

Y/H9/6



Reference HKHS/AKN/CT/03
Date 9 September 2021

By HAND only

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs / Madams,

**SECTION 12A PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN
OUTLINE ZONING PLAN NO. S/H9/18
FROM "OPEN SPACE", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "RESIDENTIAL
(GROUP A)" TO "RESIDENTIAL (GROUP A)5"
ALONG A KUNG NGAM ROAD, SHAU KEI WAN
SHAUKIWAN LOT (SL) 170A, 170RP, 171, 172, 173, 174, 175 & 176, SHAUKIWAN INLAND LOT (SIL) 794
AND GOVERNMENT LAND**

PROPOSED PUBLIC RENTAL HOUSING DEVELOPMENT

We are instructed by the Applicant, Hong Kong Housing Society ("HKHS"), to seek the BOARD's permission for the captioned Application under Section 12A of the Town Planning Ordinance.

Please find enclosed 5 copies of the Section 12A Planning Application Form duly completed and the Site Location Plan, together with 70 hard copies of the Supplementary Planning Statement (SPS) for Government Departmental circulation and distribution to Members of the BOARD.

Should there be any queries, please do not hesitate to contact the undersigned, Ms Delius Wong or Mr Leo Chung.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Cindy Tsang
Director

CT/DEL/LEOC

Enc Application Form – 5 copies
SPS – 70 hard copies

cc Client / Team

城 MAIN HONG KONG OFFICE :
1801, 18th Floor, 101 King's Road, North Point, Hong Kong
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市 CHINA OFFICE
Room 803, North Wing, Cangsong Building, Tairan 6th Road, Chegongmiao,
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規 INDIA OFFICE :
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ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

V/H9/6

Form No. S12A
表格第 S12A 號

**APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

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

此文件在 13 SEP 2021 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。

This document is received on 13 SEP 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/11916
	Date Received 收到日期	13 SEP 2021

- 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)

Hong Kong Housing Society

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)

Townland Consultants Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site?
申請是否直接與某地點有關?

Yes 是



No 否

☐ (Please proceed to Part 6 請繼續填寫第 6 部分)(b) 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)

A Kung Ngam Road, Shau Kei Wan

Shaukiwan Lot (SL) 170A, 170RP, 171, 172, 173, 174, 175 & 176

Shaukiwan Inland Lot (SIL) 794 and Government Land

(c) Site Area 申請地點面積

.....4,602.....sq.m 平方米

☒ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	4,217sq.m 平方米	<input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>Vacant (with a portion near Basel Road being occupied by an existing staircase)</p> <p>(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)</p>	

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)
	N/A	

(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」#遞送要求同意書&

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 **N/A** (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. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Open Space", "Government, Institution or Community", and "Residential (Group A)"

7. Proposed Amendments 擬議修訂

- (a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)
建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 []	<input type="checkbox"/> Commercial [] 商業 []
<input checked="" type="checkbox"/> Residential (Group <input checked="" type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [5] 住宅 <input checked="" type="checkbox"/> 甲類/ <input type="checkbox"/> 乙類/ <input type="checkbox"/> 丙類/ <input type="checkbox"/> 丁類/ <input type="checkbox"/> 戊類 [5]	<input type="checkbox"/> Village Type Development [] 鄉村式發展 []
<input type="checkbox"/> Agriculture [] 農業 []	<input type="checkbox"/> Industrial [] 工業 []
<input type="checkbox"/> Industrial (Group D) [] 工業(丁類) []	<input type="checkbox"/> Open Storage [] 露天貯物 []
<input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 []	<input type="checkbox"/> Open Space [] 休憩用地 []
<input type="checkbox"/> Recreation [] 康樂 []	<input type="checkbox"/> Green Belt [] 綠化地帶 []
<input type="checkbox"/> Country Park [] 郊野公園 []	<input type="checkbox"/> Coastal Protection Area [] 海岸保護區 []
<input type="checkbox"/> Conservation Area [] 自然保育區 []	<input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 []
<input type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input type="checkbox"/> Others (please specify _____)) [] 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) []	
<input type="checkbox"/> Road 道路	<input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)

Please insert subzone in [] as appropriate.
請於[]內註明支區，如適用。

- ☒ Proposed Notes of Schedule of Uses of the zone attached
已夾附對土地用途地帶的《註釋》的擬議修訂

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please see attached Supplementary Planning Statement

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. 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 Supplementary Planning Statement




10. Declaration 聲明

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

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

Signature
簽署


CINDY TSANG
Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

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

專業資格

- ☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☒ RPP 註冊專業規劃師
Others 其他 244

on behalf of
代表

Townland Consultants Limited

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

Date 日期

09/09/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)
根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)
擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃[^]

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	30,383	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	6.73		<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	49 & 29.7 (Below & Above 15m). %		<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	1		
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	28	storeys 層	
	<input checked="" type="checkbox"/> include 包括 3 storeys of basements 層地庫地下低層	Lower Ground	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫		
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度 (main roof level)	100	m 米	<input type="checkbox"/> About 約
	100 mPD 米(主水平基準上)		<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分			
GFA 總樓面面積	27,942	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	About 646		
average unit size 單位平均面積	26.9	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	1,862		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分			
<input type="checkbox"/> hotel 酒店	2,441	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
		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 checked="" type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	1,500	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" 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) 100 place Child Care Centre & 30 place Boys' Hostel / about 2,000sqm*		
<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) Shuttle Lift, Pedestrian Link and/or GFA Accountable Stairs (about 941sqm)		
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)		
<input checked="" type="checkbox"/> private open space 私人休憩用地	1,862	sq.m. 平方米	<input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地		sq.m. 平方米	<input type="checkbox"/> Not less than 不少於

[^]Calculation based on Development Site area of 4,513 sqm 9

*Proposed to be disregarded from plot ratio calculation in accordance with current policy on provision of GIC facilities

☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位 (please specify type(s) and number(s))
(請註明種類及數目)

Private Car Parking Spaces 私家車車位 48
Motorcycle Parking Spaces 電單車車位 3
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 3 (also for Private Light Bus)
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)

☒ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))
(請註明種類及數目)

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) 2 (Coach, Medium / Heavy Goods Vehicle Spaces)
..... 2 (Goods Vehicle Spaces)

☒ other transport-related facilities (please specify type(s) and number(s))
其他與運輸有關的設施 (請註明種類及數目)

Public Vehicle Park (25 Private Car Parking Spaces)

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

[Block number]

[座數]

1

Accommodation Schedule	
LG3/F	Non-domestic uses (e.g. Shop & Services and Eating Place), Open Landscaped Area, Entrance from Mu Tung Street
LG2/F	Carpark, E&M, Link Bridge to Shuttle Lift, Open Landscaped Area, Public Vehicle Park
LG1/F	Carpark and E&M, Link Bridge to Shuttle Lift, Open Landscaped Area, Public Vehicle Park
G/F	Residential Lobby, Open/Covered Landscaped Area, Loading & Unloading, Covered Walkway to MWDH Redevelopment Phase 3, Link Bridge to Shuttle Lift, Entrance from A Kung Ngam Road
1/F	G/C
2/F	G/C
3/F-24/F	Residential Flats
Roof	Roof Garden

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

Open Landscaped Area

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是

☐ There is an existing access. (please indicate the street name, where appropriate)

有一條現有車路。(請註明道路名稱(如適用))



There is a proposed access. (please illustrate on plan and specify the width)

有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

The width of the proposed access is about 10m. Please see Appendix 1 of the Supplementary Planning Statement for the location of the proposed access.

No 否

☐

For Development involving columbarium use, please complete the table in the Annex to this Appendix.

如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。

2. Impacts of Development Proposal 擬議發展計劃的影響																																	
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<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) <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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 3,845 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 3.9 - 14 m 米 <input checked="" type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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"/>																															
Sewerage Air Ventilation																																	
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) Please refer to the Supplementary Planning Statement																																	

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^②

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

^② 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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
	Y/H916		
Location/address 位置/地址	A Kung Ngam Road, Shau Kei Wan Shaukiwan Lot (SL) 170A, 170RP, 171, 172, 173, 174, 175 & 176 Shaukiwan Inland Lot (SIL) 794 and Government Land 筲箕灣阿公岩道 筲箕灣地段第170號A分段、第170號餘段、第171號、第172號、第173號、第174號、 第175號、第176號及筲箕灣內地段第794號和政府土地		
Site area 地盤面積	4,602	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	4,217	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18 筲箕灣分區計劃大綱核准圖S/H9/18		
Zoning 地帶	"Open Space", "Government, Institution and Community" and "Residential (Group A)" 「休憩用地」, 「政府、機構或社區」及「住宅(甲類)」		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "O", "G/IC" & "R(A)" to "R(A)5" 把申請地點由「休憩用地」, 「政府、機構或社區」及「住宅(甲類)」地帶改劃為「住宅(甲類)5」		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) Gross floor area and/or plot ratio ^A 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	27,942	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Non-domestic 非住用	2,441	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用		6.19 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Non-domestic 非住用		0.54 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Composite 綜合用途	1	
	Domestic 住用		

^ACalculation based on Development Site area of 4,513 sqm

(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)
		100 (main roof level)	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		28 (including 22 residential storeys and 2 G/IC storeys and 1 storey of residential lobby atop of 3 lower ground storeys)	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 type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 Lower Ground Storeys <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	49 & 29.7 (Below & Above 15m)		% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目	About 646		
(vi) Open space 休憩用地	Private 私人	1,862	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	79
	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) Public Vehicle Park for Private Car	48 3 3 (Also for Private Light Bus) 25
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	4
	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) Coach, Medium / Heavy Goods Vehicle Spaces Goods Vehicle Spaces	 2 2

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

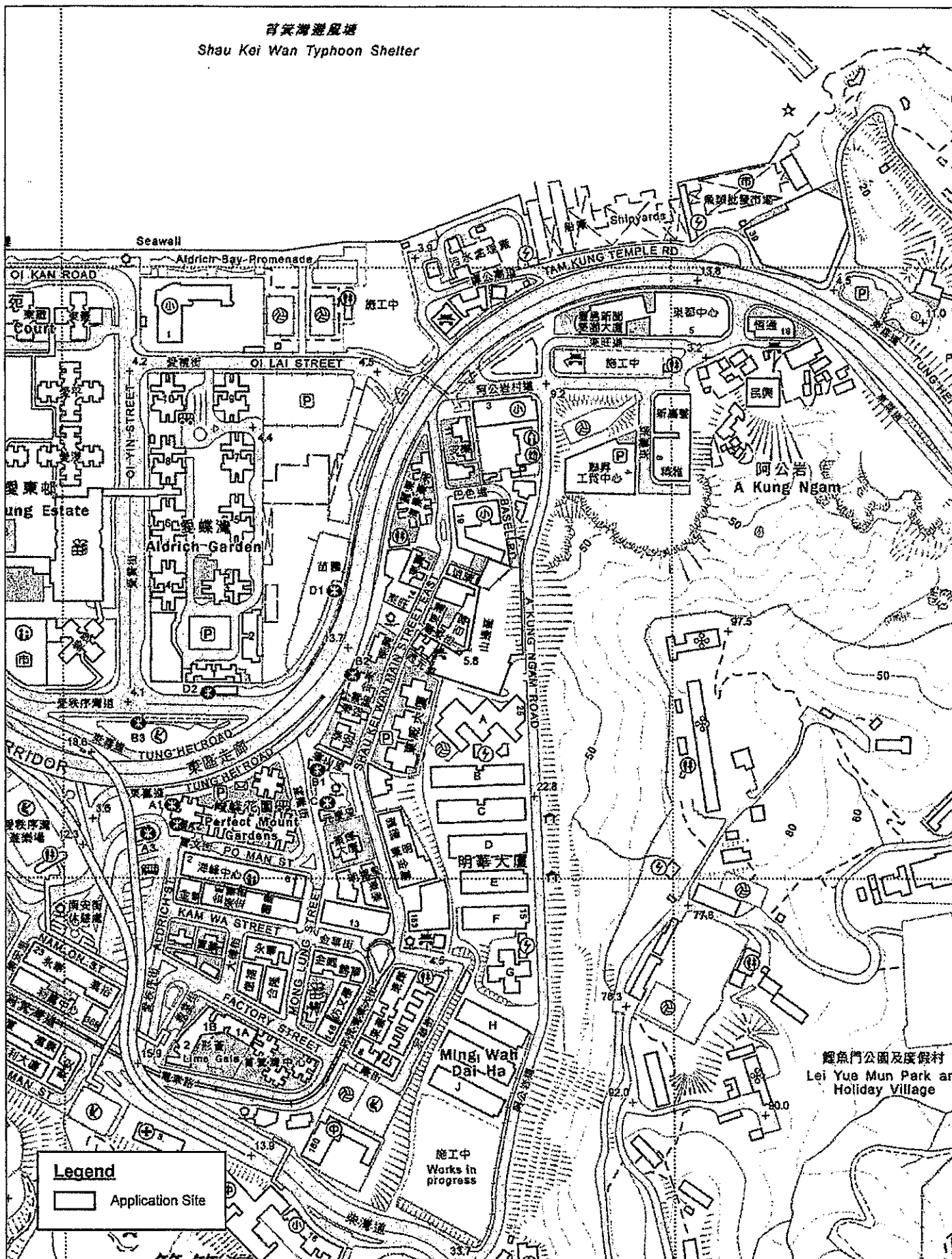
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input 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"/>
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 checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Proposal, Water Supply Impact Assessment, Air Ventilation Assessment		

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。

青洲灣避風塘
Shau Kei Wan Typhoon Shelter



Project:
Proposed Public Rental Housing Development
at A Kung Ngam Road, Shau Kei Wan

Title:
SITE LOCATION PLAN

Figure: -
Date: -
Scale: 1:4,000 @ A4



TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/04

By HAND and EMAIL

10 November 2021

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir

SECTION 12A PLANNING APPLICATION TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18 FROM "OPEN SPACE", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "RESIDENTIAL (GROUP A)" TO "RESIDENTIAL (GROUP A)5" ALONG A KUNG NGAM ROAD, SHAU KEI WAN SHAUKIWAN LOT (SL) 170A, 170RP, 171, 172, 173, 174, 175 & 176, SHAUKIWAN INLAND LOT (SIL) 794 AND GOVERNMENT LAND

PROPOSED PUBLIC RENTAL HOUSING DEVELOPMENT

- Supplementary Information Paper -

We write on behalf of the Applicant, Hong Kong Housing Society ("HKHS"), in regard to the captioned Section 12A Planning Application submitted to the Town Planning Board ("TPB/BOARD") on 9 September 2021. This Supplementary Information Paper ("SIP") is prepared to address comments from various Government Departments received on 21, 26 & 28 October and 2 November 2021, as well as, Public Comments received during the 3-week public notification period of the Planning Application.

Please refer to the Responses-to-Comments ("RtoC") tables for the Applicant's response to the Government Departmental comments at **Appendix I** and to the Public Comments at **Appendix II**. The replacement pages to the Technical Assessments are also provided at **Appendix III** to **Appendix XI**. With the Technical Assessments, please note that there are no material changes to the previous conclusions. 70 copies of this SIP are provided for Government Departmental circulation and distribution to Members of the Board.

In addition to the above, the Applicant would like to clarify that the average flat size of the Proposed Public Rental Housing Development ("PRHD") in Gross Floor Area ("GFA") is 43.25m². Also, in accordance with the latest revision to Chapter 8 - Internal Transport Facilities of the Hong Kong Planning Standards and Guidelines ("HKPSG") released in August 2021, the provision of Light Goods Vehicle ("LGV") and Light Bus Parking Spaces is revised from 3 nos. to 2 nos.

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TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/04

10 November 2021
The Secretary, Town Planning Board

We trust the information provided fully addresses the issues raised. Should there be any queries, please do not hesitate to contact Mr Leo Chung or the undersigned.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Delius Wong
Principal Town Planner / Project and Quality Manager

Enc – 70 copies

cc CLIENT & TEAM
HKDPO Billy Au Yeung (wmauyeung@pland.gov.hk)

TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/05

By HAND and EMAIL

1 December 2021

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir

**SECTION 12A PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO.
S/H9/18 FROM "OPEN SPACE", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND
"RESIDENTIAL (GROUP A)" TO "RESIDENTIAL (GROUP A)5" ALONG A KUNG NGAM ROAD,
SHAU KEI WAN SHAUKIWAN LOT (SL) 170A, 170RP, 171, 172, 173, 174, 175 & 176, SHAUKIWAN
INLAND LOT (SIL) 794 AND GOVERNMENT LAND**

PROPOSED PUBLIC RENTAL HOUSING DEVELOPMENT

- Supplementary Information Paper -

We refer to the captioned Section 12A Planning Application submitted to the Town Planning Board ("TPB/BOARD") on 9 September 2021 and latest correspondence from Hong Kong District Planning Office of Planning Department providing further comments from Environmental Protection Department ("EPD") on 24 November 2021.

Please find our responses below to EPD's latest comments received:

- (1) *It is noted that the Environmental Assessment Study submitted does not cover water quality section. Since there are water sensitive receivers (e.g. Shau Kei Wan Typhoon Shelter) within 500m from the boundary of the Project Site of the proposed development, it is considered necessary to include water quality assessment in the EAS of the captioned application. The applicant is asked to supplement.*

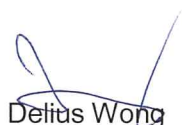
Our Response: Noted. Water Quality Impact Assessment is supplemented in the Environmental Assessment Study ("EAS") and Sections 7 and 8 of the EAS have been updated accordingly. The replacement pages to the EAS are provided at **Attachment 1**. Please note that there are no material changes to the previous conclusions to the EAS. 70 copies of this SIP are provided for Government Departmental circulation and distribution to Members of the Board.

TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/05

1 December 2021
The Secretary, Town Planning Board

We trust the information provided fully addresses the issues raised. Should there be any queries, please do not hesitate to contact Mr Leo Chung or the undersigned.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Delius Wong
Principal Town Planner / Project and Quality Manager

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cc CLIENT & TEAM
HKDPO Billy Au Yeung (wmauyeung@pland.gov.hk)

TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/06

By HAND and EMAIL

12 January 2022

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

**SECTION 12A PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO.
S/H9/18 FROM "OPEN SPACE", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND
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INLAND LOT (SIL) 794 AND GOVERNMENT LAND**

PROPOSED PUBLIC RENTAL HOUSING DEVELOPMENT

- Supplementary Information Paper -

We write on behalf of the Applicant, Hong Kong Housing Society ("HKHS"), in regard to the captioned Section 12A Planning Application submitted to the Town Planning Board ("TPB/BOARD") on 9 September 2021. This Supplementary Information Paper ("SIP") is prepared to address the further comments from various Government Departments received on 3, 7, 16 & 24 December 2021, as well as, the Public Comments received during the 3-week public notification period of the SIPs submitted to the TPB on 10 November 2021 and 1 December 2021 respectively.

Please refer to the Responses-to-Comments ("RtoC") tables for the Applicant's response to the Government Departmental comments at **Attachment 1** and to the Public Comments at **Attachment 2**. The replacement pages to the Technical Assessments are also provided at **Attachment 3** to **Attachment 10**.

It should be noted that the further information contained in this SIP does not constitute any material change to the nature of the captioned Application as well as to the findings of the Technical Assessments. Accordingly, this SIP should be accepted by the Secretary of the TPB for inclusion and be processed as part of the Application as well as be exempted from the publication and recounting requirements in accordance with TPB PG-No. 32A. 70 copies of this SIP are provided for Government Departmental circulation and distribution to Members of the Board.

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HOWARD & SEDDON PARTNERSHIP (United Kingdom)



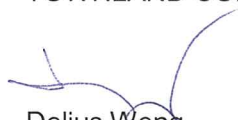
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Certificate No.: CC844

TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/06

12 January 2022
The Secretary, Town Planning Board

We trust the information provided fully addresses the issues raised. Should there be any queries, please do not hesitate to contact Mr Leo Chung or the undersigned.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Delius Wong
Principal Town Planner / Project and Quality Manager

Enc – 70 copies

cc CLIENT & TEAM
HKDPO Billy Au Yeung (wmauyeung@pland.gov.hk)

TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/08

By HAND and EMAIL

21 February 2022

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

SECTION 12A PLANNING APPLICATION TOWN PLANNING ORDINANCE (CHAPTER 131)

**PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN
NO. S/H9/18 FROM “OPEN SPACE”, “GOVERNMENT, INSTITUTION OR COMMUNITY” AND
“RESIDENTIAL (GROUP A)” TO “RESIDENTIAL (GROUP A)5” ALONG A KUNG NGAM
ROAD, SHAU KEI WAN SHAUKIWAN LOT (SL) 170A, 170RP, 171, 172, 173, 174, 175 & 176,
SHAUKIWAN INLAND LOT (SIL) 794 AND GOVERNMENT LAND**

PROPOSED PUBLIC RENTAL HOUSING DEVELOPMENT

- Supplementary Information Paper -

We write on behalf of the Applicant, Hong Kong Housing Society (“HKHS”), in regard to the captioned Section 12A Planning Application submitted to the Town Planning Board (“TPB/BOARD”) on 9 September 2021. This Supplementary Information Paper (“SIP”) is prepared to address the further comments from various Government Departments received on 18, 20, 21, 28 January & 4 February 2022.

Please refer to the Responses-to-Comments (“RtoC”) table for the Applicant’s response to the Government Departmental comments at **Attachment 1**. The replacement pages to the Technical Assessments are provided at **Attachment 2** to **Attachment 7**.

In addition, the Applicant would like to supplement the following information in respect of the Proposed Public Rental Housing Development (“PRHD”):

Integration between the Southern Garden and the Tin Hau Temple

- Due respect has been given in the design of the Proposed PRHD including its outdoor spaces to establish a harmonious relationship with the surrounding heritage and cultural resources. In particular, the Southern Garden shall act as a central link along the “heritage/ cultural axis” between Tin Hau Temple and Lei Yue Mun Barracks.

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Certificate No.: CC844

TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/08

21 February 2022
The Secretary, Town Planning Board

- The Southern Garden being located to the immediate rear of Tin Hau Temple, can highlight this Grade II historic building through echoing of design elements and by providing an open space for cultural appreciation. Whilst still subject to detailed design, the overall spatial arrangement of the Southern Garden is likened to a traditional Chinese painting with overlapping landscape layers and use of rocks, bamboo screens and planting species such as 羅漢松, 桂花, 山茶 and 鋪地柏. Moreover, the fenestration of the shuttle lift tower will be designed to harmonise with Tin Hau Temple, e.g. by mimicking the brick patterns (**Attachment 8** refers).

Open Space Provision

- A total of approx. 2,000m² of publicly accessible local open space will be provided, which is above the minimum of 1m² of local open space per person required under the Hong Kong Planning Standards and Guidelines. The open space will comprise both covered and uncovered open space to serve the future residents of the PRHD as well as members of the public. The distribution of the open space provision will be subject to detailed design, and including but not limited to both the Northern and Southern Gardens. Please refer to **Attachment 9** for a breakdown of the open space provision.

Loading & Unloading Space for Retail Use

- Please be advised that the loading/unloading (“L/UL”) spaces to be provided for retail use are intended for heavy goods vehicles (“HGV”) with a dimension of 11m(L) x 3.5 m(W).

Access between A Kung Ngam Road and Miu Tung Street

- Easy pedestrian access between A Kung Ngam Road and Miu Tung Street will be enabled via the landscaped areas and the shuttle lifts at Miu Tung Street within the Proposed PRHD. This barrier free access route will be open to the public on a 7x24-hr basis. Please refer to **Attachment 7** for the revised figure showing the 7X24 access route for residents and the public (including residents of MWDH Phase 3 Redevelopment).

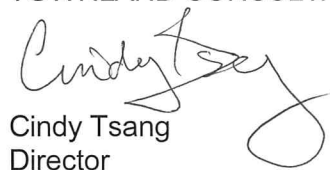
It should be noted that the further information contained in this SIP does not constitute any material change to the nature of the captioned Application as well as to the findings of the Technical Assessments. Accordingly, this SIP should be accepted by the Secretary of the TPB for inclusion and be processed as part of the Application as well as be exempted from the publication and recounting requirements in accordance with TPB PG-No. 32A. 70 copies of this SIP are provided for Government Departmental circulation and distribution to Members of the Board.

TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/08

21 February 2022
The Secretary, Town Planning Board

We trust the information provided fully addresses the issues raised. Should there be any queries, please do not hesitate to contact Ms Delius Wong, Mr Leo Chung or the undersigned.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Cindy Tsang
Director

Enc – 70 copies

cc CLIENT & TEAM
HKDPO Billy Au Yeung (wmauyeung@pland.gov.hk)

TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/09

By HAND and EMAIL

16 March 2022

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

**SECTION 12A PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18 FROM "OPEN SPACE", "GOVERNMENT, INSTITUTION OR COMMUNITY" AND "RESIDENTIAL (GROUP A)" TO "RESIDENTIAL (GROUP A)5" ALONG A KUNG NGAM ROAD, SHAU KEI WAN SHAUKIWAN LOT (SL) 170A, 170RP, 171, 172, 173, 174, 175 & 176, SHAUKIWAN INLAND LOT (SIL) 794 AND GOVERNMENT LAND

PROPOSED PUBLIC RENTAL HOUSING DEVELOPMENT

- Supplementary Information Paper -

We refer to the captioned Section 12A Planning Application submitted to the Town Planning Board ("TPB/BOARD") on 9 September 2021 and latest correspondence from Hong Kong District Planning Office of Planning Department ("PlanD") providing further comments from Urban Design & Landscape Section ("UD&L") of PlanD on 22 February 2022.

Please find our responses below to UD&L's latest comments received:

- (1) *Having reviewed this FI, our previous comments given via email to your office dated 21.1.2022 (recapped below) have not been fully addressed and are still valid:*

Supplementary information (such as but not limited to photo records showing how T40 is imposing safety concerns to the public, diagrams/photos showing preservation of T40 is technically infeasible even with tree protection area of approx. 8m x 4m as mentioned in the previous FI 1 etc.) is required to justify the proposed treatment for T40 arising from the application.

Our Response: Supplementary information is provided in **Attachment 1**.

It should be noted that the further information contained in this SIP does not constitute any material change to the nature of the captioned Application as well as to the findings of the Technical Assessments. Accordingly, this SIP should be accepted by the Secretary of the TPB for inclusion and be processed as part of the Application as well as be exempted from the publication and recounting requirements in accordance with TPB PG-No. 32A. 70 copies of this SIP are provided for Government Departmental circulation and distribution to Members of the Board.

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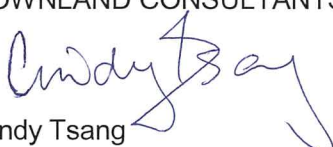
TPB Reference: Y/H9/6
Our Reference: HKHS/AKN/DEL/09

16 March 2022

The Secretary, Town Planning Board

We trust the information provided fully addresses the issues raised. Should there be any queries, please do not hesitate to contact Ms Delius Wong, Mr Leo Chung or the undersigned.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Cindy Tsang
Director

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cc CLIENT & TEAM
HKDPO Billy Au Yeung (wmauyeung@pland.gov.hk)

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot</p> <p>Flat</p> <p>Government Use (not elsewhere specified)</p> <p>House</p> <p>Library</p> <p>Market</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Clinic</p> <p>Public Transport Terminus or Station (excluding open-air terminus or station)</p> <p>Public Vehicle Park (excluding container vehicle) (for “R(A)5” only)</p> <p>Residential Institution</p> <p>School (in free-standing purpose-designed building only)</p> <p>Social Welfare Facility</p> <p>Utility Installation for Private Project</p>	<p>Commercial Bathhouse/ Massage Establishment</p> <p>Eating Place</p> <p>Educational Institution</p> <p>Exhibition or Convention Hall</p> <p>Government Refuse Collection Point</p> <p>Hospital</p> <p>Hotel</p> <p>Institutional Use (not elsewhere specified)</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</p> <p>Office</p> <p>Petrol Filling Station</p> <p>Place of Entertainment</p> <p>Private Club</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station (not elsewhere specified)</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Religious Institution</p> <p>School (not elsewhere specified)</p> <p>Shop and Services</p> <p>Training Centre</p>

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted
(a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place

Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School

Shop and Services

Training Centre







Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated "Residential (Group A)"("R(A)"), "Residential (Group A)1" ("R(A)1"), "Residential (Group A)2"("R(A)2"), "Residential (Group A)3"("R(A)3") and **"Residential (Group A)5" ("R(A)5")**, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "R(A)2", a maximum building height of 120mPD would be permitted for sites with an area of 400m² or more.
- (3) On land designated "R(A)3", a maximum building height of 135mPD would be permitted for sites with an area of 400m² or more.
- (4) On land designated "Residential (Group A)4" ("R(A)4"), no new development, or addition, alteration and /or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of mPD, as stipulated on the Plan.
- (5) On land designated "R(A)", "R(A)2", "R(A)3", "R(A)4" and **"R(A)5"**, no new development of or redevelopment to a domestic or non-domestic building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic plot ratio of 15, as the case may be. The definition of Class A, Class B and Class C sites shall be in accordance with the Building (Planning) Regulations.

(Please see next page)

	<p>Project: Proposed Public Rental Housing Development at A Kung Ngam Road, Shau Kei Wan</p>	<p>Title: (CONT'D) PROPOSED AMENDMENTS TO THE STATUTORY NOTES ATTACHED TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18 (EXTRACT)</p>	<p>Figure: 5.1 Date: Scale:</p> <div style="display: flex; justify-content: space-around; align-items: center;">    </div> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (6) On land designated “R(A)”, “R(A)2”, “R(A)3”, “R(A)4” and ***“R(A)5”***, for new development of or redevelopment to a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum permitted non-domestic plot ratio of 15 and the actual non-domestic plot ratio proposed for the building and the maximum permitted domestic plot ratio for the building divided by the maximum permitted non-domestic plot ratio of 15. The maximum permitted domestic plot ratios are as stipulated in paragraph (5) above.
- (7) On land designated “R(A)”, “R(A)2”, “R(A)3”, “R(A)4” and ***“R(A)5”***, no addition, alteration and/or modification to an existing building shall result in a total development in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (5) or (6) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –
- (a) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
- (b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (5) or (6) above shall apply if any addition, alteration and/or modification to an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (8) ***On land designated “R(A)5”, any floor space that is constructed or intended solely for accommodating Government, institution or community facilities as may be required by Government may be disregarded from the calculation of maximum plot ratio.***
- ~~(9) (8)~~ On land designated “R(A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6, or the plot ratio of the existing building, whichever is the greater.
- ~~(10) (9)~~ In determining the maximum plot ratio for the purposes of paragraphs (5), (6) and ~~(9)~~ above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted from calculation of the site area.
- ~~(11) (10)~~ In determining the maximum plot ratio for the purposes of paragraphs (5), (6) and ~~(9)~~ above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.



Project:
Proposed Public Rental Housing Development
at A Kung Ngam Road, Shau Kei Wan

Title:
(CONT'D) PROPOSED AMENDMENTS
TO THE STATUTORY NOTES
ATTACHED TO THE APPROVED
SHAU KEI WAN OUTLINE ZONING
PLAN NO. S/H9/18 (EXTRACT)

Figure: 5.1
Date:
Scale:



RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (12) ~~(11)~~ Where the permitted plot ratio as defined in the Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (5) or (6) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (5) or (6) above may thereby be exceeded.
- (13) ~~(12)~~ Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraphs (1) to (4) and (9) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



Project:
Proposed Public Rental Housing Development
at A Kung Ngam Road, Shau Kei Wan

Title:
(CONT'D) PROPOSED AMENDMENTS
TO THE STATUTORY NOTES
ATTACHED TO THE APPROVED
SHAU KEI WAN OUTLINE ZONING
PLAN NO. S/H9/18 (EXTRACT)

Figure: 5.1
Date:
Scale:



Detailed Departmental Comments

1. Comments of DLO/HKE, LandsD:

- (a) from the responses to comments in the FI dated 10.11.2021, it is noted that Transport and Housing Bureau has granted in principle policy support to the proposed PRH development;

Site boundary

- (b) the site boundary, site area, the GFA figures and relevant details of the existing private lots and adjoining Government land as mentioned in the SPS have not been verified at this stage;

Existing trees

- (c) the relevant departments should take note of the deemed approval arrangement for submission of tree preservation and removal proposal under lease in connection with the Landscape Submission of a planning application under paragraphs 8 to 11 in LandsD LAO Practice Note No. 2/2020. As stated in paragraphs 7.4.1 and 7.4.2 in the SPS, the applicant advised that 113 out of 114 number of existing trees would be affected by the proposed PRH development. Under the aforesaid deemed approval arrangement, the tree matter should be addressed at the planning application stage;
- (d) the Site comprises an existing public staircase (known as HF 165) as Basel Road linking up A Kung Ngam Road together with a section of Basel Road (including passageway and carriageway) and associated slope features being maintained by HyD. Under the proposal the existing staircase would be reprovisioned with barrier free facilities (a shuttle lift) connecting Basel Road and A Kung Ngam Road with pedestrian access at the landscape deck on the northern end of the Site. As the proposal would involve closure and demolition of the public road (including staircase HF165) with associated slope features, the views of TD and HyD should be sought at the early stage on the current proposal and the future management and maintenance responsibilities for the reprovisioning facilities;
- (e) regarding paragraph 4.2.5 in the SPS, views of TD should be sought as to whether the provision of a barrier-free pedestrian linkage including 4 nos. of shuttle lifts at the rear of Tin Hau Temple could satisfy the criteria imposed by the Board for the Ming Wah Dai Ha Redevelopment (Application No. A/H9/78). The applicant should clarify with TD about the usage, management and maintenance of the said barrier-free pedestrian linkage;
- (f) regarding the proposed public vehicle park for parking of 25 nos. private cars to be provided at the Site, the views of TD on the future ownership, management and maintenance responsibilities should be sought; and
- (g) other than the provision of 646 nos. of public rental housing flats at the Site, there are two GIC storeys providing 100 place CCC and a 30 place Boys' Hostel. The applicant should be advised whether the ownership, management and maintenance of those social welfare facilities should be retained by HKHS. Comments from SWD should be sought at the planning stage for the provision of social welfare facilities at the Site.

2. Comments of CBS/HKE&H, BD:

- (a) hostel for habitation use should be considered as domestic use for the purpose of PR and site coverage calculations under regulations 20 and 21 of the B(P)R;

- (b) GFA concessions (i.e. excluding/disregarding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA and/or site coverage calculation) under PNAP APP-151 will only be considered when the pre-requisites in paragraph 6 or PNAP APP-151, including SBDG as stated in PNAP APP-152, have been complied with;
- (c) 50% GFA concession for above ground carparking spaces and loading/unloading areas may be considered when the relevant requirements as laid down in PNAP APP-2 have been complied with;
- (d) all areas under building footprint will be included in GFA calculation unless exempted;
- (e) justification on high headroom of the carpark on LG1/F and residential lobby on G/F should be provided for consideration; and
- (f) open space should be provided for domestic part of the building in accordance with regulation 25 of the B(P)R.

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

參考編號

Reference Number:

210930-164705-84085

提交限期

Deadline for submission:

15/10/2021

提交日期及時間

Date and time of submission:

30/09/2021 16:47:05

有關的規劃申請編號

The application no. to which the comment relates:

Y/H9/6

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee Wai Kei Rick
y

意見詳情

Details of the Comment :

本人對把申請地點由「休憩用地」、「住宅(甲類)」及「政府、機構或社區」地帶改劃為「住宅(甲類)5」地帶 修訂適用於申請地點土地用途地帶的《註釋》提出異議。

理由如下：

就景觀、空氣、採光方面

擬建之建築物的體積太大, 對比附近的私人住宅物業都高和大, 單位又過度密集, 擬建之建築物將整個阿公岩道以東和鯉魚門公園景觀完全遮擋, 造成嚴重的屏風效應, 影響附近建築物的採光度, 和空氣流通, 筲箕灣東大街被冠以食街之名, 加上天后古廟香火鼎盛, 本身附近的空氣已有一陣香加油煙氣味, 擬建建築物也有提供食肆等排出廢氣的店舖, 相信對周邊環境會進一步惡化。

擬建之建築物設計方面

除了樓面太大, 就擬建之建築嘅形狀而言, 這個F型設計完全犧牲了周遭居民嘅利益, 例如圖D-007部份的右下方單位實在太接近鄰近大廈, 這對雙方住戶都沒有益處。

減輕附近居民的影響方面

在這塊本身是樹林的土地, 忽然被通知擬建一棟龐然巨物在面前, 絕對是對原來附近居民的一大衝擊, 雖然本港公營房屋需求殷切, 但犧牲原本附近居住的居民實在有違常理, 為平衡原來住戶和擬建建築物的居民利益, 我建議將擬建建築物住宅部份一分為二, 低層政府設施不變, 但縮窄住宅範圍大約三分之一, 將一棟分為二棟, 另將靠近附近大廈的住宅範圍改短, 令屏風效應減低, 增加通風、採光和減少景觀影響, 從而改善新入住居民和舊有居民嘅居住環境質素。

本人願意將來繼續就上述規劃提出建議。

寄件者: [REDACTED]
寄件日期: 2021年10月06日星期三 2:33
收件者: tpbpd@pland.gov.hk
主旨: Re: 就規劃申請Y/H9/6 提出意見 (就擬建房屋設計的方向提出意見)

致城規會,

本人 [REDACTED] 以上的規劃申請, 理由如下:

擬建物業設計有很大問題 (包括太大, 太高, "F"形, 影響鄰近物業通風景觀採光)

網上得知:

"本港住宅地供應緊張, 房協上月向城規會提交申請, 擬在筲箕灣阿公岩道一幅用地興建二十八層高的公共租住房屋, 提供六百四十六伙及社福設施。房協(物業發展及市場事務)總監楊嘉康接受本報訪問時表示, 項目的總樓面面積約三萬平方米, 預計最快於二〇二八年落成, 並首次透露建成後的出租單位, 將主要用作健康村三期重建計畫的居民調遷安置用途, 及後便可安排就健康村三期進行重建。"

房協希望將新建單位作健康村三期的居民安置, 本人明白土地珍貴, 要先安置好居民, 才可重建健康村三期, 但本人初期並不理解為何房協打算興建一座 F 形住宅大廈, 原來健康村三期本身的設計就是 F

致城規會,

本人**反對**以上的規劃申請, 理由如下:

擬建物業設計有很大問題 (包括太大,太高,"F"形, 影響鄰近物業通風景觀採光)

網上得知:

"本港住宅地供應緊張, 房協上月向城規會提交申請, 擬在筲箕灣阿公岩道一幅用地興建二十八層高的公共租住房屋, 提供六百四十六伙及社福設施。房協(物業發展及市場事務)總監楊嘉康接受本報訪問時表示, 項目的總樓面面積約三萬平方米, 預計最快於二〇二八年落成, 並首次透露建成後的出租單位, 將主要用作健康村三期重建計畫的居民調遷安置用途, 及後便可安排就健康村三期進行重建。"

房協希望將新建單位作健康村三期的居民安置, 本人明白土地珍貴, 要先安置好居民, 才可重建健康村三期, 但本人初期並不理解為何房協打算興建一座 F 形住宅大廈, 原來健康

村三期本身的設計就是 F

形。



"第三期於 1965 年落成，是老牌公屋。去過健康邨第三期便覺得其格局很特別，由七座相連的樓宇組成，分別是白楊、銀杏、紅桃、綠葉、藍鵲、黃菊及棕樹樓，七座樓宇的走廊及天台都相通，前六座圍在一起，中間成了一個中庭，像個四合院。"

原來所謂的新設計是將 50 多年前的設計硬套在筲箕灣阿公岩道這片用地上，完全沒考慮該建築物對周邊環境的影響，過大過高形狀怪異對附近樓宇採光、景觀和通風等都有很嚴重的負面影響。



Rental Housing Development at
oad, Shau Kei Wan

Title:

MLP - TYPICAL FLOOR PLAN (3F - 24F)



申請編號 Application No.: Y/H 9/6
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.



設計完全影響周邊的居民! 明顯房協是沒有平衡新舊居民利益的基礎去出發!

本人對設計有些反建議, 希望城規會各成員可作參考,

Y/H9/6
的文件
's submitted documents.

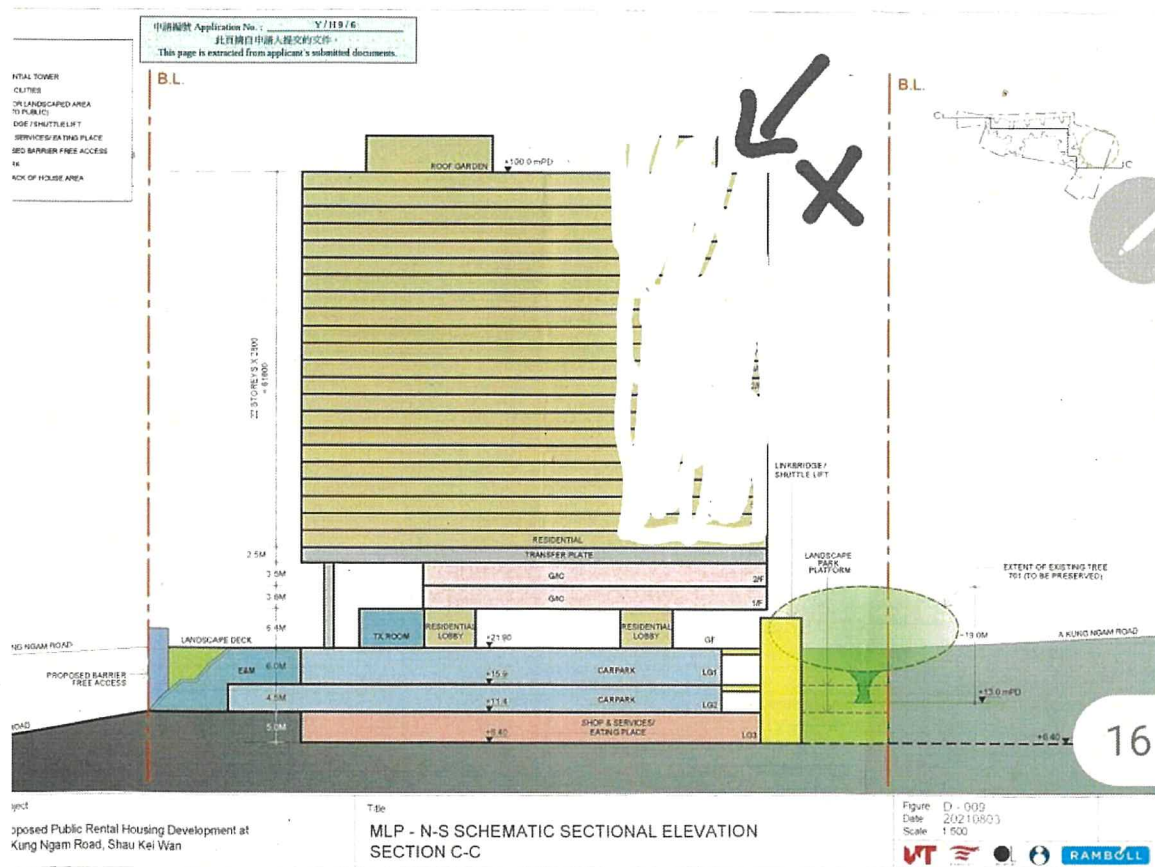


14

Rental Housing Development at
ad, Shau Kei Wan

Title.

MLP - TYPICAL FLOOR PLAN (3F - 24F)



縮細住宅範圍, 以改善通風, 採光, 景觀影響

本人希望筲箕灣的居住環境能維持良好, 謝謝.

Lee Wai Kei Ricky

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

211011-170436-11399

提交限期**Deadline for submission:**

15/10/2021

提交日期及時間**Date and time of submission:**

11/10/2021 17:04:36

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

Y/H9/6

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

女士 Ms. m lau

意見詳情**Details of the Comment :**

I think it's inappropriate to reduce the tiny greenbelt which is essential for residents along Shauk eiwan main street east to have decent breathing space due to excess daily traffic along the eastern corridor, tung hei road and main street east. before the drastic action, the district council should check out the air pollution level along the main street east when it's jammed with traffic, especially during lunch & dinner hours. there is plenty of alternative space available for building subsidized housing such as the nanjing car park located on oi lai street. its mismanagement wastes precious space & ruins the orderly setup of the area. should this land be re-zoned, multi-storey car parking facility should be considered to solve the dangerous illegal parking situation along the loop including the wet market and factory street. moreover, the adjacent plot along tung hei road (currently occupied by road maintenance vehicles) is also suitable for building residential housing? those vehicles should be moved further afield to siu sai wan area.

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

參考編號

Reference Number:

211014-211317-95974

提交限期

Deadline for submission:

15/10/2021

提交日期及時間

Date and time of submission:

14/10/2021 21:13:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/H9/6

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Eugene Chan

意見詳情

Details of the Comment :

就申請編號Y/H9/6，我本人強烈反對房協今……次起公屋依個建議，高密集式興建，嚴重滋擾筲箕灣居民，亦沒有充足時間向所受影響的居民解釋。

其次，城規會文件直接落到區和一座受影響的大廈只有不足八日的時間，比起花費幾星期的時間向媒體解畫，非常不妥當

敬啟者：

2877 0245 28228426

Y/H 9/6 規劃集請意見

23

明華大廈已佔據大部分至公署路段，現在
重建中，為何仍要申請另一路段，建一座
龐大樓高28層直接擋住幾呎之外
舊舊鴻東大街23至51號的樓宇，
阻擋風景、空氣流通。

應加建更多戶外康樂設施
給重建加高的舊明華大廈的新/舊
居民享用，附近居民也受惠，而不
是剝削原居民享用道路設施、公共空間
阻擋風景

致城理會

市民黎雅鳳

地址

電話：

14-10-2021

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

參考編號

Reference Number:

211015-223330-72652

提交限期

Deadline for submission:

15/10/2021

提交日期及時間

Date and time of submission:

15/10/2021 22:33:30

有關的規劃申請編號

The application no. to which the comment relates:

Y/H9/6

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wilson Chan

意見詳情

Details of the Comment :

本人反對Application no.Y/H9/6的申請。

筲箕灣東大街、以及阿公岩道已經有甚多樓宇，加上明華大廈樓宇群陸續重建中，居住人口將會激增，但筲箕灣東大街只得單程路，交通方面已非常擠塞(經常)，如果再增加人口約646伙(1伙約4人取其中位數，約2584人入住)，交通將會不勝負荷，增建的休憩公園及車場，不能抵銷Application no.Y/H9/6此申請增加之人口帶來的問題及空氣、景觀及交通等影響，筲箕灣居民生活質素將會下降，概念發展方案一點都確保不到能提供優質、動態、健康和安全的居住環境(原因：樓宇過份密集)，更不尊重現有的通風及觀景廊(原因：樓宇過高過大)，造成屏風樓宇。

希望城規會能否決Application no.Y/H9/6此申請，謝謝!

寄件者: [REDACTED]
寄件日期: 2021年12月09日星期四 1:12
收件者: tpbpd
副本: enquiry
主旨: Re: Y/H9/6 HA Ming Wah Dai Ha extension

Dear TPB Members,

The applicant submitted Further Information with responses to departmental and public comments as well as replacement pages of Traffic Impact Assessment, Sewerage Impact Assessment, Environment Assessment, Water Supply Impact Assessment, Visual Impact Assessment, Air Ventilation Assessment and Conceptual Landscape Proposal.

So why is the information not provided to the public? What is the point of this round of consultation when no data is provided.

Surely in the current health crisis both HA and PlanD should be ensuring that data is available online. It is unacceptable to believe that members of the public would have to take a day off work and squeeze onto packed trains with the risk the doors might fall off, just to check the documents.

It is time that the Audit Commission investigate the manner in which members of the public are excluded from genuine participation, particularly when it comes to government land and a development that will cost tax payers hundreds of millions of dollars.

Mary

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 15 October 2021 2:51 AM CST
Subject: Y/H9/6 HA Ming Wah Dai Ha extension

Y/H9/6 HA Ming Wah Dai Ha extension

Shaukiwan Lots 170 S.A, 170 RP, 171, 172, 173, 174, 175 & 176, Shaukiwan Inland Lot 794 and adjoining Government Land, A Kung Ngam Road, Shau Kei Wan

Site area ; About 4,602sq.m Includes Government Land of about 4,217sq.m

Zoning : "Open Space", "Res (Group A)" and "GIC"

Proposed Amendment : Rezone to "Res (Group A) 5" / 1 Tower 646 PH Units / 100mPD / OS 1,862sq.m / 80 Vehicle Parking / 100 place Child Care Centre / 30 Place Boys Hostel

Dear TPB Members,

So the land grab juggernaut mows down everything in its path and we are expected to be dumb enough to believe that that the developments will provide 'Planning Gains.'

Improving the health, safety and convenience of the community by cramming in another tower, depriving nearby residences of ventilation and a green panorama, overshadowing nearby school?

Increase the OS provision by building on it? The image of the OS to be provided is deceptive as it is clear it will be on different levels and essentially nothing more than lots of steps and a few planters. The 'public' section will be in the shadow of the existing Ming Wah estate.

No outdoor active recreational facilities apart from a children's playground provided. One tree only to be preserved and no mention of how many to be felled?

Improving pedestrian connectivity????????????? Um????????????????? There is already access.

Enhancement of street level vibrancy – via a tall wall of concrete??????????????

HA just tell it like it is. Every bit of land zoned for OS and GIC is to be converted to housing so JUST SUCK IT UP.

Mary Mulvihill



城規會執事先生：

就有關 Y/H9/6 阿公岩發展事宜提交意見

1. 施工範圍內的一棵古樹，如何在動土期間，確保其健康生長？
會否考慮邀請東區樹木組的同事跟進，於施工時密切觀察及照顧這棵古樹？
2. 施工範圍內有多棵木瓜樹，會否予以保留，考慮遷往日後屋苑的綠化範圍內？
3. 施工範圍旁的天后古廟始建於 1873 年，非常接近施工範圍，並曾經歷過五次維修工程。當局會否考慮先進行加固工程，防患於未然，以免歷史文物建築受到破壞？

給城規會有關阿公岩項目的意見
(Y/H9/6)

 施工範圍內的一棵古樹，
如何在動土期間，確保其健康生長？

施工範圍內有多棵木瓜樹，會否予以保留，
考慮遷往日後屋苑的綠化範圍內？ 

 天后古廟始建於1873年，非常接近施工範圍，
並曾經歷過五次維修工程。
當局會否考慮先進行加固工程，防患於未然，
以免歷史建築於施工時受到破壞？ 

筲箕灣區區議員

梁詠詩上

2021 年 10 月 11 日

寄件者: [REDACTED]
寄件日期: 2021年12月02日星期四 0:19
收件者: tpbpd@pland.gov.hk
主旨: 重新規劃筲箕灣阿公岩道地段Y/H9/6
附件: IMG_20211127_100836.jpg

在規畫嘅圖則中，有一棵好巨大嘅榕樹，在上世紀四五十年代，此巨榕樹已經在此處植根，當時明華大廈地皮仍然是荒山野嶺，到處都是墓地，榕樹之下，佈滿木屋明華大廈由新建到今日重建，當年嘅木屋已經灰飛煙滅，木屋嘅地台用麻石做嘅石梯，仍然清晰可見，即使大樹周圍嘅環境不斷變遷，滄海桑田，大榕樹仍然屹立至今，表現出頑強嘅生命力，粗壯樹幹，宏偉嘅樹冠，形態優美，佢有可能係全香港最大嘅榕樹，希望城規會，在規劃中可以保留此巨榕，讓佢嘅生命可以延續下去，謝謝。



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

參考編號

Reference Number:

211218-014219-21917

提交限期

Deadline for submission:

31/12/2021

提交日期及時間

Date and time of submission:

18/12/2021 01:42:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/H9/6

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 潘

意見詳情

Details of the Comment :

請規劃署及城市規劃委員會考慮數個關注點:

- 1) 廟東街雨水一段雨水及污水的沙井，經常倒灌回湧情況，相信渠務工程不佳，引起負荷。
- 2) 東灣閣與百寧大廈之間一處空地，有業權，但一直閒置，在規劃過，有否考慮一併善用該位置等？
- 3) 百寧大廈屬於低密度式樓宇，市區重建局或在城規上，考慮擬定日後收回該物業後的規劃崗要？讓市區重建步伐得以更仔細規劃。
- 4) 興建樓宇，廟東街的車路，令該段道路更加瘀塞。
- 5) 斜坡上的擬建的建築，提議廟東街範圍，保留作休憩用地，讓居民可在建築外，仍保留康樂休閒設施。
- 6) 廟東街的建築底部，不應規劃商舖。
- 7) 建築外，應擬建出升降機讓公眾暢通地走到山上的位置。