

# 城市規劃委員會

城市規劃委員會文件第 10964 號

供城市規劃委員會於 2024 年 3 月 22 日考慮

《沙田分區計劃大綱草圖編號 S/ST/37》

考慮申述編號 TPB/R/S/ST/37-R1 至 R43



《沙田分區計劃大綱草圖編號 S/ST/37》  
考慮申述編號 TPB/R/S/ST/37-R1 至 R43

申述事項	申述人 (編號 TPB/R/S/ST/37-)
<p><b>就圖則作出的修訂</b></p> <p><b>項目 A(圖 H-1a)</b> 把位於黃竹洋街與桂地新村路交界處的一幅用地由「綠化地帶」改劃為「住宅(甲類)8」地帶，並訂明建築物高度限制為主水平基準以上 240 米。</p> <p><b>項目 B(圖 H-1a)</b> 把位於山尾街東北面的一幅用地由「工業」地帶改劃為「政府、機構或社區」地帶，並訂明建築物高度限制為主水平基準以上 140 米。</p> <p><b>項目 C1(圖 H-1b)</b> 把位於安心街以北的一幅用地由「政府、機構或社區」地帶改劃為「商業(1)」地帶，並訂明地積比率限制為 9.5 倍及建築物高度限制為主水平基準以上 130 米。</p> <p><b>項目 C2(圖 H-1b)</b> 把位於安心街以南的一幅用地由「休憩用地」地帶改劃為「商業(1)」地帶，並訂明地積比率限制為 9.5 倍及建築物高度限制為主水平基準以上 130 米。</p> <p><b>項目 D(圖 H-1b)</b> 把位於源康街與源順圍交界處的一幅用地由「政府、機構或社區」地帶改劃為「商業(1)」地帶，並訂明地積比率限制為 9.5 倍及建築物高度限制為主水平基準以上 120 米。</p>	<p><b>總數：43</b></p> <p><b>表示支持及反對(1份)</b></p> <p><b>項目 A(反對)</b> <b>項目 B(支持)</b> <b>項目 K(反對)</b> R1：前沙田區議會議員周曉嵐</p> <p><b>表示反對／提出負面意見(41份)</b></p> <p><b>所有修訂(反對)(1份)</b> R2：1 名個別人士</p> <p><b>項目 E(提出負面意見)(2份)</b> R41：香港太古可口可樂(下稱「太古可樂」) R42：1 名個別人士</p> <p><b>項目 K(反對)(38份)</b> R3 至 R40：個別人士</p> <p><b>提出意見(1份)</b></p> <p><b>項目 F(1份)</b> R43：香港鐵路有限公司(下稱「港鐵公司」)</p>

申述事項	申述人 (編號 TPB/R/S/ST/37-)
<p><b><u>項目 E(圖 H-1b)</u></b> 把位於沙田圍路的一幅用地由「休憩用地」地帶改劃為「住宅(甲類)9」地帶，並訂明地積比率限制為 5 倍及建築物高度限制為主水平基準以上 110 米。</p> <p><b><u>項目 F(圖 H-1b)</u></b> 把位於插桅杆街的一幅狹長土地由「政府、機構或社區」地帶改劃為「住宅(甲類)10」地帶，並訂明地積比率限制為 6 倍及建築物高度限制為主水平基準以上 120 米。</p> <p><b><u>項目 G(圖 H-1b)</u></b> 把位於源康街的一幅用地由「工業(1)」地帶改劃為「商業(2)」地帶，並訂明總樓面面積限制為 32 000 平方米及建築物高度限制為主水平基準以上 120 米。</p> <p><b><u>項目 H1(圖 H-1c)</u></b> 把位於銅鑼灣山路的一幅用地由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶，並訂明地積比率限制為 2.5 倍及建築物高度限制為主水平基準以上 140 米。</p> <p><b><u>項目 H2(圖 H-1c)</u></b> 把位於銅鑼灣山路北端的一幅狹長土地由「綠化地帶」改劃為「政府、機構或社區」地帶。</p> <p><b><u>項目 J(圖 H-1c)</u></b> 把位於大圍美田路以北的一幅用地由「住宅(乙類)」地帶及「綠化地帶」改劃為「其他指定用途」註明「宗教機構及靈灰安置所」地帶，並訂明總樓面面積限制為 1 416 平方米、建築物高度限制為 3 層及</p>	

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<p>龕位數目為最多 4 779 個。</p> <p><b>項目 K(圖 H-1d)</b> 把位於大埔公路(馬料水段)赤泥坪以南的一幅用地由「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所(2)」地帶，並訂明總樓面面積限制為 120 平方米、最高建築物高度為 7.7 米及龕位數目為最多 1 716 個。</p> <p><b>對《註釋》作出的修訂</b></p> <p>(a) 修訂「商業」地帶的「備註」，以納入有關「商業(1)」及「商業(2)」支區的發展限制條款。</p> <p>(b) 修訂「住宅(甲類)」地帶的「備註」，以納入有關「住宅(甲類)9」及「住宅(甲類)10」支區的發展限制條款。</p> <p>(c) 修訂「住宅(甲類)」地帶的《註釋》，以納入「公眾停車場(只限設於「住宅(甲類)10」支區)」的第一欄用途內。</p> <p>(d) 加入新的「其他指定用途」註明「宗教機構及靈灰安置所」地帶的《註釋》。</p> <p>(e) 修訂「其他指定用途」註明「靈灰安置所」地帶的「備註」，以納入有關「其他指定用途」註明「靈灰安置所(2)」支區的發展限制條款。</p>	

註：申述人的名單載於附件 III。申述書的軟複本已藉電子方式送交城市規劃委員會(下稱「城規會」)委員。這些申述亦已上載至城規會網站 [https://www.tpb.gov.hk/tc/plan\\_making/S\\_ST\\_37.html](https://www.tpb.gov.hk/tc/plan_making/S_ST_37.html)，以及存放於規劃署位於北

角及沙田的規劃資料查詢處，以供公眾查閱。全套硬複本存放於城規會秘書處，以供委員查閱。

## 1. 引言

- 1.1 2023 年 11 月 17 日，《沙田分區計劃大綱草圖編號 S/ST/37》(下稱「分區計劃大綱草圖」)(附件 I)根據《城市規劃條例》(下稱「條例」)第 5 條展示，以供公眾查閱。該圖所收納的各項修訂載於附件 II 的修訂項目附表，而就圖則作出修訂所涉地點的位置則在圖 H-1a 至 H-1d 上顯示。
- 1.2 在為期兩個月的法定展示期內，城市規劃委員會收到共 43 份申述。2024 年 2 月 23 日，城規會同意把所有申述合為一組，以集體形式考慮。
- 1.3 本文件旨在提供資料，以便城規會考慮各項申述。申述人名單載於附件 III。有關申述載於附件 IV。城規會已根據條例第 6B(3)條，邀請申述人出席會議。

## 2. 背景

*項目 A—位於前火炭平房區以西的擬議公營房屋發展(下稱「擬議火炭公營房屋發展」)(約 3.4 公頃)*

- 2.1 根據近年的多份施政報告，政府已多管齊下，增加土地供應並建立土地儲備，以滿足房屋和其他發展需要。為滿足和加快短中期房屋用地供應，政府一直進行各種土地用途檢討<sup>1</sup>，包括「綠化地帶」用地檢討，以尋找適合的土地，以改劃作住宅用途。在第二階段的「綠化地帶」檢討，當局已在火炭西北部，位於黃竹洋街與桂地新村路交界處的前火炭平房區以西，物色了一幅「綠化地帶」用地作公營房屋發展。土木工程拓展署(下稱「土拓署」)所進行的工程可行性研究已確認，擬議的公營房屋發展在技術上可行。為落實上述方案，

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<sup>1</sup> 2012年進行的第一階段「綠化地帶」檢討主要檢視「綠化地帶」範圍內一些已平整、荒廢或沒有植被但具潛力作住宅發展的用地。2013年進行的第二階段「綠化地帶」檢討則主要檢視位於已建設地區邊緣、鄰近現時市區和新市鎮的「綠化地帶」，以及草木茂生但緩衝作用和保育價值相對較低的「綠化地帶」。

該用地已由「綠化地帶」改劃為「住宅(甲類)8」地帶，並訂明建築物高度限制為主水平基準以上 240 米。

*項目 B—位於火炭山尾街的擬議聯用綜合大樓(下稱「火炭聯用綜合大樓發展」)(約 0.77 公頃)*

2.2 根據 2018 年《施政報告》，政府將加強在政府用地落實「一地多用」的發展模式，透過整合及提供更多政府、機構及社區設施，以滿足市民對公共服務的需求，同時善用有限的土地資源。2019 至 2020 年度的《財政預算案》進一步宣布會預留約 220 億元推展 6 項首批「一地多用」發展項目，包括位於山尾街的擬議火炭聯用綜合大樓。多項技術評估已確認，擬議聯用綜合大樓屬可行。為落實上述的發展建議，當局把有關用地由「工業」地帶改劃為「政府、機構或社區」地帶，並訂明建築物高度限制為主水平基準以上 140 米。

*項目 C1、C2、D、E 及 F—位於石門及小瀝源的擬議商業及私人住宅發展(約 2.21 公頃)*

2.3 根據規劃署進行的《2020 年全港工業用地分區研究報告》(下稱「2020 年分區研究」)，石門商貿區內工業及商貿用途夾雜，並正進一步轉型為一般商貿用途，現時主要劃為「其他指定用途」註明「商貿」地帶，而劃為「工業(1)」地帶內的小瀝源工業區已積極轉型為商業用途。此外，這些地區內鄰近港鐵石門站及第一城站有 5 幅先前劃為「政府、機構或社區」地帶或「休憩用地」地帶的用地，並未有落實時間表或發展建議。這些用地已改劃為「商業(1)」地帶以作商業用途，以及改劃為「住宅(甲類)9」和「住宅(甲類)10」地帶以作住宅用途，以善用珍貴土地資源的發展潛力。

*項目 G—已落成的酒店發展(約 0.64 公頃)*

2.4 為反映小瀝源工業區內已落成的帝逸酒店，該用地已由「工業(1)」地帶改劃為「商業(2)」地帶，而「酒店」用途會列為第一欄用途。

項目 H1 及 H2—落實獲同意的第 12A 條申請，以便在銅鑼灣山道進行擬議私人住宅發展(約 0.66 公頃)

- 2.5 為落實城規會轄下的鄉郊及新市鎮規劃小組委員會(下稱「小組委員會」)在 2023 年 1 月 13 日同意的一宗第 12A 條申請(編號 Y/ST/58)，項目 H1 位於銅鑼灣山道的用地會由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶。該用地鄰接的一幅狹長土地亦已由「綠化地帶」改劃為「政府、機構或社區」地帶，以便理順用途地帶的界線。

項目 J—落實獲同意的第 12A 條申請，以便在大圍美田路以北進行擬議宗教機構及靈灰安置所發展(約 0.4 公頃)

- 2.6 小組委員會在 2023 年 7 月 14 日同意一宗第 12A 條申請(編號 Y/ST/49)，以把大圍美田路以北一幅現時建有名為普光明寺的 3 層高宗教機構及靈灰安置所的用地，由「住宅(乙類)」地帶及「綠化地帶」改劃為「其他指定用途」註明「宗教機構及靈灰安置所」地帶，以提供最多 4 779 個龕位。
- 2.7 為落實獲同意的第 12A 條申請，該用地(項目 J)已由「住宅(乙類)」地帶及「綠化地帶」改劃為「其他指定用途」註明「宗教機構及靈灰安置所」地帶。

項目 K—落實獲同意的第 12A 條申請，以便在赤泥坪以南進行擬議靈灰安置所發展(約 0.02 公頃)

- 2.8 小組委員會在 2022 年 1 月 28 日同意一宗第 12A 條申請(編號 Y/ST/53)，以便把馬料水赤泥坪以南一幅用地由「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所(2)」地帶，以作沙田靜苑的靈灰安置所發展，並提供最多 1 716 個龕位。
- 2.9 為落實獲同意的第 12A 條申請，該用地(項目 K)已由「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所(2)」地帶。

### 對圖則《註釋》作出的修訂

2.10 因應上述修訂項目，當局亦已對分區計劃大綱圖的《註釋》作出相應修訂。

### 分區計劃大綱草圖

2.11 小組委員會在 2023 年 10 月 27 日同意，對沙田分區計劃大綱圖作出的上述修訂適宜根據條例第 5 條展示，以供公眾查閱。相關的小組委員會文件第 8/23 號載於城規會網站<sup>2</sup>，小組委員會會議記錄摘錄則載於**附件 V**。沙田分區計劃大綱草圖其後於 2023 年 11 月 17 日刊憲。

## 3. 地區諮詢

3.1 2023 年 9 月 19 日，規劃署就沙田分區計劃大綱圖的修訂諮詢沙田區議會轄下的發展、房屋及環境衛生委員會（下稱「委員會」）。所收到的看法和意見，以及政府部門作出的回應，已納入小組委員會文件第 8/23 號以供小組委員會考慮。委員會會議的會議記錄載於**附件 VI**，以供參閱。

3.2 在分區計劃大綱草圖的法定展示期間，沙田區議會議員於 2023 年 11 月 17 日接獲通知，公眾人士可就有關修訂以書面形式向城規會提出意見。沙田區議會議員並無提交申述或提出意見。城規會收到一份來自前沙田區議員周曉嵐先生（R1）的申述。

## 4. 申述用地及周邊地區

4.1 項目 A (位於火炭的擬議公營房屋發展)(圖 H-1a、H-2a、H-3a、H-4a 及 H-5a)

4.1.1 該用地的面積約 3.4 公頃，劃為「住宅(甲類)8」地帶，以作公營房屋發展，建築物高度限制訂為主水平基準上 240 米，最高地積比率訂為 6.7 倍。擬議公營

<sup>2</sup> 小組委員會文件第 8/23 號載於城規會網站：

[https://www.tpb.gov.hk/tc/meetings/RNTPC/Agenda/729\\_rnt\\_agenda.html](https://www.tpb.gov.hk/tc/meetings/RNTPC/Agenda/729_rnt_agenda.html)

房屋發展的示意設計圖及截視圖載於繪圖 H-1 至 H-3。擬議發展項目的主要發展參數表列如下：

地盤面積	約 3.4 公頃
最高地積比率	6.7 倍 (住用地積比率為 6.5 倍及非住用地積比率約 0.2 倍)
最高建築物高度	主水平基準上 240 米 <sup>(1)</sup>
樓宇幢數	4 幢
預計單位數目 (預計人口) <sup>(2)</sup>	約 3 300 個 (約 8 900 人)
目標落成日期	2034 / 2035 年度
配套設施	<ul style="list-style-type: none"><li>• 社會福利設施(下稱「社福設施」)<sup>(3)(4)</sup></li><li>• 附屬泊車位及上落客貨車位</li></ul>

備註：

- (1) 最高建築物高度為主水平基準上 240 米，在 2 至 5 層的平台層之上有 47 至 48 住用樓層，地盤平整水平介乎主水平基準上 68 米至主水平基準上 95 米。
- (2) 單位數目和人口有待在詳細設計階段確定。
- (3) 擬議發展會預留相等於整體可發展住用總樓面面積不少於約 5% 的總樓面面積供闢設社福設施，包括長者及幼兒照顧設施和康復服務設施。
- (4) 社福設施將獲豁免計入地積比率。社福設施的選址、類別及實際供應，將視乎詳細設計及諮詢相關政府部門(包括社會福利署)後確定。

4.1.2 這是一幅位於火炭西北面山巒邊陲的政府土地，地盤高度介乎主水平基準上 70 米至主水平基準上 100 米不等。該處有茂密的樹木羣、植物及林地，當中夾雜一些零散的臨時構築物。現時用地北緣外有一條東西向的半自然水道(有部分屬人工水道)，另一條水道則位於用地內。用地可由火炭路經黃竹洋街和桂地街前往。

4.1.3 該用地東北面和東面分別是位於禾上墩街的駿洋邨(地積比率為 6.1 倍，建築物高度為主水平基準上 164 米)和彩禾苑(地積比率為 5.8 倍，建築物高度為主水

平基準上 170 米)的高層住宅發展項目，而用地另外幾個方向則是鄉郊地方和建有低矮建築的鄉村。

#### 4.2 項目 B (位於火炭的擬議聯用綜合大樓發展)(圖 H-1a、H-2b、H-3b、H-4b 及 H-5a)

4.2.1 該用地的面積約 0.77 公頃，劃為「政府、機構或社區」地帶，以興建一座單幢的聯用綜合大樓，建築物高度限制為主水平基準上 140 米。根據初步計劃，聯用綜合大樓的地積比率約 9.5 倍，將闢設體育館、圖書館、社區會堂、供長者及青年使用的社福設施、診所／醫療服務設施、政府辦公室，以及重置地上現有的公共運輸交匯處和公眾停車場，以地盡其用。

4.2.2 這是一幅政府土地，現時建有火炭東熟食市場、山尾街公共運輸交匯處、休憩處、籃球場和公廁。毗鄰的穗輝工廠大廈由於位處火炭中心點，將重建作公營房屋，項目將於 2029／2030 年度提供約 1 360 個單位。用地西北面是沙田商業中心，建築高度為主水平基準上 81 米，其東北面則是火炭路。用地有公共交通工具連接，其東南面約 500 米有港鐵火炭站，而位於坳背灣街的「綜合發展區」地帶用地(即星凱·堤岸)亦設有公共運輸交匯處，交通方便。

#### 4.3 項目 C1 及 C2 (位於石門的擬議商業發展)(圖 H-1b、H-2c、H-3c、H-4c 及 H-5b)

4.3.1 該兩幅用地位於安心街以北(項目 C1)及安心街以南(項目 C2)，面積分別為 0.85 公頃和 0.41 公頃，均劃為「商業(1)」地帶，以作商業發展，地積比率限制為 9.5 倍，建築物高度限制為主水平基準上 130 米。兩幅用地均會預留總樓面面積作闢設福利設施(包括長者及幼兒照顧設施和康復服務設施)之用。衛生署的設施亦會設於項目 C1 用地內。兩幅用地的政府、機構及社區設施將獲豁免計入地積比率。

4.3.2 該兩幅用地位於石門商業區北陲，南面為石門遊樂場。項目 C1 用地現時為臨時公眾停車場，而項目 C2

用地現時為土拓署的臨時工地，兩處均屬短期租約用地。有關用地以北橫跨大涌橋路為住宅發展項目。

4.4 項目 D (位於小瀝源的擬議商業發展)(圖 H-1b、H-2d、H-3c、H-4e 及 H-5b)

4.4.1 該用地的面積為 0.11 公頃，劃為「商業(1)」地帶，以作商業發展，地積比率限制為 9.5 倍，建築物高度限制為主水平基準上 120 米。

4.4.2 該用地位於小瀝源工業區的東北面，現時空置，將由地政總署為短期租約用地重新招標，以作臨時公眾停車場。用地周邊為捷和中心、電訊盈科圓州角電話機樓、帝逸酒店(即項目 G 的申述用地)和九巴沙田車廠。

4.5 項目 E (位於小瀝源的擬議私人住宅發展)(圖 H-1b、H-2d、H-3d、H-4d、H-4f 及 H-5b)

4.5.1 該用地的面積為 0.56 公頃，劃為「住宅(甲類)9」地帶，以作私人房屋發展，地積比率限制為 5 倍，建築物高度限制為主水平基準上 110 米。

4.5.2 該用地位於小瀝源工業區的東陞，以小瀝源路、沙田圍路、香港太古可口可樂及金利來集團中心為界，現以短期租約批給太古可樂作臨時停車、汽車維修及／或保養用途。設有雨水渠和箱形暗渠的渠務預留地橫越該用地的東部和西南部(圖 2d)。渠務署表示，不得在該渠務預留地搭建任何構築物或構築物支架。另外，用地設有一個屬於香港中華煤氣有限公司的煤氣調壓室，現時須經由位於源順圍的太古可樂廠的地面層出入口進出用地。用地已規劃的出入口及太古可樂廠現有出入口均面向源順圍。

4.6 項目 F (位於小瀝源的擬議私人住宅發展)(圖 H-1b、H-2d、H-3d、H-4g 及 H-5b)

4.6.1 該用地的面積為 0.28 公頃，劃為「住宅(甲類)9」地帶，以作私人房屋發展，地積比率限制為 6 倍，建築

物高度限制為主水平基準上 120 米。用地會預留總樓面面積作闢設福利設施，包括長者及幼兒照顧設施和康復服務設施。位於該用地的政府、機構或社區設施可獲豁免計入地積比率。

4.6.2 該用地位於小瀝源工業區的西北邊陲，以插桅杆街、沙田工業中心、源順圍及小瀝源消防局為界，現以短期租約批出作臨時公共停車場。

4.7 項目 G (位於小瀝源的已建成酒店發展項目)(圖 H-1b、H-2d、H-3d、H-4d 至 H-4e 及 H-5b)

4.7.1 該用地的面積為 0.64 公頃，劃為「商業(2)」地帶，以反映現有的酒店發展。考慮到該區的建築物高度輪廓，用地的最大總樓面面積為 32 000 平方米，建築物高度限制為主水平基準上 120 米。

4.7.2 用地位於小瀝源工業區的東緣，現為帝逸酒店。酒店於 2019 年落成，目前正在運作中，其非住用總樓面面積約為 31 863 平方米，建築物高度約為主水平基準上 101 米。

4.8 項目 H1 及 H2 (位於銅鑼灣山路的擬議私人住宅發展)(圖 H-1c、H-2e、H-3e 及 H-4h)

4.8.1 項目 H1 用地的面積為 0.61 公頃，涉及一宗小組委員會在 2023 年 1 月 13 日同意的第 12A 條申請(編號 No.Y/ST/58)，以作發展私人房屋。為落實該宗已獲同意的申請，當局把用地劃為「住宅(乙類)3」地帶，最高地積比率限為 2.5 倍，建築物高度限制為主水平基準上 140 米。

4.8.2 該用地連一個已平整的地台(高度為主水平基準上約 79 米)位於沙田市中心的西北面，道風山一塊草木茂盛的坡地上。其南鄰為沙田北配水庫，西南及東南面有數個住宅發展項目，包括壹號雲頂(地積比率為 2.36 倍，最高建築物高度為主水平基準上 106.1 米)、曉翠山莊(地積比率介乎 0.48 至 1.28 倍，最高建築物高度為主水平基準上 106.5 米)及雲頂峰(地

積比率訂為 1 倍，最高建築物高度為主水平基準上 64.6 米)。再往南面山下有另一個住宅發展項目嘉御山(地積比率訂為 2.28 倍，最高建築物高度為主水平基準上 81.3 米)。

4.8.3 項目 H2 用地為一塊剩餘的狹長土地，面積約 0.05 公頃，劃為「政府、機構或社區」地帶。緊連項目 H1 用地的南面邊界，現為一條通道。

#### 4.9 項目 J (普光明寺靈灰安置所)(圖 H-1c、H-2f、H-3f 及 H-4i)

4.9.1 該用地的面積為 0.4 頃，涉及一宗小組委員會在 2023 年 7 月 14 日同意的第 12A 條申請(編號 Y/ST/49)，以作宗教機構及靈灰安置所用途。為落實獲批准的兩宗申請，當局把用地劃為「宗教機構及靈灰安置所」地帶，最大總樓面面積限為 1 416 平方米，最高建築物高度限制為 3 層，龕位數目上限為 4 779 個。

4.9.2 該用地位於美田路和美松苑以北山上的斜坡範圍，而美松苑為大圍的資助出售房屋發展項目。用地現為一幢樓高 3 層作宗教機構及靈灰安置所發展的建築物，即營運中的普光明寺。用地可由美田路向山上經一條行人路前往。

#### 4.10 項目 K (沙田靜苑靈灰安置所)(圖 H-1d、H-2g、H-3g 及 H-4j)

4.10.1 該用地的面積約 0.02 頃，涉及一宗小組委員會在 2022 年 1 月 28 日同意的第 12A 條申請(編號 Y/ST/53)，以發展靈灰安置所。為落實獲批准的申請，當局把該用地劃為「靈灰安置所(2)」地帶，最大總樓面面積限為 120 平方米，最高建築物高度限制為 7.7 米，龕位數目上限為 1 716 個。

4.10.2 該用地位於馬料水赤泥坪以南，現為一幢樓高 3 層作靈灰安置所發展的建築物，即營運中的沙田靜苑。用

地四周為翠綠山丘、樹羣、原居民墳墓和山邊墓地，其北面為赤泥坪村，位於大埔道(馬料水)對面。

#### 4.11 規劃意向

上述申述用地的用途地帶的規劃意向載述如下：

- (a) 「住宅(甲類)8」地帶、「住宅(甲類)9」地帶及「住宅(甲類)10」地帶的規劃意向，主要是作高密度住宅發展。在建築物的最低 3 層，或現有建築物特別設計的非住宅部分，商業用途屬經常准許的用途；
- (b) 「住宅(乙類)3」地帶的規劃意向，主要是作中等密度的住宅發展；服務住宅區一帶地方的商業用途，如向城市規劃委員會提出申請，或會獲得批准；
- (c) 「政府、機構或社區」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；
- (d) 「商業(1)」地帶及「商業(2)」地帶的規劃意向，主要是作商業發展，其涵蓋範圍的重點功能為地方購物中心，為所在的一帶地方提供服務，用途可包括商店、服務行業、娛樂場所和食肆；
- (e) 「其他指定用途」註明「宗教機構及靈灰安置所」地帶的規劃意向，主要是提供土地作宗教機構及靈灰安置所用途；以及
- (f) 「其他指定用途」註明「靈灰安置所(2)」地帶的規劃意向，主要是提供土地作靈灰安置所用途。

## 5. 申述

### 5.1 申述事項

- 5.1.1 城規會共收到 43 份有效的申述，其中一份申述由一名前沙田區議員(R1)提交，表示支持項目 B 但反對項目 A 及 K；
- 5.1.2 有一份申述(R2)由一名個別人士提交，表示反對所有項目，以及反對就《註釋》作出的修訂，即在「商業(1)」地帶和「住宅(甲類)10」地帶內闢設政府規定的政府、機構及社區設施，可獲豁免計入地積比率；
- 5.1.3 有 38 份申述由個別人士(R3 至 R40)以劃一信件格式提交，表示反對項目 K；
- 5.1.4 有兩份申述就項目 E 提供負面意見，分別由盧緯綸建築規劃有限公司代表的太古可樂(R41)和一名個別人士(R42)提交；以及
- 5.1.5 有一份申述由港鐵公司(R43)提交，就項目 F 提供意見。
- 5.1.6 申述提出的主要理由和意見、替代方案，以及規劃署在諮詢相關政府決策局／部門後的回應，撮述於下文第 5.2 及 5.3 段。

### 5.2 申述所提出的理由和規劃署的回應

#### 表示支持的申述

#### 5.2.1 項目 B (位於火炭的擬議聯用綜合大樓)

主要理由／意見	申述編號
(1) 支持項目 B 把該用地改劃為「政府、機構或社區」地帶，以闢設聯用綜合大樓，為當區居民提供休閒、康樂、政府，以及醫療相	R1

關服務。	
(2) 擬議聯用綜合大樓的建築物高度限制為主水平基準上 240 米，會阻擋沿穗禾路開揚的景觀。	
(3) 政府應提供為聯用綜合大樓制訂的發展時間表，因為該發展對火炭東熟食市場和火炭西熟食市場的現有經營者造成影響。	
<b>回應</b>	
(a) 關於(1)：  備悉表示支持的意見。	
(b) 關於(2)：  擬議聯用綜合大樓的建築物高度限制為主水平基準上 140 米，與毗鄰「住宅(甲類)8」地帶用地的穗輝工廠大廈的重建項目(重建作公營房屋)相同。  根據聯用綜合大樓的視覺評核，聯用綜合大樓的高度能融入周邊高樓發展的環境，而且在落實擬議緩解措施(包括建築物後移、建築物間距和優良的設計特色)後，與周邊環境並非不協調。	
(c) 關於(3)：  政府產業署表示，相關部門正進行設計，並會適時把這個項目提交立法會財務委員會申請撥款，預計項目最早可於 2034 年竣工。	

表示反對的申述

5.2.2 項目 A (位於火炭的擬議公營房屋發展)

5.2.2.1 規劃方面

主要理由／意見	申述編號
(1) 進一步侵佔「綠化地帶」的天然地形，有違抑制市區範圍擴展的審慎做法。	R1 及 R2
(2) 位置偏僻，遠離市區中心，交通連接有限而且車費昂貴，不適合發展公營房屋。	R2
<b>回應</b>	
(a) 關於(1)及(2)：  為滿足和加快短中期房屋用地供應，政府持續進行各種土地用途檢討，包括「綠化地帶」用地檢討，以物色土地改劃作住宅用途。項目 A 所涉用地位於火炭現有已建設範圍的邊陲，用地內雖有綠化地方，但其緩衝作用和保育價值相對較低。該用地原本劃作「綠化地帶」，但在第二階段的「綠化地帶」檢討中被選定作公營房屋發展。土拓署進行的工程可行性研究已確認，在該用地發展公營房屋不會出現無法克服的技術問題。該用地有道路接達，並將設有巴士及小巴服務，連接至火炭港鐵站和其他地區。因此，該用地適合作公營房屋發展。	

5.2.2.2 生態及景觀方面

主要理由／意見	申述編號
(1) 擬議公營房屋發展項目位於劃為「綠化地帶」的範圍內。項目 A 的用地內錄得易受外來環境污染影響的具重要保育價物種(根	R1 及 R2

<p>據工程可行性研究的生態影響評估所指)，這些物種大部分將會直接受到擬議發展影響。</p>	
<p>(2) 對生態造成的影響將不可逆轉，而林地補償亦無法減低所造成的影響。</p>	<b>R 1</b>
<p>(3) 在用地以外地方(初步選址位於用地東北面的斜坡)進行補償種植方案之後會被遺忘。</p>	<b>R 2</b>
<b>回應</b>	
<p>(a) 關於(1)及(2)：</p> <p>工程可行性研究的生態影響評估已評估項目 A 發展可能造成的生境損失，以及對具重要保育價值的自然生境／物種所造成的間接影響。根據生態影響評估，大部分受影響生境的生態價值屬低至非常低，只有 1.4 公頃具中等生態價值的林地會直接受到有關發展影響。預計在落實有關緩解措施後，包括進行林地補償(本港處理這類生境損失的常見做法)、在施工及運作階段遵行良好的工地作業守則，以及採取其他預防措施以盡量減低對附近具重要保育價值的生境／物種所造成的水質、噪音和空氣影響，具重要保育價值的生境和物種不會受到重大的剩餘影響。</p> <p>在擬議公營房屋發展內錄得的具重要保育價值的物種(兩種植物和 9 種動物)中，大部分均擁有相對高的活動能力，例如鳥類、蝴蝶、爬蟲類和蝙蝠，而且附近一帶有大量適合的生境。因此，對上述具重要保育價值的物種的潛在影響屬輕微。只有兩種植物(金狗毛蕨和小果柿)及一種水生無脊椎動物(一種名為鰓刺溪蟹的蟹類)可能會直接受到影響。為減輕對這些物種的影響，建議對這些物種進行移植和遷移。過往有移植和遷移這些物種的成功先例，亦有記錄證明落實的緩解措施有成效。當局會在設計階段對具重要保育價值的植</p>	

物進行進一步的植物調查，並對具有重要保育價值的水生無脊椎動物進行施工前覆核調查，以擬訂詳細的移植／遷移方案，並在其後進行監察。漁農自然護理署(下稱「漁護署」)對生態影響評估的結果和建議沒有負面意見。

(b) 關於(3)：

根據工程可行性研究，有關項目建議砍伐的樹木估計有 898 棵，大多屬常見品種，當局會以 1:1 的比例為砍掉的樹木進行補償種植。雖然當局已在發展用地的東北面初步物色補種位置(繪圖 H-4)，但植樹的確實位置和品種有待在詳細設計階段與相關政府部門(例如地政總署和漁護署)進一步確認和商定。

### 5.2.2.3 視覺及空氣流通方面

主要理由／意見	申述編號
(1) 設於主水平基準上 240 米的擬議建築物高度，會遮擋北面的山脊線，並對火炭區的景觀造成不可逆轉的影響。有關高度應與駿洋邨和彩禾苑保持一致。	R1 及 R2
(2) 高聳的混凝土牆配以寥寥數棵的裝飾性樹木，不會令醜陋的建築融入四周的翠綠景致。	R2
(3) 該用地位處山谷，後方是陡峭的山坡，因此形成嚴重的空氣流通問題。	R2

**回應**

(a) 關於(1)及(2)：

鑑於該用地的地盤高度較高，為主水平基準上約70米至100米，因此需就有關發展採取較高的建築物高度。擬議建築物高度限制(主水平基準上240米)已平衡多個考慮因素，包括地盤水平、生態、環境、空氣流通、視覺、景觀和土力方面，以善用土地資源。根據工程可行性研究的景觀及視覺影響評估，儘管擬議發展難免會改變山上的現有景觀，但它會成為火炭現有城市景觀的一部分或其延伸。

為減少有關發展可能造成的視覺影響，當局會考慮採取擬議緩解措施，例如補種樹木或種植新樹、闢設緩衝種植地帶、採取協調的建築物外牆設計及在房屋用地內進行環境美化、在建築物之間預留不少於15米闊的建築物間距、闢設地面綠化地帶、美化斜坡環境，以及栽種植物以作為構築物的屏障。房屋署表示，當局會仔細地規劃住宅樓宇的色調和物料材質，盡量令發展項目融入自然環境。當局亦會引入其他處理方式，例如建築鱗片和綠化設施，以降低建築物的龐大體積及增添發展項目的視覺趣味。在採取上述視覺緩解措施，以及落實將於詳細設計階段予以考慮的額外設計措施(例如通透的平台設計、遵照《可持續建築設計指引》的規定和有變化的建築物高度輪廓)後，將可緩解有關發展對整體景觀及特色的視覺影響。規劃署總城市規劃師／城市設計及園境對視覺影響評估的結果及建議沒有負面意見。

(b) 關於(3)：

根據工程可行性研究所進行的空氣流通專家評估報告所得的結果，在落實適當的設計措施(例如劃設與風向大致成一直線的建築物間距，以提供一條盛行風氣道、樓宇透風度、樓宇的布局和座向、以及在用地西部闢設休憩用地，以利通風)

後，擬議公營房屋發展不會對該區及其周邊地區的整體空氣流通表現造成嚴重的負面影響。規劃署總城市規劃師／城市設計及園境對空氣流通專家評估的結果及建議沒有負面意見。

#### 5.2.2.4 交通方面

主要理由／意見	申述編號
(1) 公共運輸系統已無法應付火炭人口的進一步增長。政府部門仍未改善現有巴士服務和夜間公共交通服務不足的情況。隨着更多居民入伙，這情況將會惡化。	R 1
(2) 穗禾路／火炭路和火炭路／大埔公路的主要路口，以及樂景街迴旋處都已接近或超出負荷。	R 1
回應	
<p>(a) 關於(1)及(2)：</p> <p>根據工程可行性研究，由於擬議發展會令公共運輸服務的需求增加，該署將闢設新的巴士和小巴路旁停車處，以配合前往鄰近鐵路系統和其他地區的公共運輸服務。基於初步交通及運輸影響評估的結果，擬議公共運輸服務(即一條對外巴士線(由專營巴士提供的長途專營巴士服務)和兩條短途穿梭巴士線(由專營巴士提供的區內服務))將足以應付繁忙時段所增加的公共運輸服務需求。有關擬議安排有待相關政府部門與服務營辦商日後進行討論和商定。運輸署將適時密切監察公共運輸服務，以應付新增人口的出行需求。</p> <p>初步交通及運輸影響評估建議為現有路口進行改善工程，包括：(i)火炭路／穗禾路；(ii)穗禾路／山尾街；(iii)火炭路／麵房街／山尾街；(iv)火炭路／樂景街；以及(v)火炭路／大涌橋</p>	

路。在完成有關改善工程和闢設擬議路旁停車處後，擬議發展對附近一帶的交通不會造成無法克服的影響。運輸署對初步交通及運輸影響評估的結果及建議／緩解措施沒有負面意見。

#### 5.2.2.5. 排水、土力及成本效益方面

主要理由／意見	申述編號
(1) 改劃用地附近的天然水道在 2023 年 9 月曾發生山洪爆發，附近民居及基礎設施受到破壞。當局沒有資料提及全球暖化、氣候變遷以及與山坡挖掘和填充相關的問題。土拓署應就水力模型提供進一步的支持理據，以及闢設 10 米緩衝區是否足以在極端天氣下發揮吸收雨水的作用。	R1 及 R2
(2) 改劃用地大部分位於斜坡上。在發展該幅土地時，需投入大量資源進行穩定斜坡、斜坡切割及地盤平整工程，而且施工耗時。整體而言，有關發展並不符合經濟效益。	R1
<b>回應</b>	
(a) 關於(1)：  在進行工程可行性研究下的初步排水影響評估時，當局除參照渠務署《雨水排放系統手冊》的設計指引以採納 21 世紀末影響氣候變化的因素。水力模型亦考慮了 200 年一遇的極端情況。當局會進行擬議的駁渠工程，把排水設施接駁至現有水道；沿用地北面邊緣的水道闢設 10 米緩衝區，以及沿發展項目南面邊界的斜坡頂建造截水槽。在落實有關工程後，預計擬議公營房屋發展不會造成無法克服的排水影響。	

(b) 關於(2)：

根據工程可行性研究，考慮到要盡量減少地盤平整工程的範圍，當局會採用梯級式平台來興建公營房屋發展項目。地盤平整工程及升高平台已顧及周邊現時的地形和道路。當局會盡量利用升高地台，盡量減少挖土／填土工程的範圍，同時為擬議公營房屋發展提供足夠的地盤淨面積。

### 5.2.3 項目 B (位於火炭的擬議聯用綜合大樓發展)

#### 5.2.3.1 規劃方面

主要理由／意見	申述編號
(1) 擬議聯用綜合大樓的地點並不合適，理由是項目 B 用地被工業大廈包圍，遠離住宅發展項目。	R2
回應	
(a) 關於(1)：	
有關用地位於火炭的中心點，四周工業大廈林立，而周邊亦有新建的住宅發展項目。毗鄰的穗輝工廠大廈將於 2029/2030 年度或之前重建為公營房屋項目，提供約 1 360 個單位。該用地有公共交通工具連接，其東南面約 500 米有港鐵火炭站，而位於坳背灣街的「綜合發展區」地帶用地(即星凱·堤岸)亦設有公共運輸交匯處，交通方便。擬議聯用綜合大樓能善用土地資源，為該區的居住和就業人口提供需求殷切的康樂及社區設施。	

#### 5.2.4 項目 C1 及 C2 (位於石門的擬議商業發展)

##### 5.2.4.1 環境方面

主要理由／意見	申述編號
(1) 項目 C1 用地應用以闢設運動場，為市民提供可負擔而設備完善的體育設施，滿足在高樓大廈居住家庭的需要。	R2
(2) 項目 C2 用地應用作改善並擴建石門遊樂場，以補償為發展愉德苑(圖 H-5b)而被改劃的休憩用地，並與毗鄰的體育館發揮互補作用。	
<b>回應</b>	
<p>(a) 關於(1)及(2)：</p> <p>項目 C1 及 C2 的用地位於石門商貿區北面邊陲，主要劃為「其他指定用途」註明「商貿」地帶，該地帶的規劃意向旨在作一般商貿用途。石門商貿區內建有商業樓宇、工業大廈、數據中心、辦公室和酒店發展項目。把該兩幅用地劃為「商業(1)」地帶實屬合適，並符合石門商貿區的特色。</p> <p>項目 C1 用地是未指定用途的「政府、機構或社區」用地，面積為 0.85 公頃。根據《香港規劃標準與準則》，闢設運動場的土地面積須達 3 公頃，因此項目 C1 的用地不足以用作闢設運動場。</p> <p>至於把項目 C2 的用地作石門遊樂場擴建之用，須注意的是，康樂及文化事務署(下稱「康文署」)表示，現時並無在有關該用地落實休憩用地建議的時間表。有關用地被改劃為「商業(1)」地帶後，沙田分區計劃大綱圖的規劃區仍有約 176 公頃的休憩用地。根據《香港規劃標準</p>	

與準則》，對約 540 000 人的規劃人口而言，該區的休憩用地足夠。

5.2.5 項目 D、E 及 F (位於小瀝源的擬議商業及住宅發展)

主要理由／意見	申述編號
(1) 應同時考慮項目 D、E 及 F。分區計劃大綱草圖欠缺一致性，其中項目 D 改劃作商業用途，而項目 E 及 F 則改劃作住宅用途。項目 D、E 及 F 應作商業用途。這些用地面對多項噪音及污染問題。儘管有 150 棵樹將被砍伐，當局卻未有提及補償種植。	R2
(2) 擬議發展會令附近遊樂場的自然採光及通風變差。	
(3) 商戶因發展計劃而被迫遷出，急需地方安置他們。	
<b>回應</b>	
<p>(a) 關於(1)及(2)：</p> <p>根據 2020 年分區研究，小瀝源工業區已積極轉型為商業用途。由於鄰近港鐵第一城站，當局應善用附近未獲充分利用的政府土地，地盡其用。</p> <p>至於項目 E 及 F，土拓署已進行初步環境評審，以證明這兩幅用地在環境方面可以接受，並總結指，如採取建議的緩解措施，預計用地內的住宅發展不會受到無法克服的環境影響。就此而言，考慮到該區的特色正在轉變中，而且兩幅用地鄰近周邊的住宅區，故認為有關用地適合作住宅用途。</p> <p>當局建議項目 D 用地作商業用途，因為初步環境評審指出該用地會受到毗鄰工廠大廈、巴士廠及</p>	

酒店發展的負面噪音影響，而有關的影響未能單靠在所涉用地實施緩解措施來處理，尤其是考慮到用地的面積細小，可能要依賴第三方合作來紓緩。

關於補償種植，地政總署表示會就就契約條件內加入合適的保護樹木條款，徵詢政府部門的意見。地段擁有人須確保在未取得地政總署署長的書面同意前，不會移除或干擾現有樹木，並須遵從地政總署作業備考編號 6/2023 所載的規定。

這些用地距離最近的遊樂場約 35 米至 100 米。規劃署已進行空氣流通專家評估，並確認項目 D、E 及 F 的擬議發展不會對空氣流通造成無法克服的影響。

(b) 關於(3)：

這三幅用地現時以短期租約持有作短期用途，當局會騰空有關用地作已規劃用途，以善用珍貴的土地資源。

## 5.2.6 項目 E (位於小瀝源的擬議私人住宅發展)

### 5.2.6.1 規劃方面

主要理由／意見	申述編號
(1) 小瀝源工業區現時有巴士廠，工業作業活躍，把該用地劃為「住宅(甲類)9」地帶的建議並不符合過去發表的 2009 年、2014 年和 2020 年分區研究所提出的建議。2020 年分區研究建議把小瀝源工業區改劃為「住宅(戊類)」地帶，以促進重建計劃，同時解決工業與住宅用途為鄰的問題。當局並沒有提出有力理據不採納這個建議。	R42

<p>若然該處仍然有巴士廠及工業作業維持頻繁，工業與住宅用途為鄰的問題便會持續，情況猶如上述分區研究所指。把用地劃為「住宅(甲類)9」地帶不能提供有力的規劃管制。由於公眾無法檢視根據契約提交的環境評估，該區的持份者(特別是巴士廠和太古可樂)不能提出意見。</p>	
<b>建議</b>	
<p>(2) 為確保對該區實施更嚴謹的管制，和解決工業與住宅用途為鄰可能引致的問題，把用地劃為「住宅(戊類)」地帶更為合適。此舉可讓城規會透過更仔細和全面的方式，對日後的住宅發展設計進行規管，並找到充足的緩解措施，也能確保技術評估會給公眾查閱和提出意見。</p>	<p>R41 及 R42</p>
<b>回應</b>	
<p>(a) 關於(1)及(2)：</p> <p>2020年分區研究建議劃作「住宅(戊類)」地帶的土地，是有關小瀝源工業區「工業(1)」地帶內的範圍，不包括所涉用地在內。所涉用地原本劃為「休憩用地」地帶，位處小瀝源工業區邊陲。2020年分區研究建議善用該範圍的政府土地，例如作商業或住宅用途，以優化珍貴土地資源的發展潛力。一如上文第5.2.5(a)段的回應所述，土拓署已就項目E用地的擬議住宅發展進行初步環境評審。評審總結指，在落實建議的緩解措施後，預計不會帶來無法克服的環境影響。</p> <p>環境保護署(下稱「環保署」)對初步環境評審並無負面意見，亦並會要求日後的土地持有人在土地行政階段根據最新資料提交噪音影響評估和排污影響評估，以就日後發展計劃確定並落實適當的緩解措施，並處理工業與住宅為鄰的問題，以</p>	

符合相關部門的要求。日後的土地持有人有責任確保有關噪音影響評估和排污影響評估已參考最新的資料，以交由相關政府部門審議。基於以上各點，把用地劃為「住宅(甲類)9」地帶是恰當的。

#### 5.2.6.2 環境方面

主要理由／意見	申述編號
(1) 當局沒有就分區計劃大綱圖的修訂事先諮詢太古可樂，而太古可樂亦沒有機會就其工廠的日常運作作出全面詳細的陳述。現時的技術評估未能確切反映整體的環境和交通影響。擬議的住宅用途與毗鄰太古可樂的工業運作會出現工業與住宅用途為鄰的問題。現時沒有足夠的技術評估支持有關改劃。	R41 及 R42
(2) 已進行的初步環境評審假設一個預計的固定噪音水平，但並沒有提供測量數據地點的詳細資料。有關的評審只涉及一般的量度數字，當中沒有計及包括工業運作噪音等主要的固定噪音來源。	
(3) 初步環境評審沒有考慮太古可樂供送貨貨車使用的半露天車輛坡道產生的交通噪音、超過 600 架車輛(高行車量)進出時產生的噪音和警報聲，以及整天繁忙的上落貨活動所產生的噪音。此外有時亦需臨時封路。	
(4) 雖然太古可樂廠的運作符合《噪音管制條例》的規定，但噪音水平接近可接受噪音水平的門檻	

<p>值，或會對所涉用地未來居民的健康造成負面影響。</p>	
<p>(5) 位於太古可樂廠三樓的鍋爐在運作時會釋出熱蒸汽，對所涉用地未來的居民會構成影響。</p>	
<p>(6) 太古可樂廠一天二十四小時，年中無休的模式運作，在夜間整幢廠房無可避免會燈火通明，影響所涉用地日後的居民。</p>	
<p>(7) 現時在用地以短期租約運作的車輛維修部將遷回太古可樂廠範圍，因而預計該工廠產生的噪音滋擾會大幅加劇。此外，太古可樂現正計劃擴建。初步環境評審並沒有考慮車輛維修部遷回工廠後的情況，以及該公司可能會擴充生產線的因素。</p>	
<b>回應</b>	
<p>(a) 關於(1)至(4)和(7)：</p> <p>有關用地位於小瀝源工業區東面邊陲，毗鄰為公路、一幢改建的工業辦公室樓宇和太古可樂廠。為處理工業與住宅用途為鄰可能產生的問題，土拓署已根據既定的指引和做法進行初步環境評審，並證明有關的擬議私人住宅發展在環境方面(包括潛在的固定噪音源和道路交通噪音問題)可予接受。初步環境評審所得結論指出，透過實施建議的緩解措施，在用地進行擬議發展預計不會造成無法克服的環境影響。</p> <p>在進行固定噪音源影響評估的過程中，土拓署的顧問曾聯絡太古可樂以蒐集相關資料(包括冷卻水塔和設有通氣窗的凝結氣室)，並在太古可樂廠運作期間進行實地視察，以蒐集廠房(包括半開放式機房)的噪音數據。鑑於《噪音管制條例</p>	

對夜間噪音有較嚴格的規定，評估亦包括量度夜間噪音。至於道路交通噪音影響評估，現有道路（包括源順圍、沙田圍路和太古可樂附近的道路）在繁忙時間的交通流量數據，以及與附近工業用途相關（包括由太古可樂的運作和附近的道路所產生）的未來高峯期的交通流量，已於有關評估中予以評核。

初步環境評審根據所能掌握的資料所得結論指，透過實施建議的緩解措施（例如安裝隔音窗、裝飾突簷等，以及特別是在面向太古可樂和九巴巴士廠的一側採用「單一方向建築物」設計（繪圖 H-5），在有關用地進行擬議發展並不會造成無法克服的環境影響。

環保署對初步環境評審並無負面意見，並會要求日後的土地持有人於土地行政階段根據最新資料提交噪音影響評估，以及根據相關環保條例（包括《噪音管制條例》）和環境評審的既定指引，就日後的發展計劃確定並實施適當的緩解措施。日後的土地持有人所提交的噪音影響評估，須充分考慮現有環境狀況的任何變化，包括由太古可樂日後的搬遷和擴建計劃所引致的變化。

(b) 關於(5)：

土拓署表示，所發現的熱蒸汽若不涉及燃燒燃料，是不會產生任何污染物的。而根據太古可樂在研究階段回覆顧問資料查詢時的回覆，生產樓層沒有排放氣體污染物。因此，擬議發展不會帶來無法克服的問題。

此外，在面向太古可樂廠一側的樓宇外牆實施「單一方向建築物」設計的建議噪音緩解措施，也可用來緩解被指由熱蒸汽所造成的滋擾。

(c) 關於(6)：

在面向太古可樂廠一側的樓宇外牆實施「單一方向建築物」設計的建議噪音緩解措施，也可用來緩解被指由工廠燈光所造成的滋擾。

### 5.2.6.3 交通方面

主要理由／意見	申述編號
(1) 當局所進行的交通影響評估，由於缺少了太古可樂提供的某些數據，故未能準確反映現時和已規劃發展下的最壞情況，低估了修訂的潛在影響。	R41 及 R42
(2) 由於更換舊機械／設備涉及吊運工程，經常需要短暫封路，因此會對未來居民造成影響。	
<b>回應</b>	
(a) 關於(1)	
運輸署表示，為進行交通影響評估，該署已就受影響範圍進行了按車輛類別統計流量的交通調查，其中在連接路段和主要路口進行的交通調查已顧及附近工業用途(包括太古可樂廠目前的運作)所產生的交通量。因此，針對繁忙時段而進行的技術評估已能反映所有的交通影響。	
(b) 關於(2)	
運輸署表示，現時的源順圍是一條四線不分隔行車道(即每個方向各有兩條行車線)，道路兩邊設有行人徑。因此，即使因吊運工程而需要短時間臨時封閉部分路段，車流和人流仍能時刻保持流通。	

5.2.7 項目 G (位於小瀝源已落成的酒店發展)

主要理由／意見	申述編號
(1) 已落成的酒店高度為主水平基準上 101 米。把建築物高度限制定為主水平基準上 120 米的建議並非旨在「反映已落成的酒店發展」。	R 2
<b>回應</b>	
(a) 關於上文(1)：  石門商貿區和小瀝源工業區現時主要建有高層的工業及商業樓宇，建築物高度普遍約為主水平基準上 100 米至主水平基準上 120 米不等(圖 H-5b)。把用地的建築物高度限制訂為主水平基準上 120 米，與周邊的建築物高度輪廓互相協調，同時可在重建時為用地設計提供更大彈性，因此就該用地而言，所訂的建築物高度限制合適。	

5.2.8 項目 H1 及 H2 (位於銅鑼灣山路的擬議私人住宅發展)

主要理由／意見	申述編號
(1) 鑑於最近賣地流標，而且有越來越多單位未能出售，改劃「綠化地帶」以進行住宅發展的規劃申請(特別是該些需砍伐大量樹木及進行大規模挖掘工程的申請)已經沒有支持理據。補償種植額外的樹木未能緩減因破壞成熟的生態系統而造成的影響，以及對抵禦惡劣天氣的天然屏障所造成的影響。	R 2
(2) 未能確保發展商會負起擬建通道的維修保養及管理責任。	

回應
<p>(a) 關於上文(1)：</p> <p>項目 H1 及 H2 旨在落實一宗小組委員會在 2023 年 1 月 13 日同意的第 12A 條申請(編號 Y/ST/58)，過程中已考慮土地用途是否協調、申請人提供的理據和技術評估、以及所收到的公眾及政府部門意見。</p> <p>根據申請人所提交的生態影響評估，擬議發展會限於在一些生態價值低且已受干擾的生境(包括已平整的平台)內進行，有關發展對整體生態所造成的剩餘影響尚可接受。漁護署對生態影響評估沒有負面意見。分區計劃大綱圖的修訂實屬恰當。</p>
<p>(b) 關於上文(2)：</p> <p>申請人在規劃申請階段已承諾就通往擬議發展的擬建通道負起維修保養及管理責任。地政總署指出，擬議道路工程是由申請人提出，需進行道路工程的原因主要是為了配合有關的住宅發展。地政總署會按照既定機制諮詢相關部門，讓申請人在換地時加入適當的契約條款，以訂明哪方適合負上維修保養及管理責任(包括所招致的所有費用)。</p>

#### 5.2.9 項目 J (普光明寺靈灰安置所)

主要理由／意見	申述編號
(1) 反對規劃申請編號 Y/ST/49 提出增加 3 000 個龕位，以此方式增加龕位數目屬漸進手段，目的是發展一間更大的靈灰安置所。	R2
(2) 即使有另一條路可通往靈灰安置所，但始終不能解決泊車設施不	

足的問題。	
<b>回應</b>	
<p>(a) 關於(1)及(2)：</p> <p>項目 J 旨在落實小組委員會於 2023 年 7 月 14 日同意的第 12A 條申請(編號為 Y/ST/49)，小組委員會在過程中已考慮土地用途是否協調、申請人提供的理據和技術評估、以及所收到的公眾及政府部門意見。</p> <p>分區計劃大綱圖的《註釋》已訂明「其他指定用途」註明「宗教機構及靈灰安置所」地帶下的龕位數目上限為 4 779 個。倘要略為放寬龕位數目上限，必須向城規會申請，城規會會按個別申請方案的情況予以考慮。</p> <p>根據就規劃申請進行的交通影響評估，申請人會實施管理方案，即預約制度，以控制訪客人數，從而限制在期間前往靈灰安置所的車輛數目。運輸署對交通影響評估沒有負面意見。倘相關牌照申請獲私營骨灰安置所發牌委員會(下稱「發牌委員會」)批准，靈灰安置所的管理方案和運作將受私營骨灰安置所發牌委員會及食物環境衛生署(下稱「食環署」)轄下的私營骨灰安置所事務辦事處(下稱「骨灰所辦」)監管。</p> <p>基於以上各點，當局認為對分區計劃大綱圖作出的修訂屬恰當。</p>	

#### 5.2.10 項目 K (沙田靜苑靈灰安置所)

##### 5.2.10.1 規劃方面

主要理由／意見	申述編號
(1) 靈灰安置所已建成十多年，「先破壞，後建設」的做法將為發展	R3 至 R40

「綠化地帶」立下不良先例。	
(2) 政府興建的靈灰安置所現有和計劃提供的龕位將達 80 萬個。市場對私營靈灰安置所的需求正在減少。	<b>R3 至 R40</b>
(3) 香港人口老化，社會對龕位的需求日增，私營靈灰安置所業務因而興起。由於不少私營靈灰安置所欠缺妥善交通規劃，不利社區發展，政府應加強其規管角色。此外，政府應增加公眾靈灰安置所龕位的供應，務求令龕位價格維持於合理水平。	<b>R1</b>
<b>回應</b>	
<p>(a) 關於(1)至(3)：</p> <p>項目 K 旨在落實小組委員會於 2022 年 1 月 28 日同意的第 12A 條申請(編號為 Y/ST/53)，小組委員會在過程中已考慮土地用途是否協調、申請人提供的理據和技術評估、以及所收到的公眾及政府部門意見。就該宗申請進行的技術評估顯示，在實施適當的緩解措施後，擬議發展在技術上不會造成無法克服的影響，特別是申請人已提出交通管理方案，以處理平日訪客及疏導清明重陽期間的人潮。請參閱下文第 5.2.10.2(a)段有關交通方面的回應。基於以上各點，當局認為對分區計劃大綱圖作出的修訂屬恰當。</p> <p>公眾骨灰龕位方面，政府推行靈灰安置所發展計劃以興建新公眾靈灰安置所。哥連臣角新廈靈灰安置所已於 2023 年完工，可提供約 25 000 個公眾骨灰龕位。政府會繼續推展其他靈灰安置所發展項目，並繼續物色其他合適的用地興建新公眾靈灰安置所，以確保中長期穩定的公眾骨灰龕位供應。隨著可提供約 16 萬個骨灰龕位的曾咀靈灰安置所於 2020 年落成，骨灰龕位供應充</p>	

足且穩定。現時公眾骨灰龕位供應充足。

私人靈灰安置所受《私人骨灰安置所條例》規管。只有取得牌照的私人靈灰安置所才可以出售或出租新骨灰龕位。未來私人骨灰龕位的供應取決於多種因素，包括私營靈灰安置所營辦商的業務決策、符合牌照申請要求的私營靈灰安置所數目及其可提供的骨灰龕位數目。私人靈灰安置所骨灰龕位的定價乃經營者的商業決定，可能會受多種因素的影響。

#### 5.2.10.2 交通方面

主要理由／意見	申述編號
(1) 清明重陽期間的穿梭巴士服務安排效率低。根據申請人於第 12A 條申請(編號為 Y/ST/53)中提出的建議，穿梭巴士於節日期間服務班次為每 30 分鐘一班。候命穿梭巴士將暫時停泊於澤祥街(近馬料水馬料水公共運輸交匯處，毗鄰港鐵大學站)(圖 H-2h)，距離沙田靜苑約 16 分鐘車程。有鑑於此不切實際的安排，相信穿梭巴士將停泊於大埔公路馬料水段近赤泥坪村或香港中文大學附近(圖 H-2h)。	R 1
(2) 近赤泥坪村垃圾收集站的擬議穿梭巴士上/落客點(圖 H-2g)對訪客來說並不合適。因為垃圾收集站不時堆積垃圾箱和有垃圾收集車停泊。這安排會加劇該區的交通擠塞和違泊問題。	R3 至 R40
(3) 平日前往靈灰安置所的公共交通服務不足以應付訪客的需要。訪客或會駕駛私家車前往靈灰安置	R 1

所，以致有車輛在赤坭坪村違泊。	
<b>回應</b>	
<p>(a) 關於(1)至(3)：</p> <p>運輸署表示，根據申請人提交的交通管理方案，訪客數目會受到限制，而訪客到訪亦必須預約，因此訪客對交通的需求會獲妥善管理。此外，清明重陽期間，申請人將實施人流管理方案。靈灰安置所的職員將於大埔公路馬料水段(北行及南行)每個上落客點(圖 H-2g)當值，帶領訪客由穿梭巴士落客點前往靈灰安置所或由靈灰安置所經行人過路處前往穿梭巴士候車處，協助乘客排隊等候穿梭巴士服務。只要嚴格執行管理方案，預計靈灰安置所不會對毗鄰道路造成負面交通影響。倘管理方案連同相關牌照申請獲發牌委員會批准，食環署轄下的骨灰所辦將負責監察管理方案的落實情況，並可按發牌條件予以執法行動。</p> <p>警務處處長表示，從交通管理及地區警政工作的角度而言，在節日期間設於大埔公路馬料水段(南行)近赤坭坪的穿梭巴士上/落客點，不會造成嚴重交通問題。關於有車輛在公共道路違泊，警務處處長表示會進行執法，打擊違泊行為。</p>	

### 5.2.10.3 其他事宜

主要理由／意見	申述編號
(1) 項目 K 用地有一半範圍佔用政府土地。批准靈灰安置所發展等同開放土地予靈灰安置所作進一步擴展。	R2
(2) 靈灰安置所會影響附近鄉村的風水。	R3 至 R40

回應
<p>(a) 關於(1)：</p> <p>請參閱第 5.2.10.1(a) 段的回應。</p> <p>地政總署在土地行政階段會按既定機制考慮佔用政府土地的申請。</p>
<p>(b) 關於(2)：</p> <p>「風水」並非城規會會予以考慮的相關規劃因素。</p>

#### 5.2.11 對《註釋》作出的修訂

主要理由／意見	申述編號
<p>(1) 在計算「商業(1)」地帶和「住宅(甲類)10」地帶的最高地積比率時，應就政府、機構及社區設施可獲豁免的總樓面面積設定上限。</p>	R2
回應	
<p>(a) 關於(1)：</p> <p>當局豁免把政府規定關設的政府、機構及社區設施計入地積比率的作法，可鼓勵發展商在進行擬議發展的同時，加入需求殷切的政府、機構及社區設施。所關設的政府、機構及社區設施，僅構成發展項目的一小部分，而且規模合理。</p>	

### 5.3 提供意見的申述所提出的主要理由及就該些申述作出的回應

5.3.1 R43 就項目 F 提出意見。他們的意見和規劃署的回應撮述如下：

5.3.2 項目 F (位於小瀝源的擬議私人住宅發展)

5.3.2.1 環境方面

主要理由／意見	申述編號
<p>(1) 用地的擬議發展可能會容易受到源自港鐵屯馬線和附近鐵路道岔基建設施經空氣傳送的鐵路噪音影響。當局應規定日後的項目倡議人進行詳細的鐵路噪音影響評估，並把有關評估提交環保署批准，發展用地亦須實施足夠的緩解措施，以確保完全符合法定要求。</p>	R43
<b>回應</b>	
<p>(a) 關於(1)：</p> <p>土拓署表示，顧問在進行初步環境評審時，曾聯絡港鐵公司以取得噪音資料，並於繁忙時段進行實地噪音評估(包括對港鐵屯馬線和附近路軌交叉口／鐵路道岔經空氣傳送的噪音進行評估)，以確定鐵路運作所產生的噪音水平。初步環境評審總結指，在落實建議的噪音緩解措施後(包括在面向鐵路和道路的一邊裝設減音窗(擋音式)和建築簷片等)，預計不會為擬議發展帶來無法克服的噪音影響(繪圖 H-6)。</p> <p>環保署對初步環境評審沒有負面意見，並會要求日後的土地持有人在土地行政階段根據最新資料提交環境評審，以就日後的發展計劃選定和實施適當的緩解措施。</p>	

## 6. 諮詢政府部門

6.1 規劃署曾諮詢以下決策局／部門，他們的意見（如有的話）已適當收錄在上文各段：

- (a) 運輸署署長；
- (b) 漁農自然護理署署長；
- (c) 環境保護署署長；
- (d) 房屋署署長；
- (e) 政府產業署署長；
- (f) 建築署總建築師／技術諮詢及圖則審核；
- (g) 社會福利署署長；
- (h) 屋宇署總屋宇測量師／新界東(2)及鐵路；
- (i) 土木工程拓展署總工程師／專責事務(工程)；
- (j) 土木工程拓展署總工程師／房屋工程 3；
- (k) 土木工程拓展署土力工程處處長；
- (l) 地政總署沙田地政專員；
- (m) 地政總署總產業測量師／土地供應；
- (n) 民政事務總署沙田民政事務專員；
- (o) 水務署總工程師／建設；
- (p) 渠務署總工程師／新界南；
- (q) 路政署總工程師／新界東；
- (r) 警務處處長；
- (s) 消防處處長；
- (t) 食物環境衛生署署長；
- (u) 康樂及文化事務署署長；
- (v) 機電工程署署長；
- (w) 工業貿易署署長；
- (x) 路政署鐵路拓展處總工程師／鐵路拓展 1-1；以及
- (y) 規劃署總城市規劃師／城市設計及園境。

## 7. 規劃署的意見

7.1 備悉 R1(部分)的支持意見和 R41 至 R43 所提出的其他意見。

7.2 根據上文第 5.2 段的評估，規劃署不支持 R1 (部分) 及 R2 至 R40 (內容與所有項目及《註釋》的修訂有關)，並認為不應順應有關申述而修訂分區計劃大綱圖，理由如下：

- (a) 項目 A 用地位處火炭，有公共交通工具連接，適宜改劃為「住宅(甲類)8」地帶作公營房屋發展，以應付殷切的房屋需求。當局已在工程可行性研究中就交通、環境、生態、視覺、園境、空氣流通、排水、排污、供水及土力等方面進行相關技術評估，以確定擬議公營房屋發展不會造成無法克服的技術問題 (R1 和 R2)；
- (b) 項目 B 用地位於火炭的中心點，交通方便，適宜改劃為「政府、機構或社區」地帶作政府聯用綜合大樓，為該區的居住和就業人口提供需求殷切的康樂及社區設施 (R2)；
- (c) 考慮到小瀝源工業區及石門商貿區已轉型，以及《2020 年全港工業用地分區研究報告》建議物色可供使用的政府土地並加以善用，項目 C1、C2 及 D 的用地適宜改劃為「商業(1)」地帶，而項目 E 及 F 的用地則分別適宜改劃為「住宅(甲類)9」和「住宅(甲類)10」地帶。當局已就環境、交通、視覺、園境及空氣流通等方面進行相關技術評估，以確定實施適當的緩解措施後，擬議發展不會造成無法克服的技術問題 (R2、R41 和 R42)；
- (d) 項目 E 的交通影響評估及初步環境評審已評估擬議發展對交通和環境可能造成的影響(包括香港太古可口可樂廠房所產生的交通和環境影響)，結論是實施適當的緩解措施後，預料擬議發展不會造成無法克服的影響。當局認為現時的「住宅(甲類)9」地帶屬恰當。項目倡議人須在詳細設計階段進行進一步的詳細技術評估，以確保有關發展會受到妥善管制 (R41 和 R42)；
- (e) 項目 G 的建築物高度限制與該區的建築物高度輪廓互相協調，實屬恰當 (R2)；以及

- (f) 項目 H1、H2、J 及 K 旨在落實三宗獲城市規劃委員會轄下的鄉郊及新市鎮規劃小組委員會同意的第 12A 條申請，鄉郊及新市鎮規劃小組委員在過程中已考慮土地用途是否協調、申請人提供的理據和技術評估、以及所收到的公眾及政府部門意見。申請人已就有關申請進行技術評估，以證明實施適當的緩解措施及交通管理方案後，擬議發展不會造成無法克服的技術影響。對《沙田分區計劃大綱核准圖編號 S/ST/36》作出的修訂實屬恰當(R2 至 R42)。
- (g) 對《註釋》作出修訂，豁免政府規定設立的政府、機構或社區設施計入總樓面面積的做法恰當，有助闢設政府、機構或社區設施(R2)。

## 8. 請求作出決定

- 8.1 請城規會在審議各項申述時，同時考慮在聆聽會上提出的論點，然後決定建議／不建議順應／局部順應申述而修訂分區計劃大綱草圖。
- 8.2 倘城規會決定無須順應有關申述而修訂分區計劃大綱草圖，請委員同意，整份分區計劃大綱草圖連同其《註釋》及已更新的《說明書》適合根據條例第 8 條，呈交行政長官會同行政會議核准。

## 9. 附件

附件 I	《沙田分區計劃大綱草圖編號 S/ST/37》 (縮圖)
附件 II	《沙田分區計劃大綱核准圖編號 S/ST/36》的修訂項目附表
附件 III	申述人名單
附件 IV	申述人所提交的申述書
附件 V	2023 年 10 月 27 日鄉郊及新市鎮規劃小組 委員會會議記錄的摘錄
附件 VI	2023 年 9 月 19 日沙田區議會轄下的發 展、房屋及環境衛生委員會會議記錄的摘錄
附件 VII	沙田規劃區的主要社區設施及休憩用地供應

繪圖 H-1	項目 A—概念設計圖
繪圖 H-2	項目 A—截視圖
繪圖 H-3	項目 A—概念景觀設計圖
繪圖 H-4	項目 A—擬進行補償種植的地點
繪圖 H-5	項目 E—建議的環境緩解措施摘錄
繪圖 H-6	修訂項目 F—建議的環境緩解措施摘錄
圖 H-1 a 至 H-1 d	申述用地的位置圖
圖 H-2 a 至 H-2 g	申述用地的地盤平面圖
圖 H-2 h	項目 K—擬議的穿梭巴士服務上落客點及臨時停泊處
圖 H-3 a 至 H-3 g	申述用地的航攝照片
圖 H-4 a 至 H-4 j	申述用地的實地照片
圖 H-5 a 至 H-5 b	周邊現有建築物高度

規劃署

二零二四年三月



圖例 NOTATION		土地用途及面積一覽表 SCHEDULE OF USES AND AREAS	
<p><b>ZONES</b></p> <p>COMMERCIAL: C</p> <p>COMPREHENSIVE DEVELOPMENT AREA: CDA</p> <p>COMMERCIAL / RESIDENTIAL: CR</p> <p>RESIDENTIAL (GROUP A): RA</p> <p>RESIDENTIAL (GROUP B): RB</p> <p>RESIDENTIAL (GROUP C): RC</p> <p>VILLAGE TYPE DEVELOPMENT: V</p> <p>INDUSTRIAL: I</p> <p>GOVERNMENT, INSTITUTION OR COMMUNITY: GIC</p> <p>OPEN SPACE: O</p> <p>OTHER SPECIFIED USES: OU</p> <p>GREEN BELT: GB</p>	<p><b>地帶</b></p> <p>商業</p> <p>綜合發展區</p> <p>商業 / 住宅</p> <p>住宅 (甲類)</p> <p>住宅 (乙類)</p> <p>住宅 (丙類)</p> <p>鄉村式發展</p> <p>工業</p> <p>政府、機構或社區</p> <p>休憩用地</p> <p>其他指定用途</p> <p>綠化地帶</p>	<p><b>交通</b></p> <p>鐵路及車站</p> <p>鐵路及車站 (地下)</p> <p>鐵路及車站 (高架)</p> <p>主要道路及路口</p> <p>高架道路</p> <p><b>其他</b></p> <p>規劃界線</p> <p>建築物高度管制界線</p> <p>建築物高度管制界線 (在主要水平基準上若干米)</p> <p>綠化地帶</p> <p>加蓋站</p>	<p><b>USES</b></p> <p>COMMERCIAL: 8.61 0.31</p> <p>COMPREHENSIVE DEVELOPMENT AREA: 15.17 0.55</p> <p>COMMERCIAL / RESIDENTIAL: 14.55 0.52</p> <p>RESIDENTIAL (GROUP A): 257.51 9.27</p> <p>RESIDENTIAL (GROUP B): 195.85 7.05</p> <p>RESIDENTIAL (GROUP C): 0.85 0.03</p> <p>VILLAGE TYPE DEVELOPMENT: 192.16 6.85</p> <p>INDUSTRIAL: 40.33 1.45</p> <p>GOVERNMENT, INSTITUTION OR COMMUNITY: 291.70 10.51</p> <p>OPEN SPACE: 252.70 9.10</p> <p>OTHER SPECIFIED USES: 216.21 7.79</p> <p>GREEN BELT: 975.51 35.13</p> <p>RIVER CHANNEL: 97.57 3.53</p> <p>MAJOR ROAD ETC.: 219.90 7.93</p> <p>TOTAL PLANNING SCHEME AREA: 2778.77 100.00</p> <p>規劃界線面積</p>

城市規劃委員會根據城市規劃條例(第131章)  
對沙田分區計劃大綱核准圖編號 S/ST/36  
所作修訂項目附表

**I. 就圖則所顯示的事項作出的修訂項目**

- A 項 - 把位於黃竹洋街與桂地新村路交界處的一幅用地由「綠化地帶」改劃為「住宅(甲類)8」地帶，並訂明建築物高度限制。
- B 項 - 把位於山尾街東北面的一幅用地由「工業」地帶改劃為「政府、機構或社區」地帶，並訂明建築物高度限制。
- C1 項 - 把位於安心街以北的一幅用地由「政府、機構或社區」地帶改劃為「商業(1)」地帶，並訂明建築物高度限制。
- C2 項 - 把位於安心街以南的一幅用地由「休憩用地」地帶改劃為「商業(1)」地帶，並訂明建築物高度限制。
- D 項 - 把位於源康街與源順圍交界處的一幅用地由「政府、機構或社區」地帶改劃為「商業(1)」地帶，並訂明建築物高度限制。
- E 項 - 把位於沙田圍路的一幅用地由「休憩用地」地帶改劃為「住宅(甲類)9」地帶，並訂明建築物高度。
- F 項 - 把位於插桅杆街的一幅用地由「政府、機構或社區」地帶改劃為「住宅(甲類)10」地帶，並訂明建築物高度。
- G 項 - 把位於源康街的一幅用地由「工業(1)」地帶改劃為「商業(2)」地帶，並訂明建築物高度。

- H1 項 - 把位於銅鑼灣山路的一幅用地由「綠化地帶」及「政府、機構或社區」地帶改劃為「住宅(乙類)3」地帶，並訂明建築物高度。
- H2 項 - 把位於銅鑼灣山路北端的一幅用地由「綠化地帶」改劃為「政府、機構或社區」地帶。
- J 項 - 把位於美田路以北的一幅用地由「住宅(乙類)」地帶及「綠化地帶」改劃為「其他指定用途」註明「宗教機構及靈灰安置所」地帶。
- K 項 - 把位於大埔公路(馬料水段)赤泥坪以南的一幅用地由「綠化地帶」改劃為「其他指定用途」註明「靈灰安置所(2)」地帶。

## II. 就圖則《註釋》作出的修訂項目

- (a) 修訂「商業」地帶的「備註」，以納入有關「商業(1)」及「商業(2)」支區的發展限制條款。
- (b) 修訂「住宅(甲類)」地帶的「備註」，以納入有關「住宅(甲類)9」及「住宅(甲類)10」支區的發展限制條款。
- (c) 修訂「住宅(甲類)」地帶的《註釋》，以納入「公眾停車場(只限設於指定為「住宅(甲類)10」)」在第一欄用途內。
- (d) 加入新的「其他指定用途」註明「宗教機構及靈灰安置所」地帶的《註釋》。

- (e) 修訂「其他指定用途」註明「靈灰安置所」地帶的「備註」，以納入有關「其他指定用途」註明「靈灰安置所(2)」支區的發展限制條款。

城市規劃委員會

2023年11月17日

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

申述人名單

Index of Representations

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

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

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁  
[https://www.tpb.gov.hk/tc/plan\\_making/S\\_ST\\_37.html](https://www.tpb.gov.hk/tc/plan_making/S_ST_37.html) 查閱就《沙田分區計劃大綱草圖編號 S/ST/37》提出的申述。

Representations in respect of the Draft Sha Tin Outline Zoning Plan No. S/ST/37 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at < [https://www.tpb.gov.hk/en/plan\\_making/S\\_ST\\_37.html](https://www.tpb.gov.hk/en/plan_making/S_ST_37.html) >.

Submission Number:  
TPB/R/S/ST/37- S1

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有關修訂沙田分區計劃大綱圖(S/ST/37)  
12/01/2024 14:08

Representation Number:  
TPB/R/S/ST/37- R1

From:

To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent by: tpbpd@pland.gov.hk

File Ref:

2 attachments



20240112\_有關修訂沙田分區計劃大綱圖.pdf S6x1x\_new.pdf

敬啟者：

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

周曉嵐

Chow Hiu Laam Felix  
Former Councilor of Shatin District



本處檔案：ST/1176

電郵信件：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

有關修訂沙田分區計劃大綱圖(S/ST/37)

本人現就沙田分區計劃大綱圖修訂(編號：S/ST/37)項目提出意見：

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

本人強烈反對上述改劃建議理由如下：

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

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

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

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





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

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

本人有條件地支持上述改劃建議

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

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

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

本人強烈反對上述改劃理由如下：

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

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





**民主黨**  
THE DEMOCRATIC PARTY

**周曉嵐**

Chow Hiu Laam Felix

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

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

順祝  
工作順利

前沙田區議員 周曉嵐謹啟

二零二四年一月十二日



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

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

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

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

周曉嵐

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

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

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

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

\* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary) <sup>#</sup> 申述詳情(如有需要, 請另頁說明) <sup>#</sup>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		S/ST/37
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
A	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	見附頁
B	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	見附頁
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	見附頁
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

at the appropriate box 請在適當的方格內加上  號

Submission Number:

TPB/R/S/ST/37- S45

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

17/01/2024 12:59

Representation Number:

TPB/R/S/ST/37- R2

From:

To:

Sent by:

File Ref:

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

tpbpd@pland.gov.hk

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

Dear TPB Members,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Residential Development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **POLICY ADDRESS 2023**

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

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

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

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

**There was also discussion with regard to the access road.**

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

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

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

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

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

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

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

NOT NECESSARY IF DEVELOPMENT IS NOT APPROVED

**Item J** – about 0.40ha. Rezoning of a site to the north of Mei Tin Road, Tai Wai from "R(B)" and "**Green Belt**" to "Other Specified Uses" annotated "Religious Institution with Columbarium". GFA 1,416m<sup>2</sup> / BHR 3 stores / a max number niches 4,779

Y/ST/48 / 49 approved 14.10.2022 and 14.7.2023

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

Site area : About 4,006.39sq.m

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

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

OBJECT to the 49 element for 3,000 additional niches

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

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

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

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

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

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

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

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

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

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

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

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

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

Mary Mulvihill



# R3至R40的樣本

Form No. S6 表格第 S6 號

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

Submission Number: TPB/R/S/ST/37- S2
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Representation Number: TPB/R/S/ST/37- R3
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- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及又附有關於圖則的資料, 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

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

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

嚴淑芬



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

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

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

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

\* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要, 請另頁說明)#

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

S15T/37

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	看附頁
	<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 plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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

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

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

at the appropriate box 請在適當的方格內加上  號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

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

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

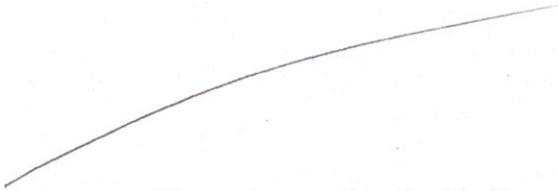
三、未能解決交通接駁及違例停泊的問題。申請人在今年四月提交新的交通影響評估報告和交通接駁安排未能解決改劃後帶來的車流、人流、環境問題，對附近民居的影響深遠。新的交通接駁安排調整了春秋二祭時的接駁巴士上落安排，把穿梭巴士的暫時停泊處由赤坭坪往大埔方向巴士站，改為在靠赤坭坪位置上車。以上改動並未能解決乘客上落所帶來的車阻問題。文件上顯示新的穿梭巴士停泊位置為赤坭坪垃圾收集站位置附近放置了大量垃圾桶，不時有大型夾車和垃圾車收集大型垃圾，加上該位置不時有車輛停泊，所以絕不是合適上落客位置。申請人無法提供在場所內的上落客和停車的位置，而需要佔用現有位置進行上落客安排，只會造成更多的違泊和阻塞，加劇目前交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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號		Submission Number: TPB/R/S/ST/37- S4
	Date Received 收到日期		
			Representation Number: TPB/R/S/ST/37- R5

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

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

<b>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</b>	
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)	
	
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\* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要,請另頁說明)#

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

S15T/37

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	未能解決車流,人流等問題,對居民 影響深遠,本人是駕駛者,不定時官有外人 泊車,阻礙本人車輛出入,影響生活質素, 造成額外建造及阻塞,
	<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 plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話,請註明詳情。# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

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

我對於該用地改建為靈灰安置所有以下反對理由：

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

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

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

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

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	Date Received 收到日期	

Submission Number:  
TPB/R/S/ST/37- S5

Representation Number:  
TPB/R/S/ST/37- R6

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board 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, 填寫的表格須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
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**1. Person Making this Representation (known as "Representer" hereafter)**  
提出此宗申述的人士(下稱「申述人」)

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

任俊婷



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

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

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

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\* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要,請另頁說明)#

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

S15T/37

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	未能解決車流、人流、環境問題,對居民的影響深遠。
	<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 plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話,請註明詳情。# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

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

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

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

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

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	Date Received 收到日期	

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

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

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

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

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

陳振權



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

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

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

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

\* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要,請另頁說明)#

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

S15T/37

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

Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	申請人無法提供在場所內的上落客和停車的位置,而需要佔用垃圾收集站附近位置進行上落客安排,造成阻塞居民和車輛出入,嚴重影響居民的生活。
	<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 plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話,請註明詳情。# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

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

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

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

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

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

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

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

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

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

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	Date Received 收到日期	

Submission Number:

TPB/R/S/ST/37- S9

Representation Number:

TPB/R/S/ST/37- R10

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

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

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

CHAN CHAN SUM



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

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

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

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

\* Delete as appropriate 請刪去不適用者

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

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

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

S15T/37

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	影響風水,心理健康,出入平安 導致我們極大的不安,令到我們 們訓唔安,真唔整,心情極度 低落。
	<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 plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話,請註明詳情。

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

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

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

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

at the appropriate box 請在適當的方格內加上  號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

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

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

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

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

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

Submission Number:

TPB/R/S/ST/37- S22

Representation Number:

TPB/R/S/ST/37- R23

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

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

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

黃女

RECEIVED

15 JAN 2024

Town Planning  
Board

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

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

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

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

\* Delete as appropriate 請刪去不適用者

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

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

申述詳情(如有需要, 請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		S15T/37
<b>Nature of and reasons for the representation 申述的性質及理由</b>		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	未能解決交通堵駁及違例停泊問題 破壞圍水, 自改建以來有 多位村內長者突然離世。
	<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 plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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

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

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

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

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

at the appropriate box 請在適當的方格內加上  號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

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

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

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

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

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

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

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

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

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

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

鄧智強



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

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

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

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

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

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

申述詳情(如有需要,請另頁說明)#

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號)		S15T/37
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	發展綠化地帶,改建案 在安置所,破壞綠化環境 交通持致影响村民上落。
	<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 plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。		

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

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

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

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

at the appropriate box 請在適當的方格內加上  號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

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

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

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

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

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/ST/37- S24
	Date Received 收到日期	
<p>1. The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Offices, 333 Java Road, North Point, Hong Kong. 申述必須於指定的圖則展示期限屆滿前向城市規劃委員會 (下稱「委員會」) 提出, 填妥的表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。</p>		Representation Number: TPB/R/S/ST/37- R25

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

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

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

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



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

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

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

\* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)#		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		SIST / 37
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	破壞綠化環境影響村民。
	<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 plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

at the appropriate box 請在適當的方格內加上  號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

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

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

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

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

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

申述詳情(如有需要，請另頁說明)\*

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

S1ST/37

Submission Number:  
TPB/R/S/ST/37- S41

**Nature of and reasons for the representation 申述的性**

Representation Number:  
TPB/R/S/ST/37- R40

Subject matters 有關事項 <sup>ⓐ</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>Ⓐ</sup>
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	令我不安
	<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 plan? If yes, please specify the details.  
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

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

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

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

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

at the appropriate box 請在適當的方格內加上  號

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

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

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

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

蔣慈愛

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

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

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

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

\* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary) <sup>#</sup> 申述詳情(如有需要, 請另頁說明) <sup>#</sup>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		S15T/37
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
K	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	在一個小村裏 設置骨灰龕 滋擾居民
	<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 plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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

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

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

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

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

at the appropriate box 請在適當的方格內加上  號

附頁

我對於該用地改建為靈灰安置所有以下反對理由：

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

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

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

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

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

**Submission Number:**  
TPB/R/S/ST/37- S42

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

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

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

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

Swire Coca-Cola HK



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

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

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

Llewelyn-Davies Hong Kong Limited

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

\* Delete as appropriate 請刪去不適用者

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

**3. Details of the Representation (use separate sheet if necessary)#****申述詳情(如有需要，請另頁說明)#**The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則 (請註明圖則名稱及編號)

Draft Sha Tin OZP No. S/ST/37

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

Subject matters 有關事項 <sup>ⓐ</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>ⓐ</sup>
Item E	Providing comments <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see separate sheets for details.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

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

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

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

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

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

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

at the appropriate box 請在適當的方格內加上  號

17 January 2024

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

By Hand

Dear Sir/Madam,

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

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

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



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

## **1. Background for Representation**

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

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

The vertical food production factory and bottling plant at SLY site ("SLY Factory") has a unique building design tailor-made to allow various operations to conduct at different floors at the same time throughout the day. The vertical plant itself is a well-established, busy and compact system ensuring the smooth running of this important local beverage supply system. For example, the production lines (with operation of boilers, chimneys, air compressors, chillers, cooling towers, vents, steam condensing tank, CO<sub>2</sub> exhausts, etc.) operating in a 24 hour mode will be working in parallel with the loading and unloading activities at lower levels of the SLY Factory; there are also container hoists from G/F to 10/F of the SLY Factory facing the Site proposed for residential use. To cater for the operation hours of the local chains of retail outlets, e.g. Wellcome, Park'nshop, 7-11, Circle-K, etc and other food and beverage outlets, e.g. McDonald's, there will be loading and unloading activities from mid-night till early mornings (around 6am) followed by central warehouse delivery from 8am of the day.

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

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

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

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

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

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

## **2. Details of Representation**

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

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

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

#### **Detailed Assessment on Various Existing Fixed Noise Sources is Absent**

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

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

**Table 1 Various Fixed Noise Sources in SLY Factory**



**Fig 1. Semi open-air design for upper floors**

The semi open-air design of the SLY Factory will directly expose various types of industrial operating noise including:

- Whirring noise from exhaust fans at upper floors
- Warning sirens from hoisting and transferring of containers to all floors
- Daily loading/unloading activities



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

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



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

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

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



**Fig 4a. CO<sub>2</sub> refilling area next to car ramp on G/F**



**Fig 4b. CO<sub>2</sub> refilling procedures on G/F**



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

During the CO<sub>2</sub> refilling procedures, large amount of steam and high pitch noise will be generated from the semi open-air ground level.

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

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

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

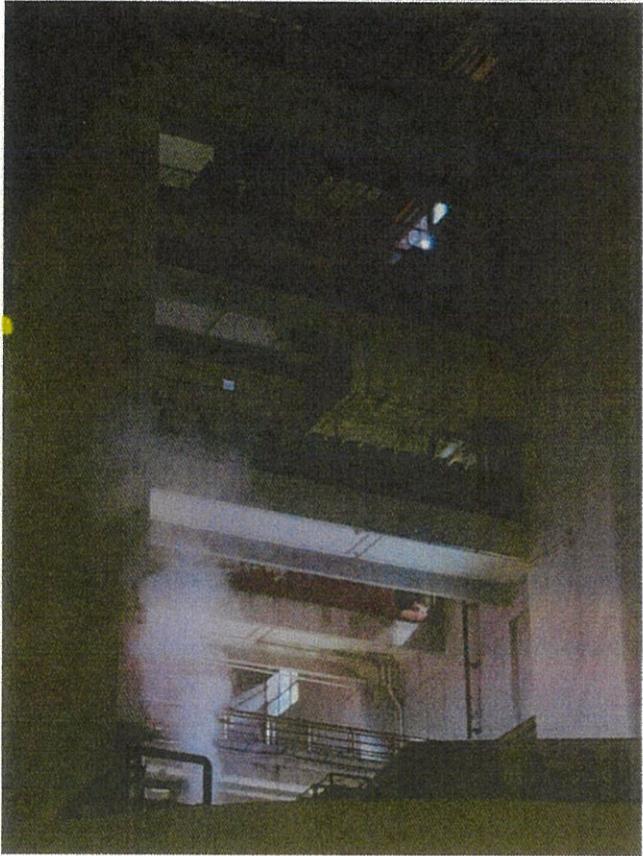
Other than the PER, it is noted that only the executive summary of the TIA is incorporated in the Board Paper. Due to limited information given, it is doubtful if the TIA conducted by Consultants has taken into account the high traffic flows generated by the SLY Factory, given its unique operation mode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

### **Other Industrial Environmental Nuisance Should be Considered**

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

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

**Table 2 Other Possible Nuisance in SLY Factory**



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

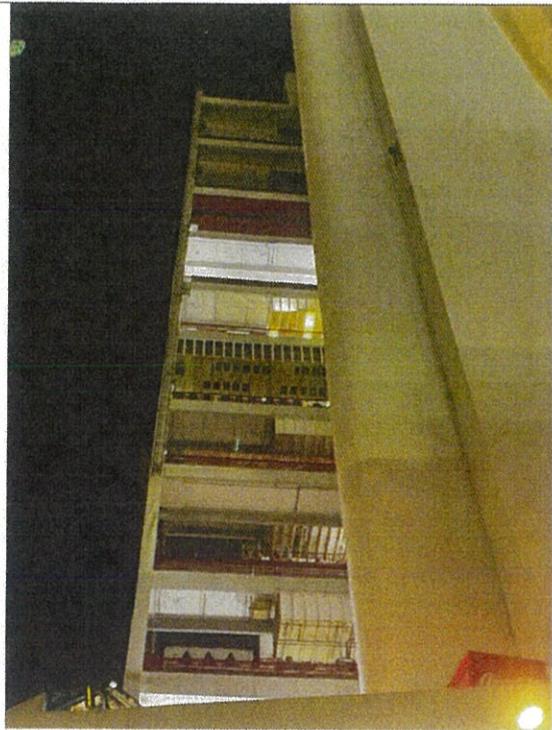
There are boilers on 3/F located at the open-area above the car ramp which is right abutting to the future residential development site. Hot steam air is venting out periodically from the boilers, including night time operation, which may become a possible nuisance to future residents.



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

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

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



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

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

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

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

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

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

### **2.3 Concern C: Intangible Impact to Future Residents**

We have to stress that the industrial operations in the SLY Factory are complying with the relevant noise control ordinance. Yet, it is important to note that the noise levels are close to the threshold of the Acceptable Noise Level. Research<sup>2</sup> suggests that sleep quality decreases when noise exposure exceeds 60dB, and this can lead to various health problems, including chronic diseases. The quality of living of future residents being so close to an active industrial operation is difficult to be assessed and they may be prone to adverse health impacts in the long-run.

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

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

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

### 3. Recommendations

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

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

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

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

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

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

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

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

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

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

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

#### **4. Conclusion**

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

Thank you for your kind attention.

Yours faithfully,  
for Llewelyn-Davies Hong Kong Ltd

A large, stylized handwritten signature in black ink, consisting of several sweeping strokes. The signature is written over the typed name and extends upwards into the space reserved for the closing.

Dickson Hui  
Director

DHWW/ay

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

Submission Number:

TPB/R/S/ST/37- S43

Representation Number:

TPB/R/S/ST/37- R42

- The representation should be made to the Town Planning Board (the Board) before the expiry of the completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
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此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.  
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**1. Person Making this Representation (known as "Representer" hereafter)**  
**提出此宗申述的人士 (下稱「申述人」)**

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

Wu Wan Yin Winnie



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

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

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

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

\* Delete as appropriate 請刪去不適用者

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

3. Details of the Representation (use separate sheet if necessary)<sup>#</sup>申述詳情(如有需要,請另頁說明)<sup>#</sup>The plan to which the representation relates (please specify the name and number of the plan)  
與申述相關的圖則(請註明圖則名稱及編號)

Draft Sha Tin OZP No. S/ST/37

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

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
Item E	Providing comments <input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see separate sheets for details.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

對圖則是否有任何擬議修訂? 如有的話,請註明詳情。

Propose to rezone the subject site to "Residential (Group E)" zone.  
Please see separate sheets for details.<sup>#</sup> If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.

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

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。<sup>^</sup> Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述**可被視為不曾提出**。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

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

 at the appropriate box 請在適當的方格內加上  號

17 January 2024

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

By Hand

Dear Sir/Madam,

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

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

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

**1. Background of the Site**

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

## 2. Details of Representation

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

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

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

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

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

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

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

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

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

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

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

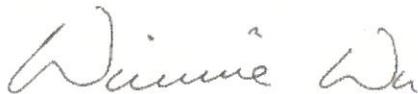
According to the previous 2021 report on area assessments of industrial land, it actually recommended that *"opportunities could be given to rezone SLYIA to "R(E)" to facilitate redevelopment while addressing the industrial/residential interface in the process".* There is no strong reason why the previous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

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

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

Thank you for your kind attention.

Yours faithfully,

A handwritten signature in cursive script that reads "Winnie Wu".

Winnie Wu

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

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

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specific completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 1 Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.  
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**1. Person Making this Representation (known as "Representer" hereafter)**  
**提出此宗申述的人士 (下稱「申述人」)**

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

MTR Corporation Ltd

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

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

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

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\* Delete as appropriate 請刪去不適用者

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

<b>3. Details of the Representation (use separate sheet if necessary)<sup>#</sup></b> <b>申述詳情(如有需要, 請另頁說明)<sup>#</sup></b>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號)		Draft Sha Tin OZP no. S/ST/37
<b>Nature of and reasons for the representation 申述的性質及理由</b>		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 <sup>^</sup>
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<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 plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。 Please see comments in the attachment (Our ref: T&ESD/E.&IC/ES/EnvE/L1223)		

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

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

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

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

at the appropriate box 請在適當的方格內加上  號

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

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

Date: 17 JAN 2024

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

Dear Sir/Madam,

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

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

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

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

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

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

Yours faithfully,



Chan Hing Keung  
Chief of Operations Engineering Service & Innovation

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

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

42. ~~Members had no question on the application.~~

#### Deliberation Session

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

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

#### Sha Tin, Tai Po and North District

### Agenda Item 9

[Open Meeting]

Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/36

(RNTPC Paper No. 8/23)

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

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

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

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

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

#### Presentation and Question Sessions

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

##### *PlanD*

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

##### *CEDD*

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

Mr Wong Kwok Chuen - Senior Engineer/6

Ms Yolanda Kwok - Engineer/1

**HD**

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

Mr Andy Wong - Senior Architect/5

Mr Howard Tang - Planning Officer/8

**Government Property Agency**

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

**Consultants**

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

Mr Hayes Lam - WSP

Mr Vincent So - WSP

Mr Howard Chan - Ecosystems Limited

Mr Jacky Yeung - Aurecon Hong Kong Limited

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

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

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

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

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

51. After deliberation, the Committee decided to:

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

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

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

## 選舉委員會副主席

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

## 通過會議記錄

二零二三年七月十八日會議記錄  
(會議記錄 DHEH 5/2023)

6. 委員一致通過上述會議記錄。

## 續議事項

政府部門就上次會議所議事項的回覆  
(文件 DHEH 43/2023)

7. 委員一致備悉上述文件。

## 討論事項

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

前火炭平房區西面地盤作公營房屋發展計劃  
(文件 DHEH 45/2023)

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

9. 委員一致同意上述建議。

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

11. 冼卓嵐先生的意見綜合如下：

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

12. 主席播放一段影片，他的意見綜合如下：

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

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

13. 鍾禮謙先生的意見綜合如下：

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

14. 許立桑先生的意見綜合如下：

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

15. 規劃署沙田、大埔及北區規劃專員陳巧賢女士的回應綜合如下：

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

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

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

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

16. 黃冠樺先生的回應綜合如下：

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

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

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

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

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

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

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

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

22. 房屋署高級規劃師(6)余佩詩女士的回應綜合如下：

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

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

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

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

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

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

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

35. 衛慶祥先生的意見綜合如下：

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

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

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

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

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

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

38. 陳巧賢女士簡介文件內容。

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

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

41. 陳巧賢女士的回應綜合如下：

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

沙田分區計劃大綱圖的主要社區設施和休憩用地供應

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘／短缺 (與分區計劃大綱圖已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
地區休憩用地	每100 000人 10公頃 <sup>#</sup>	50.80 公頃	55.96 公頃	61.72 公頃	+10.92 公頃
鄰舍休憩用地	每100 000人 10公頃 <sup>#</sup>	50.80 公頃	99.36 公頃	114.70 公頃	+63.90 公頃
體育中心	每50 000至 65 000人 設1個 <sup>#</sup> (按地區估算)	7	5	7	0
運動場／ 運動場館	每200 000至 250 000人 設1個 <sup>#</sup> (按地區估算)	2	1	1	-1
游泳池－ 標準池	每287 000人 設1個場館 <sup>#</sup> (按地區估算)	1	2	2	+1
警區警署	每200 000至 500 000人 設1間 (按區域估算)	1	0	0	-1
分區警署	每100 000至 200 000人 設1間 (按區域估算)	2	2	2	0

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘／短缺 (與分區計劃大綱圖已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
裁判法院 (8個法庭)	每660 000人 設1間  (按區域估算)	1	1	1	0
社區會堂	沒有既定標準	不適用	10	11	不適用
圖書館	每200 000人 設1間分區 圖書館  (按地區估算)	2	3	5	+3
幼稚園／ 幼兒園	每1 000名 3至6歲幼童 設34個課室	250個 課室	339個 課室	358個 課室	+108個 課室
小學	每25.5名 6至11歲兒童 設1個全日制 課室  (由教育局按地 區／學校網 估算)	774個 課室	826個 課室	854個 課室	+80個 課室
中學	每40名 12至17歲 青少年設1個 全日制課室  (由教育局按 全港估算)	602個 課室	935個 課室	965個 課室	+363個 課室

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘／短缺 (與分區計劃大綱圖已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
醫院	每1 000人設5.5張病床  (由醫院管理局按區域／聯網估算)	2 923張病床	3 294張病床	5 144張病床	+2 221張病床
診所／健康中心	每100 000人設1間  (按地區估算)	5	3	5	0
幼兒中心	每25 000人設100個資助服務名額 <sup>#</sup>  (由社會福利署按社區估算)	2 040個名額	582個名額	782個名額	-1 258個名額 <sup>~</sup>  (由社會福利署按較大的範圍估算所訂的長遠目標 <sup>~</sup> )
綜合青少年服務中心	每12 000名6至24歲的人士設1間 <sup>#</sup>  (由社會福利署按社區估算)	6	10	10	+4
綜合家庭服務中心	每100 000至150 000人設1間 <sup>#</sup>  (由社會福利署按服務範圍估算)	3	3	4	+1

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘／短缺 (與分區計劃大綱圖已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
長者地區中心	每個人口約170 000人或以上的新發展區設1間# (由社會福利署估算)	不適用	2	3	不適用
長者鄰舍中心	每個人口為15 000至20 000人的新建和重建的住宅區(包括公營及私營房屋)設1間# (由社會福利署估算)	不適用	10	13	不適用
社區照顧服務設施	每1 000名65歲或以上的長者設17.2個資助服務名額# (由社會福利署按地區估算)	2 857個名額	1 162個名額	1 998個名額	-859個名額~ (由社會福利署按較大的範圍估算所訂的長遠目標~)
安老院舍	每1 000名65歲或以上的長者設21.3個資助床位# (由社會福利署按聯網估算)	3 538個床位	1 751個床位	1 871個床位	-1 667個床位~ (由社會福利署按較大的範圍估算所訂的長遠目標~)

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘／短缺 (與分區計劃大綱圖已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
學前康復服務	每1 000名0至6歲幼童設23個資助服務名額# (由社會福利署按地區估算)	361個名額	519個名額	609個名額	+248個名額~ (由社會福利署按較大的範圍估算所訂的長遠目標~)
日間康復服務	每10 000名15歲或以上人士設23個資助服務名額# (由社會福利署按地區估算)	995個名額	715個名額	795個名額	-200個名額~ (由社會福利署按較大的範圍估算所訂的長遠目標~)
院舍照顧服務	每10 000名15歲或以上人士設36個資助服務名額# (由社會福利署按聯網估算)	1 558個名額	1 027個名額	1 027個名額	-531個名額~ (由社會福利署按較大的範圍估算所訂的長遠目標~)
日間社區康復中心	每420 000人設1間# (由社會福利署按地區估算)	1	1	1	0
殘疾人士地區支援中心	每280 000人設1間# (由社會福利署按地區估算)	1	0	1	0

設施種類	《香港規劃標準與準則》的要求	按分區計劃大綱圖規劃人口計算的要求	供應		剩餘／短缺 (與分區計劃大綱圖已規劃的供應比較)
			現有供應	已規劃的供應 (包括現有供應)	
精神健康綜合社區中心	每310 000人設1間標準中心 <sup>#</sup> (由社會福利署按地區估算)	1.5	1.9	2.4	+1

註：

規劃居住人口約為 508 000 人。如包括流動人口，整體規劃人口約為 531 600 人。所有人口數字已調整至最接近的百位數字。

備註：

# 有關要求不包括規劃流動人口。

~ 欠缺的設施數目是根據分區計劃大綱圖的規劃人口計算得出，而社會福利署(下稱「社署」)在評估這些設施的供應時所採用的範圍／地區較大。當局採用以人口為基礎的規劃標準時，須考慮福利設施的分布情況、不同地區的供應、人口增長及人口結構轉變所帶來的服務需求，以及不同福利設施的供應等因素。由於《香港規劃標準與準則》就這些設施所訂立的要求乃長遠目標，在規劃和發展過程中，社署會就實際供應作出適當考慮。政府一直採取多管齊下的方式，透過長、中和短期策略，物色合適的用地或處所，以提供更多需求殷切的福利服務。

2024 年 3 月