公廁設施公用事業設施裝置 雷達、電訊微波轉發站、電視及／或 廣播電台發射塔裝置 鄉事委員會會所／鄉公所 私人發展計劃的公用設施裝置

規劃意向

此地帶的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展。根據一般推定，此地帶不宜進行發展。

大體而言，有需要進行以助保存區內現有天然景觀、生態特色或風景質素的發展，或者絕對基於公眾利益而必須進行的基礎設施項目，才可能會獲得批准。

備註

- (a) 任何現有屋宇的重建，包括改動及／或修改，不得引致整個重建計劃超過在有關發展審批地區草圖的公告在憲報首次刊登該日已經存在的屋宇的地積比率、上蓋面積及高度。
- (b) 在有關發展審批地區草圖的公告在憲報首次刊登該日或以後，如未取得城市規劃委員會根據《城市規劃條例》第 16 條批給的許可，不得進行或繼續進行任何河道改道、填土／填塘或挖土工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所載的經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養、修葺或翻建工程除外)而進行或繼續進行者。

Table 3.4 Proposed Schedule of Use for “R(C)” Zone

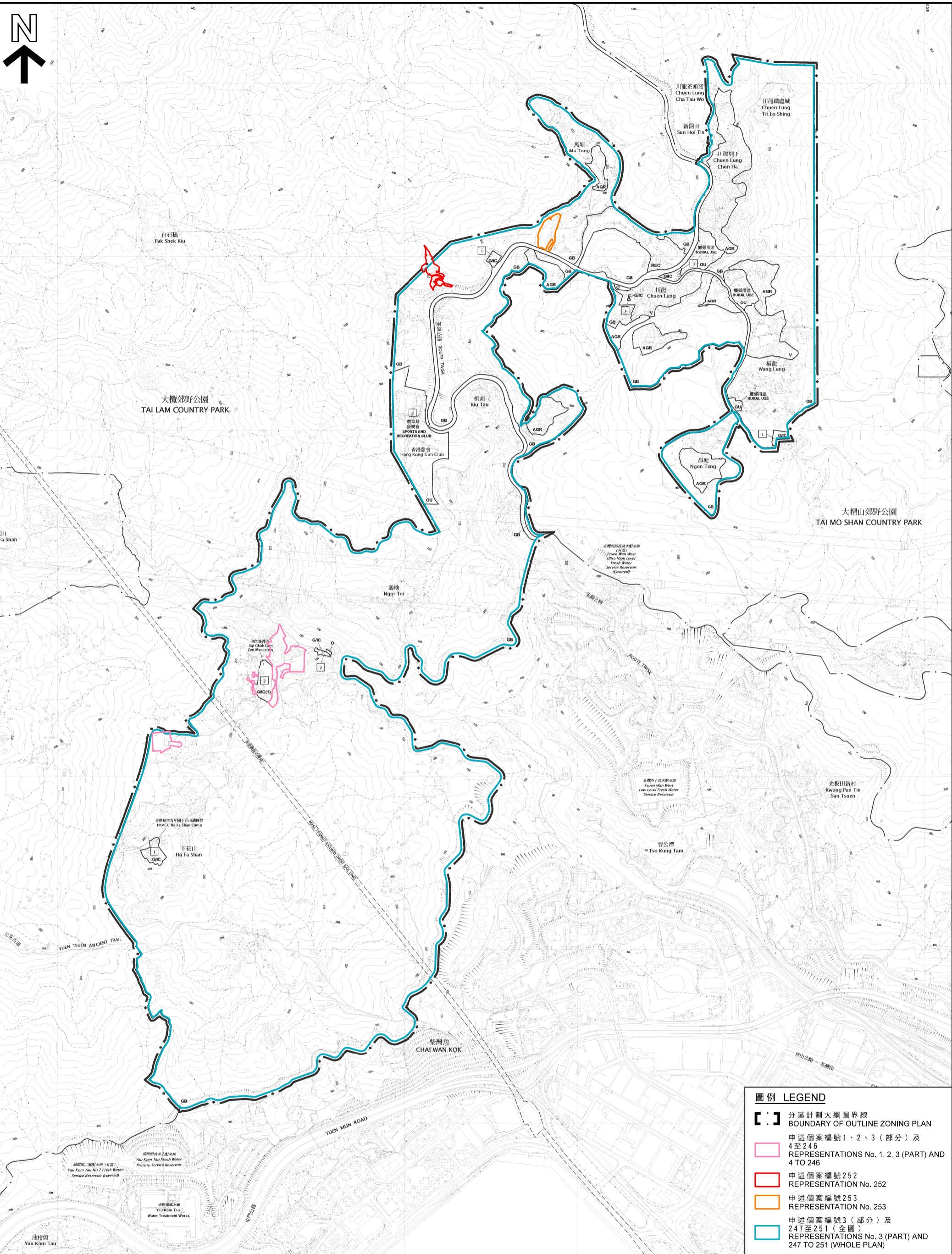
<u>RESIDENTIAL (GROUP C)</u>	
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Government Refuse Collection Point
Government Use (Police Reporting Centre only)	Government Use (not elsewhere specified)
House	Place of Recreation, Sports or Culture
Utility Installation for Private Project	Public Convenience
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	Rural Committee/Village Office
	School
	Social Welfare Facility

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (9.625m) of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio/site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



圖例 LEGEND	
	分區計劃大綱圖界線 BOUNDARY OF OUTLINE ZONING PLAN
	申述個案編號1、2、3（部分）及 4至246 REPRESENTATIONS No. 1, 2, 3 (PART) AND 4 TO 246
	申述個案編號252 REPRESENTATION No. 252
	申述個案編號253 REPRESENTATION No. 253
	申述個案編號3（部分）及 247至251（全圖） REPRESENTATIONS No. 3 (PART) AND 247 TO 251 (WHOLE PLAN)

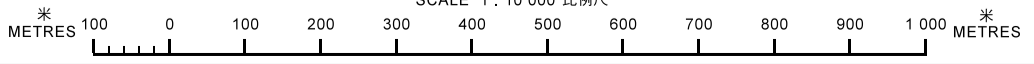
本摘要圖於2017年5月15日擬備，
所根據的資料為於2016年12月9日
展示的分區計劃大綱圖編號S/TW-CLHFS/1
EXTRACT PLAN PREPARED ON 15.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TW-CLHFS/1 EXHIBITED ON 9.12.2016

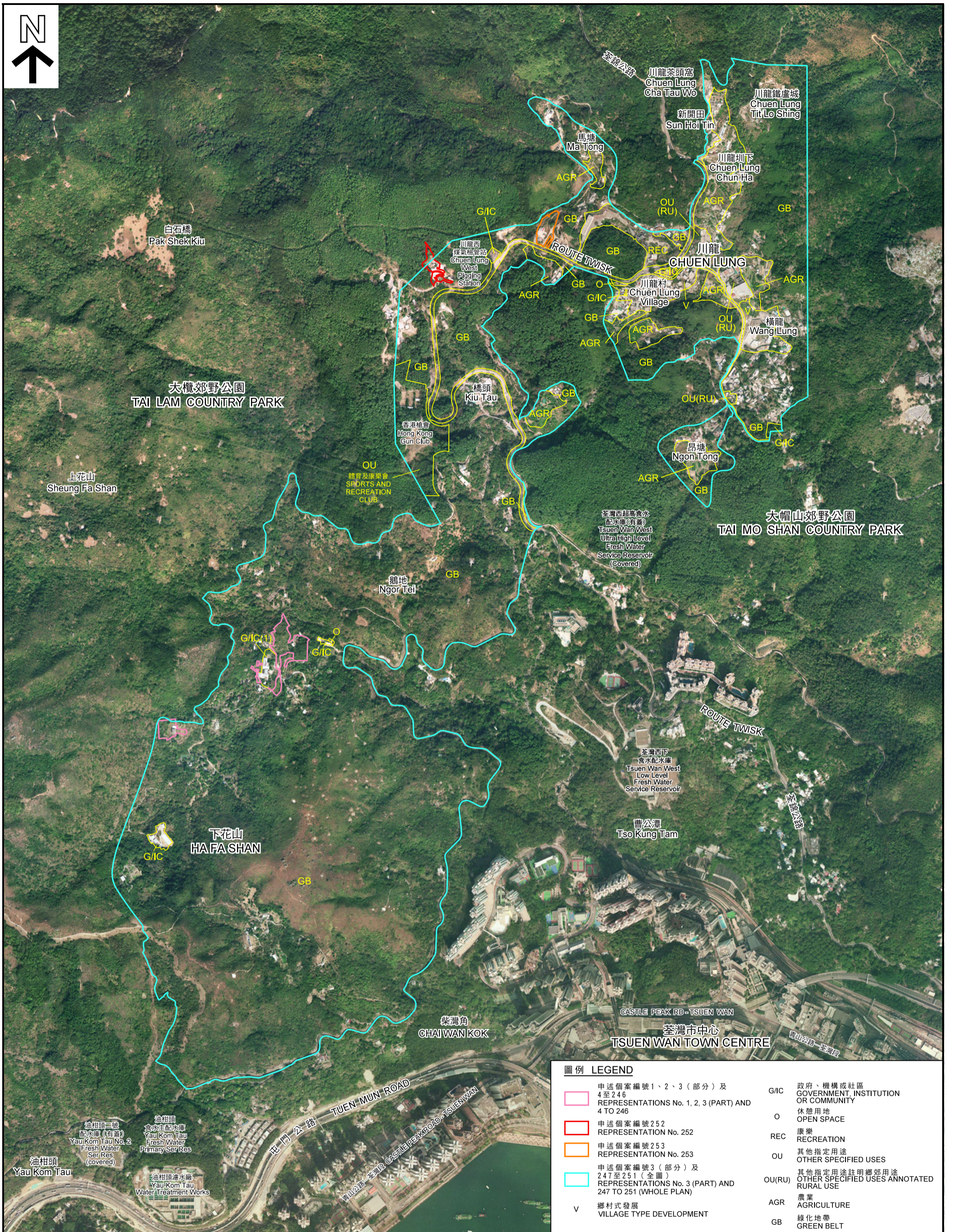
申述地點位置圖
LOCATION PLAN FOR REPRESENTATION SITES
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND
COMMENTS NO. C1 TO C5
SCALE 1 : 10 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號 REFERENCE No. R/S/TW-CLHFS/1	圖 PLAN H-1
---	---------------





圖例 LEGEND

	申述個案編號1、2、3 (部分) 及 4至246 REPRESENTATIONS No. 1, 2, 3 (PART) AND 4 TO 246	G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
	申述個案編號252 REPRESENTATION No. 252	O	休憩用地 OPEN SPACE
	申述個案編號253 REPRESENTATION No. 253	REC	康樂 RECREATION
	申述個案編號3 (部分) 及 247至251 (全圖) REPRESENTATIONS No. 3 (PART) AND 247 TO 251 (WHOLE PLAN)	OU	其他指定用途 OTHER SPECIFIED USES
	鄉村式發展 VILLAGE TYPE DEVELOPMENT	OU(RU)	其他指定用途註明鄉郊用途 OTHER SPECIFIED USES ANNOTATED RURAL USE
		AGR	農業 AGRICULTURE
		GB	綠化地帶 GREEN BELT

航攝照片 AERIAL PHOTO

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
 考慮申述編號R1至R253及意見編號C1至C5
 DRAFT CHUEN LUNG AND HA FA SHAN
 OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
 CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND
 COMMENTS NO. C1 TO C5

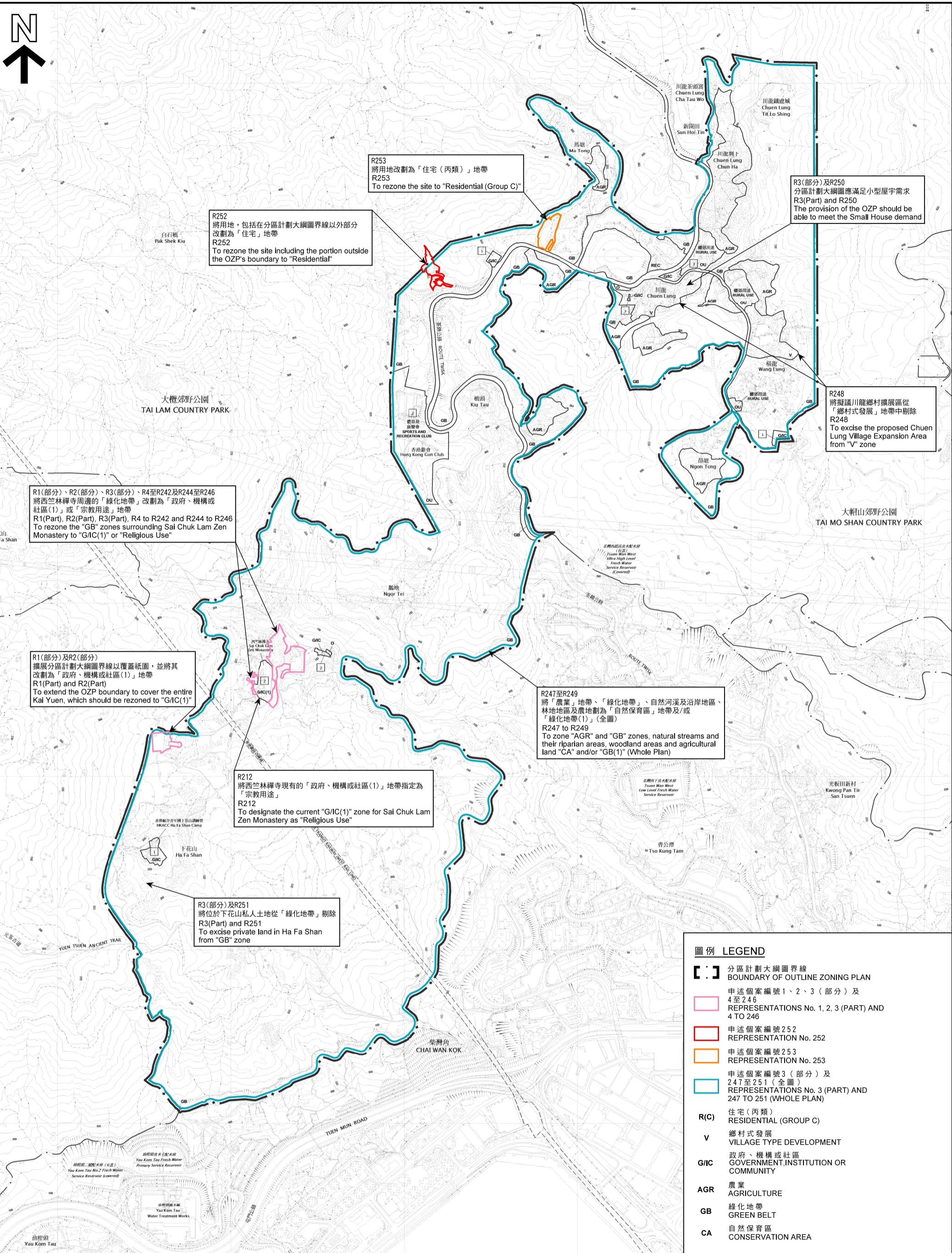
規劃署
**PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.
 R/S/TW-CLHFS/1

圖 PLAN
 H-2

本摘要圖於2017年5月15日擬備，所根據的資料為地政總署於2015年12月發布的數碼正射影像圖DOP5000
 EXTRACT PLAN PREPARED ON 15.5.2017
 BASED ON DIGITAL ORTHOPHOTO DOP5000
 RELEASED IN DECEMBER 2015 BY LANDS DEPARTMENT



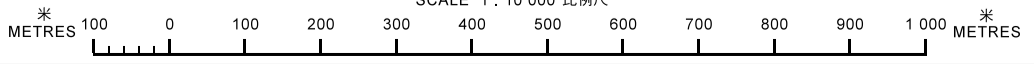
本摘要圖於2017年6月6日擬備，所根據的資料為於2016年12月9日展示的分區計劃大綱圖編號S/TW-CLHFS/1
 EXTRACT PLAN PREPARED ON 6.6.2017 BASED ON OUTLINE ZONING PLAN No. S/TW-CLHFS/1 EXHIBITED ON 9.12.2016

申述人的建議
REPRESENTERS' PROPOSAL
 《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
 考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
 CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5
 SCALE 1 : 10 000 比例尺

規劃署
PLANNING DEPARTMENT

參考編號
 REFERENCE No.
 R/S/TW-CLHFS/1

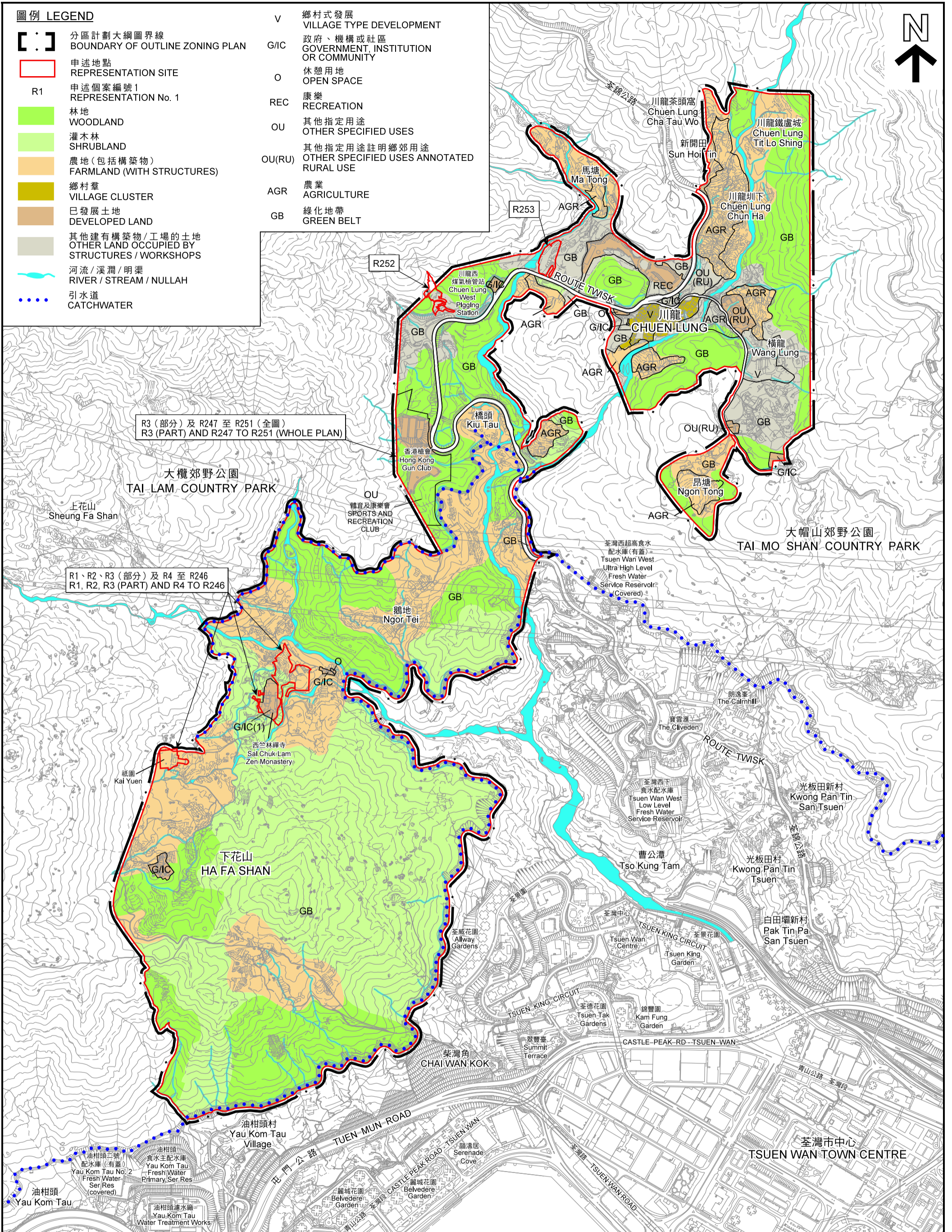
圖 PLAN
 H-3



圖例 LEGEND

- [.] 分區計劃大綱圖界線
BOUNDARY OF OUTLINE ZONING PLAN
- ▭ 申述地點
REPRESENTATION SITE
- R1 申述個案編號1
REPRESENTATION No. 1
- 林地
WOODLAND
- 灌木林
SHRUBLAND
- 農地(包括構築物)
FARMLAND (WITH STRUCTURES)
- 鄉村羣
VILLAGE CLUSTER
- 已發展土地
DEVELOPED LAND
- 其他建有構築物/工場的土地
OTHER LAND OCCUPIED BY
STRUCTURES / WORKSHOPS
- 河流/溪澗/明渠
RIVER / STREAM / NULLAH
- ... 引水道
CATCHWATER

- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/C 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY
- O 休憩用地
OPEN SPACE
- REC 康樂
RECREATION
- OU 其他指定用途
OTHER SPECIFIED USES
- OU(RU) 其他指定用途註明鄉郊用途
OTHER SPECIFIED USES ANNOTATED
RURAL USE
- AGR 農業
AGRICULTURE
- GB 綠化地帶
GREEN BELT



R3 (部分) 及 R247 至 R251 (全圖)
R3 (PART) AND R247 TO R251 (WHOLE PLAN)

R1、R2、R3 (部分) 及 R4 至 R246
R1, R2, R3 (PART) AND R4 TO R246

本摘要圖於2017年5月23日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 23.5.2017
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

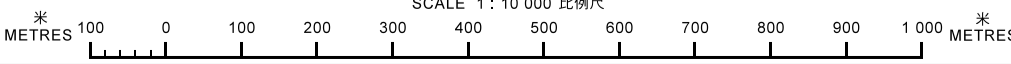
實際狀況 PHYSICAL FEATURES
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND
COMMENTS NO. C1 TO C5
SCALE 1: 10 000 比例尺

規劃署
PLANNING
DEPARTMENT












參考編號
REFERENCE No.
R/S/TW-CLHFS/1



圖 PLAN
H-4

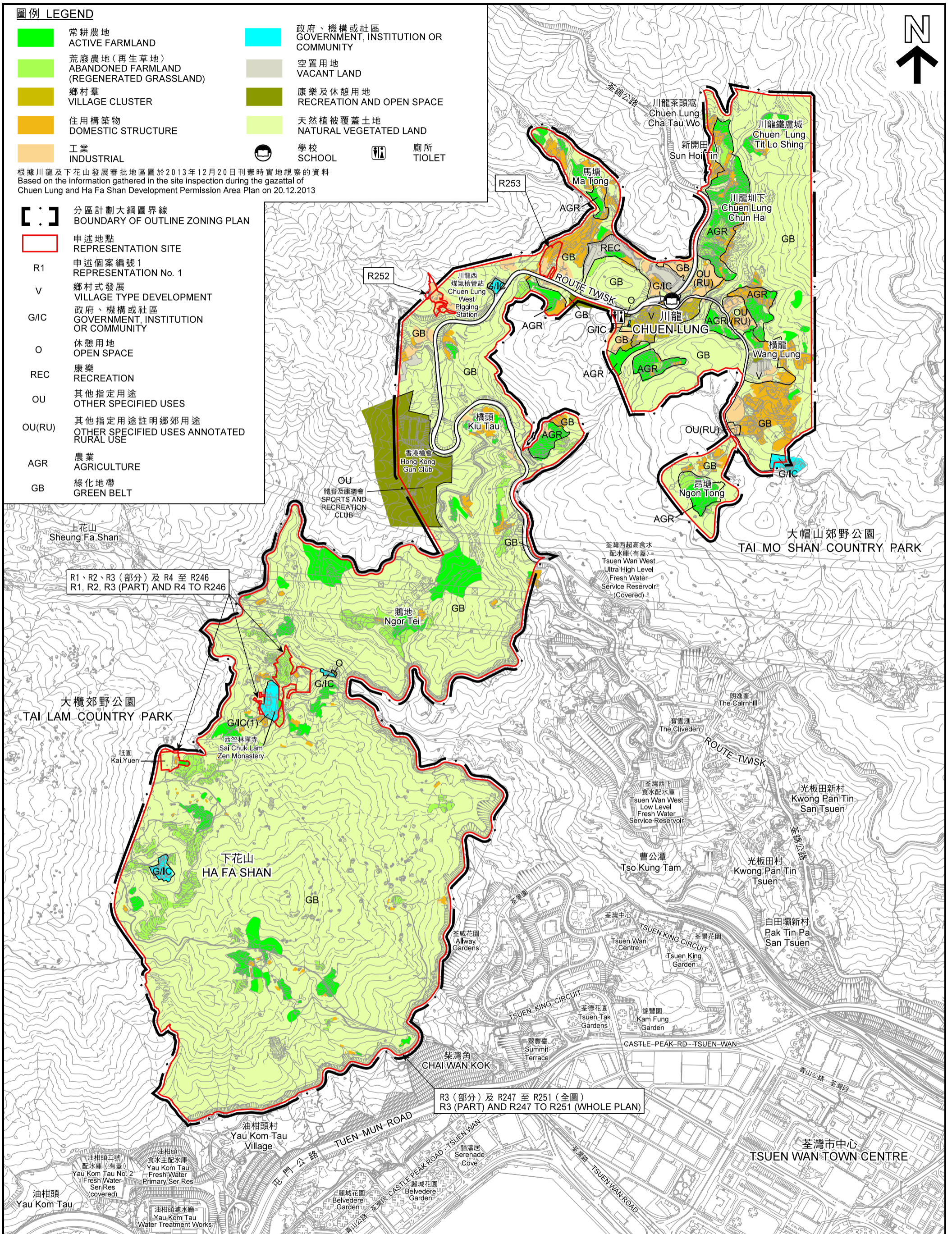


圖例 LEGEND

- | | | | |
|---|--|---|--|
|  | 常耕農地
ACTIVE FARMLAND |  | 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY |
|  | 荒廢農地(再生草地)
ABANDONED FARMLAND (REGENERATED GRASSLAND) |  | 空置用地
VACANT LAND |
|  | 鄉村羣
VILLAGE CLUSTER |  | 康樂及休憩用地
RECREATION AND OPEN SPACE |
|  | 住用構築物
DOMESTIC STRUCTURE |  | 天然植被覆蓋土地
NATURAL VEGETATED LAND |
|  | 工業
INDUSTRIAL |  | 學校
SCHOOL |
| | |  | 廁所
TIOLET |

根據川龍及下花山發展審批地區圖於2013年12月20日刊憲時實地視察的資料
Based on the information gathered in the site inspection during the gazettal of Chuen Lung and Ha Fa Shan Development Permission Area Plan on 20.12.2013

-  分區計劃大綱圖界線
BOUNDARY OF OUTLINE ZONING PLAN
-  申述地點
REPRESENTATION SITE
- R1 申述個案編號1
REPRESENTATION No. 1
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地
OPEN SPACE
- REC 康樂
RECREATION
- OU 其他指定用途
OTHER SPECIFIED USES
- OU(RU) 其他指定用途註明鄉郊用途
OTHER SPECIFIED USES ANNOTATED RURAL USE
- AGR 農業
AGRICULTURE
- GB 綠化地帶
GREEN BELT



R1、R2、R3 (部分) 及 R4 至 R246
R1, R2, R3 (PART) AND R4 TO R246

R3 (部分) 及 R247 至 R251 (全圖)
R3 (PART) AND R247 TO R251 (WHOLE PLAN)

本摘要圖於2017年5月31日繪備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2017
BASED ON SURVEY SHEETS No. 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

現有土地用途 EXISTING LAND USES

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

SCALE 1 : 10 000 比例尺



規劃署
PLANNING
DEPARTMENT



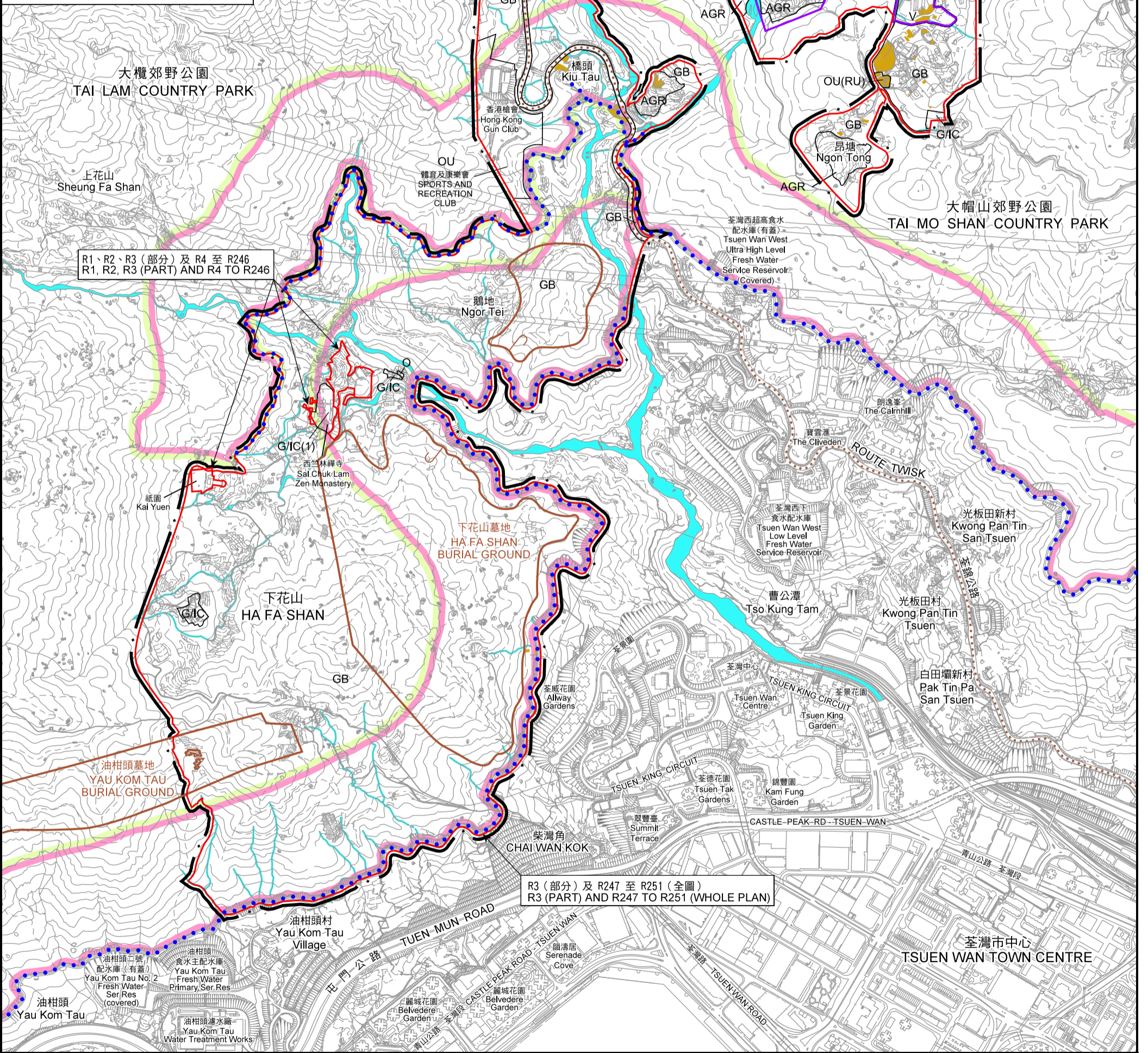
參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-5

圖例 LEGEND

- [·] 分區計劃大綱圖界線
BOUNDARY OF OUTLINE ZONING PLAN
- 申述地點
REPRESENTATION SITE
- R1 申述個案編號1
REPRESENTATION No. 1
- 集水區界線(上段間接)
BOUNDARY OF WATER GATHERING GROUND (UPPER INDIRECT)
- 集水區界線(下段間接)
BOUNDARY OF WATER GATHERING GROUND (LOWER INDIRECT)
- 引水道
CATCHWATER
- 河流/溪澗/明渠
RIVER / STREAM / NULLAH
- 現有主要工業/不協調的地盤
EXISTING INDUSTRIAL / INCOMPATIBLE SITES
- 荃錦公路
ROUTE TWISK
- 鄉村範圍/
鄉村擴展區
VILLAGE ENVIRONS / VILLAGE EXPANSION AREA

- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地
OPEN SPACE
- REC 康樂
RECREATION
- OU 其他指定用途
OTHER SPECIFIED USES
- OU(RU) 其他指定用途註明鄉郊用途
OTHER SPECIFIED USES ANNOTATED RURAL USE
- AGR 農業
AGRICULTURE
- GB 綠化地帶
GREEN BELT



R1、R2、R3 (部分) 及 R4 至 R246
R1, R2, R3 (PART) AND R4 TO R246

R3 (部分) 及 R247 至 R251 (全圖)
R3 (PART) AND R247 TO R251 (WHOLE PLAN)

本摘要圖於2017年5月31日擬備，所根據的資料為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及 20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 31.5.2017
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

發展限制 DEVELOPMENT CONSTRAINTS

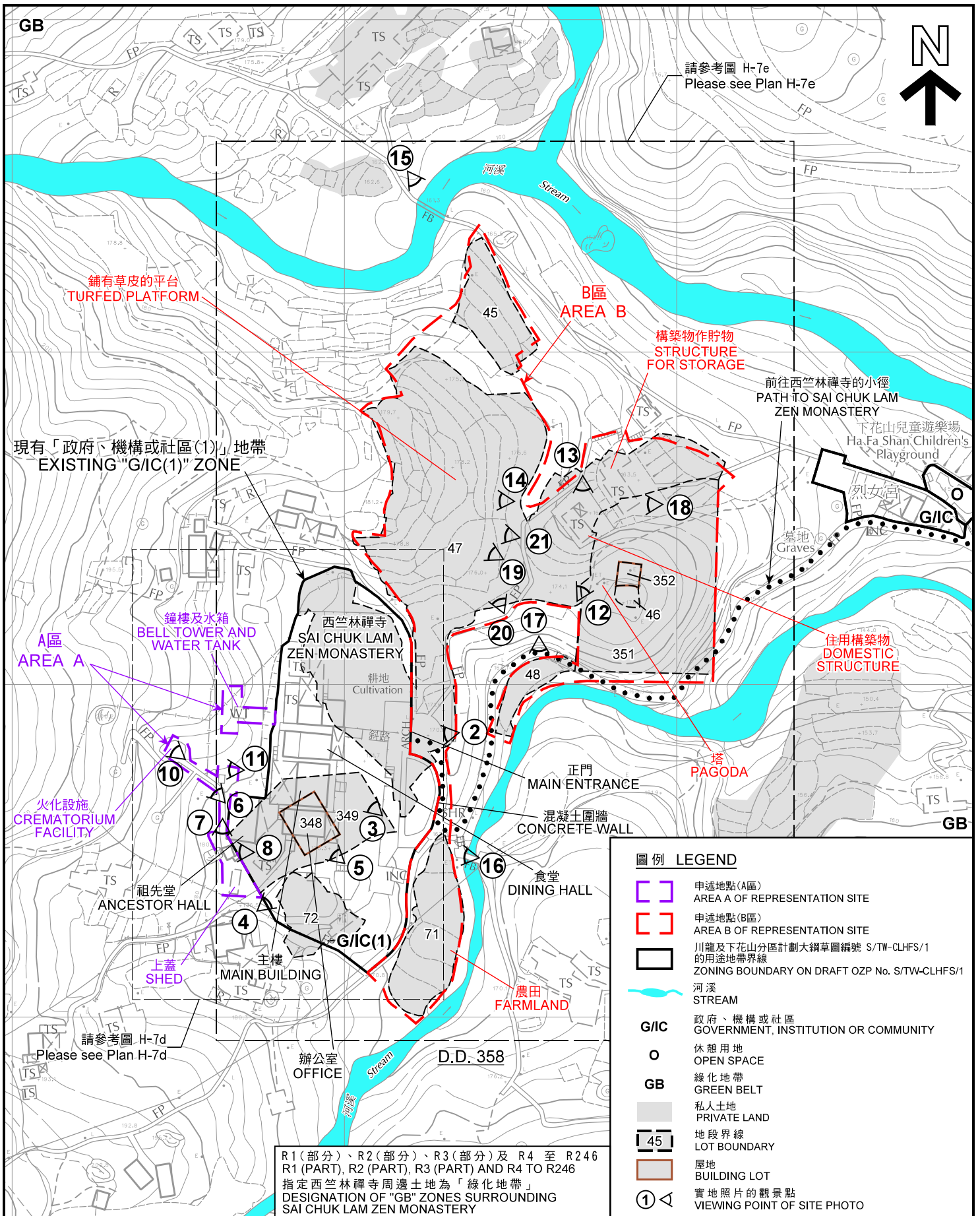
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND
COMMENTS NO. C1 TO C5

SCALE 1 : 10 000 比例尺

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-6



R1 (部分)、R2 (部分)、R3 (部分) 及 R4 至 R246
 R1 (PART), R2 (PART), R3 (PART) AND R4 TO R246
 指定西竺林禪寺周邊土地為「綠化地帶」
 DESIGNATION OF "GB" ZONES SURROUNDING
 SAI CHUK LAM ZEN MONASTERY

圖例 LEGEND	
	申述地點(A區) AREA A OF REPRESENTATION SITE
	申述地點(B區) AREA B OF REPRESENTATION SITE
	川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1 的用途地帶界線 ZONING BOUNDARY ON DRAFT OZP No. S/TW-CLHFS/1
	河溪 STREAM
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
	休憩用地 OPEN SPACE
GB	綠化地帶 GREEN BELT
	私人土地 PRIVATE LAND
	地段界線 LOT BOUNDARY
	屋地 BUILDING LOT
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

R1 (部分)、R2 (部分)、R3 (部分) 及 R4 至 R246 申述地點的平面圖
 SITE PLAN OF REPRESENTATION SITE OF R1 (PART)
 R2 (PART), R3 (PART) AND R4 TO R246

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
 考慮申述編號R1至R253及意見編號C1至C5
 DRAFT CHUEN LUNG AND HA FA SHAN
 OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
 CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND
 COMMENTS NO. C1 TO C5

SCALE 1 : 1 500 比例尺



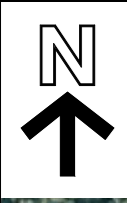
本摘要圖於2017年6月21日擬備，所根據的資料
 為測量圖編號 6-SE-14B
 EXTRACT PLAN PREPARED ON 21.6.2017
 BASED ON SURVEY SHEET No. 6-SE-14B

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 R/S/TW-CLHFS/1

圖 PLAN
 H-7a



在發展審批地區圖刊憲時的狀況
CONDITION AT THE TIME OF GAZETAL OF
DEVELOPMENT PERMISSION AREA PLAN

GB



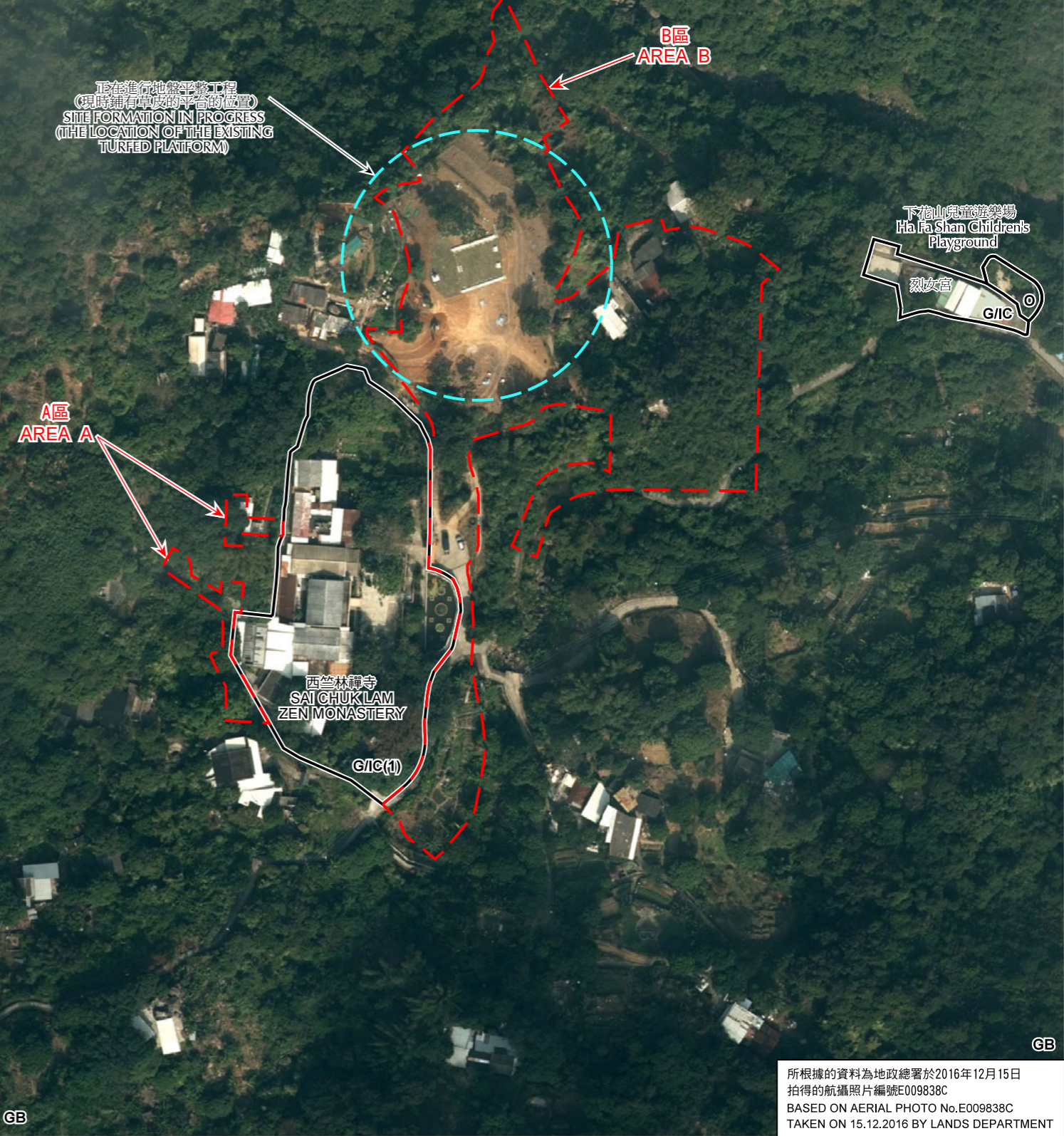
圖例 LEGEND	
	申述地點 REPRESENTATION SITE
	川龍及下花山分區計劃大綱草圖編號 S/TW-CLHFS/1 的用途地帶界線 ZONING BOUNDARY ON DRAFT OZP No. S/TW-CLHFS/1
	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
	休憩用地 OPEN SPACE
	綠化地帶 GREEN BELT

所根據的資料為地政總署於2013年12月20日
拍得的航攝照片編號CS47010
BASED ON AERIAL PHOTO No. CS47010
TAKEN ON 20.12.2013 BY LANDS DEPARTMENT



分區計劃大綱圖刊憲時的狀況
CONDITION AT THE TIME OF GAZETAL OF
OUTLINE ZONING PLAN

GB




所根據的資料為地政總署於2016年12月15日
拍得的航攝照片編號E009838C
BASED ON AERIAL PHOTO No. E009838C
TAKEN ON 15.12.2016 BY LANDS DEPARTMENT

本摘要圖於2017年6月15日擬備
EXTRACT PLAN PREPARED ON 15.6.2017

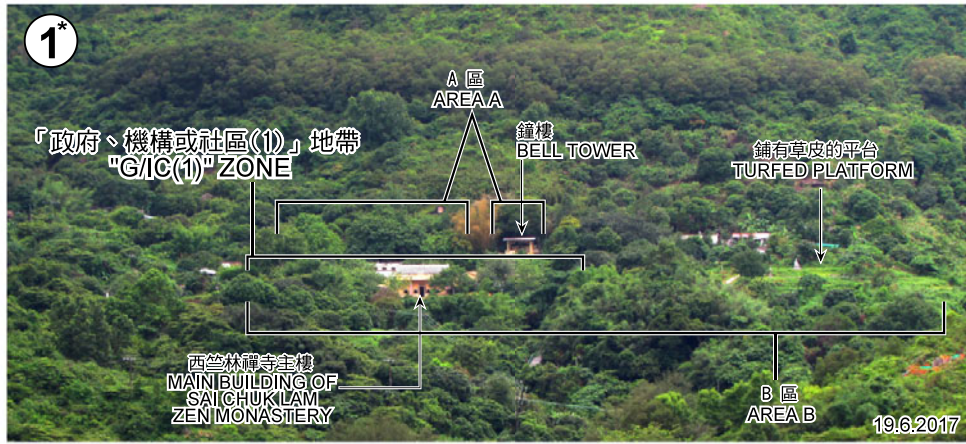
R1(部分)、R2(部分)、R3(部分)及 R4 至 R246申述地點的航攝照片
AERIAL PHOTO OF REPRESENTATION SITE OF R1 (PART), R2 (PART), R3 (PART) AND R4 TO R246

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

規劃署
PLANNING DEPARTMENT 

參考編號 REFERENCE No. R/S/TW-CLHFS/1	圖 PLAN H-7b
---	----------------



「政府、機構或社區(1)」地帶內的場地狀況
 SITE CONDITION WITHIN "GIC(1)" ZONE

* 實地照片1號的觀景點, 請參考圖H-9a
 For the viewing point of SITE PHOTO 1
 please refer to PLAN H-9a

本圖於2017年6月27日擬備, 所根據的資料
 為攝於2015年2月17日、2017年6月15日、
 2017年6月19日及2017年6月22日的實地照片
 PLAN PREPARED ON 27.6.2017
 BASED ON SITE PHOTOS TAKEN
 ON 17.2.2015, 15.6.2017, 19.6.2017
 AND 22.6.2017

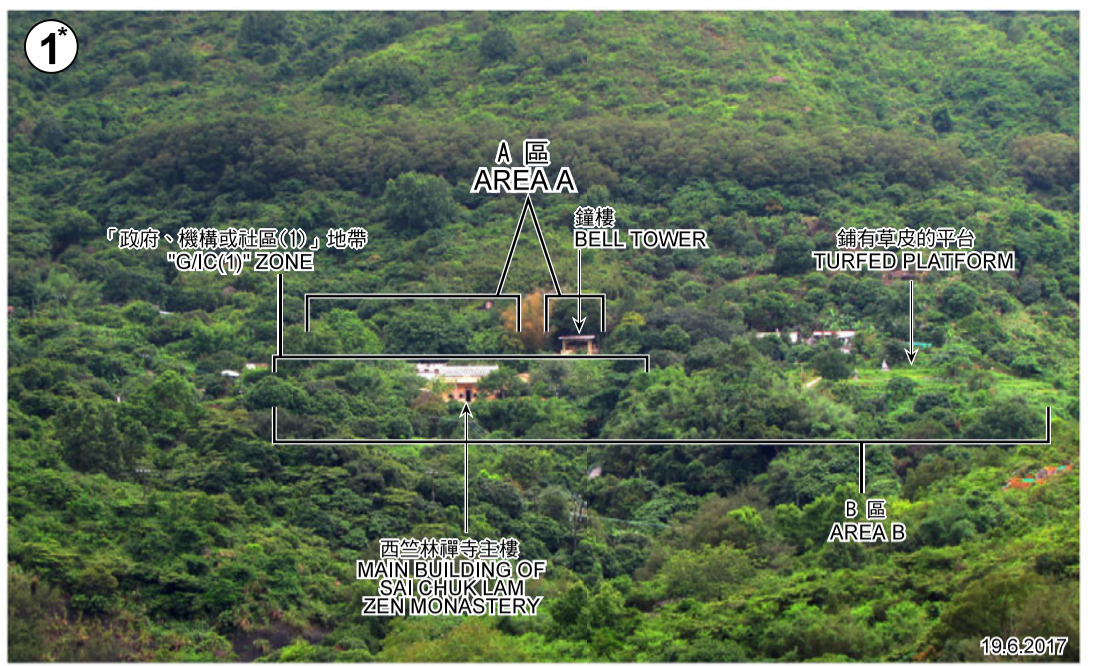
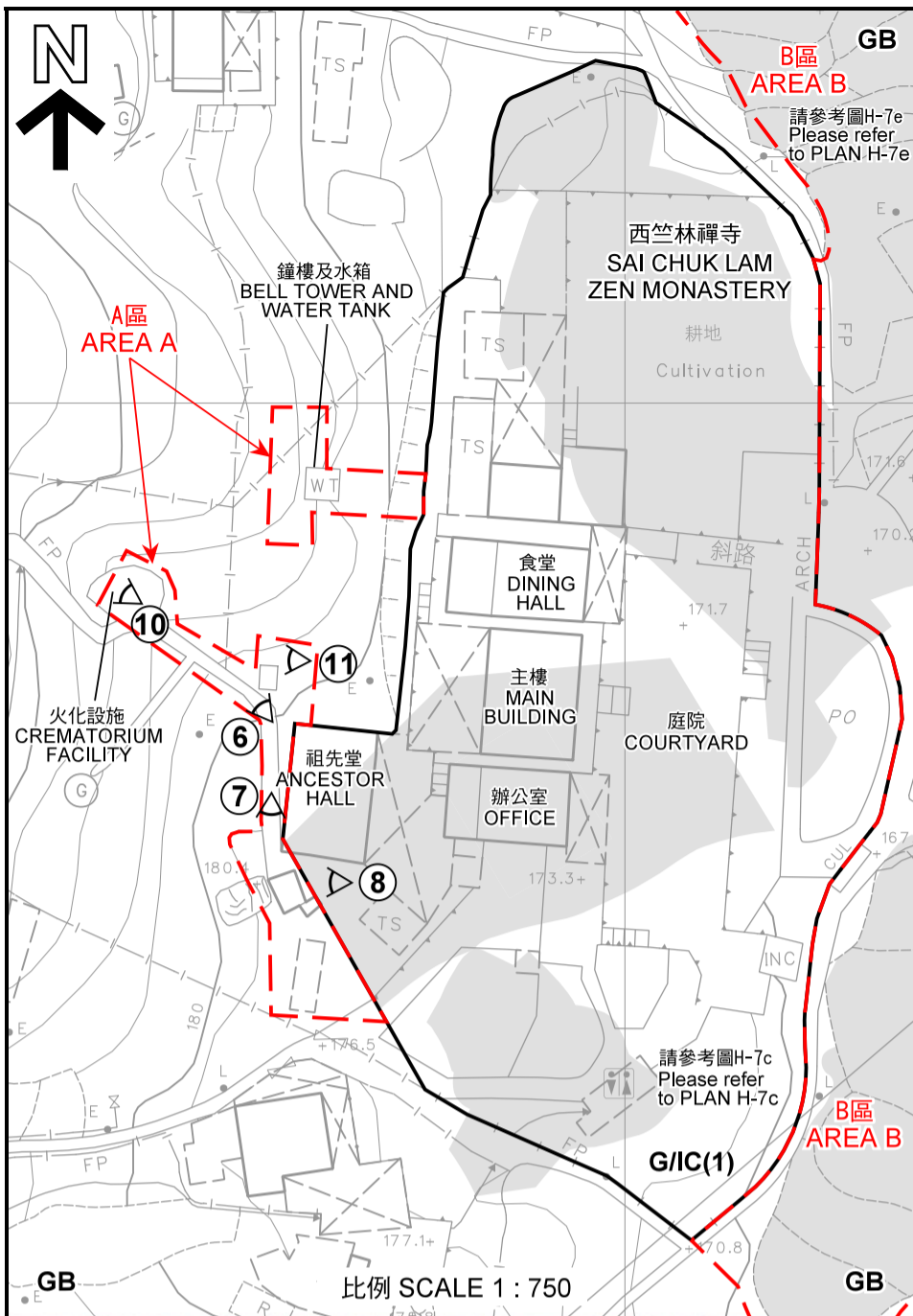
R1(部分)、R2(部分)、R3(部分)及 R4 至 R246
 申述地點的實地照片
 SITE PHOTOS OF REPRESENTATION SITE OF
 R1 (PART), R2 (PART), R3 (PART) AND R4 TO R246
 《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
 考慮申述編號R1至R253及意見編號C1至C5
 DRAFT CHUEN LUNG AND HA FA SHAN
 OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
 CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253
 AND COMMENTS NO. C1 TO C5

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 R/S/TW-CLHFS/1

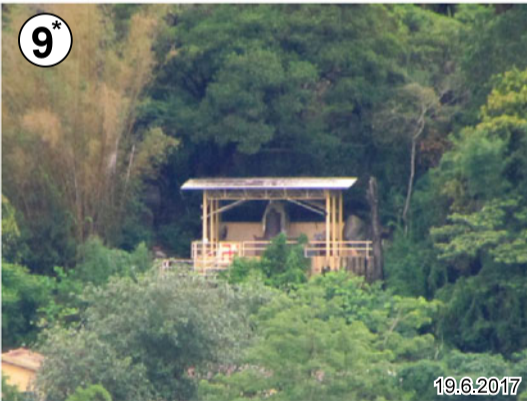
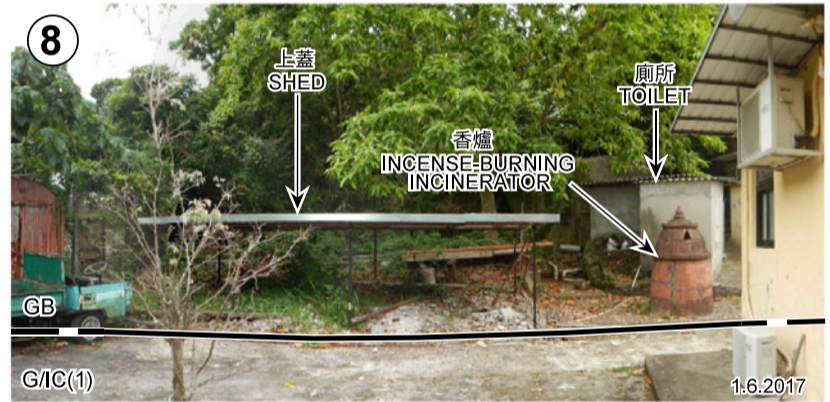
圖 PLAN
 H-7c



A區 AREA A



往A區小徑 FOOTPATH TO AREA A



鐘樓及水箱 BELL TOWER AND WATER TANK

火化設施 CREMATORIUM FACILITY



神龕 SHRINE

散落在A區的構築物 STRUCTURES SCATTERED IN AREA A

*實地照片1號及9號的觀景點，請參考圖H-9a
For the viewing point of SITE PHOTO 1 & 9, please refer to PLAN H-9a



R1(部分)、R2(部分)、R3(部分)及 R4 至 R246申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE OF R1 (PART), R2 (PART), R3 (PART) AND R4 TO R246

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND
COMMENTS NO. C1 TO C5

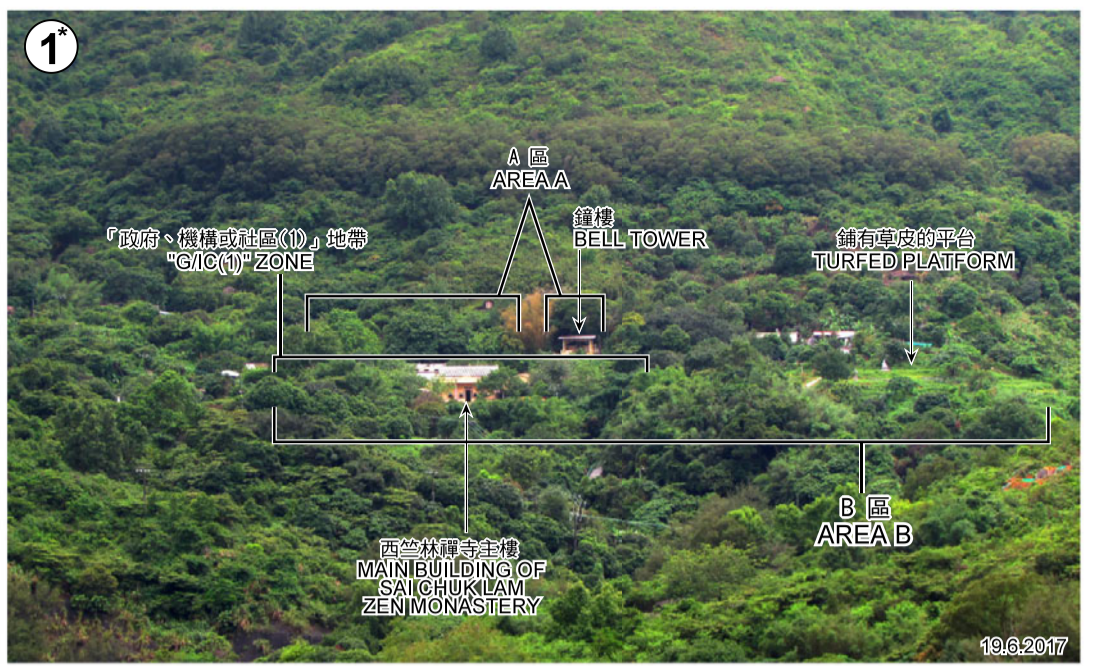
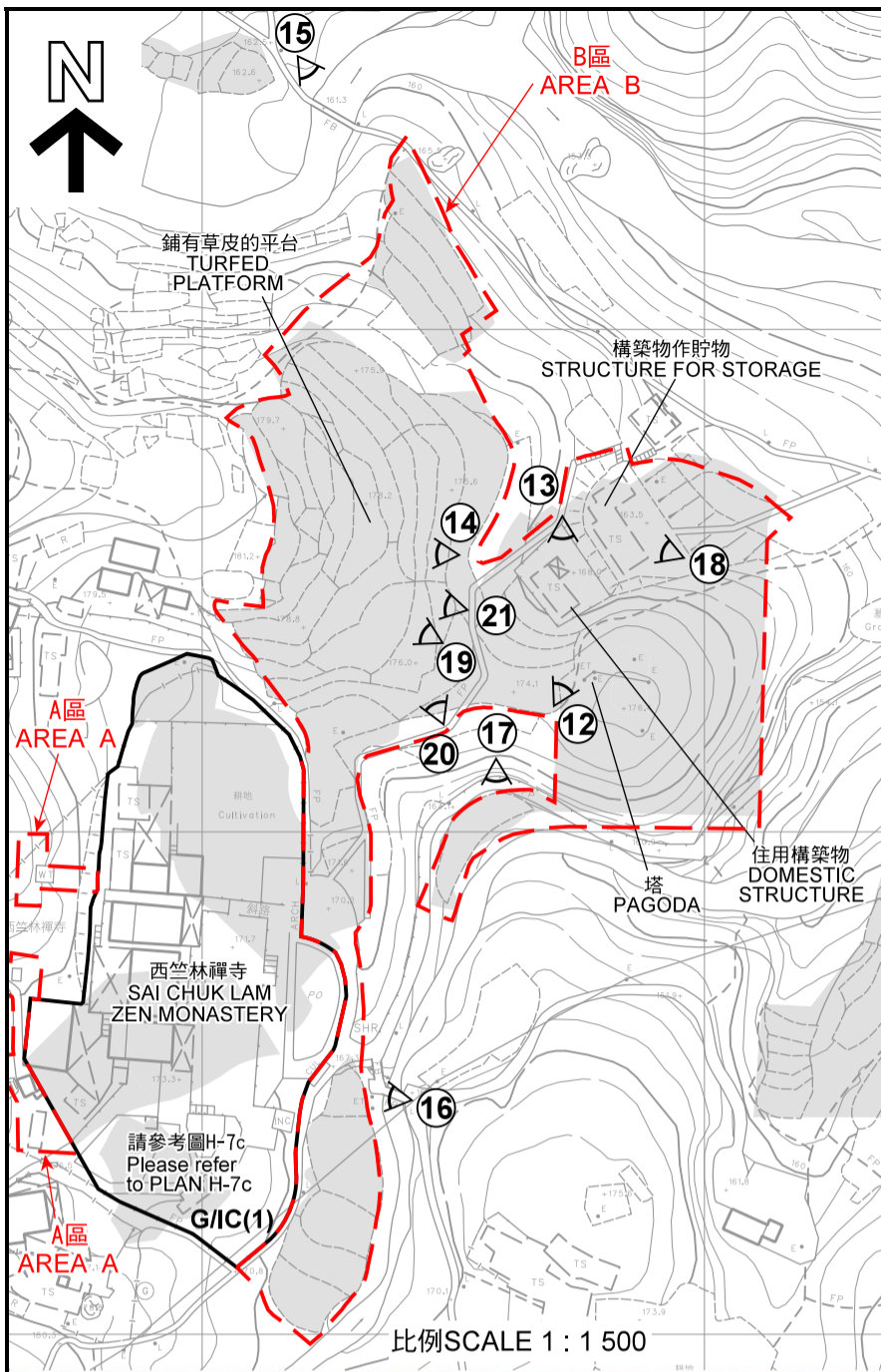
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-7d

本圖於2017年6月19日擬備，所根據的資料為測量圖編6-SE-14B、地政總署於2016年12月15日拍得的航攝照片編號E009838C和攝於2017年5月11日、2017年5月26日、2017年6月1日及2017年6月19日的實地照片
PLAN PREPARED ON 19.6.2017
BASED ON SURVEY SHEET No. 6-SE-14B, AERIAL PHOTO No. E009838C TAKEN ON 15.12.2016 BY LANDS DEPARTMENT AND SITE PHOTOS TAKEN ON 11.5.2017, 26.5.2017, 1.6.2017 AND 19.6.2017



B區
AREA B



塔
PAGODA



住用構築物
DOMESTIC STRUCTURE



鋪有草皮的平台(圖H-7f有更多相片)
TURFED PLATFORM (more photos in PLAN H-7f)



丈量約份第358約地段第45號
Lot 45 in D.D. 358



在丈量約份第358約地段第71號的農田
FARMLAND at Lot 71 in D.D. 358



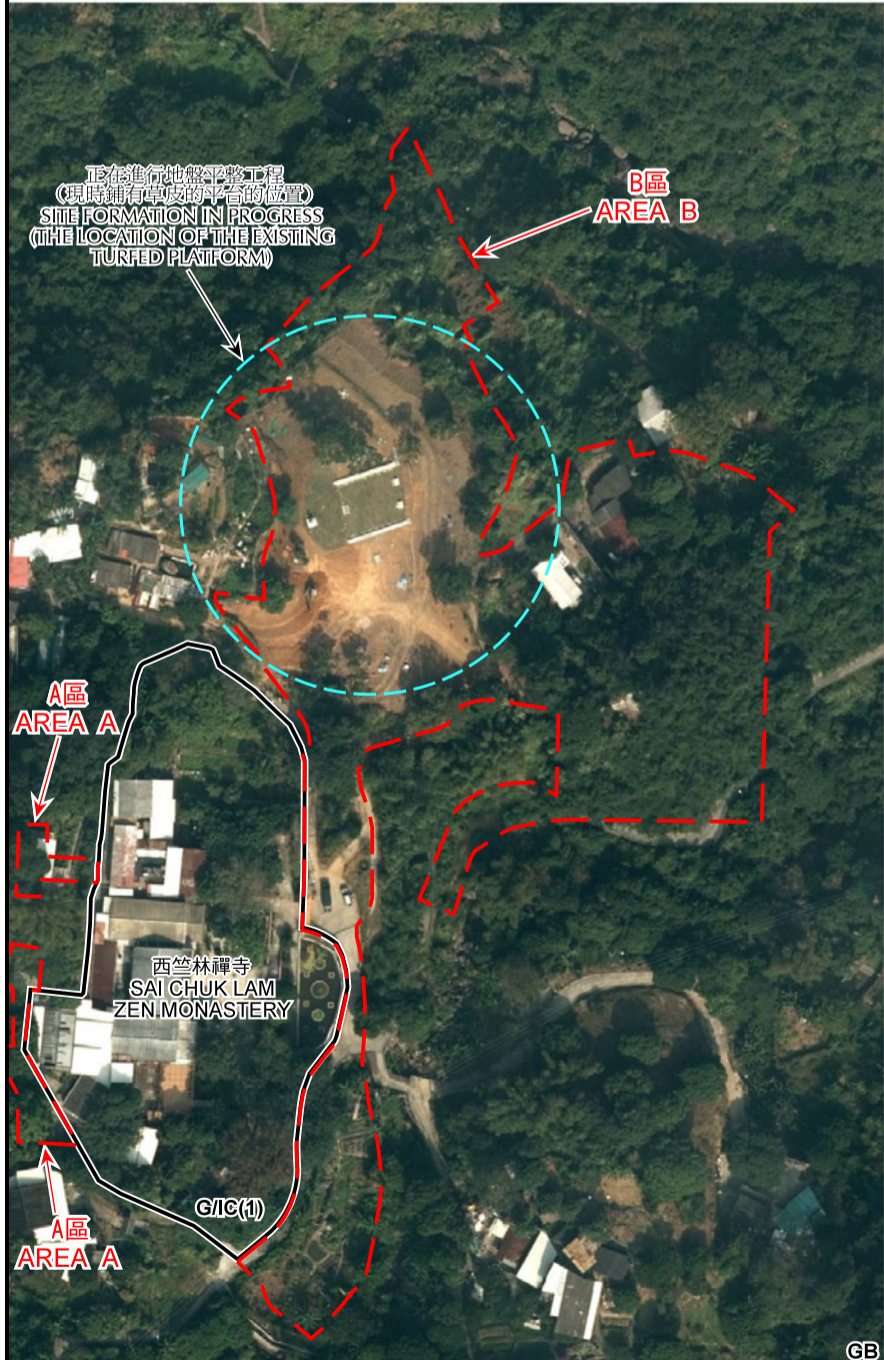
丈量約份第358約地段第48號
Lot 48 in D.D. 358



構築物作貯物用途
STRUCTURE FOR STORAGE USE

散落在B區的構築物
STRUCTURES SCATTERED IN AREA B

*實地照片1號的觀景點。
請參考圖H-9a
For the viewing point of
SITE PHOTO 1,
please refer to PLAN H-9a



本圖於2017年6月19日擬備，所根據的資料為測量圖編6-SE-14B、地政總署於2016年12月15日拍得的航攝照片編號E009838C和攝於2016年11月7日、2017年1月20日、2017年5月11日、2017年5月31日、2017年6月1日及2017年6月19日的實地照片
PLAN PREPARED ON 19.6.2017
BASED ON SURVEY SHEET No. 6-SE-14B,
AERIAL PHOTO No. E009838C TAKEN ON 15.12.2016 BY LANDS DEPARTMENT AND SITE PHOTOS TAKEN ON 7.11.2016, 20.1.2017, 11.5.2017, 31.5.2017, 1.6.2017 AND 19.6.2017

R1(部分)、R2(部分)、R3(部分)及 R4 至 R246申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE OF R1 (PART), R2 (PART), R3 (PART) AND R4 TO R246
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

規畫署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/TW-CLHFS/1

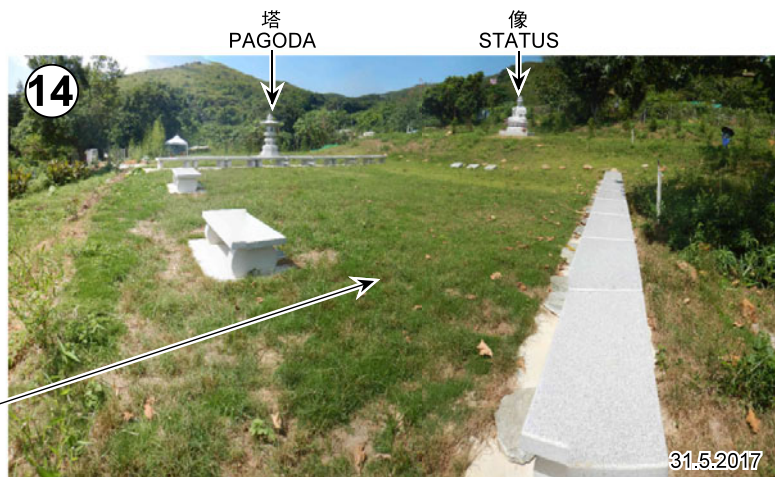
圖 PLAN
H-7e



在分區計劃大綱圖刊憲後
觀察到的硬鋪面及圍欄
HARD-PAVING AND FENCING
OBSERVED AFTER THE GAZETAL
OF OUTLINE ZONING PLAN



圍欄
FENCE



鋪有草皮的平台
TURFED PLATFORM

B 區 - 鋪有草皮的平台
AREA B - TURFED PLATFORM

本圖於2017年6月15日擬備，所根據的資料
為攝於2017年5月11日及2017年5月31日
的實地照片

PLAN PREPARED ON 15.6.2017
BASED ON SITE PHOTOS TAKEN
ON 11.5.2017 AND 31.5.2017

R1(部分)、R2(部分)、R3(部分)及 R4 至 R246
申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE OF
R1 (PART), R2 (PART), R3 (PART) AND R4 TO R246

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253
AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-7f



B 區 - 正進行地盤整理工程(在分區計劃大綱圖刊憲時觀察到的場地狀況)
 AREA B - SITE PREPARATION WORK IN PROGRESS (SITE CONDITION OBSERVED AT THE TIME OF GAZETTAL OF OUTLINE ZONING PLAN)

本圖於2017年6月8日擬備，所根據的資料
 為攝於2016年11月7日的實地照片
 PLAN PREPARED ON 8.6.2017
 BASED ON SITE PHOTO TAKEN
 ON 7.11.2016

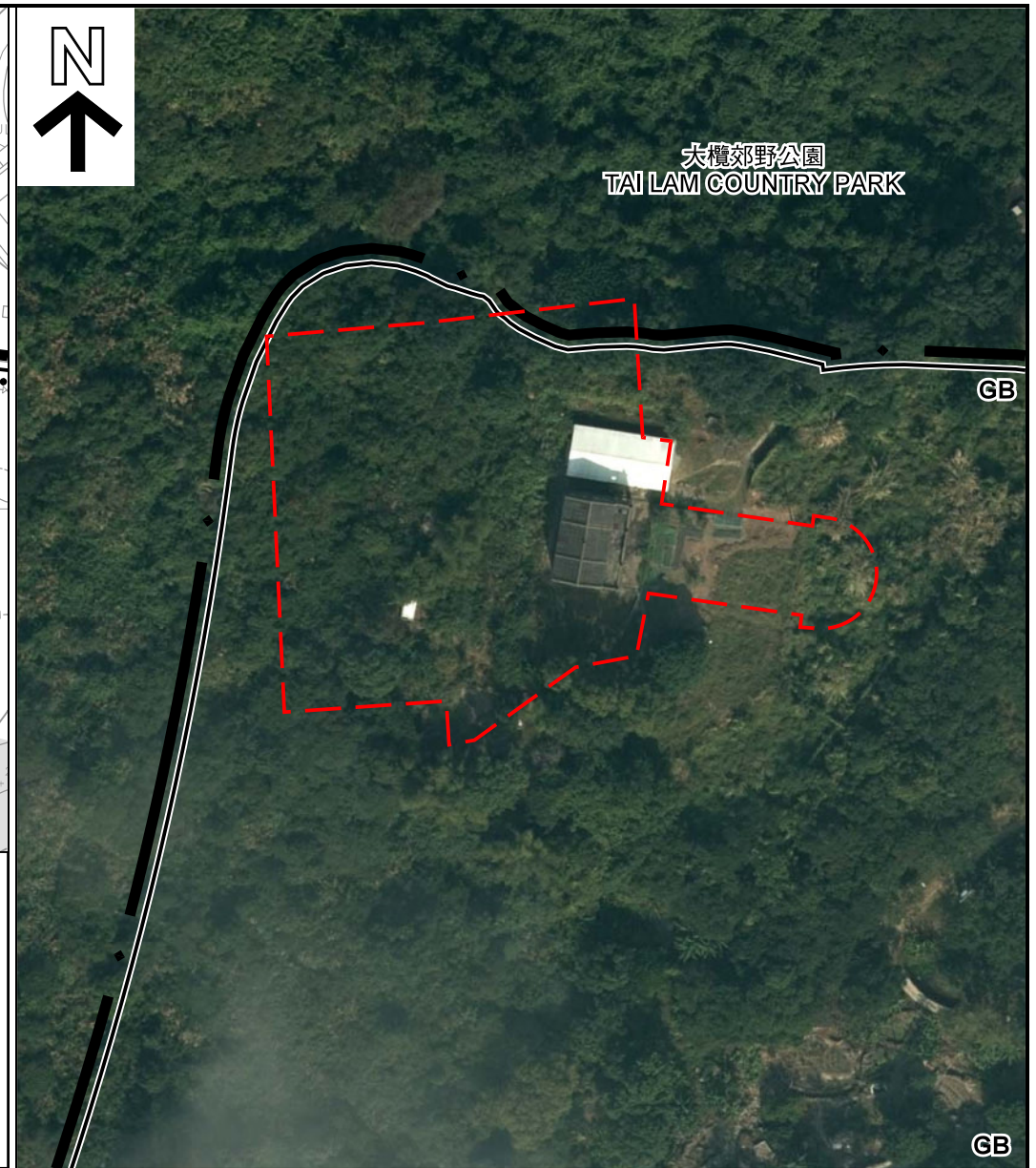
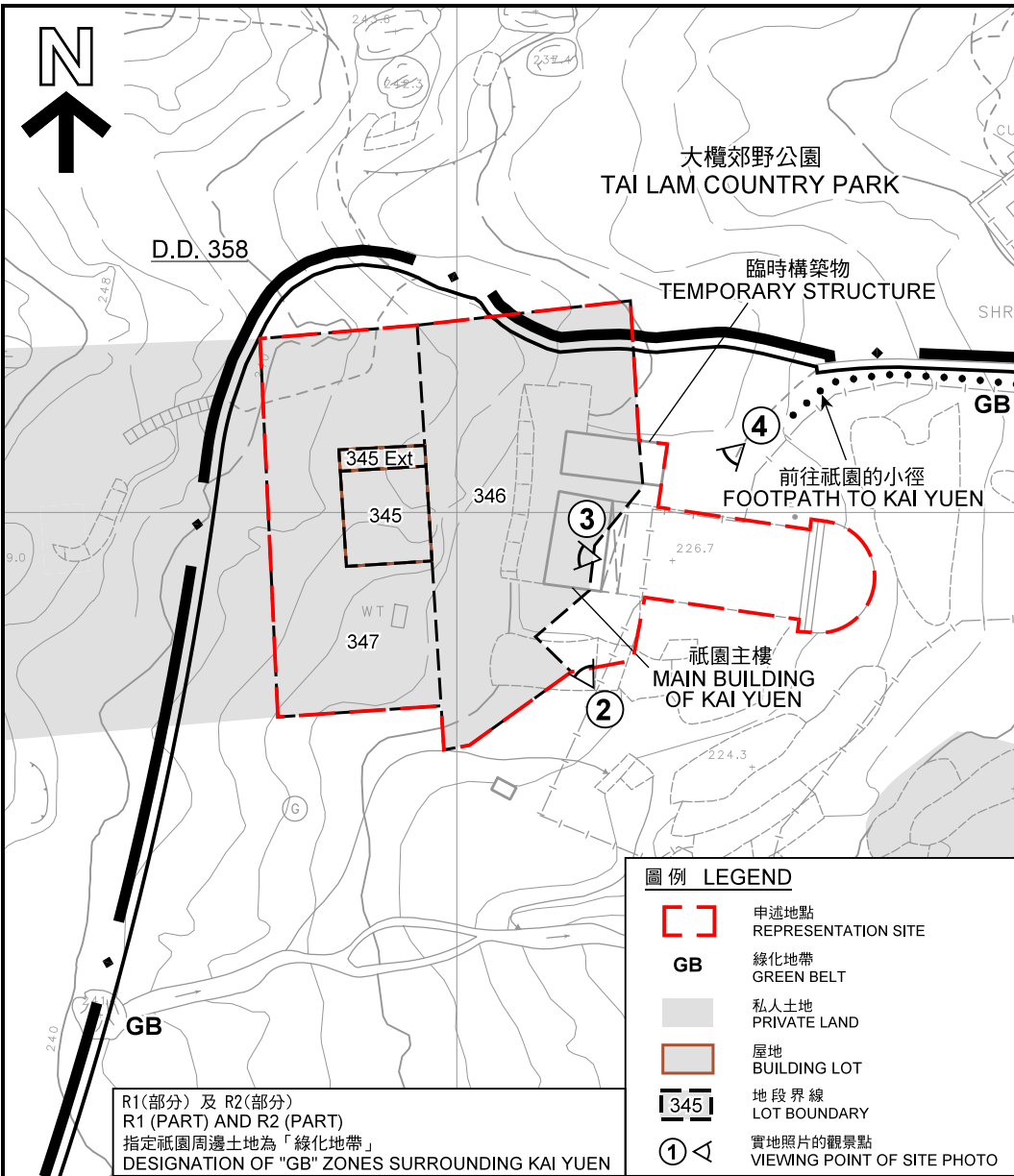
R1(部分)、R2(部分)、R3(部分)及 R4 至 R246
 申述地點的實地照片
 SITE PHOTO OF REPRESENTATION SITE OF
 R1 (PART), R2 (PART), R3 (PART) AND R4 TO R246
 《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
 考慮申述編號R1至R253及意見編號C1至C5
 DRAFT CHUEN LUNG AND HA FA SHAN
 OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
 CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND
 COMMENTS NO. C1 TO C5

規 劃 署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 R/S/TW-CLHFS/1

圖 PLAN
 H-7g



本摘要圖於2017年6月6日擬備
所根據的資料為測量圖編號 6-SE-14A 和 B 及
地政總署於2016年12月15日拍得的航攝照片
編號E009837C
EXTRACT PLAN PREPARED ON 6.6.2017
BASED ON SURVEY SHEETS No. 6-SE-14A&B
AND AERIAL PHOTO No. E009837C TAKEN ON
15.12.2016 BY LANDS DEPARTMENT

R1(部分) 及 R2(部分)申述地點
REPRESENTATION SITE OF R1 (PART) AND R2 (PART)
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

SCALE 1: 1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-8a

大欖郊野公園
TAI LAM COUNTRY PARK

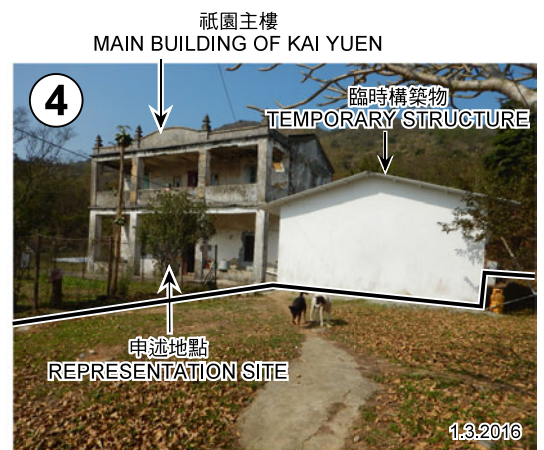


大欖郊野公園
TAI LAM COUNTRY PARK

祇園主樓
MAIN BUILDING
OF KAI YUEN



主樓內部
INTERIOR OF MAIN BUILDING



*實地照片1號的觀景點，請參考圖H-10e中6號觀景點
For the viewing point of SITE PHOTO 1
please refer to viewing point 6 in PLAN H-10e

本圖於2017年5月23日擬備，所根據的資料
為攝於2016年3月1日的實地照片
PLAN PREPARED ON 23.5.2017
BASED ON SITE PHOTOS
TAKEN ON 1.3.2016

R1(部分)及 R2(部分)申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE
OF R1 (PART) AND R2 (PART)

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO
R253 AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT











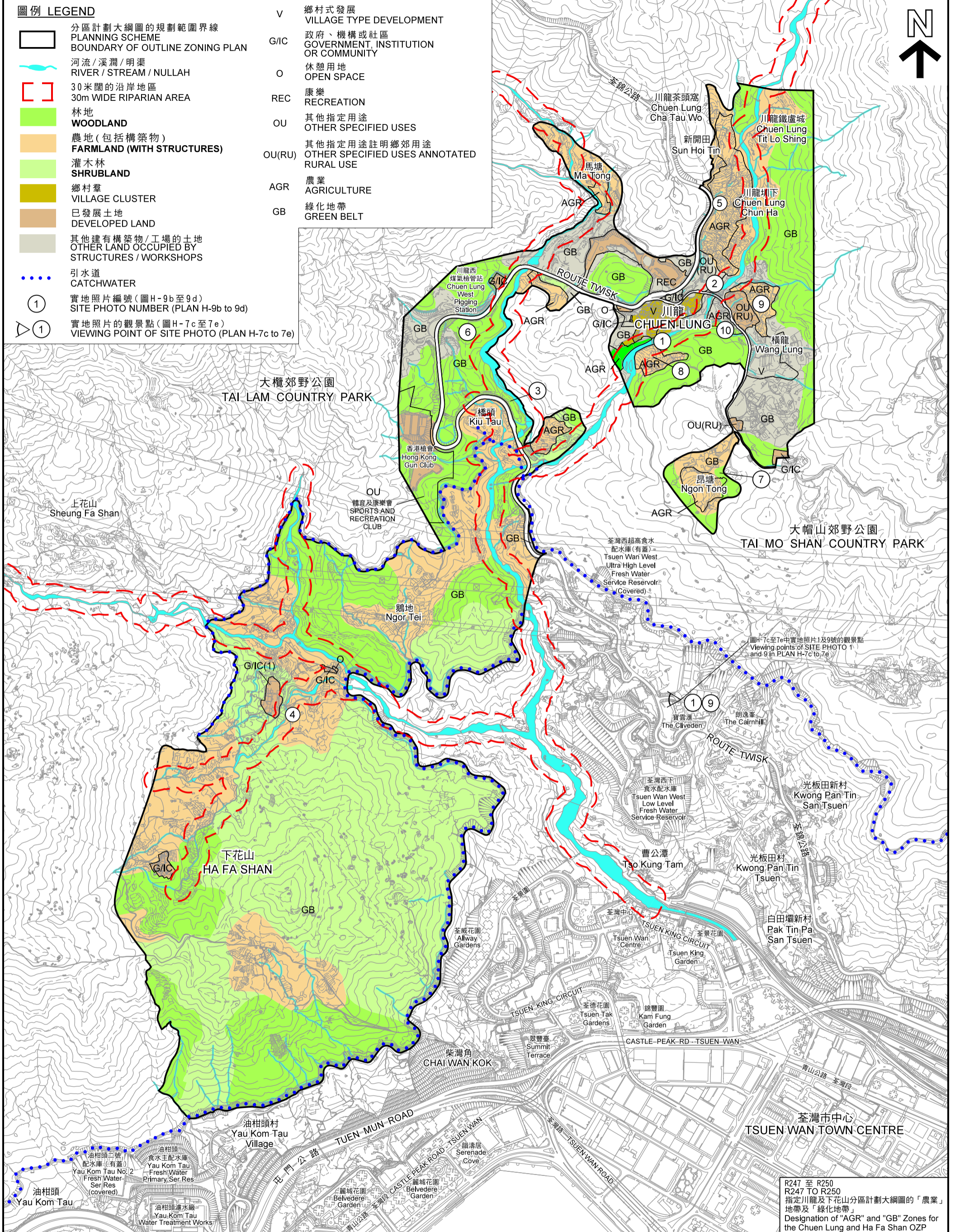
參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-8b

圖例 LEGEND

-  分區計劃大綱圖的規劃範圍界線
PLANNING SCHEME
BOUNDARY OF OUTLINE ZONING PLAN
-  河流/溪澗/明渠
RIVER / STREAM / NULLAH
-  30米闊的沿岸地區
30m WIDE RIPARIAN AREA
-  林地
WOODLAND
-  農地(包括構築物)
FARMLAND (WITH STRUCTURES)
-  灌木林
SHRUBLAND
-  鄉村羣
VILLAGE CLUSTER
-  已發展土地
DEVELOPED LAND
-  其他建有構築物/工場的土地
OTHER LAND OCCUPIED BY
STRUCTURES / WORKSHOPS
-  引水道
CATCHWATER
-  實地照片編號(圖H-9b至9d)
SITE PHOTO NUMBER (PLAN H-9b to 9d)
-  實地照片的觀景點(圖H-7c至7e)
VIEWING POINT OF SITE PHOTO (PLAN H-7c to 7e)

-  鄉村式發展
VILLAGE TYPE DEVELOPMENT
-  政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY
-  休憩用地
OPEN SPACE
-  康樂
RECREATION
-  其他指定用途
OTHER SPECIFIED USES
-  其他指定用途註明鄉郊用途
OTHER SPECIFIED USES ANNOTATED
RURAL USE
-  農業
AGRICULTURE
-  綠化地帶
GREEN BELT



R247 至 R250
R247 TO R250
指定川龍及下花山分區計劃大綱圖的「農業」
地帶及「綠化地帶」
Designation of "AGR" and "GB" Zones for
the Chuen Lung and Ha Fa Shan OZP

本摘要圖於2017年5月23日擬備，所根據的資料
為測量圖編號 6-SE-4C/D, 5C/D, 9A/B/C/D,
10A/B/C/D, 14A/B/C/D, 15A/B/C/D, 19A/B/C/D 及
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C 及 16A/C

EXTRACT PLAN PREPARED ON 23.5.2017
BASED ON SURVEY SHEETS No.
6-SE-4C/D, 5C/D, 9A/B/C/D, 10A/B/C/D,
14A/B/C/D, 15A/B/C/D, 19A/B/C/D AND
20A/B/C/D, 7-SW-1C, 6A/C, 11A/C AND 16A/C

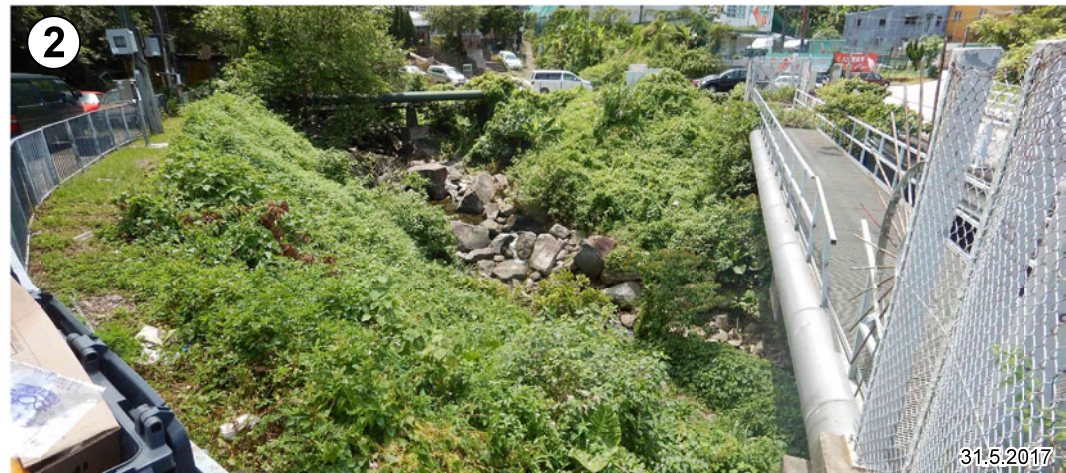
R247 至 R250申述地點的平面圖
SITE PLAN OF REPRESENTATION SITE OF R247 TO R250
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND
COMMENTS NO. C1 TO C5
SCALE 1: 10 000 比例尺

METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-9a



川龍附近的天然河溪
NATURAL STREAM NEAR CHUEN LUNG



橋頭附近的天然河溪
NATURAL STREAM NEAR KIU TAU



西竺林禪寺附近的天然河溪
NATURAL STREAM NEAR SAI CHUK LAM ZEN MONASTERY

本圖於2017年5月31日擬備，所根據的資料為攝於2015年9月24日、2017年5月11日、2016年3月1日及2017年5月31日的實地照片
PLAN PREPARED ON 31.5.2017
BASED ON SITE PHOTOS TAKEN
ON 24.9.2015, 11.5.2017, 1.3.2016
AND 31.5.2017

R247 至 R250申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE OF R247 TO R250

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-9b

5



川龍圳下附近的林地
WOODLAND NEAR CHUEN LUNG CHUN HA

6



橋頭附近的林地
WOODLAND NEAR KIU TAU

7



昂塘的林地
WOODLAND IN NGON TONG

本圖於2017年5月31日擬備，所根據的資料
為攝於2016年6月3日及2017年5月31日的實地照片
PLAN PREPARED ON 31.5.2017
BASED ON SITE PHOTOS TAKEN
ON 3.6.2016 AND 31.5.2017

R247 至 R250申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE OF R247 TO R250

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-9c



川龍「農業」地帶內的常耕農地
ACTIVE FARMLAND IN THE "GB" ZONES IN CHUEN LUNG

本圖於2017年6月6日擬備，所根據的資料為攝於2015年9月22日及2015年9月24日的實地照片

PLAN PREPARED ON 6.6.2017
BASED ON SITE PHOTO TAKEN
ON 22.9.2015 AND 24.9.2015

R247 至 R250申述地點的實地照片
SITE PHOTO OF REPRESENTATION SITE OF R247 TO R250

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5

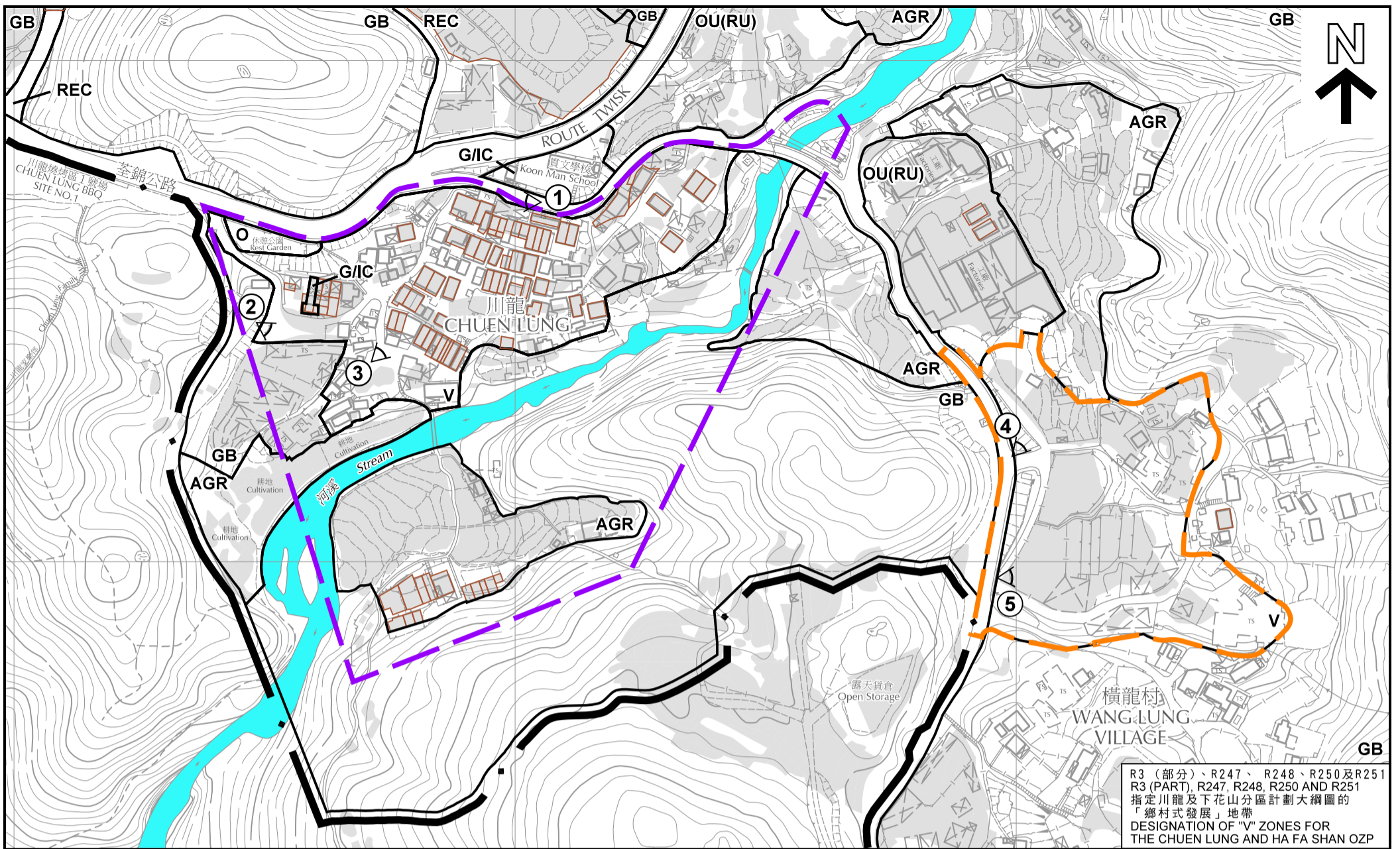
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT

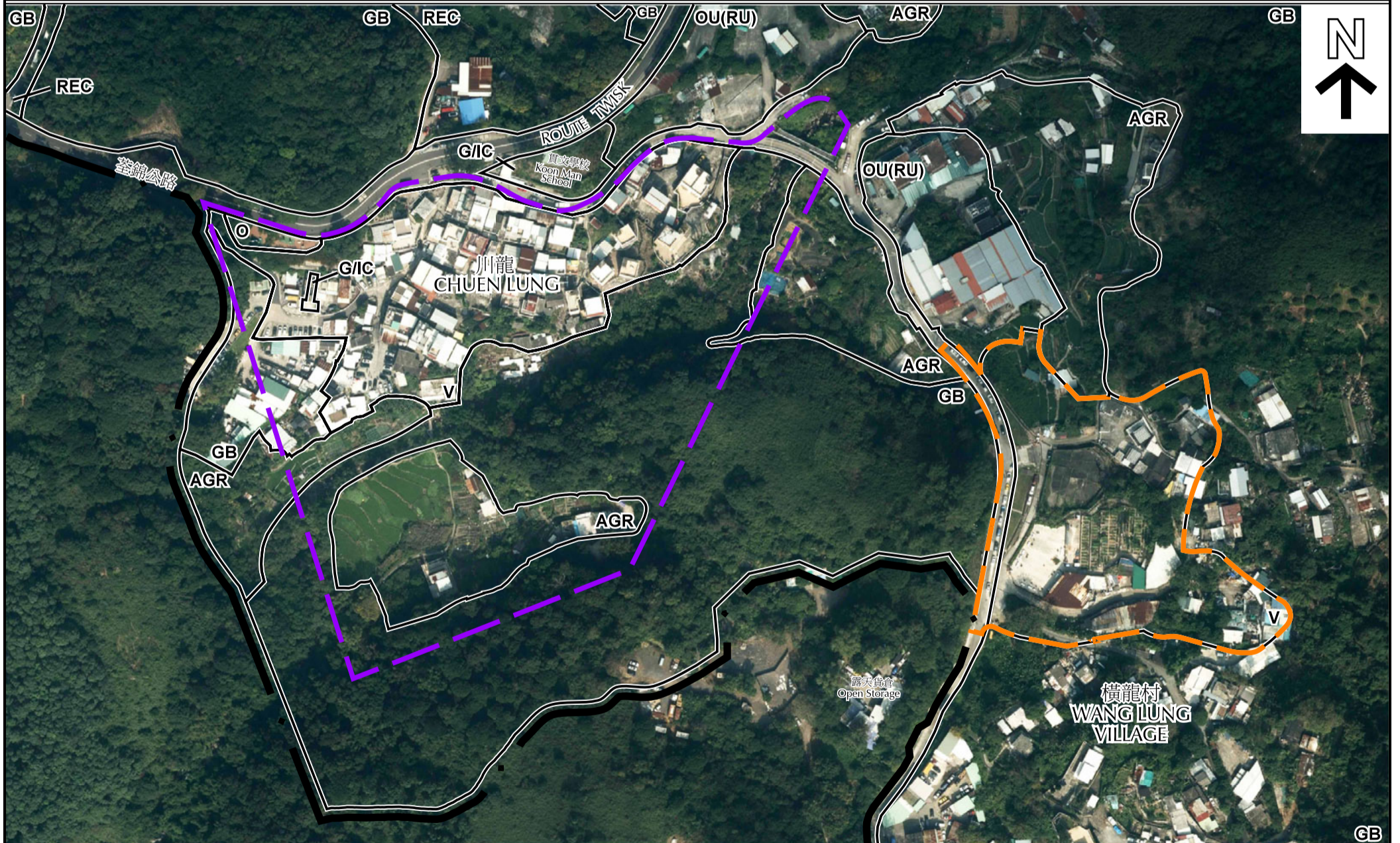


參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-9d



R3 (部分)、R247、R248、R250及R251
R3 (PART), R247, R248, R250 AND R251
指定川龍及下花山分區計劃大綱圖的
「鄉村式發展」地帶
DESIGNATION OF "V" ZONES FOR
THE CHUEN LUNG AND HA FA SHAN OZP



圖例 LEGEND

- | | | | | |
|--|---|--|--|--|
|  川龍鄉村範圍界線
CHUEN LUNG VILLAGE
ENVIRON BOUNDARY | V 鄉村式發展
VILLAGE TYPE DEVELOPMENT | REC 康樂
RECREATION | GB 綠化地帶
GREEN BELT |  實地照片的觀景點
VIEWING POINT
OF SITE PHOTO |
|  擬議川龍鄉村擴展區
PROPOSED CHUEN LUNG VILLAGE
EXPANSION AREA | G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY | OU(RU) 其他指定用途註明鄉郊用途
OTHER SPECIFIED USES ANNOTATED RURAL USE |  私人土地
PRIVATE LAND | |
|  休憩用地
OPEN SPACE | AGR 農業
AGRICULTURE | |  屋地
BUILDING LOT | |

本摘要圖於2017年6月6日擬備
所根據的資料為測量圖編號 6-SE-10A, B, C和D
及地政總署於2016年12月15日拍得的航攝照片
編號E010094C
EXTRACT PLAN PREPARED ON 6.6.2017
BASED ON SURVEY SHEETS No. 6-SE-10A, B, C
& D AND AERIAL PHOTO No. E010094C TAKEN
ON 15.12.2016 BY LANDS DEPARTMENT

R3 (部分)、R247、R248、R250及R251申述地點
REPRESENTATION SITE OF R3 (PART), R247, R248, R250 AND R251
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5
SCALE 1 : 2 500 比例尺
米 METRES 50 0 50 100 150 200 米 METRES

規劃署
PLANNING
DEPARTMENT
參考編號
REFERENCE No.
R/S/TW-CLHS/1
圖 PLAN
H-10a



川龍
CHUEN LUNG

本摘要圖於2017年6月2日擬備，所根據的資料為攝於2017年5月31日及2017年6月1日的實地照片
EXTRACT PLAN PREPARED ON 2.6.2017
BASED ON SITE PHOTOS
TAKEN ON 31.5.2017 AND 1.6.2017

R3(部分)、R247、R248、R250及R251申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE OF
R3 (PART), R247, R248, R250 AND R251

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253
AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-10b



擬議川龍鄉村擴展區
PROPOSED CHUEN LUNG VILLAGE EXPANSION AREA

本摘要圖於2017年6月2日擬備，所根據的資料為攝於2017年5月11日的實地照片

EXTRACT PLAN PREPARED ON 2.6.2017
BASED ON SITE PHOTOS
TAKEN ON 11.5.2017

R3(部分)、R247、R248、R250及R251申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE OF
R3 (PART), R247, R248, R250 AND R251

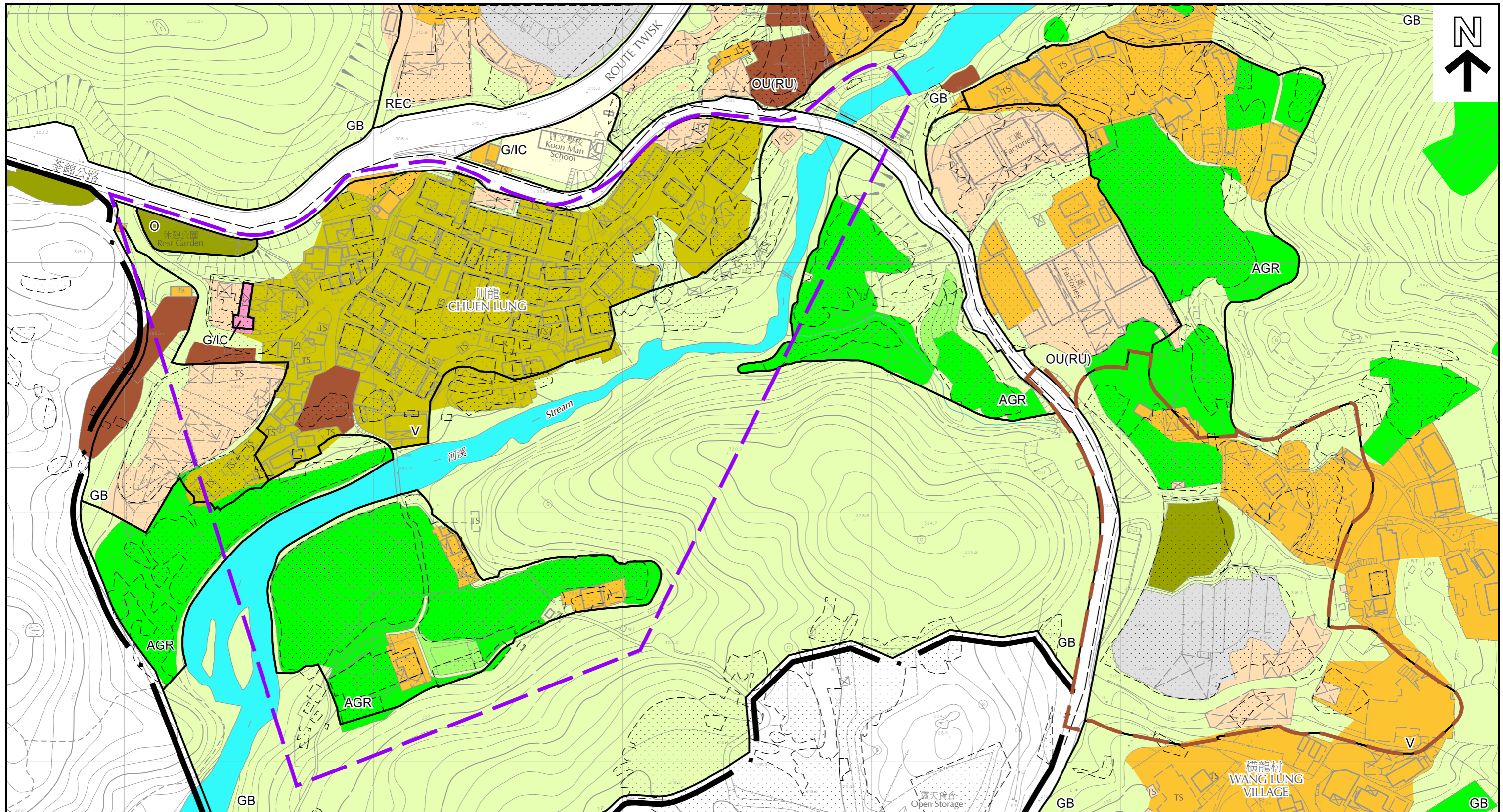
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253
AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-10c



圖例 LEGEND

- | | | | | | |
|--|---|--|--|--------------------------------------|-------------------------|
| 川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1的用途地帶界線
ZONING BOUNDARY ON DRAFT OZP No. S/TW-CLHFS/1 | 川龍鄉村範圍界線
CHUEN LUNG VILLAGE ENVIRON BOUNDARY | 荒廢農地(再生草地)
ABANDONED FARMLAND (REGENERATED GRASSLAND) | 工業
INDUSTRIAL | 康樂及休憩用地
RECREATION AND OPEN SPACE | 停車場
CAR PARK |
| 川龍及下花山分區計劃大綱草圖的規劃範圍界線
PLANNING SCHEME BOUNDARY OF DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN | 擬議川龍鄉村擴展區
PROPOSED CHUEN LUNG VILLAGE EXPANSION AREA | 鄉村羣
VILLAGE CLUSTER | 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY | 天然植被覆蓋土地
NATURAL VEGETATED LAND | 私人土地
PRIVATE LAND |
| | 常耕農地
ACTIVE FARMLAND | 住用構築物
DOMESTIC STRUCTURE | 空置用地
VACANT LAND | 河溪
STREAM | 現有污水渠
EXISTING SEWER |

本摘要圖於2017年6月15日擬備，所根據的資料為測量圖編號 6-SE-10A、B、C 和 D及根據2017年6月12日及6月14日實地考察的資料
EXTRACT PLAN PREPARED ON 15.6.2017 BASED ON SURVEY SHEETS No. 6-SE-10A, B, C & D AND ACCORDING TO THE INFORMATION OF SITE INSPECTIONS ON 12.6.2017 & 14.6.2017

EXISTING LAND USE OF 'VILLAGE ENVIRON' OF CHUEN LUNG OF REPRESENTATION SITE OF R3 (PART), R247, R248, R250 AND R251

R3 (部分)、R247、R248、R250及R251申述地點位於川龍的川龍鄉村範圍的現有土地用途
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

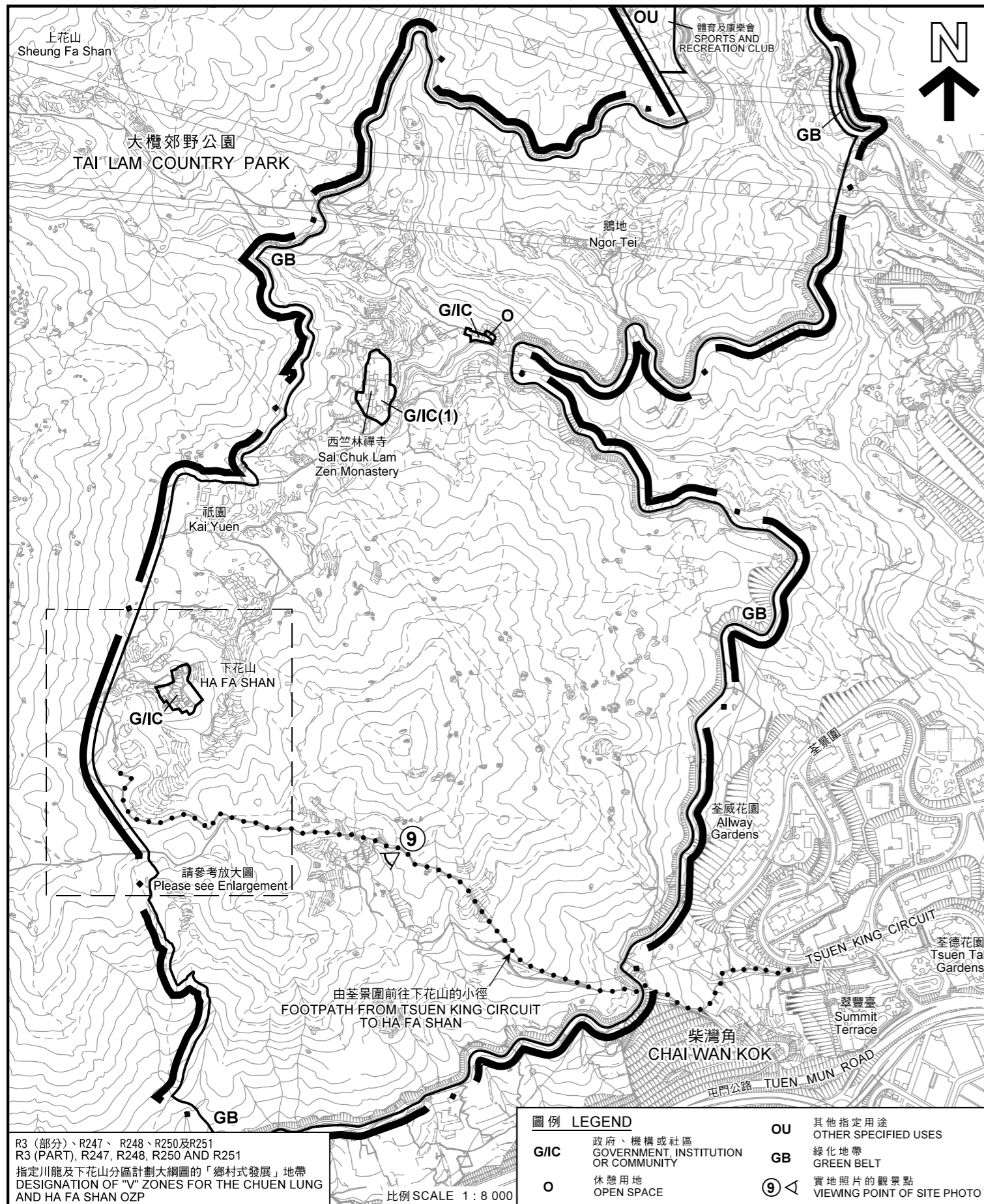


**規劃署
PLANNING DEPARTMENT**



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-10d



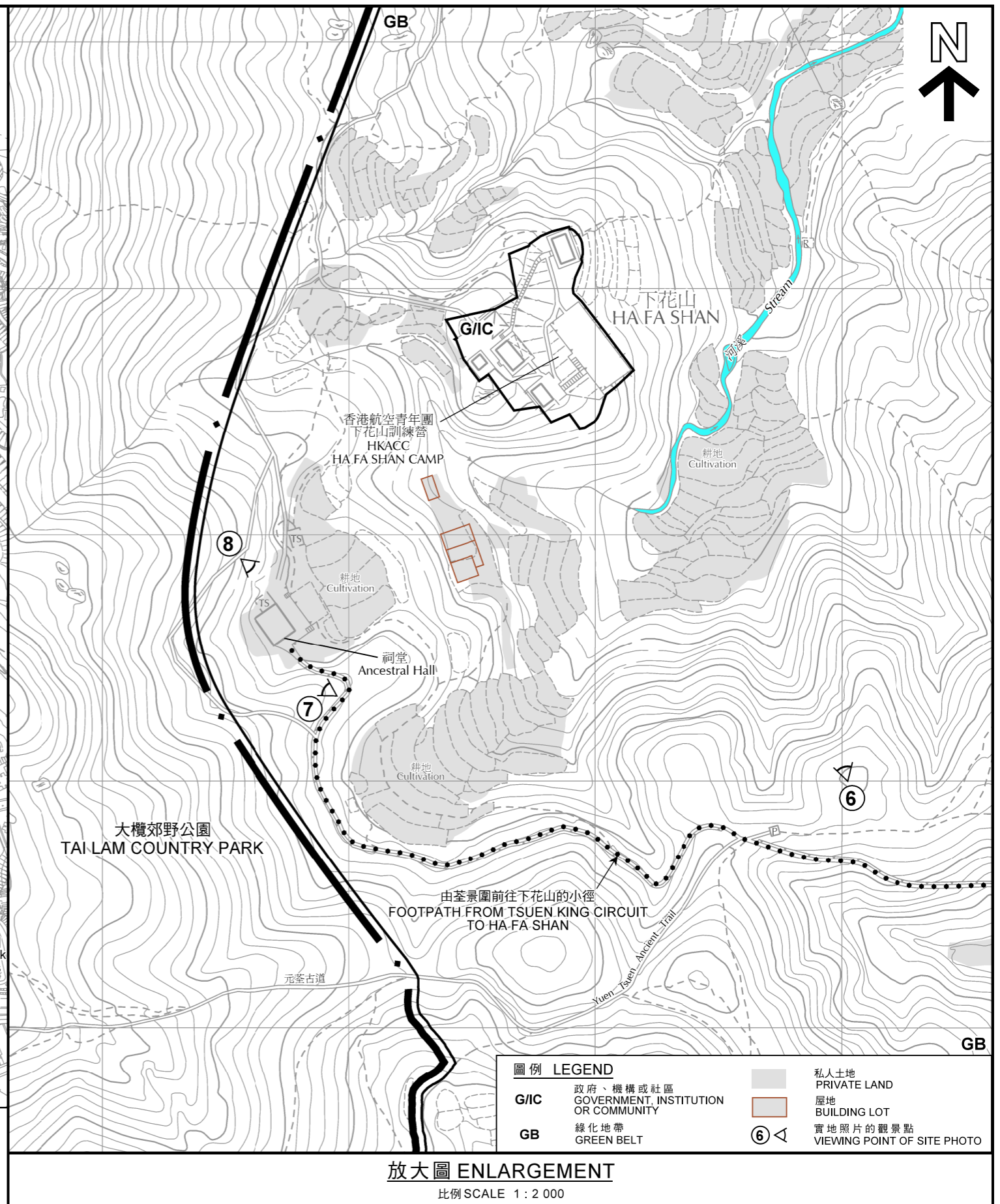
R3 (部分)、R247、R248、R250及R251
R3 (PART), R247, R248, R250 AND R251
指定川龍及下花山分區計劃大綱圖的「鄉村式發展」地帶
DESIGNATION OF "V" ZONES FOR THE CHUEN LUNG
AND HA FA SHAN OZP

請參考放大圖
Please see Enlargement

由荃景圍前往下花山的小徑
FOOTPATH FROM TSUEN KING CIRCUIT
TO HA FA SHAN

比例 SCALE 1 : 8 000

圖例 LEGEND	
G/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT
○	休憩用地 OPEN SPACE
⑨	實地照片的觀景點 VIEWING POINT OF SITE PHOTO



大欖郊野公園
TAI LAM COUNTRY PARK

由荃景圍前往下花山的小徑
FOOTPATH FROM TSUEN KING CIRCUIT
TO HA FA SHAN

比例 SCALE 1 : 2 000

圖例 LEGEND	
G/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
GB	綠化地帶 GREEN BELT
私人土地 PRIVATE LAND	屋地 BUILDING LOT
實地照片的觀景點 VIEWING POINT OF SITE PHOTO	

本摘要圖於2017年6月15日擬備，所根據的資料
為測量圖編號 6-SE-9C/D, 10C, 14A/B/C/D,
15A/C, 19A/B 及 20A
EXTRACT PLAN PREPARED ON 15.6.2017
BASED ON SURVEY SHEETS No.
6-SE-9C/D, 10C, 14A/B/C/D, 15A/C, 19A/B AND 20A

R3 (部分)、R247、R248、R250及R251申述地點的平面圖
SITE PLAN OF REPRESENTATION SITE OF R3 (PART), R247, R248, R250 AND R251
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

規劃署
PLANNING DEPARTMENT

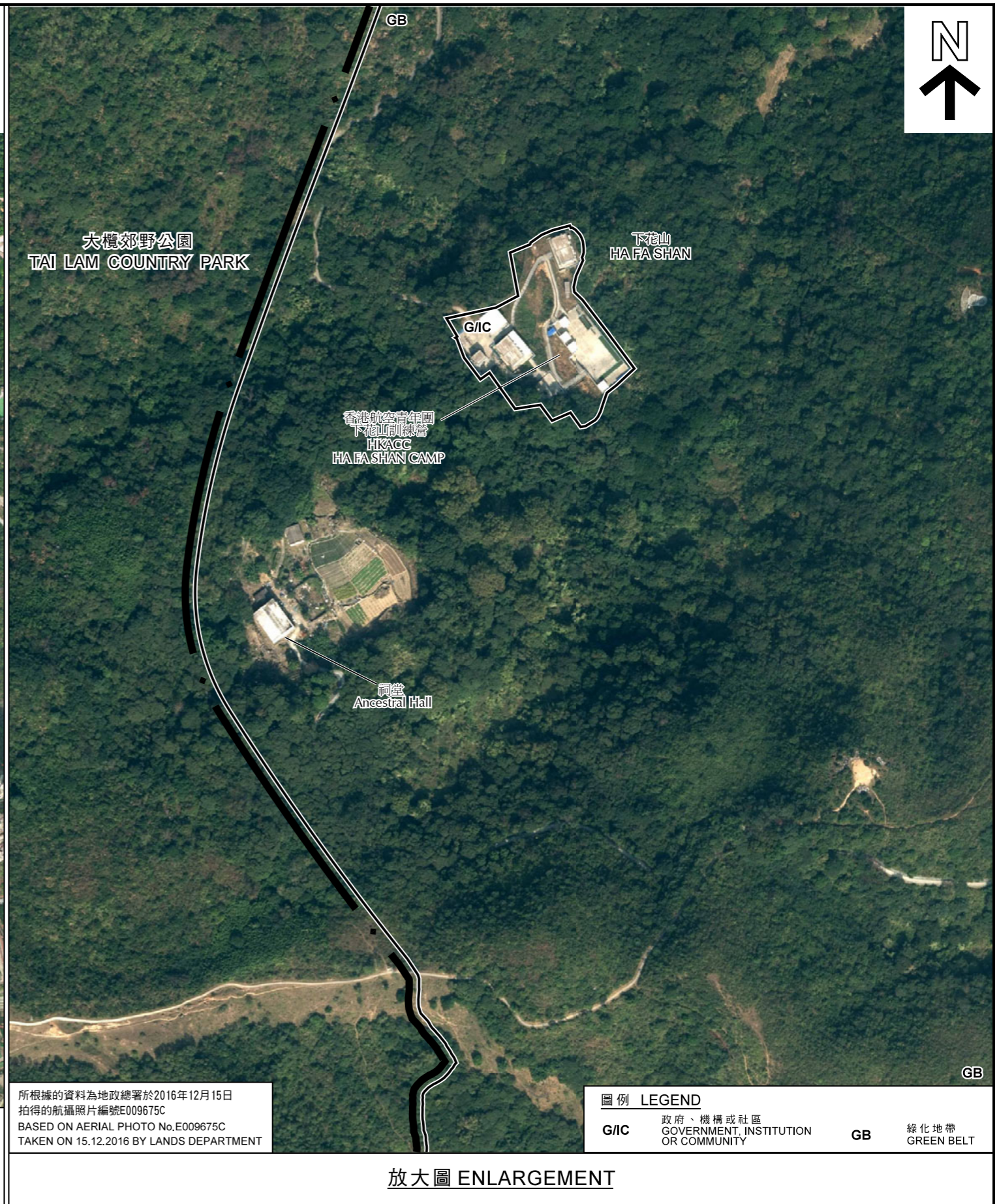
參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-10e



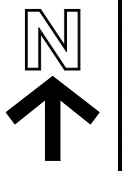
所根據的資料為地政總署於2015年12月發布的
數碼正射影像圖DOP5000
BASED ON DIGITAL ORTHOPHOTO DOP5000
RELEASED IN DECEMBER 2015 BY LANDS DEPARTMENT

圖例 LEGEND	
G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT



所根據的資料為地政總署於2016年12月15日
拍得的航攝照片編號E009675C
BASED ON AERIAL PHOTO No.E009675C
TAKEN ON 15.12.2016 BY LANDS DEPARTMENT


圖例 LEGEND	
G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
GB	綠化地帶 GREEN BELT



放大圖 ENLARGEMENT

本摘要圖於2017年6月15日擬備
EXTRACT PLAN PREPARED ON 15.6.2017

R3 (部分)、R247、R248、R250及R251申述地點的航攝照片
AERIAL PHOTO OF REPRESENTATION SITE OF R3 (PART), R247, R248, R250 AND R251
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No. R/S/TW-CLHFS/1	圖 PLAN H-10f	



下花山
HA FA SHAN

本摘要圖於2017年6月15日擬備，所根據的資料為攝於2016年3月1日及2017年5月11日的實地照片

EXTRACT PLAN PREPARED ON 15.6.2017
BASED ON SITE PHOTOS TAKEN ON
1.3.2016 AND 11.5.2017

R3(部分)、R247、R248、R250及R251申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE OF R3 (PART), R247, R248, R250 AND R251

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》

考慮申述編號R1至R253及意見編號C1至C5

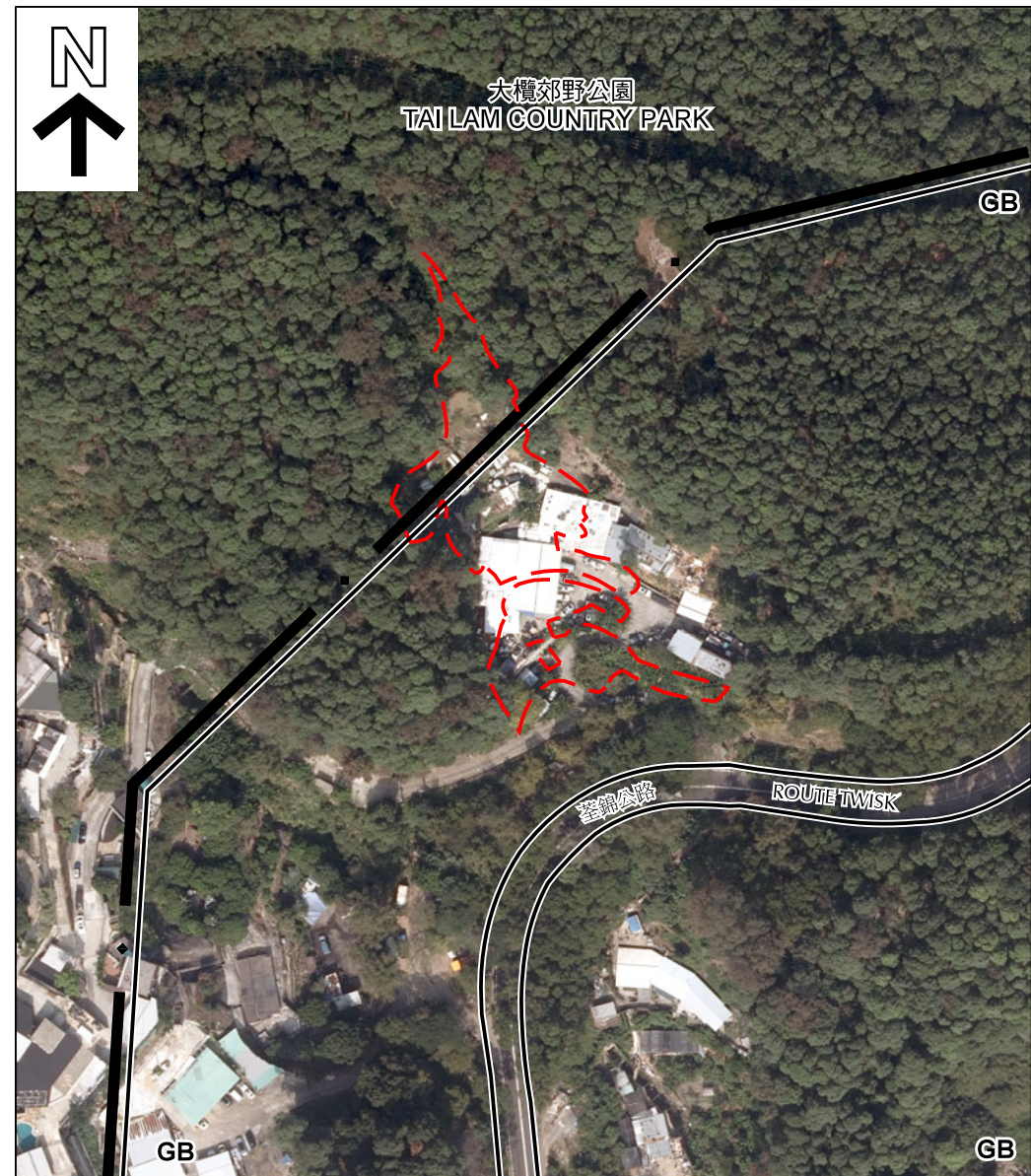
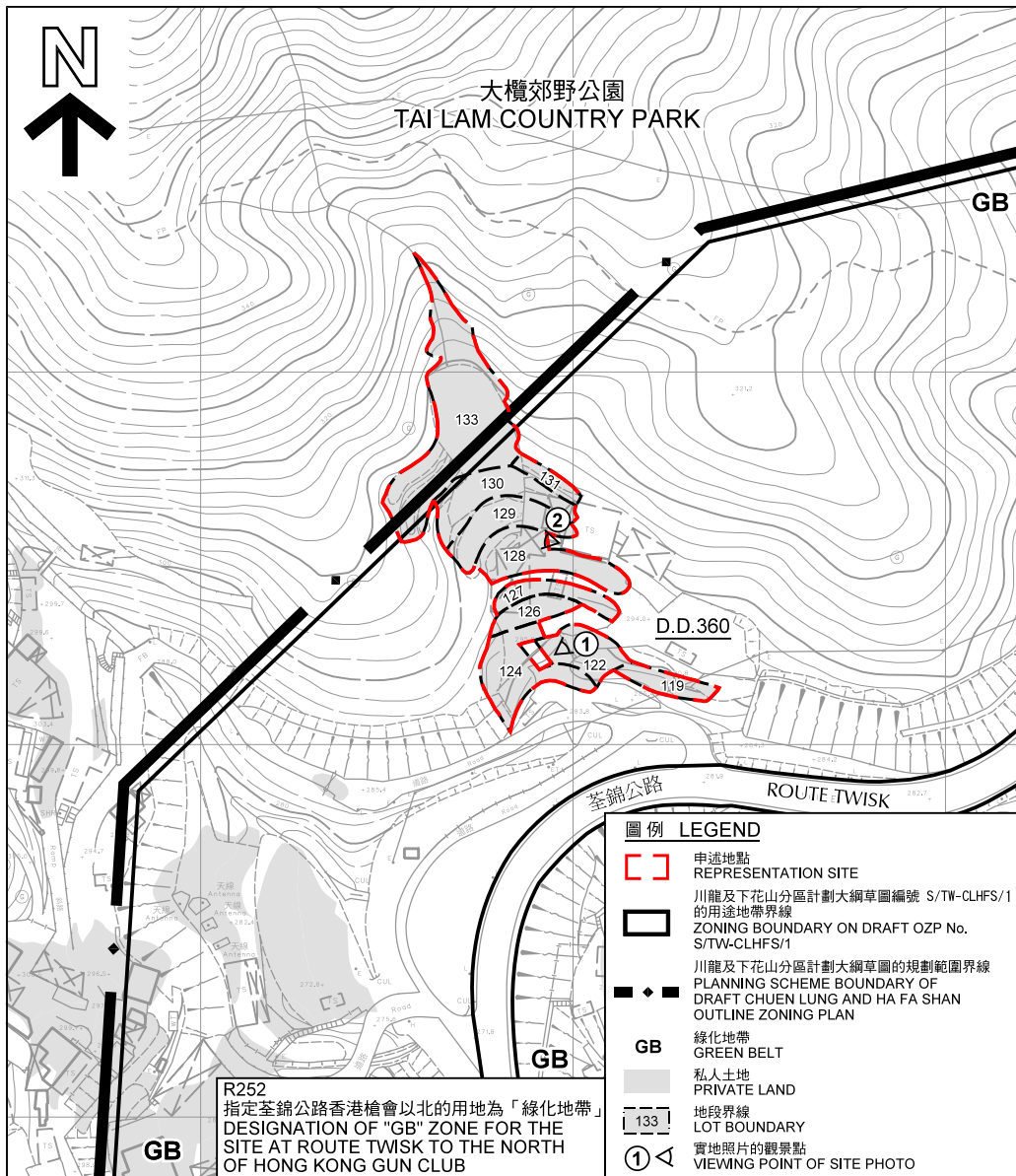
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT



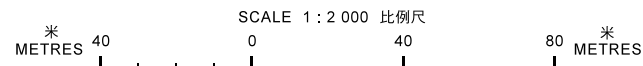
參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-10g



本摘要圖於2017年5月18日擬備
所根據的資料為測量圖編號 6-SE-9B和10A 及
地政總署於2016年12月15日拍得的航攝照片
編號E010095C
EXTRACT PLAN PREPARED ON 18.5.2017
BASED ON SURVEY SHEETS No. 6-SE-9B&10A
AND AERIAL PHOTO No. E010095C TAKEN ON
15.12.2016 BY LANDS DEPARTMENT

R252申述地點
REPRESENTATION SITE OF R252
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-11a



本圖於2017年5月24日擬備，所根據的資料
為攝於2013年4月17日及2017年5月11日的
實地照片
PLAN PREPARED ON 24.5.2017
BASED ON SITE PHOTOS TAKEN
ON 17.4.2013 AND 11.5.2017

R252申述地點
REPRESENTATION SITE OF R252
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO
R253 AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-11b



本圖於2017年5月24日擬備，所根據的資料
為攝於2017年5月11日的實地照片

PLAN PREPARED ON 24.5.2017
BASED ON SITE PHOTOS TAKEN
ON 11.5.2017

R253申述地點的實地照片
SITE PHOTOS OF REPRESENTATION SITE OF R253

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5

DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-12b



總綱發展藍圖
MASTER LAYOUT PLAN

本摘要圖於2017年5月19日擬備
EXTRACT PLAN PREPARED ON 19.5.2017

來源：申述人提交資料
SOURCE: SUBMISSION OF THE REPRESENTER

R253申述地點
REPRESENTATION SITE OF R253

《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
考慮申述編號R1至R253及意見編號C1至C5
DRAFT CHUEN LUNG AND HA FA SHAN
OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
CONSIDERATION OF REPRESENTATIONS NO. R1 TO
R253 AND COMMENTS NO. C1 TO C5

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/TW-CLHFS/1

圖 PLAN
H-12c



園境設計總圖
MASTER LANDSCAPE PLAN



合成照片
PHOTOMONTAGE

本摘要圖於2017年5月19日擬備
 EXTRACT PLAN PREPARED ON 19.5.2017

來源: 申述人提交資料
 SOURCE: SUBMISSION OF THE REPRESENTER

R253申述地點
REPRESENTATION SITE OF R253

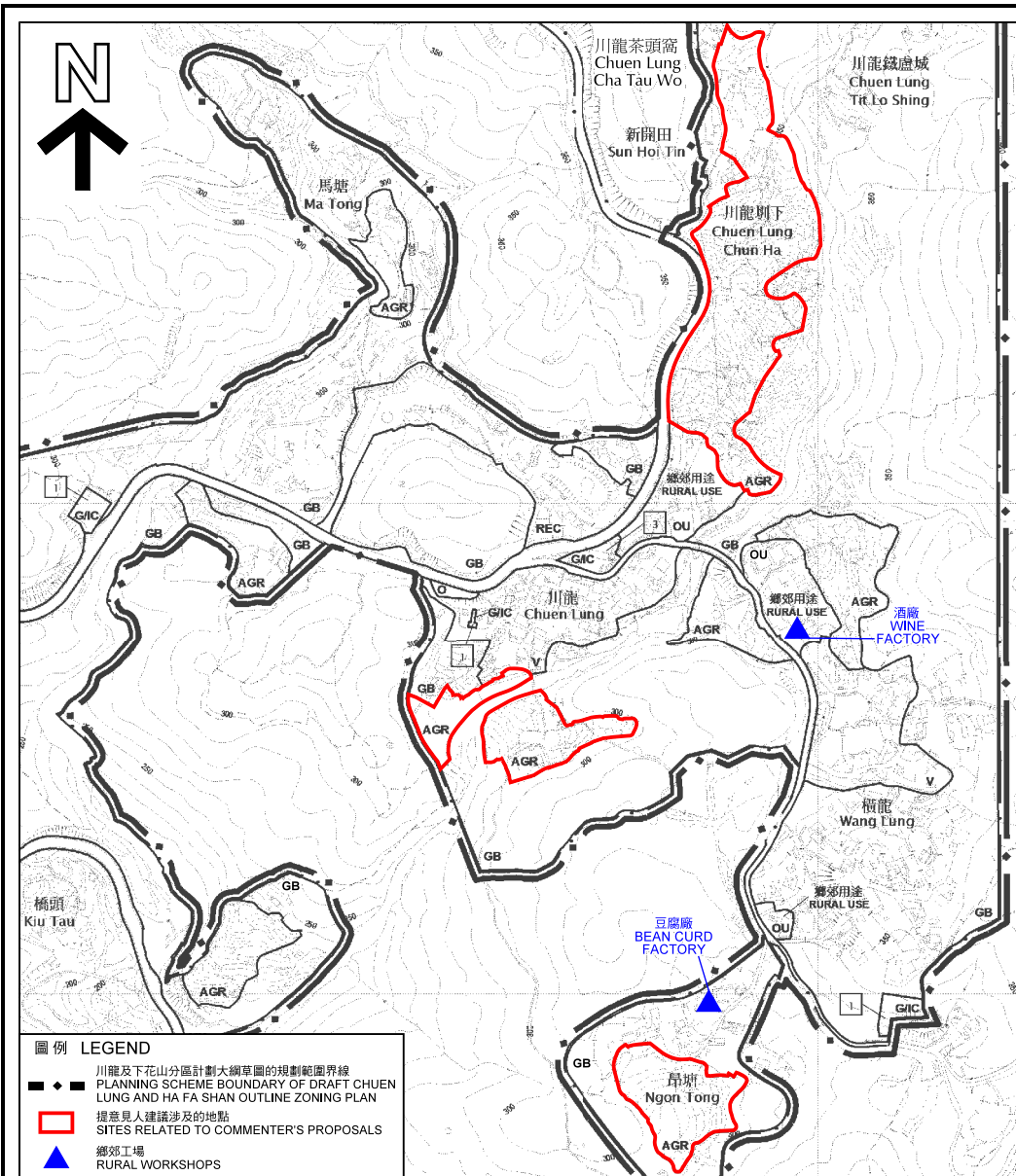
《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
 考慮申述編號R1至R253及意見編號C1至C5
 DRAFT CHUEN LUNG AND HA FA SHAN
 OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
 CONSIDERATION OF REPRESENTATIONS NO. R1 TO
 R253 AND COMMENTS NO. C1 TO C5

規劃署
**PLANNING
 DEPARTMENT**



參考編號
 REFERENCE No.
 R/S/TW-CLHFS/1

圖 PLAN
 H-12d

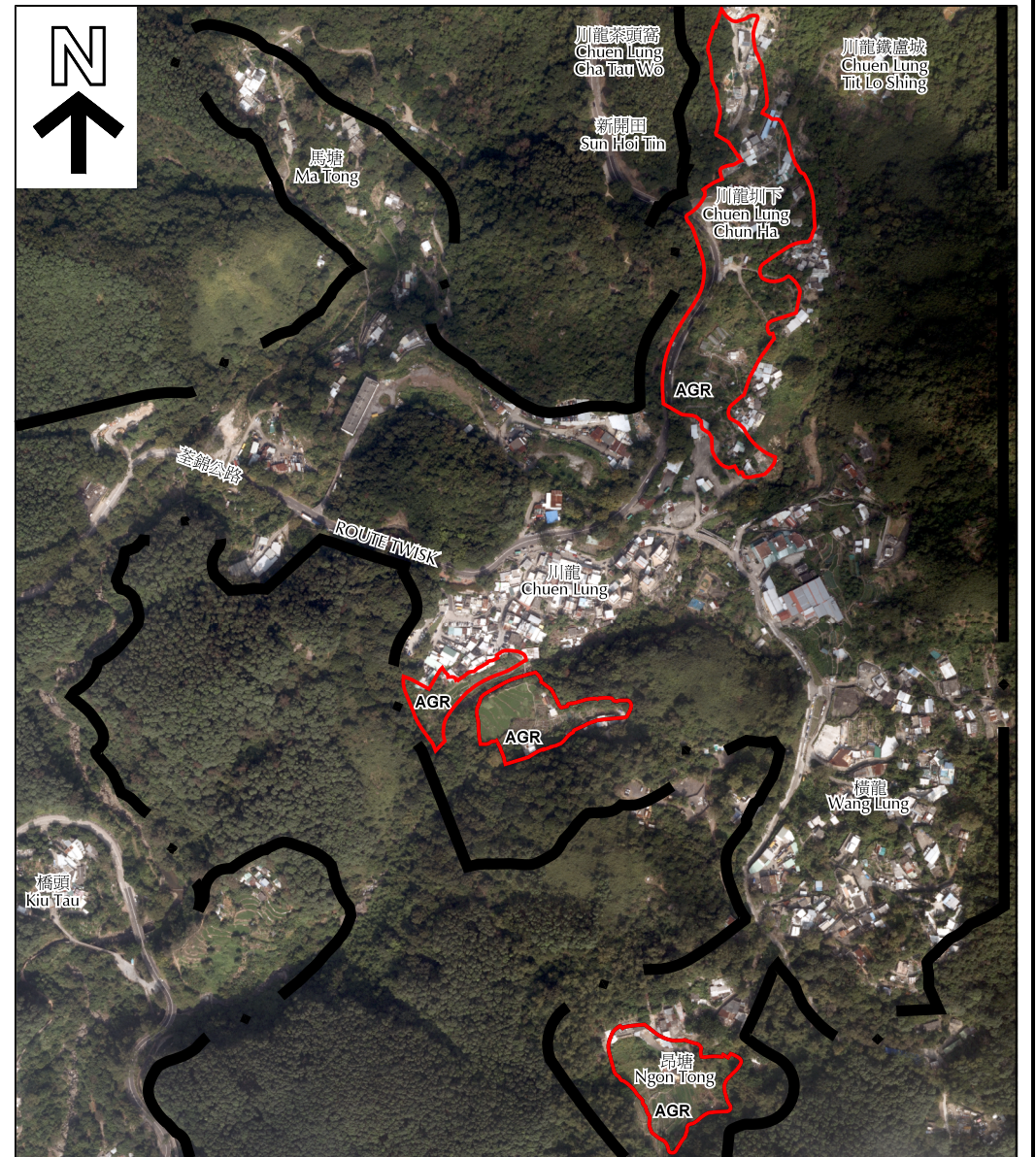


圖例 LEGEND

川龍及下花山分區計劃大綱草圖的規劃範圍界線
 PLANNING SCHEME BOUNDARY OF DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN

提意見人建議涉及的地點
 SITES RELATED TO COMMENTER'S PROPOSALS

鄉郊工場
 RURAL WORKSHOPS



本摘要圖於2017年5月31日擬備，所根據的資料為於2016年12月9日展示的分區計劃大綱圖編號S/TW-CLHFS/1及地政總署於2016年12月15日拍得的航攝照片編號E010095C
 EXTRACT PLAN PREPARED ON 31.5.2017 BASED ON OUTLINE ZONING PLAN No. S/TW-CLHFS/1 EXHIBITED ON 9.12.2016 AND AERIAL PHOTO No. E010095C TAKEN ON 15.12.2016 BY LANDS DEPARTMENT

提意見人C2意見及建議
COMMENTER C2'S COMMENT AND PROPOSALS
 《川龍及下花山分區計劃大綱草圖編號S/TW-CLHFS/1》
 考慮申述編號R1至R253及意見編號C1至C5
 DRAFT CHUEN LUNG AND HA FA SHAN OUTLINE ZONING PLAN NO. S/TW-CLHFS/1
 CONSIDERATION OF REPRESENTATIONS NO. R1 TO R253 AND COMMENTS NO. C1 TO C5

SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
 METRES

規劃署
PLANNING DEPARTMENT

參考編號
 REFERENCE No.
 R/S/TW-CLHFS/1

圖 PLAN
 H-13