

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2022年 1月 17日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

17 JAN 2022

This document is received on
The Town Planning Board will formally acknowledge
date of receipt of the application only upon receipt
of all the required information and documents.

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KC/489
	Date Received 收到日期	17 JAN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 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(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 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).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (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。
- 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. The processing of the application may be refused if the required information or the required copies are incomplete.
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。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Cornhill Enterprises Limited
Lai Chi Kok Amusement Park Company, Limited 荔園遊樂花園有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Ove Arup & Partners Hong Kong Limited 奧雅納工程顧問

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung, New Territories (Please refer to Attachment A for the full lot numbers)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 48,313.167 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 241,522.360 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 22,238.303 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kwai Chung Outline Zoning Plan No. S/KC/29
(e) Land use zone(s) involved 涉及的土地用途地帶	“Comprehensive Development Area” (“CDA”)
(f) Current use(s) 現時用途	Largely unused land and partly occupied by the Kau Wa Keng Old Village (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”[#] & (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] & (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the “current land owners”[#] & (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] & (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of “Current Land Owner(s)” 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 31/12/2021 (DD/MM/YYYY)[&]
於 31/12/2021 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
31/12/2021 (DD/MM/YYYY)[&]
於 31/12/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Comprehensive Development including
Flat and School (Kindergarten)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 Not more than 241,522.360 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 Not more than 5 ☐ About 約
- Proposed site coverage 擬議上蓋面積 Not more than 33.33 % ☐ About 約
- Proposed no. of blocks 擬議座數 14
- Proposed no. of storeys of each block 每座建築物的擬議層數 31 to 35 storeys 層
☐ include 包括 storeys of basements 層地庫
☒ exclude 不包括 2 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Not more than 120 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☒ Domestic part 住用部分

GFA 總樓面面積

Not more than 240,822.360 sq. m 平方米

☐ About 約

number of Units 單位數目

About 6,053

average unit size 單位平均面積

40

sq. m 平方米

☒ About 約

estimated number of residents 估計住客數目

About 17,554

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

sq. m 平方米

☐ About 約☐ hotel 酒店

sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

sq. m 平方米

☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

One 6-classroom kindergarten: not more than 700 m²

.....

.....

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地

17,554 sq. m 平方米

☒ Not less than 不少於☐ public open space 公眾休憩用地

sq. m 平方米

☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Blocks 1 to 14	2/F-34/F (Blocks 1-9) 2/F-33/F (Blocks 10 & 14) 2/F-32/F (Blocks 11 & 13) 2/F-30/F (Block 12)	Flat
.....	1/F	Flat, Kindergarten (Block 1)
.....	G/F	Lobby, Kindergarten (Block 1), Clubhouse (Blocks 2, 6, 9 & 11), Refuse Collection Point (Block 7), Plant Room, Sewage Pumping Station, Loading/Unloading Bay, Lay-bys
.....	B1/F	Basement Car Park, Lobby, Plant Room, Sewage Pumping Station
.....	B2/F (Blocks 1-2, 5-11, 13-14)	Basement Car Park, Lobby, Plant Room

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Internal vehicular roads, private open space, landscape area and

pedestrian access to Kau Wa Keng San Tsuen

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Year 2028

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Lai King Hill Road</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 <u>1,333</u> Motorcycle Parking Spaces 電單車車位 <u>62</u> Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 <u>14</u> Others (Please Specify) 其他 (請列明) _____ <u>Taxi and private car lay-bys for kindergarten</u> <u>2</u> <u>School bus lay-bys for kindergarten</u> <u>2</u> <input type="checkbox"/>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積...24,765... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度8-12.....m 米 <input checked="" type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p><u>Please refer to the Supporting Planning Statement.</u></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supporting Planning Statement for details.



11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Yeung Wing Shan, Theresa

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☒ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

MRTPI

on behalf of
代表

Ove Arup & Partners Hong Kong Limited

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

Date 日期

05/01/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

委員會就這宗申請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) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請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 applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant 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，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	葵涌九華徑測量約份第 4 約多個地段及毗連政府土地 Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung, New Territories		
Site area 地盤面積	48,313.167 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 22,238.303 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	葵涌分區計劃大綱草圖編號 S/KC/29 Draft Kwai Chung Outline Zoning Plan No. S/KC/29		
Zoning 地帶	「綜合發展區」 “Comprehensive Development Area” (“CDA”)		
Applied use/ development 申請用途／發展	擬議綜合發展包括分層住宅及學校（幼稚園） Proposed Comprehensive Development including Flat and School (Kindergarten)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	240,822.360 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	4.986 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	700 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.014 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	13	
	Non-domestic 非住用		
	Composite 綜合用途	1	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		120	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		31-35	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 2 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		120	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		35	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 2 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	<div style="text-align: right;">Not more than 33.33 %</div> <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	6,053		
(vi) Open space 休憩用地	Private 私人	17,554	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1,395
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	1,333 62
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	18
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ Taxi and private car lay-bys for kindergarten School bus lay-bys for kindergarten	14 2 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

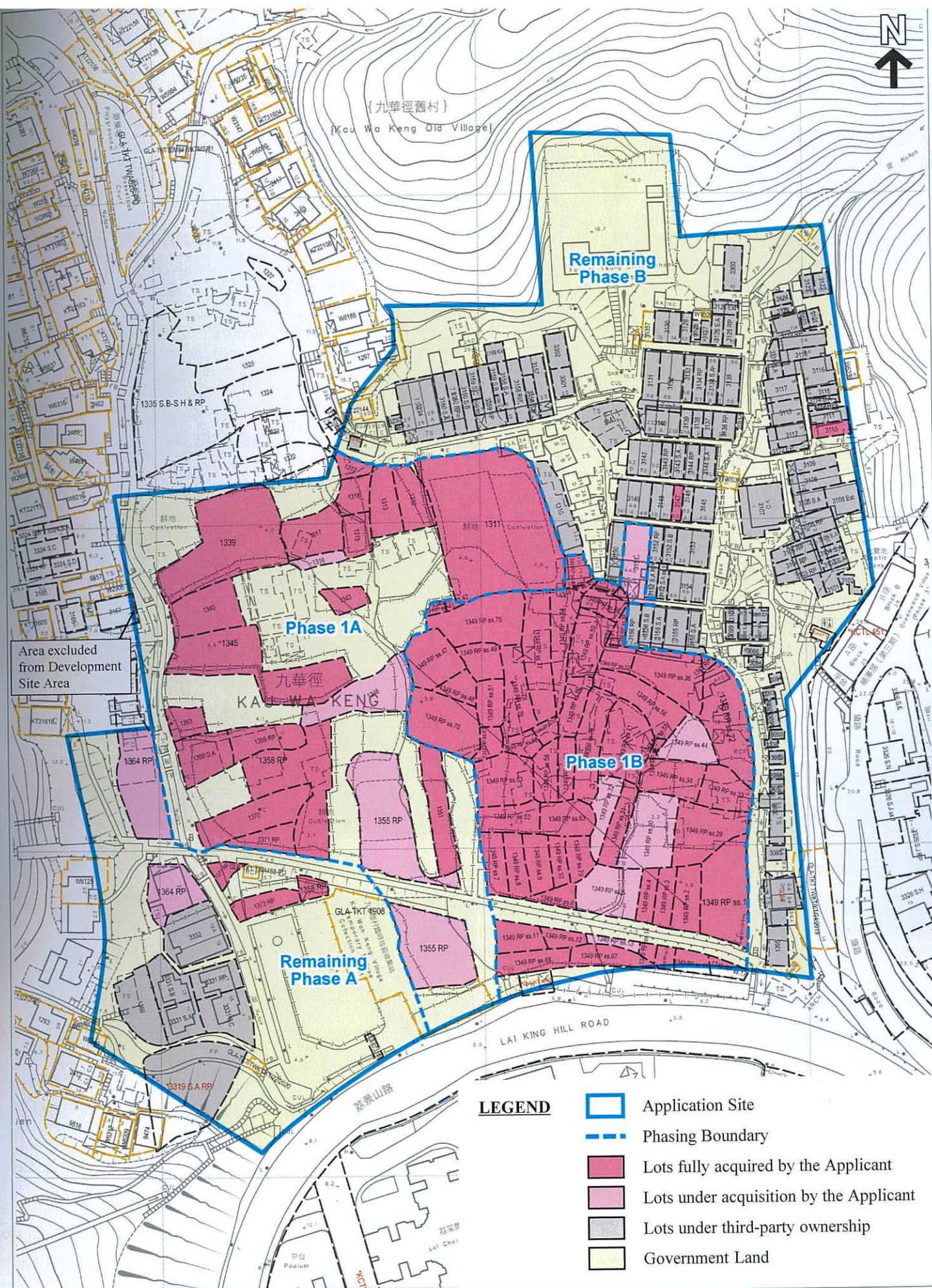
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Full Lot Numbers of the Application Site

Lot Nos. 1310, 1311, 1312, 1313, 1315, 1316, 1317, 1318, 1319 (Part), 1339 (Part), 1340, 1343, 1345, 1348, 1349 RP ss.1, 1349 RP ss.2, 1349 RP ss.3, 1349 RP ss.4, 1349 RP ss.5, 1349 RP ss.6, 1349 RP ss.7, 1349 RP ss.8, 1349 RP ss.9, 1349 RP ss.10, 1349 RP ss.11, 1349 RP ss.12, 1349 RP ss.13, 1349 RP ss.14, 1349 RP ss.15 (Part), 1349 RP ss.16 (Part), 1349 RP ss.17 (Part), 1349 RP ss.29, 1349 RP ss.30, 1349 RP ss.31, 1349 RP ss.32, 1349 RP ss.33, 1349 RP ss.34, 1349 RP ss.35, 1349 RP ss.36, 1349 RP ss.37, 1349 RP ss.38, 1349 RP ss.39, 1349 RP ss.40, 1349 RP ss.41, 1349 RP ss.42, 1349 RP ss.43, 1349 RP ss.44, 1349 RP ss.45, 1349 RP ss.46, 1349 RP ss.47, 1349 RP ss.48, 1349 RP ss.49, 1349 RP ss.50, 1349 RP ss.51, 1349 RP ss.52, 1349 RP ss.53, 1349 RP ss.54, 1349 RP ss.55, 1349 RP ss.56, 1349 RP ss.57, 1349 RP ss.58, 1349 RP ss.59, 1349 RP ss.60, 1349 RP ss.61, 1349 RP ss.62, 1349 RP ss.63, 1349 RP ss.64, 1349 RP ss.67 (Part), 1349 RP ss.68, 1349 RP ss.70, 1349 RP ss.71, 1349 RP ss.72, 1349 RP ss.75, 1349 RP ss.76, 1349 RP ss.77, 1349 RP ss.78, 1349 RP ss.79, 1351, 1355 RP, 1358 RP, 1359 S.A, 1359 RP, 1363, 1364 RP (Part), 1366, 1370, 1371 RP, 1373 RP, 1395, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097 S.A, 3097 RP, 3098 S.A, 3098 RP, 3099, 3100, 3101, 3102, 3103 S.A, 3103 RP, 3104 S.A, 3104 RP, 3105 S.A, 3105 RP, 3106 S.A, 3106 Ext, 3106 RP, 3107, 3108, 3109, 3110, 3111, 3112, 3112 Ext, 3113, 3114 S.A, 3114 RP, 3115, 3116, 3117, 3118, 3119 S.A, 3119 RP, 3120, 3121, 3122 (Part), 3123, 3124, 3125, 3126 S.A, 3126 Ext, 3126 RP, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134 S.A, 3134 RP, 3135, 3136 S.A, 3136 RP, 3137, 3138, 3139, 3140, 3141, 3142, 3143 S.A, 3143 RP, 3144 S.A, 3144 RP, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152 S.A ss.1, 3152 S.A RP, 3152 S.B, 3152 RP, 3153, 3154, 3155 S.A, 3155 RP, 3156 S.A, 3156 S.B, 3156 RP, 3157, 3158 S.A, 3158 S.B, 3158 RP, 3159 S.A, 3159 S.B, 3159 S.C, 3159 S.D, 3159 Ext, 3159 RP, 3160 S.A, 3160 S.B, 3160 RP, 3162, 3163 (Part), 3167 (Part), 3224, 3230, 3231, 3236, 3300, 3301, 3302, 3319 S.A RP (Part), 3331 S.A, 3331 S.B, 3331 S.C, 3331 RP and 3332 in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung, New Territories



Your ref TPB/A/KC/489
Our ref 283274/01/WSTY/MYNL/TSTW/05076

ARUP

By Hand and Email (tpbpd@pland.gov.hk)

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Town Planning Board
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14 June 2023

Dear Sir/Madam,

Application for Permission

Under Section 16 of the Town Planning Ordinance (Cap. 131)

**Proposed Comprehensive Development including Flat and Community Facilities
in "Comprehensive Development Area" Zone at Various Lots in S.D.4
and Adjoining Government Land, Kau Wa Keng, Kwai Chung
(Planning Application No. A/KC/489)**

Submission of Consolidated Report

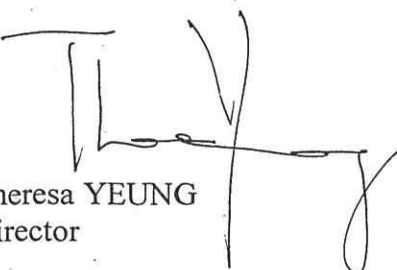
We refer to the captioned S16 Planning Application submitted to the Town Planning Board on 5 January 2022 and subsequent submissions of further information.

As requested by Tsuen Wan and West Kowloon District Planning Office of Planning Department, we are pleased to submit the Consolidated Report, which comprises the final Supporting Planning Statement with final technical assessments, Supplementary Paper on Interim Scenario and consolidated responses-to-comments tables, in 3 volumes for your consideration.

We sincerely seek for favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned or our Miss Natalie LEUNG at [REDACTED] and Mr Tim WONG at [REDACTED].

Yours faithfully,


Theresa YEUNG
Director



Encl. - Consolidated Report (Volumes 1 to 3)
c.c. - DPO/TWK, PlanD (Attn.: Mr. LUI Wing Cho)
- DPO/TWK, PlanD (Attn.: Mr. Elton CHUNG)
- DPO/TWK, PlanD (Attn.: Mr. Chris MA)
- DPO/TWK, PlanD (Attn.: Mr. Jason CHAN)

(Email: wclui@pland.gov.hk)
(Email: chtchung@pland.gov.hk)
(Email: ckcma@pland.gov.hk)
(Email: jcychan2@pland.gov.hk)

Your ref TPB/A/KC/489
Our ref 283274/01/WSTY/MYNL/05101

ARUP

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5 July 2023

Dear Sir/Madam,

**Application for Permission
Under Section 16 of the Town Planning Ordinance (Cap. 131)**

**Proposed Comprehensive Development including Flat and Community Facilities
in "Comprehensive Development Area" Zone at Various Lots in S.D.4
and Adjoining Government Land, Kau Wa Keng, Kwai Chung
(Planning Application No. A/KC/489)**

Technical Clarifications

We refer to the captioned S16 Planning Application submitted to the Town Planning Board on 5 January 2022.

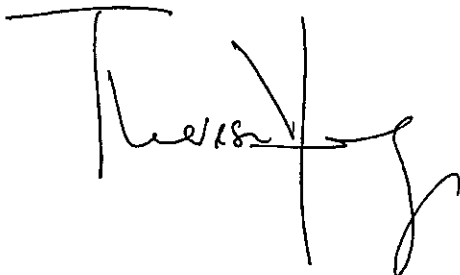
In response to comments received from Highways Department on 5 July 2023, we are pleased to submit a Response-to-Comments Table (**Appendix A**) and replacement figure for the submitted Traffic Impact Assessment (**Attachment 1**) for your consideration.

Please note that this submission only serves as technical clarifications without involving the submission of a new or revised technical assessment, and thus should be exempted from recounting requirement.

We sincerely seek for favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please contact the undersigned or our Miss Natalie LEUNG at [REDACTED].

Yours faithfully,



Theresa YEUNG
Director



Encl. - **Appendix A – Response-to-Comments Table**
- **Attachment 1 - Replacement Figure for the submitted Traffic Impact Assessment**

c.c. - DPO/TWK, PlanD (Attn.: Mr. LUI Wing Cho) (Email: wclui@pland.gov.hk)
- DPO/TWK, PlanD (Attn.: Mr. Chris MA) (Email: ckema@pland.gov.hk)

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



A/KC/489 - Technical Clarifications (Site Coverage & Access Arrangement)
07/12/2023 11:11 AM

From: Natalie Leung <[REDACTED]>
To: "[REDACTED]" <[REDACTED]>
Cc: "[REDACTED]" <[REDACTED]>, Theresa Yeung
Sent by: [REDACTED]

Dear Chris

I refer to District Planning Office/ Planning Department's earlier email on clarifications required for the captioned planning application A/KC/489.

Please be supplemented the site coverage for each of the 4 phases are:

	Proposed Site Coverage (Below 15m)	Proposed Site Coverage (Above 15m for building over 61m)
Phase 1A	Not more than 100%	Not more than 33.33%
Phase 1B	Not more than 100%	Not more than 33.33%
Remaining Phase A	Not more than 100%	Not more than 33.33%
Remaining Phase B	Not more than 100%	Not more than 33.33%

Please also be confirmed that the two Remaining Phases are 24-hour free accesses under the lease conditions via the internal roads in Phases 1A and 1B, for connection to Lai King Hill Road.

Best Regards,

Natalie Leung

she/her/hers

Associate | Planning | East Asia leader – Social Value

M.Sc, B.Sc, MRTPI, MHKIP, RPP

Arup

Level 5 Festival Walk [80 Tat Chee Avenue](#) Kowloon Tong Kowloon Hong Kong

t [REDACTED] d [REDACTED]

f [REDACTED]

www.arup.com

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Previous Applications

Approved Applications

<u>Application No.</u>	<u>Proposed Development</u>	<u>Date of Consideration (MPC/TPB)</u>	<u>Approval Condition(s)</u>
A/KC/120	Proposed Underground Sewage Pumping Station	4.12.1992	13
A/KC/200	Proposed Comprehensive Residential Development to Include a Kindergarten and Ancillary Carpark	12.4.1996	1 to 11, 13
A/KC/282	Proposed Village Office	7.3.2003	--
A/KC/453	Proposed Shop and Services (Retail Shop)	6.7.2018 (approved on a temporary basis for 3 years)	12, 14

Approval Conditions:

1. The submission of a revised traffic impact assessment and implementation of any necessary road improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
2. The provision of car parking and loading/unloading spaces to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
3. The design and provision of vehicular access roads to the development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
4. The design and provision of temporary vehicular access roads to the parts of the application site reserved for Phases II and III of the proposed developments and the adjacent Kau Wa Keng San Tsuen before the completion of all phases of the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
5. The submission of a supplementary environmental impact assessment for individual phases of the proposed development and implementation of any mitigation measures recommended therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
6. The design and provision of the mitigation measures identified in the noise impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
7. The design and provision of the drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
8. The provision of the emergency vehicular access, including the submission of a phasing plan for its implementation, to the satisfaction of the Director of Fire Services or of the Town

Planning Board.

9. The submission of a detailed diversion proposal for the existing water mains and water works reserves, and the design and construction of the new water mains following an agreed diversion alignment and works programme to the satisfaction of the Director of Water Supplies or of the Town Planning Board.
10. The submission and implementation of a master landscape plan, including tree preservation proposals, to the satisfaction of the Director of Planning or of the Town Planning Board.
11. The submission and implementation of a revised programme for land assembly and for phased completion of the proposed development to the satisfaction of the Director of Lands or of the Town Planning Board.
12. The submission and implementation of fire service installations and water supplies for fire-fighting proposals in the application premises before operation of the proposed use to the satisfaction of the Director of Fire Services or of the Town Planning Board.
13. Time clause.
14. Revocation clause.

Rejected Applications

<u>Application No.</u>	<u>Proposed Development</u>	<u>Date of Consideration (MPC/TPB)</u>	<u>Rejection Reason(s)</u>
A/KC/117	Proposed Residential Development with Retail Shop on the G/F	11.6.1993 (upon review)	1 to 6
A/KC/161	Proposed Comprehensive Residential Development	11.11.1994 (upon review)	7 to 9

Rejection Reasons:

1. The proposed development is piecemeal in nature and is therefore not in accordance with the intention of the “Comprehensive Development Area” (“CDA”).
2. The proposed Master Layout Plan is not satisfactory since it does not include adequate information on the traffic, drainage and environmental impacts of the proposed development.
3. No landscape proposals have been included in the submission.
4. No proposed programmes or phasing of building development have been included in the application.
5. The proposed development is not satisfactory in traffic, drainage and environmental aspects.
6. The approval of the proposed development will set an undesirable precedent for future piecemeal development in “CDA” zones.
7. The proposed development is not comprehensive enough as it does not cover the whole “CDA” and no implementation is provided for the whole “CDA” as required under the Notes of the Kwai Chung Outline Zoning Plan. It is therefore not in compliance with the planning intention of the “CDA” zoning.
8. The development intensity of the proposed development is not acceptable since the area of the acceptable since the area of the access road has been included for plot ratio calculation.
9. The drainage impact assessment is not acceptable and the proposed mitigation measures are not satisfactory.

Similar s.16 Application within “CDA” Zone on the Kwai Chung OZP

Approved Application

<u>Application No.</u>	<u>Proposed Development</u>	<u>Date of Consideration (MPC/TPB)</u>	<u>Approval Condition(s)</u>
A/KC/444	Proposed Comprehensive Development for ‘Flat’, ‘Eating Place’, ‘Shop and Services’ and ‘Office’ uses; and Minor Relaxation of Building Height Restriction from 120mPD to 145mPD	22.3.2019	1 to 9

Approval Conditions:

1. The submission and implementation of a revised Master Layout Plan to take into account of the approval conditions (2) to (6) and (8) to (9) below to the satisfaction of the Director of Planning or of the Town Planning Board.
2. The proposed development (in terms of mPD) should not exceed the height of the buildings as proposed by the applicant.
3. The submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board.
4. The provision of a private open space to be open 24 hours a day for public access, as proposed by the applicant, to the satisfaction of the Director of Planning or of the Town Planning Board.
5. The design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
6. The design and provision of Road 27E, road widening of Tai Yuen Street, widening of the footpath around the Site (including Cheung Wing Road, Kwok Shui Road and Tai Yuen Street), as proposed by the applicant at his own cost, to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
7. The design and implementation of the road improvement works, as proposed by the applicant at his own cost, to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
8. The submission and implementation of the noise mitigation measures identified in the Environmental Assessment (EA), to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
9. The design and provision of fire service installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

KWAI CHUNG

Planning Brief for the Proposed
Private Residential Development at the
'Comprehensive Development Area' Zone to the north of
Lai King Hill Road in Kau Wa Keng, Kwai Chung



JULY 1995

TSUEN WAN AND KWAI TSING DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT



Planning Brief for the Development at the "Comprehensive Development Area" Zone to the North of Lai King Hill Road in Kau Wa Keng, Kwai Chung

1. Purpose of the Planning Brief

Pursuant to Section 4A(2) of the Town Planning Ordinance (the Ordinance), an applicant for permission for development on land designated "Comprehensive Development Area" (CDA) shall prepare a Master Layout Plan (MLP) for the approval of the Town Planning Board (the Board). The purpose of the Planning Brief (PB) is to set out the necessary planning parameters, the development criteria for the proposed development at the "CDA" zone to the north of Lai King Hill Road at Kau Wa Keng, Kwai Chung. The PB is a planning guide to facilitate the developer in the preparation of a MLP for submission to the Town Planning Board.

2. Planning Context

Land Use Zoning

- 2.1 The subject "CDA" zone comprises the Kau Wa Keng valley floor and the Kau Wa Keng Old Village, the former was first zoned "CDA" and the latter including part of the valley floor was zoned "Village Type Development" (V) on the draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/7 exhibited on 19.10.90. A number of objections in relation to the land uses of the area were received during the exhibition period. The Board after considering the objections on various occasions decided to amend the zonings for the area. It was decided, inter alia, that the boundary of the "CDA" zone to the north of Lai King Hill Road be revised to include the "V" zone (Kau Wa Keng Old Village) for private residential development in order to improve living and environmental conditions of the Old Village. The zoning proposal was incorporated in the draft Kwai Chung OZP No. S/KC/8 exhibited on 3.7.92.

Planning Intention

- 2.2 The planning intention of the CDA zoning is to encourage the comprehensive redevelopment of the Kau Wa Keng valley floor and the area occupied by the Kau Wa Keng Old Village as a whole with a view to improving the environmental and living conditions of the area in particular the Old Village. According to the Explanatory Statement of the current Kwai Chung OZP No. S/KC/10, this particular CDA is intended for private residential use as a single project and subject to a maximum domestic plot ratio of 5 on a net site basis excluding area for access road and open space. Any development proposal on the CDA site should take into account the planned and existing developments in the vicinity.

- 2.3 Development of the area would entirely rely on initiatives being taken by the private developer who would assemble all the required private land, come to agreement with private land owners on compensation and rehousing arrangements, and complete all formalities such as obtaining the Board's approval on the Master Layout Plan and the modification of lease documents.

The Site and Its Surrounding

- 2.4 The subject CDA is located at the Kau Wa Keng Valley in Kwai Chung Area 43 (Plan 1). It has an area of about 4.6 ha, which includes the valley floor of the Kau Wa Keng Valley and areas occupied by the Kau Wa Keng Old Village. It is abutting the Lai King Hill Road on the south and is bounded by the Chung Shan Terrace to the east, which comprises 2 to 4-storeys buildings. To the west and north west of the CDA is Kau Wa Keng San Tsuen, which is zoned "Green Belt" on the OZP.
- 2.5 There are two parallel water mains cutting across the southern portion of the site. On top of the water mains is a footpath serving the area.
- 2.6 To the south of the Lai King Hill Road is another CDA, part of which is currently occupied by the Lai Chi Kok Amusement Park. This CDA is intended for public housing development.

Existing Uses

- 2.7 The northeast corner and eastern part of the CDA is currently occupied by the Kau Wa Keng Old Village. There are about 120 houses in the Old Village accomodating a population of 860. The remaining part of the CDA is occupied by some temporary and permanent structures, active and fallow farmland, and natural vegetation. A temporary car parking and car repairing workshop is located on the southwest corner of the CDA.

3. Development Constraints

Land Ownership

- 3.1 Most of the land within the CDA is private land. Therefore, it is necessary for the developer to acquire private land or to reach agreement with the villagers/owners in order to redevelop the whole site as a single project.

Drainage Aspects

- 3.2 There are two main streams flowing southwards in concrete open channels to the east and west of the CDA skirting the village houses on either side of the valley. The main stream course on the west side of the valley enters a twin box culvert constructed across Lai King Hill Road and beneath Wa Lai Path to the south. The

main stream to the east of the valley enters a separate twin box culvert constructed along Lai King Hill Road. Besides, there are two smaller stream courses flow from north to south across the middle of the CDA.

Environmental Aspects

- 3.3 The subject CDA is abutted by Lai King Hill Road to its south and adjacent to Castle Peak Road to its east at a level from +60mPD to +70mPD on the hill. The traffic on these two roads would become noise and air sources to the proposed development on the CDA.

Traffic Aspects

- 3.4 Surrounded by steep slopes to the north, west and east, the subject CDA is only accessible via Lai King Hill Road to its south, and currently, there is no proper vehicular access to the site.

Geotechnical Aspects

- 3.5 As Kau Wa Keng Valley is surrounded by fairly steep slopes and the subject CDA lies at the valley floor of about +3mPD which rises towards northeast to about +19mPD. In view of this, possible geotechnical constraints may affect the development on the site.

Infrastructure Aspects

- 3.6 There is a pair of watermain, which cuts through across the southern portion of the site, supplying fresh water to Mei Foo and Kwai Chung areas. The existing water, electricity and gas supply, sewerage and stormwater drain systems may not have sufficient capacities to cater for the demand of the proposed development. The developer should consult concerned governments for any connections and upgrading of the existing systems.
- 3.7 At present, there is no salt water supply to the CDA, therefore, a period of 5 years is normally required for the Water Supplies Department to implement a new salt water system for the development.

Consultation Zone

- 3.8 Part of the CDA site may fall within the Consultation Zone (CZ) of the Shek Lei Pui Water Treatment Works. The boundary of the CZ, level of hazard and possible constraints of the CDA developments are subject to the findings of the Hazard Assessment which is currently undertaking by consultants commissioned by the Water Supplies Department.

4. Planning Parameters and Design Criteria

Development Intensity

- 4.1 The CDA is intended for private residential development with ancillary facilities. In view of the development constraints outlined in paragraph 3 above and not to overtax the infrastructure in the area, a maximum domestic plot ratio of 5 on a net site basis excluding area for access road and open space is imposed onto the site. The maximum number of residential flats and domestic GFA should not be more than 2,500 and 150,000 m² respectively. The population is estimated to be about 6,400 persons.

Open Space Requirements

- 4.2 Local open space should be provided within the development in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) at a rate of 1m² per person. With an estimated population of about 6,400 for this development, at least 6,400m² of open space should be provided within the development. The type and split for both passive and active open space should also be in compliance with the HKPSG. Upon completion, the developer will be required to maintain and manage such open space.

Requirement for Educational Facilities

- 4.3 The provision of educational facilities should basically follow the standards stipulated in the HKPSG and to the satisfaction of D of E. As a primary school is to be built in another CDA on the opposite side of the subject CDA, which can also meet the requirement of this CDA, and therefore it is not necessary to provide another school on this site. As regards the provision of secondary school, it is assessed on territorial base. According to the HKPSG, there is already adequate secondary school in the area, and therefore, provision of secondary school is not necessary. Regarding the provision of kindergarten, a kindergarten with 3 to 4 classrooms should be provided at the developer's own cost.

5. Traffic Impact Assessment

General

- 5.1 The developer is required to submit a Traffic Impact Assessment (TIA), which forms part of the MLP, to address any possible traffic implications on the road network brought about by the proposed development and to include improvement measures to the satisfaction of the Commissioner for Transport. The TIA should also take into account the developments in the surroundings in particular the proposed public housing development to the south of the CDA site.

Vehicular and Pedestrian Access

- 5.2 Vehicular access(es) should be provided to connect the development with Lai King Hill Road to the satisfaction of the Commissioner for Transport. There is an existing desilting ramp at the southern boundary of the CDA, the access ramp shall be free of obstruction in order to allow the Director of Drainage Services to carry out regular drainage inspection, maintenance and desilting operation.
- 5.3 Vehicular access should be built to government standards. Private road within the development should be maintained by the developer. Internal public roads should be built to the satisfaction of the D of Highways and the road geometry of any proposed driveway should also form part of the MLP submission to the Board.
- 5.4 A pedestrian and vehicular connection should also be provided to the Kau Wa Keng San Tsuen.

Parking and Loading/Unloading Facilities

- 5.5 The provision of parking spaces for private car should be at the rate of 2 spaces for 5 flats or to the satisfaction of the Commissioner for Transport.
- 5.6 A minimum of 1 loading/unloading bay for lorry, each measures 11m x 3.5m with a minimum clearance of 4.1m, should be provided within the site for every 800 flats or part thereof, subject to a minimum of 1 bay for each housing block.

6. Environmental Impact Assessment

General

- 6.1 The developer is required to submit an Environmental Impact Assessment (ELA), to the satisfaction of the Director of Environmental Protection. It should address any possible adverse environmental impacts on the proposed residential developments and kindergarten, and the possible environmental impact on the surrounding developments, such as Chung Shan Terrace, Kau Wa Keng San Tsuen, Princess Margaret Hospital and Kwai Chung Hospital. The ELA should also identify mitigation measures to address any possible environmental impacts on or arising from the development during the construction period. It should form part of the MLP for the Board's consideration.

Traffic Noise Impact

- 6.2 Particular attention should be paid to the traffic noise generated by Lai King Hill Road, Castle Peak Road and other roads located in the vicinity of the CDA. Noise mitigation measures that are identified to meet the criteria laid down in the HKPSG should be to the satisfaction of the Director of Environmental Protection. Any noise mitigation measures such as noise barriers should be treated in aesthetically pleasant forms. In addition, noise mitigation measures required to be implemented in public roads will normally not be accepted. Prior approval from the Director of Highway should be sought if any noise mitigation measures are intended to be implemented in public roads.

Air Quality Impact

- 6.3 Air quality impact from traffic emissions of nearby roads and chimney emissions from the hospitals in the vicinity of the CDA site should form part of the EIA.

Other Environmental Considerations

- 6.4 All fixed noise sources should be designed to satisfy the HKPSG and the Noise Control Ordinance requirements. Assessment of these noise sources should also be included in the EIA.
- 6.5 Disposal methods of the foul water and stormwater from the development should be included into the EIA.

7. Drainage Impact Assessment

General

- 7.1 The developer is required to submit a Drainage Impact Assessment (DIA) to the satisfaction of the Director of Drainage Services. It should form part of the MLP, for the Board's consideration.
- 7.2 As the proposed development might change the flood storage of the subject valley basin and affect the nearby low-lying Kau Wa Keng Old Village and Kau Wa Keng San Tsuen, the developer is requested to incorporate the likely impact of the proposed development on flood storage, change in flood level and details of mitigation measures to be taken in the development period into the assessment.
- 7.3 A dry weather flow pumping station and associated sewer are being constructed at the southern boundary of the CDA, and an impact assessment will be required if the developer proposes to make drainage connections to the public drainage system. The drainage impact assessment should demonstrate that the existing sewers and stormwater drains would have sufficient capacity to handle the increase flow. Otherwise, the developer has to design, construct and maintain his

own disposal systems or sewers and stormwater drains at his own cost to the satisfaction of the Director of Drainage Services.

Drainage Reserve

- 7.4 There are dry weather flow interceptors at the two streams at the east and west sides of the CDA for collecting the polluted runoff from the Kau Wa Keng Old Village and Kau Wa Keng San Tsuen into the public sewerage system. A dry weather flow pumping station and the associated sewers are located near the southern boundary of the CDA. The interception system shall be maintained in use as long as the Kau Wa Keng Old Village and Kau Wa Keng San Tsuen remain under occupation (even just a small portion) and drainage connections to the public sewerage system is not yet provided. And diversion or realignment of the sewers of the interception system shall be agreed with the Director of Drainage Services. Safety measures should be provided to the satisfaction of the Director of Drainage Services to ensure that these installations will not be affected, in particular, by the excavation, blasting and pile-driving works during the construction phase.

8. Geotechnical Assessment

A Geotechnical Assessment (GA) to identify any potential constraint is needed to be carried out to the satisfaction of the Director of Civil Engineering. The GA should include consideration of the several landslips that have occurred on the moderately steep sideslopes at the western side of the valley and the many large fill slopes that surround the valley. The GA shall accompany the MLP submission.

9. Urban Design/Landscaping Guidelines

- 9.1 The CDA site is surrounded by "Green Belt" and "Open Space" and low density residential development of Chung Shan Terrace. Special attention should be paid to preserving the area of high landscape value in the Kau Wa Keng valley, in particular the relationship between the existing village houses of the Kau Wa Keng San Tsuen, the vegetation and the proposed development in the CDA site. The built forms on the site should aim to achieve harmony in scale, disposition, height and colours with the existing and future development in the vicinity. The visual compatibility of the development on the site with its urban and landscape settings should be addressed and taken into account in the design. The height of the buildings on the site should be preferably below the Castle Peak Road. Photomontage should be prepared. A concept plan showing the design concept of the CDA site is also necessary. All these should form part of the MLP submission.
- 9.2 A Master Landscape Plan for the development and compensatory planting scheme shall be prepared to the satisfaction of the Director of Planning. It should also

form part of the MLP submission to the Board. The Master Landscape Plan should provide comprehensive information on the landscape proposal clearly indicating proposed landscape treatment. Plans, sections and elevations should be used to illustrate the proposal. Management and maintenance agencies should be indicated. An explanatory schedule of all facilities needs to be provided for both public and private areas and included on the plans. The developer should also carry out a tree survey and preserve mature trees of high aesthetic or ecological value, as part of the Master Landscape Plan, to the satisfaction of the Director of Planning. If trees are inevitably felled in the course of development, adequate compensatory planting should be provided.

10. Utility Services

Existing utilities affected by the development should be diverted as necessary by the developer at his own cost. The design for new utility systems and any diversion of or new connection to existing systems should be agreed with the relevant works departments and in consultation with relevant public utilities organisations.

11. Water Works Reserve

There is a pair of water mains, which cuts through across the southern portion of the site, supplying fresh to Mei Foo and Kwai Chung areas. An additional trunk main will be laid in future parallel to the existing water mains. Any diversion work or realignment of these water mains should be agreed with the Director of Water Supplies. Safety measures should be undertaken to the satisfaction of the Director of Water Supplies to ensure that the existing and future waterworks installations will not be affected, in particular, by excavation, blasting and pile-driving works during the construction phase of the proposed comprehensive development. Access should be provided for maintenance of the existing water mains and for laying of the future main.

12. Other Requirements

Refuse Collection

- 12.1 The design, construction and maintenance of a refuse chute system within each building and a refuse collection channel within the lot should be to the satisfaction of the Director of Regional Services. They should be in the scale as set out in the Schedule of the Building (Refuse Storage Chamber and Chutes) Regulations 1984 together with an adjoining site having an area of not less than 16m x 8.5m to accommodate a refuse collection vehicle together with adequate space for manoeuvring of refuse collection vehicles. The refuse collection chamber and the access way therefrom and thereto shall have a minimum headroom of 4.9m. Such space for the refuse collection chamber shall not be taken into account for purpose

of calculating the total gross floor area. Plastic rectangular bins shall be used for refuse containment within the lot.

Fire Safety Aspects

- 12.2 The provision of Emergency Vehicular Access (EVA) to the proposed development should be to the satisfaction of the Director of Fire Services. Fire hydrants at 100m interval staggered on alternate side of all motorable roads should also be provided.

13. Implementation

- 13.1 The planning intention of the CDA zoning is to encourage the comprehensive redevelopment of the Kau Wa Keng valley floor and the area occupied by the Kau Wa Keng Old Village as a single project with a view to improving the environmental and living conditions of the whole CDA in particular the Old Village. Implementation of the CDA in parcels may perpetuate the unsatisfactory conditions of the remaining parts of the site, and therefore it will not achieve the planning intention of achieving comprehensiveness for environmental upgrading at the whole CDA. Hence, any partitioning of the CDA into small parcels that would defeat the planning intention of developing the site comprehensively by a single entity will not be supported.
- 13.2 The development of the CDA would entirely rely on initiatives being taken by the private developer. As most of the CDA is private land, the implementation of the CDA depends on how the private developer could assemble all these private land. It is expected that those private land within the CDA could be absorbed within the redevelopment and the developer is responsible for reaching an agreement with the land owners and tenants on the rehousing and compensation packages. The remaining government land within the CDA can be included into the development scheme under one single developer through land exchange to be handled by Lands Department.
- 13.3 The timing of implementation would depend on when the developer could assemble all the required private land and complete all formalities such as obtaining the Board's approval and the modification of lease documents. In view of multiple ownership nature of the CDA, staged/phased implementation could be allowed. However, it can be carried out only after the approval of the MLP covering the whole CDA with appropriate timing for each phase is obtained. A schedule indicating the timing and phasing of the proposed residential development with workable scheme in terms of building development, provision of Government/Institution/Community (G/IC) facilities, open space and other facilities as stipulated in the PB should form part of the MLP submission.

14. Master Layout Plan Submission

14.1 The MLP to be submitted to the Board for approval should contain all the adequate information as required under the Notes of the Plan and to demonstrate that the requirements stated in this PB are complied with. The MLP should include therein the following information :-

- (a) The areas of proposed land uses, the nature, position, dimensions and heights of all buildings to be erected on the area;
- (b) The proposed total gross floor areas for various uses, total number of flats and flat sizes where applicable;
- (c) The details and extent of "G/IC" and recreational facilities, parking spaces and open space to be provided within the area;
- (d) The alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;
- (e) The Master Landscape Plan of the proposed development;
- (f) The Traffic Impact Assessment of the proposed development;
- (g) The Environmental Impact Assessment of the proposed development;
- (h) The Geotechnical Assessment of the proposed development;
- (i) The Drainage Impact Assessment of the proposed development;
- (j) Programme and phasing of watermain diversion or details of protection to watermains;
- (k) Programmes and phasing of building development in detail; and
- (l) Such other information as may be required by the Town Planning Board.

14.2 The MLP should be drawn to an appropriate scale and be supported by an explanatory statement. The explanatory statement should contain an adequate explanation of the development proposal including such basic information as land tenure, relevant lease conditions, the character of the site in relation to the surrounding areas, principles of layout design, assumptions, design population, types of G/IC and recreational facilities, car parking spaces and open space including responsibilities for their construction cost, operation/management and whether they would be handed back to the Government on completion.

15. Consultation

Close consultation should be maintained between the developer and the Tsuen Wan and Kwai Tsing District Planning Office and concerned Government departments, in particular, the following departments/offices :-

- (a) the Project Manager/New Territories West;
- (b) the District Lands Officer/Kwai Tsing;
- (c) the District Officer/Kwai Tsing;
- (d) the Commissioner for Transport;
- (e) the Director of Highways;
- (f) the Chief Architect/Central Management Branch, Architectural Services Department;
- (g) the Director of Regional Services;
- (h) the Director of Environmental Protection;
- (i) the Chief Engineer/Mainland South, Drainage Services Department;
- (j) the Principal Government Geotechnical Engineer, Civil Engineering Department;
- (k) the Director of Fire Services;
- (l) the Director of Social Welfare;
- (m) the Director of Housing;
- (n) the Commissioner of Police;
- (o) the Chief Engineer/Mainland Southwest, Water Supplies Department; and
- (p) the Director of Education.

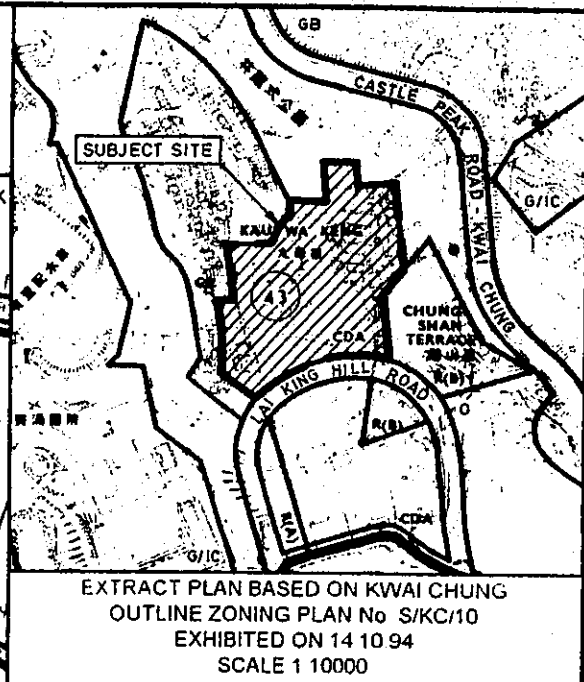
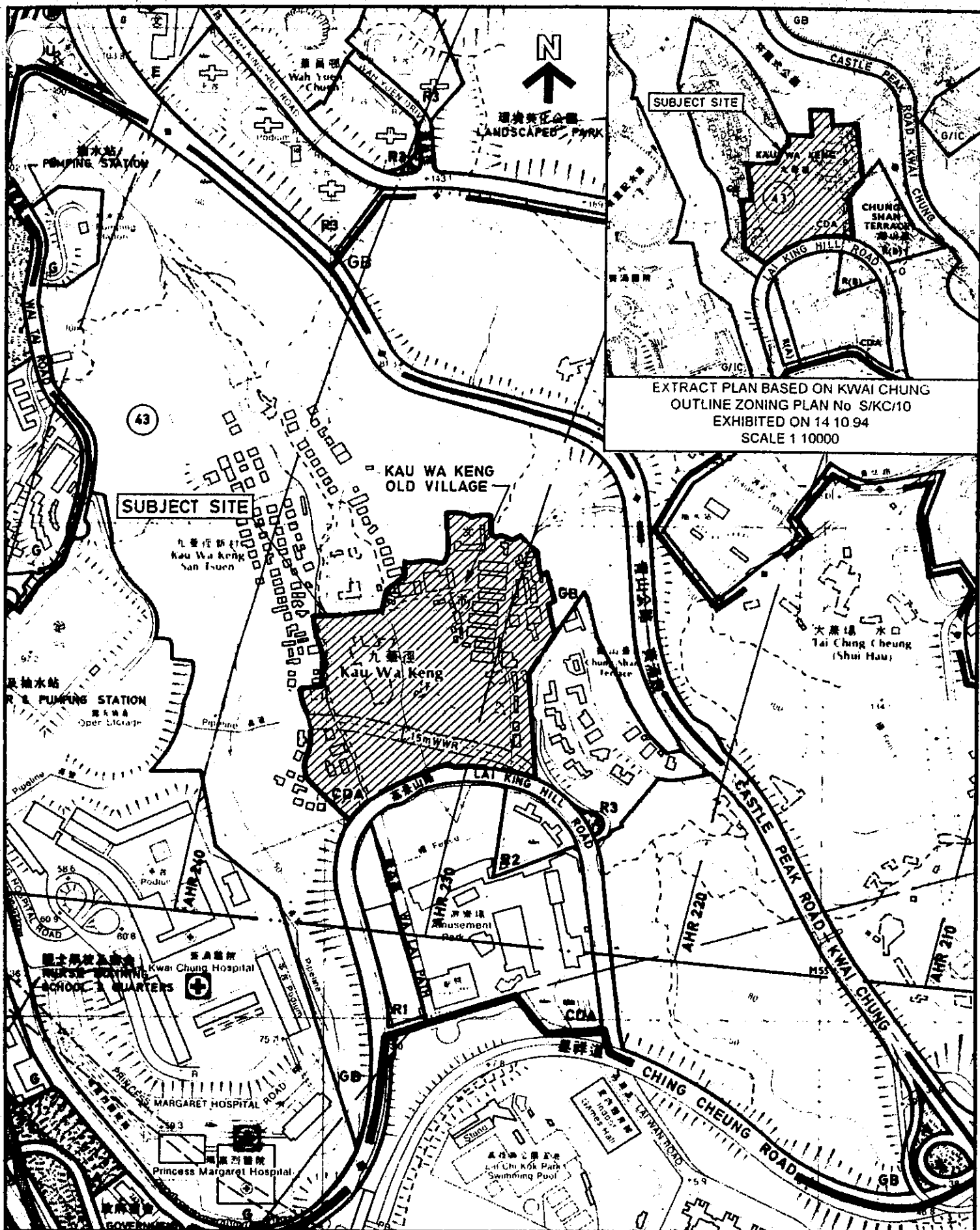
16. Attachments

Plan 1 : Extract plan showing the location of the CDA.

Annex A : Schedule of requirements of G/IC facilities for the proposed development at the "Comprehensive Development Area" zone to the north of Lai King Hill Road in Kau Wa Keng, Kwai Chung.

Tsuen Wan & Kwai Tsing District Planning Office
Planning Department

July 1995



SCHEDULE OF REQUIREMENT OF G/IC FACILITIES
FOR THE PROPOSED DEVELOPMENT AT THE
"COMPREHENSIVE DEVELOPMENT AREA" ZONE
TO THE NORTH OF LAI KING HILL ROAD IN
KAU WA KENG, KWAI CHUNG
(Based on a Population of 6,400)

Facilities	HKPSG Requirements	Theoretical minimum to meet HKPSG	Remarks
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Recreation & Open Space

Local open space	1m ² per person	6,400	---
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Education

Kindergarten	1 bi-sessional classroom per 67 persons aged 3-5	4 Classrooms) Provision should) be to the) satisfaction of) D of E
Primary School	1 uni-sessional classroom per 32.5 persons aged 6-11	---) A primary school) will be provided) in the CDA to the) south of the) subject site
Secondary School	1 uni-sessional classroom per 45 persons aged 12-18	---) Provision is) assessed on) territorial base

Car Parking Provision

Residential

Private cars	1 space per 5 flats	500) Provision for this) development) should be at a) rate of 2 spaces) per 5 flats or to) the satisfaction) of C for T
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Loading/unloading
facilities

1 bay for every 800 flats or
part thereof subject to a
minimum of 1 bay for each
residential block

Refuse Collection
Chambers

) Provision should
) be to the
) satisfaction of
) D of RS

Comparison of Major Parameters with Requirements in Planning Brief (PB)

	Endorsed PB (a)	Current Proposal (b)	Difference (b) – (a) (%)
Major Development Parameters			
Site area	About 4.6ha	About 4.83ha	+0.23ha (+5%)
Proposed Use	Private Residential Development with Kindergarten	Private Residential Development with Social Welfare Facilities	N/A
Maximum Domestic PR	5	5	In Line
Max. Domestic GFA	150,000m ²	241,522m ²	+91,522m ² (+61%)
Max. No. of Residential Flats	2,500	5,973	+3,473 (+139%)
Estimated Population	6,400	17,321	+10,921 (+171%)
Planning Requirements			
Urban Design	Master Layout Plan (MLP) and urban design proposals are required	Indicative MLP and urban design proposals have been submitted	--
Landscape and Tree Preservation	A Landscape Master Plan (LMP) should be prepared and submitted as part of the MLP submission	A Landscape Master Plan (LMP) has been prepared	--
Local Open Space	6,400m ² (i.e. 1m ² per person)	17,321m ² (i.e. 1m ² per person)	+10,921m ² (+171%)
Kindergarten	4 Classrooms	-- [Remark: Social welfare facilities instead of kindergarten are proposed under the scheme]	N/A
Private Car Parking Spaces	1,000	1,315	+315 (+31.5%)
Loading/Unloading Bay	Minimum 1 per housing block	17 (14 for housing blocks (i.e. 1 per housing block) and 3 for GIC facilities)	In Line

	Endorsed PB (a)	Current Proposal (b)	Difference (b) – (a) (%)
Other Technical Requirements			
Traffic, Transport and Pedestrian Aspects	Submission of Traffic Impact Assessment (TIA)	TIA and public access plan submitted	--
Environmental Aspect	Submission of Environmental Impact Assessment (EIA)	EA submitted	--
Drainage Aspect	Submission of Drainage Impact Assessment (EIA)	DIA submitted	--
Geotechnical Aspect	Submission of Geotechnical Assessment (GA)	Geotechnical Planning Review Report (GPRR) to be submitted at the detailed design stage	--

Detailed Comments from Government Departments

1. Comments of the District Lands Officer/Tsuen Wan & Kwai Tsing (DLO/TW&KT), Lands Department (LandsD):
 - (a) land exchanges would generally be on a foot for foot basis, i.e. the land exchange ratio should be 1:1 in terms of the private land to be surrendered and the land exchange site to be re-granted;
 - (b) before completion of a proposed land exchange, the applicants should unify the title of and clear all occupation fee from encumbrances on all the private lots proposed to be surrendered;
 - (c) any land exchange applications should accord with the approved development scheme by the Board;
 - (d) if the applicants apply for a land exchange from LandsD, upon receipt of the application, it will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that any application will be approved. In the event that an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, the payment of premium and administrative fee; and
 - (e) before any land exchange is materialised, the proposed development straddles over Government land and/or private land held by other private lot owners, and contravenes the subject lease restrictions and hence is not acceptable from land administration point of view.
2. Comments of the Commissioner for Transport (C for T):
 - (a) the TIA illustrated that the traffic impact arising from the subject development to the adjacent road network within the AOI would be acceptable except J3 (junction of Lai King Hill Road and Kwai Chung Interchange);
 - (b) The junction improvement works of J3 (junction of Lai King Hill Road and Kwai Chung Interchange) would be carried out under the subject development by the applicants before population intake of any phase;
 - (c) The applicants demonstrated that the redevelopment proposal would accommodate the high-end provision of parking and loading / unloading facilities within the captioned redevelopment;
 - (d) Relocation of the existing pedestrian crossing and bus stop on Lai King Hill Road Eastbound would be implemented to avoid conflict with the proposed vehicular access for the development. The relocation of pedestrian crossing and bus stop at Lai King Hill Road should be reviewed and implemented to our satisfaction;
 - (e) It is noted that staggered crossing is proposed for the improvement works at the junction of Kwai Chung Interchange and Lai King Hill Road. Please take into consideration the followings in the detailed design:

- (i) the staggering should preferably be left-handed so that pedestrians stepping onto the central reserve or refuge turn towards the approaching traffic to give them a better view of it;
- (ii) the central refuge should be large enough to accommodate the expected numbers of pedestrians gathered during each signal cycle; and
- (iii) to enhance walkability, wholly or partly synchronised pedestrian green time on both side of a staggered crossing should preferably be arranged in at least one stage of traffic signal cycle, and in such case, 800mm overlapping for pedestrian crossing shall be provided, i.e. stagger with less than one crossing width.

3. Comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD):

- (a) it is noted that the development of the two early phases and two remaining phases, that would be affected by natural terrain hazards, will only be operated after the completion of mitigation works to be undertaken under the Landslip Prevention and Mitigation Programme by 2023; and the required timeframe for the completion of proposed junction improvements if the Remaining Phase A/B or both Remaining Phases A&B of the development are implemented would be subject to the comments from TD.

4. Comments of the Director of Environmental Protection (DEP):

- (a) based on the information provided in support of the application, it is noted that:
 - (i) adequate buffer distance will be provided between the proposed development and the nearby traffic roads and industrial chimneys in accordance with the requirement stipulated in the HKPSG, and hence no adverse air quality impact is anticipated;
 - (ii) with the implementation of recommended odour mitigation measures, including FEHD's well operation and maintenance of the existing refuse collection point (RCP), proper operation and maintenance of ventilation, deodourising (with 95% odour removal efficiency) and exhaust system in the proposed RCP etc., no adverse odour impact is anticipated from the existing and proposed RCPs to the future residents;
 - (iii) with the implementation of recommended noise mitigation measures, such as acoustic window, acoustic balcony, etc., no adverse road traffic noise impact is anticipated on all residential flats;
 - (iv) the proposed development would not be subject to adverse noise impact/ nuisance from nearby fixed sources/ bus depot;
 - (v) with the implementation of recommended water quality mitigation measures, such as good site practices, proper alteration of watercourses, re-provision of dry weather flow interceptor (DWFI) prior to demolition of the existing

DWFIs etc., no adverse water quality impact is anticipated associated with the proposed development;

- (vi) no potential land contamination within the proposed development is anticipated based on the land contamination appraisal;
 - (vii) waste management implications are not anticipated provided that good site practices are in place during construction and operational phase; and
 - (viii) the Sewerage Impact Assessment (SIA) concluded that no adverse impact on the existing sewerage system is anticipated within the implementation of DSD's public sewerage works and the proposed mitigation measures, such as the proposed sewage pumping station, sewer upgrading works, re-provision of DWFI, proposed sewerage diversion and new sewer connection, etc.
- (b) since EPD's water quality monitoring station KW3 would be affected by the construction of the proposed development and the proposed watercourse removal/diversion, the applicants are advised to (i) provide a construction schedule of the four phases of the proposed development and (ii) update when the watercourse removal/diversion will be conducted when such information is available;
 - (c) the implementation of local sewer connection/ upgrading/ diversion works shall meet the satisfaction of DSD; and
 - (d) with respect to Shek Lei Pui Water Treatment Works, based on the information provided, we have no comment from the non-fuel gas dangerous goods risk perspective and EPD considers that a submission of Risk Assessment to CCPHI is not necessary. Nevertheless, EMSD's advice from fuel gas risk perspective shall be sought.

5. Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) to relieve the increasing pressure of the drainage system due to development and ensure sustainable development in Hong Kong in the face of climate change, provision of blue-green drainage infrastructure according to Section 3.2.2 of DSD's Stormwater Drainage Manual is strongly recommended to be incorporated in the development with a view to reducing the quantity as well as improving the quality of site runoff. In fact, similar concept is already embraced in the stormwater management section of BEAM Plus Neighbourhood in which credits will be granted for promotion of infiltration and provision of temporary storage. In view of the above, the applicants are recommended to explore further appropriate blue-green drainage infrastructure for incorporation in this project.

6. Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO):

- (a) according to the Master Layout Plan ("MLP") of the captioned application, No. 43 Kau Wa Keng, a Grade 3 historic building, is situated in Phase 1B development which is currently under acquisition by the applicants, while the other twelve Grade 3 historic buildings within the subject application site are situated in the two

Remaining Phases of development which will be under other developer(s)/ the respective owners. While AMO supports the preservation of all the thirteen graded buildings (collectively referred as the “Graded Buildings”) within the application site as promised by the applicants, AMO would defer to PlanD’s assessment on the viability of the proposed development scheme given the developer(s) and owners of the twelve graded buildings have yet to be identified;

- (b) since it is anticipated that extensive construction works will be carried out in close proximity to the Graded Buildings, we would like to reiterate that the Graded Buildings should be preserved and maintained properly in the proposed phased development. Detailed assessments on the possible physical impacts on the Graded Buildings should be conducted before the commencement of any works. Appropriate precautionary, monitoring and protection measures should be proposed and implemented. Meanwhile, the ambience of the site and the visual impacts arising from the proposed scheme on the Graded Buildings should also be considered and assessed, if the subject planning application is approved by TPB;
- (c) it is noted that the applicants have proposed to use the Graded Buildings within the application site to showcase the history of the Graded Buildings and Kau Wa Keng. The public would also be allowed to access the ground floor of the Graded Buildings during daytime. AMO appreciates the applicants’ initiative to preserve the Graded Buildings with a certain degree of accessibility for public appreciation. Nevertheless, considering that the applicants do not have the ownership of all the thirteen Graded Buildings, we defer to PlanD’s assessment on the viability of the proposed heritage conservation plan;
- (d) it is anticipated that the applicants may carry out works at the Graded Buildings to suit their new use(s), a Conservation Management Plan (CMP) is therefore required to manage the change(s) of the Graded Buildings arising from their new use(s). It is noted that the applicants have committed to submit a CMP for the Graded Buildings to AMO in detailed design stage. The applicants are reminded that the CMP should be approved by AMO before commencement of any works and should include but not limited to the followings:
 - (i) the outline of the conservation approach of the captioned development;
 - (ii) documentation of the proposed conversion works to the Graded Buildings within the application site;
 - (iii) evaluation of the impacts of the proposed works on the Graded Buildings within the application site;
 - (iv) provision of protective measures for the Graded Buildings throughout the project period;
 - (v) recommendations on the mitigation measures for the Graded Buildings therein for managing the changes arising from the captioned development project;
- (e) there are a number of historical buildings within the Site, including Nos. 8, 11, 11A, 12, 15A, 23, 24, 25, 28A, 29, 31, 33, 33A, 35, 36, 40, 41, 49A, 51, 51B, 52A, 52D, 55, 56, 57, 57A, 58, 61, 62, 63, 63B, 64, 66 and 66A Kau Wa Keng Tsuen as well as

the former Lutheran Church and Primary School at Nos. 19-19A Kau Wa Keng San Tsuen, which may possibly have certain heritage value. If preservation *in-situ* of these buildings is considered not feasible, the applicants are recommended to preserve the buildings by record through photographic recording and 3D scanning, and provide interpretation information of Kau Wa Keng in the future development to tell the history of the area. The applicants are also advised to provide a set of the photographic and 3D screening records to AMO for record purpose and future use, such as research, exhibition and educational programmes;

- (f) Kau Wa Keng Old Village is not a Site of Archaeological Interest. Notwithstanding, the applicants are advised to confirm that the Site has no archaeological potential so as to cover its assessment on this particular aspect of cultural heritage; and
- (g) regarding the public comment mentioning that the villagers disagree to their houses being identified as historic buildings, please be noted that the grading system for historic buildings is administrative in nature, which provides an objective basis for determining the heritage value and preservation need of historic buildings. It does not affect the ownership, usage, management and development rights of the buildings. Views and objections received from owners of the buildings concerned have been submitted to Antiquities Advisory Board (AAB) for consideration before it confirmed the grading of the buildings in Kau Wa Keng on 17 May 2010 or 9 September 2021.

7. Comments of the Chief Engineer/ Construction, Water Supplies Department (CE/C, WSD):

- (a) If there are any changes to the Master Layout Plan of the proposed comprehensive development, the developer is required to submit them to WSD for review and comment;
- (b) During the design and construction stage, the developer is required to obtain the latest information on the waterworks installation for design and protection of the waterworks installation within the WWR;
- (c) The developer is required to submit the Waterworks Impact Assessment Report to WSD for review and comment, which should include the followings:
 - (i) the Master Layout Plan including foundation information at the detailed design stage;
 - (ii) the foundation plan and ground movement monitoring plan at the detailed design stage;
 - (iii) the protection plan for the waterworks installation within the WWR and in the vicinity of the site at construction stage and operational stage prior to any construction;
 - (iv) the landscape design or any other design information which may affect our operation and maintenance of the waterworks installation within the WWR, in addition to the trees and shrubs restriction;

- (d) The developer and his site staff are reminded that neither temporary nor permanent structures can be hoisted within the WWR, and no materials can be stored there. 24-hour free access must be provided for WSD's staff, contractors and specialists to perform routine operation and maintenance;
- (e) For any damages of the waterworks installation within the WWR during and after the construction caused by any works or other activities carried out by the developer, the cost of repair and reinstatement shall be binding on the developer;
- (f) If the above design submissions fail to meet the satisfactory requirements of WSD; or failure of the construction works to fulfil the agreed design; or any outstanding works found on site after the construction stage; or any damage of the waterworks installation found on site; or any other special circumstances related to the WWR, WSD may request BD to defer the issuance of the occupation permit until the satisfactory requirements of WSD are met; and
- (g) If the developer has to divert the existing water main within the WWR, he should bear the construction cost and the responsibility including the detailed design and construction works of the new water mains, and is required to seek approval from WSD throughout the process.

8. Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) the proposed permanent RCP should be reprovisioned with parking area for refuse collection vehicles, loading bay/ refuse storage area, vehicular entrance, secondary entrance for handcarts, office-cum-roll call point, storeroom and storage area for handcarts and refuse bins, staff toilets and changing rooms as stipulated in FEHD's Handbook on Standard Features for Refuse Collection Points (March 2021);
- (b) the storeroom should be separated from the RCP in order to provide a clean and dry environment for storage of protective gears and equipment, e.g. disinfection chemicals, PPE, marks, goggles;
- (c) the proposed RCP should provide the facilities / meet the requirements to fulfill the future legal requirement upon implementation of the Municipal Solid Waste Charging Scheme; and
- (d) it is noted that there is an aqua privy at Kau Wa Keng (Old Village) near Chung Shan Terrace, Kwai Chung, which is located within the Site; and
- (e) permanent reprovisioning of the flushing toilet instead of aqua privy is required unless the whole Kau Wa Keng San Tsuen and Kau Wa Keng Old Village will be demolished with no more household unit with existing villagers remaining there. The reprovisioned public toilet should be a flushing toilet following prevailing FEHD's standards and prevailing requirements promulgated by relevant Government departments, including the Design Manual – Barrier Free Access.

9. Comments of the Director of Fire Services (D of FS):

- (a) as no details of the emergency vehicular access (EVA) have been provided, comments could not be offered by this Department at the present stage.

Nevertheless, the applicants are advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department; and

- (b) regarding the proposed Special Child Care Centre (SCCC) of the proposed development, the applicants are advised to observe the height restriction as stipulated in S.19 of Child Care Services Regulations, Cap. 243A.

10. Comments of the Director of Social Welfare (DSW):

- (a) for the proposed 60-p Day Care Centre for the Elderly (DE), single floor arrangement on G/F (vehicle accessible floor) is most desirable from service point of view as all the end users are frail in health and require close monitoring. Its design and floor arrangement should be reviewed in detailed design stage;
- (b) it is noted that the Home Care Services (HCS) for Frail Elderly Persons is straddled across two floors (i.e. G/F – 1/F) at Block 1 in Phase 1A. In view of the issues regarding manpower support, monitoring and security, it should be relocated on one single floor in the detailed design stage; and
- (c) it is noted that the 60-p Special Child Care Centre (SCCC) is planned at 1/F – 2/F of Block 13 under Remaining Phase B. Since SCCC serves pre-school children with moderate to severe disabilities, split floor arrangement is not preferred from service and operational perspectives. Given that the floor arrangement for SCCC will be further reviewed at the detailed design stage, we have no further comment from service perspective. The applicants are reminded that the design of SCCC should comply with the requirement stated in the Cap. 243 Child Care Services Ordinance, Cap 243A Child Care Services Regulations and the Operation Manual for Pre-primary Institutions.

11. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) the Site with an area of about 48,313.2m² abutting Lai King Hill Road is located at the Kau Wa Keng valley, covering the valley floor and the Kau Wa Keng Old Village. The Site is situated at the northern fringe of a residential cluster (with a mix of public and private housing developments) to the south of Lai King Hill Road with existing BHs ranging from about 60mPD to 120mPD. To the north of Lai King Hill Road, the surrounding areas are generally characterized by natural slopes and low density residential developments and village houses with existing BHs ranging from 1 to 4 storeys, and Kau Wa Keng San Tsuen is located to the immediate northwest of the Site;
- (b) the Proposed Scheme consists of four 15m-wide air paths across the Site (three in north-south direction at pedestrian level and one in northeast-southwest direction at podium level), 30m building setback from the eastern boundary of the Site near Lai King Hill Road and 23% reduction in podium footprint when compared to the Baseline Scheme;
- (c) an Interim Scheme is also included in the report to represent the early two phases of development with the remaining site areas maintained as the existing condition. For

this Interim Scheme, the overall ventilation performance of the surrounding areas is generally enhanced as the development scale is smaller with fewer tower blocks than the Baseline Scheme and Proposed Scheme. Some impact is however observed at the immediate vicinity of the Site where the existing densely built village houses within the Site is assumed to be maintained;

- (d) it should be reminded that approval of the application under s.16 of the Town Planning Ordinance does not imply approval of tree works such as felling/transplanting or pruning under lease. Applications on tree works should be submitted direct to relevant authorities/ government departments for approval where appropriate; and
- (e) the applicants are reminded that approval of the s.16 application under the Town Planning Ordinance does not imply approval of the site coverage of greenery requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval.

12. Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) the applicants are advised that the New Territories West (NTW) Tree Team of LCSD is responsible for maintaining roadside trees situated on landscaped areas and on Unleased & Unallocated Government Land (UUGL) within 10 metres from kerb along existing non-expressway public roads outside country park within Tsuen Wan, Kwai Tsing and Islands District(s) in accordance with Technical Circular (Works) No. 6/2015.



8

城市規劃委員會
北角渣華道 333 號
北角政府合署 15 樓
(傳真：2522 8426)

敬啟者：

關於申請編號 (A/KC/489) 的擬議綜合發展規範

申請編號 (A/KC/489) 位於葵涌九華徑測量約份第 4 約多個地段及毗連政府土地，屬綜合發展區。近日再次收到諮詢，擬議綜合發展包括十三幢住宅及社區設施。

本辦事處以及九華徑居民已就上述事件多次去信 貴會反對是次綜合發展。發展商至今仍未與任何土地持有人見面又或諮詢收地事宜，很明顯只是他們一廂情願申請，漠視九華徑村村民去向以及發展後帶來的影響。本辦事處不得不再重申九華徑村屋地業權分散，由不同居民擁有，祖堂地仍有官司未處理完成，而發展商現提出有意分階段發展上述位置，但只是收購部分九華徑村村口的祖堂地（農地，且未完成買賣合約），而九華徑的主要持份者（村民）一直對發展商起樓一事毫不知情，發展商亦從未就收地問題與他們商討詳情（例如：如何收購、收購後如何安置等等），認為發展商對未來發展並未做好整體規劃，如他們成功申請城規會的綜合發展規範，亦只能逐步分批發展或圍封，而村民亦正正擔心如果不整體全村發展會對周邊影響深遠，而且承辦商在文件中又或行動中，亦未見有意向整體發展。

現有村屋的位置既密集且集中，屋與屋之間的通道狹窄（只能行人，無行車道），無排污裝置，亦無任何可改善環境的閒置用地；另外，九華徑村現時每逢大雨季節都會出現水浸問題，村口大渠需經常疏通才可解決有關問題，新樓落成後，現有土地大量平整，如發展商只是發展已收購的村屋，疏水問題更為嚴重，會導致未發展村屋水浸情況加劇，為村民帶來經濟損失。

該地為綜合發展地段，發展商無任何舉動與村民商討發展方向。如發展商單向地分階段發展，實有違綜合發展的原意。懇請局方整體考慮。如有查詢請電 [REDACTED] 聯絡本人。

民建聯葵青支部
朱麗玲主席
二零二二年十一月七日



真誠在青港

有關葵涌九華徑測量約份第4約多個地段及毗連政府土地的建議

敬啟者:

5-13

謹代表‘鐘山台#10及#11號業主立案法團’之各位業主,對上述地點‘擬議綜合發展包括分層住宅及學校(幼稚園)’之申請提出以下意見:

我等贊成發展該地點,但反對建築分層大廈,‘提供6053個平均面積431方呎住宅單位’構想, (見明報26/1/2022 B1頁), 原因如下:

1. 鐘山台,九華徑一帶屬於一低密度住宅區,座落在九龍西的綠色地帶;在九龍西的煩囂鬧市中,難得有一刮靜,鳥語花香的‘綠州’。從九龍西城市規劃發展角度看,上述擬議中的高密度大廈,如獲批准,將徹底破壞這碩果僅存的‘綠色地帶’。
2. 鐘山台,九華徑一帶的基建,如交通,渠務...等,不能承擔如此高密度人口的需要。
3. 在審批過程中,特區政府必須重新策劃:鐘山台,九華徑及附近地區的用地情況,配合整個九龍西的發展(包括第2項提及的各類基建),動用的公款,時間...等,不能只顧地產發財,妄顧民生及環境保育。懇望‘城市規劃委員會’各委員再三考慮。

祝新年進步,



鍾祖光,

主席

#10及#11鐘山台業主立法委員會

29/1/2022



城市規劃委員會
北角渣華道333號
北角政府合署15樓

226

關於：規劃申請A/KC/489

本人提出反對理由如下：

申請者提交文件中的”行政撮要提及” - 改善申請地點已知附近居民的生活質素和保留現有的歷史建築的兩項中。從來沒有接觸本人諮詢任何意見和提出任何建議。本人不同意亦不知道為什麼會把我的屋作為Historic Buiding。我們亦沒有看見有任何改善我的生活質素的提案。

九華徑村居民
九華徑村____號

鍾碧英



日期：2022.02.08

城市規劃委員會
北角渣華道333號
北角政府合署15樓

245

關於：規劃申請A/KC/489

本人提出反對理由如下：

1. 申請者只是持有少部份九華徑村農地，申請人的意願並不能代表本村各祖堂子孫的意願。
2. 申請者是一間失信本村居民的一間公司。

九華徑村祖堂子孫

曾繁森 Sm

日期： 29-1-22



城市規劃委員會
北角渣華道333號
北角政府合署15樓

247

關於：規劃申請A/KC/489

本人提出反對理由如下：

反對沒對話的申請！

九華徑村居民
九華徑村____號

日期： 8 - 2 - 2022 .

劉卓吳



城市規劃委員會
北角渣華道333號
北角政府合署15樓

248

關於：規劃申請A/KC/489

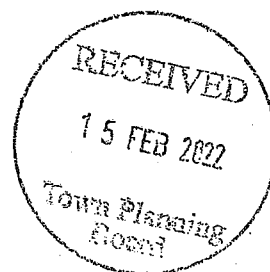
本人提出反對理由如下：

Phase 1 B 的9000平方米私人土地名義上是申請人名下，但由於歷史問題民政署及地政處等相關部門曾書面確認上述相關物業，祖堂才是真正物業的持份者。上述申請未得祖堂子孫同意支持反對。

九華徑村祖堂子孫

曾貴言

日期： 29-1-22



城市規劃委員會
北角渣華道333號
北角政府合署15樓

249

關於：規劃申請A/KC/489

本人提出反對理由如下：

根據申請文件，地是私人物業面積約為26,075平方米。申請人是要詹在Phase 1A，估計約9500平方米，佔整體私人面積為36%。由於申請人未有諮詢我的意見，作為Phase 1 B及名 Remaining Phase 1 B私人物業的持份者，我反對申請。

九華徑村原居民
九華徑村 [REDACTED]

日期：

李錦鴻



城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

275

城市規劃委員會
鄉郊及新市鎮規劃小組委員會 主席及各委員：

有關城規發展申請編號 A/KC/489

位置：葵涌九華徑測量約份第 4 約多個地段及毗連政府土地
[擬議綜合發展包括分層住宅及學校（幼稚園）]

有關上述規劃申請，本人認為只是個「閉門造車」及「罔顧村民」的發展方案！作為居住於九華徑村村民，本人有需要向 貴會提出反對。

1. 首先，發展商並未擁有九華徑村村屋土地的業權，同時，亦未取得相關業主的同意發展。請問發展商是否有特權可以不需要取得土地業權人同意，就可以向 貴會申請發展「綜合發展區」內土地？
2. 發展商第一期發展，將會於九華徑村村屋前興建七幢 120 米高的大廈及馬路等設施（見附圖 A）。此計劃實際罔顧現居九華徑村的村民的存在，根本未有考慮新建的馬路及大廈對村民有多大的影響！眾所周知，九華徑村位於低窪位置，是一個山谷，大部份村屋建於離海平面約 5 米左右的地方！但發展商的第一期發展，竟然在我們村民的村屋前興建一條離海平面 8 米高升至 10 米高的馬路，以及一座又一座、一幢又一幢樓高 120 米的大廈（見附圖 A 及 B）。相信在第一期工程竣工後，不但會為我村村屋前帶來一幅 3 至 5 米的高牆，而且亦會帶來不少環境問題，如水浸、屏封風效應等！試問居心何在？如果能夠設身處地或者逆地而處，未知主席和各位委員、各位規劃師及各位市民大眾，對發展商上述欺壓我村村民的做法，會有何感受？有何意見？此發展計劃是否合乎情理呢？對居住於九華徑村的村民是否公平呢？

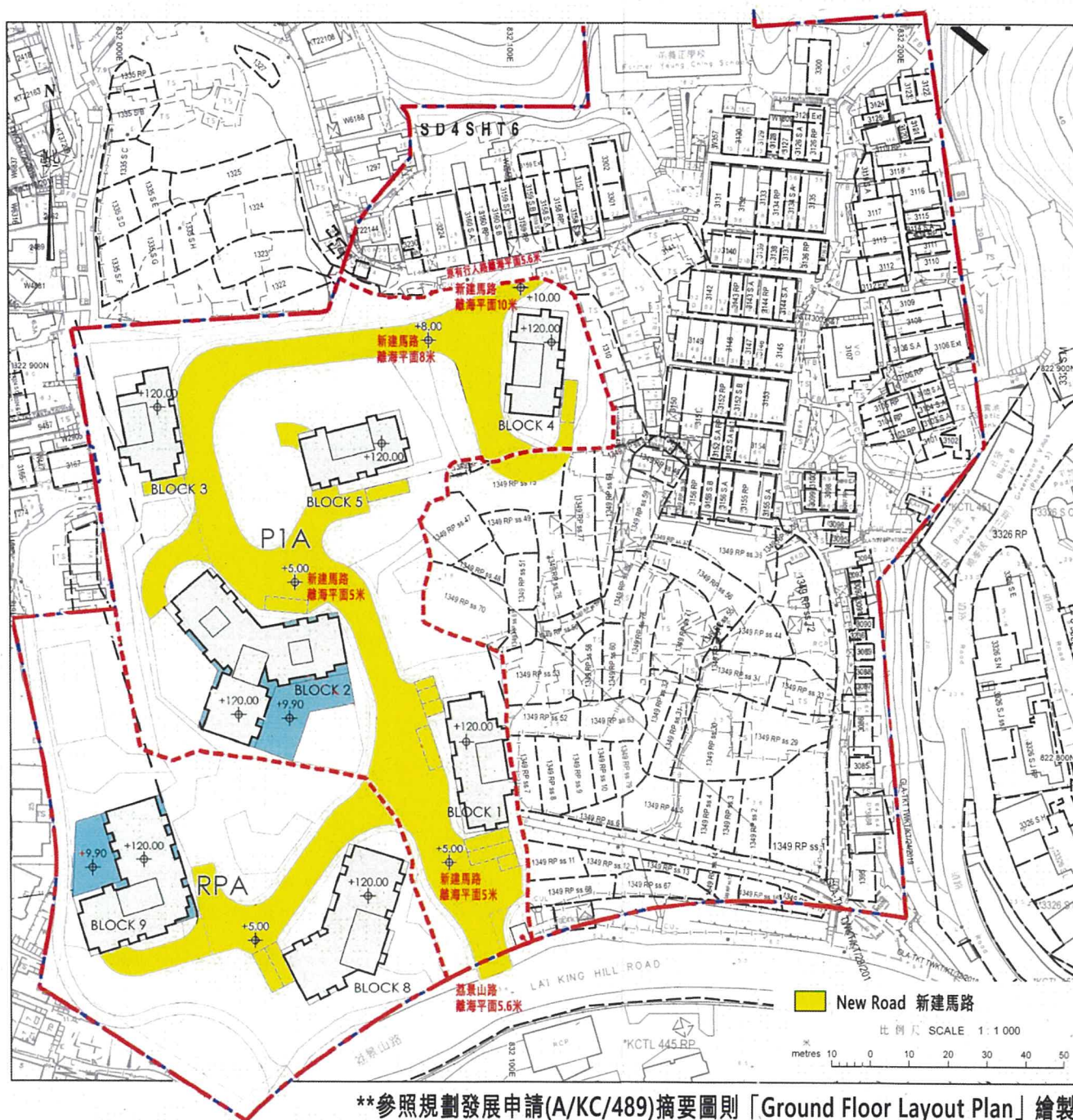
綜合上述理由，本人懇請 貴會否決是項規劃發展申請。



九華徑村村民

Thomas Ng
2022 年 3 月 25 日

附圖 A：申請第一期興建的大廈及馬路的實際位置圖則



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220401-171812-95568

提交限期

Deadline for submission:

22/04/2022

提交日期及時間

Date and time of submission:

01/04/2022 17:18:12

有關的規劃申請編號

The application no. to which the comment relates:

A/KC/489

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Samuel Cheung

意見詳情

Details of the Comment :

由於市區新住宅用地供應實在嚴重不足,有這個大型項目能夠令市民有更多的上車機會,而且該九華徑地址原本不斷被非法燒烤場侵佔,當成功落成住宅後更可以解決一直困擾居民的非法燒烤場問題,一舉兩得,因此本人非常讚成這項申請

Seq 2
5-279

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 2

5-280

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/KC/489 Received on 22/03/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

駐僑員

新悅苑業主立案法團

「提意見人」姓名/名稱 Name of person/company making this comment 梁冠豪 主席

簽署 Signature



日期 Date

6/4/2022

Seq 2 5-281

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ



Re: 葵涌九華徑~規劃署檔號TPB/A/KC/489

20/04/2022 22:01

From:

To:

Cc:

File Ref:

[REDACTED]
<tpbpd@pland.gov.hk>

Dear Sir,

I returned the attached comments of the above subject for your necessary action, please.

Yours faithfully,

Yu Wah Kai

Chairman of Wah Fung Garden

Owners Committee

致城市規劃委員會秘書

專人送遞或郵遞: 香港北角渣華道 333 號北角政府合署 15 樓

傳真: 2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/KC/489 Received on 22/03/2022

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 1) 建築密度不應高於鄰近鐘山台的住宅。
- 2) 建築高度應低於附近嘉欣苑、華豐園和樂園
- 3) 此建築地段應保持現有或加上綠化植物。
- 4) 此地段建築期間應考慮地盤對嘉景山道的交通、噪音、環保等影響作出持續改善。

「提意見人」姓名/名稱 Name of person/company making this comment

Yu Hish Kai

簽署 Signature

[Signature]

日期 Date

20.4.2022

日期：2022年4月19日

華豐園業主委員會

致：主席

葵涌九華徑

擬議綜合發展包括分層住宅及學校（幼稚園）

規劃署檔號TPB/A/KC/489

公眾提供意見

就規劃署2022年4月1日致本委員會有關題述項目和事項的信函，本人作為本委員會的委員和華豐園業主住戶，就該信函所提及的項目資料呈交個人意見如下列，希望能納入本委員會就相同項目和事項回覆規劃署的意見函內。

建築期間

1. 荔景山道是唯一毗鄰題述項目地盤的道路，但荔景山道僅雙線雙程，地盤毗鄰地段更有巴士站、小巴士、交通燈、以及緊急車輛入口（EVA），是附近居民（包括華豐園）和交通車輛經常使用地段；所以在題述項目建築期間，其各類型建築用車輛和工作人員進出地盤時，必須能安排至避免影響附近居民和交通車輛的正常使用道路，避免交通堵塞，更要避免對居民構成危險；建築期間必須安排建築用車輛在非繁忙時段進出地盤，例如大型泥頭車和石屎車須在凌晨時段方可進出地盤等措施。
2. 題述項目附近均為住宅，其建築期間必須保持安靜，不可發出違例的噪音。
3. 題述項目附近均為住宅，其建築期間必須使用適當措施避免過量灰塵污染空氣，影響附近居民健康。

項目內容 - 交通

4. 項目資料顯示其建議將現有毗鄰的巴士站搬致靠近九華徑新村入口，此位置非常不理想，不可接受，原因：a) 該位置剛好是荔景山道下坡的轉灣位置，對於停靠的巴士和等車乘客，以及正在落坡的其他車輛，無疑等同製造交通黑點，增加意外和傷亡風險；b) 該位置對面為緊急車輛入口（EVA），如當有巴士停靠時適逢緊急事故，會阻礙緊急車輛進出。
5. 項目資料顯示其建議僅將現有的行人過路交通燈位移位，並無增加其他行人措施，相信此安排並不足夠應付將來因整個項目入伙後的居民和使用綜合用途樓的市民所大量增加的行人數量，注意還有幼稚園的年幼學童；此安排亦逼使該項目所增加的大量住宅居民必須經過華豐園、荔欣苑和華荔村的現有行人措施方可到達美孚港鐵站、巴士站、商場和附近其他社區措施，無疑對現時附近的屋苑增加管理、治安、噪音、衛生、滋擾、維修保養等問題；所以題述項目必須包括增加行人措施，例如行人天橋、有蓋行人路、安全過馬路措施等，以適當和安全地分流將來進出題述項目的居民和綜合用途樓的使用者。
6. 項目資料顯示包括兩層地庫停車場，希望該兩層地庫停車場包括對公眾開放的車位，以幫助解決華豐園附近一直存在的違例泊車問題。

項目內容 - 環保

7. 項目資料顯示有預留垃圾收集點（REFUSE COLLECTION POINT）靠在荔景山道路邊，為確保其產生的臭味和衛生問題不會對附近居民做成滋擾，該垃圾收集點必須為室內型，並附設適當的除味和衛生消毒措施。

項目內容 - 綜合用途樓

8. 要求綜合用途樓不要有濕貨市場，以確保附近良好衛生環境。
9. 要求綜合用途樓包括對公眾開放的運動措施，例如球類運動場。
10. 題述項目入伙後，居民人數增加不少，理應值得在新建設施內設置警察派出所，提升附近範圍的治安管理水平。

日期：2022年4月19日

華豐園業主委員會

致：主席

……/續上頁

其他

11. 題述項目的範圍包括滋擾華豐園以及附近其他居民多年的違法燒烤場所在位置，所以，當題述項目的規劃程序到達適合時期，要求發展商或其他相關責任單位即時圍封該違法燒烤場的位置，防止不法人士有機會再次霸佔和違法經營。
12. 項目資料顯示會配合保留歷史建築（HERITAGE BUILDINGS），要求題述項目範圍內的道路和行人路安排，能容許公眾人士（例如學生、保育團體以及長年居住附近的居民等）在不影響題述項目住宅居民正常生活的前提下，參觀該等被保留的歷史建築。

以上是本人作為華豐園業主委員會委員和華豐園業主住戶就題述事項提出的個人意見，希望本委員會能採納和按前述規劃署信函所述方式和期限前呈交規劃署。當然本人非常歡迎其他委員補充意見。

此致

華豐園業主委員會

副主席



梁漢聲

副本抄送：

- 華豐園業主委員會各委員
- 華豐園管理處

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220609-235013-07714

提交限期

Deadline for submission:

10/06/2022

提交日期及時間

Date and time of submission:

09/06/2022 23:50:13

有關的規劃申請編號

The application no. to which the comment relates:

A/KC/489

「提意見人」姓名/名稱

Name of person making this comment:

九華新村村務委員會

意見詳情

Details of the Comment:

九華新村村務委員會就上述綜合發展申請提出反對，現代表本村村民提出反對理據以及我們的疑問，希望城規會能從善如流，擱置該發展藍圖的審批。

首先，香港政府擁有該地段百分之四十六業權的土地，但整個發展計劃只有私人樓宇以及一所幼稚園，完全沒有其他惠及公眾的任何設施，在我們看來，就像政府白白將市區一幅珍貴的土地拱手相讓予發展商；試問這樣如何體現發展商在其申請書中聲稱的「協助解決香港房屋問題」？又如何說服公眾當中沒有利益輸送之嫌？

再者，該幅土地為「綜合發展用地」，單單只有十四幢私人樓宇何來「綜合」，又只有一所幼稚園如何「發展」？我們要求相關人士給予合理解釋，以釋除公眾疑慮。

第二，審視整份申請書，即使不是內行人也輕易的看到整個發展藍圖如何粗疏，整個計劃則重建豪宅、賣車位，對於其他規劃完全置之不管；例如，四周環境、交通規劃、道路發展、污水處理、垃圾收集、緊急通道等等，試問發展商有沒有詳細的規劃？一份有欠清晰、有欠周密的所謂發展藍圖如何叫大眾信服？

第三，九華徑村兩面山坡陡峭、滿佈樹木，是在鬧市中珍稀的天然林木之地、是在煩囂城市中自然而成的清幽之地；發展商大舉建造新式豪宅的同時，是否能夠擔保附近的一大片樹林不被破壞、野生雀鳥棲息之地不被騷擾？在施工期間塵土飛揚、大型工程車輛進出頻繁，發展商又如何保證附近環境、九華徑新村居民不被影響？在四面環山、斜坡結構複雜的地段貿貿然進行如此大型工程，牽一髮動全身，動土之前、動土當中、以至動土之後，發展商是否有能力確保所有持份者，包括我們的大自然，得到應得的尊重、保護、以及不被騷擾？發展商又是否有能力保障所有持份者的安全？

第四，本村務委員會在得悉此發展申請之後，多次要求和相關政府部門和發展商對話，希望對方能夠當面解釋整個發展計劃、能和最受影響的村民對話，聆聽一眾村民的意見，多次交涉均不獲理會；到底是九華新村一百四十多戶村民微不足道得不屑一顧，還是妄顧民意、黑箱作業已成為香港新常態？

我們希望貴會能認真審視整份申請書、仔細聆聽所有持份者的意見、慎重考慮各界提出

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的建議；同時亦再次要求相關政府部門和發展商能夠開誠佈公的親自到本村務委員會會址面對一眾村民，清楚解釋發展計劃與及聆聽我們的意見。

如蒙賜覆，請聯絡本村務委員會

九華新村村務委員會全體委員

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/KC/489 Received on 29/08/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

詳見另頁 (1頁) .

「提意見人」姓名/名稱 Name of person/company making this comment

葵涌中區分區委員會
(吳綺嘉代 行)

簽署 Signature



日期 Date

26/9/2022



葵涌中南分區委員會**KWAI CHUNG CENTRAL & SOUTH AREA COMMITTEE**

KWAI TSING DISTRICT OFFICE
5/F, Kwai Hing Government Offices
Building, 166-174 Hing Fong Road
FAX: 2310 8215

葵青民政事務處
葵涌興芳路 166-174 號
葵興政府合署五樓
圖文傳真：2310 8215

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檔案編號：HAD K&T KwC 11/25/5(C)
電話：2494 4523

致：城市規劃委員會秘書

有關的規劃申請編號：A/KC/489

意見詳情

葵涌(中南)分區委員會於 2022 年 9 月 21 日晚舉行第 8 次會議，會前有委員提出題述議程。有關議程在會議上討論並獲大會通過，把委員就題述規劃申請的反對意見轉達 貴會，詳情如下：

- 一、 有關規劃的住屋規模龐大，惟周邊的交通等配套設施未及發展，恐對區內居民的日常生活造成負面影響。
- 二、 大規模的建築工程可危及村內十餘棟古蹟樓宇的結構及保育工作。
- 三、 工程或使原有的去水渠改道，導致村內水浸加劇。
- 四、 華景山莊至九華徑的山溪內存有稀有生物品種，有關規劃可改變其生活環境，影響生態。

冀 貴會及有關當局考慮地區的反對意見，以保障區內居民的生活質素。

葵涌中南分區委員會

主席 陳謐怡

(吳綺嘉



代行)

2022 年 9 月 26 日

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221118-164452-65438

提交限期

Deadline for submission:

18/11/2022

提交日期及時間

Date and time of submission:

18/11/2022 16:44:52

有關的規劃申請編號

The application no. to which the comment relates:

A/KC/489

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WS So

意見詳情

Details of the Comment :

敬啟者：

反對申請編號A/KC/489意見書

- 1) 堅決反對申請者未經九華徑村所有屋宇持份者及未經任何商討下，妄顧民意、黑箱作業
- 2) 如何處理有200多年歷史的曾氏及吳氏祠堂合共四間
- 3) 堅決反對本村地段1349RP倘有官司未解決，CASE No.HCMP/1767/1989強行列入申請範圍中
- 4) 堅決反對整項工程分期進行時，如何確保附近生態環境、斜坡結構、過百年屋宇結構等
- 5) 堅決反對發展商工程進行時，有意在本村範圍外樹立圍牆分先後施工，破壞綜合發展原意及破壞本村風水
- 6) 強烈要求相關政府部門和發展商能夠開誠布公，親自到本村面對一眾村民，清楚解釋發展計劃與及聆聽我們的意見

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

221221-233947-96933

Reference Number:

提交限期

28/12/2022

Deadline for submission:

提交日期及時間

21/12/2022 23:39:47

Date and time of submission:

有關的規劃申請編號

A/KC/489

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 葉衛聰

Name of person making this comment:

意見詳情

Details of the Comment :

1. 有關2022年5月10日的城規會進一步修訂資料中發展藍圖顯示, 擬修建一條新行人路代替現有行人路, 本人認為該擬新建行人路代替現有行人路並不可行, 擬新建行人通道嚴重影響長者長出本村及嚴重影響當本村發生事故時影響救援工作, 本人絕對不能接受, 故堅決反對, 必須保存現有行人通道。
2. 藍圖中計劃預留3條1.5米寬通風通道, 本人認為寬度絕不足夠, 目前已建成屋苑有荔欣苑, 華荔邨, 盈暉臺共8幢高樓, 加上未來建成13幢高樓, 而九華新村位於山谷地理環境, 13幢高樓就在本村前方, 必定嚴重影響本村空氣流通, 這3條1.5米寬通風通道必須擴展至3米。
3. 藍圖沒有預留垃圾站, 日後該如何處理廢物。
4. 本村村口停車場的大榕樹, 歷史悠久, 乃是九華徑新舊兩村的風水樹, 保護村民出入平安, 身體健康, 村務興隆, 村民絕不能讓它受到破壞及移走, 如發展商強行將它移走及破壞, 一切不祥後果應由發展商負責承擔一切負責任。
5. 聞說發展商有意斬伐本村村民出入之行人通道路傍之大王椰樹, 這等樹是當年由本村多位老人家從大陸購買樹苗回來種植, 目的是美化本村環境, 我們堅決反對發展商斬伐或破壞這些大王椰樹。
6. 該綜合發展藍圖政府用地佔22,238.303平方米, 按4.923地積比率, 總建築面積110,880.2平方米, 按發展商撥作社福用途總建築面積為3741平方米, 佔政府用地建築總面積約3.4%, 而按整個綜合發展藍圖建築面積241,522.36平方米, 撥作社福用途建築面積約佔1.55%, 而原來幼稚園面積1,160平方米已改為長者中心(HCS), 發展商增加800平方米用作一間60名特別兒童照顧中心(SCCC), 其餘用作社福用途多辦長者中心, 如以一個地區人口將來近3萬人, 該綜合發展藍圖欠缺周詳。
7. 該綜合發展藍圖並沒有有助解決香港公營房屋問題。
8. 要求發展商駕臨本村講解建築時對九華徑新村有何影響;
9. 發展商從未回應公眾人士所提出之意見。

基於以上理由, 本人對發展藍圖A/KC/489提出強烈反對。

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/KC/489 Received on 16/02/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- (1) 堅決反對申請者未經九華徑村所有原居民屋宇持份者及未經任何商討下將列入申請範圍內。
- (2) 堅決反對申請者多次向城規會提交及補充意見，但對屋宇持份者隻字不提，足証明對持份者絕不尊重。
- (3) 堅決反對未解決地段 1349 R.P. 倘有官司在高院 CASE No. HCM P/1767/1989 一併列入申請範圍內。
- (4) 如何處理幾百年歷史的曾氏及吳氏祠堂合共四間。
- (5) 5/3/2023 本村舉行村民大會一致贊成通過 (1) 首先搬村，(2) 原後進行發展。 P.T.O.

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____ 日期 Date _____

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/KC/489 Received on 22/03/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Please refer to the attached files for reference

「提意見人」姓名/名稱 Name of person/company making this comment Citybase Property Management Limited

簽署 Signature

Victor



, 日期 Date

12-Apr-2023



葵涌九華徑測量約份第 4 約多個地段及毗連政府土地擬議綜合發展包括分層住宅及社區設施

就有關葵涌九華徑測量約份第 4 約多個地段及毗連政府土地【擬議綜合發展包括分層住宅及社區設施】的規劃申請事宜，經盈暉臺住宅業主委員會商討後，對上述規劃之申請有以下的意見：

1. 反對九華徑綜合發展區的規劃申請【申請編號: A/KC/489】。
2. 發展商提出將九華徑發展區打造成純住宅項目，是一個「極不理想的規劃方案」，偏離原定的「綜合發展」的原意和模式！此方案除了會為本區帶來 6 千多個住宅單位，預計會為本區增添最少約 1 萬 8 千多名居民，但其他重要的「民生設施/服務」一切欠奉！因此，我們深信此規劃必定會為毗鄰盈暉臺及美孚新邨的公共設施，包括餐廳食肆，交通設施及社區服務等，帶來沉重的壓力，令本區出現交通、噪音污染及停車等問題，對本區現有的居民有極大負面的影響。
3. 如果能將整個九華徑綜合發展作整體發展，並不分成多期發展，將整個發展區的基座「興建大型綜合商場」(包括餐廳、超市、百貨、銀行及社區服務等)，上層為住宅房屋的社區，必定能減輕盈暉臺及美孚新邨設施使用的壓力，同時亦能造福毗鄰包括九華徑新村、鐘山台、荔欣苑、華豐園、華荔邨荔灣花園、盈暉臺的居民及美孚新邨的居民，符合現今城市規劃的主流方向。在此，順帶一提，只有盈暉薈(盈暉臺基座商場)提供民生商業服務給予鄰近社區。原本在盈暉臺在規劃方面設有一「濕街市」，可惜政府地政處給予臨時豁免書改為商場用途；故此，現要求政府回復該「濕街市」的設施給予該區居民。
4. 眾所周知，九華徑地處山谷，遇有暴雨天氣便有嚴重水浸問題，昔日曾發生過水淹荔灣花園停車場事件！為減輕水浸的情況及不讓類似事件的再次發生，希望發展商有適當的設施規劃，並於各個施工階段，實施預防和緩解措施，減少對本區居民的影響。
5. 期盼政府能聽取民意，促請發展商更改現時規劃方案，以切合本區居民所需，惠澤社群！

致：城市規劃委員會秘書暨各委員及 傳真 28770245/25228426
及荃灣規劃專員 傳真 24125435

規劃申請反對書（截止日：2023/04/21日）
編號：A/KC/489

對上述規劃發展又再一次申請延期，民等繼續反對，理由如下：

（一）1991/8/16日鄉委會主席及民等出席貴會聆訊會議，秘書及各位委員聽取民等反對意見後，沒有任何異議。城規會1992/7/2日文件指出就土地用途作深入商討和考慮，更另設會議商討研究，經過深思熟慮，修訂把九華徑村劃入綜合發展區。當時法定藍圖S/KC/8中沒有註釋先要執行搬村及沒有註釋搬村地點，1992/7/13日民等再提出反對。

（二）1993/3/26日再一次出席城規會聆訊會議及面呈信件指出發展谷地先要執行搬遷九華徑，要作全面發展，不能夠作局部先行發展，秘書及委員理解村民意願和要求，沒有任何異議。

（三）1993/5/12日葵青民政處官員及規劃關財貴專員等再召開諮訊會，解說是以社會最佳利益去決定土地用途及考慮村民的意見……給村民一個改善黃金機會。民等認為公平、公正、合理解決或處理問題才是社會最佳利益。

（四）葵青民政專員1994/6/10日向規劃專員亦指出谷地應有一個全面發展計劃並非分開逐一處理是政府原意，清拆有關鄉村，綜合重建為社會帶來更多效益。

（五）1995/12/20日村長及村民在未獲得發展商作出先行搬村及整體發展同意下，去信城市規劃委員會支持發展商局部先行發展谷地南面，是不智舉措。

（六）1996/2/9日城市規劃委員會沒有履行/執行民等兩次在會議上所提建議，輕率准許九華徑谷地北面局部發展申請及谷地南部分先行發展（A/KC/200），公平、公正令人懷疑，是不負責任行為。

（七）1996/10/10日城市規劃委員會信件指出該藍圖1996/1/3日經總督（當時）會同行政局通過批准。換句話說，村民兩次出席城規會聆訊中所提建議/意見是獲行會接納，谷地發展先要執行搬村獲得城規會認可及行會通過有法定保障，應該令村民見到希望。

（八）1997年葵青文件77-78/96-97，規劃專員陸永年在區議會向議員指出

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原要求發展商負責收回發展區內所有土地一併發展，但遭發展商反對，谷地南與北引致不協調。

(九) 基層區議會認為規劃發展上出現不平行，作出強烈反對，無人反對下通過，可惜有關部門對基層議會所提建議置之不理，拒聽民意是不負責任。

(十) 根據規劃法定藍圖表格申請發展一事，谷地大部分土地不屬於申請人擁有，而且未得業權人同意，該申請有違法規、程序及有法不依。

(十一) 從規劃發展申請圖中得悉，九華徑發展輪候次序排行最後是絕對不能接授。民等兩次在聆訊會議上提出先要處理執行搬村的建議，秘書及委員等均沒有任何異議，經過深入研究討論接納，修訂藍圖把九華徑村納入綜合發展區，城規會有責任履行民等要求先作出搬村妥善安排，息除民等疑慮。

(十二) 該規劃發展申請更涉及祖地 S. D. 4 地段 1311 及 1349RP。地段 1311 遭當時理民府（現葵青民政專員）行政處理失當，違反既定程序，祖嘗傳統習俗三位司理，過契前無張貼告示及在欠缺一位司理下，遭無理過契。另一幅祖地 1349RP 當買賣過契告示貼出後，子孫/有份人因未授權司理售賣作出反對，遭買方民事起訴，成為 HCMP1767/1989 官司糾紛，在審訊中原告向法官要求暫停，所以沒有最終裁決。三位司理選舉必須得未出售該地有份人書面同意。

民等仍是反對上述規劃發展申請，民等祈望秘書暨各位委員以公平、公正審視，在審批該發展申請應考慮有關申請是否符合上述條件才作出准許。

由（一）至（十二）點信中所載日期及 HCMP1767/1989，民等早已呈過該等信件不少次給有關部門包括行會及立法會，所以不再附上。有關該申請延期自 2022 年 2 月開始，每月申請延期一次，令人費解。

副本呈：

行政會議

立法會

田土註冊處

廉政公署

葵青民政處

葵青地政處

申訴專員

掛號：RH 268 690 919 HK



曾漢成 曾復賢 曾頌茵

九華徑村民謹呈

2023 年 4 月 17 日

會議摘要：

1993/5/12日

1. 政務主任（發展）解釋，召開這次會議的目的，是再次諮詢村民對於擬將九華徑村劃為「綜合性發展區」的意見，以便城市規劃委員會就村民反對葵涌分區計劃大綱圖一事作出決定。
2. 荃灣規劃專員解釋城市規劃委員會的成員組織及功能。他告訴村民，除有幾位是政府官員外，城市規劃委員會的成員各來自不同背景，包括律師、工程師、測量師、工業家及學術界人士。城市規劃委員會是一個獨立團體，其主要職責是**以社會的最佳利益為前提來決定土地的用途**。在履行其職責時，城市規劃委員會會考慮居民的意見。但委員會並非執行機關，所有發展建議均會由政府或私人發展商實施。
3. 荃灣規劃專員續澄清劃為「**綜合性發展區**」對村民的益處。劃為「綜合性發展區」後，私人發展商便可參與這區的發展。有興趣的人士定會直接與村民聯絡，商談重建細節。補償條件及安置安排均會是村民與私人發展商商議的事宜。劃為「綜合性發展區」其實給了村民一個**改善該村環境的黃金機會**。**（開財貴規劃師在會上講這番話）**
4. 經冗長討論後，村民提出了若干困難及疑問，現綜述如下：
 - (i) 九華徑村環境極差（衛生差、房子破舊、村內缺乏空地供擴建用），政府有責任遷置該村。
 - (ii) 擬議在荔園現址興建的公屋，會妨礙該村的視野，並會引致風水問題。建築期間，該村更可能水浸及發生嚴重環境問題。
 - (iii) 村民擔心，鄰近地方充份發展後，該村還是舊時的模樣，故建議政府為村民找私人發展商商議綜合發展該村的事。
5. 作出回應時，荃灣規劃專員說，通常在當局擬於某鄉村進行工務計劃時，才會考慮遷置這村。他補充，村民擔心荔枝角公屋發展可能引起水浸及其他環境問題一事，會反映給房屋署審議。

48. 陸永年先生說，荔景山道以南及以北兩個綜合發展區的發展計劃及總綱發展藍圖，已在九六年年中獲城市規劃委員會批准。城市規劃委員會原要求荔景山道以北發展商負責收回發展區內的所有土地，以便一併發展，但遭發展商反對。為免荔景山道以北發展區內的发展項目未能同步進行，引致不協調的情況，地政總署會協調有關收地及補償事項。

49. 徐國恒先生回應曾俊文先生說，政府徵收一般私人農地與徵收祖營農地所採取的措施，基本上是沒有分別的。若是後者，地政處事先一定會就收地事宜知會及徵詢政務處意見。

50. 徐國恒先生回應黃耀聰先生的詢問說，到目前為止，地政總署未有收到有關荔景山道以北綜合發展區內的換地申請。

51. 黃耀聰先生認為，政府引用官地收回條例徵收土地以協助發展商發展，對村民不公平。曾慶鵬先生認同此觀點。

52. 羅瑞興先生回應黃耀聰先生及曾俊文先生的詢問時重申，此次收地行動是應房屋署要求而作出的。地政處擬在九七年三月就徵收九華徑谷地部分土地事宜諮詢區議會，到六月便交行政局決定。在作出決定前，村民的意見會獲得充分反映。

53. 黃耀聰先生表示發展公共房屋計劃是值得支持，但不應罔顧部分原居民的權益。

54. 主席希望居民透過適當的渠道向政府表達對九華徑綜合發展計劃的意見。

(石致雯小姐、林兒慧女士、曾慶鵬先生、羅瑞興先生、黎啟泰先生及曾俊文先生於下午五時四十分離開。)

葵涌石排街近石梨坑村村口違例泊車問題 (環境及規劃文件第84及84a/96 - 97 號)

55. 主席歡迎下列嘉賓出席會議：

- (a) 皇家香港警務處梨木樹分區行動及支援小隊指揮官余澤榮先生；及
- (b) 皇家香港警務處荃灣區交通隊主管曹廣源先生。

70. 石致雯女士表示，她沒有這方面的資料。劉耀光先生補充說，綜合發展區原則上可分期進行發展，但現在涉及的問題是換地事宜和公共屋邨發展計劃。

71. 黃耀聰先生詢問，最初計劃發展荔景山道以南時，有否將私人樓宇包括在內。

72. 劉耀光先生回答說，在規劃荔景山道以南的綜合發展區時，已知道會有私人及公屋發展。

73. 主席詢問，葵青地政處會否考慮九華徑村村民在討論此議題前所提出的意見和建議。

74. 霍麗棧女士表示，她們出席是次會議，並非宣布收地事項，而是就收地建議進行諮詢，以便將有關意見轉達行政局。她對九華徑村村民的意願及意見表示理解，並會向行政局如實反映。

75. 黃耀聰先生及梁廣昌先生先後發言。他們均反對政府將九華徑谷分為荔景山道南、北兩部分發展，亦反對引用收回官地條例，收回荔景山道以南土地作綜合發展。

76. 黃耀聰先生提出下述動議，並獲梁廣昌先生和議：

「葵青區議會強烈反對未經與九華徑村民達成全面發展九華徑谷荔景山道南、北土地的整體計劃前，行政局引用收回官地條例(第124章)，收回葵涌九華徑谷荔景山道以南土地作綜合發展之用。」

上述動議在無人反對下獲得通過。

葵青地政處

(劉耀光先生、陸長銓先生、羅瑞興先生、劉學偉先生、石致雯女士、李民威先生、林兒慧女士、霍麗棧女士、徐國恒先生及張運用小姐於晚上七時離開。)

關於鄰舍層面社區發展計劃的動議 (葵青區議會文件第78及78a/96-97號)

77. 主席是在項議題開始前，接收了葵盛東邨12座居民關注組及荃葵青爭取鄰舍計劃聯席代表遞交的信件，並准許他們的代表向大會發言(內容是要求當局在各類型房屋開展鄰舍層面社區發展計劃)。

葵青區議會文件
77.77a & 77b/96-97號
97年3月13日

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城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

有關城規發展申請編號 A/KC/489

葵涌九華徑測量約份第 4 約多個地段及毗連政府土地
[擬議綜合發展包括分層住宅及社區設施]

有關九華徑綜合發展區規劃許可申請，發展商於 2023 年 3 月 22 日再次提交進一步申請資料文件，惟對於基本發展規劃問題，仍未有解決及作出回應。因此，對是項申請，本人堅決反對。

查是項規劃，九華徑村原居民吳氏及曾氏兩宗族祠堂會被拆毀。本人已於早前曾去信 貴會，期望能得到合理的解決方案，惟至今發展商尚未有與吾等宗族原居民接觸，主動向原居民解釋和商議解決問題。經閱讀發展商對公眾意見的回應後，得悉發展商根本沒有打算解決原居民宗族祠堂問題，祇期望 貴會批准其規劃申請，令申請人在未有得到九華徑綜合發展區內土地業權人的同意下，就可強行分段/期發展區內土地。未知 貴會及各批核委員對此種手法，是否認同？本人覺得此規劃方式，是完全沒有尊重吾等九華徑村原居民，同時亦漠視《基本法》第 40 條列明「新界原居民的合法傳統權益受到特區保護」，賦予全體新界原居民傳統權益。

再者，根據申請人的發展規劃方案，於第一期發展進行及完成後，九華徑村門牌 23 至 30 號村屋、吳氏及曾氏兩族宗祠前面，將會有一條高出現時地面約 3 至 5 米的馬路及大廈平台。此馬路及大廈平台不單會加劇水浸現象、阻礙空氣流通及破壞景觀環境，同時，亦堵塞了一條村內污水渠的出口。因此，分期發展區內土地的規劃方案是不合情理。

其實，吾等家族也是宗祠地段的業權人，在未得到我們同意之前，就計劃拆毀宗祠的規劃，是絕對不能接受。因此，對上述規劃許可申請，我們再次提出強烈反對。希望 貴會各位委員能發揮職能，遏止此等不合情理的做法，避免此種手段，成為日後其他鄉村發展規劃申請許可的先例，並請盡速否決上述規劃許可申請。謝謝！



九華徑村原居民
吳志忠謹啟
2023 年 4 月 20 日

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城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會

鄉郊及新市鎮規劃小組委員會 主席及各委員：

有關城規發展申請編號 A/KC/489

位置：葵涌九華徑測量約份第 4 約多個地段及毗連政府土地

[擬議綜合發展包括分層住宅及社區設施]

有關發展商於 2023 年 3 月 22 日再次提交進一步申請資料文件，本人提出反對上述規劃申請建議。理由如下：

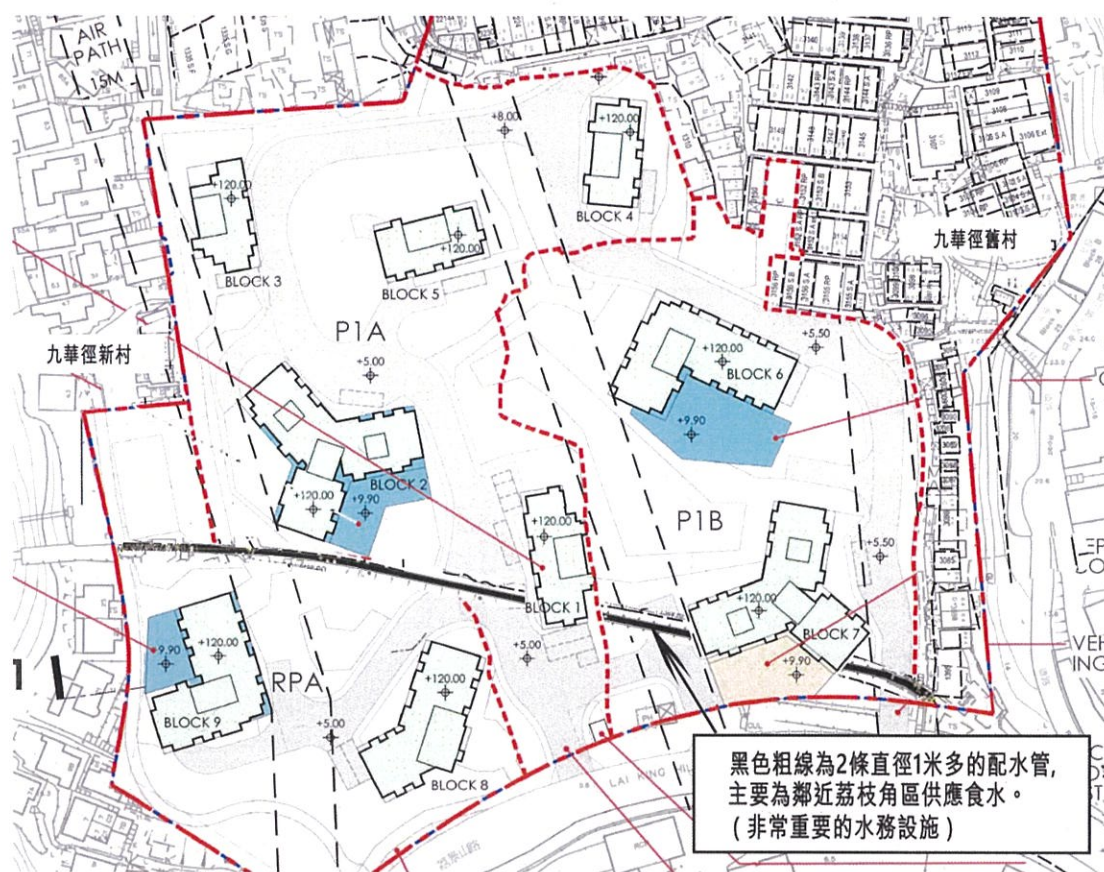
- 查九華徑山谷的中央有一非常重要的配水管道，由 2 條直徑一米多的大水管組成，主要將瑪嘉烈醫院/葵涌醫院旁邊水務署的荔枝角配水庫的食水輸送至整個荔枝角區域。因此，如依照發展商的規劃設計(興建大廈及地下停車場)，相信必定會損毀此配水管道。
- 從發展商的規劃設計圖，可得知擬建大廈第 1 座、第 2 座及第 7 座與擬建的馬路、花園等設施必定會直接損毀此配水管道(見附圖(一))，同時，擬建之地下停車場亦會損毀此配水管道(見附圖(二))。
- 於建築期間內，發展商如何保證此配水管道的安全？規劃發展完成後，此配水管道如何進行維護、保養及修理？

發展商至今仍未能對該配水管道問題提出任何解妥善的決方案！經仔細審視是次規劃發展建議，要解決此配水管道問題，相信發展商須要重新規劃及更改設計。由於配水管道是葵青及本區的居民食水供應命脈，所以於水管問題未得到妥善解決前，此規劃申請是否應予以否決。希貴會委員及水務署官員垂注。謝謝！



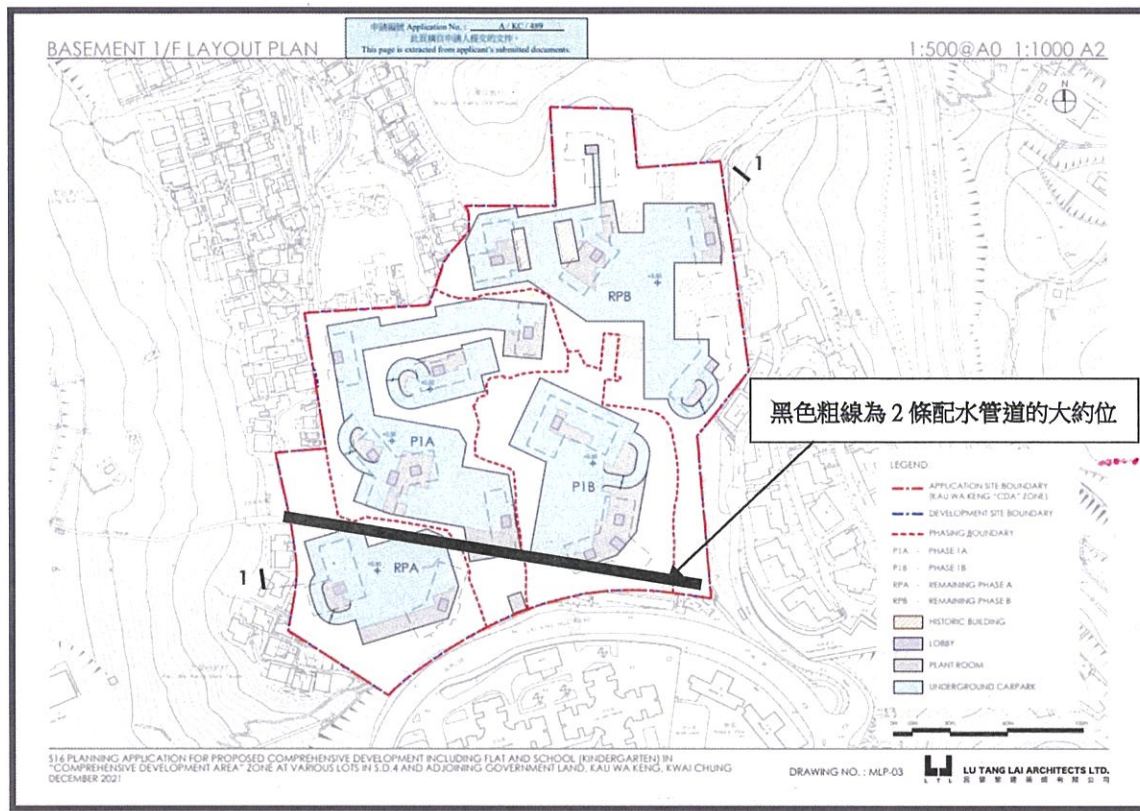
九華徑村村民
2023 年 4 月 19 日

附圖(一)



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附圖(二)



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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230420-233529-95128

提交限期

Deadline for submission:

21/04/2023

提交日期及時間

Date and time of submission:

20/04/2023 23:35:29

有關的規劃申請編號

The application no. to which the comment relates:

A/KC/489

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 葉衛聰

意見詳情

Details of the Comment :

1. 關於規劃申請A/KC/489, 本人已與該規劃申請糾纏整整壹年, 在這壹年裡面本人覺得發展商完全漠視九華徑新村村民意見, 九華徑新村村民多次要求發展商及有關政府部門駕臨本村解釋該發展藍圖, 至今杳無音訊.
2. 現希望城規會要求發展商提供建築時對九華徑新村環境評估, 空氣影響評估, 污水排放影響評估.
3. 在2022年5月10日及2022年7月14日提及為九華新村村民興建之24小時行人通道, 該行人通道只有在上述日期城規會規劃申請網頁中提及過, 其他日期城規會規劃申請網頁中則沒有再提及過, 本人完全不能接受擬新建行人通道, 並強烈要求維持原有行人通道.
4. 除行人通道外, 亦應為九華新村預留緊急車輛通道.
5. 在這壹年間從城規會網頁看超過500份意見提出, 如未能釋除該500多名提出意見人士, 希望城規會能駁回該規劃申請編號A/KC/489.
6. 發展商及城規會應為九華徑新村預留垃圾站.
7. 請發展商列明預留多少面積給予綜合用途.

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城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

規劃小組委員會 主席及各委員：

有關城規發展申請編號 A/KC/489

位置: 葵涌九華徑測量約份第 4 約多個地段及毗連政府土地
[擬議綜合發展包括分層住宅及社區設施]

有關上述申請，發展商再於 22/3/2023 提交進一步申請資料文件，經閱讀發展商由開始申請至今所提交的資料文件及回應，知悉發展商只欲發展區域內的農地(大部分為政府及原居民擁有之土地)，而非整個九華徑綜合發展區。申請人亦未有就大多數公眾提出的意見，作出實質回應，或者將規劃內容作出相應修改！因此，本人必須再次提出反對上述申請。現將反對理由臚列如下，希主席及各委員了解明白，並否決上述申請。

1. 發展商根本未有獲得發展區內的業權人同意發展，就強行提交申請發展，實不合法理。
2. 大多數九華徑村原居民、九華徑新村居民及附近週邊居民至今都是反對發展商最新提出的分期發展計劃。在沒有九華徑村原居民及鄰近居民的支持下，此項規劃申請是否應該否決？讓發展商繼續拖延時間，是否浪費公帑！
3. 發展商根本未有打算對九華徑舊村土地(村屋)進行發展！發展商使用混淆視聽，混水摸魚的伎倆，企圖將此綜合發展區分拆成多個地區進行分期發展，相信其目的只是為取得區內大片的政府土地進行重建發展牟利。其實，分期發展的舉措是有違當初 貴會將此綜合發展區規劃為整體發展的原意及對九華徑村原居民的承諾。
4. 發展商提高馬路及大廈地面的高度和增設籬笆，不但令到地處低窪的村屋出現水浸及空氣不流通的危機，而且會妨礙村民緊急逃生的通路，對村民影響極其嚴重。
5. 查九華徑村週邊居民包括九華徑新村、荔欣苑、鐘山台、華豐園、華荔邨、荔灣花園、盈暉臺及美孚新邨，是很需要一個大型的綜合商場，當中包括購物、街市、娛樂、飲食、銀行及社會服務等。如能提供實現，相信可以減輕美孚新邨及盈暉臺的壓力，對整體週邊居民有極大的好處。因此，發展商要將此發展區打造成沒有綜合商場的社區住宅項目根本是不合適，亦不切合實際。



九華徑村村民
Thomas Ng
2023 年 4 月 21 日

Advisory Clauses

1. The approved Master Layout Plan (MLP), together with the set of approval conditions, will be certified by the Chairman of the Town Planning Board (TPB) and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance. Efforts should be made to incorporate the relevant approval conditions into a revised MLP for deposition in the Land Registry as soon as possible.
2. To note the comments of the District Lands Officer/Tsuen Wan & Kwai Tsing (DLO/TW&KT), Lands Department (LandsD) that:
 - (a) land within the VE is primarily preserved for small house development by indigenous villagers under the Small House Policy. For any non-small house land exchange applications within the VE, the applicants should provide justifications to substantiate the application for the exceptional circumstances for consideration;
 - (b) the ownership of the proposed surrender lots will be examined when a land exchange application is accepted to be proceeded. For the lots alleged to be fully acquired by the applicants, our records indicate that all private land within Phase 1B, i.e. various sub-sections of Lot No. 1349 RP in S.D. 4, are still owned by Tsang Wa Hon Tso because no consent had been given under s.15 of the New Territories Ordinances to the various Agreements and Conveyances on Sale registered against the said lots in favour of Cornhill Enterprises Limited. The applicants should prove his title to the above land if land exchange is pursued thereat;
 - (c) before completion of a proposed land exchange, the applicants should unify the title of and clear all occupation fee from encumbrances on all the private lots proposed to be surrendered; and
 - (d) any land exchange applications should accord with the approved development scheme by the Board.
3. To note the comments of the Commissioner for Transport (C for T) that:
 - (a) relocation of the existing pedestrian crossing and bus stop on Lai King Hill Road Eastbound would be implemented to avoid conflict with the proposed vehicular access for the development. The relocation of pedestrian crossing and bus stop at Lai King Hill Road should be reviewed and implemented to our satisfaction;
 - (b) it is noted that staggered crossing is proposed for the improvement works at the junction of Kwai Chung Interchange and Lai King Hill Road. Please take into consideration the followings in the detailed design:
 - (i) the staggering should preferably be left-handed so that pedestrians stepping onto the central reserve or refuge turn towards the approaching traffic to give them a better view of it;
 - (ii) the central refuge should be large enough to accommodate the expected numbers of pedestrians gathered during each signal cycle; and

- (iii) to enhance walkability, wholly or partly synchronised pedestrian green time on both side of a staggered crossing should preferably be arranged in at least one stage of traffic signal cycle, and in such case, 800mm overlapping for pedestrian crossing shall be provided, i.e. stagger with less than one crossing width.
4. To note the comments of the Chief Highway Engineer/NT West, Highways Department (CHE/NTW, HyD) that:
- (a) the proposed junction improvement works and road modification works due to the development should be carried out by the applicants' own cost; and the design shall be approved by TD and complying with HyD's standard; and
 - (b) the proposed retaining structure & its support for the setback area of the relocated bus lay-by, as well as the alternative relocation option, if appropriate, will be maintained by the applicants.
5. To note the comments of the Director of Environmental Protection (DEP) that:
- (a) it is noted that the EIAO implication of the proposed sewage pumping station has been affirmed. Should any proposed works/facilities of the development be confirmed as a designated project (DP), the applicants shall observe and follow the statutory procedure under the EIA Ordinance. It is noted that the applicants intend to submit a Project Profile for direct application of environmental permit (DIR) for EPD's consideration and approval at a later stage. The applicants are reminded that the information presented in this report and/or the Board's decision on this planning application shall not pre-empt EPD's future decision under the EIAO;
 - (b) since EPD's water quality monitoring station KW3 would be affected by the construction of the proposed development and the proposed watercourse removal/diversion, the applicants are advised to (i) provide a construction schedule of the four phases of the proposed development and (ii) update when the watercourse removal/diversion will be conducted when such information is available; and
 - (c) with respect to Shek Lei Pui Water Treatment Works, based on the information provided, we have no comment from the non-fuel gas dangerous goods risk perspective and EPD considers that a submission of Risk Assessment to CCPHI is not necessary. Nevertheless, EMSD's advice from fuel gas risk perspective shall be sought.
6. To note the comments of the Chief Engineer/ Mainland South, Drainage Services Department (CE/MS, DSD) that:
- (a) to relieve the increasing pressure of the drainage system due to development and ensure sustainable development in Hong Kong in the face of climate change, provision of blue-green drainage infrastructure according to Section 3.2.2 of DSD's Stormwater Drainage Manual is strongly recommended to be incorporated in the development with a view to reducing the quantity as well as improving the quality of site runoff. In fact, similar concept is already embraced in the stormwater

management section of BEAM Plus Neighbourhood in which credits will be granted for promotion of infiltration and provision of temporary storage. In view of the above, the applicants are recommended to explore further appropriate blue-green drainage infrastructure for incorporation in this project.

7. To note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO) that:
 - (a) since it is anticipated that extensive construction works will be carried out in close proximity to the Graded Buildings, we would like to reiterate that the Graded Buildings should be preserved and maintained properly in the proposed phased development. Detailed assessments on the possible physical impacts on the Graded Buildings should be conducted before the commencement of any works. Appropriate precautionary, monitoring and protection measures should be proposed and implemented. Meanwhile, the ambience of the site and the visual impacts arising from the proposed scheme on the Graded Buildings should also be considered and assessed, if the subject planning application is approved by TPB;
 - (b) it is anticipated that the applicants may carry out works at the Graded Buildings to suit their new use(s), a Conservation Management Plan (CMP) is therefore required to manage the change(s) of the Graded Buildings arising from their new use(s). It is noted that the applicants have committed to submit a CMP for the Graded Buildings to AMO in detailed design stage. The applicants are reminded that the CMP should be approved by AMO before commencement of any works and should include but not limited to the followings:
 - (i) the outline of the conservation approach of the captioned development;
 - (ii) documentation of the proposed conversion works to the Graded Buildings within the application site;
 - (iii) evaluation of the impacts of the proposed works on the Graded Buildings within the application site;
 - (iv) provision of protective measures for the Graded Buildings throughout the project period; and
 - (v) recommendations on the mitigation measures for the Graded Buildings therein for managing the changes arising from the captioned development project;
 - (c) there are a number of historical buildings within the Site, including Nos. 8, 11, 11A, 12, 15A, 23, 24, 25, 28A, 29, 31, 33, 33A, 35, 36, 40, 41, 49A, 51, 51B, 52A, 52D, 55, 56, 57, 57A, 58, 61, 62, 63, 63B, 64, 66 and 66A Kau Wa Keng Tsuen as well as the former Lutheran Church and Primary School at Nos. 19-19A Kau Wa Keng San Tsuen, which may possibly have certain heritage value. If preservation *in-situ* of these buildings is considered not feasible, the applicants are recommended to preserve the buildings by record through photographic recording and 3D scanning, and provide interpretation information of Kau Wa Keng in the future development to tell the history of the area. The applicants are also advised to provide a set of

the photographic and 3D screening records to AMO for record purpose and future use, such as research, exhibition and educational programmes; and

- (d) Kau Wa Keng Old Village is not a Site of Archaeological Interest. Notwithstanding, the applicants are advised to confirm that the Site has no archaeological potential so as to cover its assessment on this particular aspect of cultural heritage.
8. To note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (a) requirements for sustainable building design guidelines as stipulated in the PNAP APP-152 should be complied with in case the attribute of gross floor area concessions under the PNAP APP-151 is applied; and
 - (b) detailed comments under the BO will be given at building plan submission stage.
9. To note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (a) if there are any changes to the Master Layout Plan of the proposed comprehensive development, the developer is required to submit them to WSD for review and comment;
 - (b) during the design and construction stage, the developer is required to obtain the latest information on the waterworks installation for design and protection of the waterworks installation within the WWR;
 - (c) the developer is required to submit the Waterworks Impact Assessment Report to WSD for review and comment, which should include the followings:
 - (i) the Master Layout Plan including foundation information at the detailed design stage;
 - (ii) the foundation plan and ground movement monitoring plan at the detailed design stage;
 - (iii) the protection plan for the waterworks installation within the WWR and in the vicinity of the site at construction stage and operational stage prior to any construction;
 - (iv) the landscape design or any other design information which may affect our operation and maintenance of the waterworks installation within the WWR, in addition to the trees and shrubs restriction;
 - (d) the developer and his site staff are reminded that neither temporary nor permanent structures can be hoisted within the WWR, and no materials can be stored there. 24-hour free access must be provided for WSD's staff, contractors and specialists to perform routine operation and maintenance;

- (e) for any damages of the waterworks installation within the WWR during and after the construction caused by any works or other activities carried out by the developer, the cost of repair and reinstatement shall be binding on the developer;
- (f) if the above design submissions fail to meet the satisfactory requirements of WSD; or failure of the construction works to fulfil the agreed design; or any outstanding works found on site after the construction stage; or any damage of the waterworks installation found on site; or any other special circumstances related to the WWR, WSD may request BD to defer the issuance of the occupation permit until the satisfactory requirements of WSD are met; and
- (g) if the developer has to divert the existing water main within the WWR, he should bear the construction cost and the responsibility including the detailed design and construction works of the new water mains, and is required to seek approval from WSD throughout the process.

10. To note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- (a) the proposed permanent RCP should be reprovisioned with parking area for refuse collection vehicles, loading bay/ refuse storage area, vehicular entrance, secondary entrance for handcarts, office-cum-roll call point, storeroom and storage area for handcarts and refuse bins, staff toilets and changing rooms as stipulated in FEHD's Handbook on Standard Features for Refuse Collection Points (March 2021);
- (b) the storeroom should be separated from the RCP in order to provide a clean and dry environment for storage of protective gears and equipment, e.g. disinfection chemicals, PPE, marks, goggles;
- (c) the proposed RCP should provide the facilities / meet the requirements to fulfill the future legal requirement upon implementation of the Municipal Solid Waste Charging Scheme; and
- (d) permanent reprovisioning of the flushing toilet instead of aqua privy is required unless the whole Kau Wa Keng San Tsuen and Kau Wa Keng Old Village will be demolished with no more household unit with existing villagers remaining there. The reprovisioned public toilet should be a flushing toilet following prevailing FEHD's standards and prevailing requirements promulgated by relevant Government departments, including the Design Manual – Barrier Free Access.

11. To note the comments of the Director of Fire Services (D of FS) that:

- (a) fire service installations and water supplies for firefighting should be provided to the satisfaction of this Department;
- (b) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (c) as no details of the emergency vehicular access (EVA) have been provided, comments could not be offered by this Department at the present stage. Nevertheless, the applicants are advised to observe the requirements of EVA as

stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department; and

- (d) regarding the proposed Special Child Care Centre (SCCC) of the proposed development, the applicants are advised to observe the height restriction as stipulated in S.19 of Child Care Services Regulations, Cap. 243A.

12. To note the comments of the Director of Social Welfare (DSW) that:

- (a) for the proposed 60-p Day Care Centre for the Elderly (DE), single floor arrangement on G/F (vehicle accessible floor) is most desirable from service point of view as all the end users are frail in health and require close monitoring. Its design and floor arrangement should be reviewed in detailed design stage;
- (b) it is noted that the Home Care Services (HCS) for Frail Elderly Persons is straddled across two floors (i.e. G/F – 1/F) at Block 1 in Phase 1A. In view of the issues regarding manpower support, monitoring and security, it should be relocated on one single floor in the detailed design stage;
- (c) it is noted that the 60-p Special Child Care Centre (SCCC) is planned at 1/F – 2/F of Block 13 under Remaining Phase B. Since SCCC serves pre-school children with moderate to severe disabilities, split floor arrangement is not preferred from service and operational perspectives. Given that the floor arrangement for SCCC will be further reviewed at the detailed design stage, we have no further comment from service perspective. The applicants are reminded that the design of SCCC should comply with the requirement stated in the Cap. 243 Child Care Services Ordinance, Cap 243A Child Care Services Regulations and the Operation Manual for Pre-primary Institutions.

13. To note the comments of Chief Architect/Advisory and Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD) that it is noted that some of the blocks' façade area (such as Block 1, 3, 10 to 13) are facing west. Solar control devices should be considered to reduce solar heat gain and avoid glare as far as possible.

14. To note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:

- (a) the Application Site is well-vegetated and many mature trees are found within the Site. The applicants should consider a holistic approach to retain the existing landscape resources and historical buildings and incorporate them into the proposed landscape design in a comprehensive manner;
- (b) it should be reminded that approval of the application under s.16 of the Town Planning Ordinance does not imply approval of tree works such as felling/transplanting or pruning under lease. Applications on tree works should be submitted direct to relevant authorities/ government departments for approval where appropriate; and
- (c) the applicants are reminded that approval of the s.16 application under the Town Planning Ordinance does not imply approval of the site coverage of greenery

requirements under APP PNAP-152 and/or under the lease. The site coverage of greenery calculation should be submitted separately to BD for approval.

15. To note the comments of Director of Leisure and Cultural Services (DLCS) that the applicants are advised that the New Territories West (NTW) Tree Team of LCSD is responsible for maintaining roadside trees situated on landscaped areas and on Unleased & Unallocated Government Land (UUGL) within 10 metres from kerb along existing non-expressway public roads outside country park within Tsuen Wan, Kwai Tsing and Islands District(s) in accordance with Technical Circular (Works) No. 6/2015.