

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11月29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。

29 NOV 2022

This document is received on
The Town Planning Board will formally acknowledge
the 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"
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

2203116 by hand 25/11/2022

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KC/500
	Date Received 收到日期	29 NOV 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)

The Hong Kong Housing Authority (HKHA)

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)

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)	Phase 1: On Tai Wo Hau Road adjacent to Yan Kwai House of Kwai Chung Estate Phase 2: On Kwai Shing Circuit opposite to Shing Wo House of Kwai Shing East Estate
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	Gross Site Area: 6,327 (Subject to detailed survey) <input checked="" type="checkbox"/> Site area 地盤面積 Net Site Area: 6,327 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 45,055 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	6,327 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/31
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)2"
(f) Current use(s) 現時用途	Works area under HKHA (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 _____ (DD/MM/YYYY)[&]
於 _____ (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 _____ (DD/MM/YYYY)[&]
於 _____ (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所用途, 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 data-bbox="520 1373 810 1485">Name/type of installation 裝置名稱/種類</th> <th data-bbox="818 1373 970 1485">Number of provision 數量</th> <th data-bbox="978 1373 1460 1485">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 data-bbox="520 1485 810 1608"></td> <td data-bbox="818 1485 970 1608"></td> <td data-bbox="978 1485 1460 1608"></td> </tr> <tr> <td data-bbox="520 1608 810 1731"></td> <td data-bbox="818 1608 970 1731"></td> <td data-bbox="978 1608 1460 1731"></td> </tr> <tr> <td data-bbox="520 1731 810 1854"></td> <td data-bbox="818 1731 970 1854"></td> <td data-bbox="978 1731 1460 1854"></td> </tr> </tbody> </table>	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(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 From 由 Domestic 6.0 to 至 Domestic 6.5*
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 190 (Phase 2) mPD 米 (主水平基準上) to 至
198 (Phase 2) mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify) * equivalent to a domestic plot ratio of 6.95 under the composite formula
其他 (請註明)
after adopting an actual non-domestic plot ratio of 0.62

(v) For Type (v) application 供第(v)類申請

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

Proposed Minor Relaxation of Maximum Plot Ratio and Building Height Restriction for Permitted Public Housing Development

(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 45,055 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Domestic 6.5 and Non-domestic 0.62 ☒ About 約
- Proposed site coverage 擬議上蓋面積 Phase 1: Not more than 40% ☒ About 約
- Proposed no. of blocks 擬議座數 Phase 2: Not more than 30% %
Phase 1: 1
Phase 2: 1
- Proposed no. of storeys of each block 每座建築物的擬議層數 Not more than 42 storeys 層
☒ include 包括 1 (Phase 2) storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 Phase 1: Not more than 160
Phase 2: Not more than 198 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

<input checked="" type="checkbox"/> Domestic part 住用部分		41,125 GFA 總樓面面積 sq. m 平方米	<input checked="" type="checkbox"/> About 約
number of Units 單位數目 937			
average unit size 單位平均面積 44 sq. m 平方米		<input checked="" type="checkbox"/> About 約	
estimated number of residents 估計住客數目 2,570 (about)			
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		GFA 總樓面面積	
<input type="checkbox"/> eating place 食肆 sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> hotel 酒店 sq. m 平方米	<input type="checkbox"/> About 約	
		(please specify the number of rooms 請註明房間數目)	
<input type="checkbox"/> office 辦公室 sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services 商店及服務行業 sq. m 平方米	<input type="checkbox"/> About 約	
<input type="checkbox"/> 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)	
<input checked="" type="checkbox"/> 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) Neighbourhood Elderly Centre (NEC), Special Child Care Centre (SCCC), Early Education and Training Centre (EETC), Estate Management Office, Office, Ancillary Facilities (not more than 3,930 sq.m) Ancillary Parking Facilities (Ancillary Parking Facilities are exempted from GFA calculation)	
<input checked="" type="checkbox"/> Open space 休憩用地		(please specify land area(s) 請註明地面面積)	
<input checked="" type="checkbox"/> private open space 私人休憩用地	2,570 sq. m 平方米	<input checked="" type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公眾休憩用地 sq. m 平方米	<input type="checkbox"/> 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]	
Phase 1	G/F - 3/F	Lobby, Welfare Facilities, Covered Play Area, Estate Management Office, Office, E&M Facilities	
Phase 1	4/F or Above	Residential Flats	
Phase 2	Basement	Parking Area	
Phase 2	G/F - 2/F	Lobby, Welfare Facilities, Estate Management Office, E&M Facilities	
Phase 2	3/F or Above	Residential Flats	
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途			
Recreational Facilities, Open Landscape Deck, EVA and Circulation Area, Parking Area			

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)

2026/27 and 2027/28 by phases tentatively

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

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>Tai Wo Hau Road (Phase 1) and Kwai Shing Circuit (Phase 2)</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>																
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>Domestic : 26</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>Visitor : 10</td> </tr> <tr> <td></td> <td>13</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>Domestic: 4</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>Nil</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>Welfare Facilities Parking Spaces (48-seater coach for SCCC)</td> <td>1</td> </tr> </table>	Private Car Parking Spaces 私家車車位	Domestic : 26	Motorcycle Parking Spaces 電單車車位	Visitor : 10		13	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Domestic: 4	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	Others (Please Specify) 其他 (請列明)		Welfare Facilities Parking Spaces (48-seater coach for SCCC)	1
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<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>Nil</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>Nil</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>Nil</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>Nil</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>2 (Medium/Heavy Goods Vehicle)</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table>	Taxi Spaces 的士車位	Nil	Coach Spaces 旅遊巴車位	Nil	Light Goods Vehicle Spaces 輕型貨車車位	Nil	Medium Goods Vehicle Spaces 中型貨車車位	Nil	Heavy Goods Vehicle Spaces 重型貨車車位	2 (Medium/Heavy Goods Vehicle)	Others (Please Specify) 其他 (請列明)					
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Others (Please Specify) 其他 (請列明)																		

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，請另頁註明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 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 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</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>Please refer to the attached Supporting Planning Statement.</p> <p>.....</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"/>
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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 attached Supporting Planning Statement.

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 this application 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


.....
MS. YIU KUK HUNG, PORTIA

Name in Block Letters
姓名（請以正楷填寫）

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

Chief Planning Officer/ 2

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ 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

on behalf of The Hong Kong Housing Authority
代表

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

Date 日期

25/11/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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華道 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 available 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於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Phase 1: On Tai Wo Hau Road adjacent to Yan Kwai House of Kwai Chung Estate Phase 2: On Kwai Shing Circuit opposite to Shing Wo House of Kwai Shing East Estate		
Site area 地盤面積	Gross Site Area 總地盤面積: 6,327 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Net Site Area 地盤淨面積 : 6,327 (includes Government land of 包括政府土地 6,327 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Draft Kwai Chung Outline Zoning Plan No. S/KC/31 葵涌分區計劃大綱草圖編號 S/KC/31		
Zoning 地帶	"Residential (Group A)2" 「住宅(甲類)2」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Maximum Total Plot Ratio and Building Height Restriction for Permitted Public Housing Development 擬議略為放寬總地積比率及建築物高度限制作准許的公營房屋發展計劃		
(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	41,125 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	6.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,930 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.62 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	2	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <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)	
	Non-domestic 非住用	m 米 <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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Phase 1: 160 Phase 2: 198	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		42	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	937		
(vi) Open space 休憩用地	Private 私人	2,570	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	26 (Domestic) 10 (Visitor)
	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) Welfare Facilities Parking Spaces (48-seater coach for SCCC)	13 4 (Domestic) Nil Nil 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	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)	Nil Nil Nil 2 (Domestic) (Medium/Heavy Goods Vehicle)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input 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 checked="" 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/>		
Reports 報告書		
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 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 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 checked="" type="checkbox"/>
Visual Appraisal, Air Ventilation Assessment - Initial Study		
<hr/>		

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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S16 PLANNING APPLICATION
DRAFT KWAI CHUNG OZP NO. S/KC/31

**Proposed Minor Relaxation of Plot Ratio
and Building Height Restriction for
Permitted Public Housing Development at
Tai Wo Hau Road**

SUPPORTING PLANNING STATEMENT

November 2022

Executive Summary

This Planning Application is submitted by the Hong Kong Housing Authority (HKHA) to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance to minor relax the planning restrictions of the permitted public housing development at Tai Wo Hau Road Phases 1 and 2, Kwai Chung (the Application Site). The Application Site is zoned “Residential (Group A)2” (“R(A)2”) under the Draft Kwai Chung Outline Zoning Plan No. S/KC/31. It is subject to a maximum domestic Plot Ratio (PR) of 6.0 or a maximum non-domestic PR 9.5; and Building Height Restriction (BHR) of 160mPD and 190mPD for Phase 1 and Phase 2 of the Application Site respectively.

Given the shortage of land for public housing development, the Government has been adopting a multi-pronged approach in increasing public housing land supply, including optimisation of public housing sites where technical feasibility permits. In line with Government’s initiative announced in December 2018 on “Enhancement of the Development Intensity of Public Housing Sites” to increase the maximum domestic PR of the public housing sites in Density Zones 2 and 3 of the Main Urban Areas by up to 30% as appropriate where their technical feasibility permits, the HKHA is seeking for minor relaxation of the maximum domestic PR from 6.0 to 6.5 (+around 8.3%) (equivalent to a domestic PR of 6.95 under the composite formula after adopting an actual non-domestic plot ratio of 0.62), and maximum BHR for Phase 2 from 190mPD to 198mPD (+around 4.2%) for the Application Site. With the proposed increase in development intensity, the Application Site is able to produce 937 flats (554 flats in Phase 1 and 383 in Phase 2), an additional 150 public housing flats will be generated.

In response to the initiatives announced in 2020 Policy Address to set aside about 5% of attainable domestic GFA for welfare facilities, a Neighbourhood Elderly Centre, an Early Education and Training Centre, and a Special Child Care Centre are provided, achieving the above requirement.

The proposed minor relaxation of maximum domestic PR and BHR is in line with Government’s policy on increasing of public housing supply to cater for the acute demand for public housing. Relevant technical assessments have indicated that the proposal will not generate any insurmountable impacts on visual, landscape, air ventilation, traffic, sewerage and environmental aspects. The proposal will also achieve planning gain by providing more welfare facilities to serve the local/district community.

In view of the above, the TPB is requested to give favorable consideration on the proposed minor relaxation of maximum domestic PR and BHR of the Application Site.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

本規劃申請是由香港房屋委員會（下稱「房委會」）根據《城市規劃條例》第16條向城市規劃委員會（下稱「城規會」）申請略為放寬已核准的大窩口道第一及二期公營房屋發展計劃（下稱「申請地盤」）。申請地盤為《葵涌分區計劃大綱草圖編號 S/KC31》上的「住宅（甲類）2」地帶，該地帶發展受限於最高住用地積比率6.0倍或最高非住用地積比率9.5倍；以及第一期及第二期地盤的建築物高度限制分別為主水平基準以上160米（第一期）及190米（第二期）。

鑑於公營房屋用地短缺，政府採取多管齊下的措施以增加公營房屋土地供應，包括在技術可行的情況下優化個別公營房屋地盤發展。為配合2018年12月政府公布的「提升公營房屋用地的發展密度」政策，在技術可行的情況下可適度放寬在市區住宅發展密度第2區及第3區的最高住宅地積比率最多三成，房委會建議將申請地盤的最高住用地積比率由6.0倍略為放寬至6.5倍（+約8.3%）（相等於按綜合用途計算程式計算，住用地積比率6.95倍及實際非住用地積比率0.62倍），以及將第二期地盤的建築物高度限制由主水平基準以上190米放寬至198米(+約4.2%)。在擬議的增加發展密度下，申請地盤將可提供約937個為公營房屋單位（第一期地盤約554單位及第二期地盤約383單位），即提供額外約150個單位。

為配合《二零二零年施政報告》中公布預留約百分之五住用樓面面積作福利用途的措施，擬議發展將提供一間長者鄰舍中心、一間早期教育及訓練中心及一間特殊幼兒中心，以達到上述的要求。

擬議略為放寬的最高住用地積比率及建築物高度限制符合政府政策，在提升公營房屋發展密度以應付公營房屋的殷切需求下，各項技術評估顯示有關建議不會在視覺、景觀、空氣流通、交通、排污及環境方面構成不可接受的負面影響。與此同時，擬議發展可為鄰近社區提供更多社福設施。

基於以上各點，懇請城規會從優考慮略為放寬申請地盤的最高住用地積比率及建築物高度限制。

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1. INTRODUCTION

- 1.1. This application seeks the Town Planning Board (TPB)'s permission under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum domestic Plot Ratio (PR) from 6.0 to 6.5¹, and maximum building height restriction (BHR) for Phase 2 from 190mPD to 198mPD for the permitted public housing development at Tai Wo Hau Road, Kwai Chung (the Application Site) (**Figure 1**).

2. SITE CONTEXT

Planning Context

- 2.1. The Application Site, with a gross site area of about 0.32 ha and 0.31 ha for Phase 1 and Phase 2 respectively, is zoned "Residential (Group A)2" ("R(A)2") on the Draft Kwai Chung Outline Zoning Plan No. S/KC/31 (the OZP) (**Figure 1** refers). They were rezoned in 2014 from "Open Space" ("O") and "Residential (Group A)" for Phase 1 and "Government, Institution or Community" ("G/IC") and "O" for Phase 2 to "R(A)2" zone for public housing development, subject to a maximum domestic PR of 6.0 or a maximum non-domestic PR of 9.5 and BHR of 160mPD (Phase 1) and 190mPD (Phase 2). 'Flat', 'Social Welfare Facility' and 'Office' uses, among others, are Column 1 uses and always permitted under "R(A)2" zone. Relevant OZP was approved by the Chief Executive in Council in May 2022 and the planning brief for the application site was approved in August 2014. The Application Site is currently works area under HKHA for the permitted public housing development.

- 2.2. According to the OZP, based on the individual merits of the development proposal, minor relaxation of the PR and BHR may be considered by the TPB on application under Section 16 of the Town Planning Ordinance.

Surrounding Land Uses

- 2.3. The Application Site includes two phases, in which Phase 1 is located at Tai Wo Hau Road and Phase 2 is located at Kwai Shing Circuit (**Figure 1 and Plan 1a**). Phase 1 was previously occupied by the Asbury Estate but was demolished in late

¹ equivalent to a domestic PR of 6.95 under the composite formula after adopting an actual non-domestic PR of 0.62.

1980s. Phase 2 was previously used as the Kwai Shing Driving Test Centre. Both phases are currently works area under HKHA.

- 2.4. Referring to **Figure 1**, the Application Site is located on slopes within a high rise residential neighbourhood. To its north is Kwai Chung Estate (Building Height (BH) of about 170mPD) and to the immediate east is Yan Kwai House of Kwai Chung Estate (BH of about 100mPD). Kwai Shing East Estate is located to its south across Kwai Shing Circuit (BH of about 160mPD). To the west is a vegetated slope and the further west is Tai Wo Hau Estate across Tai Wo Hau Road (BH of about 130mPD). In general, public facilities had been well developed in the residential clusters surrounding the Application Site.

3. DEVELOPMENT PROPOSAL

Proposed Scheme

- 3.1. The Proposed Scheme adopts a maximum BH not exceeding 160mPD for Phase 1 (154.5mPD based on the current scheme) and 198mPD for Phase 2 and a maximum Domestic PR of 6.5 plus non-domestic PR of 0.62 for both phases. The Proposed Scheme would provide about 937 flats with a design population of about 2,570 persons, which is subject to detailed design. The differences in key parameters of the Proposed Scheme as compared to the OZP-compliant scheme are summarised in **Table 1** below. **Plan 2** illustrates the difference between the OZP-compliant Scheme and the Proposed Scheme.

Table 1: Comparison between the OZP-compliant Scheme and the Proposed Scheme

Development Parameters	OZP-compliant Scheme* [A]	Proposed Scheme [B]	Difference [B] – [A]
Maximum Total PR	Domestic: 6.0 Non-domestic: 9.5 (Composite Formula)	Domestic: 6.5 Non-domestic: 0.62	Domestic: +0.5 (+8.3%)
Maximum Building Height (main roof level)	Not exceeding +160mPD (Phase 1)/ +190mPD (Phase 2)	Not exceeding +160mPD (Phase 1)/ +198mPD (Phase 2)	0m ($\pm 0\%$) (Phase 1)/ +8m (+4.2%) (Phase 2)
Flat Production (Units)	About 787	About 937	+150 (+19.1%)

* OZP-compliant scheme is derived from the planning brief approved on 15.8.2014.

- 3.2. Phase 1 consists of one public housing block (35 domestic storeys) on podium (4 storeys) with social welfare, communal and associated ancillary facilities. Phase 2 consists of one public housing block (38 domestic storeys) on a three-storey podium and a basement carpark with social welfare and associated ancillary facilities. A total of not less than 2,570 m² local open space will be provided in Phase 1 and 2 in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG)'s requirement of 1 m² per person. Podium gardens and recreational facilities will also be provided. Please refer to **Plan 1a** for Site Layout and **Plan 1b**

and 1c for Site Section.

- 3.3. The key development parameters of the Proposed Scheme are summarised in **Table 2** below.

Table 2: Key Development Parameters of the Proposed Scheme for the Permitted Public Housing Development

Development Parameters	Proposed Scheme	
	Phase 1	Phase 2
Site Area*		
- Gross	About 0.32 ha	About 0.31
- Net	About 0.32 ha	About 0.31
Maximum PR		
- Domestic	6.5	
- Non-domestic	0.62	
Maximum Building Height (main roof level)	+160mPD	+198mPD
No. of Storey of Housing Blocks	35 domestic storeys + 4 storeys podium	38 domestic storeys + 3 storeys podium + 1 storeys basement carpark
Flat Production	554	383
Design population**	1,254	1,316
Green Coverage (% of Gross Site Area)	At least 20% Overall target of 30%	
Recreation Facilities		
Local Open Space	Not less than 1,254m ²	Not less than 1,316m ²
Children Play Area	Not less than 101m ²	Not less than 105m ²
Social Welfare / Community Facilities		
Neighbourhood Elderly Centre (NEC)	One (NOFA of about 303m ²)	-
Special Child Care Centre (SCCC)	-	One (NOFA of about 345m ²)
Early Education and Training Centre (EETC)	-	One (NOFA of about 212m ²)
Estate Management Office and Ancillary Facilities		
Estate Management Office	About 360 m ² (IFA)	-
Office (District Councilor Office at G/F)	About 50 m ² (GFA)	
Covered Multi-Purpose Venue	About 320 m ² (GFA)	-
Footbridge / Lift Tower	2 / 1	

Parking Facilities[^]		
Car Parking Space (Domestic)	-	26 (Including 1 accessible parking space)
Car Parking Space (Visitors)	-	10 (Including 1 accessible parking space)
Motorcycle Parking Space	-	13
Light Goods Vehicle Parking Space (Domestic)	-	4
Loading/Unloading (L/UL) Bay (Domestic)	-	2
Parking (Welfare)	-	1 (48-seater Coach parking space for SCCC)

* Subject to detailed survey

** Based on actual flat mix

[^] All parking provisions have been agreed with TD.

Implementation Programme

- 3.4. The HKHA would commence piling works in October 2022 for building completion in 2027/28 for Phase 1 and 2026/27 for Phase 2 tentatively.

4. JUSTIFICATIONS AND PLANNING MERITS

In line with Government's Policy on Intensification of Public Housing Sites

- 4.1. The Executive Council approved in December 2018 the policy on "Enhancement of the Development Intensity of Public Housing Sites". For sites located in Density Zones 2 and 3 of the Main Urban Areas and Density Zones 1, 2 and 3 of New Towns, the maximum domestic PR of the public housing will be allowed to increase up to 30% (versus by up to 20% as announced in the 2014 Policy Address) where their technical feasibility permits. Accordingly, the maximum domestic PR for Phases 1 and 2 of the Proposed Scheme, which is under Density Zone 2 of the Main Urban Areas, is allowed to be increased from 6.0 to 6.5. Therefore, the proposed minor relaxation of maximum domestic PR from 6.0 to 6.5, and maximum BHR for Phase 2 from 190mPD to 198mPD is fully in line with the above policy.

Meet Acute Demand for Public Housing

- 4.2. As at End-September 2022, the average waiting time for general applicants was about 5.6 years. This application would increase the public housing production,

which is in line with the Government's policy to better utilise land resources in order to meet the imminent housing need.

In line with Government's Policy to Address the Need for Provision of Welfare Facilities

- 4.3. The 2020 Policy Address has recommended inviting HKHA to explore setting aside a GFA equivalent to about 5% of attainable domestic GFA in the future public housing projects for the provision of welfare facilities to address the space shortfall of the welfare sector. In response to this policy initiative, social welfare facilities of about 2,060m², equivalent to about 5.0% of the total attainable domestic GFA, will be provided as per SWD's advice and subject to SWD's confirmation on funding and detailed design to accommodate the welfare facilities.

Optimising Development Potential and Addressing Site Constraints

- 4.4. The disposition and layout of the public housing blocks of the Proposed Scheme have been specifically designed in response to site constraints and opportunities to optimise development potential of the Application Site, while addressing various environmental and technical constraints. The overall Phase 1 and Phase 2 design has maximised the development potential meanwhile balanced the building bulk disposition (with similar PR distribution between Phase 1 & 2) and minimised the implication of BH as far as practicable. The relaxed BH for Phase 2 is essential to accommodate the increase of development intensity, associated facilities (e.g. car ramp) for the basement due to the addition of parking spaces as per TD's request and to accommodate the welfare facilities while providing addition flats.
- 4.5. In addition, due to the irregular site configuration of Phase 2, truncated floors in certain levels are required for the compliance of prescribed windows for habitation space under the Building Ordinance so as to maximise the development potential. For Phase 1, the proposed building height profile would achieve better wind environment to the surrounding as compared to the OZP-compliant Scheme which was demonstrated in the Air Ventilation Assessment. At the same time, the Proposed Scheme has achieved the optimal building efficiency and optimised option for public housing development.

Improve Pedestrian Connectivity in the Vicinity and the Provision of a Covered Multi-purpose Venue

- 4.6. The Proposed Scheme, same as the OZP-complaint Scheme, would materialise the footbridge proposed in the rezoning stage. The proposed footbridges and lift towers provide a direct and covered access from Kwai Shing East Estate to Kwai Chung Estate through the Proposed Scheme, which is a substantial improvement to the existing pedestrian circulation with twists and turns through footpaths on existing slopes (**Plan 6** refers). The proposed footbridge would also enable universal accessibility for the elderly and persons with physical disadvantage.
- 4.7. The Proposed Scheme, same as the OZP-complaint Scheme, provides a covered multi-purpose venue; it is to respond to public aspiration during public consultation in 2013 that the proposed public housing development should provide a venue for the residents and the community for organising community events.
- 4.8. In view of the above highlights of the Proposed Scheme, the application is well justified and provides planning gain to the community.

Compatible with Surrounding Development Context

- 4.9. The Proposed Scheme with minor relaxation on PR restriction and BH restriction is in line with the planning intention of the “R(A)2” zone for “high-density residential developments” without compromising relevant planning principles and other technical considerations. Phase 1 is located at Tai Wo Hau Road and is in close proximity to the existing Kwai Chung Estate (“R(A)” zone; maximum BH of 170mPD); Phase 2 is located at Kwai Shing Circuit and is in close proximity to the Kwai Shing East Estate (“R(A)” zone; maximum BH of 190mPD/160mPD). The proposed BH of 198mPD (Phase 2) is considered not incompatible to the existing mature high density residential cluster (**Figure 1**).
- 4.10. Taking into consideration the BH profile of the existing and planned development in the surrounding area, building height variations are proposed in both Phases 1 and 2 not only to enhance visual interest, but also to echo with the surrounding development context.

No Adverse Visual, Landscape, Air Ventilation and Technical Implications

No Adverse Impact on Visual Aspect

- 4.11. As demonstrated in the Visual Appraisal (VA) (**Appendix 1** refers), the proposed revision in building mass and height comparing to the OZP-compliant Scheme is considered slight and is unlikely to cause any significant adverse visual impact. The Proposed Scheme with maximum BH of 198mPD in Phase 2 will have “slightly” adverse visual impact, but the building mass of the Proposed Scheme is generally visually compatible with the surrounding high-rise residential development (such as Kwai Chung Estate, Kwai Shing East Estate and Tai Wo Hau Estate). Furthermore, design elements such as setting back from site boundary and building disposition would further mitigate visual effects.
- 4.12. The proposed BH will maintain the existing building height profile of the surroundings; Phase 1 (160mPD) and Phase 2 (198mPD) will generally maintain the intended descending building height profile from Kwai Shing East Estate in the south (190mPD/160mPD) to Kwai Chung Estate in the north (170mPD/150mPD).
- 4.13. A compatible colour scheme will be adopted in the proposal to echo with the surrounding backdrops of green hills which soften the visual impacts perceived by the pedestrian at the building’s low zone.

No Adverse Impact on Landscape Aspect

- 4.14. Although there is a total of 103 nos. of trees proposed to be felled within the Application Site, a total of 178 nos. of trees will be compensated subject to detailed design, which achieves a compensatory ratio of 1:1.73 (**Table 3**). Therefore, no adverse landscape impact is anticipated. Local open space and community play areas will be provided according to the HKPSG. The Tree Preservation Proposal is attached in **Appendix 2** for reference. The schematic conceptual landscape plans are also shown in **Plan 3a to 3e**. Besides, based on the Sustainable Building Design Guideline (APP-152), at least 20% site coverage of greenery will be provided to improve the environmental quality of the urban space, particularly at the pedestrian level and to mitigate the heat island effect.

Table 3: Summary on the Nos. of Trees to be Retained, Felled and Compensated within the Application Site

Total no. of existing trees within site (nos.)	Trees to be retained (nos.)	Trees to be felled (nos.)	Trees to be compensated (nos.)	Compensatory ratio
103	0	103	178	1:1.73

- 4.15. The detailed design of typical planter would be complied with HD's standards. In the exterior area, there are paved areas with seating which are embraced by soft landscaping to serve as an open recreational space for the residents. In combination with enhancement planting of flowering shrubs, groundcovers, and tall shrubs mixing with different flowering seasons, leaf sizes and textures, this will create a lush, visually pleasing and actively enjoyable surrounding for the new development. For the typical planter detail, please refer to **Plan 5a & 5b**.

No Adverse Impact on Air Ventilation Aspect

- 4.16. An AVA-IS has been conducted to reassess the ventilation performance of the OZP-compliant Scheme and the Proposed Scheme (**Appendix 3** refers). In general, the Proposed Scheme would achieve similar ventilation performance as compared with the OZP-compliant Scheme. To maintain and enhance the wind performance of the Proposed Scheme, the following wind enhancement features have been incorporated:
- The building separation of 65m between Phase 1 and Phase 2 is maintained to provide wider air path for penetration of prevailing wind, which enhance the environmental quality at pedestrian level and mitigate heat island effects arising from the undesirable screening effect of long buildings at different levels, based on the Sustainable Building Design Guideline (APP-152);
 - The additional setback from western boundary would enhance the permeability in the slope area near Tai Wo Hau Road, improve air ventilation, enhance the environmental quality at pedestrian level and mitigate street canyon effect, based on the Sustainable Building Design Guideline (APP-152);
 - The canopy at 1/F of Phase 1 of the Proposed Scheme, the wind would continue to travel at high-elevation and result in slight enhancement at some of the slope area on the west of the site; and

- The taller building height of Phase 2 would induce slightly stronger downwash effect to ventilate the pedestrian level.

No Adverse Impact on Traffic Aspect

- 4.17. The result of the updated Traffic Impact Assessment (TIA) indicated that the proposal will have no insurmountable traffic impact. Compared to the OZP-compliant Scheme, the numbers of car parking and loading/ unloading facilities have been increased with reference to the HKPSG requirements as far as applicable and to the satisfaction of Transport Department (TD). Please refer to the TIA at **Appendix 4** for details.

No Adverse Impact on Sewerage Aspect

- 4.18. A Sewerage Impact Assessment (SIA) (**Appendix 5** refers) has been conducted and the study concluded that there is no adverse impact on the sewerage system due to the Proposed Scheme at the Application Site.

No Adverse Impact on Environmental Aspect

- 4.19. An Environmental Assessment Study (EAS) for the Proposed Scheme has been conducted to evaluate and address the potential road traffic noise, fixed noise sources and air quality impacts (**Appendix 6** refers). The EAS has concluded that the Proposed Scheme will have no insurmountable impact with proper building layout, design and mitigation measures to be incorporated in the Proposed Scheme such as sufficient setback away from vehicular emission.

5. CONCLUSION

- 5.1. This Application is submitted under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of maximum domestic PR from 6.0 to 6.5, and maximum BHR for Phase 2 from 190mPD to 198mPD (+around 4.2%) for Phase 2 under the public housing development at Tai Wo Hau Road, Kwai Chung. It is in line with the Government's initiative of optimising the development intensity of public housing sites with a view to meeting the pressing demand for affordable housing.

- 5.2. The Proposed Scheme is also in line with the planning intention of the “R(A)2” zone and compatible with the surrounding development. As demonstrated in the technical assessments, the proposal will have no insurmountable impacts on visual, landscape, air ventilation, traffic, sewerage and environmental aspects. The Proposed Scheme will generate planning gains with additional ancillary facilities and welfare facilities, enhancing pedestrian connectivity and local vibrancy through footbridge connections.
- 5.3. In view of the above, the TPB is sincerely requested to give favorable consideration on the proposed minor relaxation of maximum PR and BHR of the Application Site.



By email: tpbpd@pland.gov.hk

Our Ref. HD (P2) 8/3/TW36

Tel No. 2761 5344

Your Ref. TPB/A/KC/500

Fax No. 2761 7620

Date: 6 January 2023

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio
and Building Height Restrictions for Permitted Public Housing Development at
Tai Wo Hau Road and Kwai Shing Circuit, Kwai Chung
(Application No. A/KC/500)**

We submit herewith Further Information in response to comments from the Planning Department (PlanD), the Leisure and Culture Services Department (LCSD), the Environmental Protection Department (EPD), the Highways Department (HyD), the Transport Department (TD) and the public to substantiate the captioned application.

(A) Planning Department

i) Planning Statement (PS), Visual Appraisal (VA), and Air Ventilation Assessment (AVA)

Relevant pages of PS (Annex A), VA (Annex B) and AVA (Annex C) have been revised accordingly.

ii) Adoption of Modular Integrated Construction (MiC)

The permitted public housing development would not adopt MiC because both Phases 1 and 2 are on a congested slope. The works area available for construction operation and material storage, and maneuvering space within site is very limited.

iii) Mitigation Measure for Potential Visual Impact

To alleviate the potential visual impact, including the provision of amenity planting/landscape treatment, the building block will adopt sensitive building design with the use of finishing materials/colour/façade which is compatible with the surrounding public housing developments. The building design of two truncated levels from mid-level to high-level and one truncated level at high-level would be adopted in Phase 2 and Phase 1 respectively to break down the building mass and to alleviate the potential visual impacts.

iv) Proposed Footbridges

The proposed footbridges are funded and provided by the Hong Kong Housing Authority (HKHA). They are covered against weather while the portion above the parapet (i.e. 1.2m from finish floor level) is open to air due to the fire services requirement. The current proposed scheme adopted PRH for assessment purpose but flexibility should be allowed to cater for interchangeability on housing type between PRH and other SSFs to meet the housing demand. In principle, the proposed footbridges within HKHA's management would be open to public without restriction except unforeseen conditions. The operation of footbridges may be subject to lease conditions if the housing type of other SSFs is adopted. As such, open to public on 24 hours could not be committed at this moment.

v) Clarification on Domestic/non-domestic GFA and the Implication on GFA/PR for the Proposed Footbridges

Phases 1 and 2 of the permitted public housing development are considered as a linked-site development, with shared social welfare and car parking facilities distributed among the two phases and a footbridge linkage. The domestic GFA, non-domestic GFA and absolute building height for Phase 1 are about 21,195 m², 2,300 m² and 117m respectively, whereas those for Phase 2 are about 19,930 m², 1,630 m² and 121m respectively. The permitted GFA would be fully utilised as far as possible for the development. The GIC facilities and the proposed footbridges within the site are also included in the calculation of non-domestic GFA except some portion of the associated horizontal screen, which is considered to be amenity facilities under PNAP APP-42 and might not be GFA accountable. The footbridge outside the site boundary is exempted from GFA calculation.



vi) Green Coverage and Fulfilment on Building Separation and Setback Requirements under Sustainable Building Design Guidelines/PNAP-APP 152

According to the Conceptual Landscape Plan, the provision of greenery is not less than 20% of the Gross Site Area (i.e. about 1,260 m²) for both phases. The proposed scheme in both Phases 1 and 2 can fulfill the building separation and building setback requirements under Sustainable Building Design Guidelines/PNAP-APP 152.

vii) Retail Provision

In developing new public housing estates, HKHA will take into account relevant planning requirements to plan for the retail facilities in the estates. Factors such as the scale of the estates under planning and the provision of shopping centres, retail facilities in the vicinity, the operational and financial viability and suitability will also be considered during the process. HD has consulted the Kwai Tsing District Council in December 2013 during the planning process and no comment raised on the retail demand. The existing retail facilities in the vicinity can cater for the demand of the permitted public housing development. At present, there are four shopping centres in the vicinity including two shopping centres in Tai Wo Hau Estate, a shopping centre in Kwai Chung Estate and Kwai Shing East Estate respectively. In particular, the one at Kwai Chung Estate is about 50m north of Phase 1 with a supermarket operating and another at Kwai Shing East Estate is about 70m south of Phase 2 with a supermarket operating. Besides, three wet markets are also operating within Tai Wo Hau Estate, Kwai Chung Estate and Kwai Shing East Estate respectively.

(B) Environmental Protection Department

i) Noise Impact Assessment

EPD's comments are noted and would be followed up during approval condition discharge stage when the application is approved.

(C) Leisure and Cultural Services Department

i) Maintenance Responsibility of the Affected Trees

LCSD's comments are noted. HD will be responsible for the maintenance of the affected trees within site.



(D) Highways Department and Transport Department

i) Junction Improvement Works

HyD and TD's comments are noted and the junction improvement works of the junction of Kwai Chung Road, Kwai Yik Road and Kwai On Road would be carried out under the project of public housing development at Kwai On Factory Estate accordingly.

(E) Public Comments

i) Concerns on the Elderly and Children Be Deprived of the Benefit of Enjoying Outdoor Recreational Facilities

The proposed public housing development will provide sufficient local open space and children play area in accordance with the Hong Kong Planning Standards and Guidelines.

ii) Concerns on Air Ventilation and Visual Impacts

The AVA and VA concluded that there were no insurmountable impacts from the permitted public housing development.

Should you have any queries or need further information, please contact me at 2761 5344.

Yours faithfully,

(Billy AU YEUNG)
Planning Officer/15
for Director of Housing

Enclosure

1980s. Phase 2 was previously used as the Kwai Shing Driving Test Centre. Both phases are currently works area under HKHA.

- 2.4. Referring to **Figure 1**, the Application Site is located on slopes within a high rise residential neighbourhood. To its north is Kwai Chung Estate (Building Height (BH) of about 170mPD) and to the immediate east is Yan Kwai House of Kwai Chung Estate (BH of about 100mPD). Kwai Shing East Estate is located to its south across Kwai Shing Circuit (BH of about 190/160mPD). To the west is a vegetated slope and the further west is Tai Wo Hau Estate across Tai Wo Hau Road (BH of about 130mPD). In general, public facilities had been well developed in the residential clusters surrounding the Application Site.

and 1c for Site Section.

- 3.3. The key development parameters of the Proposed Scheme are summarised in **Table 2** below.

Table 2: Key Development Parameters of the Proposed Scheme for the Permitted Public Housing Development

Development Parameters	Proposed Scheme	
	Phase 1	Phase 2
Site Area*		
- Gross	About 0.32 ha	About 0.31 ha
- Net	About 0.32 ha	About 0.31 ha
Maximum PR		
- Domestic	6.5	
- Non-domestic	0.62	
Maximum Building Height (main roof level)	+160mPD	+198mPD
No. of Storey of Housing Blocks	35 domestic storeys + 4 storeys podium	38 domestic storeys + 3 storeys podium + 1 storeys basement carpark
Flat Production	554	383
Design population**	1,254	1,316
Green Coverage (% of Gross Site Area)	At least 20% Overall target of 30%	
Recreation Facilities		
Local Open Space	Not less than 1,254m ²	Not less than 1,316m ²
Children Play Area	Not less than 101m ²	Not less than 105m ²
Social Welfare / Community Facilities		
Neighbourhood Elderly Centre (NEC)	One (NOFA of about 303m ²)	-
Special Child Care Centre (SCCC)	-	One (NOFA of about 345m ²)
Early Education and Training Centre (EETC)	-	One (NOFA of about 212m ²)
Estate Management Office and Ancillary Facilities		
Estate Management Office	About 360 m ² (IFA)	-
Office (District Councilor Office at G/F)	About 50 m ² (GFA)	
Covered Multi-Purpose Venue	About 320 m ² (GFA)	-
Footbridge / Lift Tower	2 / 1	

Improve Pedestrian Connectivity in the Vicinity and the Provision of a Covered Multi-purpose Venue

- 4.6. The Proposed Scheme, same as the OZP-complaint Scheme, would materialise the footbridge proposed in the rezoning stage. The proposed footbridges and lift towers provide a direct and covered access from Kwai Shing Circuit to Kwai Chung Estate through the Proposed Scheme, which is a substantial improvement to the existing pedestrian circulation with twists and turns through footpaths on existing slopes (**Plan 6** refers). The proposed footbridge would also enable universal accessibility for the elderly and persons with physical disadvantage.
- 4.7. The Proposed Scheme, same as the OZP-complaint Scheme, provides a covered multi-purpose venue; it is to respond to public aspiration during public consultation in 2013 that the proposed public housing development should provide a venue for the residents and the community for organising community events.
- 4.8. In view of the above highlights of the Proposed Scheme, the application is well justified and provides planning gain to the community.

Compatible with Surrounding Development Context

- 4.9. The Proposed Scheme with minor relaxation on PR restriction and BH restriction is in line with the planning intention of the “R(A)2” zone for “high-density residential developments” without compromising relevant planning principles and other technical considerations. Phase 1 is located at Tai Wo Hau Road and is in close proximity to the existing Kwai Chung Estate (“R(A)” zone; maximum BH of 170mPD); Phase 2 is located at Kwai Shing Circuit and is in close proximity to the Kwai Shing East Estate (“R(A)” zone; maximum BH of 190mPD/160mPD). The proposed BH of 198mPD (Phase 2) is considered not incompatible to the existing mature high density residential cluster (**Figure 1**).
- 4.10. Taking into consideration the BH profile of the existing and planned development in the surrounding area, building height variations are proposed in both Phases 1 and 2 not only to enhance visual interest, but also to echo with the surrounding development context.

No Adverse Visual, Landscape, Air Ventilation and Technical Implications

No Adverse Impact on Visual Aspect

- 4.11. As demonstrated in the Visual Appraisal (VA) (**Appendix 1** refers), the proposed revision in building mass and height comparing to the OZP-compliant Scheme is considered slight and is unlikely to cause any significant adverse visual impact. The Proposed Scheme with maximum BH of 198mPD in Phase 2 will have “slightly” adverse visual impact, but the building mass of the Proposed Scheme is generally visually compatible with the surrounding high-rise residential development (such as Kwai Chung Estate, Kwai Shing East Estate and Tai Wo Hau Estate). Furthermore, design elements such as **setting back from domestic tower** and building disposition would further mitigate visual effects (**Appendix 1a** of VA refers).
- 4.12. The proposed BH will maintain the existing building height profile of the surroundings; Phase 1 (160mPD) and Phase 2 (198mPD) will generally maintain the intended descending building height profile from Kwai Shing East Estate in the south (190mPD/160mPD) to Kwai Chung Estate in the north (170mPD/150mPD).
- 4.13. A compatible colour scheme will be adopted in the proposal to echo with the surrounding backdrops of green hills which soften the visual impacts perceived by the pedestrian at the building’s low zone.

No Adverse Impact on Landscape Aspect

- 4.14. Although there is a total of 103 nos. of trees proposed to be felled within the Application Site, a total of 178 nos. of trees will be compensated subject to detailed design, which achieves a compensatory ratio of 1:1.73 (**Table 3**). Therefore, no adverse landscape impact is anticipated. Local open space and community play areas will be provided according to the HKPSG. The Tree Preservation Proposal is attached in **Appendix 2** for reference. The schematic conceptual landscape plans are also shown in **Plan 3a to 3e**. Besides, based on the Sustainable Building Design Guideline (APP-152), at least 20% site coverage of greenery will be provided to improve the environmental quality of the urban space, particularly at the pedestrian level and to mitigate the heat island effect.

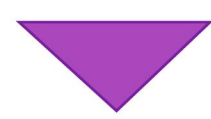
Table 3: Summary on the Nos. of Trees to be Retained, Felled and Compensated within the Application Site

Total no. of existing trees within site (nos.)	Trees to be retained (nos.)	Trees to be felled (nos.)	Trees to be compensated (nos.)	Compensatory ratio
103	0	103	178	1:1.73


- 4.15. The detailed design of typical planter would be complied with HD's standards. In the exterior area, there are paved areas with seating which are embraced by soft landscaping to serve as an open recreational space for the residents. In combination with enhancement planting of flowering shrubs, groundcovers, and tall shrubs mixing with different flowering seasons, leaf sizes and textures, this will create a lush, visually pleasing and actively enjoyable surrounding for the new development. For the typical planter detail, please refer to **Plan 5a & 5b**.

No Adverse Impact on Air Ventilation Aspect

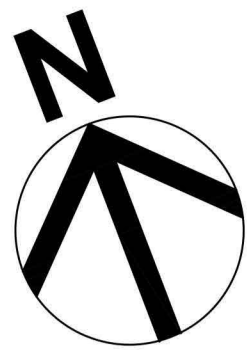
- 4.16. An AVA-IS has been conducted to reassess the ventilation performance of the OZP-compliant Scheme and the Proposed Scheme (**Appendix 3** refers). In general, the Proposed Scheme would achieve similar ventilation performance as compared with the OZP-compliant Scheme. To maintain and enhance the wind performance of the Proposed Scheme, the following wind enhancement features have been incorporated:
- The building separation of 65m between Phase 1 and Phase 2 is maintained to provide wider air path for penetration of prevailing wind, which enhance the environmental quality at pedestrian level and mitigate heat island effects arising from the undesirable screening effect of long buildings at different levels, based on the Sustainable Building Design Guideline (APP-152);
 - The additional setback from domestic tower (comparison between baseline scheme which is a previously approved scheme according to Outline Zoning Plan No.S/KC/27 and the proposed scheme) from south-western boundary would enhance the permeability in the slope area near Tai Wo Hau Road, improve air ventilation, enhance the environmental quality at pedestrian level and mitigate street canyon effect, based on the Sustainable Building Design Guideline (APP-152);
 - The Landscape Deck at 2/F of Phase 1 of the Proposed Scheme, the wind would continue to travel at high-elevation and result in slight enhancement at some of the slope area on the west of the site; and



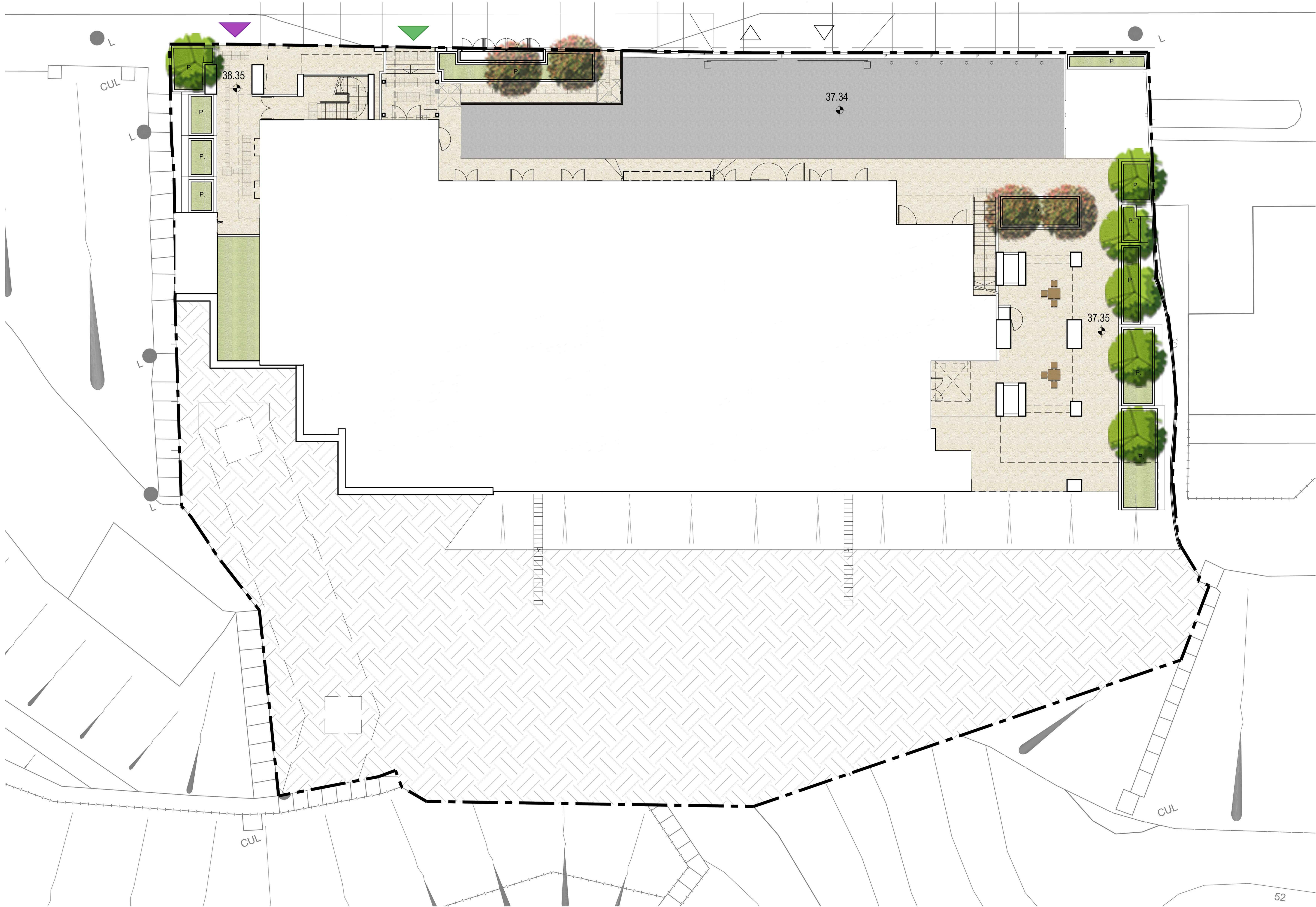
Pedestrian Entrance for
Footbridge to Phase 2







Pedestrian Entrance for
Phase 1 Residential Block



TAI WO HAU ROAD



NOTES

- SITE AREA = 6300 m²
- DESIGN POPULATION = 2570 m² (APPROX.)
-  SITE BOUNDARY
-  GREENERY
- NOT LESS THAN 20% OF
THE GROSS SITE AREA
-  CHESS TABLE
-  PROPOSED
COMPENSATORY TREE

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL AND DESIGNATION		
		DWN	CKD	AUTH

PROJECT
PUBLIC HOUSING DEVELOPMENT
TAI WO HAU ROAD PHASE 1
KWAN CHUNG

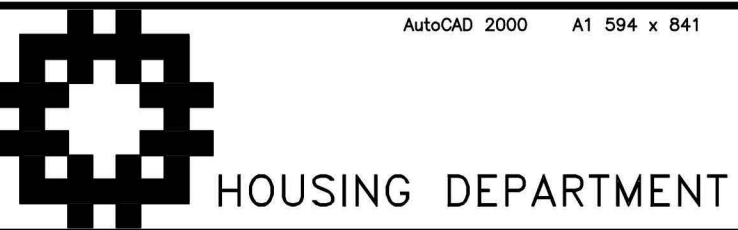
DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN
PHASE 1 - G/F

SCALE 1:150 (A1) / 1:300 (A3)

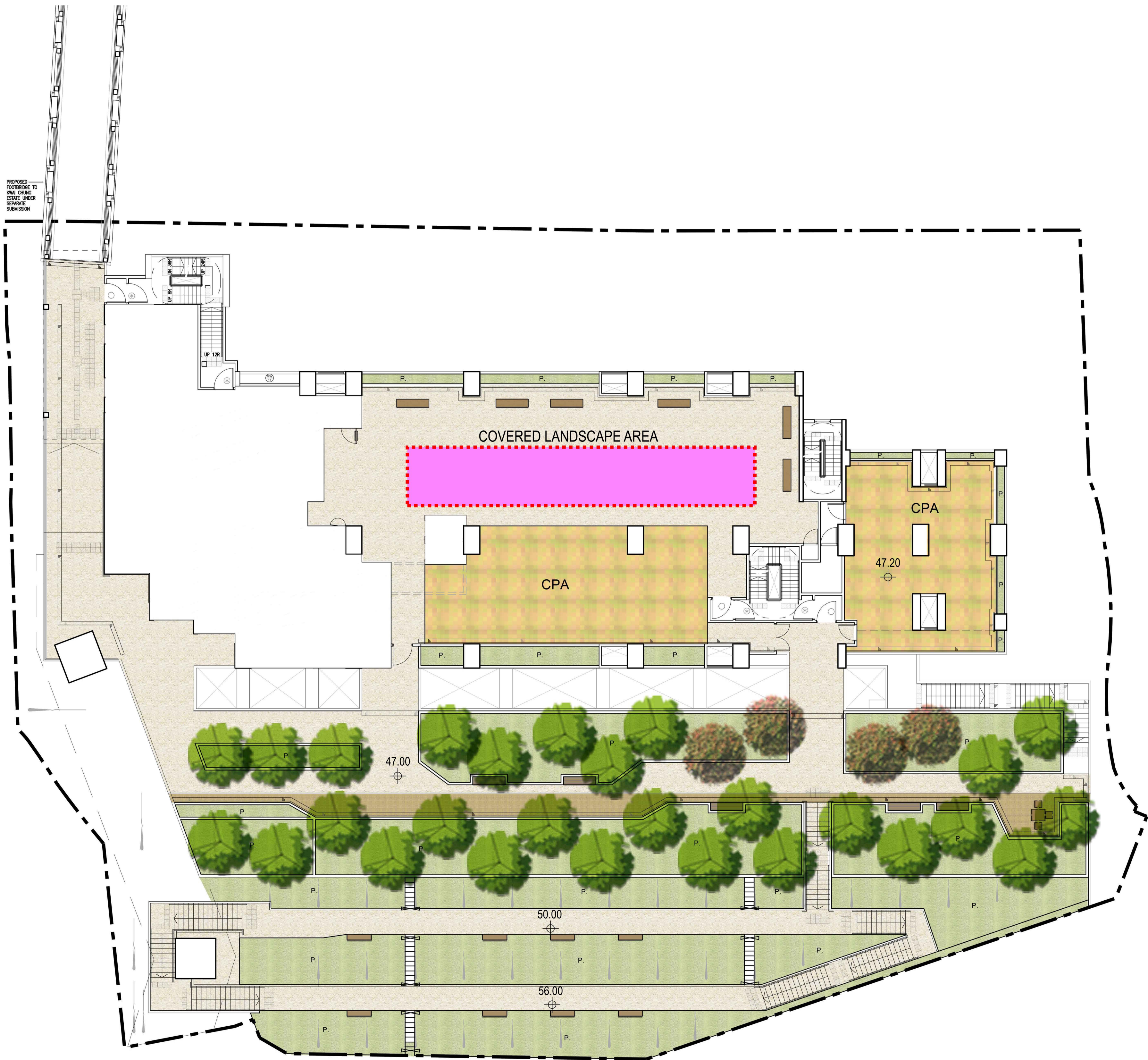
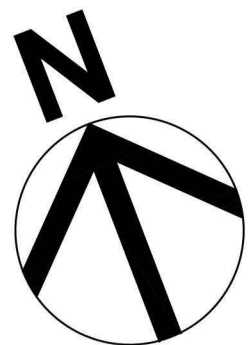
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KS19/1/S16/L/LO-01

SOURCE

ICU REF.



NOTE:
1. Landscape design is subject to change in detailed design.



- NOTES
- SITE AREA = 6300 m²
- DESIGN POPULATION = 2570 m² (APPROX.)
- SITE BOUNDARY
 - GREENERY
- NOT LESS THAN 20% OF THE GROSS SITE AREA
 - COMMUNAL PLAY AREA(CPA)
- NOT LESS THAN 206m² FOR WHOLE DEVELOPMENT (SUBJECT TO DESIGN POPULATION)
 - BENCH
 - CHESS TABLE
 - PROPOSED COMPENSATORY TREE
 - COVERED MULTI-PURPOSE VENUE

REVISIONS		INITIAL AND DESIGNATION		
NO	DESCRIPTION AND DATE	DWN	CKD	AUTH

PROJECT
PUBLIC HOUSING DEVELOPMENT
TAI WO HAU ROAD PHASE 1
KWAN CHUNG

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN
PHASE 1 - 2/F

SCALE 1:150 (A1) /1:300 (A3)

DRAWING NO.
KS19/1/S16/L/LO-02

SOURCE

ICU REF.

AutoCAD 2000 A1 594 x 841

 HOUSING DEPARTMENT

NOTE:
1. Landscape design is subject to change in detailed design.



NOTES

SITE AREA = 6300 m²

DESIGN POPULATION = 2570 m² (APPROX.)

--- SITE BOUNDARY

GREENERY
- NOT LESS THAN 20% OF THE GROSS SITE AREA

COMMUNAL PLAY AREA (CPA)
- NOT LESS THAN 206m² FOR WHOLE DEVELOPMENT (SUBJECT TO DESIGN POPULATION)

BENCH

PROPOSED COMPENSATORY TREE

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD / AUTH

PROJECT
PUBLIC HOUSING DEVELOPMENT
TAI WO HAU ROAD PHASE 2
KWAN CHUNG

DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN
PHASE 2 - G/F

SCALE 1:150 (A1) / 1:300 (A3)

DRAWING NO.
KS19/2/S16/L/LO-02

SOURCE

ICU REF.

AutoCAD 2000 A1 594 x 841

HOUSING DEPARTMENT

NOTE:
1. Landscape design is subject to change in detailed design.

	footbridges	
	A footbridge linking Phases 1 and 2	
Flat Production	554	383
Design Population*	About 1,254	About 1,316

Note: The development parameters are subject to detailed site survey and design.

** Population based on actual flat mix.*

3.3 Key design elements to mitigate the visual effects are summarised below:

- Arranging building form and disposition to promote building permeability in the layout;
- Providing low-rise nature of podium to minimize obstruction from the building mass and car parking spaces are provided at basement floor to reduce the overall building height;
- Providing building gap of minimum 65m between the two blocks to prevent the wall effect; and
- Setting back from domestic tower for about 11.6m and 13.7m from site boundary and a minimum 20% green coverage at various levels to soften the visual composition (**Appendix 1a** refers).

4. Assessment Area

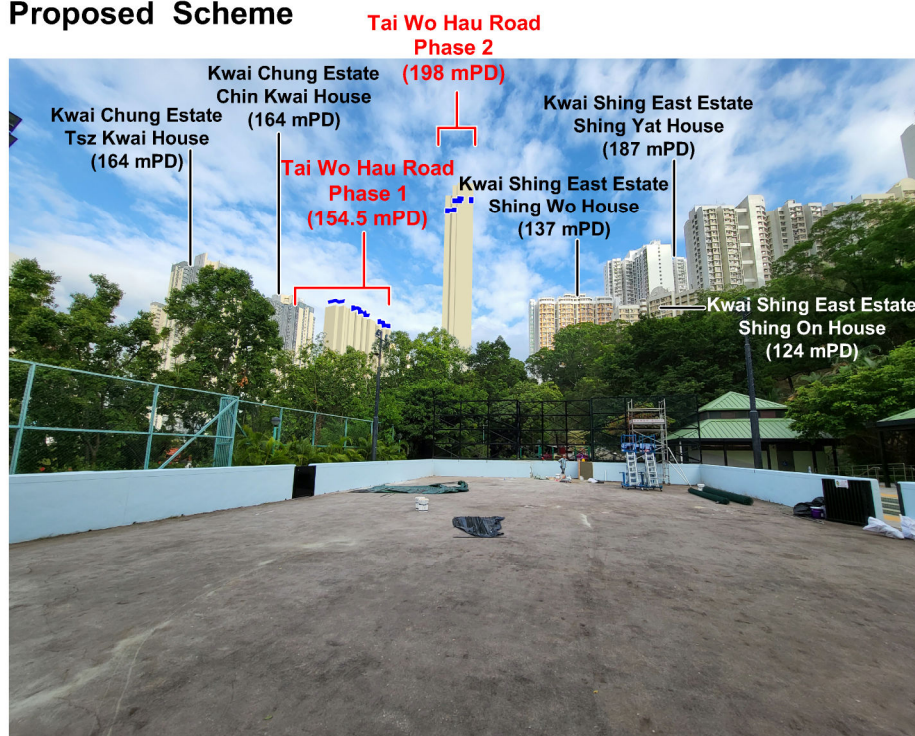
4.1 An Assessment Area is delineated for the VA to cover the area of visual influence from the identified key public VPs. The assessment boundary is set out with regard to the size of the development, the site context, and the distance and location of the VSRs.

4.2 As per the TPB PG – No. 41, the Assessment Area (i.e. visual envelope) should be determined having regard to the size of the proposed PHD, its potential visibility from the selected key public VPs and the actual site and surrounding topographical conditions by ground inspection. As cited in the TPB PG – No. 41, when the viewer is at a distance equals to three times of the height of the building, the viewer will tend to see the building as part of a group rather than a single building. Since the maximum building height of the proposed PHD is about 119m (BHR of ~154.5mPD for Phase 1 and ~198mPD for Phase 2 are

OZP-compliant Scheme

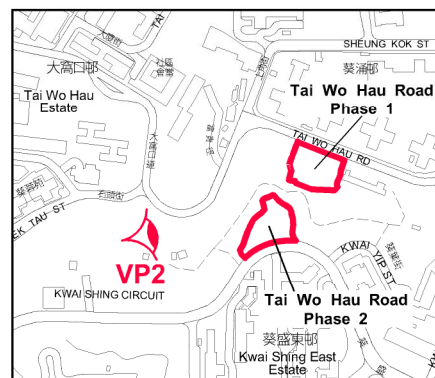


Proposed Scheme



LEGEND:

--- Differences between the OZP-compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWPOINT 2
(VIEW FROM
TAI WO HAU ROAD SOUTH PLAYGROUND)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

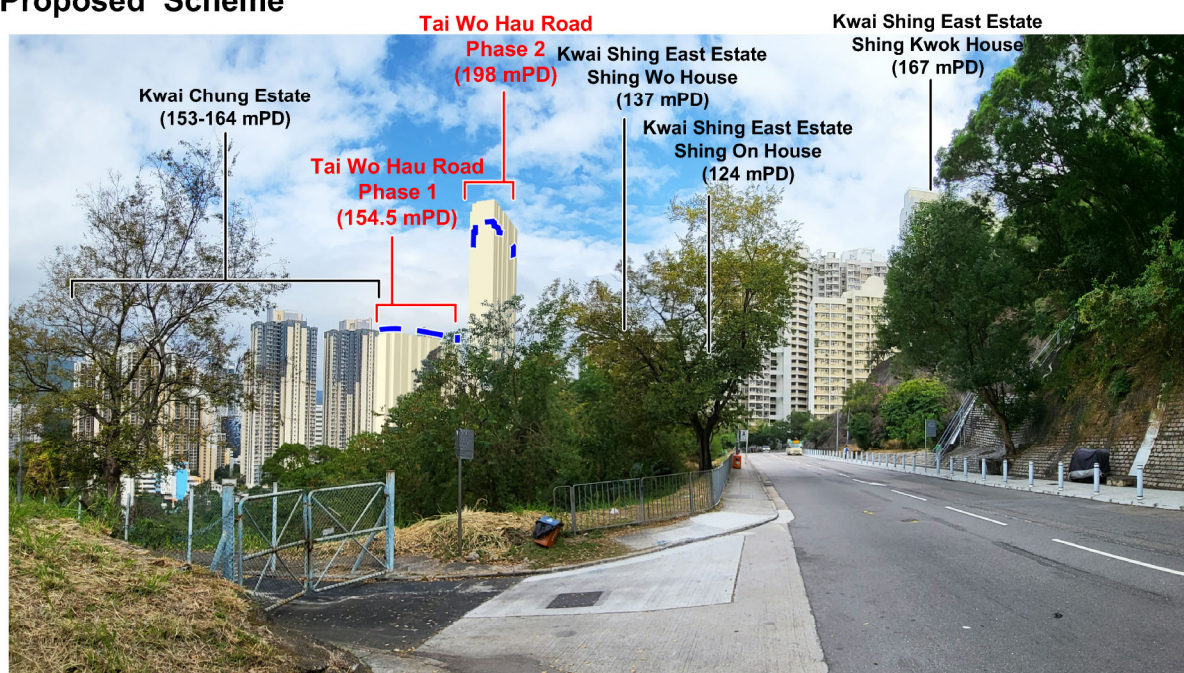
Plan 4

**DATE :
21. 11. 2022**

OZP-compliant Scheme

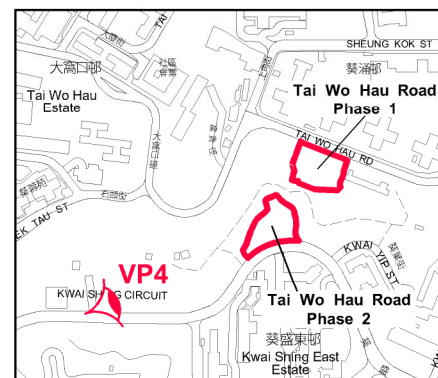


Proposed Scheme



LEGEND:

--- Differences between the OZP-compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWPOINT 4
(VIEW FROM BUS STOP, KWAI SHING CIRCUIT)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

Plan 6

**DATE :
21. 11. 2022**

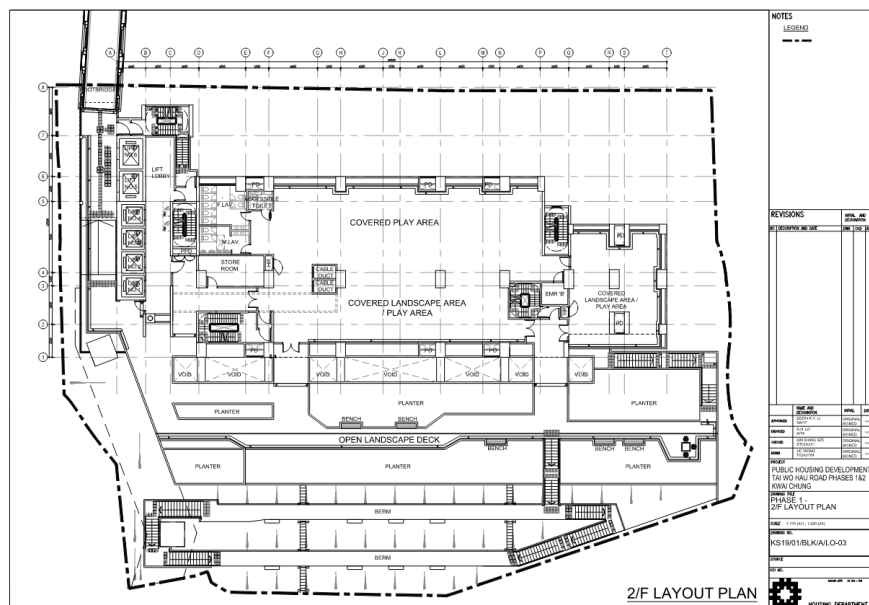


Figure 23 Second Floor Layout Plan of Proposed Scheme

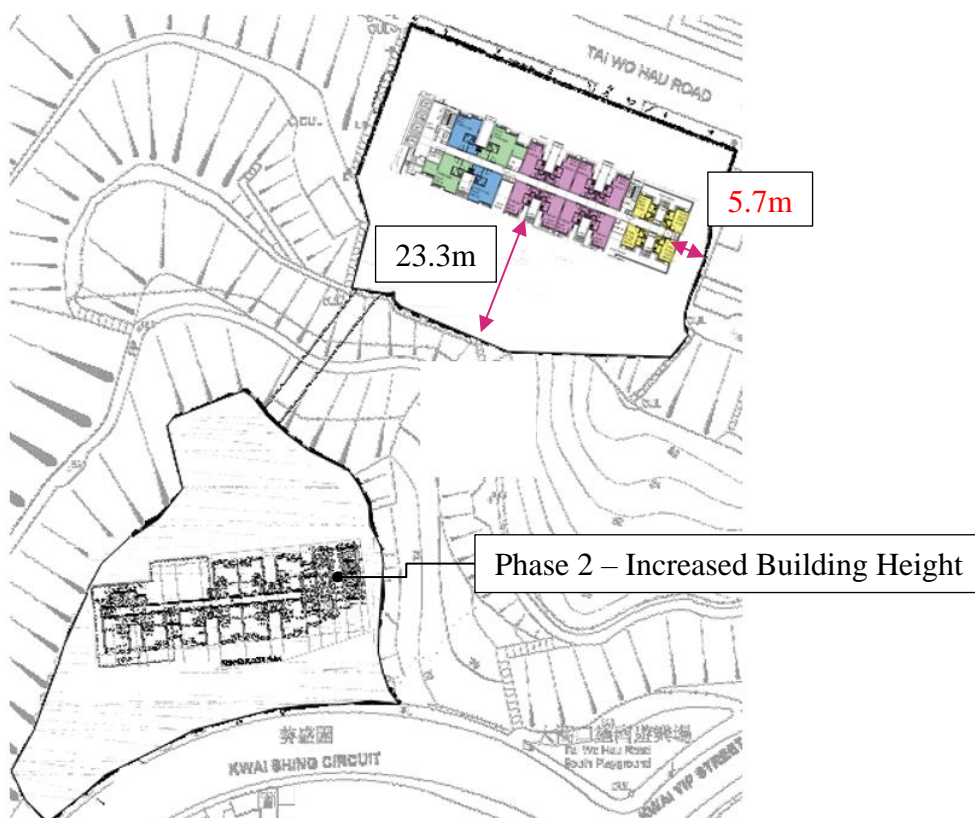


Figure 24. Typical Floor Layout Plan of Proposed Scheme

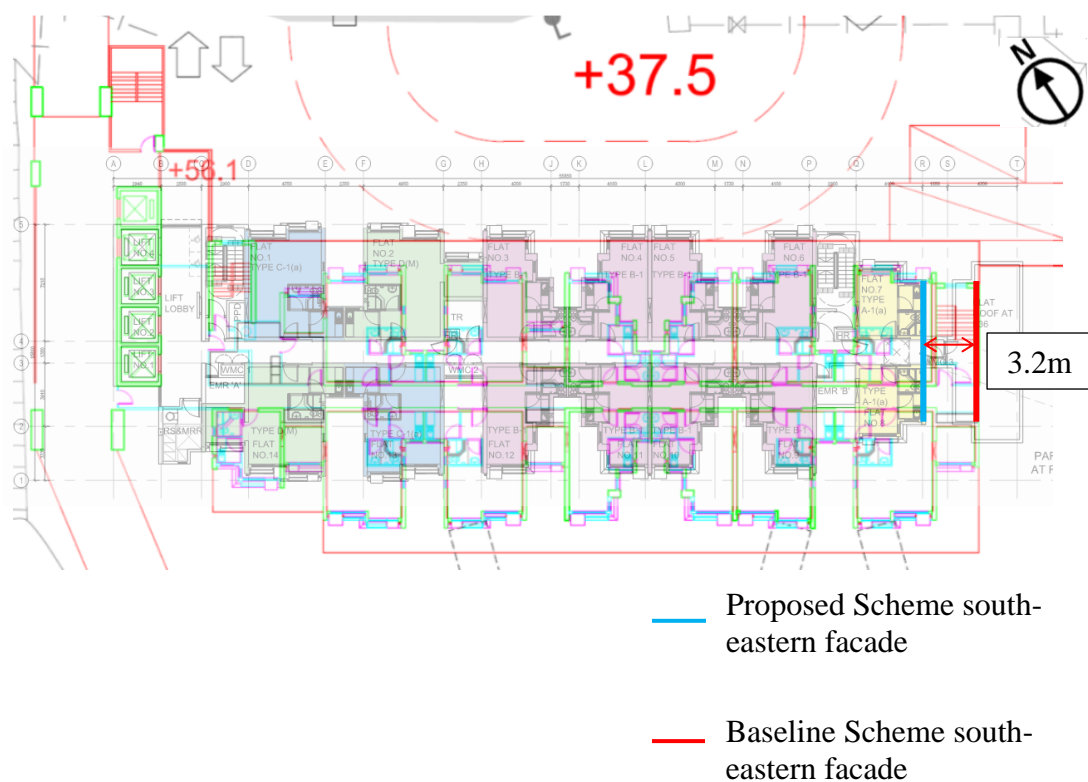


Figure 25 Additional tower setback from south-eastern boundary above 35/F

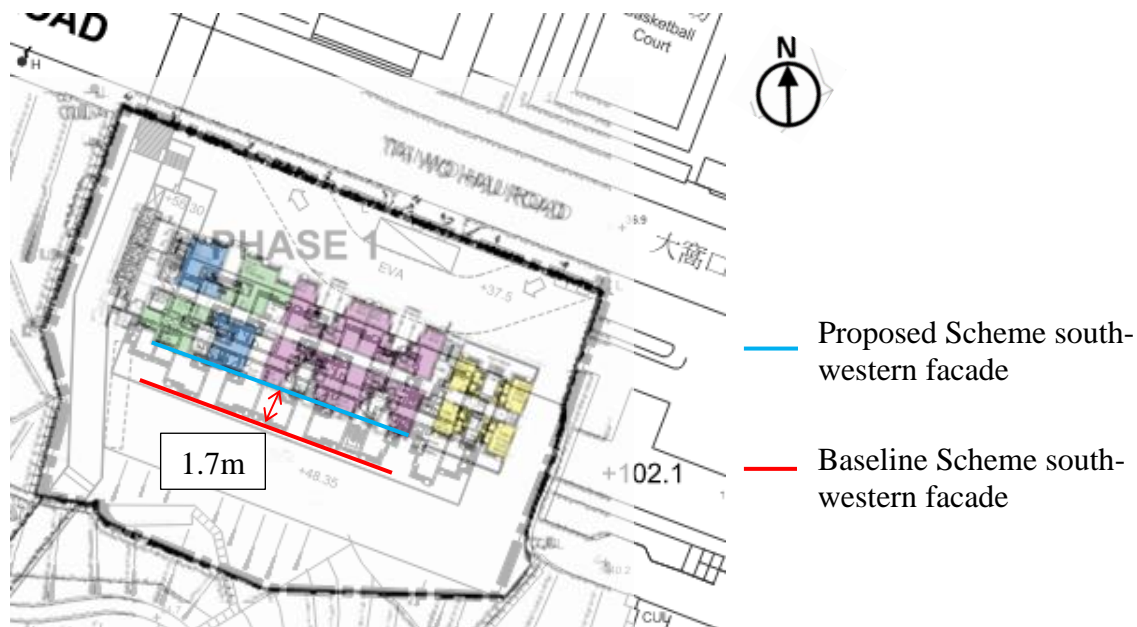


Figure 26 Additional tower setback from south-western boundary above podium

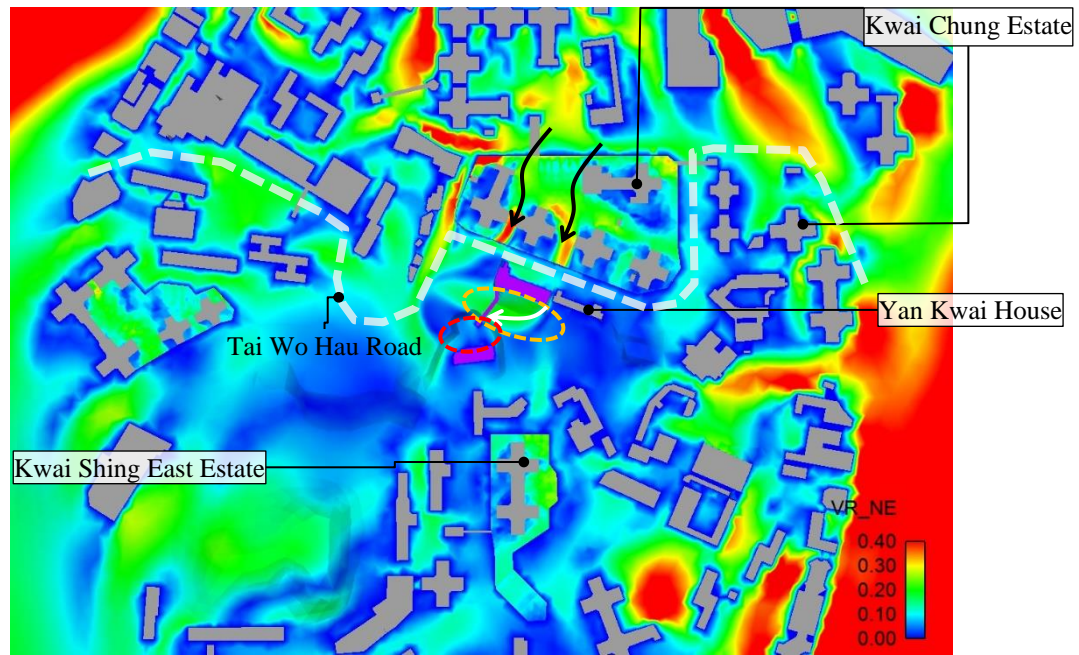


Figure 35 VR Contour Plot of NE Direction for Baseline Scheme

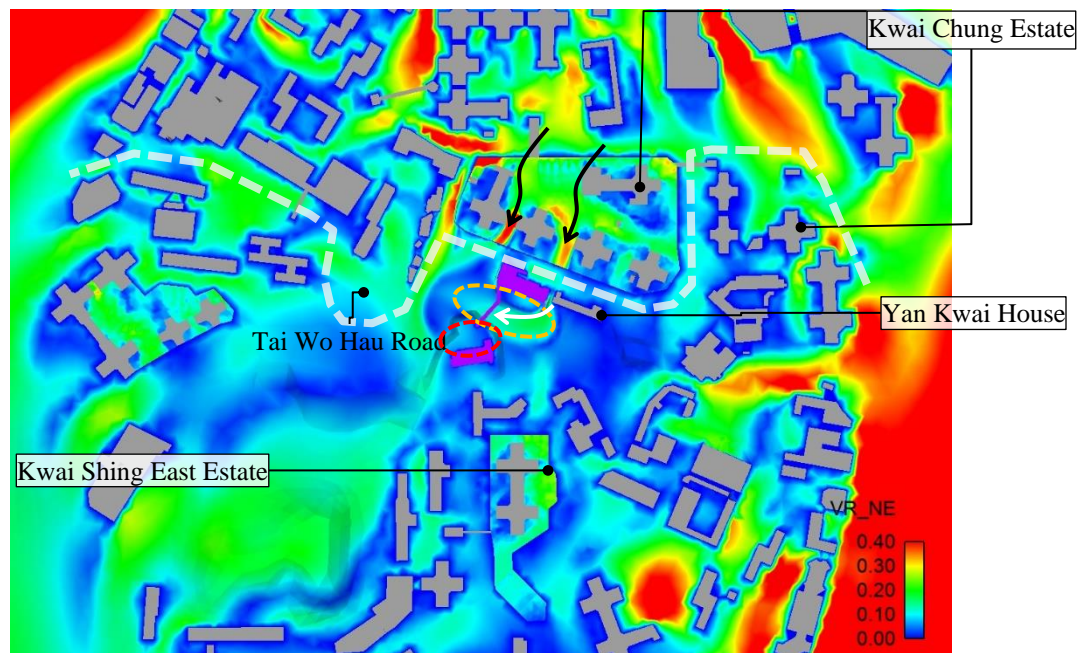


Figure 36 VR Contour Plot of NE Direction for Proposed Scheme

6.2 Results

The results of the SVR, LVR are summarized as below.

	Annual Condition		Summer Condition	
	Baseline Scheme	Proposed Scheme	Baseline Scheme	Proposed Scheme
SVR	0.16	0.16	0.21	0.21
LVR	0.15	0.15	0.17	0.17

- The Proposed Scheme would achieve similar ventilation performance as compared with Baseline Scheme under both annual and summer condition.
- High-rise residential towers, such as Tai Wo Hau Estate, Kwai Chung Estate, Kwai Shing East Estate, would dominate and condition the wind environment for both annual and summer condition.
- Under which the taller building height of Phase 2 would induce slightly stronger downwash effect to ventilate the pedestrian level.
- There would be no adverse ventilation impact on surrounding area from Proposed Scheme.

As AVA-IS has been conducted to assess the ventilation performance of the OZP-compliant Scheme and the Proposed Scheme, It general, the Proposed Scheme would achieve similar ventilation performance as compared with the OZP-complaint Scheme. To maintain and enhance the wind performance of the Proposed Scheme, the following wind enhancement features have been adopted.

- The building separation of 65m between Phase 1 and Phase 2 is maintained to provide wider air path for penetration of prevailing wind, which enhance the environmental quality at pedestrian level and mitigate heat island effects arising from the undesirable screening effect of long buildings at different levels, based on the Sustainable Building Design Guideline (APP-152).
- The additional setback (comparison between baseline scheme which is a previously approved scheme according to Outline Zoning Plan No.S/KC/ 27 and the proposed scheme, Figure 26) from south-western boundary would enhance the permeability in the slope area near Tai Wo Hau Road, improve air ventilation, enhance the environmental quality at pedestrian level and mitigate street canyon effect, based on the Sustainable Building Design Guideline (APP-152).
- The Landscape Deck at 2/F of Phase 1 of the Proposed Scheme, the wind would continue to travel at high-elevation and result in slight enhancement at some of the slope area on the west of the site.
- The taller building height of Phase 2 would induce slightly stronger downwash effect to ventilate the pedestrian level.

Similar s.16 Applications on the
Draft Kwai Chung Outline Zoning Plan No. S/KC/31

Approved Application

Application No.	Proposed Development	Date of Consideration	Approval Condition(s)
A/KC/445	Proposed Minor Relaxation of Domestic Plot Ratio (PR) and Building Height (BH) restrictions for Permitted Public Rental Housing Development	12.5.2017 Approved by MPC	(1)
A/KC/447	Proposed Minor Relaxation of Domestic PR Restriction for Public Housing Development and inclusion of part of the “Green Belt” Zone (about 1%) as part of the Public Housing Development	14.7.2017 Approved by MPC	(1)
A/KC/495	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	28.10.2022 Approved by MPC	(2) to (5)
A/KC/499	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development	9.12.2022 Approved by MPC	(2) to (5)

Approval Conditions:

- (1) The provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (2) the design and provision of parking facilities, loading and unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (3) the submission of an updated Noise Impact Assessment and the implementation of the noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (4) the submission of an updated Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (5) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

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

參考編號

Reference Number:

221221-102003-59409

提交限期

Deadline for submission:

28/12/2022

提交日期及時間

Date and time of submission:

21/12/2022 10:20:03

有關的規劃申請編號

The application no. to which the comment relates:

A/KC/500

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 張繼炳先生 (葵涌居民權益關注組主席)

意見詳情

Details of the Comment :

就規劃申請/覆核提出意見

申請編號: A/KC/500 (葵涌大窩口道及葵盛圍)

擬議: 擬議略為放寬地積比率及建築物高度限制以作准許的公營房屋發展

「提意見人」姓名/名稱: 張繼炳先生 (葵涌居民權益關注組主席)

聯絡人: 張繼炳先生

通訊地址: [REDACTED]

電話號碼: [REDACTED]

傳真號碼: 無

電郵地址: [REDACTED]

意見詳情:

1)本會就編號:A/KC/500的規劃申請/覆核向城市規劃委員會提出以下意見:

1.1本會詳閱房屋委員會向城市規劃委員會提交有關葵涌大窩口道及葵盛圍「擬議略為放寬地積比率及建築物高度限制以作准許的公營房屋發展」(Draft Kwai Chung OZP No.S/KC/31)文件後,鑑於有關建議可以造福更多基層市民,本會對略為放寬地積比率及建築物高度限制以作准許的公營房屋發展的建議表示支持。

1.2房屋委員會向城市規劃委員會呈交的文件(No. S/KC/31)中第7頁3.3項表二列出,大窩口道及葵盛圍公營房屋發展計劃(第一期)的附屬設施,除了預留303平方米樓面面積作長者鄰舍中心(NEC)外,亦時預留360平方米樓面面積作屋邨管理辦事處(EMO)。本會要求城市規劃委員會考慮居民及長者多年來爭取的意願,在不影響房署未來服務提供的情況下,將預留作長者鄰舍中心(NEC)的處所,與房屋署在夏葵樓地下的屋邨管理辦事處「互調」,騰出現時夏葵樓地下的處所改作長者鄰舍中心,以達致房署及社署回覆本會時期望能「按居民意願和實際環境,以制定最合適且最能惠及本邨居民的方案。」

2)背景資料

2.1葵涌居民權益關注組（下稱本會）由區內熱心公益、關心社區的居民所組成，旨在關注區內居民之基本生活需要和社會福祉。葵涌邨自1997年重建後入伙至今25年，重建後雖然外貌煥然一新，但本邨(第一期)重建落成最早，但服務規劃失誤，而住戶多為葵涌新區原邨安置的居民，人口老化程度屬全邨嚴重的小區，社區設施及長者服務不足。

2.2屋邨重建 規劃失誤

葵涌邨重建期間，服務現時(第一期)小區的老人中心遷離。葵涌邨重建後，人口近四萬人，全邨只剩下一間鄰近大窩口邨的長者鄰舍中心。至2009年，本會去信時任特首曾蔭權，亦邀請時任安老事務委員會主席巡視本邨，要求盡快在本邨(第一期)內開設長者鄰舍中心。其後經社署福利專員重新審視，獲署方回覆確認有關服務需要，並預留資源日後提供服務。惟房署一直未能覓得有吹夠樓面面積的合適地點開設長者鄰舍中心，為居民提供服務。

2.3補救措施 地點錯配

2013年，時任運房局局長張炳良先生約晤包括本會的基層團體，徵詢在區內興建插針樓的意見，本會表明支持有關建議，惟希望能盡快彌補前期規劃失誤，盡快在本邨(第一期)開設長者鄰舍中心。2014年初，時任社署福利專員林定楓先生通知本會，指房署擬於大窩口道興建插針樓時，會預留處所開設有關服務。然而，很多長者獲知有關消息後，向本會反映有關安排「並不合適」，亦「不能惠及」本邨(第一期)人口老化最嚴重的小區。居民認為該地點路程偏遠，對行動不便的長者並不合適，而且鄰近亦設有同類服務(包括位於大窩口邨的救世軍和位於葵涌邨的亞斯理長者鄰舍中心)，服務地點「過於集中」，規劃上亦未能配合小區需要(附件一)。

2.4 對改動規劃的建議

本會過去一直與房署及社署多個部門商討解決方案，在2017年12月29日約見葵涌邨屋邨經理第七次會議紀錄亦提及：「鍾副經理表示內部在檢討未來邨管工作功能及模式時，認為夏葵樓辦事處地方不夠用，正考慮在司法覆核案後，因應日後租務及管理工作需要，覓址搬遷。」儘管本會對當時屋邨管理諮詢委員會內曾有「居民對夏葵樓地下的屋邨辦事處之服務仍有殷切的需求」表示理解，認為彼此分別只是對服務需要孰輕孰重的不同，本會較理解及體諒大量長者對服務殷切的需要，故多年來仍鏗而不捨，與社署及房署作出爭取，並堅持最合適且最能惠及本邨居民的方案是將現時位於夏葵樓的屋邨辦事處遷址，與插針樓預留的處所互調(附件二/三四/五)。因此，本會要求房署將原來預留303平方米樓面面積作長者鄰舍中心(NEC)改作屋邨管理辦事處(EMO)，令兩個屋邨管理辦事處的樓面面積合併使用，騰出原來在夏葵樓地下的處所，改作開設長者鄰舍中心。

如蒙 貴委員會酌情俯允，不勝銘感。

此致

城市規劃委員會主席

附件一：葵涌邨「夏葵樓屋邨管理辦事處遷址互調方案」標示圖

附件二：2022年10月15日本會致函社會福利署署長李佩詩女士

附件三：2022年12月5日社會福利署署長覆函

附件四：2022年10月28日房屋署房屋事務經理(葵涌一)覆函

附件五：2022年12月20日本會致函房屋局常任秘書長/房屋署署長王天予女士

(信件正本及附件會以郵遞及電郵方式寄出)

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就申請編號：A/KC/500（葵涌大窩口道及葵盛圍）規劃申請/覆核提出意見
21/12/2022 14:57

From: 葵涌邨居民權益關注組 [REDACTED]
To: tpbpd@pland.gov.hk
Cc: 葵涌居民權益關注組 [REDACTED]
File Ref:

6 attachments



2022 1221 葵涌居民權益關注組就規劃申請向城規會提出意見.docx



附件一：葵涌邨「夏葵樓屋邨管理辦事處遷址互調方案」標示圖.pdf



附件二：2022 1025 葵涌居民權益關注組去信社署署長李佩詩.pdf附件三：2022 1205 社會福利署署長覆函.pdf



附件四：2022 1028 房屋署屋邨事務經理(一)覆函.pdf



附件五：2022 1220 葵涌居民權益關注組去信房署署長王天予.pdf

就規劃申請/覆核提出意見

申請編號：A/KC/500（葵涌大窩口道及葵盛圍）

擬議：擬議略為放寬地積比率及建築物高度限制以作准許的公營房屋發展
「提意見人」姓名/名稱：張繼炳先生（葵涌居民權益關注組主席）

聯絡人：張繼炳先生

通訊地址：[REDACTED]

電話號碼：[REDACTED]

傳真號碼：無

電郵地址：[REDACTED]

意見詳情：

1)本會就編號:A/KC/500的規劃申請/覆核向城市規劃委員會提出以下意見：

1.1本會詳閱房屋委員會向城市規劃委員會提交有關葵涌大窩口道及葵盛圍「擬議略為放寬地積比率及建築物高度限制以作准許的公營房屋發展」(Draft Kwai Chung OZP No.S/KC/31)文件後，鑑於有關建議可以造福更多基層市民，本會對略為放寬地積比率及建築物高度限制以作准許的公營房屋發展的建議表示支持。

1.2房屋委員會向城市規劃委員會呈交的文件(No.S/KC/31)中第7頁3.3項表二列出，大窩口道及葵盛圍公營房屋發展計劃(第一期)的附屬設施，除了預留303平方米樓面面積作長者鄰舍中心(NEC)外，亦時預留360平方米樓面面積作屋邨管理辦事處(EMO)。本會要

求城市規劃委員會考慮居民及長者多年來爭取的意願，在不影響房署未來服務提供的情況下，將預留作長者鄰舍中心(NEC)的處所，與房屋署在夏葵樓地下的屋邨管理辦事處「互調」，騰出現時夏葵樓地下的處所改作長者鄰舍中心，以達致房署及社署回覆本會時期望能「按居民意願和實際環境，以制定最合適且最能惠及本邨居民的方案。」

2)背景資料

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本會過去一直與房署及社署多個部門商討解決方案，在2017年12月29日約見葵涌邨屋邨經理第七次會議紀錄亦提及：「鍾副經理表示內部在檢討未來邨管工作功能及模式時，認為夏葵樓辦事處地方不夠用，正考慮在司法覆核案後，因應日後租務及管理工作的需要，覓址搬遷。」儘管本會對當時屋邨管理諮詢委員會內曾有「居民對夏葵樓地下的屋邨辦事處之服務仍有殷切的需求」表示理解，認為彼此分別只是對服務需要孰輕孰重的不同，本會較理解及體諒大量長者對服務殷切的需要，故多年來仍鏗而不捨，與社署及房署作出爭取，並堅持最合適且最能惠及本邨居民的方案是將現時位於夏葵樓的屋邨辦事處遷址，與插針樓預留的處所互調（附件二/三四/五）。因此，本會要求房署將原來預留303平方米樓面面積作長者鄰舍中心(NEC)改作屋邨管理辦事處(EMO)，令兩個屋邨管理辦事處的樓面面積合併使用，騰出原來在夏葵樓地下的處所，改作開設長者鄰舍中心。

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此致

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附件一：葵涌邨「夏葵樓屋邨管理辦事處遷址互調方案」標示圖

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附件五：2022年12月20日本會致函房屋局常任秘書長/房屋署署長王天予女士

(信件正本及附件已用郵遞及透過網頁送交委員會)

就規劃申請/覆核提出意見

申請編號：A/KC/500（葵涌大窩口道及葵盛圍）

擬議：擬議略為放寬地積比率及建築物高度限制以作准許的公營房屋發展

「提意見人」姓名/名稱：張繼炳先生（葵涌居民權益關注組主席）

聯絡人：張繼炳先生

通訊地址：

電話號碼：

傳真號碼：無

電郵地址：

意見詳情：

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2013 年，時任運房局局長張炳良先生約晤包括本會的基層團體，徵詢在區內興建插針樓的意見，本會表明支持有關建議，惟希望能盡快彌補前期規劃失誤，盡快在本邨(第一期)開設長者鄰舍中心。2014 年初，時任社署福利專員林定楓先生通知本會，指房署擬於大窩口道興建插針樓時，會預留處所開設有相關服務。然而，很多長者獲知有關消息後，向本會反映有關安排「並不合適」，亦「不能惠及」本邨(第一期)人口老化最嚴重的小區。居民認為該地點路程偏遠，對行動不便的長者並不合適，而且鄰近亦設有同類服務(包括位於大窩口邨的救世軍和位於葵涌邨的亞斯理長者鄰舍中心)，服務地點「過於集中」，規劃上亦未能配合小區需要(附件一)。

2.4 對改動規劃的建議

本會過去一直與房署及社署多個部門商討解決方案，在 2017 年 12 月 29 日約見葵涌邨屋邨經理第七次會議紀錄亦提及：「鍾副經理表示內部在檢討未來邨管工作功能及模式時，認為夏葵樓辦事處地方不夠用，正考慮在司法覆核案後，因應日後租務及管理工作需要，覓址搬遷。」儘管本會對當時屋邨管理諮詢委員會內曾有「居民對夏葵樓地下的屋邨辦事處之服務仍有殷切的需求」表示理解，認為彼此分別只是對服務需要孰輕孰重的不同，本會較理解及體諒大量長者對服務殷切的需要，故多年來仍鏗而不捨，與社署及房署作出爭取，並堅持**最合適且最能惠及本邨居民**的方案是將現時位於夏葵樓的屋邨辦事處遷址，與插針樓預留的處所互調(附件二/三四/五)。因此，本會要求房署將原來預留 303 平方米樓面面積作長者鄰舍中心(NEC)改作屋邨管理辦事處(EMO)，令兩個屋邨管理辦事處的樓面面積合併使用，騰出原來在夏葵樓地下的處所，改作開設長者鄰舍中心。

如蒙 貴委員會酌情俯允，不勝銘感。

此致

城市規劃委員會主席

附件一：葵涌邨「夏葵樓屋邨管理辦事處遷址互調方案」標示圖

附件二：2022 年 10 月 15 日本會致函社會福利署署長李佩詩女士

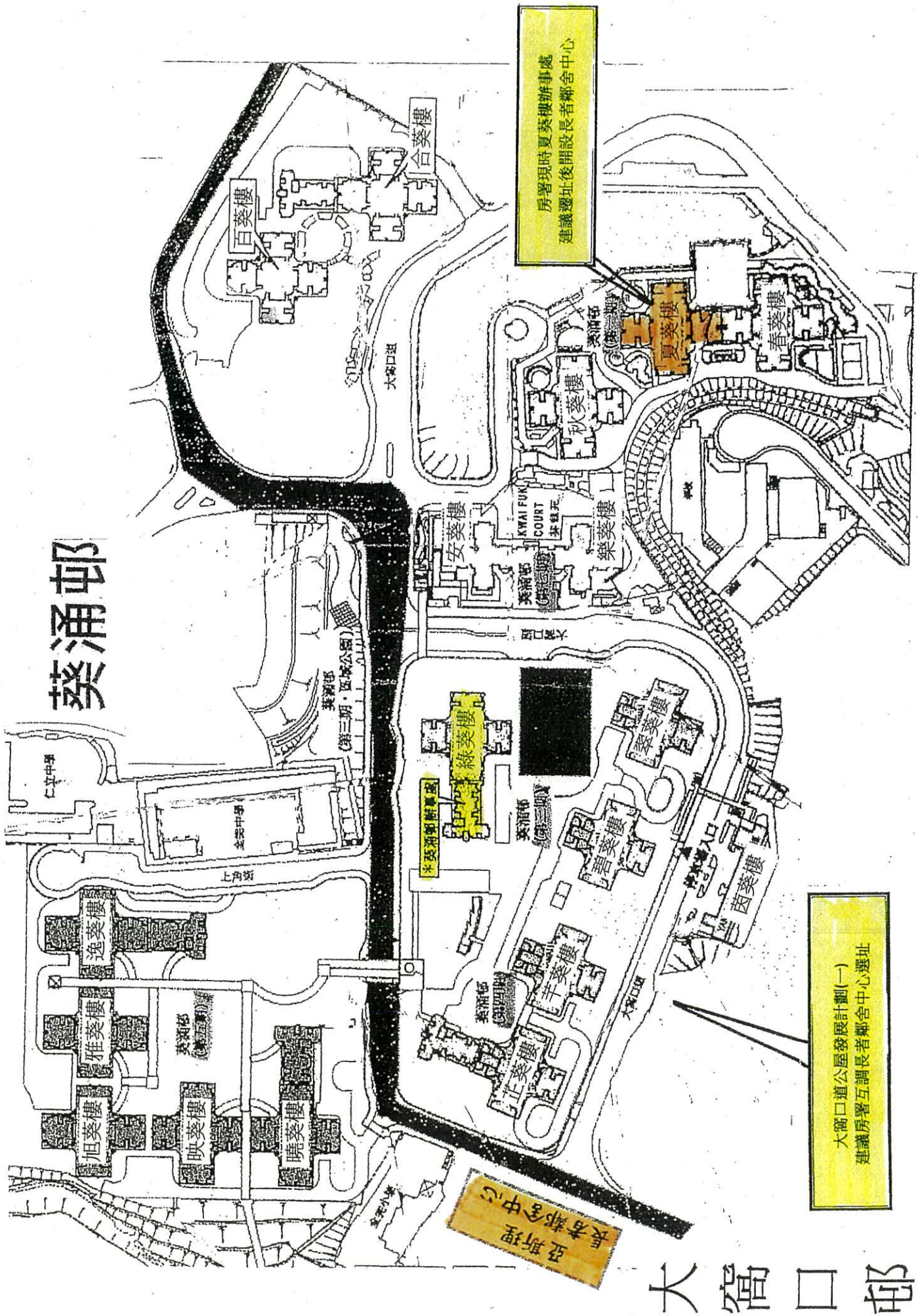
附件三：2022 年 12 月 5 日社會福利署署長覆函

附件四：2022 年 10 月 28 日房屋署房屋事務經理(葵涌一)覆函

附件五：2022 年 12 月 20 日本會致函房屋局常任秘書長/房屋署署長王天予女士

(信件正本及附件會以郵遞及電郵方式寄出)

葵涌邨



房署現時夏葵樓辦事處
建議遷址後開設長者鄰舍中心

大窩口道公屋發展計劃(一)
建議房署互調長者鄰舍中心選址

長者鄰舍中心
亞斯理

大窩口邨

葵涌居民權益關注組

通訊地址：[REDACTED] 聯絡電話：[REDACTED] 電郵：[REDACTED]

敬啟者：

事由：要求社署與房署盡快協商在葵涌邨「夏葵樓」開設長者鄰舍中心

葵涌居民權益關注組（下稱本會）由區內熱心公益、關心社區的居民所組成，旨在關注區內居民之基本生活需要和社會福祉。葵涌邨自 1997 年重建後入伙至今 25 年，人口接近四萬人。重建後雖然外貌煥然一新，但本邨第一期的住戶多為原邨安置的街坊，人口老化程度非常嚴重。又因早期種種規劃失誤，社區設施及長者服務不足。

經過本會兩任主席和社區人士的努力，在各政府部門的積極協調下，爭取十多年、耗資 2.5 億建造的全港首部斜道式升降機，終於在今年 4 月啟用，本會第二任主席鄭標先生功成身退，由本人接任。惟本會一直爭取改善長者服務及社區設施，包括在本邨(第一期)「夏葵樓」開設長者鄰舍中心，前後經歷三任安老會主席(梁智鴻醫生、陳章明教授及林正財醫生)，與及社署五任福利專員(吳家謙先生、郭志良先生、林定楓先生、黃國進先生及馬秀貞女士)的斡旋，至今仍只是個懸念。

規劃失誤：社署曾作積極協調

葵涌邨重建期間，服務現時(第一期)小區的老人中心遷離。葵涌邨重建後，人口近四萬人，全邨只剩下一間鄰近大窩口邨的老人中心(後稱長者鄰舍中心)。至 2009 年，本會去信時任特首曾蔭權，亦邀請時任安老事務委員會主席梁智鴻醫生巡視本邨，要求盡快在本邨(第一期)內開設長者鄰舍中心。

經過安老事務委員會、社署及房署的積極協調，最後邀請保良局在鄰近地區自資開設一所「長幼天地中心」，為長者提供部份服務。此外，在時任本區福利專員的副署長郭志良先生建議下，成立由區內不同長者服務單位組成的「葵涌邨長者服務協調平台會議」，嘗試協調及填補服務不足，但有關服務需要仍遠遠未能得到滿足。

2013 年，時任運房局局長張炳良先生約晤包括本會的基層團體，徵詢在區內興建插針樓的意見。與此同時，在時任本區福利專員林定楓先生的努力下，獲房署承諾在大窩口道興建插針樓時，預留處所開設長者鄰舍中心。然而，不少長者向本會反映，認為該地點路程遙遠，對行動不便的長者並不合適，而且附近亦設有同類服務(包括位於大窩口邨的救世軍和位於葵涌邨的亞斯理長者鄰舍中心)，服務地點過於集中，規劃上亦未能配合小區需要。本會反映房署在葵涌邨有兩個屋邨辦事處(分別位於夏葵樓及綠葵樓)，建議社署與房署進行協調，將現時位於夏葵樓的屋邨辦事處(一)遷址，日後與插針樓預留的處所互調，騰出地方開設長者鄰舍中心。

遷址互調：房署對方案態度開放

2004 年，葵涌邨第二至五期於陸續完成重建，房署在綠葵樓開設新的屋邨辦事處後，曾一度遷出夏葵樓現址，並就空置處所用途徵詢本會前主席吳永澤先生的意見。吳先生反映社區需要一所老人中心，但房署其後再度在夏葵樓重開屋邨辦事處，原因令人費解，居民亦十分失望。

房屋署現時在葵涌邨內，分別設有兩個屋邨辦事處。多年以來，本會曾多次與葵涌邨屋邨事務經理(葵涌一)開會討論夏葵樓屋邨辦事處遷址一事，考慮到遷址對居民造成的影響，亦曾建議署方遷址後，在區內開設小型辦公室，處理居民投訴或維修管理事宜。屋邨經理會上回覆已向房署總部反映，並重申「署方現階沒有否定各種可行的方法，亦沒有設定解決問題限期的死線...並重申房署對如何解決有關問題一直持開放態度，與過去的立場不變，現時仍在屋邨範圍尋找其他適合的空置地點。」

經過多年來不斷向房署地區及總部爭取開設長者中心，本會在知悉房署計劃在大窩口道興建插針樓後，曾於 2017 年中約晤時任房屋署葵涌區物業管理總經理(葵涌)陳耀強先生，商討遷址互調方案的可行性。社署時任本區福利專員黃國進先生亦派代表出席會議，重申署方立場是希望盡快提供服務，如果房署考慮有關方案，社署會作出配合。

施政新風：做到以結果為目標

特首李家超剛剛發表行政長官 2022 年施政報告，在第 100 段強調：「政府會質量並重，改善安老服務，貫徹『居家安老為本，院舍照顧為後援』的方針」。在支援居家安老方面，第 101 段(ii)指：「未來五年新增 16 間長者鄰舍中心，明年第四季把中心服務範圍擴展至退休生活規劃、樂齡科技推廣等...」。

諷刺的是，由於政府以往在服務規劃出現失誤，本邨自 1997 年重建入伙至今，居民為了開設一間長者鄰舍中心，苦候了 25 年而仍未有結果。令人遺憾的是，在問題有機會獲得解決時，同珍醬油公司期間就《葵涌分區計劃大綱核准圖》入稟提出司法覆核，同區的發展用地遭到凍結，大窩口道發展計劃亦不例外。面對漫長的法律訴訟，有關工程及遷址互調的可能性更是遙遙無期。

據悉，政府決定在今年年底前，解散全港所有互助委員會，房署可以在邨收回大量單位作彈性調配。本人受居民所托，請求 閣下就開設長者鄰舍中心一事，主動與房署署長商討，為解決有關問題尋找契機。本會希望透過兩個部門首長的努力，盡速落實「遷址互調」處所的建議，將夏葵樓現址改設長者鄰舍中心。過渡期間，房署或可考慮本會提出在葵涌邨(第一期)開設小型辦公室，處理居民投訴或維修管理事宜，待插針樓落成後，在新址開設另一個屋邨辦事處。

本會深知 閣下公務繁忙，署方需兼顧處理的事務千頭萬緒，惟現時部門內有三位署長級高層，皆了解此事的來龍去脈，希望 閣下能在本屆政府「施政新風」下，以結果為目標，主動承擔為長者解決這個存在多年的問題。如蒙 示覆，請寄新界葵涌邨春葵樓 1513 室或聯絡本人(電話：6970 8158)。有勞之處，不勝銘感。

此致

社會福利署署長
李佩詩女士



張繼炳

葵涌居民權益關注組
(主席 張繼炳 謹啟)

二零二二年十月二十五日

副本呈：房屋局常任秘書長/房屋署署長王天予女士



本署檔號：SWD/TKTDO/22/61

電話號碼：2493 9944

傳真號碼：2413 6374

蔡涌居民權益關注組

主席張繼炳先生

張主席：

有關要求在蔡涌邨「夏葵樓」開設長者鄰舍中心事宜

多謝你 2022 年 10 月 25 日就有關上述事宜的來信，本人獲授權回覆。

本署一直採取多管齊下的方式，在不同類別的發展項目，包括公屋發展項目、公共屋邨空置的非住宅單位等物色合適用地或處所作福利服務用途，以提供更多的福利設施應付社區的需要。就蔡涌邨長者對社區支援服務的需求，本署已在大窩口道公營房屋發展項目中，預留地方設置一間長者鄰舍中心。本署會繼續聯同相關部門積極跟進設置相關福利設施的進程。

就蔡涌邨長者希望將現時位於夏葵樓的屋邨辦事處與上述發展項目預留的處所互調事宜，本署一直持開放態度，並與房屋署保持聯繫及商討其可行性。據了解，房屋署在2017年及2018年曾就有關提議向屋邨管理諮詢委員會諮詢意見，並獲悉居民對夏葵樓地下的屋邨辦事處之服務仍有殷切的需求，故房屋署曾表示會繼續與相關政府部門包括本署等保持聯繫，按居民意願和實際環境，希望可共同制定最適合蔡涌邨居民的方案。


現時蔡涌邨內設有不同的安老服務單位，為邨內長者提供服務，包括循道衛理亞斯理社會服務處長者鄰舍中心及保良局劉漢宣長幼天地。此外，毗鄰的香港耆康老人福利會懷熙葵涌長者



地區中心及救世軍大窩口長者中心亦會持續提供外展服務予居於葵涌邨的長者。同時，香港婦女聯會、宏施慈善基金及葵涌長者互助社於邨內的服務單位分別提供多元化服務予區內長者。本署荃灣及葵青區福利辦事處會繼續連同區內八個長者服務單位，透過「葵涌邨長者服務協調平台」，互相協作以回應區內長者的福利服務需要。

本署感謝 貴團體一直關注葵涌邨長者的福利需要，並就相關的安老服務提供寶貴的意見。如有查詢，請致電 2425 1352 與荃灣及葵青區策劃及統籌小組社會工作主任曾淑英姑娘聯絡。

社會福利署署長

(黃少芬  代行)

副本送：房屋署署長〔經辦人：房屋事務經理(葵涌一)〕

2022年12月5日

本函檔號: HD3-8 KC1(TWHR)1-70/1

圖文傳真: 3617 9200

來函檔號:

電話: 3617 9201



葵涌居民權益關注組
主席張繼炳先生

張主席:

有關要求社署與房署盡快協商在葵涌邨夏葵樓開設長者鄰舍中心

貴主席本年10月25日給房屋署署長有關題述事宜的來信副本收悉。本處獲授權回覆如下。

感謝貴組就房屋署大窩口道公營房屋發展項目的設施規劃表達關注。就貴組要求社會福利署與房屋署盡快在葵涌邨夏葵樓開設長者鄰舍中心一事，意見備悉。本署會繼續與相關政府部門，包括社會福利署等，保持緊密聯繫，按居民意願和實際環境，以制定最適合且最能惠及本邨居民的方案。

謹再感謝貴組對葵涌邨事務的關注。

房屋署房屋事務經理(葵涌一)
卓敏兒



2022年10月28日

葵涌居民權益關注組

通訊地址：[REDACTED] 聯絡電話：[REDACTED] 電郵：[REDACTED]

敬啟者：

事由：要求房署主動提出「夏葵樓屋邨管理辦事處遷址互調方案」以落實開設長者鄰舍中心

葵涌居民權益關注組（下稱本會）由區內熱心公益、關心社區的居民所組成，旨在關注區內居民之基本生活需要和社會福祉。葵涌邨自 1997 年重建後入伙至今 25 年，人口接近四萬人。重建後雖然外貌煥然一新，但本邨第一期重建落成最早，但服務規劃失誤，而住戶多為葵涌新區原邨安置的居民，人口老化程度非常嚴重，社區設施及長者服務不足。

開誠布公：房署一直願意聽民意、辦實事

就在行政長官發表 2022 年施政報告後，本會去信社會福利署署長要求社署與房署盡快協商在葵涌邨「夏葵樓」開設長者鄰舍中心，文件副本同時轉呈 閣下備悉。貴署房屋事務經理(葵涌一)即時聯絡本會，並於 2022 年 10 月 28 日覆函指署方會：「按居民意願和實際環境，以制定最合適且最能惠及本邨居民的方案」。

2009 年底，當署方獲知居民向政府及安老事務委員會反映要求按服務規劃開設長者鄰舍中心後，旋即派出高級經理阮玉屏女士與本會及居民積極磋商。彼此經過一番努力後，覓得合葵樓地下超過 200 平方米樓面面積，儘管有關處所未符合開設長者鄰舍中心不少於 303 平方米的要求，最後在房署及社署的積極協調下，仍邀請保良局自資開設一所「長幼天地中心」，為長者提供部份服務作「過渡安排」。本會及居民對於兩個部門願意「聽民意、辦實事」的作風，一直銘記於心。

2013 年，時任運房局局長張炳良先生約晤包括本會的基層團體，徵詢在區內興建插針樓的意見，本會表明支持有關建議，惟希望能盡快彌補前期規劃失誤，盡快在本邨(第一期)開設長者鄰舍中心。其後，時任社署福利專員林定楓先生通知本會，指房署在大窩口道興建插針樓時，會預留處所開設有關服務。然而，很多長者獲知有關消息後，向本會反映有關安排「並不合適」，亦「不能惠及」本邨人口老化最嚴重的小區，居民認為該地點路程偏遠，對行動不便的長者並不合適，而且附近亦設有同類服務(包括位於大窩口邨的救世軍和位於葵涌邨的亞斯理長者鄰舍中心)，服務地點過於集中，規劃上亦未能配合小區需要(附地圖)。因此，本會多次向政府反映，「最合適且最能惠及本邨居民的方案」是將現時位於夏葵樓的屋邨辦事處遷址，日後與插針樓預留的處所互調，騰出地方開設長者鄰舍中心。

遷址互調：城規會諮詢即作未雨綢繆

本會近悉，城市規劃委員會在今年 11 月 29 日，發布「葵涌大窩口道及葵盛圍擬議略為放寬地積比率及建築物高度限制以作准許的公營房屋發展」規劃申請(編號：A/KC/500)，並諮詢公眾的意見。(網址：https://www.info.gov.hk/tpb/tc/plan_application/A_KC_500.html)，反映本區受較早前司法覆核案拖延多年的《葵涌分區計劃大綱核准圖》，已進入規劃諮詢與落實推行的階段。

2022 年 11 月，房屋委員會向城市規劃委員會提交有關葵涌大窩口道及葵盛圍「擬議略為放寬地積比率及建築物高度限制以作准許的公營房屋發展」文件 (Draft Kwai Chung OZP No.S/KC/31)，鑑於有關建議可以造福更多基層市民，本會對略為放寬地積比率及建築物高度限制以作准許的公營房屋發展的建議表示支持。此外，本會及居民亦關注文件第 7 頁 3.3 項表二列出，2027/28 年度落成的第一期公營房屋計劃的附屬設施，除了預留 303 平方米樓面面積作長者鄰舍中心(NEC)外，同時預留 360 平方米樓面面積作屋邨管理辦事處(EMO)的規劃建議。

葵涌邨現時人口約四萬，房署分別在夏葵樓及綠葵樓設有兩個屋邨辦事處，若按照房屋委員會向城市規劃委員會呈交的文件(No.S/KC/31)中第 7 頁 3.3 項表二列出，有關計劃第一期附屬設施中，再預留 360 平方米樓面面積作屋邨管理辦事處(EMO)，則在一個屋邨範圍之內將會有「三個」屋邨管理辦事處。本會未知署方是否未雨綢繆，規劃上已為「遷址互調」作出準備，但如果房署願意在規劃中預早作出更動，將預留作長者鄰舍中心的處所改作屋邨管理辦事處，統一運作，騰出現時夏葵樓地下的處所改作長者鄰舍中心，在規劃上及時間上完全可行。因此，本會經詳細討論及諮詢本邨居民意見後，已正式就編號:A/KC/500 的規劃申請/覆核向城市規劃委員會提出有關意見。

居民意願：服務需要安排孰輕孰重？

社署署長在 2022 年 12 月 5 日回覆本會指：「據了解，房屋署在 2017 年及 2018 年曾就有關提議向屋邨管理諮詢委員會諮詢意見，並獲悉居民對夏葵樓地下的屋邨辦事處之服務仍有殷切的需求。」查本會多年以來，一直與葵涌邨屋邨事務經理(葵涌一)開會討論夏葵樓屋邨辦事處遷址一事，並在 2017 年中，約晤時任房屋署葵涌區物業管理總經理(葵涌)陳耀強先生，商討遷址互調方案的可行性，對不同意見知之甚詳，現節錄會後獲署方修訂及確認之紀錄內容如下：

本會在 2017 年 12 月 29 日約見葵涌邨屋邨經理第七次會議紀錄中，討論事項 2.1.2 項紀錄如下：「鍾副經理表示內部在檢討未來邨管工作功能及模式時，認為夏葵樓辦事處地方不夠用，正考慮在司法覆核案後，因應日後租務及管理工作需要，覓址搬遷。區議員黃潤達先生透露在較早前的屋諮會(EMAC)會議上，當房署提出搬遷的建議時，確有部份人士提出反對，但反對聲音並不激烈…黃潤達先生指部份人反對的原因只是擔心搬遷後「行遠咗」，會造成不便，鍾副經理亦澄清，會上的反對聲音只是對房署搬遷辦事處有意見，而非反對在辦事處搬遷後設立長者鄰舍中心。」

2018 年 10 月 15 日本會約見葵涌邨屋邨經理第八次會議紀錄中第 2.1.2 項紀錄如下：「鄧經理透露在今年 3 月份屋諮會(EMAC)會議上，收集與會者對房署提出研究搬遷現時位於夏葵樓辦事處的建議時，部份與會者提出反對，並要求進行投票，投票結果未能通過。鄧經理表示已向總部作出反映，指房署現時仍持開放的態度，現時仍在屋邨範圍尋找其他空置地點。」第 2.1.4 項：「黃議員表示明白居民對有邨管諮詢委員會成員提出反對在夏葵樓開設長者鄰舍中心的憂慮，他認為既然有邨管諮詢委員會成員憂慮搬遷後的辦事處選址太遠，可以考慮在遷址後，在夏葵樓附近設立一個「小型辦事處」，他發現百葵樓地下有一個近 600 平方呎的單位現時作葵涌邨(一)的保安控制室，建議房署可以此方案，「平衡」社區內不同服務需要及不同持份者的意見。鄧經理對黃議員提出的意見表示感謝，並會向總部作出反映。」

查葵涌邨第二至五期於 2004 年後陸續完成重建，署方在綠葵樓開設新的屋邨辦事處後，曾一度遷離夏葵樓現址近兩年，未知當時屋諮會內的居民可有向署方反映服務殷切的需求？本會對於屋邨管

理諮詢委員會內曾有「居民對夏葵樓地下的屋邨辦事處之服務仍有殷切的需求」表示理解，認為彼此分別只是對服務需要孰輕孰重的不同，本會較理解及體諒大量長者對服務殷切的需要。現時居民需要處理租約或管理問題，除可到屋邨辦事處辦理外，亦可致電向職員查詢及預約。但對居家安老而行動不便的長者而言，中心位置鄰近居所，每星期開放六天則非常重要，能為他們提供全面適切的服務。

過渡安排：善用互委會騰出單位作小型辦事處服務居民

2021 年 12 月 23 日本會約見葵涌邨屋邨經理第九次會議紀錄中第 3.1.3 項紀錄如下：「卓敏兒經理表示知悉運房局局長的回覆，並回應指署方現階沒有否定各種可行的方法，亦沒有設定解決問題限期的死線。她指過去在邨管諮詢委員會會議上，是有意見反對搬遷夏葵樓屋邨辦事處。至於在上次會議紀錄中有意見提及遷址後可設立小型辦事處一事，她上任後曾作出了解，雖然屋邨大廈地下有空置空間，但目前邨內的總樓宇面積比例已用盡，暫時無空間可以再加，而現時空置的議員辦事處則不會考慮。卓經理重申房署對如何解決有關問題一直持開放態度，與上次會議紀錄提及的立場不變，現時仍在屋邨範圍尋找其他適合的空置地點。」

在考慮到遷址對一般居民造成的影響時，本會及與會的區議員曾建議署方在遷址互調過渡期間，在區內開設「小型辦公室」，處理居民投訴及維修管理事宜。署方在會上曾表示「目前邨內的總樓宇面積比例已用盡，暫時無空間可以再加，而現時空置的議員辦事處則不會考慮」。據悉，政府決定在 2022 年年底，解散全港所有互助委員會，故署方將可以在邨收回大量單位作彈性調配，多了資源可作考慮，有關建議亦回應了「五年前」署方向屋邨管理諮詢委員會諮詢意見，有「居民對夏葵樓地下的屋邨辦事處之服務仍有殷切的需求」的種種憂慮。

根據署方向城市規劃委員會提供的文件顯示，大窩口道公營房屋計劃第一期預計在 2027/28 年度落成，有關規劃及各項附屬設施仍屬諮詢階段，本會已就編號：A/KC/500 的規劃申請/覆核，向城市規劃委員會提出有關意見。既然房委會現時主動向城規會提交有關「葵涌大窩口道及葵盛圍擬議略為放寬地積比率及建築物高度限制以作准許的公營房屋發展」文件 (No.S/KC/31)，諮詢公眾意見，本會現正式要求房署按「居民意願」和「實際環境」，主動提出「夏葵樓屋邨管理辦事處遷址互調方案」，盡快落實將夏葵樓現址改設長者鄰舍中心，並聯繫社署跟進招募營運機構的工作安排，造福本邨長者。

本會深知房署肩負解決千家萬戶安居樂業的重責，兼顧處理的事務千頭萬緒，惟有關問題自 1997 年拖延至今仍未解決，希望本屆政府以結果為目標的「施政新風」下，為本邨長者徹底解決這個問題。如蒙 示覆，請寄新界葵涌邨春葵樓 1513 室或聯絡本人(電話：6970 8158)。有勞之處，不勝銘感。

此致

房屋局常任秘書長/房屋署署長王天予女士

張繼炳

葵涌居民權益關注組

(主席 張繼炳 謹啟)

二零二二年十二月二十日

副本呈：城市規劃委員會

社會福利署署長李佩詩女士

附件一：葵涌邨「夏葵樓屋邨管理辦事處遷址互調方案」標示圖



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



A/KC/500 Tai Wo Hau Road and Kwai Shing Circuit, Kwai Chung PH
28/12/2022 03:00

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/KC/500

Tai Wo Hau Road and Kwai Shing Circuit, Kwai Chung

Site area: About 6,327sq.m Government Land

Zoning: "Res (Group A) 2"

Applied development: MR of PR 7.12 (6) and BHR 160 and 198mpd (190) for PH Development / 2 Blocks – 925 Units / 2,570sq.m OS /43 Vehicle Parking / Neighbourhood Elderly Centre / Early Education and Training Centre / Special Child Care Centre

Dear TPB Members,

Another pack them in and reduce the quality of life project. Despite the lessons that should have been gained from the Covid experience and the well documented warnings re climate change, here in HK the planning intention is to strip the city of natural resources and pack people into energy guzzling towers.

The most shocking element of this particular development is the fact that young children will be deprived of the benefits of playing outside in the sunshine. The benefits to be derived with regard to the generation of Vitamin D, essential to good health and strong bones, and the correlation re exposure to sunlight and good eyesight, plus the recommendations of even local experts that children should play outdoors for at least one and a half hours a day in order to avoid the development of myopia, have been ignored. Elderly with limited mobility will also be deprived of the benefit of outdoor recreational facilities. The only green elements are some trees planted on the peripheries.

That there will be no impact on ventilation and visual impact is risible but consultations always reach this conclusion because that is what they are paid to justify.

But this is housing-la, tick the box, and will of course be approved without any serious or genuine consideration of the impact and long term health implications.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the Director of Fire Services that the applicant is advised to observe the requirements of emergency vehicular access 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) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is reminded that approval of Section 16 Application under 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 concerned party for approval. Similarly, for any proposed tree preservation/removal scheme and compensatory planting proposal, the applicant should approach relevant authority direct to obtain necessary approval as appropriate.