

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](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](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

此文件在 2021年12月 16 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 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y / NE-KTS / 15
	Date Received 收到日期	- 1 DEC 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <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)
Hinying Limited

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <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)
Llewelyn-Davies Hong Kong Ltd.

<b>3. Application Site 申請地點</b>	
(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)	Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land (New Lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, Sheung Shui, the New Territories
(c) Site Area 申請地點面積	..... 19,700 ..... 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)	5,441 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>The Application Site is largely vacant. A minor portion at the southeastern boundary is occupied by a few temporary structures.</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"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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

N/A

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)"<sup>#</sup>.  
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」<sup>#</sup>。
- (b) The applicant 申請人 -
- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Comprehensive Development Area", with a minor portion falling within "Agriculture" ("AGR") and an area shown as 'Road'

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [ ] 綜合發展區 [ ] <input 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) [ ] 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]

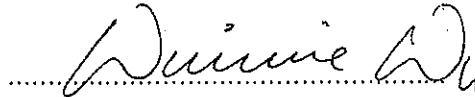
This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and some minor discoloration or faint smudges, particularly near the top edge. The left edge of the paper shows a slight shadow, suggesting it might be part of a bound notebook.

**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



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

Winnie W.Y. WU

Name in Block Letters

姓名（請以正楷填寫）

Associate Director

Position (if applicable)

職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☒ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 ..... MRTPI

on behalf of  
代表

Llewelyn-Davies Hong Kong Limited

Llewelyn-Davies

Hong Kong Limited

Authorized Signature

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

Date 日期

05.11.2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



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

**根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請**

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

**1. Development Proposal 擬議發展計劃**

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	..... 39,400 ..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	..... Not more than 2 .....	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	..... 33.33 ..... %	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	Domestic - 6 ; Non-domestic - 1	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	Please refer to Sheet 1 storeys 層 <input type="checkbox"/> include 包括.....storeys of basements 層地庫 <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	..... m 米 Please refer to Sheet 1 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	..... 39,400 ..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	..... 909 .....	
average unit size 單位平均面積	..... 43 ..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	..... 2,545 .....	
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
<input type="checkbox"/> hotel 酒店	..... sq.m.平方米	<input type="checkbox"/> About 約
	..... sq.m.平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目: .....) )	
<input type="checkbox"/> office 辦公室	..... sq.m.平方米	<input type="checkbox"/> About 約
<input 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) Clubhouse - about 1,773 sq.m. (exempted from plot ratio calculation) ..... .....	
<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	..... 2,545 ..... 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

<input checked="" type="checkbox"/> Transport-related facilities 與運輸有關的設施	
<input checked="" type="checkbox"/> 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	138
Motorcycle Parking Spaces 電單車車位	10
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)	Bicycles Parking Spaces - 59
<input checked="" type="checkbox"/> 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)	L/U.L. Spaces for the residential development - 6
<input checked="" type="checkbox"/> other transport-related facilities 其他與運輸有關的設施	(please specify type(s) and number(s)) (請註明種類及數目) GMB lay-by - 1

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]
Please refer to Sheet 1		

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

Landscape area, private garden, loading and unloading bays, internal road, outdoor swimming pool, pool deck, and GMB lay-by

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))  
Hang Tau 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用途, 請填妥於此附件後附錄的表格。

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

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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....
	No 否	<input checked="" type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 7,877 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 5.8 ..... m 米 <input checked="" type="checkbox"/> About 約  <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 9,931 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 3 ..... m 米 <input checked="" type="checkbox"/> About 約
	No 否	<input type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)  	Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/>  	No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/>  
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to Appendices B to I of the attached Planning Statement. ..... ..... ..... ..... ..... ..... ..... ..... ..... 		

For Developments involving Columbarium Use, please also complete the following: N/A  
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<sup>@</sup>

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

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	<p>Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land, Kwu Tung South, Sheung Shui, the New Territories</p> <p>新界上水古洞南丈量約份第92約地段第1027號、第1029號、第1030號、第1034A號、第1034B號、第1039號(部分)、第1040號、第1042號餘段、第1043號餘段、第1044號餘段(部分)、第1045號、第1047號、第2233號(部分)、第2251號A分段餘段、第2256號餘段、第2315號(部分)及第2316號餘段(部分)及毗連政府土地</p>
Site area 地盤面積	<p>19,700 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 5,441 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</p>
Plan 圖則	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17 古洞南分區計劃大綱草圖編號 S/NE-KTS/17
Zoning 地帶	"Comprehensive Development Area", a minor portion falling within "Agriculture" ("AGR") and an area shown as 'Road' 「綜合發展區」, 一小部分為「農業」地帶及顯示為「道路」的地方
Proposed Amendment(s) 擬議修訂	<p><input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁</p> <p><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》</p> <p><input checked="" type="checkbox"/> Rezone the application site from "CDA", "AGR" &amp; 'Road' to "R(B)" 把申請地點由「綜合發展區」、「農業」及「道路」地帶改劃為「住宅(乙類)」</p>

## 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	Domestic 住用	<p>39,400 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Not more than 不多於</p>	<p>2 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Not more than 不多於</p>
	Non-domestic 非住用	<p>1,773 <input type="checkbox"/> About 約</p> <p>(clubhouse) <input checked="" type="checkbox"/> Not more than 不多於</p>	<p>N/A (exempted from plot ratio calculation) <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Not more than 不多於</p>
(ii) No. of block 幢數	Domestic 住用	6 residential blocks 6 座住宅	
	Non-domestic 非住用	1 M/E block 1 座輔助機電設施	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		72	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		17  1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		19.5	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		1	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	Not more than 33.33 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	About 909		
(vi) Open space 休憩用地	Private 私人	2,545 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	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <u>Bicycles Parking Spaces 單車泊位</u>	138 10 - - - 59
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <u>L/UL for residential development 住宅上落停車處</u> <u>GMB lay-by 小巴上落停車處</u>	- - - - - 6 1

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
古洞南分區計劃大綱草圖編號S/NE-KTS/17 摘要圖Extract of Draft Kwu Tung South Outline Zoning Plan S/NE-KTS/17, 位置圖Location Plan, 申請地點及周圍狀況圖Site and Surrounding Context Plans, 土權圖Landholding Plan, 城市設計圖Urban Design Considerations Plans		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
園景設計及樹木保育建議Landscape Design and Tree Preservation Proposal, 空氣流通評估 Air Ventilation Assessment		
食水供應影響評估Water Supply Assessment		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

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



## (a) Proposed Number of Storeys of Each Block

Towers	No. of Storeys Above Ground	Remarks
T1	14	<ul style="list-style-type: none"> <li>Exclude 1 level of basement carpark / E&amp;M</li> <li>Exclude transfer plates</li> </ul>
T2	15	
T3	15	
T4	16	
T5	17	
T6	17	
Non-domestic Block	No. of Storeys Above Ground	
M/E Block	1	-

## (b) Proposed Building Height of Each Block

Towers	Building height in mPD (to the main roof)
T1	Not more than 65.4mPD
T2	Not more than 68.7mPD
T3	Not more than 68.7mPD
T4	Not more than 72mPD
T5	Not more than 72mPD
T6	Not more than 72mPD
Non-domestic Block	Building height in mPD
M/E Block	About 19.5mPD

## (c) Uses of Difference Floors

Towers	Floors	Proposed Uses
T1	Basement	Lobby, Car Park, M&E, clubhouse and refuse chamber
	G/F	Lobby
	1/F – 13/F	Flats
T2	Basement	Lobby, Car Park, M&E, clubhouse and refuse chamber
	G/F	Lobby
	1/F – 14/F	Flats
T3	Basement	Lobby, Car Park, M&E, clubhouse and refuse chamber
	G/F	Lobby
	1/F – 14/F	Flats
T4	Basement	Lobby, Car Park, M&E, clubhouse and refuse chamber
	G/F	Lobby, M&E and Clubhouse
	1/F – 15/F	Flats
T5	G/F	Lobby and Clubhouse
	1/F – 16/F	Flats
T6	G/F	Lobby, Car Park and M&E
	1/F – 16/F	Flats

Non-domestic Block	Floors	Proposed Uses
M/E Block	G/F	M/E



**Previous Applications covering the Application Site  
on the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18**

**Approved s.12A Application**

No.	Application No.	Proposed Amendment(s)	Date of Consideration (RNTPC/TPB)
1.	Y/NE-KTS/3	Rezoning from "Agriculture" ("AGR") to "Other Specified Uses" annotated "Rural Use" or "Comprehensive Development Area" ("OU-RU", "OU-CDA") with PR of 0.4 and BH of 3 storeys including car park	23.9.2011 Agreed by RNTPC to rezone the application site from "Agriculture" to "Comprehensive Development Area", and not to agree to rezone the application site from "Agriculture" to "Other Specified Uses" annotated "Rural Uses"

**Approved s.16 Applications**

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/NE-KTS/364	Proposed Houses with PR of 0.4 and BH of 3 storeys	22.5.2015 Approved by RNTPC
2.	A/NE-KTS/484	Proposed Houses with PR of 0.4 and BH of 3 storeys	5.2.2021 Approved by RNTPC



**Similar s.12A Applications  
on the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18**

**Agreed s.12A Applications**

No.	Application No.	Proposed Amendment(s)	Date of Consideration (RNTPC/TPB)
1.	Y/NE-KTS/12	Rezoning from "Comprehensive Development Area", "Recreation", "Government, Institution or Community", "Road" to "Comprehensive Development Area (1)" with a maximum PR of 3 and a maximum BH of 75mPD	20.9.2019 by RNTPC
2.	Y/NE-KTS/13	Amendment to the "CDA" zone by dividing it into Area (a) and Area (b), and amendments to the Notes for the "CDA" zone to revise the Maximum PR, BH and SC Restrictions (PR of 1.4, BH of 6 to 8 storeys (maximum 40.3mPD) and SC of 28%)	10.12.2021 by RNTPC

**Partially agreed s.12A Application**

No.	Application No.	Proposed Amendment(s)	Date of Consideration (RNTPC/TPB)
1.	Y/NE-KTS/14	Rezoning from "Recreation", "Comprehensive Development Area" and "Agriculture" to "Comprehensive Development Area (2)" and "Comprehensive Development Area (3)" with a max. PR of 3 and BH of 75mPD	18.12.2020 by RNTPC

**Rejected s.12A Applications**

No.	Application No.	Proposed Amendment(s)	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	Y/NE-KTS/9	Rezoning from "Recreation" and "Comprehensive Development Area" to "Other Specified Uses" annotated "Integrated Development with Residential, Farming and Community Facilities" with a maximum PR of 3.6, BH of 16 storeys above ground (63.5mPD)	8.4.2016 by RNTPC	R1 to R3
2.	Y/NE-KTS/6	Rezoning from "Recreation" and "Comprehensive Development Area" to "Other Specified Uses" annotated "Integrated Development with Residential, Farming and Community Facilities" with a maximum PR of 2.1, a maximum SC of 37% and a maximum BH of 60mPD	29.7.2016 by RNTPC	R1 and R3

## **Rejection Reasons**

- R1 The proposed development parameters including plot ratio and building height are significantly higher than the surrounding areas and incompatible with the present low-rise and low-density character of Kwu Tung South area
- R2 The applicants have failed to demonstrate that the proposed rezoning for the proposed development is acceptable from the perspective of traffic, drainage, sewerage, environmental, geotechnical, landscape and risk impacts
- R3 Approval of the rezoning application would set an undesirable precedent for similar rezoning applications. The cumulative effect of approving such similar applications would result in adverse traffic impact on the surrounding areas, as well as infrastructure provisions in the Kwu Tung South area

**Detailed Departmental Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- i. With a view to ensuring the compliance with any proposed additional conditions under lease, it is the LandsD's requirement that any proposed additional conditions would only be considered to be incorporated under lease provided that there is a relevant bureau / department requesting for or in support of such additional conditions. Such bureau / department would be responsible for monitoring the grantee's compliance with such additional conditions. In the absence of such bureau / department's request or support, no additional conditions would be proposed and incorporated under lease for the proposed works.
- ii. In the event the 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.
- iii. 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).

## **2. Environment**

Comments of the DEP, Environmental Protection Department:

As the Site is close to Sheung Yue River, the applicant is reminded to follow the ProPECC PN 1/94 and the WPCO requirements during construction and operation of the development.

## **3. Urban Design and Visual**

- (a) Comments of the Chief Architect/CMD2, Architectural Services Department (CA/CMD2, ArchSD):

The length of the residential towers appear to be more than 60m, which may have adverse impact on the air ventilation and visual permeability. The applicant is advised to comply with the building separation requirements of the design guidelines promulgated in PNAP APP-152.

- (b) Comments of the CTP/UD&L, PlanD:

According to the Technical Circular No. 1/06 on AVAs, the proposal does not fall within the criteria requiring AVA.

## **4. Landscape**

Comments of CTP/UD&L, PlanD:

- i. It is observed that "compensatory planting areas" are proposed at the north-western side of the site which are outside the planning application boundary. The applicant is reminded to seek comments from the relevant authorities accordingly.
- ii. The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.

## **5. Gas Safety and Energy Efficiency**

Comments of the DEMS, Electrical and Mechanical Services Department:

- i. There is a high pressure town gas transmission pipeline (HP pipeline) running along Kwu Tung Road and Kam Hang Road in the close vicinity of the application site.
- ii. The subject site is outside the Kwu Tung North New Development Area (KTN NDA) and not the services area under KTN District Cooling System.



## 6. Building Matter

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- i. Before any new building works are to be carried out on the application site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement 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.
- ii. For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO.
- iii. If the proposed use under application is subject to the issue of a licence, any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- iv. The site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)R and emergency vehicular access shall be provided under Regulation 41D of the B(P)R.
- v. The development intensity shall not exceed the permissible as stipulated under the First Schedule of Building (Planning) Regulation (B(P)R). 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 the Building Authority under Regulation 19(3) of the B(P)R at building plan submission stage.
- vi. The provision of open space about domestic buildings shall comply with the requirements as stipulated under Second Schedule of B(P)R.
- vii. Sustainable building design requirements and pre-requisites under PNAP APP-151 and APP-152 shall be complied with if GFA concession for green and amenity features and non-mandatory/ non-essential plant rooms and services is to be exempted/disregarded. Particular attention is drawn to the compliance with building separation requirements for buildings in close proximity to site boundary.
- viii. Criteria under PNAP APP-2 Appendix C shall be complied with if GFA of car parking, loading and unloading areas under Regulation 23(3)(b) of the Building (Planning) Regulations (B(P)R) is to be excluded. Particular attention is drawn to the circumstance in accepting a car park as an underground car park.

- ix. Requirements under PNAP APP-25 regarding submission of geotechnical assessment at general building plan submission stage shall be complied with if the relevant criteria are met.
- x. Amenity features and environmental protection measures including but not limited to proposed balconies, non-structural prefabricated external walls, acoustic fins and noise barriers, etc. shall comply with relevant Joint Practice Notes if GFA and/or site coverage concession is to be applied for.
- xi. Formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage.

## 7. Fire Safety

Comments of the D of FS, Fire Services Department:

- i. Detailed fire safety requirements will be formulated upon the receipt of formal submission of general building plans.
- ii. The EVA provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 under the Building (Planning) Regulation 41D which is administered by the Building Department. Also, the EVA provision of the nearby buildings shall not be affected by the proposed work.
- iii. Shall the proposed work affect any licensed premises in the area, such as petrol filling station or dangerous goods store, the consultant should make separate enquiry to his department to ensure work feasibility.
- iv. Considering the long distance of the proposed site from the fire station, should there is further development in the vicinity, site search for fire station and ambulance depot should be conducted.

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/NE-KTS/15

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

為配合政府房屋加快的政策，一連串的賣地計劃，加快建屋的進度已是政府需要達成其中重要的政策原則！今次李瑞龍的不高於 17 萬落成約 9 萬多個中密居住單位其中謂地盤對全了地盤規劃，其建外牆，潤滑環境，空氣對流等均沒有大的負面影響！而且對當地自然生態及景觀的問題等有大大的改善，使王前或附近的居民能大大提高生活質素及環境衛生等一連串居民最關心的問題！當地能更加利用就是對土地的發展！希望政府能為市民所急，快點落實興建房屋以應小市民“能快點圓夢”的心願吧！

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

簽署 Signature

Wing Cheung

日期 Date

Cherry Wimmer  
20/12/2021



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

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/NE-KTS/15

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

支持 Y/NE-KTS/15 :

① 項目提供近 900 多個單位，配合房策，增加樓宇供應。

② 將來有港鐵古洞站，方便市民出入。

③ 項目樓層不高，只有 17 層，不抵擋

附近一帶景觀。

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

簽署 Signature 倪 日期 Date 23 DEC 2021



致城市規劃委員會秘書：

102

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/NE-KTS/15

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我支持這個城規項目 Y/NE-KTS/15。申請地點  
現主要為「綜合發展區」地帶，規劃意向是把地帶作綜  
合發展（住宅用途）配合政府政策以增加房屋供應，善用  
珍貴的土地資源，發展必定比荒地更能使土地資源  
得以利用，改善區內的環境衛生，更能提高區內的生  
活質素，有利該區的長遠發展。

「提意見人」姓名／名稱 Name of person/company making this comment 溫先生  
簽署 Signature Wm 日期 Date 15-12-2021



tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2021年12月29日星期三 0:23  
收件者: tpbpd@pland.gov.hk  
主旨: Y\_NE-KTS\_15提交意見  
附件: Y\_NE-KTS\_15\_\_\_\_.pdf; 未命名的附件 00009.htm

敬啟者：

以下是對以上述項目之反對意見。

1. 政府多年以來希望增加土地供應，以滿足香港市民對房屋的需要，有關申請之土地已有農地轉為綜合發展區十年(2011年9月23日)，但有關申請更改用途獲批多時後，發展商遲遲未有補地價立即動工，拖延提供房屋，目的只在不斷增加地積比率，以圖利潤最大化，卻沒有配合政府施政，盡快提供房屋，故發展商有責任盡快按已批方案動工，而非不斷拖延。
2. 古洞北新發展區的落實施工，並沒有企圖改變古洞南的發展密度，發展商的預期，僅屬一廂情願的假設。
3. 是次申請的建築密度，由原來的地積比率0.43大增加近5倍，單位數目由34個幾何級增至909個，跡近瘋狂，車位亦大增近2倍，嚴重增加坑頭路的負擔。加上申請土地附近均無乙類住宅用地，甚至在2021年3月5日刊憲的整個古洞南分區大綱圖(S/NE-KTS/17)亦沒有，此申請一旦獲批，勢必做成破窗效應，其他古洞南已獲批的土地申請，必定全部收回，全改為乙類住宅甚至甲類住宅用地，再三拖延房屋供應。更不符合政府2014年擬備的「古洞南地區的策略性布局」。
4. 發展理據中指是項擬議保留原核准方案的設計優點是一個荒謬的說法：原設計本身破壞雙魚河東岸的景致不算嚴重，亦沒有遮蔽東西兩邊風向，但擬議之方案卻是在雙魚河東側建築一度長近400米，高60米的高牆，內設909個瞭望台，監視對岸兩側的低密度民居，嚴重影響現當地居民的生活安寧。
5. 如此荒謬的設計，如何與附近現有或已批的發展，相互協調？在2011年9月23日第449次郊區及新市鎮規劃委員會上，規劃處代表當時已表示由農地轉綜合發展用地，會破壞原來當地獨有的地貌資源，是次申請，非旦沒有按原先的設計予以落實發展，更進一步增加發展密度，破壞地貌資源，在雙魚河畔設計一個龐然怪物！
6. 申請人只擁有申請地點內的土地業權只七成多，故不同意其聲稱擁有所有土地，甚至申請地積比率，也計算及政府擁有的近三成土地，以政府擁有的近三成土地，申請私用，以政府土地，發展一萬平方米，近三百個住宅單位，卻沒有規劃任何一米的公眾休憩用地，可謂自私至極！

7. 古洞北發展區經政府長時間規劃，附有完整的景觀、視覺、空氣流通、交通、環境、排水、排污研究和規劃，並配合特首的北部都會計劃，而非單純將單獨一幅私人土地由34個單位，堆砌文字理由，就增加單位數量至909個，硬生生將坑頭路原來所承擔的人口數量瞬間增加一倍而沒有任何配套規劃。
8. 由古洞北發展區於2021年動工以來，原來棲息於古洞北的雀鳥，大多已轉移「避難」於古洞南，古洞南的雀鳥叫聲和築巢量較以往明顯增多，如在雙魚河側興建如擬議的巨型建築物，勢必做成雀鳥墳場，甚至生態災難。

Mak P T  
28-12-2021

tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2021年12月31日星期五 22:39  
收件者: tpbpd  
主旨: Y/NE-KTS/15 DD 92 Kwu Tung South

Y/NE-KTS/15

Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung South

Site area : 19,700sq.m Includes Government Land of about 5,441sq.m

Proposed Amendment : Rezone to "Res (Group B)" - 6 Blocks – 909 Units / Clubhouse / PR 2 / 72mPD / OS2.545sq.m / 145 Vehicle Parking

Dear TPB Members,

Strongly object to rezoning from CDA to Private Res B zoning.

Where is the public benefit? 28% of the site is government land. The proposed footprint at certain points obstructs the possibilities of an extended waterfront promenade with bicycle lane, etc. It effectively creates bottlenecks at both ends.

The concept of CDA zoning is that it should provide a comprehensive living environment that includes a variety of services and facilities.

<https://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0426cb1-571-7e.pdf>

3. As we can see, there are a number of merits to the "CDA" zoning: - it allows comprehensive design and layout, - ***it provides certain amount of government, institution and community (GIC) facilitate to fulfil district needs.***

No details on tree felling and impact on public enjoyment of the waterfront. The district in time will be densely populated and the need for recreational and community amenities should not be impacted. The riverside walks at Sha Tin are an example of good town planning that provides abundant public space for both large events and individual recreational activities.

Members should reject this application. Kwu Tung must be developed as a model town and private developments should not be allowed to encroach on and hog locations that should be enjoyed by the general community.



Mary Mulvihill

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



Re: Y/NE-KTS/15 DD 92 Kwu Tung South  
09/03/2022 01:19

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

Dear TPB Members,

A number of revisions to the plans but the information has not been shared with the community.

At a time when we are being advised to stay at home and there are numerous restrictions in place, the excuse that data is available at TPB offices has zero validity.

This is not a genuine public consultation.

Members have a duty to question why with billions allocated to IT sector there has been little progress in improving the sharing of data.

Mary Mulvihill

---

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Friday, 31 December 2021 10:39 PM CST  
Subject: Y/NE-KTS/15 DD 92 Kwu Tung South

Y/NE-KTS/15

Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung South

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Mary Mulvihill

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

參考編號

211231-100901-35585

Reference Number:

提交限期

31/12/2021

Deadline for submission:

提交日期及時間

31/12/2021 10:09:01

Date and time of submission:

有關的規劃申請編號

Y/NE-KTS/15

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Edmond Fong for The Hong Kong and China Gas Company Limited

Name of person making this comment:

意見詳情

Details of the Comment :

Since the proposed rezoning from "CDA", "Agriculture" and area shown as "Road" to "R(B)" is in close vicinity to existing High Pressure gas pipeline along Kwu Tung Road, the rezoning/project proponent should conduct Quantitative Risk Assessment (QRA) to evaluate the potential risk and determine the necessary mitigation measure(s) if required. The QRA should take into account the future population of the area, such as those in the existing buildings, in the proposed development, and in other approved developments, etc.. The rezoning/project proponent should consult our company in design stage and closely coordinate with our company during construction stage, and provide protective measures.

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



Comments on Planning Application Section 12A - Y/NE-KTS/15  
16/05/2022 10:01

From:

To:

tpbpd@pland.gov.hk

File Ref:

Dear Sirs,

With reference to your notice posted on the captioned land lots dated 29 April 2022 ,  
Comments/ concerns from nearby villagers are gathered as below for your consideration:-

Building Density

1. It is noted that the site is proposed to be rezoned from "comprehensive development area " & "Agriculture" to Residential ( Group B)" and the site was rezoned from "Agriculture" to "comprehensive development area" in several years ago;
2. Low-density residential development is preferred to minimize the impact on the traffic, riverside environment and nearby houses;
3. The development is suggested to take reference to the residential development of Goodwood Park and Valais II (i.e. building type: single family house);
4. Building height not higher than 12m is preferred to prevent overlooking and breaking of the mountain skyline (Ki Lun Shan - Ngau Tam Shan);

Road Works & Traffic

1. Widening works for pedestrian (i.e. around 2m) is requested;
2. Capacity of public transport should be assessed;
3. Traffic impact assessment coverage is suggested to include the junction of (i) HangTau Road & Kam Hang Road, (ii) Kam Hang Road & Kwu Tung Road, (iii) Kwu Tung Road & Castle Peak Rd- Kwu Tung, (iv) Castle Peak Rd & Fan Kam Rd, (v) 22.503544344275497, 114.0912617660225 ;
4. The TIA is suggested to include data of the new development of Kwu Tung North;
5. Please note that Hang Tau Road is the only driveway for Hang Tau Village to drive out. Run in/out of site at Kwu Tung road is preferred;

Environmental

1. It is concerned that some areas (just next to the site/ within the site) are part of the habitat compensation area for the river improvement work. Please critically review the impact to the surrounding natural environment with the development density;
2. 30% of site coverage of greenery is suggested to achieve;
3. Solid fence wall faced to the river might be avoided / green buffer might be introduced to minimise the impact to the existing habitat;

Others

1. Villagers parking space at southernmost of the site (roundabout) should not be affected;

Best regards

Fred

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

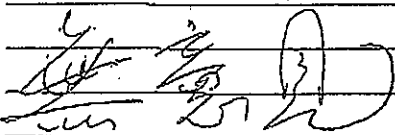
By e-mail : tpbpd@pland.gov.hk

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

Y/NE-KTS/15 Received on 14/04/2022

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 2022.5.18