

納入《古洞南分區計劃大綱草圖編號 S/NE-KTS/15》  
的修訂項目附表

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I. 就圖則所顯示的修訂項目

- A1 項 — 把位於一塊面臨坑頭路的土地由「康樂」地帶改劃為「綜合發展區」地帶。
- A2 項 — 把位於坑頭大布的一塊土地由「康樂」地帶改劃為「住宅(丁類)」地帶。
- A3 項 — 把位於緊鄰坑頭村以北雍翠苑所在地由「康樂」地帶改劃為「住宅(丁類)1」地帶。
- A4 項 — 把現有坑頭污水泵房所在地由「康樂」地帶改劃為「政府、機構或社區」地帶。
- B1 項 — 把翡翠園所在地由「休憩用地」地帶改劃為「住宅(丙類)2」地帶。
- B2 項 — 把翡翠園所在地的三小塊土地由「康樂」地帶改劃為「住宅(丙類)2」地帶。
- C1 項 — 把位於營盤西南面粉錦公路的一塊狹長土地由「農業」地帶改劃為顯示為「道路」的地方。
- C2 項 — 把位於營盤西南面粉錦公路的一塊狹長土地由「政府、機構或社區」地帶改劃為顯示為「道路」的地方。
- C3 項 — 把沿東江水管的一塊狹長土地由顯示為「道路」改劃為「農業」地帶。

## **II. 就圖則《註釋》作出的修訂項目**

- (a) 在「綜合發展區」地帶《註釋》的「備註」中，加入面臨坑頭路的地盤的地積比率、上蓋面積及建築物高度限制的條款。
- (b) 加入新的「住宅(丁類)」地帶《註釋》，包括「住宅(丁類)1」支區，並在《註釋》的「備註」中，訂明有關的地積比率及建築物高度限制，有關豁免計算地積比率及略為放寬限制的條款。

2017 年 3 月 24 日

**Annex II-1**

就草圖作出申述  
Representation Relating to Draft Plan

參考編號

Reference Number:

170522-004430-20363

**TPB/R/S/NE-KTS/15-1**

提交限期

Deadline for submission:

24/05/2017

提交日期及時間

Date and time of submission:

22/05/2017 00:44:30

提出此宗申述的人士

Person Making This Representation:

先生 Mr. CHEUNG LAP MING

申述詳情

Details of the Representation :

與申述相關的草圖

Draft plan to which the representation relates: S/NE-KTS/15

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
第A2項	支持 Support	此建議改動有助促進取締區內殘舊的臨時構建物，改善區內還境

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

第A2項，建議將現時規劃為馬路的一段坑頭路，向南延伸規劃至坑頭村內，使有足夠闊度供消防車進內坑頭村，保障坑頭村村民安全。  
同樣，建議現該段馬路向西規劃延伸至雍翠苑區(a)，該日後該地段發展時，可預留土地供消防車進入雍翠苑。

方利集團有限公司  
**FONNIE HOLDINGS LIMITED**

Annex II-2

19 May 2017

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

**TPB/R/S/NE-KTS/15-2**

Attn: Secretary of the TPB

**Representation on Amendments to  
the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/15**

Dear Sir,

We refer to the amendments to the Draft Kwu Tung South OZP No S/NE-KTS/15 gazetted on 24.3.2017.

As a landowner within the area proposed to be rezoned "CDA" under the amendments, we hereby lodge our representation under s6 of the Town Planning Ordinance, as detailed in the attached Objection Statement.

More specifically, we object to:

**Amendments to Matters shown on the Plan Item A1** – Rezoning of a piece of land fronting Hang Tau Road from "Recreation" ("REC") to "Comprehensive Development Area" ("CDA") and the related:

**Amendments to the Notes of the Plan (a)** - Incorporation of plot ratio (PR), site coverage and building height (BH) restrictions for the new "CDA" site fronting Hang Tau Road in the Remarks of the Notes for the "CDA" zone.

To meet our representation, we request the Town Planning Board to:

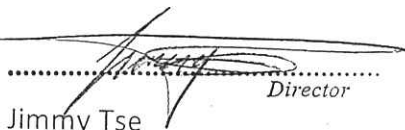
- Rezone the proposed "CDA" zone fronting Hang Tau Road, under Amendment Item A1 above to "R(D)" zone and apply the Statutory Notes for the "R(D)" zone to such land area.

If considered necessary by the Town Planning Board, in relation to that above, we would accept our landholding to be rezoned to "Residential D (Group 2)", with the Notes to the "R(D)" zone requiring the applicant in the "R(D)2" zone to submit a 'landscape & design proposal' and 'implementation programme' for approval by the Town Planning Board.

In that attached we provide justification for our representation and shall be pleased to attend a hearing on the representation in due course. Should you have any queries on this representation, please contact Mr. Jimmy Tse at

Yours sincerely,

For and on behalf of  
**FONNIE HOLDINGS LIMITED**

  
.....  
Director

Jimmy Tse

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

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

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

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

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

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

**3. Details of the Representation**  
申述詳情

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

Draft Kwu Tung South OZP No. S/NE-KTS/15

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

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

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

Subject matters <sup>@</sup> 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
Amendments to Matters shown on the Plan Item A1	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the Written Representation Attached
Amendments to the Notes of the Plan (a)	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the Written Representation Attached
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

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

Rezone the proposed "CDA" zone fronting Hang Tau Road, under Amendment Item A1 above to "R(D)" zone and apply the Statutory Notes for the "R(D)" zone to such land area.

If considered necessary by the Board, in relation to that above, we would accept our landholding to be rezoned to "Residential D (Group 2)", with the Remarks on the Notes to the "R(D)" zone requiring the applicant in the "R(D)2" zone to submit a 'landscape & design proposal' and 'implementation programme' for approval by the Board

<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 Amendments.  
 請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

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

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

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

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

Please refer to the Written Representation attached

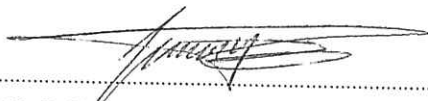
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.....

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**5. Signature 簽署**

Signature  
簽署



JIMMY TSE

Name in Block Letters 姓名（以正楷填寫）

“Representer” / Authorized Agent\*  
「申述人」/ 獲授權代理人\*

Director

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 \* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of  
代表

Fonnie Holdings Limited

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

Date  
日期 19.5.2017

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

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

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

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

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

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

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

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

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

\* Delete as appropriate

\* 請刪去不適用者

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

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

# WRITTEN REPRESENTATION to THE TOWN PLANNING BOARD

On

## AMENDMENTS TO DRAFT KWU TUNG SOUTH OZP No. S/NE-KTS/15

Under s.6(1) of the Town Planning Ordinance

*This Representation refers to items under the Schedule of Amendments to the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/15 gazetted on 24 March 2015. The particulars of the amendment items to which this representation refers are as follows:*

### **AMENDMENTS TO MATTERS SHOWN ON THE PLAN - ITEM A1**

Rezoning of a piece of land fronting Hang Tau Road from "Recreation" ("REC") to "Comprehensive Development Area" ("CDA").

&

### **AMENDMENT TO THE NOTES OF THE PLAN - ITEM (a)**

Incorporation of plot ratio (PR), site coverage (SC) and building height (BH) restrictions for the new "CDA" site fronting Hang Tau Road in the Remarks of the Notes for the "CDA" zone.

NB: The Written Representation focuses on Amendment Item A1 as Amendment Item (a) is in effect the specific control under Amendment Item A1. If the Town Planning Board (the Board) uphold the representation and rezone our land in the previous "REC" zone to "R(D)" or "R(D)2", Amendment Item (a) is null and void.

## REASONS FOR WRITTEN REPRESENTATION

### **1. AMENDMENT MATTERS TO THE PLAN – ITEM A1 – Rezoning of a piece of land fronting Hang Tau Road from "Recreation" ("REC") to "Comprehensive Development Area" ("CDA").**

1.1 Our landholding (see location plan in **Figure 1**), comprising 17,685 sq.m. is proposed as a "Comprehensive Development Area" ("CDA") zone, following the successful approval of our s12A Application for such a zone in December 2012 (**Figure 2** refers). It is relevant to state up front that our landholding is the only land in the "REC" zone, now rezoned "CDA". Therefore should the Board uphold this representation, there will be no other implications for any other private land within the previous "REC" zone area.

1.2 There is no doubt that the proposed "CDA" zoning of our land is due solely to our submission of a s12A Application in early 2012 seeking to excise the land from the "REC" zone for residential development. That application was approved on 7.12.2012. However some four years on, there is now no strong planning justification for the "CDA" rezoning, because major changes in the local decision-making context no longer support the need for such rezoning. These changes are elaborated below:

#### **A. Material Change in LOCAL Planning Circumstances since s12A Application Approval in 2012**

1.3 In 2012 when our s12A Application was considered and approved for rezoning to "CDA", the planning circumstances, as noted in RNTPC Paper No. Y/NE-KTS/5B at the time were:



- (a) ALL surrounding land use to the west of Hang Tau Road was for RECREATION (REC) Use. The planning intention of this "REC" Zone was to encourage *"development of active and/or passive recreation and tourism/eco-tourism"* and support facilities. There was in fact a general presumption against GENERAL RESIDENTIAL DEVELOPMENT in the "REC" zone. However the Board's intention to rezone the area surrounding our land from "REC" to "R(D)" zone, significantly alters the local planning context in that the previous non-recreational uses are replaced by a positive encouragement of 'flats' and 'houses', upon application to the Board. At the same time land uses permitted with approval under the previous "REC" zone have been widened significantly under the proposed "R(D)" zone to include "Institutional Use", "Place of Recreation & Culture", "Recyclable Collection Centre" and "School". Such change in planning intention and permitted land use are a MATERIAL CHANGE IN PLANNING CIRCUMSTANCES, from the prevailing context when the s12A application was considered and approved by the RNTPC in 2012.
- (b) Under the previous "REC" zone, New Territories Exempted House (NTEH) and recreational support housings were not permitted to exceed a maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m). The OZP amendment covering that "REC" zone now doubles the maximum potential development intensity and increases the maximum building height, to a plot ratio of 0.4 and building height of 3 storeys (9m) respectively. Such a CHANGE IN DEVELOPMENT PARAMETERS IS A MATERIAL CHANGE IN LOCAL PLANNING CIRCUMSTANCES when the s12A application was considered by the RNTPC in December 2012. It warrants revisiting the original grounds for proposing our land be rezoned to "CDA".

B. No Longer Any Planning Justification for the Single "CDA" Zone

- 1.4 In our view, the decision to rezone the remaining "REC" zone for "R(D)" housing necessitates a rethink of the appropriateness. In many other cases, such material change in local planning circumstances has been sufficient reason to reject or approve planning applications. The key consideration espoused in these cases refers back to the planning principle identified in TPB PG-35C which established that *"any material change in planning circumstances since the original permission was granted (such as a change in the planning policy/land-use zoning for the area)"*, is relevant to the planning decision. This, coupled with the Board's own Master Schedule of Notes Guidelines confirm the necessity to take *"into account the local circumstances"* (para 3 refers) when considering uses listed in the Master Schedule of Notes to statutory plans.
- 1.5 Yes, our s12A application was the 'trigger' for the gazetted change in planning intention for the local area. But in so doing, the Planning Department should have met with ourselves to learn whether, in light of the intended changes, the Applicant still wanted to proceed with that "CDA" zoning, in light of the possibility of applying the more ubiquitous "R(D)" zoning. Given such choice and as this representation reveals, we do not want our land to be zoned "CDA", but instead included in the wider "R(D)" zone amendment. If we had been consulted on this matter, we are certain that Planning Department would appreciate that, after four years of waiting to redevelop, there is no longer particular planning merit to retain our land as a "CDA" zone. When it was the only land use change proposed and the surrounding land use was zoned "REC" (four years earlier) there was some such merit as noted in the RNTPC paper on our s12A application, but with wholesale change of that zone to "R(D)" type development, there no longer exists a need for our land to be rezoned "CDA".
- 1.6 In terms of planning intention, there is little effective difference between that guiding the proposed "CDA" zone and that of the "R(D)" zone, as summarised in the table below:

"CDA" Zone	"R(D)" Zone
<i>"for comprehensive development of the areas for residential uses with the provision of open space and supporting facilities"</i>	<i>"for improvement and upgrading of existing temporary structures within the rural areas through redevelopment ...into permanent buildings"</i>

Table 1: Comparison of Planning Intention for Proposed "CDA" and "R(D)" zones

- 1.7 Despite different wording, the underlying planning intentions of both "CDA" and "R(D)" zones essentially aim at the same purpose i.e. to improve and upgrade the rural environment in the previous "REC" zone to permanent housing, subject to control by the Board.
- 1.8 There is also little difference in the existing land particulars of the private land within the two zones. Take a look at Planning Department's Plan 5 in the RNTPC Paper Y/NE-KTS/5B, showing the current land use covering the proposed amendment areas. The description of our land is that it contains temporary containers, workshops and open storage of building materials and a vacant house, which are the exact same existing uses in the surrounding "R(D)" zone (refer to para. 9.3.3 of the Explanatory Statement). So the planning intention for the "R(D)" zone i.e. *"for improvement and upgrading of existing temporary structures within the rural areas through redevelopment ...into permanent buildings"*, applies also to our landholding.
- 1.9 The previous planning rationale for zoning our landholding as "CDA" is because it is "sizeable" and in "private ownership". But from the Land Status in Planning Department's Figure 5 in the RNTPC Paper No. Y/NE-KTS/5B, over approximately 85% of the "REC" zone is in private ownership and if one reviews previous applications in the same zone, some of these private lots are also "sizeable", but zoned "R(D)". Even the Government Land in the northeast portion of the "REC" zone, now zoned "R(D)", is "sizeable". Therefore the fact that our landholding is private and sizeable NO LONGER JUSTIFIES rezoning it as the ONLY "CDA" zone on the amended OZP,
- 1.10 Strictly speaking, our landholding, being a discreet enclave of private land (designated Site A) and more importantly fronting Hang Tau Road (a public road) would, in land use planning terms, warrant lower priority for rezoning "CDA" than other similar sized private land parcels in Site E on Plan 5 of the "Land Use Review of the "REC" Zone in Hang Tau Tai Po on the Approved Kwu Tung South OZP No. S/NE-KTS/14" (RNTPC Paper No. 9/14). The reason is that, under such planning control, these private land parcels could really facilitate comprehensive development and provide common access and servicing, which benefits implementation of the planning intention. The location of our land does nothing for comprehensive redevelopment in Site E and hence should be zoned "R(D)".

C. No Loss of Planning Control in Rezoning the "CDA" zone to "R(D)" Zone

- 1.11 The statutory Notes to both "CDA" and "R(D)" zones state the same development parameter for new low rise, low density residential development i.e. a maximum of PR 0.4 and 3 storeys (9m) and in both zones, such residential development MUST BE APPROVED BY THE BOARD. So we see no real difference in the Board's planning control over new housing development in either zone.

"CDA" Zone	"R(D)" Zone
"zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of the development, taking account of various environmental, traffic, infrastructure and other constraints"	"It is intended for low-rise, low density residential development subject to planning permission from the TPB"

2: Comparison of Planning Control for New Housing Under Proposed "CDA" and "R(D)" zones

- 1.12 The technical submission requirements of planning applications under each zone are also very similar. The Notes to the "CDA" zone state the usual technical submission requirements (which we have already demonstrated compliance with in obtaining approval of the s12A Application in 2012) and while not so specific, para. 9.3.2 of the Explanatory Statement of the OZP reveals that any application in the proposed "R(D)" zone must also *"prove to the Board that the proposed development would be acceptable in traffic, drainage, sewerage and environmental perspectives (i.e. TIA, DIA, SIA and EA)"*. The same TIA, DIA, SIA and EA submissions must be submitted under the "CDA" zone. The only difference in technical submissions required under both zones is the "CDA" zone's requirement for a "landscape and design proposal" and a "development programme". However, practically, any master plan submitted for housing development in the "R(D)" zone will also need to show landscape and design features. THEREFORE THERE IS NO DIFFERENCE IN PLANNING CONTROL IF OUR LAND IS ZONED "R(D)".

D. The Inclusion of Another Private Land Parcel in the "CDA" Zone Is Unwarranted and Both Parcels Should be Zoned "R(D)"

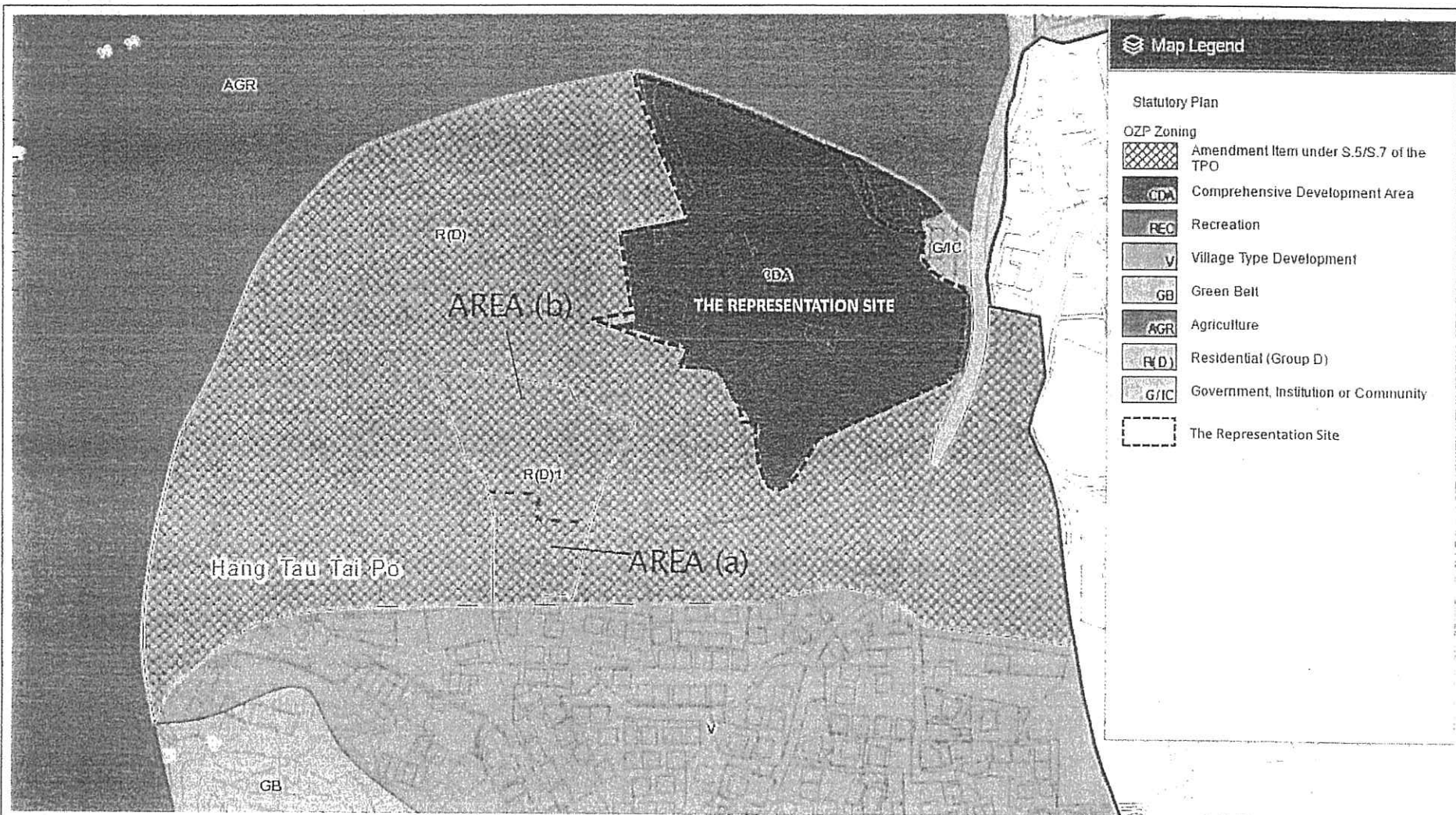
- 1.13 Our s12A Application site boundary covered ONLY the lot area of our private landholding. The OZP amendment now proposes to extend the "CDA" zone boundary to include a small tract of Government Land and another private land parcel in the northeast corner previously zoned "REC" (see **Figure 3**). No justification is presented in the OZP's Explanatory Statement for the inclusion of such other land.
- 1.14 Landowners are all too aware of the problems inherent in grouping unrelated private land into a single "CDA" zone, which include delays in implementation and obstruction by the other landowner for one reason or another. There are many cases where "CDA" zone development has not proceeded due to the attitude of the minority landowner in the CDA zone. The planning principle adopted by the Board for consolidation of private land into a single "CDA" zone is that there must be clear public benefits derived. In the case of the proposed amendment, no such benefits are evident. The second private land parcel (i.e. 1127 RP in D.D.92) is small (about 635.6 sq.m), is separated from our land by a tract of Government Land and therefore readily and independently redevelopable to a maximum of PR 0.4 with planning permission. It also enjoys independent access to Hang Tau Road via an existing track and therefore a clear candidate for rezoning to "R(D)" - the same as our landholding.
- 1.15 It is incumbent upon the Board to inform the landowners why the two private land parcels are included in the proposed "CDA" zone and the pro rata inclusion of the intervening government land. Where there is no overriding public gain or including such parcels of private land into a "CDA" zone, then such land should be zoned for separate implementation, which is achieved if rezoned to "R(D)".

2. CONCLUSION

- 2.1 The Representation will be met by the Board's agreement to :
- a) Rezone the proposed "CDA" zone fronting Hang Tau Road, under Amendment Item A1 above to "R(D)" zone and apply the Statutory Notes for the "R(D)" zone to such land area.

If considered necessary by the Board, in relation to that above, we would accept our landholding to be rezoned to "**Residential D (Group 2)**", with the Remarks on the Notes to the "R(D)" zone requiring the applicant in the "R(D)2" zone to submit a '*landscape & design proposal*' and '*implementation programme*' for approval by the Board (**Figure 4** refers).

18.5.2017



**Base map:**

Source: Statutory Planning Portal 2

Draft Kwu Tung South Outline Zoning Plan No.: S/NE-KTS/15 (Gazetted under Section 5 on 24/03/2017)

**Project**

Written Representation to the Town Planning Board on Amendments to Approved Kwu Tung South OZP No. S/NE-KTS/14

**Title**

Location Plan for the Representation Site  
(Extracted from the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/12)

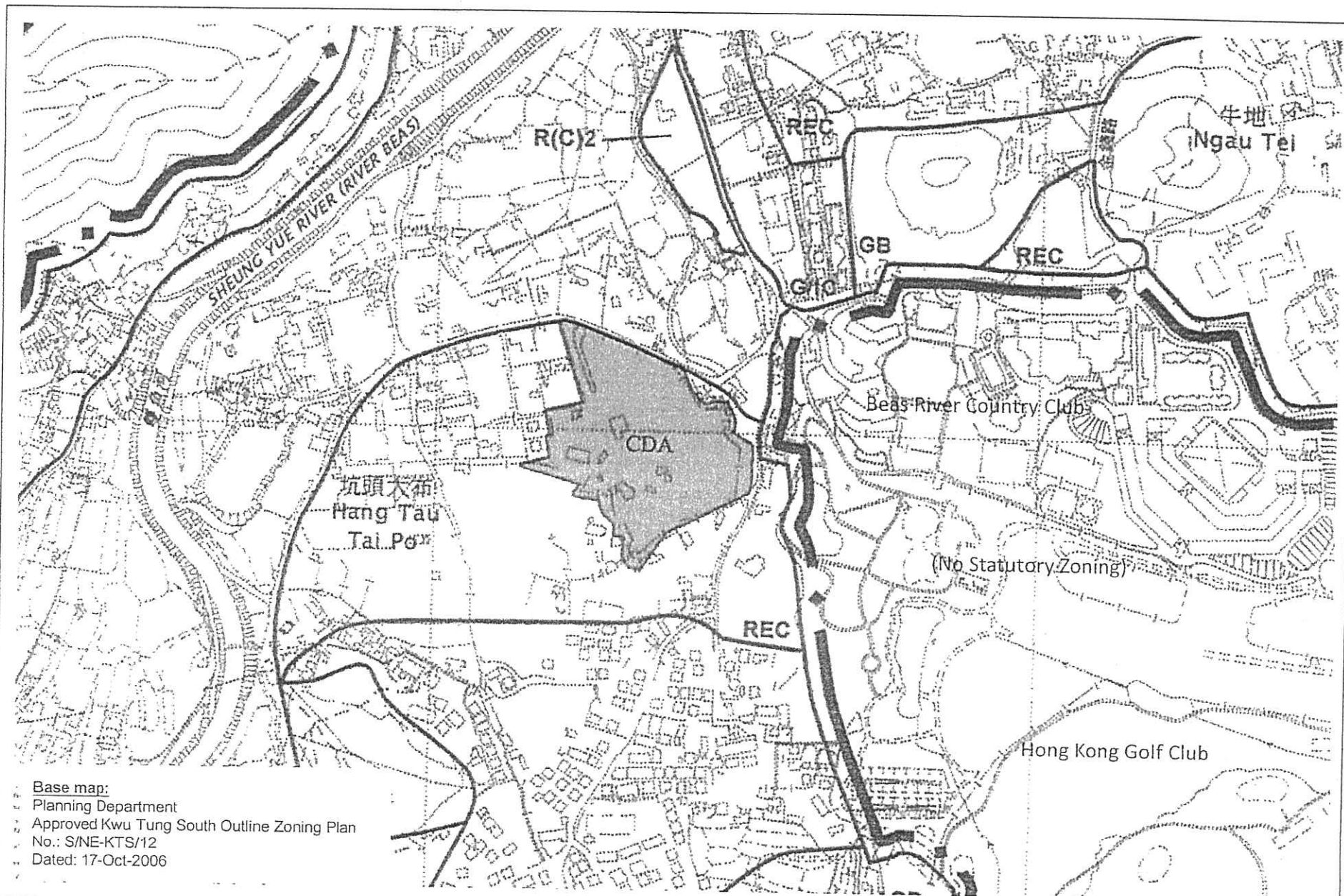
**Figure**

1

**Date**

19 May 2017





**Project**

Written Representation to the Town Planning Board on Amendments to Approved Kwo Tung South OZP No. S/NE-KTS/14

**Title**

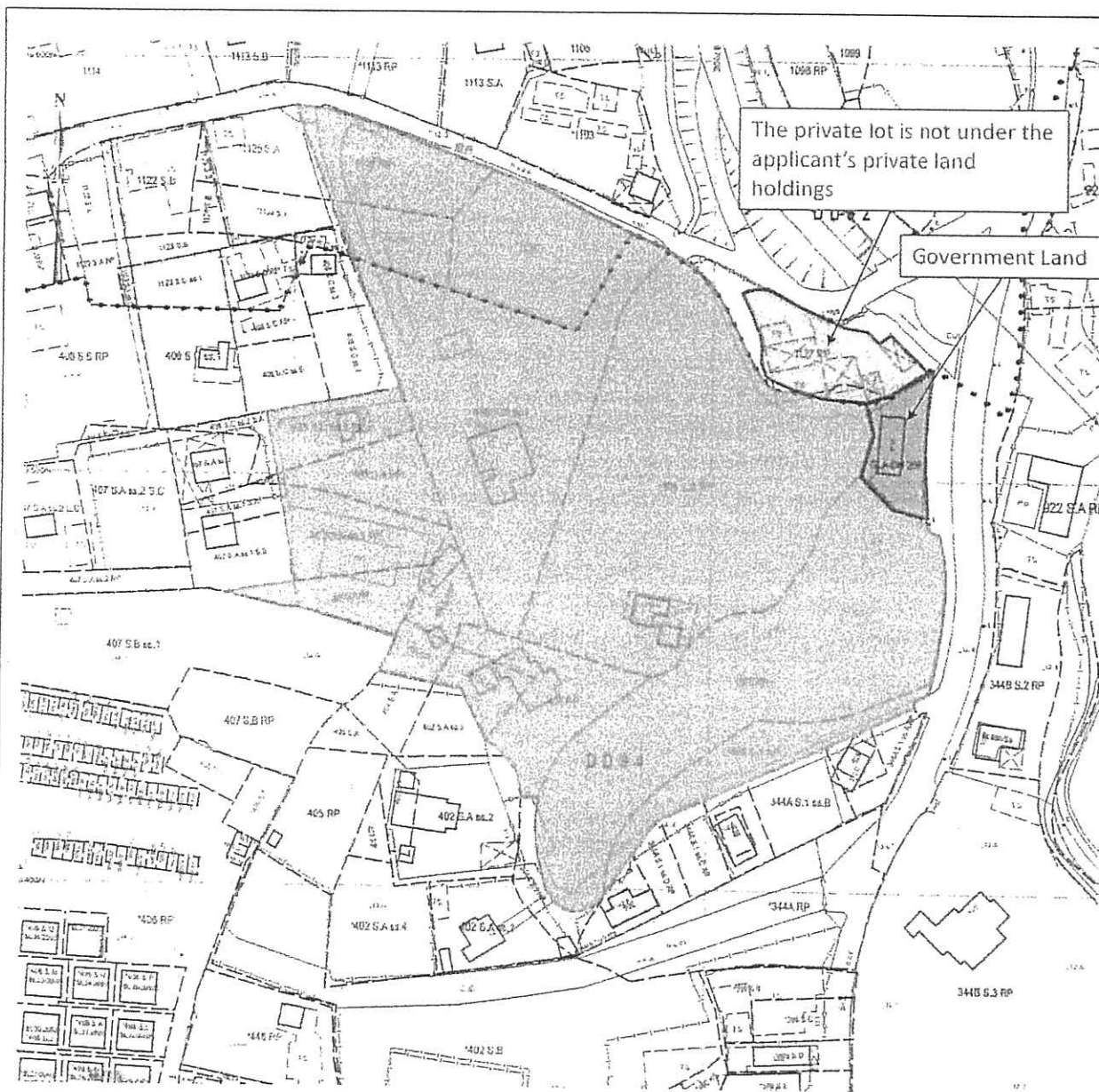
The Proposed "CDA" Zone under S12A Application No. Y/NE-KTS/5 (Approved on 7.12.2012)

**Figure**

2

**Date**

19 May 2017



Demarcation District	Lot No.	Lease
D.D.92	1124 RP	New Grant 2491
	1125 RP	New Grant 2491
	1126	New Grant 2491
D.D.94	343 RP	Gov't Lease
	344A S.1. RP	New Grant 4582
	402 S.A. RP	Gov't Lease
	404 RP	New Grant 7611
	407 S.A. RP	Gov't Lease
	407 S.A. ss1 RP	Gov't Lease
	408 S.A. RP	New Grant 2491
	408 S.C. ss2 RP	New Grant 2491
	408 S.D. ss1	New Grant 2491
	408 S.D. RP	New Grant 2491
	408 RP	New Grant 2491

 Applicant's Private Land Holdings

Base map:  
Survey and Mapping Office, Lands Department  
Lot Index Plan No.: ISO602112011  
Dated: 23-Nov-2011

SCALE 1:1000  
metres 10 0 10 20 30 40 50 metres

#### Project

Written Representation to the Town Planning Board on Amendments to Approved Kwu Tung South OZP No. S/NE-KTS/14

#### Title

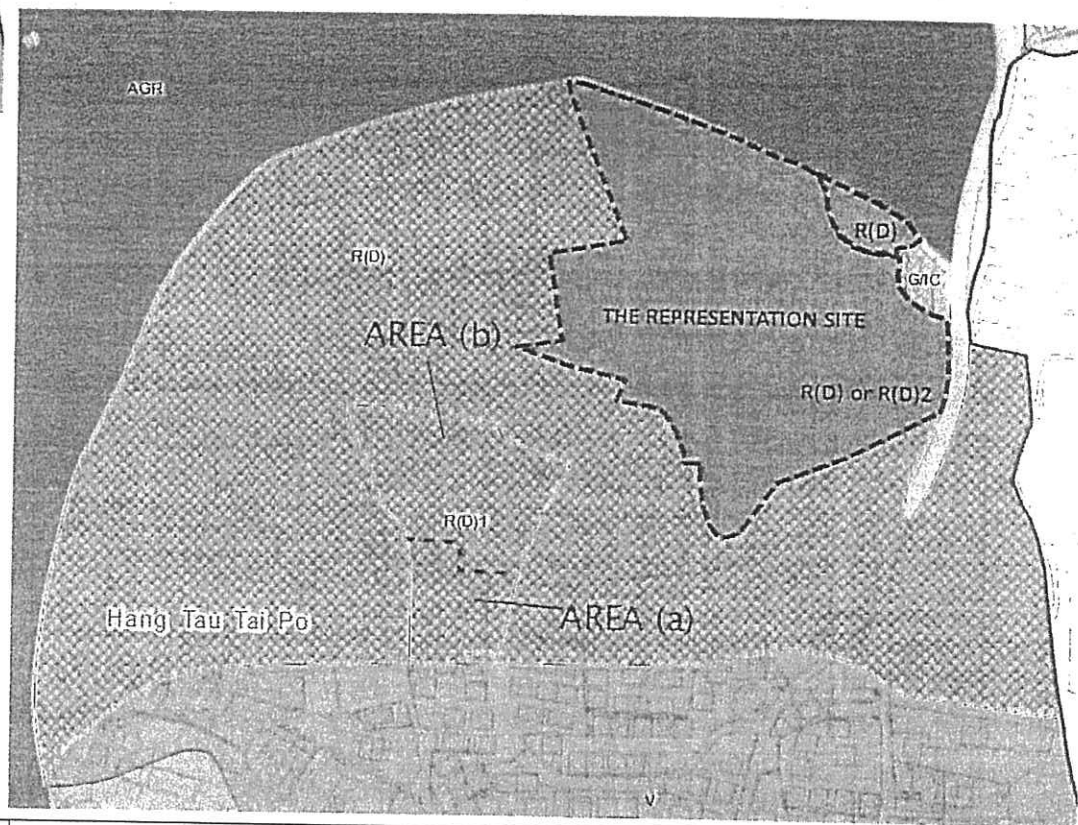
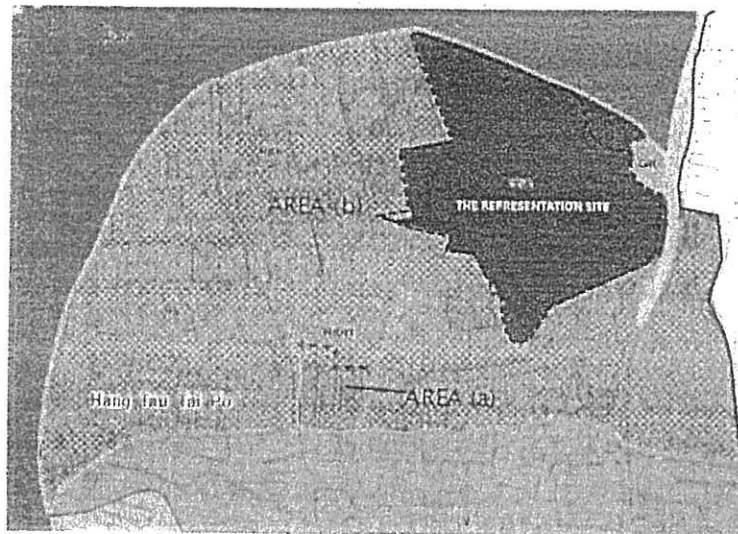
Applicant's Private Land Holdings

#### Figure

3

#### Date

19 May 2017



**Base map:**

Source: Statutory Planning Portal 2  
Draft Kwu Tung South Outline Zoning Plan No.: S/NE-KTS/15 (Gazetted under Section 5 on 24/03/2017)

**Project**

Written Representation to the Town Planning Board on Amendments to Approved Kwu Tung South OZP No. S/NE-KTS/14

**Title**

Recommendation

**Figure**

4

**Date**

19 May 2017

方利集團有限公司  
**FONNIE HOLDINGS LIMITED**

Annex II-2a

11 August 2017

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

**REGISTERED**

Attn: Secretary of the Town Planning Board

**Representation on Amendments to  
the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/15**

Dear Sir,

Reference is made to our Written Representation made on 19.5.2017 in respect of the captioned Amendment to the statutory plan.

We would like to clarify that there is a typo on Paragraph 1.3(a) of our Written Representation. The typo is corrected and the concerned paragraph is re-written as follows: -

Para. 1.3 (a) ALL surrounding land use to the west of Hang Tau Road was for RECREATION (REC) Use. The planning intention of this "REC" Zone was to encourage "*development of active and/or passive recreation and tourism/eco-tourism*" and support facilities. There was in fact a general presumption against GENERAL RESIDENTIAL DEVELOPMENT in the "REC" zone. However the Board's intention to rezone the area surrounding our land from "REC" to "R(D)" zone, significantly alters the local planning context in that the previous non-residential uses are replaced by a positive encouragement of "flats" and "houses", upon application to the Board. At the same time land uses permitted with approval under the previous "REC" zone have been widened significantly under the proposed "R(D)" zone to include "Institutional Use", "Place of Recreation & Culture", "Recyclable Collection Centre" and "School". Such change in planning intention and permitted land use are a MATERIAL CHANGE IN PLANNING CIRCUMSTANCES, from the prevailing context when the s12A application was considered and approved by the RNTPC in 2012.

Thank you for your kind attention. Should you have any queries on this representation, please contact Mr. Jimmy Tse at .

Yours sincerely

For and on behalf of  
**FONNIE HOLDINGS LIMITED**

  
Jimmy Tse Director





tpbpd

寄件者: [REDACTED]  
 寄件日期: 24日05月2017年星期三 23:42  
 收件者: tpbpd  
 主旨: Kwu Tung South OZP S/ NE-KTS/14 Amendments

TPB/R/S/NE-KTS/15-3

## Kwu Tung South OZP S/ NE-KTS/14 Amendments

Dear TPB Members,

That no government dept has put forward any plans for recreational use of the REC zones sites does not mean that there is no need for recreational facilities in the district. On the contrary it indicates that the depts are not doing their jobs in developing the sites to reflect their intended use.

OZPs go through extensive consultation so there must have been intended uses and consensus as to the intended community facilities at the time the OZP was drawn up. Are we to understand that now even though the number of residents is increasing suddenly there is no longer any need for recreational space and amenities?

Despite the large number of village houses and other developments, the recreation facilities in the district are all geared towards the rich, like the Hong Kong Golf Club and the Bees River Country Club. The annual membership fees for these facilities are significant and well out of the reach of ordinary folk and there is also the issue of debentures.

**Amendment Item A1 – Rezoning of a piece of land fronting Hang Tau Road from “Recreation” (“REC”) to “Comprehensive Development Area” (“CDA”)**

### Object to CDA zoning

The images indicate and the gist supports it that much of this site is active agriculture land. It is unacceptable that it be disturbed and built on. This section should be retained as REC or rezoned a Agriculture to reflect its current usage.

The brownfield section only should be used for Residential

**Amendment Item A2 – Rezoning of a piece of land at Hang Tau Tai Po from “REC” to “Residential (Group D)” (“R(D)”).**

### Object to Res zoning

Again it is obvious that a substantial section of the site is under cultivation or is grassed and there are a number of trees. These sections should be protected from development. Only those sections to the North with existing residential units should be zoned Res.

**Item A3 – Rezoning of a site occupied by Serenity Garden to the immediate north of Hang Tau Village from “REC” to “Residential (Group D)1” (“R(D)1”)**

As this is an existing development then rezoning is inevitable even if not desirable.

**Item A4 – Rezoning of a site occupied by the existing Hang Tau Sewage Pumping Station from “REC” to “Government, Institution or Community” (“G/IC”).**

As this is an existing development then rezoning is inevitable but must be with a tree protection clause.

**Item B1 – Rezoning of a site occupied by Ascot Park from “Open Space” to “Residential (Group C)2” (“R(C)2”).**

As this is an existing development then rezoning is inevitable even if not desirable.

**Item B2 – Rezoning of three small areas occupied by Ascot Park from “REC” to “R(C)2**

As this is an existing carpark and brownfield site rezoning while not desirable is inevitable.

I would point out that Item B1 removes a large tract of Open Space from the district and it is unacceptable that there is no mention of providing compensatory OS that should be considered in one of the A sites.

Plan 6 shows that if all the amendments are approved there will be no natural elements in the district apart from some ornamental trees on the periphery of the planned ‘small houses’. This is unacceptable in a rural setting.

And talking about small houses, how come so many have been constructed on Rec zoning? It is quite obvious that at least one cluster is not genuine ‘small houses’ but a development for sale to outsiders. Have the applications been properly vetted.

It would appear that going forward the plan is to approve more small houses, this is contrary to the sentiment of the general public who believe that such developments should not be encouraged, should be contained within the village environs plus the 300sqft buffer zone.

Members should also question whether starving a growing district of GIC facilities is in line with the 2030+ Vision and promises of a better quality living environment going forward.

*5.2 The provision of G/IC facilities in the Kwu Tung South area is generally sufficient to meet the requirements of the planned population according to Hong Kong Planning Standards and Guidelines. Although there are shortfall of educational facilities in the Kwu Tung South area in terms of classrooms of Primary School and indergarten/Nursery, the requirements could be fully met by the surplus provision in Fanling/Sheung Shui New Town. In Fanling/Sheung Shui New Town, there are surplus in Secondary School, Primary School, Kindergarten/Nursery Class classrooms, Integrated Children and Youth Services Centre, Integrated Family Services Centre, Library and Sports Centre. **The shortfalls can be solved by sharing those facilities among the nearby areas.***

*9.15 The existing and planned population in the Kwu Tung South area is about 10,704 and 16,581 respectively. While the land use proposals would generate additional population, there would maintain a surplus in both planned district open space and local open space on the Kwu Tung South OZP, both standing at 2.43 ha and 10.57 ha respectively. **It is anticipated** that both the district and local open space provisions to meet the planned population in the Kwu Tung South area would be sufficient.*

Really, could we have some concrete data on this?

There are also significant sewerage and road conditions to be considered.

These amendments represent a concreting over of every green section of the district open to ordinary citizens. The housing policy has gone too far. It cannot consume and bypass every other government policy relating to environment, quality of life, encouraging a more active and healthy lifestyle, etc.

Members must ensure that there is an equitable balance so that mistakes made decades ago in urban areas are not replicated in districts currently under development.

Mary Mulvihill

檔案編號: 城規會/古洞南/2017/024/LHH

TPB/R/S/NE-KTS/15-4

敬啟者:

S/NE-KTS/15

古洞南分區計劃大綱草圖

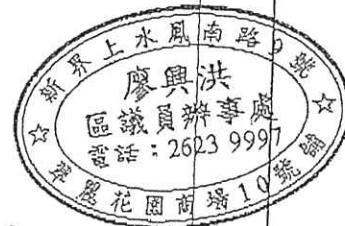
本人反對上述規劃申請，現時青山公路古洞段已非常繁忙，而進入坑頭是必須使用到青山公路古洞段，若把康樂用地發展為住宅地，只會加劇大頭嶺回旋處交通擠塞惡化，因駕駛人士普遍使用該回旋處轉入青山公路古洞段，同時亦加重坑頭路的負擔。政府必須優先解決北區交通擠塞問題，才考慮改變土地發展用途。

此致

城市規劃委員會秘書

廖興洪

北區區議員



日期: 2017 年 5 月 24 日

Form N

Annex III

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

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

1. Person Making This Comment (known as "Commenter" hereafter) 提出此份意見的人士（下稱「提意見人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  侯福達 區議員	
2. Authorized Agent (if applicable) 獲授權代理人 (如適用)	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  	
3. Details of the Comment 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	古洞南分區計劃大綱草圖編號 S/NE - KTS/15
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	申述編號：TPB/R/S/NE-KTS/15-1

\* Delete as appropriate

Please fill "NA" for inapplicable item

\* 請刪去不適用者

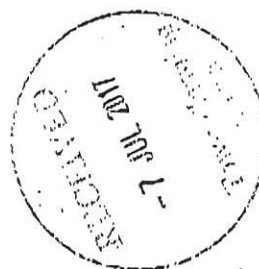
請在不適用的項目填寫「不適用」

Parts 1, 2 and 3 第1、第2及第3部分

Form No. S6A  
TOWN PLANNING BOARD

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

**根據《城市規劃條例》（第131章）  
第6A(1)條對草圖的申述提出意見**





Form No. S6A 表格第 S 6 A 號

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

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

就上述的申述, 本人認為申述並沒有考慮到路段業權的問題, 因此反對有關申述。

有關申述是要將現時規劃為馬路的一段坑頭路, 向南延伸至坑頭村及向西延伸至雍翠苑, 使有足夠闊度供消防車進入坑頭村內, 保障坑頭村村民及雍翠苑安全。本人為上水鄉郊區議員, 經常收到許多村民投訴, 指出入坑頭的道路(位於坑頭雍翠苑大圍至蓬萊食堂道路(街燈編號=V1571))過於狹窄, 使得大型車輛未能出入, 經常導致交通擠塞問題。

由於交通擠塞及路邊不平問題過於嚴重, 本人就該段道路的工程及問題與政府部門、村民及路段的業權人士溝通過, 但與路段擁有人未能達成共識, 甚至發生口角情況。本人認為有關申述擴闊雖有迫切性, 但又作表面的考慮, 並沒有真正考慮到路段的業權問題。有關路段為私人土地, 本人認為應先處理路段業權的問題, 才作規劃, 故反對有關申述。

Part 3 Continued) 第3部分 (續)

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

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

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

#### 5. Signature 簽署

Signature  
簽署



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

Hau Fuk Tat 侯福達

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 \* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of  
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date  
日期

6-7-2017

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

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

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

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

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

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

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

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

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

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

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

\* in the appropriate box

請在適當的方格內加上「✓」號

Parts 4 and 5 第4及第5部分



申述和意見及規劃署的回應摘要

編號	申述人和有關的意見	理由和建議	規劃署的回應
R1	CHEUNG Lap Ming 先生	<b>R1</b> 支持項目 A2 把一幅用地由「康樂」地帶改劃為「住宅(丁類)」地帶，以發展住宅。改劃用途地帶將有助逐步淘汰現有殘舊的臨時構築物，及改善區內環境。	<ul style="list-style-type: none"> <li>• 備悉。</li> </ul>
		<u><b>R1</b> 的建議</u> <ul style="list-style-type: none"> <li>• 把現時顯示為「道路」的一段坑頭路向南伸延至坑頭村，使緊急車輛通道進入該村。</li> <li>• 把一段坑頭路向西伸延至雍翠苑地區(a)，以預留土地日後用作緊急車輛通道。</li> </ul>	<ul style="list-style-type: none"> <li>• 見城規會文件第 6.3.1 段。</li> </ul>
C1	侯福達先生 (北區區議員)	<b>C1</b> 反對 <b>R1</b> 提出把一段坑頭路向南及向西伸延的建議。主要理由是： <ul style="list-style-type: none"> <li>• <b>R1</b> 沒有考慮到土地擁有權的問題。提意見人收到村民的投訴，指現時在雍翠苑入口和蓬萊食堂附近的一段鄉村通道過於狹窄，大型車輛難以駛過，</li> </ul>	<ul style="list-style-type: none"> <li>• 見城規會文件第 6.4 段。</li> </ul>

編號	申述人和 有關的意見	理由和建議	規劃署的回應
		<p>導致交通擠塞。未能與相關土地擁有人就擴闊該路段達成共識。雖然有迫切需要延長該路段，但在規劃道路伸延工程前需要先解決土地擁有權的問題。</p>	
R2	方利集團有限公司	<p><b>R2</b> 反對項目 A1 把有關用地由「康樂」地帶改劃為「綜合發展區」地帶。<b>R2</b> 擁有「綜合發展區」地帶內約 95%的土地。主要理由是：</p> <p><u>改劃為「綜合發展區」地帶並沒有規劃優點</u></p> <ul style="list-style-type: none"><li>• 當城規會於二零一二年批准 <b>R2</b> 提交的第 12A 條申請，把一塊用地由「康樂」地帶改劃為「綜合發展區」地帶時，毗鄰地點是劃為「康樂」地帶。最近把毗鄰 A1 用地的地方由「康樂」地帶改劃為「住宅(丁類)」地帶大大改變該區的規劃情況。先前的非住宅用途已被一個透過正面鼓勵在該處發展「分層住宅」和「屋宇」的地帶取代，而且與先前的「康樂」地帶相比，城規會經常准許的土地用途更</li></ul>	<ul style="list-style-type: none"><li>• 見城規會文件第 6.3.2 至 6.3.7 段。</li></ul>

編號	申述人和 有關的意見	理由和建議	規劃署的回應
		<p>多。准許的地積比率由 0.2 倍增至 0.4 倍，建築物高度由兩層增至三層。區內規劃情況有重大改變，應重新考慮有關的「綜合發展區」地帶是否恰當。</p> <ul style="list-style-type: none"><li>• 上述的第 12A 條申請獲批准四年後，現已再沒有特別的規劃優點把該申請所涉的土地改劃為「綜合發展區」地帶，因為毗鄰的整塊土地已由「康樂」地帶改劃為「住宅(丁類)」地帶。「綜合發展區」地帶與「住宅(丁類)」地帶的潛在的規劃意向相若，而且有關用地的現有土地用途、土地業權模式和用地面積亦相似。此外，A1 用地是一塊獨立的私人土地，面臨坑頭路，與其他面積相若的私人土地相比，改劃為「綜合發展區」地帶的急切性較低。</li></ul> <p><u>難以落實「綜合發展區」地帶的發展</u></p> <ul style="list-style-type: none"><li>• 獲批准把土地改劃為「綜合發展區」</li></ul>	

編號	申述人和 有關的意見	理由和建議	規劃署的回應
		<p>地帶的第 12A 條申請僅涉及 R2 所擁有的土地。除 R2 的土地外，該「綜合發展區」用地現時還包括另一個私人地段和一幅狹長的政府土地(圖 H-4b)，這情況會延誤和妨礙落實該用地的發展。把業權各異的私人土地和政府土地一併劃入一個「綜合發展區」地帶內，對公眾並無裨益。</p> <ul style="list-style-type: none"> <li>該「綜合發展區」用地內的另一幅私人土地與 R2 的土地之間被一幅狹長的政府土地分隔，可隨時獨立重新發展。該幅私人土地有獨立通路，可經由一條現有鄉村通道連接至坑頭路，與 R2 所擁有的土地一樣，適合改劃為「住宅(丁類)」地帶。</li> </ul> <p><b><u>R2 的建議</u></b></p> <ul style="list-style-type: none"> <li><b>R2</b> 建議把項目 A1 的用地由「綜合發展區」地帶改劃為「住宅(丁類)」地帶，如有需要或把他的土地改劃為「住宅(丁類)2」地帶，並規定提交「美化環境及設計建議」和「發展進</li> </ul>	<p></p> <ul style="list-style-type: none"> <li>見城規會文件第 6.3.8 段。</li> </ul>

編號	申述人和 有關的意見	理由和建議	規劃署的回應
		<p>度表」予城規會審批。</p> <ul style="list-style-type: none"><li>「綜合發展區」地帶和「住宅(丁類)」地帶對住宅用途所訂的發展參數相同，兩者皆必須取得城規會的規劃許可及提交同類的技術評估，不同的是在「綜合發展區」地帶進行發展還須提交「美化環境及設計建議」和「發展進度表」這兩項額外資料。實際上，就「住宅(丁類)」地帶提交的總綱圖亦須顯示美化環境和設計詳情。因此，若把項目 A1 的用地改劃為「住宅(丁類)」地帶，所實施的規劃管制不會有別。</li></ul>	
R 3	Mary Mulvihill 女士	<p><u>項目 A1 和 A2</u></p> <p><b>R3</b> 反對項目 A1 和 A2 把有關用地由「康樂」地帶分別改劃為「綜合發展區」地帶及「住宅(丁類)」地帶。主要理由是：</p> <ul style="list-style-type: none"><li>居民的數目突然增加。<b>R3</b> 質疑是否不再需要康樂用地。</li></ul>	<ul style="list-style-type: none"><li>見城規會文件第 6.3.9 段。</li></ul>

編號	申述人和 有關的意見	理由和建議	規劃署的回應
		<ul style="list-style-type: none"> <li>• A1 用地有部分地方是常耕農地，不應受到干擾。只有棕地部分應作住宅用途。A2 用地有很大部分地方現時有農耕活動，而且有植物／樹木覆蓋。這些地方應避免進行發展。只有北面現時建有住宅的部分應改劃作住宅用途。</li> <li>• 除了已規劃的房屋周邊會種植一些供觀賞的樹木外，區內便無任何自然景物，這對鄉郊環境來說，是不可接受的。</li> <li>• <b>R3</b> 質疑為何先前的「康樂」地帶建有多幢小型屋宇。最少有一羣屋不是真正的小型屋宇。現時所作的改劃是供發展小型屋宇之用，而小型屋宇應局</li> </ul>	<ul style="list-style-type: none"> <li>• 見城規會文件第 6.3.10 段。</li> <li>• A1 至 A4 用地附近有「綠化地帶」、「農業」地帶、哥爾夫球場和雙魚河。周邊地區以鄉郊特色為主，饒具自然風貌。就 A1 和 A2 用地而言，在「綜合發展區」地帶和「住宅(丁類)」地帶進行任何住宅發展，必須取得城規會的規劃許可，而申請人須顯示不會對有關用地及周邊地區的景觀造成不可接受的影響。此外，日後的發展需進行環境美化工程。</li> <li>• 於一九九四年該處劃為「康樂」地帶之前有部分屋宇已經存在。一九九九至二零零四年期間，城規會在有附帶條件下批准了三宗規劃申請，涉及 17</li> </ul>

編號	申述人和 有關的意見	理由和建議	規劃署的回應
		<p>限在「鄉村範圍」及 300 呎的緩衝區內。</p> <ul style="list-style-type: none"><li>應考慮闢設政府、機構及社區設施和污水收集設施，以及考慮道路狀況。</li></ul> <p><u>項目 A3、A4、B1 及 B2</u></p> <ul style="list-style-type: none"><li>改劃這些用地並不適當，但鑑於已完成的發展，則無可避免要作出這些修訂。</li><li>項目 B1 取消了大片的「休憩用地」地帶，卻不作任何補償，做法不可接受。</li></ul>	<p>幢小型屋宇。這些小型屋宇全部位於坑頭的「鄉村範圍」內。</p> <ul style="list-style-type: none"><li>見城規會文件第 6.3.11 段。</li><li>在 A1 和 A2 用地進行任何住宅發展，必須取得城規會的規劃許可，並須提交相關的技術評估報告(例如交通影響評估及排污影響評估)，以證明擬議發展在交通，排污及其他方面可以接受。</li><li>備悉。</li><li>見城規會文件第 6.3.11 段。</li></ul>

編號	申述人和 有關的意見	理由和建議	規劃署的回應
		<p><b><u>R3 的建議</u></b></p> <ul style="list-style-type: none"><li>• 把 A1 用地中有農耕活動的部分保留為「康樂」地帶，或將該部分改劃為「農業」地帶。</li><li>• 避免在項目 A2 用地進行發展，該用地北面建有住宅的部分除外。</li><li>• 對項目 A4 用地施加保護樹木條款。</li><li>• 考慮在項目 A 用地劃設「休憩用地」地帶以作補償。</li></ul>	<ul style="list-style-type: none"><li>• 見城規會文件第 6.3.10 段。</li><li>• 見城規會文件第 6.3.10 段。</li><li>• 項目 A4 把有關用地由「康樂」地帶改劃為「政府、機構或社區」地帶，是要反映已落成的渠務署坑頭污水泵房(永久政府撥地編號 DN296)。在永久政府撥地編號 DN296 的工程條款中已施加有關「保護樹木」的條款。</li><li>• 見城規會文件第 6.3.11 段。</li></ul>
R4	廖興洪先生 (北區區議員)	<b>R4</b> 反對這份分區計劃大綱圖(但沒有指明特定項目)，理由是現時青山公路－古洞段十分繁忙，是進出坑頭必經之路。把坑頭大布的「康樂」用地改劃作住宅發展，將	<ul style="list-style-type: none"><li>• 見城規會文件第 6.3.12 段。</li></ul>



編號	申述人和 有關的意見	理由和建議	規劃署的回應
		會導致大頭嶺迴旋處交通擠塞的問題惡化，亦會加重坑頭路的負擔。	

北區區議會地區小型工程及環境改善委員會二零一七年五月十五日會議記錄摘錄

第 3 項——《古洞南分區計劃大綱草圖編號 S/NE-KTS/15》所載修訂項目

(委員會文件第 21/2017 號)

35. 主席歡迎下列代表列席會議：

規劃署高級城市規劃師／粉嶺、林秀霞女士  
上水 2

規劃署規劃助理／粉嶺、上水 1 李燕婷女士

36. 林秀霞女士利用投影片介紹委員會文件第 21/2017 號。有關投影片載於附件二。

(彭華英先生於此時離席。)

37. 曾勁聰議員表示，規劃署應全面考慮整個北區的發展。現時大頭嶺迴旋處經常出現交通擠塞問題，甚至倒塞至區內其他道路。他認為有關部門應在推動住宅發展的同時著手解決區內面對的交通問題，避免人口增多，加重地區的交通負荷。此外，他亦詢問有關部門為何未有拉直位於營盤西南面的一段粉錦公路。他希望當局確保該段道路的闊度足以容納行人、騎單車人士和汽車。

38. 劉其烽議員表示，修訂項目 A1 建議將「康樂」地帶改劃為「綜合發展區」地帶，並發展 30 幢屋宇。他指出於該處發展屋宇會加重粉錦公路的交通負荷，令區內的交通擠塞問題惡化，故不贊成有關修訂項目。

(李國鳳議員於此時離席。)

39. 劉國勳議員詢問上述文件內提出有關《古洞南分區計劃大綱草圖編號 S/NE-KTS/15》(下稱「大綱草圖」)的修訂項目是否只是反映過往已獲城市規劃委員會(下稱「城規會」)批准修訂圖則的規劃申請。他亦詢問規劃署提出有關修訂是否為了配合當局未來的發展計劃。

40. 侯漢碩先生表示，坑頭村村民主要依靠坑頭路出入，加上該區的道路狹窄，不方便車輛行駛。他認為於該處發展屋宇前應先解決該區的交通問題。

41. 彭振聲議員表示，既然修訂項目 A1 已獲城規會批准改劃該處的土地用途，他不理解規劃署現時來諮詢委員會的目的。目前修訂項目 A1 的土地有不少露天倉庫和工場等，如將「康樂」地帶改劃為「綜合發展區」地帶，他詢問規劃署會否改劃區內其他地方作「康樂」用途，以免減少了區內「康樂」地帶的面積。此外，他詢問有關部門有否就於修訂項目 A1 的土地發展 30 幢屋宇作出交通影響評估，或研究如何疏導該處的交通。

42. 黃宏滔議員表示，規劃署應宏觀而長遠地規劃地區的土地用途。他認為當局提出大綱草圖的修訂項目時，應同時採取相應的交通配套改善措施，以配合未來區內居民對交通服務的需要。此外，他指出粉錦公路的交通負荷已接近飽和，而拉直位於營盤西南面的一段粉錦公路應可改善該段道路的交通情況，故認為有關部門應沿用當年建議的粉錦公路更改路線。如有關部門認為不須更改該段道路現時的走線，應向委員會提交相關資料以便委員會作詳細考慮。

43. 蘇西智議員表示，過往未曾有部門就涉及私人發展的規劃申請諮詢委員會意見。他不理解是次規劃署向委員會提交上述文件的目的。

44. 李冠洪議員詢問是次規劃署向委員會提交上述文件的目的。他認為如有個別人士或私人發展商希望申請改劃土地用途，應自行向城規會提交申請，過往未曾有部門就有關規劃申請諮詢委員

會意見。他指出當局過往建議修訂分區計劃大綱圖均會向委員會提供相關背景資料。

45. 張京樑先生表示，根據上述文件，城規會於 1994 年已同意把修訂項目 B1 及 B2 的土地發展低密度住宅，亦即現時翡翠園所在的位置。該幅土地現時為「休憩用地」及「康樂」地帶，然而住宅用途並不屬「休憩用地」地帶的准許用途，他詢問城規會當時為何會同意有關的規劃申請。他亦不理解規劃署現時才徵詢委員會意見的目的。

46. 林秀霞女士就委員的意見、建議和提問綜合回應如下：

- (a) 規劃申請主要有 2 類，分別為根據《城市規劃條例》(下稱「條例」)第 16 條作出的申請，和根據條例第 12A 條而作出的申請。法定圖則(即分區計劃大綱圖或發展審批地區圖)的「註釋」訂明各土地用途地帶經常准許的用途(即「第一欄」用途)，以及必須先取得城規會的許可方可進行的用途(即「第二欄」用途)。任何不屬「第二欄」用途而為期不超過三年的臨時土地用途，亦可向城規會申請規劃許可；
- (b) 根據條例第 16 條作出的申請主要涵蓋上述「第二欄」用途或其他不超過三年的臨時用途，而根據條例第 12A 條作出的申請，一般是申請改變某幅土地在法定圖則上的土地用途規劃。規劃署收到根據條例第 16 條和第 12A 條而作出的申請時，會按現行機制徵詢相關區議員的意見。申請人在提交申請時或須就擬議用途的影響進行技術評估，及建議緩解措施；
- (c) 就修訂項目 A1 方面，申請人早前根據條例第 12A 條申請將位於坑頭大布的「康樂」地帶的東北面部分改劃為「綜合發展區」地帶，以便將來進行住宅發展。在城規會同意有關改劃申請後，有關修訂項目已收納在大綱草圖內，進行為期兩個月的公眾諮詢，收集市民或其他持分者就圖則修訂的申述，供城規會考慮。如大綱草圖根據條例的規定獲核准，而申請人欲於該土地發展住宅，他仍須按條例第 16 條向城規會提交具詳細發展計劃的規劃申請；

- (d) 修訂項目 A1 是因應該土地業主早前提出並獲批的規劃申請而收納在大綱草圖內，並非因當局推行的發展項目而提出。申請人提交上述規劃申請時，已因應相關部門要求就該土地的擬議住宅發展及修訂項目 A2 的土地用途改劃進行交通影響評估和敏感度測試。根據有關評估報告，於上述兩個修訂項目的土地進行住宅發展對交通的影響不大。申請人將來根據條例第 16 條申請於該土地發展住宅時，須諮詢運輸署，並就是否擴闊該處的道路作出詳細建議；
- (e) 因應上述規劃申請，規劃署檢討了坑頭大布「康樂」地帶其餘土地的規劃用途，並提出修訂項目 A2 至 A4 的建議；
- (f) 就修訂項目 A2 方面，該土地現時並不由單一業權人持有，亦有一些倉庫及工場在營運，相信未能於短期內發展住宅。任何人士如欲於「住宅(丁類)」地帶發展住宅均須先取得城規會的許可；
- (g) 城規會於 1994 年同意一宗規劃申請將現時翡翠園所在的一幅土地發展低密度住宅。在收到該申請時，該幅土地屬發展審批地區圖中的「未指定用途」地帶，故公眾可向城規會申請於該處發展任何土地用途。規劃署後來於分區計劃大綱圖中將該土地劃為「休憩用地」和「康樂」地帶，但城規會審批有關申請仍會參考申請人提交規劃申請時的規劃土地用途以考慮是否同意有關申請；
- (h) 香港各方面的發展迅速，有不少涉及更改土地用途的發展計劃以提交規劃申請的形式進行，故部分地點在法定圖則上顯示的規劃用途與實際用途不一致。規劃署會適時檢視各法定圖則上的土地用途地帶，並提出相關修訂以反映現時已獲批並發展的用途；以及
- (i) 就委員提出有關粉錦公路擴闊工程走線的意見，現時大綱圖上顯示的路線是路政署的最新建議路線。如有需要，規劃署可向路政署了解相關資料。

47. 劉國勳議員認為上述文件未有詳細說明修訂項目的背景資

料，而若個別人士希望申請改劃土地用途，他們應自行向城規會提交申請，過往未曾有部門就有關規劃申請諮詢委員會意見。他不理解是次規劃署向委員會提交上述文件的目的，並認為委員會不宜在未有充分了解各修訂項目的情況下就文件作出任何決定。

48. 李冠洪議員表示，過往未曾有部門就涉及私人發展的規劃申請諮詢委員會意見。他指出更改土地用途會影響發展商須付的補地價金額。他重申如個別人士或私人發展商欲申請改劃土地用途，應自行向城規會提交申請。

49. 彭振聲議員詢問規劃署是否會將所有根據條例第 16 條而遞交的規劃許可申請諮詢相關區議會意見。他不理解是次規劃署向委員會提交上述文件的目的。此外，他認為如當局有意擴闊粉錦公路，應全面擴闊大頭嶺迴旋處至錦田的整段公路。

50. 侯添球先生不理解是次規劃署向委員會提交上述文件的目的。就修訂項目 B1 和 B2 方面，城規會多年前已同意於有關地段發展低密度住宅，然而該區的休憩設施不足，他詢問現時可否反對有關修訂，並將該地段保留為「休憩用地」和「康樂」地帶。

51. 鄭庭樂女士就有關擴闊粉錦公路的事宜回應表示，據了解路政署一直就相關工程進行研究，繼後會適時向區議會匯報其詳細計劃。

52. 劉國勳議員希望負責部門向區議會匯報有關擴闊粉錦公路的詳細計劃。

(何樹光議員於此時離席。)

53. 曾勁聰議員認為現時委員未有足夠資料就有關擴闊粉錦公路的工程和上述文件內各修訂項目作討論。

54. 主席認為規劃署未有提供足夠資料予委員討論上述文件。

55. 劉國勳議員建議委員會擱置討論上述文件。

56. 黃宏滔議員表示，城規會過往一直負責處理有關法定圖則的規劃申請，上述文件中部分修訂項目亦已得到城規會同意，他不

理解是次規劃署向委員會提交上述文件的目的。他認為應由城規會審核每個規劃申請，並決定是否批給許可。

57. 主席表示，於 1994 年編制分區計劃大綱圖時路政署建議於營盤西南面的粉錦公路更改路線與該區部分住宅重疊，認為如按當時的計劃推行擴闊公路工程會引起居民的反對。

58. 蘇西智議員表示，當局過往曾提議將大龍實驗農場至八鄉警署一段的粉錦公路進行改善或擴闊工程，他認為除非在警察機動部隊總部興建道路至大龍實驗農場連接粉錦公路，否則應於粉嶺高爾夫球場至八鄉警署對出的一段粉錦公路進行改善或擴闊工程。

59. 主席表示，就位於坑頭大布的「康樂」地帶修訂項目方面，修訂項目 A2 和 A3 均建議將土地改劃為「住宅(丁類)」地帶，有關地段覆蓋的範圍甚廣，然而居民出入該處只能依靠坑頭路，他認為發展住宅只會加劇該處的交通問題。

60. 林秀霞女士回應表示，「住宅(丁類)」地帶的發展密度較現時坑頭村的密度為低。就修訂項目 A1 方面，現時申請人根據條例第 12A 條提交申請要求修訂法定圖則，將該地點由「康樂」地帶改為「綜合發展區」地帶，並獲城規會同意。城規會已將有關修訂項目收納在大綱草圖內，並根據條例第 5 條展示大綱草圖，進行為期兩個月的公眾諮詢，期中亦須就圖則修訂諮詢區議會。城規會會參考委員的意見，以及市民提出的申述，決定是否更改相關修訂項目。

61. 李冠洪議員表示，過往城規會多次未有回應委員就不同的分區計劃大綱草圖提出的意見。

62. 彭振聲議員認為應由城規會負責審核每個規劃申請，並決定是否批給許可。

63. 廖興洪議員不理解規劃署處理更改土地用途的程序。修訂項目 A1 反映城規會早前已批准的規劃申請，而修訂項目 A2 和 A3 則會影響發展商須付的補地價金額，他認為有關做法並不合理。

64. 劉國勳議員詢問規劃署過往曾否就區內根據條例第 12A 條遞交的規劃申請而諮詢委員會意見。他認為現時未有足夠參考資料處理大綱草圖擬議的修訂項目。

65. 李冠洪議員表示，現時未有足夠數據考慮大綱草圖內的擬議修訂項目。

66. 主席表示，就坑頭大布的「康樂」地帶的修訂項目方面，該土地的覆蓋範圍甚廣，即使於該土地發展低密度住宅，大部分居民仍須駕駛車輛出入，大多委員均認為將該土地部分改劃為「住宅(丁類)」地帶會對該區造成不可接受的交通影響。

67. 林秀霞女士回應表示，於「綜合發展區」和「住宅(丁類)」地帶發展住宅須先根據條例第 16 條獲得城規會的規劃許可，而申請人亦須就擬議發展進行技術評估，包括交通影響評估和環境影響評估等。

68. 蘇西智議員認為委員會沒有責任支持涉及私人發展的規劃申請。

69. 主席總結表示，大多委員均未能清楚了解規劃署是次諮詢委員會的目的，亦認為委員會不用就有關文件提供意見或就有關規劃申請表態。他指出如規劃署希望委員會提供進一步意見，應向相關部門索取更多參考資料，以供委員會考慮。

(侯榮光先生於此時離席。)



## 規劃指引編號 17A

### 城市規劃委員會規劃指引 指定「綜合發展區」地帶及 監察「綜合發展區」發展計劃的進度

(重要提示：

這份指引只供一般參考用。

任何人如對這份指引有疑問，應向城市規劃委員會秘書處(地址：香港北角渣華道 333 號北角政府合署 15 樓－電話號碼 2231 4810 或 2231 4835)，或規劃署的規劃資料查詢處(查詢熱線：2231 5000)(北角政府合署 17 樓和沙田上禾輦路 1 號沙田政府合署 14 樓)查詢。

城市規劃委員會有權修訂這份指引，無須預先通知。)

## 1. 引言

1.1 當局於一九七六年開始把「綜合發展區」地帶(或前稱「其他指定用途」註明「綜合發展／重建區」地帶)納入分區計劃大綱圖內，其主要目的是促使市區重整，以及逐步淘汰互不協調及不符合規劃意向的用途。根據《城市規劃條例》(下稱「條例」)第 4(1)(f)條的規定，城市規劃委員會(下稱「委員會」)有權把某幅土地指定為「綜合發展區」地帶。

1.2 委員會在劃設「綜合發展區」地帶時，雖然會考慮個別物業擁有人的權利，但在一般情況下，委員會會基於公眾利益而把某幅土地指定為「綜合發展區」地帶。委員會作出這項決定時，會詳細考慮各方面因素，例如當局在有關地點的規劃意向、土地類別、業權，以及其他發展限制(包括落實發展的機會)。委員會只會在沒有其他更理想的機制可達致下

文第 3.1 段所載的規劃目標的情況下，才會把某幅土地指定為「綜合發展區」地帶。

- 1.3 為免「綜合發展區」地帶內的個別零碎發展項目須要暫停進行以致有人蒙受損害，委員會認為必須密切監察「綜合發展區」發展計劃的進度。委員會除會採取積極措施促使這些發展計劃的實施外，還會不時查察各個「綜合發展區」用地在落實發展計劃方面的進度。

## 2. 考慮範圍及指引的應用

這份指引可作為一份參考文件，為法定圖則上劃設「綜合發展區」地帶以及隨後監察「綜合發展區」發展進度的工作提供指引。劃設「綜合發展區」地帶的建議可以由政府、半官方機構或私人發展機構提出。

## 3. 指定「綜合發展區」地帶的主要準則

### 規劃意向

3.1 「綜合發展區」地帶的設立，旨在達致下列目標：

- a. 促使市區舊區進行市區重建及重整土地用途；
- b. 鼓勵殘舊地區(包括舊工業區)進行市區重整，並且淘汰不符合規劃意向的用途，例如鄉郊地區的露天貯物及貨櫃後勤用途；
- c. 提供合併土地及重整道路模式的機會，並確保各種土地用途及基礎設施互相配合，從而善用土地的發展潛力；
- d. 促使在交通、環境及基礎設施容量備受限制的地區，以及受到互不協調的土地用途鄰接的問題困擾的地區，以整體協調的規劃進行發展；

- e. 確保發展計劃所涵蓋的地區適時提供足夠的政府、機構或社區設施、運輸及公共交通設施和休憩用地，且在可能情況下，紓緩鄰近地區設施不足的情況；以及
- f. 確保極具景觀及美化環境價值的地區，以及別具設計特色或歷史意義的地點在整體發展規模及發展設計上均受到適當管制。

土地類別／擁有權／租用權

- 3.2 對於一些受較新的批地條款約束而尚未分配的政府土地，包括預算撥供香港房屋委員會興建公營房屋的土地，在受到特殊的環境限制或基於地區特色而需要委員會對其布局設計施加管制的特殊情況下，才會劃為「綜合發展區」地帶。
- 3.3 對於市區重建局(下稱「市建局」)發展計劃或香港房屋協會(下稱「房協」)的市區改善計劃所涵蓋的土地，一般都會指定為「綜合發展區」地帶，其中一個原因是防止這些地點進行零碎的發展／重建項目，以致無法有效地推行綜合重建及市區重整工作。
- 3.4 對於涉及私人土地的「綜合發展區」用地(撥供市建局或房協發展的「綜合發展區」除外)，基於業權分散會影響「綜合發展區」發展計劃的實施機會，故此，在劃為「綜合發展區」地帶時，大部分私人土地通常應由單一業權所擁有，不過，委員會是會按個別情況考慮每幅用地的。由於「綜合發展區」地帶的劃設或會影響第三者的發展／重建權利，發展商必須述明其擁有的土地以及是否有計劃收購綜合發展計劃的餘下土地。
- 3.5 在劃設「綜合發展區」地帶時，土地擁有權只是其中一個考慮因素，委員會還會考慮其他因素，例如是否需要促使市區舊區進行市區重建工作及重整土地用途，以及淘汰不相協調及不符合規劃意向的用途，尤其對於市建局發展計劃及房協的市區改善計

劃而言，由於在收地方面均設有機制，故此土地擁有權並非關鍵因素。

#### 實施機會

- 3.6 委員會把某幅土地指定為「綜合發展區」地帶之前，必須有跡象顯示某幅土地的綜合發展計劃有機會落實。有關方面必須提供土地類別及輔助基礎設施的資料，並須進行初步評估，以證明擬議發展的技術可行性。倘若指定「綜合發展區」地帶的建議是由發展機構提出，則建議書內必須述明發展計劃的預計發展進度，以供委員會考慮。

#### 面積

- 3.7 明顯地，發展計劃的土地面積愈大，在發展計劃內納入公共設施、重整土地用途(包括更改道路模式)及盡用發展潛力的機會愈大。不過，究竟面積多大的土地才足以進行綜合發展或重建計劃，則無嚴格的規則可循。委員會在作出決定時，會因應每幅用地的規劃意向及特色，按個別情況考慮每幅土地。

### **4. 發展規範**

- 4.1 在釐定一幅「綜合發展區」用地的界線及發展密度時，應顧及現有土地用途模式、最新的發展需求及基礎設施容量的限制。在適當情況下，發展計劃內應盡可能闢設政府、機構或社區設施、休憩用地、公共交通及停車設施，進行擴闊路面工程，以及提供互相貫連的行人通道網。
- 4.2 倘若有關地點面對交通及基礎設施容量有限、環境備受限制等問題，委員會會在分區計劃大綱圖的《註釋》內註明適當的發展組合及發展密度。規劃署通常會擬備一份規劃大綱，作為發展「綜合發展區」用地的指引。規劃大綱內會述明詳細的規劃要求，包括發展計劃必須採取適當的交通及環境緩解措施，並提供所需的政府、機構或社區設施、運輸和公共交通設施以及休憩用地。

## 5. 監察機制

5.1 為了密切監察發展計劃的進度，檢討「綜合發展區」地帶的工作應頻密進行。委員會在劃設一幅「綜合發展區」用地後，首次對該幅用地的檢討工作會在隨後的第三年年底進行，繼而每兩年檢討一次。

### 尚未擬備核准總綱發展藍圖／未能物色實施機構的「綜合發展區」地帶

5.2 在指定「綜合發展區」用地後的第三年年底，委員會會優先檢討那些尚未擬備核准總綱發展藍圖或未能物色實施機構的「綜合發展區」用地。進行檢討後，委員會或會因應情況的轉變採取下列措施：

- a. 把那些在實施方面有重大困難，且落實機會甚微的「綜合發展區」用地，改劃為其他用途；
- b. 在適當情況下，修訂「綜合發展區」用地的規劃及發展規範，以鼓勵發展商重新發展該幅用地，從而提高落實計劃的機會；
- c. 在有足夠理據支持的情況下，根據土地類別及業權的最新資料，修訂「綜合發展區」地帶的界線，或者把「綜合發展區」地帶細分為面積較小的用地，以便分期發展，冀能盡快實施；以及
- d. 修訂和更新「綜合發展區」用地的規劃大綱，以反映各方要求及環境的轉變。

### 已擬備核准總綱發展藍圖的「綜合發展區」地帶

5.3 為查察發展計劃的落實進度，委員會會採取下列監察措施：

- a. 如果政府部門不同意發展商／代理在履行規劃許可的附帶條件方面所採取的措施，則應向委員會匯報；以及

- b. 委員會會每兩年一次向有關的發展商／代理發出表格，要求發展商／機構填寫，從而監察發展計劃的落實進度。

#### 容許分期發展

5.4 對於並非由單一業權所擁有的「綜合發展區」用地，倘若發展商能夠提出證據，證明確已竭盡所能收購該幅用地的餘下土地以進行發展，但卻無法與土地擁有人達成協議，委員會會考慮容許發展計劃分期推行。在擬訂發展計劃的分期施工安排時，發展商必須證明：

- a. 「綜合發展區」地帶的規劃意向不會因而無法達成；
- b. 擬議發展的綜合發展模式不會因發展計劃改以分期實施方式推行而受到不利影響；
- c. 最終落成的發展必須在布局設計，所提供的休憩用地、適當的政府、機構或社區設施、運輸及其他基礎設施方面，仍能達到設施齊全，自給自足的目的；以及
- d. 在發展計劃的早期階段，在「綜合發展區」地帶內尚未收購的地段的發展潛力不應因而受到削弱，這些地段的通道應予保留，而個別地段的擁有人的土地權益亦不應受到不利影響。

### **6. 改劃「綜合發展區」地帶**

6.1 「綜合發展區」發展計劃完成後，在某些情況下，把該幅用地改劃為其他用途，例如「住宅(甲類)」或「商業」地帶，可能會帶來好處，因為此舉可使該幅用地的土地用途其後作出修訂時能更靈活處理，而無須提交經修訂的總綱發展藍圖。委員會在定期檢討「綜合發展區」地帶的過程中，會因應每幅「綜合發展區」用地的特殊情況，考慮把業已竣工的「綜合發展區」用地改劃為其他用途地帶。

6.2 一般來說，委員會考慮是否改劃「綜合發展區」地帶時，會考慮下列因素：

- a. 當局對該區的整體發展保留全面管制的規劃意向不應受到影響。舉例來說，倘若一幅「綜合發展區」用地因受到環境因素限制，以致發展項目的布局設計必須闢設緩衝地帶，使免受環境問題滋擾，在這情況下，取消該緩衝地帶是不恰當的；
- b. 就組合發展計劃而言，尤其是多種用途共用一個平台的發展，如考慮把「綜合發展區」用地的不同部分改劃為不同的土地用途地帶，則這項措施只應在每個地帶均能清晰反映其規劃意向的情況下才可採用；以及
- c. 如把部分土地從「綜合發展區」地帶的範圍刪去，改劃為其他用途如「休憩用地」或「政府、機構或社區」地帶，則須確保該幅土地的最終發展密度不會超過分區計劃大綱圖的《註釋》或《建築物(規劃)規例》所訂明准許的密度。

6.3 委員會在考慮改劃「綜合發展區」地帶時，必須兼顧當地居民的意見，以盡量避免公眾對規劃意向存有不必要的誤解。

6.4 倘若「綜合發展區」地帶無法改劃為其他用途，則可採取其他措施，務使已落成的發展如須更改用途時，可以較簡化的程序進行。舉例來說，根據條例第 16A(2)條提交的輕微修訂核准總綱發展藍圖的個案，可由委員會授權規劃署署長、副署長及助理署長考慮，藉以加快程序。個別情況可參閱有關的城市規劃委員會指引。

城市規劃委員會

二零一六年四月

古洞南地區的休憩用地和主要政府、機構及社區設施  
的需求及供應

設施類別	《香港規劃標準與準則》所訂的標準	《香港規劃標準與準則》所規定的數量	供應		剩餘／短缺的數量 (按照現有和已規劃的供應而計算)
			現有的供應	現有和已規劃的供應	
地區休憩用地	每 100 000 人 10 公頃	1.75 公頃	1.50 公頃	2.43 公頃	0.68 公頃
鄰舍休憩用地	每 100 000 人 10 公頃	1.75 公頃	7.98 公頃	10.58 公頃	8.83 公頃
中學	每 40 名 12 至 17 歲青少年設一間全日制學校課室	22 間課室	26 間課室	26 間課室	4 間課室
小學	每 25.5 名 6 至 11 歲兒童設一間全日制學校課室	33 間課室	16 間課室	16 間課室	-17 間課室
幼稚園與幼兒班	每 1 000 名 3 至 6 歲以下幼童設 26 間課室	9 間課室	4 間課室	4 間課室	-5 間課室
警區警署	每 200 000 至 500 000 人設一間	0	0	0	0
分區警署	每 100 000 至 200 000 人設一間	0	0	0	0
醫院	每 1 000 人設 5.5 張病床	100 張病床	0	0	-100 張病床



設施類別	《香港規劃標準與準則》所訂的標準	《香港規劃標準與準則》所規定的數量	供應		剩餘／短缺的數量 (按照現有和已規劃的供應而計算)
			現有的供應	現有和已規劃的供應	
普通科診療所／健康中心	每 100 000 人設一間	0	0	0	0
裁判法院(8 個法庭)	每 666 000 人設一間	0	0	0	0
綜合青少年服務中心	每 12 000 名 6 至 24 歲兒童／青年設一間	0	0	0	0
綜合家庭服務中心	每 100 000 至 150 000 人設一間	0	0	0	0
圖書館	每 200 000 人設一間分區圖書館	0	0	0	0
體育中心	每 50 000 至 65 000 人設一個	0	0	0	0
運動場／運動場館	每 200 000 至 250 000 人設一個	0	0	0	0
游泳池場館－標準池	每 287 000 人設一個場館	0	0	0	0