

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

2020年 12月 16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。

This document is received on 16 DEC 2020
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/KTN/2
	Date Received 收到日期	16 DEC 2020

- 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	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
The Light Corporation Limited 大輝行有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Lanbase Surveyors 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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (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)	Lot Nos. 684RP, 705RP, 706RP, 709RP(Part), 711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719, 721RP(Part) and 2158RP(Part) in DD 92 and adjoining Government Land, Kwu Tung North, New Territories.
(c) Site Area 申請地點面積	15,409 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	340 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>"Vacant Land" and "Rehabilitation Centre for Recovering Drug Addicts"</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)

(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」[#]遞交要求同意書^{*}

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 29/10/2020 (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 27/10/2020 (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 Kwu Tung North Outline Zoning Plan No. S/KTN/2
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	“Comprehensive Development Area” (“CDA”)

7. Proposed Amendments 擬議修訂	
(a) <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input checked="" type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [1] & R(C)1 住宅 (<input type="checkbox"/> 甲類/ <input type="checkbox"/> 乙類/ <input type="checkbox"/> 丙類/ <input type="checkbox"/> 丁類/ <input type="checkbox"/> 戊類) [] <input type="checkbox"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 [] <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"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] <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。	
<input checked="" type="checkbox"/> 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)

[illegible]

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。

☐ 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 attached Planning Statement

[illegible]


This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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


.....
MR. C. K. CHAN

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

DIRECTOR 董事

Name in Block Letters
姓名(請以正楷填寫)

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

Others 其他

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

05 NOV 2020

..... (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	29,788.2m ² (R(B))1: 20,271 m ² + (R(C))1: 9,517.2 m ²	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Proposed plot ratio 擬議地積比率	..... sq.m. 平方米 R(B))1: 3 & R(C))1: 1.1	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Proposed site coverage 擬議上蓋面積	R(B))1: 37% & R(C))1: 40.67... %	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Proposed number of blocks 擬議座數	..... R(B))1: 3 & R(C))1: 49	
<input checked="" type="checkbox"/>	Proposed number of storeys of each block 每座建築物的擬議層數	R(B))1: 13, 14, 9 & R(C))1: 3... storeys 層	
		<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
		<input checked="" type="checkbox"/> exclude 不包括.....1 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	R(B))1: 45.65m..... m 米 R(B))1: 55mPD & R(C))1: 8.23m.....mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
			<input type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Domestic part 住用部分		
	GFA 總樓面面積	29,788.2m ² (R(B))1: 20,271 m ² + (R(C))1: 9,517.2 m ²	<input checked="" type="checkbox"/> About 約
	number of units 單位數目	..... R(B))1: 478 & R(C))1: 49	
	average unit size 單位平均面積	R(B))1: 42.41m ² & R(C))1: 194.23... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
	estimated number of residents 估計住客數目	R(B))1: 1,434 & R(C))1: 294	
<input checked="" type="checkbox"/>	Non-domestic part 非住用部分	Club House (Enchi Lodge) (GFA Exemption) 445.16m ²	<input checked="" 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/eating place 商店及服務行業/食肆	..... 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) Club House (Enchi Lodge) (GFA Exemption)	
		Covered Land Area: 222.58m ²	
		TFA: 445.16m ²	
<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	R(B))1: 1,434m ² & R(C))1: 294m ² ... 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

☒ 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

R(B)1: 55 (including 15 visitors (including 3 Disabled) & R(C)1: 85

Motorcycle Parking Spaces 電單車車位

R(B)1: 5 & R(C)1: 0

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)

☒ 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)

(please specify type(s) and number(s))

(請註明種類及數目)

☐ other transport-related facilities

其他與運輸有關的設施

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]
Tower 1-3	Basement	Car Parking Space
Tower 1	G/F - 11/F	Domestic
Tower 1	12/F	Clubhouse
Tower 2	G/F - 11/F	Domestic
Tower 2	12/F - 13/F	Domestic & Clubhouse
Tower 2	Roof	Clubhouse
Tower 3	G/F - 8/F	Domestic
House 1-49	G/F - 2/F	Domestic
Enchi Lodge	G/F - 1/F	Clubhouse

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

Open space and internal driveway

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))

Yin Kong Road

☐ 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)

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。

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。

Appendix (Cont'd) 附錄 (續)

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/KTN/2		
Location/address 位置/地址	Lot Nos. 684RP, 705RP, 706RP, 709RP(Part), 711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719, 721RP(Part) and 2158RP(Part) in DD 92 and adjoining Government Land, Kwu Tung North, New Territories.		
Site area 地盤面積	15,409	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 340	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2		
Zoning 地帶	"Comprehensive Development Area" ("CDA")		
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 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 <u>CDA</u> to <u>R(B)1 & R(C)1</u> 把申請地點由 <u> </u> 地帶改劃為 <u> </u>		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(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	R(B)1: 20,271 m ² R(C)1: 9,517.2 m ²	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 R(B)1: 3 R(C)1: 1.1
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	R(B)1: 478 R(C)1: 49	
	Non-domestic 非住用	R(B)1: 1 (Clubhouse)	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	R(B)I: 45.65 R(C)I: 8.23	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		R(B)I: 55 R(C)I: N/A	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		R(B)I: 13, 14 & 9 R(C)I: 3	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input checked="" 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	R(B)I: Club House: 5.94	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		R(B)I: Club House: 16.89	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		R(B)I: Club House: 2	Storeys(s) 層 <input checked="" 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)
			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)
(iv) Site coverage 上蓋面積	R(B)I: 37 R(C)I: 40.67 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	R(B)I: 478 R(C)I: 49		
(vi) Open space 休憩用地	Private 私人	R(B)I: 1,434 R(C)I: 294	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	R(B)1	R(C)1
	Private Car Parking Spaces 私家車車位 55 (incl. 15 visitors (incl. 3 disabled)) 85 Motorcycle Parking Spaces 電單車車位 5 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)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	R(B)1	R(C)1
	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)	3	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) 總網發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<p>Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號</p>		

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。

Our Ref.: NH/TPN/2114C/L02

12 December 2020

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

By Post

Dear Sir/Madam,

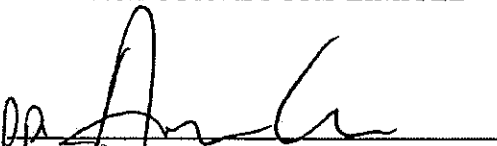
**Proposed Amendment to
The Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
for Rezoning "Comprehensive Development Area" ("CDA") Zone
to "Residential (B)(1)" ("R(B)(1)") and "Residential (C)(1)" ("R(C)(1)") Zones
At Lot Nos. 684RP, 705RP, 706RP, 709RP(Part),
711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719,
721RP(Part) and 2158RP(Part) in D.D. 92
and adjoining Government Land
Kwu Tung North, New Territories**

We refer to the captioned planning application.

We would like to provide herewith a revised Executive Summary (English) together with revised Pages 2, 9, 10 and 14 of the Application Form, and an amended OZP Plan of the after-rezoned situation for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


O. K. Chan
Director
CK/AL
Encl.

EXECUTIVE SUMMARY

This planning statement is prepared in support of a S12A planning application at Lot Nos. 684RP, 705RP, 706RP, 709RP(Part), 711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(PART), 718RP(Part), 719, 721RP(Part) and 2158RP(Part) in DD 92 and adjoining Government Land, Kwu Tung North, New Territories. It is proposed to rezone the Application Site ("the Site") from "Comprehensive Development Area" ("CDA") to "Residential (Group B)(1)" ("R(B)(1)") zone and "Residential (Group C)(1)" ("R(C)(1)") zones for residential development.

The Application Site ("the Site") directly abuts Yin Kong Road at its west and is located at the immediate south of Yin Kong Tsuen. It has an area of about 15,409m², including Government Land of about 340m². In accordance with the Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2 exhibited on 19 June 2015, the Site falls within a "CDA" zone which is intended for residential development.

The subject planning application is justified on the following grounds: 1) land exchange for the residential development approved in 2009 could not be proceeded according to the prevailing land policy as part of the application site falls within the "Village Environ" of Yin Kong Tsuen; 2) comprehensive planning for feasible implementation of the whole "CDA" zone; 3) precious land resource could be released and development potential could be utilized for housing supply which is in line with Government's housing policy; 4) in support of the workforce of the nearby business and technology park; 5) Enchi Lodge, a grade 2 historical building can be preserved; 6) compatible with surrounding developments; 7) no adverse visual impact; 8) no adverse landscaping impact; 9) no adverse traffic impact; 10) no adverse sewerage impact; and 11) no adverse environmental impacts.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
The Light Corporation Limited 大輝行有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Lanbase Surveyors 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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (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)	Lot Nos. 684RP, 705RP, 706RP, 709RP(Part), 711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719, 721RP(Part) and 2158RP(Part) in DD 92 and adjoining Government Land, Kwu Tung North, New Territories.
(c) Site Area 申請地點面積	15,409 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

**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	29,788.2m ² (R(B)1: 20,271 m ² + (R(C)1: 9,517.2 m ²)	..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	R(B)1: 3 & R(C)1: 1.1	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	R(B)1: 37% & R(C)1: 40.67 % %	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	R(B)1: 3 & R(C)1: 49	.....
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	R(B)1: 13, 14, 9 & R(C)1: 3	storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫		
	<input checked="" type="checkbox"/> exclude 不包括.....1 storeys or basements 層地庫		
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	R(B)1: 45.65m	..... m 米	<input checked="" type="checkbox"/> About 約
	R(B)1: 55mPD & R(C)1: 8.23m	.....mPD 米(主水平基準上)	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分			
GFA 總樓面面積	29,788.2m ² (R(B)1: 20,271 m ² + (R(C)1: 9,517.2 m ²)	..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	R(B)1: 478 & R(C)1: 49	.....
average unit size 單位平均面積	R(B)1: 42.41m ² & R(C)1: 194.23	..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	R(B)1: 1,434 & R(C)1: 294	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分	Club House (Enchi Lodge) (GFA Exemption) 445.16m ²	GFA 總樓面面積 sq.m. 平方米	<input checked="" 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/eating place 商店及服務行業/食肆	.....	..... 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) Club House (Enchi Lodge) (GFA Exemption) Covered Land Area: 222.58m ² TFA: 445.16m ²		
<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	R(B)1: 1,434m ² & R(C)1: 294m ².....	..... 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

☒ 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 R(B)1: 55 (including 15 visitors (including 3 Disabled) & R(C)1: 85
Motorcycle Parking Spaces 電單車車位 R(B)1: 5 & R(C)1: 0
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)

☒ 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 R(B)1: 3 & R(C)1: 2
Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)

☐ 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)

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]
Tower 1 - 3	Basement	Car Parking Space
Tower 1	G/F - 11/F	Domestic
Tower 1	12/F	Clubhouse
Tower 2	G/F - 11/F	Domestic
Tower 2	12/F - 13/F	Domestic & Clubhouse
Tower 2	Roof	Clubhouse
Tower 3	G/F - 8/F	Domestic
House 1-49	G/F - 2/F	Domestic
Enchi Lodge	G/F - 1/F	Clubhouse

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

Open space and internal driveway
.....
.....
.....

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))
Yin Kong Road.....

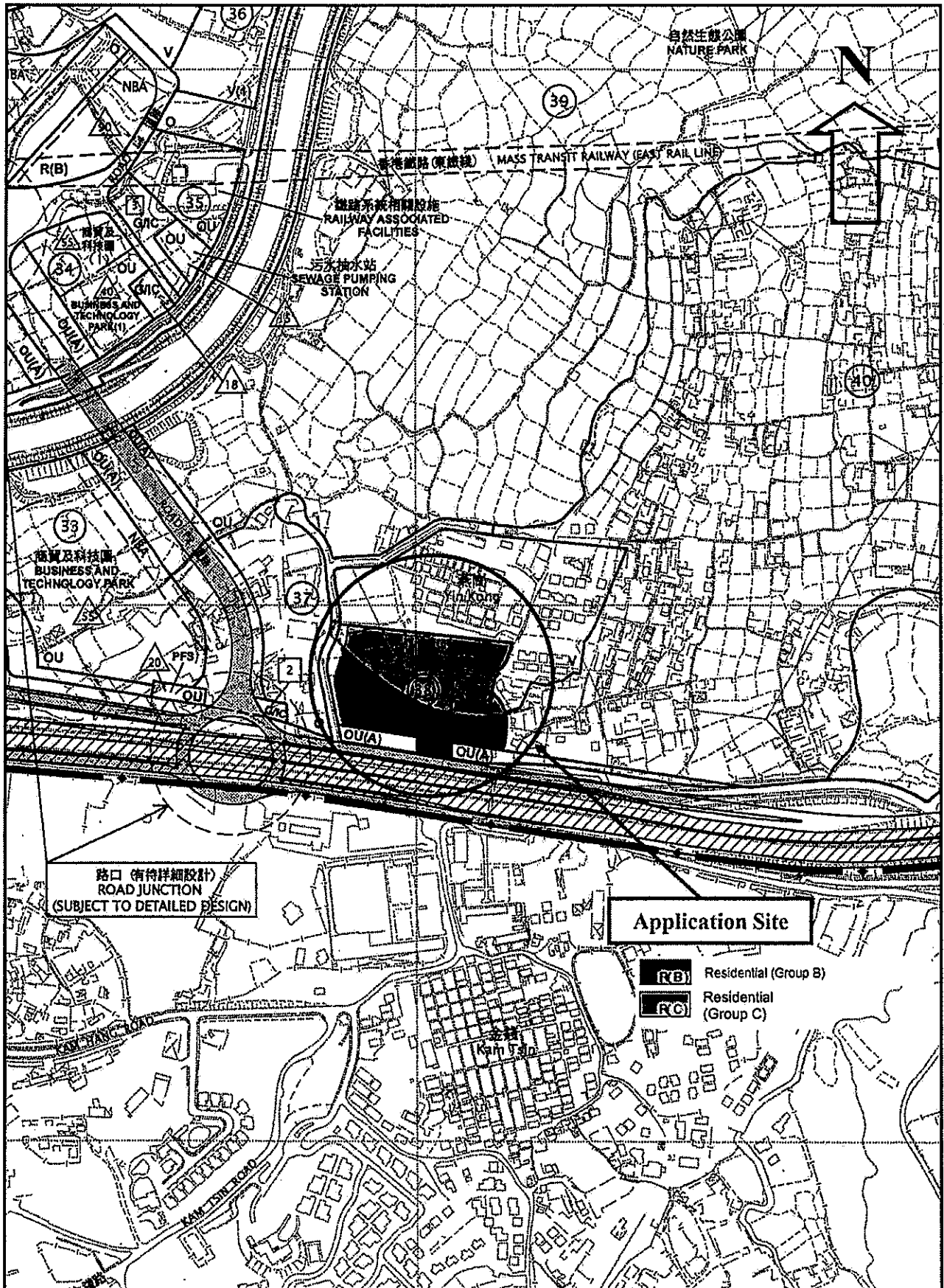
☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)
.....
.....

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。

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	R(B)1: 45.65 R(C)1: 8.23	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		R(B)1: 55 R(C)1: N/A	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		R(B)1: 13, 14 & 9 R(C)1: 3	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input checked="" 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	R(B)1: Club House: 5.94	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		R(B)1: Club House: 16.89	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		R(B)1: Club House: 2	Storeys(s) 層 <input checked="" 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)
			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)
(iv) Site coverage 上蓋面積		R(B)1: 37 R(C)1: 40.67	% <input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目		R(B)1: 478 R(C)1: 49	
(vi) Open space 休憩用地	Private 私人	R(B)1: 1,434 R(C)1: 294	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



For Identification Purposes Only

Our Ref.: NH/TPN/2114C/L04

11 May 2021

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

By Post and Fax (2877-0245)(w/o)

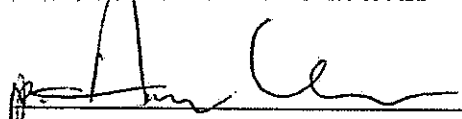
Dear Sir/Madam,

**Proposed Amendment to
The Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
for Rezoning "Comprehensive Development Area" ("CDA") Zone
to "Residential (B)(1)" ("R(B)(1)") and "Residential (C)(1)" ("R(C)(1)") Zones
At Lot Nos. 684RP, 705RP, 706RP, 709RP(Part),
711RP(Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719, 721RP(Part) and
2158RP(Part) in D.D. 92
and adjoining Government Land
Kwu Tung North, New Territories
(Planning Application No. Y/KTN/2)**

We refer to the captioned planning application.

We would like to submit herewith 70 sets of "Response-to-Comments" in response to the government departmental comments for re-activating the captioned planning application. To meet the Transport Department's requirements, the proposed parking provision is adjusted (i.e. (i) increase 1 private car parking space and convert 3 private car parking spaces to accessible car parking spaces on G/F at northern portion; and (ii) increase 1 private car parking space on B/F at southern portion), and the Layout Plans of B/F and G/F are modified accordingly, as shown at Appendix 1. Should you have any queries, please feel free to call our Mr. Anson Lee at Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C. K. Chan
Director
CK/AL
Encl.

c.c.
DPO/FSS & YLE

(Attn.: Miss Caroline Chan

By Email)

Our Ref.: NH/TPN/2114C/L05

27 July 2021

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

By Post

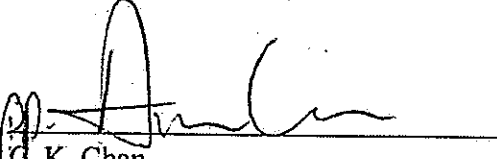
Dear Sir/Madam,

**Proposed Amendment to
The Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
for Rezoning "Comprehensive Development Area" ("CDA") Zone
to "Residential (B)(1)" ("R(B)(1)") and "Residential (C)(1)" ("R(C)(1)") Zones
At Lot Nos. 684RP, 705RP, 706RP, 709RP(Part),
711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719,
721RP(Part) and 2158RP(Part) in D.D. 92
and adjoining Government Land
Kwu Tung North, New Territories
(Planning Application No. Y/KTN/2).**

We refer to the captioned planning application.

We would like to provide herewith 70 sets of "Response-to-Comments" responding to the government departmental comments for the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]. Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C. K. Chan
Director
CK/AL
Encl.

C.C.
DPO/FSS & YLE (Attn.: Ms S H Lam By Email)

Our Ref.: NH/TPN/2114C/L06

30 September 2021

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

By Post

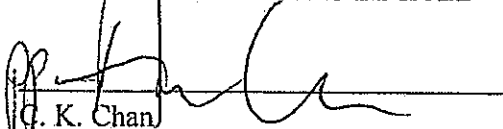
Dear Sir/Madam,

**Proposed Amendment to
The Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
for Rezoning "Comprehensive Development Area" ("CDA") Zone
to "Residential (B)(1)" ("R(B)(1)") and "Residential (C)(1)" ("R(C)(1)") Zones
At Lot Nos. 684RP, 705RP, 706RP, 709RP(Part),
711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719,
721RP(Part) and 2158RP(Part) in D.D. 92
and adjoining Government Land
Kwu Tung North, New Territories
(Planning Application No. Y/KTN/2)**

We refer to the captioned planning application.

We would like to provide herewith 70 sets of "Response-to-Comments" responding to the government departmental comments for the captioned planning application. Please note that the Master Layout Plan is revised at **Appendix 1** for providing more car parking spaces in response to Transport Department's requirement. Please also note that the Enchi Lodge is proposed (i) to be retained in-situ; (ii) to be converted to a residents' club house; and (iii) to be opened for public enjoyment based upon future arrangement. Should you have any queries, please feel free to call our Mr. Anson Lee at: Thank you.

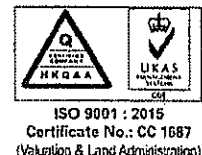
Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C. K. Chan
Director
CK/AL
Encl.

C.C.
DPO/FSS & YLE

(Attn.: Mr. Tak Chan

By Email)



Our Ref.: NH/TPN/2114C/L07

15 October 2021

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

By Post

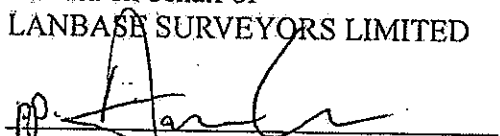
Dear Sir/Madam,

**Proposed Amendment to
The Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
for Rezoning "Comprehensive Development Area" ("CDA") Zone
to "Residential (B)(1)" ("R(B)(1)") and "Residential (C)(1)" ("R(C)(1)") Zones
At Lot Nos. 684RP, 705RP, 706RP, 709RP(Part),
711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719,
721RP(Part) and 2158RP(Part) in D.D. 92
and adjoining Government Land
Kwu Tung North, New Territories
(Planning Application No. Y/KTN/2)**

We refer to the captioned planning application.

We would like to provide herewith a set of "Response-to-Comments" responding to the comments from Transport Department (Transport Operations (NT)) for the captioned planning application. Revised Master Layout Plan (MLP) and Basement Plan together with revised pages of the TIA are also submitted herewith. Should you have any queries, please feel free to call our Mr. Anson Lee at Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED

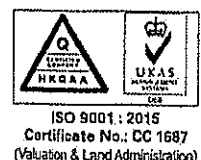

C. K. Chan
Director
CK/AL
Encl.

c.c.

DPO/FSS & YLE

(Attn.: Mr. Tak Chan

By Email)



Our Ref.: NH/TPN/2114C/L08

18 October 2021

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

By Post and Fax (2877-0245)

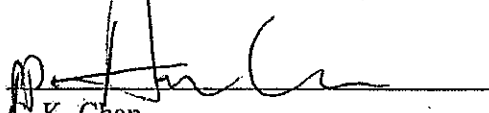
Dear Sir/Madam,

**Proposed Amendment to
The Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
for Rezoning "Comprehensive Development Area" ("CDA") Zone
to "Residential (B)1" ("R(B)1") and "Residential (C)1" ("R(C)1") Zones
At Lot Nos. 684RP, 705RP, 706RP, 709RP(Part),
711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719,
721RP(Part) and 2158RP(Part) in D.D. 92
and adjoining Government Land
Kwu Tung North, New Territories
(Planning Application No. Y/KTN/2)**

We refer to the captioned planning application.

We would like to provide herewith a set of "Response-to-Comments" responding to the comments from CHO and AMO for the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C. K. Chan
Director
CK/AL
Encl.

C.C.

DPO/FSS & YLE

(Attn.: Mr. Tak Chan

By Email)

Response-to-Comments

	Departmental Comments	Responses
	<u>CHO and AMO</u> (Contact: Carol Lau at 2655-0835)	
	<u>Preservation of the Lodge</u>	
2.	The Lodge, including its Main Building and Ancillary Block, has been accorded with a Grade 2 status by the Antiquities Advisory Board ("AAB") in August 2010. A Grade 2 historic building, by definition, is a building of special merit; efforts should be made to selectively preserve. The grading system is administrative in nature, providing an objective basis for determining the heritage value, and hence the preservation need, of historic building. It does not affect the ownership, usage, management and development rights of the historic buildings. The historic building appraisal of the Lodge is available at the website of AAB (http://aab.gov.hk) and attached for reference.	Noted.
3.	Under the prevailing heritage conservation policy, the Government recognizes the need to provide economic incentives to encourage and facilitate private owners to preserve their historic buildings. In implementing this policy, we aim to strike a balance between preservation of historic buildings and respect of private property rights. The requisite economic incentive to achieve the policy objective is considered on a case-by-case basis. To encourage heritage conservation, the Government is prepared to explore with the owner the forms of assistance required and possible economic incentives commensurate with the heritage value of the Lodge. To this end, the CHO and AMO of DEVB stand ready to discuss with the owners of the Lodge to explore feasible preservation-cum-development options with a view to	Noted.

	achieving a balance between heritage conservation and development.	
4.	Besides, DEVB has launched the Financial Assistance for Maintenance Scheme on Built Heritage to provide financial assistance to owners of privately-owned graded historic buildings to carry out maintenance works. The ceiling of grant for each successful application is \$2 million. The owner of the Lodge is welcome to approach CHO or visit the website (http://www.heritage.gov.hk/tc/maintenance/about.htm) for further details.	Noted.
	<u>The Application</u>	
5.	According to the information submitted by the Applicant, the Main Building of the Lodge will be preserved in-situ and incorporated into the residential development on the southern portion of the application site as a clubhouse. The Ancillary Block of the Lodge, however, is proposed to be demolished to make way for an access road. Please be reiterated that the Main Building and the Ancillary Block are part of the Lodge and have been collectively given a Grade 2 status. Although we appreciate the efforts of the Applicant to preserve the Main Building in-situ for adaptive reuse as a clubhouse, we also strongly recommend the Applicant to make efforts to preserve the Ancillary Block in-situ as well by reviewing the design of the scheme, in particular the alignment of the access road, given that the Ancillary Block is also part of the Grade 2 historic building.	As same as Planning Application No. A/NE-KTN/131 approved in 20.11.2009, the Enchi Lodge is proposed (i) to be retained in-situ; (ii) to be converted to a residents' club house; and (iii) to be opened for public enjoyment based upon future arrangement. The ancillary block will not be retained in future.
6.	According to the Approved Kwu Tung North Outline Zoning Plan ("OZP") No. S/KTN/2, the subject site is zoned as "Comprehensive Development Area" ("CDA") for residential use and planning application is required for any development / redevelopment within the subject	Noted.

	<p>site to facilitate appropriate planning control. According to the Explanatory Statement of the OZP, the Lodge should be incorporated in the development on the "CDA" site for the approval by TPB. We consider that similar control should be reflected in the new OZP to preserve the Lodge in its totality, should the rezoning application be approved. Please consider to apply such control in the new OZP accordingly.</p>	
7.	<p>In particular, noting that the proposed development scheme would inevitably cause changes to the Lodge, the Applicant is requested to submit a Conservation Management Plan ("CMP") to identify the possible impacts arising from the future use of the Buildings, to recommend appropriate mitigation measures alleviating effects of adverse impacts on the Lodge, and to formulate policies to guide the future use, development and long term maintenance of the Lodge. Please consider imposing such requirement to prepare a CMP as a planning control at appropriate juncture.</p>	<p>Noted. The Applicant is willing to submit a CMP to AMO for consideration and the relevant requirement for CMP can be imposed in lease condition in the land exchange process, if necessary.</p>
8.	<p>Meanwhile, please be informed that the Earth God Shrine of Kam Tsin (the "Shrine") is a Grade 2 historic building and is in close proximity to the subject site. The Applicant should ensure that the proposed development will not cause any adverse impact, both visual and physical, on the Shrine.</p>	<p>Noted.</p>
	<p><u>Archaeological Issue</u></p>	
9.	<p>The southern portion of the application site is located within the areas with low archaeological potential as shown in Figure 11.8 in the approved Environmental Impact Assessment ("EIA") Report for North East New Territories New Development Areas (Register No. AEIAR-175/2013). Notwithstanding, as a recommended mitigation measure set out in the EIA report, pursuant to inform AMO immediately when antiquities or supposed</p>	<p>Noted.</p>

	antiquities are unearthed in the course of soil excavation works during any stages of the work.	
--	---	--

Our Ref.: NH/TPN/2114C/L10

21 January 2022

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

By Post

Dear Sir/Madam,

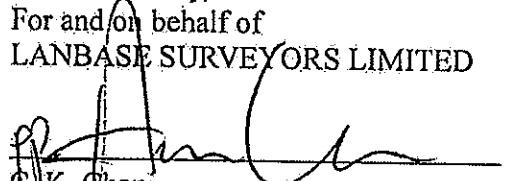
**Proposed Amendment to
The Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
for Rezoning "Comprehensive Development Area" ("CDA") Zone
to "Residential (B)1" ("R(B)1") and "Residential (C)1" ("R(C)1") Zones
At Lot Nos. 684RP, 705RP, 706RP, 709RP(Part),
711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719,
721RP(Part) and 2158RP(Part) in D.D. 92
and adjoining Government Land
Kwu Tung North, New Territories
(Planning Application No. Y/KTN/2)**

We refer to the captioned planning application.

We would like to provide herewith 70 sets of "Response-to-Comments" responding to the government departmental comments and an Explanatory Statement for the Approved EA Report about the Changes in Traffic Forecast at Appendix 1 for the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at

Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C.K. Chan
Director
CK/AL
Encl.

c.c.
DPO/FSS & YLE

(Attn.: Mr. Tak Chan

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Our Ref.: NH/TPN/2114C/L12

6 April 2022

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

By Post

Dear Sir/Madam,

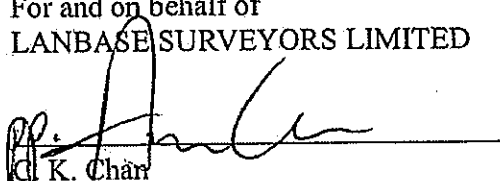
**Proposed Amendment to
The Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
for Rezoning "Comprehensive Development Area" ("CDA") Zone
to "Residential (B)1" ("R(B)1") and "Residential (C)1" ("R(C)1") Zones
At Lot Nos. 684RP, 705RP, 706RP, 709RP(Part),
711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719,
721RP(Part) and 2158RP(Part) in D.D. 92
and adjoining Government Land
Kwu Tung North, New Territories
(Planning Application No. Y/KTN/2)**

We refer to the captioned planning application.

Please note that the Applicant would seek advice from AMO and AFCD before commencement of the construction works when necessary to ensure the proposed development would not have adverse archaeological and ecological impacts.

We would also like to provide herewith 40 sets of "Response-to-Comments" responding to the government departmental comments for the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C. K. Chan
Director
CK/AL
Encl.

C.C.
DPO/FSS & YLE

(Attn.: Mr. Tak Chan By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

宏 基 測 量 師 行

Our Ref.: NH/TPN/2114C/L13

27 April 2022

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

By Post


Dear Sir/Madam,

**Proposed Amendment to
The Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2
for Rezoning "Comprehensive Development Area" ("CDA") Zone
to "Residential (B)1" ("R(B)1") and "Residential (C)1" ("R(C)1") Zones
At Lot Nos. 684RP, 705RP, 706RP, 709RP(Part),
711RP (Part), 712, 713RP, 714RP, 715, 716, 717RP(Part), 718RP(Part), 719,
721RP(Part) and 2158RP(Part) in D.D. 92
and adjoining Government Land
Kwu Tung North, New Territories
(Planning Application No. Y/KTN/2)**

We refer to the captioned planning application.

We would also like to provide herewith 40 sets of "Response-to-Comments" responding to the government departmental comments for the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at . Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


C.K. Chan
Director
CK/AL
Encl.

c.c.

DPO/FSS & YLE

(Attn.: Mr. Tak Chan

By Email)

**Previous Application within the "CDA" Zone on the
Approved Kwu Tung North Outline Zoning Plan No. S/KTN/2**

Approved Application

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
(s.16) A/NE-KTN/131	Proposed Comprehensive Residential Development with Minor Relaxation of Plot Ratio and Site Coverage Restrictions	6.11.2009	(a) – (k)

- (a) the submission and implementation of a revised Master Layout Plan (MLP)
- (b) the submission and implementation of a Landscape Master Plan, including tree preservation proposals and quarterly tree monitoring reports
- (c) the design and provision of vehicular access road, parking spaces, loading and unloading facilities
- (d) the submission and implementation of drainage and sewerage proposals
- (e) the submission of an Archaeological Impact Assessment Report and implementation of recommendations identified by the assessment
- (f) Enchi Lodge should be open to the public at least one day a week
- (g) the submission of restoration / conversion proposals of Enchi Lodge
- (h) the design and provision of water supplies for fire fighting and fire service installations
- (i) the submission of an implementation programme
- (j) the approval was conditional upon Building Authority's granting of bonus plot ratio and site coverage
- (k) the approval was conditional upon Lands Department's granting of the Government land within the application site for the proposed development

Detailed Departmental Comments

- (a) To note the comments of the Project Manager/North, Civil Engineering and Development Department (CEDD) as follows:

According to the latest scheme being reviewed by the authorities, a pedestrian crossing will be in the vicinity of the proposed run-in and out which the applicant may need to review on the setting if necessary.

- (b) To note the comments of the District Lands Officer/North, Lands Department (DLO/N) as follows:

- (i) for any land exchange application involving areas within VE boundary, the applicant is reminded to refer to the comments concerning VE boundary below.
- (ii) in so far as parts of the Site falling within the 'VE' of Yin Kong, the general principle is that any private development projects (non-small house development) within VE especially Government land to be involved would not as a matter of policy be allowed. Non-Small House Policy land exchanges shall therefore not normally be entertained.
- (iii) as a general principle land transactions permitted developments exempted from the Buildings Ordinance (Cap 123) are confined only to those processed under the NT Small House Policy.
- (iv) there are 7 outstanding small house applications in Yin Kong.
- (v) the southern portion comprises of private lots. A land exchange is required to effect the subject proposal if rezoning is approved.
- (vi) in the event the subject application under S. 12A of the Town Planning Ordinance (TPO) is accepted or partially accepted by the Town Planning Board (TPB) with a set of clear development parameters (including but not limited to the proposed user, gross floor area and car parking provisions, as appropriate) defined / firmed up and further submission to the TPB (including application(s) for permission under S. 16 of the TPO after the corresponding amendment to the Outline Zoning Plan (OZP) has been made) is not required, the applicant may submit request for streamlined processing of land exchange application. Depending on the circumstances of each case, Lands Department (LandsD) at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the applicant, commence the streamlined processing of the land exchange application on a without prejudice and non-committal basis while Planning Department (PlanD) is taking forward the relevant OZP amendment.
- (vii) the applicant is reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under S. 9 of the TPO, a formal application for land exchange by the applicant to LandsD is still required. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as

a landlord and there is no guarantee that the land exchange application will eventually be approved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s).

- (viii) the right of way reserved to the northern portion, if required, may be considered in the land exchange stage when situation warrants.

(c) To note the comments of the Commissioner of Narcotics (C of N):

- (i) He has no comment on the planning application from anti-drug policy perspective
- (ii) Enchi Lodge is a self-financed drug treatment and rehabilitation centre (DTRC) operated by Dacars Limited (DACARS). Enchi Lodge is located on private lots to be redeveloped for residential development. DACARS terminated the Short Term Tenancy No. 1647 for using a government site at Sai Lau Kong for the reprovision of DTRC in the early 2021 and his office in coordination with relevant departments will continue to render assistance to Dacars Limited in its future service planning as appropriate.

(d) Comments of the Director of Social Welfare (DSW):

Given the small scale of development, no welfare facilities would be proposed at the development.

(e) To note comments of the Director of Electrical and Mechanical Services :

He has nil comment on having the Quantitative Risk Assessment (QRA) to be conducted by the applicant after obtaining approval of the rezoning application provided that the QRA report is in place and mitigation measures, if required, be incorporated in the layout plan of the proposed development before the commencement of the construction.

(f) To note the comments from Director of Fire Services:

- (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (ii) the Emergency Vehicular Access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the Buildings Department.

(g) To note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) as follows:

- (i) existing water mains are inside the subject lots and will be affected. The applicant is required to either divert or protect the water mains found on the Site.

- (ii) if diversion is required, existing water mains inside the proposed lots are needed to be diverted outside the site boundary of the applied development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the work commence.
 - (iii) if diversion is not required, the applicant is required to follow relevant conditions set by WSD.
- (h) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department:
- (i) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D.
 - (ii) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by BA under the Building (Planning) Regulation 19(3) at building plan submission stage.
 - (iii) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the captioned application.
 - (iv) before any new building works to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirements under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
 - (v) the sustainable building design requirements and pre-requisites under PNAP APP151 and 152 would be applicable to the subject development if GFA for residential and recreational facilities, non-mandatory/non-essential plants rooms and services area claimed.
 - (vi) subject to confirmation of class of site at building plan submission stage, the proposed Site Coverage and Plot Ratio for the site(s) shall comply with Building (Planning) Regulations 20 and 21 respectively.
 - (vii) detailed comments under BO will be provided at the building plan submission stage.

tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年01月19日星期二 12:01
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on two planning applications
附件: 210119 s12a CWBN 10c.pdf; 210119 s12a KTN 2c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



5

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

19th January, 2021.

By email only

Dear Sir/ Madam,

To rezone the application site from "Comprehensive Development Area" to "Residential (Group B) 1" and "Residential (Group C)1"
(Y/KTN/2)

1. We refer to the captioned.
2. There was an application partially covering the current application site for rezoning the site from 'Comprehensive Development Area' (CDA) to 'Residential (Group B) 1' (i.e., Y/KTN/1). We objected to this application as we considered the proposal significantly deviated from the original setting/ configuration/ layout/ profile recommended for the area. According to the TPB Statutory Planning Portal 2 Website, this application has been withdrawn. One of our previous submissions for this application is shown in **Appendix 1**.
3. As compared to the proposed development parameters of the withdrawn application, the scale of the development proposal in the current application is much larger. Please see below table for some proposed development parameters (extracted from the gist documents) of the two applications.

	Y/KTN/1*	Y/KTN/2
Site Area	6430 m ²	15409 m ²
Gross Floor Area	19,287.4 m ² (Domestic)	R(B)1: 20,271 m ² (Domestic) R(C)1: 9,517.2 m ² (Domestic) Enchi Lodge (Clubhouse; Non-domestic): 445.16 m ² @

	Y/KTN/1*	Y/KTN/2
Plot Ratio	3 (Domestic)	R(B)1: 3 (Domestic) R(C)1: 1.1 (Domestic)
No. of Block	3 (Domestic) 1 (Non-domestic)	R(B)1: 3 (Domestic) R(C)1: 49 (Domestic) Enchi Lodge (Clubhouse; Non-domestic)
Building Height	45.7 m, 55 mPD (Domestic)	R(B)1: not more than 55 mPD (Domestic) R(C)1: 8.23 m (Domestic)
No. of Storeys	14 (Domestic) 2 (Non-domestic)	R(B)1: 13, 14, 9 (Domestic) R(C)1: 3 (Domestic) Enchi Lodge: 2 (Non-domestic)
Site Coverage	About 31.82%	R(B)1: about 37% R(C)1: about 40.67%
No. of Units	269	R(B)1: 478 R(C)1: 49
Open Space	-	R(B)1: 1434 m ² (Private) R(C)1: 294 m ² (Private)
Parking/ Loading/ Unloading Spaces	80 (total)	150 (total)

*According to the gist in early 2020 (s12a_Y_KTN_1_11_gist.pdf)

@ GFA of the proposed clubhouse is excluded from GFA calculation.

4. The application site, which is at the edge of the Kwu Tung North area, is originally zoned CDA, and some of the restrictions stipulated under this zone are reproduced below (please refer to 1 for all details).

'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 0.4, a maximum site coverage of 20% and a maximum building height of three storeys (9m) including one storey of car park.'

5. Besides the above, there is also a stepped building height concept for the Kwu Tung North area (please see Appendix 1).

6. To conclude, we strongly urge the Board to reject the present application as we consider its scale is too large and not compatible with the original setting/ configuration/ layout/ profile

¹ https://www1.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_KTN_2_e.pdf#nameddest=CDA



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

recommended/ stipulated (e.g., under the OZP) for this area. Also, in addition to its larger scale, the boundary of the present application site is even closer to the Long Valley Nature Park (as compared to Y/KTN/1). We urge the Board to liaise with relevant authorities as to whether the proposal would cause impacts on the Long Valley area which is mainly intended for protecting and enhancing wetland habitats, promotion of nature conservation and education as well as farming.

7. We consider most of our views/ concerns/ comments on Y/KTN/1 would also be applicable to the present application. One of our previous submissions for Y/KTN/1 is attached in **Appendix 1** for your reference.

8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

Appendix 1

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

22nd August, 2019.

By email only

Dear Sir/ Madam,

**To rezone the application site from "Comprehensive Development Area" to
"Residential (Group B) 1" (Y/KTN/1)**

1. We refer to the captioned.
2. According to the Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2, the followings are mentioned for Comprehensive Development Area (CDA) zone:

'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 0.4, a maximum site coverage of 20% and a maximum building height of three storeys (9m) including one storey of car park.'

3. Based on the measurement using the tool from the GeoInfo Map of Lands Department, the shortest distance between the application site and the Other Specified Uses (Nature Park) (OU(Nature Park)) zone, which is to the north of the site, would be less than 100 m (see Figure 1).

4. The planning intention of the OU(Nature Park) zone is as follows:

'This zone is intended primarily for the development of a nature park to protect and enhance existing wetland habitats for the benefit of the local ecology and promotion of nature conservation and education. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity

of the wetland habitats or the development of an essential infrastructure project with overriding public interest.'

5. The OU(Nature Park) zone mainly covers a wetland area with high ecological value (i.e., Long Valley; as mentioned in Section 9.1.3 of the Explanatory Statement (ES) of the Approved Kwu Tung North OZP No. S/KTN/2), and the surrounding areas are also largely rural in nature and zoned as Agriculture and Village Type Development. Section 9.2.5 of the ES mentions the followings:

'Due consideration should be paid to ecological resources within and in the vicinity of the Area, including Long Valley and Ho Sheung Heung, Ng Tung River, Sheung Yue River, Shek Sheung River, Ma Tso Lung Stream, Ho Sheung Heung egrettry together with their associated flight paths, fung shui woods and secondary woodlands, to avoid/minimise adverse effects on their ecological value and natural habitats.'

6. Besides the above, there are also various building height restrictions in the area. Section 11 of the ES mentions the followings:

'In order to provide better control on the building height of developments in the Area and to preserve some key urban design attributes (e.g. stepped building height from the Town Centre towards the periphery and riverside and preservation of visual corridors to the ridgelines), building height restrictions are imposed for the development zones on the Plan.

Based on the urban design framework mentioned above, a stepped building height concept is recommended with the overall development intensity and building height profile stepping down from the Town Centre towards the periphery and riverside so as to enhance variety in height and massing of new developments and to ensure a better integration with the adjacent rural setting. Exemplifying the concept of rail-based planning, a gradation approach is adopted with developments of higher intensity and building height planned around the proposed railway station in the core area of NDA to minimise the need for road transport. The development intensity and building height descends toward the southern periphery by designating some low to medium rise G/IC facilities and "Business and Technology Park" along Fanling Highway to allow visual relief between the Area and the existing low-rise developments in the Kwu Tung South area, except for a landmark development at the southern entrance of the Area.

Lower intensity and building height is also proposed in the Residential Area by the River near the Long Valley and the existing recognised villages for better integration with the ecologically/visually important areas. Stepped building height control zones are introduced within the development sites along the Sheung Yue River to further enhance the stepped building height concept towards the riverside.....'

7. Figure 4 of the OZP shows the 'Urban Design and Landscape Framework' of the Kwu Tung North area. This figure is reproduced in this letter as Figure 2 and the location of the current application is also shown in this figure.

8. In fact, the land use zonings of the Kwu Tung North area were formulated through three public engagement exercises which were carried out in several years¹. The present OZP is an outcome not only contributed by the authorities but also the general public. Instead of following the requirements as stated in the approved OZP, the present proposal involves elements (e.g., three domestic blocks with building height: 45.7 m/ 55 mPD/ 14 storeys) which are completely different to the original 'setting' of the current CDA zone (e.g., a maximum building height of three storeys (9m) including one storey of car park). The application site is also not located at the town centre of the Kwu Tung North area; but indeed it is located at the periphery of the area (i.e., close to Long Valley and Kwu Tung South, and next to Fanling Highway) (see Figure 2).

9. We urge the Board to seriously consider whether the captioned proposal is in line with the original land use zoning regime of the Kwu Tung North New Development Area.

10. In view of all the above, we urge the Board to reject this application as the current proposal significantly deviates from the original setting of the CDA zone. We are also concerned that the approval of this application would set a precedent case for other similar applications and we urge the Board to seriously consider the potential cumulative impacts that would be caused by the approval of this application on the nearby OU(Nature Park) zone.

11. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.nentnda.gov.hk/eng/index.html>

Figure 1. Shortest distance between the application site and the OU(Nature Park) zone.

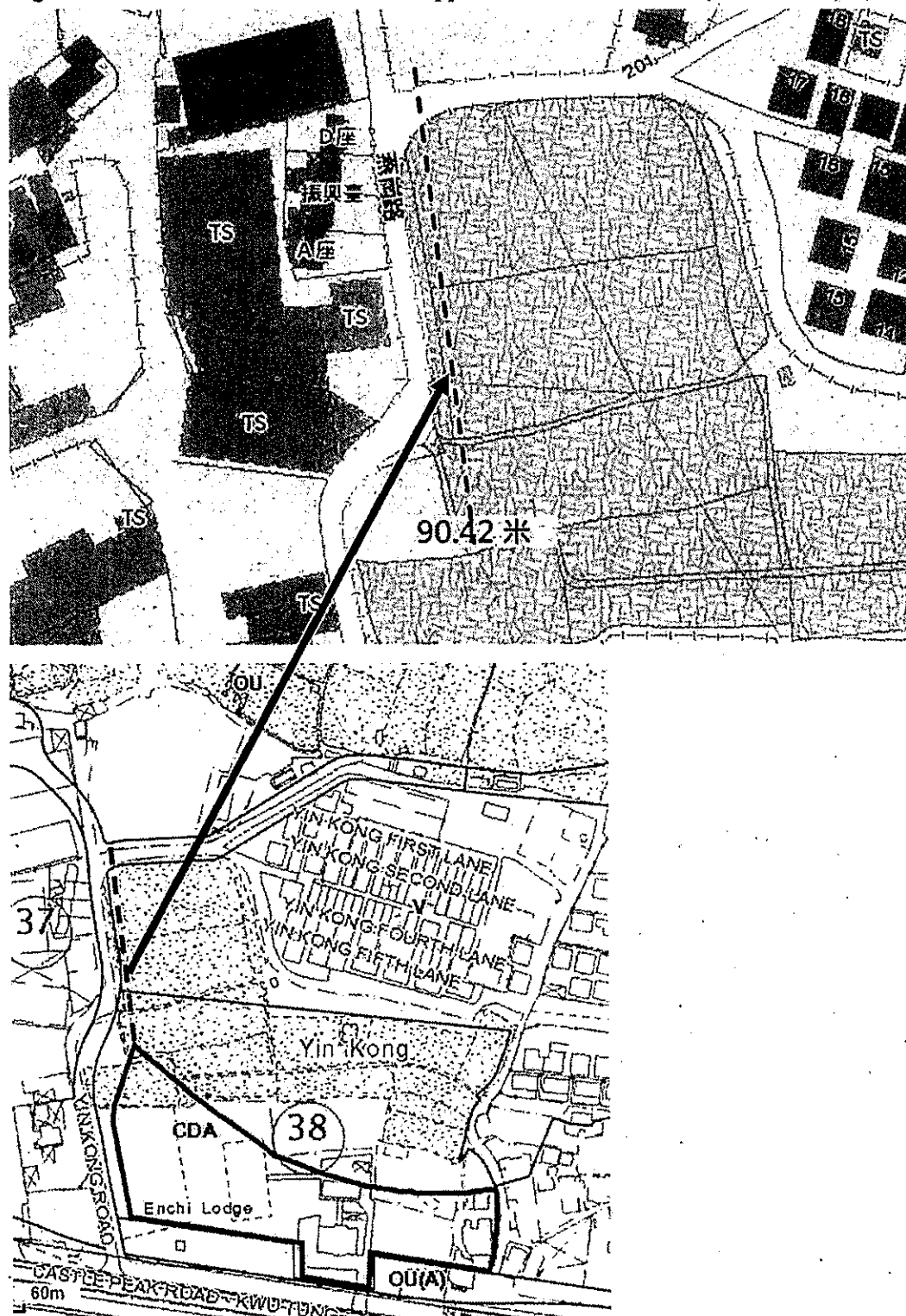
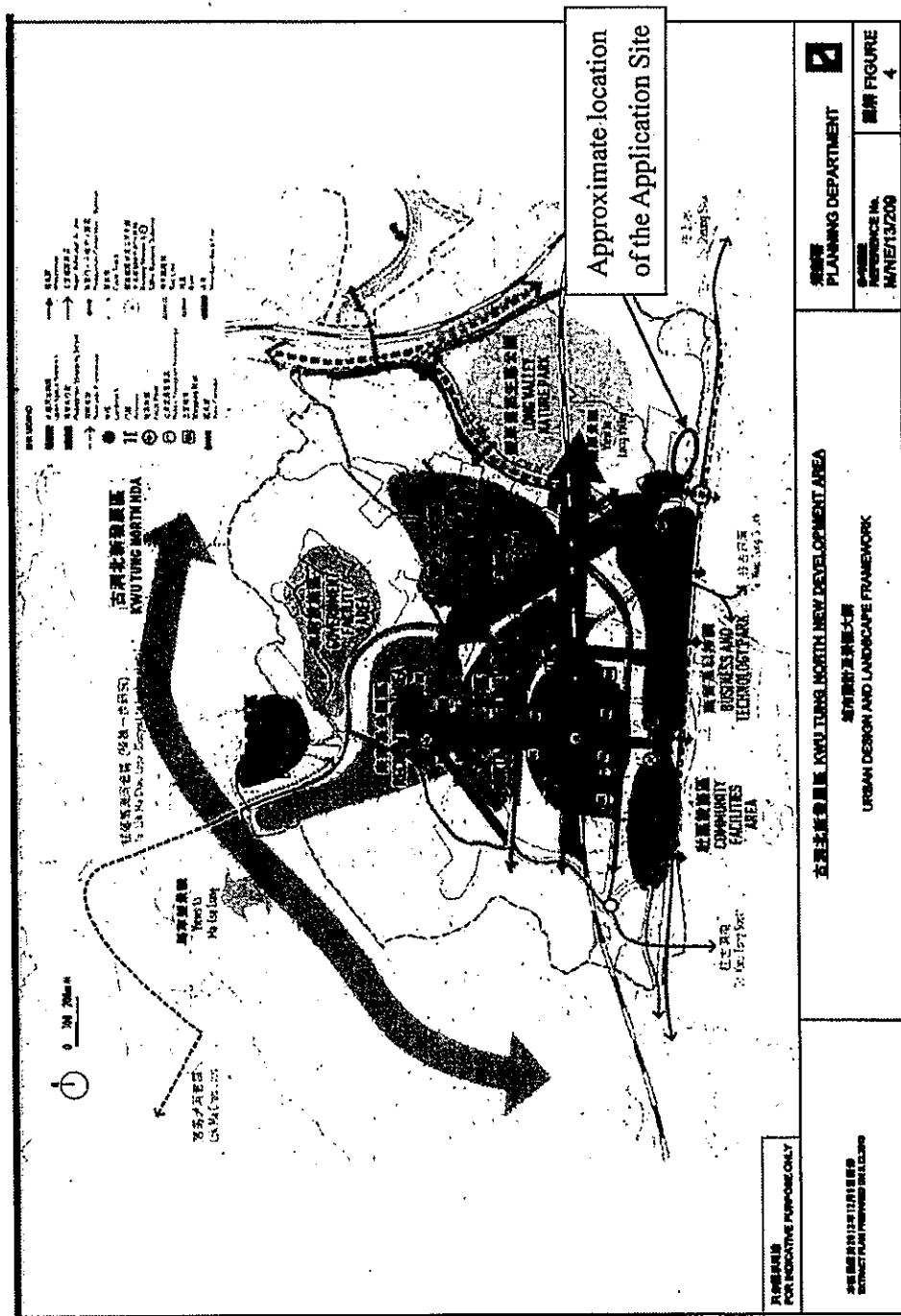


Figure 2. 'Urban Design and Landscape Framework' of the Kwo Tung North area.



香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年11月12日星期五 16:37
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on five planning applications
附件: 211112 s12a ST 48c.pdf; 211112 s12a KTN 2c.pdf; 211112 s16 MUP 162-164.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are THREE pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

12th November, 2021.

By email only

Dear Sir/ Madam,

To rezone the application site from "Comprehensive Development Area" to "Residential (Group B) 1" and "Residential (Group C)1"
(Y/KTN/2)

1. We refer to the captioned.
2. Since the major development parameters have not been changed much, we maintain our view on this application; our previous submission is attached in **Appendix 1** for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

19th January, 2021.

By email only

Dear Sir/ Madam,

To rezone the application site from "Comprehensive Development Area" to "Residential (Group B) 1" and "Residential (Group C)1"
(Y/KTN/2)

1. We refer to the captioned.
2. There was an application partially covering the current application site for rezoning the site from 'Comprehensive Development Area' (CDA) to 'Residential (Group B) 1' (i.e., Y/KTN/1). We objected to this application as we considered the proposal significantly deviated from the original setting/ configuration/ layout/ profile recommended for the area. According to the TPB Statutory Planning Portal 2 Website, this application has been withdrawn. One of our previous submissions for this application is shown in **Appendix 1**.
3. As compared to the proposed development parameters of the withdrawn application, the scale of the development proposal in the current application is much larger. Please see below table for some proposed development parameters (extracted from the gist documents) of the two applications.

	Y/KTN/1*	Y/KTN/2
Site Area	6430 m ²	15409 m ²
Gross Floor Area	19,287.4 m ² (Domestic)	R(B)1: 20,271 m ² (Domestic) R(C)1: 9,517.2 m ² (Domestic) Enchi Lodge (Clubhouse; Non-domestic): 445.16 m ² @

	Y/KTN/1*	Y/KTN/2
Plot Ratio	3 (Domestic)	R(B)1: 3 (Domestic) R(C)1: 1.1 (Domestic)
No. of Block	3 (Domestic) 1 (Non-domestic)	R(B)1: 3 (Domestic) R(C)1: 49 (Domestic) Enchi Lodge (Clubhouse; Non-domestic)
Building Height	45.7 m, 55 mPD (Domestic)	R(B)1: not more than 55 mPD (Domestic) R(C)1: 8.23 m (Domestic)
No. of Storeys	14 (Domestic) 2 (Non-domestic)	R(B)1: 13, 14, 9 (Domestic) R(C)1: 3 (Domestic) Enchi Lodge: 2 (Non-domestic)
Site Coverage	About 31.82%	R(B)1: about 37% R(C)1: about 40.67%
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Parking/ Loading/ Unloading Spaces	80 (total)	150 (total)

*According to the gist in early 2020 (s12a_Y_KTN_1_11_gist.pdf)

@ GFA of the proposed clubhouse is excluded from GFA calculation.

4. The application site, which is at the edge of the Kwu Tung North area, is originally zoned CDA, and some of the restrictions stipulated under this zone are reproduced below (please refer to 1 for all details).

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5. Besides the above, there is also a stepped building height concept for the Kwu Tung North area (please see Appendix 1).

6. To conclude, we strongly urge the Board to reject the present application as we consider its scale is too large and not compatible with the original setting/ configuration/ layout/ profile

¹ https://www1.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_KTN_2_e.pdf#nameddest=CDA



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

recommended/ stipulated (e.g., under the OZP) for this area. Also, in addition to its larger scale, the boundary of the present application site is even closer to the Long Valley Nature Park (as compared to Y/KTN/1). We urge the Board to liaise with relevant authorities as to whether the proposal would cause impacts on the Long Valley area which is mainly intended for protecting and enhancing wetland habitats, promotion of nature conservation and education as well as farming.

7. We consider most of our views/ concerns/ comments on Y/KTN/1 would also be applicable to the present application. One of our previous submissions for Y/KTN/1 is attached in **Appendix 1** for your reference.

8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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



KFBG's comments on two planning applications

02/03/2022 18:05

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

2 attachments



220302 s16 SSH 139.pdf 220302 s12a KTN 2c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

2nd March, 2022.

By email only

Dear Sir/ Madam,

To rezone the application site from "Comprehensive Development Area" to "Residential (Group B) 1" and "Residential (Group C)1"
(Y/KTN/2)

1. We refer to the captioned.
2. We in general maintain our view on this application; our previous submission is attached in **Appendix 1** for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

19th January, 2021.

By email only

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Building Height	45.7 m, 55 mPD (Domestic)	R(B)1: not more than 55 mPD (Domestic) R(C)1: 8.23 m (Domestic)
No. of Storeys	14 (Domestic) 2 (Non-domestic)	R(B)1: 13, 14, 9 (Domestic) R(C)1: 3 (Domestic) Enchi Lodge: 2 (Non-domestic)
Site Coverage	About 31.82%	R(B)1: about 37% R(C)1: about 40.67%
No. of Units	269	R(B)1: 478 R(C)1: 49
Open Space	-	R(B)1: 1434 m ² (Private) R(C)1: 294 m ² (Private)
Parking/ Loading/ Unloading Spaces	80 (total)	150 (total)

*According to the gist in early 2020 (s12a_Y_KTN_1_11_gist.pdf)

@ GFA of the proposed clubhouse is excluded from GFA calculation.

4. The application site, which is at the edge of the Kwu Tung North area, is originally zoned CDA, and some of the restrictions stipulated under this zone are reproduced below (please refer to 1 for all details).

'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 0.4, a maximum site coverage of 20% and a maximum building height of three storeys (9m) including one storey of car park.'

5. Besides the above, there is also a stepped building height concept for the Kwu Tung North area (please see Appendix 1).

6. To conclude, we strongly urge the Board to reject the present application as we consider its scale is too large and not compatible with the original setting/ configuration/ layout/ profile

¹ https://www1.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_KTN_2_e.pdf#nameddest=CDA



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

recommended/ stipulated (e.g., under the OZP) for this area. Also, in addition to its larger scale, the boundary of the present application site is even closer to the Long Valley Nature Park (as compared to Y/KTN/1). We urge the Board to liaise with relevant authorities as to whether the proposal would cause impacts on the Long Valley area which is mainly intended for protecting and enhancing wetland habitats, promotion of nature conservation and education as well as farming.

7. We consider most of our views/ concerns/ comments on Y/KTN/1 would also be applicable to the present application. One of our previous submissions for Y/KTN/1 is attached in **Appendix 1** for your reference.

8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

22nd August, 2019.

By email only

Dear Sir/ Madam,

**To rezone the application site from "Comprehensive Development Area" to
"Residential (Group B) 1" (Y/KTN/1)**

1. We refer to the captioned.
2. According to the Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2, the followings are mentioned for Comprehensive Development Area (CDA) zone:

'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 0.4, a maximum site coverage of 20% and a maximum building height of three storeys (9m) including one storey of car park.'

3. Based on the measurement using the tool from the GeoInfo Map of Lands Department, the shortest distance between the application site and the Other Specified Uses (Nature Park) (OU(Nature Park)) zone, which is to the north of the site, would be less than 100 m (see Figure 1).

4. The planning intention of the OU(Nature Park) zone is as follows:

'This zone is intended primarily for the development of a nature park to protect and enhance existing wetland habitats for the benefit of the local ecology and promotion of nature conservation and education. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity

of the wetland habitats or the development of an essential infrastructure project with overriding public interest.'

5. The OU(Nature Park) zone mainly covers a wetland area with high ecological value (i.e., Long Valley; as mentioned in Section 9.1.3 of the Explanatory Statement (ES) of the Approved Kwu Tung North OZP No. S/KTN/2), and the surrounding areas are also largely rural in nature and zoned as Agriculture and Village Type Development. Section 9.2.5 of the ES mentions the followings:

'Due consideration should be paid to ecological resources within and in the vicinity of the Area, including Long Valley and Ho Sheung Heung, Ng Tung River, Sheung Yue River, Shek Sheung River, Ma Tso Lung Stream, Ho Sheung Heung egretty together with their associated flight paths, fung shui woods and secondary woodlands, to avoid/ minimise adverse effects on their ecological value and natural habitats.'

6. Besides the above, there are also various building height restrictions in the area. Section 11 of the ES mentions the followings:

'In order to provide better control on the building height of developments in the Area and to preserve some key urban design attributes (e.g. stepped building height from the Town Centre towards the periphery and riverside and preservation of visual corridors to the ridgelines), building height restrictions are imposed for the development zones on the Plan.

Based on the urban design framework mentioned above, a stepped building height concept is recommended with the overall development intensity and building height profile stepping down from the Town Centre towards the periphery and riverside so as to enhance variety in height and massing of new developments and to ensure a better integration with the adjacent rural setting. Exemplifying the concept of rail-based planning, a gradation approach is adopted with developments of higher intensity and building height planned around the proposed railway station in the core area of NDA to minimise the need for road transport. The development intensity and building height descends toward the southern periphery by designating some low to medium rise G/IC facilities and "Business and Technology Park" along Fanling Highway to allow visual relief between the Area and the existing low-rise developments in the Kwu Tung South area, except for a landmark development at the southern entrance of the Area.

Lower intensity and building height is also proposed in the Residential Area by the River near the Long Valley and the existing recognised villages for better integration with the ecologically/visually important areas. Stepped building height control zones are introduced within the development sites along the Sheung Yue River to further enhance the stepped building height concept towards the riverside....'

7. Figure 4 of the OZP shows the 'Urban Design and Landscape Framework' of the Kwu Tung North area. This figure is reproduced in this letter as Figure 2 and the location of the current application is also shown in this figure.

8. In fact, the land use zonings of the Kwu Tung North area were formulated through three public engagement exercises which were carried out in several years¹. The present OZP is an outcome not only contributed by the authorities but also the general public. Instead of following the requirements as stated in the approved OZP, the present proposal involves elements (e.g., three domestic blocks with building height: 45.7 m/ 55 mPD/ 14 storeys) which are completely different to the original 'setting' of the current CDA zone (e.g., a maximum building height of three storeys (9m) including one storey of car park). The application site is also not located at the town centre of the Kwu Tung North area; but indeed it is located at the periphery of the area (i.e., close to Long Valley and Kwu Tung South, and next to Fanling Highway) (see Figure 2).

9. We urge the Board to seriously consider whether the captioned proposal is in line with the original land use zoning regime of the Kwu Tung North New Development Area.

10. In view of all the above, we urge the Board to reject this application as the current proposal significantly deviates from the original setting of the CDA zone. We are also concerned that the approval of this application would set a precedent case for other similar applications and we urge the Board to seriously consider the potential cumulative impacts that would be caused by the approval of this application on the nearby OU(Nature Park) zone.

11. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

¹ <https://www.nentnda.gov.hk/eng/index.html>

Figure 1. Shortest distance between the application site and the OU(Nature Park) zone.

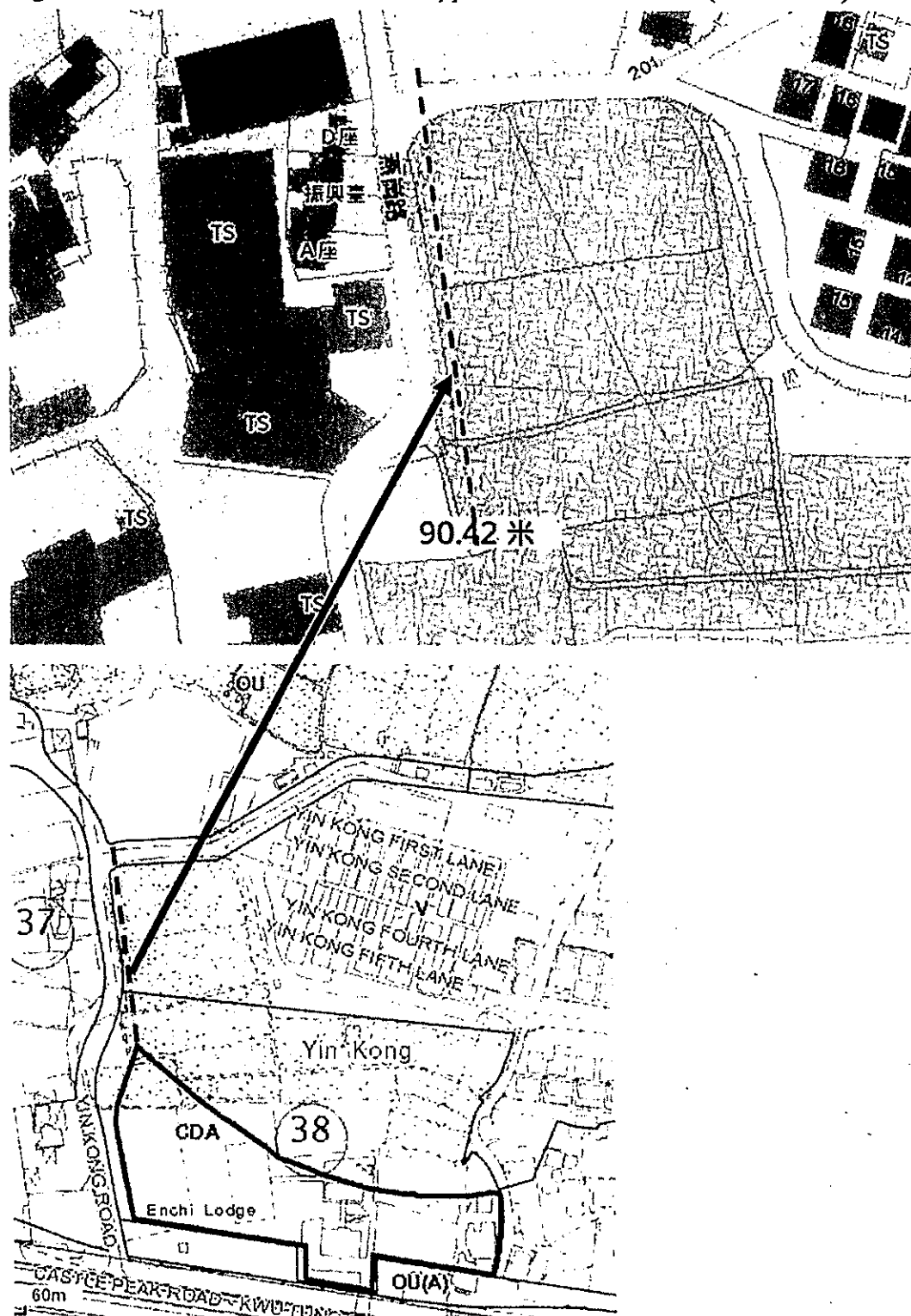
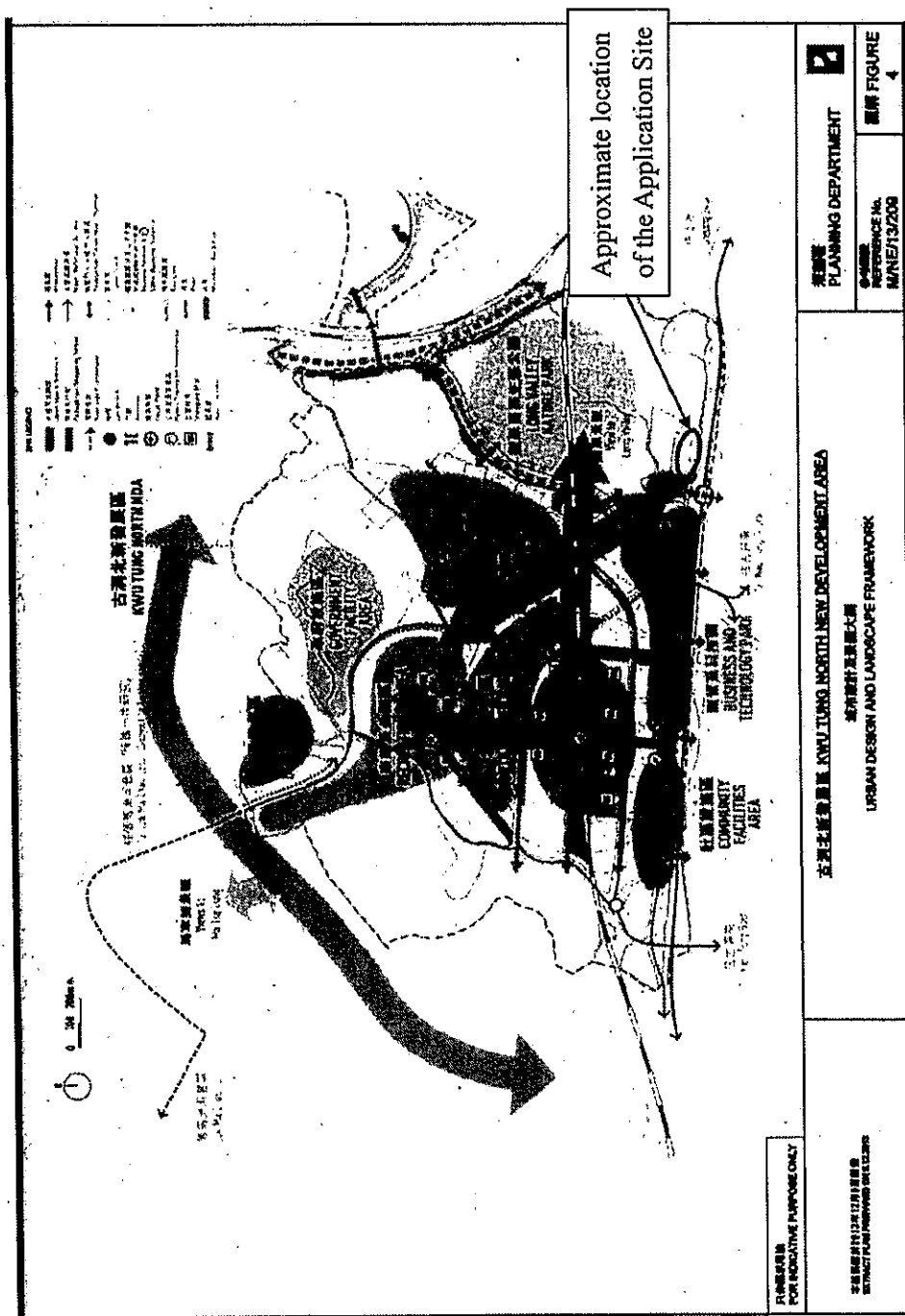


Figure 2. 'Urban Design and Landscape Framework' of the Kwo Tung North area.



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年01月19日星期二 17:23
收件者: tpbpd
主题: Application Y/KTN/2

To: The Chairperson and Members, Town Planning Board

From: John Batten, Central & Western Concern Group

Dear Madam and Members

Re: Application Y/KTN/2 Kwu Tung North, New Territories

The many restrictions to good planning are seen in this application.

Village housing (read in this case, probably, luxury housing) will occupy 40.67% of the site, but will provide only 46 units. The non-village area will occupy 37% of the site, and will provide 478 units. The silliness of the planning restrictions are obvious! The allowable high-density (high GFA) section of this development, unfortunately, is also currently occupied by the historic Enchi Lodge.

I understand the restrictions in planning for this site, but surely a better plan can be designed so that the one historic feature of the site (Enchi Lodge) will not be overwhelmed and unnecessarily hemmed-in by the new, proposed taller buildings in this application. The design must be better to give Enchi Lodge much more space on either side and between the two new high blocks and this heritage building should also be accessible to the public.

Also, this development looks like it will be promoted as a "safe" gated-community. The development should be designed to align with the layout of the existing landscape, its own access roads should be open to the public and this new community be integrated with existing adjacent village communities and better landscaped to ensure that the green corridor running from Long Valley to the greenery of the Hong Kong Golf Club is not ruined by an inappropriate high-rise development and concrete landscaping.

Hong Kong needs more residential housing, especially lower-cost accommodation - but, we also need good design and planning.

I object to this application.

Many thanks and kind regards

John Batten
Central & Western Concern Group

My ID Card #: [REDACTED]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Y/KTN/2 DD 92 Kwu Tong CDA Rezone Enchi Lodge
19/01/2021 23:38

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

1 attachment



Enchi Lodge.pdf

Y/KTN/2

Lots 684 RP, 705 RP, 706 RP, 709 RP (Part), 711 RP (Part), 712, 713 RP, 714 RP, 715, 716, 717 PR (Part), 718 RP (Part), 719, 721 RP (Part) and 2158 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung North
Site area : 15,409sq.m

Zoning : "Comprehensive Development Area"

Proposed Amendment: Rezone to "Res (Group B) 1" and "Res (Group C)1" / 49 Villas PR 1.1 / 3 Towers of 478 Units / PR 3 / 55 mPD – 14 floors / Clubhouse "Enchi Lodge" Grade 2 heritage building / OS 1,728sq.m / 145 Vehicle Parking

Dear TPB Members,

Strongly object to rezoning from CDA. The CDA zoning indicates a more holistic community development programme while the applicant intends to privatize the site. As this includes a Grade 2 historical building that is currently being used for community purposes, Drug Addicts Counselling and Rehabilitation Services (DACARS), this is not acceptable. With the CDA zoning the heritage building could be retained to serve and be enjoyed by the community.

In addition the historic building would be boxed in by high towers in close proximity and the public would have no opportunity to approach, never mind enter it. This building was used by the Japanese during the occupation and is a visible reminder of the horrors endured by the local population.

The plan to privatize it does not comply with the broad outline of "The Fanling/ Sheung Shui/ Kwu Tung new town will be an integrated community providing wide-ranging employment opportunities as well as commercial, community, recreation and cultural facilities given the more significant population scale.

Instead of a proper town, if developments like this are approved the outcome will be a series of walled communities instead of a scenario like, for example, Kowloon Tong but with fewer schools. There you have a mix of shopping mall, commercial, education, community facilities, temples and churches that cater for diverse beliefs, low rise villas and medium height towers that respect and retain the natural

backdrop.

Every effort should be made to ensure that existing cultural and heritage are preserved and a focal part of the layout of the new town. Just behind the schools opposite the site is the Earth God Shrine of Kam Tsin (金錢土地神壇) that dates back to the Qianlong era. Together with other indigenous structures they tell the story of this part of NT.

Re the plan itself, the OS is a joke, nothing more than rows of trees on the periphery that serve more as a buffer. No children's playground, no elderly or active outdoor recreational facilities other than a swimming pool that would be closed for most of the year. Almost 40% of the site is paved and taken up by roads, global warming anyone?

Zero community facilities, the development would contribute in no way to the local community while using services provided on other sites.

The visual impact with regard to preservation of ridgelines, etc is not clear as the applicant has cleverly thrown in other developments to fudge the issue. Certainly what is not acceptable is that the view of the mountains be gradually eliminated, as has happened with both the Hong Kong Island and Kowloon backdrop that has left nothing more than the occasional token mountain top visible from a number of angles.

Kwu Tung North New Town should be a model of good planning and an integrated community not a socially divided society of have and have nots.

Members should reject this application.

Mary Mulvihill

Site Code: G203	Site Name: Enchi Lodge (Main Building & Ancillary Block) (恩慈之家主樓及附屬建築物)
Full Address: Lots 717 & 718, 2158RP in DD92, Castle Peak Road, Kam Tsui	Plan No.: Plan 1s
Orientation: South	Category: Graded Historic Building
Age of Structure: Probably built around 1921	Grading Status: Grade 2
Surrounding Environment: The main building and ancillary block of Enchi Lodge are located in Castle Peak Road near Yin Kong Tsuen. The ancillary block is situated to the north of the main building.	
<p>Historical Appraisal:</p> <p>Enchi Lodge (恩慈之家) (Lots 717 & 718, 2158RP in DD92) is a pre-World War II building in Sheung Shui. Probably built around 1921, it was first used by Jardine Trading Co. as a staff clubhouse. Later on, a man named Zhang Gongrang (張公讓), who may have been a general of the Chinese Nationalist Party (Guomindang, 國民黨), bought the Enchi Lodge and lived there when he came to Hong Kong. Mr. Zhang employed the villagers living in Kam Tsui Tsuen and he left Enchi Lodge before the Japanese invasion of Hong Kong. During the Japanese Occupation, Enchi Lodge was used as a Japanese military quarter and a hospital for Japanese soldiers. After World War II, it was used for various purposes. In the 1950s-60s, Enchi Lodge was rented for film-making. Mr. Leung Sing-bo (梁醒波), who was a famous Cantonese opera artist in Hong Kong, has performed in Enchi Lodge. In 1967, Enchi Lodge was occupied by a number of foreigners and used as a private villa. Moreover, Enchi Lodge had once been rented to San Miguel Brewery Limited during 1969-1971. Since 1991, Enchi Lodge has been (and still is) used as a drug addiction treatment centre run by the Drug Addict Counselling and Rehabilitation Service (DACARS, 得基輔導會), which was formed by a group of pastoral, medical, legal and social work professionals in early 1988. The name "Enchi Lodge" was assigned by DACARS in 1985. "Enchi" (恩慈) literally means favour and kindly affection given by God.</p>	
Associated historical/cultural events or individuals: Zhang Gongrang	
Inscriptions: Nil	
<p>Architectural Appraisal:</p> <p>The compound comprises a two-storey main building and a small one-storey pitched roof building at the rear. A covered path connects the two buildings. The architecture of Enchi Lodge can be described as countrified Italianate with an admixture of Arts & Crafts and Art Deco features. The style evokes the country villas of Tuscany and Umbria with its primitive arched ground floor of rough stonework and its white painted upper storey of stucco-work. Projecting curved bays with balustraded balconies, full height stone angle buttresses, and a Roman pan-tiled roof with projecting eaves complete the picture. The interior floor plan is set on a central axis with central halls or rooms flanked by side rooms used for various purposes. The ancillary block is situated to the north of the main building. This is a single storey building with a pitched roof of Chinese tiles and used to be the stables of the riding school.</p>	
Interior: Not accessible	
Existing Condition: Both building are well-maintained.	
Past and Present Uses: Enchi Lodge was used as a Japanese military quarter and a hospital for Japanese soldiers during the Japanese occupation. It later had once been rented to San Miguel Brewery Limited during 1969-1971. Since 1991, Enchi Lodge has been (and still is) used as a drug addiction treatment centre, etc.	
Notes on any Modifications: Due to the many uses to which Enchi Lodge has been put, there have been alterations such as installation of aluminium windows and new floor finishes. Externally, however Enchi Lodge retains its distinctive architectural style which is very rare in Hong Kong.	

Site Code: G203

Site Name: Enchi Lodge (Main Building & Ancillary Block)
(恩慈之家主樓及附屬建築物)

Photographic Records:



General Front View

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年06月17日星期四 3:50
收件者: tpbpd
主旨: Fwd: Y/KTN/2 DD 92 Kwu Tong CDA Rezone Enchi Lodge
附件: Enchi Lodge.pdf

Dear TPB Members,

The additional montages provided show that the development would deprive the Long Valley Nature Park and the Recreational Area planned for KTN NDA of the mountain back drop, greatly diminishing the enjoyment of the community. Viewpoint F and G.

The height and bulk of the development is not in harmony with the existing surroundings and the planning intention for the district.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, January 19, 2021 11:38:39 PM
Subject: Y/KTN/2 DD 92 Kwu Tong CDA Rezone Enchi Lodge.

Y/KTN/2

Lots 684 RP, 705 RP, 706 RP, 709 RP (Part), 711 RP (Part), 712, 713 RP, 714 RP, 715, 716, 717 PR (Part), 718 RP (Part), 719, 721 RP (Part) and 2158 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung North

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In addition the historic building would be boxed in by high towers in close proximity and the public would have no opportunity to approach, never mind enter it. This building was used by the Japanese during the occupation and is a visible reminder of the horrors endured by the local population.

The plan to privatize it does not comply with the broad outline of "The Fanling/ Sheung Shui/ Kwu Tung new town will be an integrated community providing wide-ranging employment opportunities as well as commercial, community, recreation and cultural facilities given the more significant population scale.

Instead of a proper town, if developments like this are approved the outcome will be a series of walled communities instead of a scenario like, for example, Kowloon Tong but with fewer schools.

There you have a mix of shopping mall, commercial, education, community facilities, temples and churches that cater for diverse beliefs, low rise villas and medium height towers that respect and retain the natural backdrop.

Every effort should be made to ensure that existing cultural and heritage are preserved and a focal part of the layout of the new town. Just behind the schools opposite the site is the Earth God Shrine of Kam Tsin (金錢土地神壇) that dates back to the Qianlong era. Together with other indigenous structures they tell the story of this part of NT.

Re the plan itself, the OS is a joke, nothing more than rows of trees on the periphery that serve more as a buffer. No children's playground, no elderly or active outdoor recreational facilities other than a swimming pool that would be closed for most of the year. Almost 40% of the site is paved and taken up by roads, global warming anyone?

Zero community facilities, the development would contribute in no way to the local community while using services provided on other sites.

The visual impact with regard to preservation of ridgelines, etc is not clear as the applicant has cleverly thrown in other developments to fudge the issue. Certainly what is not acceptable is that the view of the mountains be gradually eliminated, as has happened with both the Hong Kong Island and Kowloon backdrop that has left nothing more than the occasional token mountain top visible from a number of angles.

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(恩慈之家主樓及附屬建築物)

Photographic Records:



General Front View

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月12日星期五 2:43
收件者: tpbpd
主旨: Re: Y/KTN/2 DD 92 Kwu Tong CDA Rezone Enchi Lodge

Dear TPB Members,

The only changes appear to be an increase in vehicle parking to 205.

Note there is no provision for bicycle parking even though the location is rural and expectations would be that residents would use bicycles to access transport hubs and to explore.

No GIC facilities despite the number of proposed residents.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 17, 2021 3:50:10 AM
Subject: Fwd: Y/KTN/2 DD 92 Kwu Tong CDA Rezone Enchi Lodge

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Sent: Tuesday, January 19, 2021 11:38:39 PM
Subject: Y/KTN/2 DD 92 Kwu Tong CDA Rezone Enchi Lodge

Y/KTN/2

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Re the plan itself, the OS is a joke, nothing more than rows of trees on the periphery that serve more as a buffer. No children's playground, no elderly or active outdoor recreational facilities other than a swimming pool that would be closed for most of the year. Almost 40% of the site is paved and taken up by roads, global warming anyone?

Zero community facilities, the development would contribute in no way to the local community while using services provided on other sites.

The visual impact with regard to preservation of ridgelines, etc is not clear as the applicant has cleverly thrown in other developments to fudge the issue. Certainly what is not acceptable is that the view of the mountains be gradually eliminated, as has happened with both the Hong Kong Island and Kowloon backdrop that has left nothing more than the occasional token mountain top visible from a number of angles.

Kwu Tung North New Town should be a model of good planning and an integrated community not a socially divided society of have and have nots.

Members should reject this application.

Mary Mulvihill



Application No. 申請編號	Y/KTN/2
Location/address 位置／地址	Lots 684 RP, 705 RP, 706 RP, 709 RP (Part), 711 RP (Part), 712, 713 RP, 714 RP, 715, 716, 717 RP (Part), 718 RP (Part), 719, 721 RP (Part) and 2158 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung North, New Territories 新界古洞北丈量約份第 92 約地段第 684 號餘段、第 705 號餘段、第 706 號餘段、第 709 號餘段(部分)、第 711 號餘段(部分)、第 712 號、第 713 號餘段、第 714 號餘段、第 715 號、第 716 號、第 717 號餘段(部分)、第 718 號餘段(部分)、第 719 號、第 721 號餘段(部分)及第 2158 號餘段(部分)和毗連政府土地

根據貴署於2021年1月10日接獲的資料修訂的交通影響評估之通告，本村鄉民和居民會議後一致反對以上的申請，理據如下：

- (1) 交通網絡—最嚴重性是交通問題，如本村村口的青山公路古洞段50年如一日，沒有任何交通網絡改善設施做過，規劃署沒有考慮過而批准發展商興建大廈型式住宅，一個接著一個屋苑落成在青山公路古洞段有沒有評估交通問題。現在上水北區一帶，一星期塞車造成癱瘓，起碼一日至兩日，上水一帶的北區居民叫苦連天，城規會可以去問北區交通部，一星期出動指揮交通有幾次。就在青山公路古洞段的高爾夫御苑，恆基地產已提供有590伙人口居住，都是利用唯一一條青山公路古洞段，如何負荷的人和車輛？青山公路古洞段一定要擴闊路面而解決交通問題。所以絕對不能容許晶苑地產商換得燕崗村南方近青山公路古洞段的政府用地，同樣不可以被晶苑地產商成功取得改變規劃土地用途。
- (2) 不適合興建三座大廈型式住宅的屋苑，但是無良發展商不擇手段起大廈型式住宅，歷屆政府有任何規劃都盡量避免影響過百年原居民村的風水，現在東北發展區都遠離燕崗村村界範圍三百米以外的規劃，燕崗村一帶的用地都是農地和平房規劃的用地，絕對不能容許晶苑地產商興建三座大廈型式住宅來圖利，罔顧破壞本村風水，直接影響村民後代的身體健康和命運絕不容許一致反對這項申請。

燕崗村村民一致反對這項申請。

古洞北燕崗村
原居民代表：侯錦全

簽名： 
電話： 

2021年1月13日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/KTN/2

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

(反對)

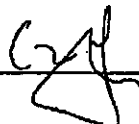
該地發展時增加了很多居住人口，出入車輛相對增加，道路使用頻繁，時常造成交通阻塞，交通配套不足，加上青山公路新橋段和青山公路-古洞段繁忙時段經常出現交通擠塞，在未完善交通配套前批出該段地發展申請，將會造成問題更趨惡化。

此外，地發展亦會出現綠化保育及噪音等環保問題。

總之，可能因此

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

簽署 Signature



日期 Date

18/1/2021

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
Y/KTN/2

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

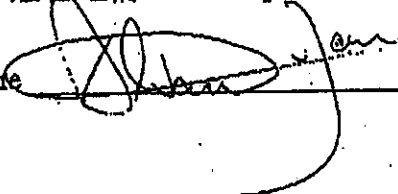
現時燕崗村約有 540 多戶，附近道路較狹窄，路面使用率已近乎飽和，若再增加住宅屋苑(近 2000 人口)，對附近的居民、周邊環境及交通等等，均造成影響。因此，我們認為政府須考慮增加及改善配套設施，以解決相關的問題，才考慮批出該地段之申請。

1. 於燕崗村東面加建出入口，及加設青山公路支線，以作疏導及分流之用。
2. 改善泊車位不足問題。
3. 增設燕崗村專線小巴線及增加現有途徑之公共車輛班次，以解決居民乘車需要。
4. 增設隔音屏障，以改善因車流量增加而產生的噪音問題。
5. 增撥資源以改善、綠化及保育附近周邊環境。

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

侯榮文 燕崗村代表

簽署 Signature



日期 Date

19-01-2021

Appendix IV-11 of RNTPC
Paper No. Y/KTN/2C

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/KTN/2 Received on 28/07/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對該項龐大的發展，因會影響附近居民日常生活。其中一點為例，若通過這項發展，人口及車輛將會增加，由於發展地區及位置近青山公路的主要幹線，上水鄉郊的居民必需經過這路段，從而造成交通更加擠塞。因此，發展商必須評估各項的影響及提供有效的解決方案，支持數據的證明資料等，在未有充分證明及理據的情況下，本人強烈反對申請編號 Y/KTN/2 的發展。

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

侯福達

簽署 Signature



日期 Date

11 AUG 2021

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

新界古洞北丈量約份 92 約

地段第 684 號餘段、第 705 號餘段、第 706 號餘段、第 709 號餘段(部份)、第 711 號餘段(部份)、第 712 號、第 713 號餘段、第 714 號餘段、第 715 號、第 716 號、第 717 號餘段(部份)、第 718 號餘段(部份)、第 719 號、第 721 號餘段(部份)、第 2158 號餘段(部份)及毗鄰政府土地

規劃申請改劃「綜合發展區」地帶

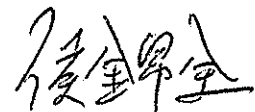
為「住宅(乙類)1」及「住宅(丙類)1」地帶

(規劃申請編號: Y/KTN/2)

本村鄉民和居民已詳細參閱申請人於 9 月 30 日所提交已修訂的交通影響評估報告，認為報告所補充的資料已充份考慮本村及未來周邊地區的發展，並釋除我們對交通問題的憂慮。另外，我們亦已徵詢及考慮了風水顧問提及之意見，認為擬議的住宅發展項目對本村風水並無特別影響。因此，本村鄉民和居民對是項規劃申請並無意見。

謹呈

城市規劃委員會



侯錦全

古洞北燕崗村原居民代表

日期：2021年11月8日

Appendix IV-13 of RNTPC
Paper No. Y/KTN/2C

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

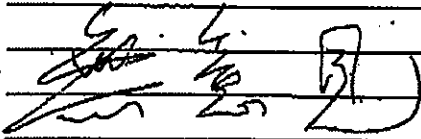
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
Y/KTN/2 Received on 28/07/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature  日期 Date 27 AUG 2021

Appendix IV-14 of RNTPC
Paper No. Y/KTN/2C

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/KTN/2 Received on 30/09/2021

意見詳情 (如有需要，請另頁說明)

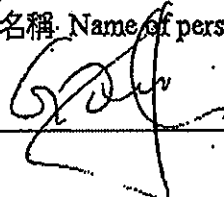
Details of the Comment (use separate sheet if necessary)

意見

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

侯志強

簽署 Signature



日期 Date

26 OCT 2021

Appendix IV-15 of RNTPC
Paper No. Y/KTN/2C

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

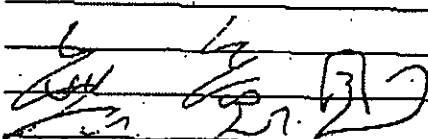
By e-mail : tpbpd@pland.gov.hk

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

Y/KTN/2 Received on 21/01/2022

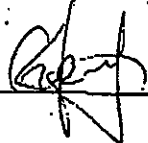
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 23-2-2022

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

210115-152003-12216

提交限期**Deadline for submission:**

19/01/2021

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

15/01/2021 15:20:03

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

Y/KTN/2

「提意見人」姓名/名稱**Name of person making this comment:**先生 Mr. Brian Ng for the Hong Kong
and China Gas Co Ltd**意見詳情****Details of the Comment :**

Since the proposed development is in close vicinity to an existing high pressure pipeline near Fa nling Highway, the project proponent should conduct a quantitative risk assessment to evaluate the potential risk and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and close coordinate with our company during construction stage and provide protective measures.