

Form No. S12A  
表格第 S12A 號

Team 2  
S/N: 2200631  
By Hand: 9/3

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 2022年04月1日 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。

- 1 APR 2022  
This document is received on                       
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

**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/NE-KTS/16
	Date Received 收到日期	- 1 APR 2022

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

## 1. Name of Applicant 申請人姓名/名稱

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

Kyland Investments Limited, Elmtree Worldwide Limited

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

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

KTA Planning Limited

## 3. Application Site 申請地點

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

Yes 是



No 否



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

(b) Full address/ location/ demarcation district and lot number (if applicable)  
詳細地址/地點/丈量約份及地段號碼 (如適用)

Lot No. 953 RP (part) in D.D. 92 and Adjoining Government Land, Kam Hang Road, Kwu Tung South, Sheung Shui, N.T.

(c) Site Area 申請地點面積

1,710

sq.m 平方米



About 約

1715  
±0.3%



(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	510 .....sq.m 平方米	<input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	Open storage, temporary structures  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)	

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

The applicant 申請人 -

- ☒ is the sole "current land owner" #& (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 #& (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" #& (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 #& (請夾附業權證明文件)。
- ☐ is not a "current land owner" #.  
並不是「現行土地擁有人」 #。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 10/02/2022 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)" #.  
根據土地註冊處截至 2022 年 2 月 10 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」 #。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

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	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Recreation" ("REC")

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [ ] 綜合發展區 [ ] <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input 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 checked="" type="checkbox"/> Government, Institution or Community [1] 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。	



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

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

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

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

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to the Supporting Planning Statement

☒ Proposed Notes of Schedule of Uses of the zone attached  
夾附對《註釋》的擬議修訂

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

☒ Particulars of development are included in the Appendix.  
附錄包括一個擬議發展的細節。☐ No specific development proposal is included in this application.  
這宗申請並不包括任何指定的擬議發展計劃。

## 9. Justifications 理由

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

Please refer to the Supporting Planning Statement

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 no margins, text, or other markings on the paper.

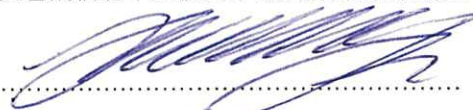


**10. Declaration 聲明**

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

Signature  
簽署



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

KENNETH TO

MANAGING DIRECTOR

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

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

Others 其他 .....

on behalf of  
代表

KTA PLANNING LIMITED

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



Date 日期

04/03/2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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



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	... 5,025 ..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	... 2.94 .....	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	... Not more than 46 ..... %	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	... 1 .....	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	... 8 ..... 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	... 27.1 ..... m 米 ... 36.7... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
number of units 單位數目	.....	
average unit size 單位平均面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	
<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 checked="" type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	... 645 ..... sq.m. 平方米 <input type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) Residential Care Home for the Elderly ..... (RCHE): GFA about 4,154sqm .....	
<input 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) ..... ..... .....	
<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	... 155 ..... 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 ..9 (incl. 1 no. for disabilities).....  
Motorcycle Parking Spaces 電單車車位 ..1.....  
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 ..1.....  
Others (Please Specify) 其他 (請列明) Ambulance L/UL Bay (3m[W] x 9m[L]): 1 no. ....  
Light Bus / Maxicab L/UL Bay (3m[W] x 8m[L]): 1 no. ....

☐ 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]
1	R/F	Roof Garden
.....	7/F	Dormitory, Supporting Facilities and/or Office, Landscape Garden
.....	1/F - 6/F	Dormitory, Sick Bay / Nurse Station, Supporting Facilities and/or Office (with outdoor garden at 1/F and 5/F)
.....	G/F	RCHE Lift Lobby, Shops, Carpark and L/UL Bays, E&M, Transformer Room

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

Landscape Areas .....

.....

.....

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))  
Kam Hang 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。**



## 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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 50 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 4 ..... m 米 <input checked="" type="checkbox"/> About 約</p>
	<p>No 否</p>	<p><input type="checkbox"/></p>

<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Landscape Master Plan and Tree Preservation and Removal Proposal .....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														

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

Ash interment capacity 骨灰安放容量@

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot No. 953 RP (part) in D.D. 92 and Adjoining Government Land, Kam Hang Road, Kwu Tung South, Sheung Shui, N.T.
Site area 地盤面積	1,710 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 510 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/18
Zoning 地帶	"Recreation" ("REC")
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 "REC" to "G/IC(1)" 把申請地點由「康樂」地帶改劃為「政府、機構或社區」

## 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	<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
	Non-domestic 非住用	5,025 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.94 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	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)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		8 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 46 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	155	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	10
	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) ----- -----	9 (incl. 1 nos. for disabilities) 1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 ----- Others (Please Specify) 其他 (請列明) Ambulance L/UL Bay (3m[W] x 9m[L]) ----- Light Bus / Maxicab L/UL Bay (3m[W] x 8m[L]) -----	----- ----- ----- ----- 1 ----- 1 1

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

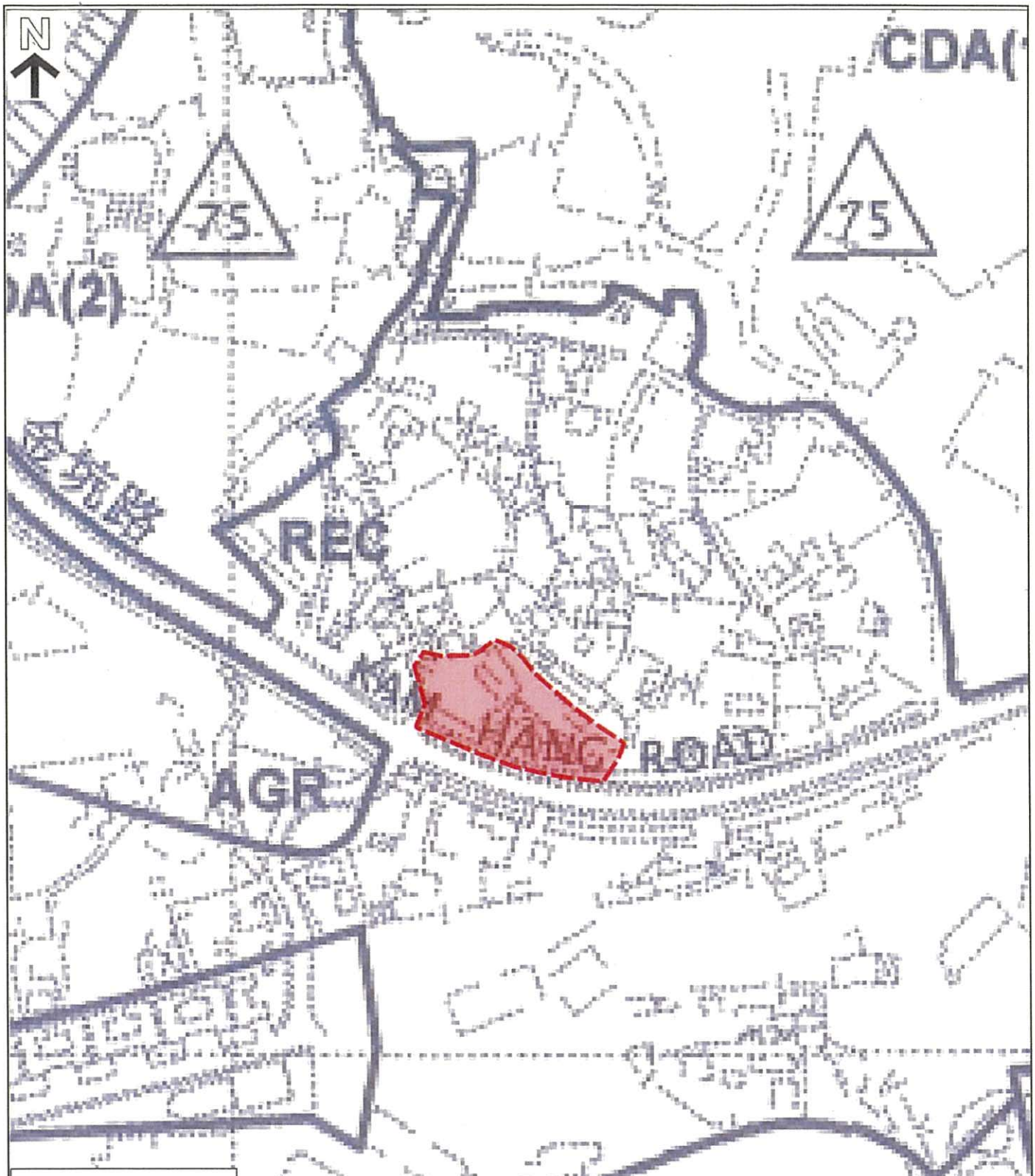
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>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

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。

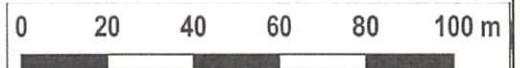




**LEGEND**



Application Site



PLANNING LIMITED  
規劃顧問有限公司

## SITE LOCATION PLAN

Base Map:  
Draft Kwu Tung South OZP No. S/NE-KTS/18

Proposed Rezoning from "Recreation" to  
"Government, Institution or Community (1)" zone  
at Lot No. 953 RP (part) in D.D. 92  
and Adjoining Government Land,  
Kam Hang Road, Kwu Tung South,  
Sheung Shui, N.T.

Date: 24 February 2022



20  
S/NE-KTS/19

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Landing Pad
Institutional Use (not elsewhere specified)	Holiday Camp
Library	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Market	Off-course Betting Centre
Place of Recreation, Sports or Culture	Office
Public Clinic	Petrol Filling Station
Public Convenience	Place of Entertainment
Public Transport Terminus or Station	Private Club
Public Utility Installation	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Vehicle Park (excluding container vehicle)	Refuse Disposal Installation (Refuse Transfer Station only)
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services (not elsewhere specified)
Rural Committee/Village Office	Utility Installation for Private Project
School	Zoo
Service Reservoir	
Shop and Services (on Ground Floor in "G/IC(1)" zone only)	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.



GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) On land designated "Government, Institution or Community (1)" ("G/IC(1)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys or metres above Principal Datum (mPD), as stipulated on the Plan, or the height of the existing building whichever is the greater.
- (2) In determining the relevant maximum building height in terms of number of storeys for the purpose of paragraph (1) above, any basement floor(s) may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Figure 3.2 Proposed Statutory Notes for the "Government, Institution or Community" Zone**

**Detailed Departmental Comments**

**1. Land Administration**

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

- (a) generally, 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;
- (b) 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, 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 the Planning Department is taking forward the relevant OZP amendment; and
- (c) 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 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. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape (CTP/UD&L):

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.

## **3. Social Welfare**

Comments of the Director of Social Welfare (DSW):

### Licensing Perspective

- (a) as a formal licence application for the proposed RCHE at the subject premises has not yet been received, our comments are therefore given on an advisory angle and should not be construed as an endorsement or agreement to the plans for the purpose of licence consideration;
- (b) the applicants are reminded that for an RCHE licence to be issued, the intended RCHE has to comply with the then prevailing licensing requirements as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap. 459, its subsidiary legislation and the latest version of Code of Practice for Residential Care Homes (Elderly Persons) (the CoP);
- (c) the applicants should pay due attention to the following:
  - i. the premises shall be constructed and maintained in accordance with the provisions of Buildings Ordinance & Allied Regulations and Code of Practice for Fire Safety in Building 2011 issued by the Buildings Department;
  - ii. demonstration on compliance of the design requirements in respect of the provisions of the facilities for persons with a disability for the RCHE in accordance with "Design Manual: Barrier Free Access 2008";
  - iii. the provision of adequate natural lighting and natural ventilation to the habitable area, office and kitchen in compliance with Building (Planning) Regulation (B(P)R) 30 & 31;
  - iv. no part of the area used for habitation shall be more than 9 m measured within the habitable area from a prescribed window as stipulated in (B(P)R) 32;
  - v. the provision of adequate natural lighting and natural ventilation to the toilets, pantries (if any) in compliance with (B(P)R) 36;
  - vi. the clear width of the door opening for each dormitory and the toilet should have a width not less than 800mm. The door should also be readily opened from inside without the use of a key;
  - vii. the ceiling structure or suspended false ceiling (finished works or



- bulkheads covering the ducts or devices on the ceiling will be considered as part of the false ceiling) of the RCHE must be situated at a height not less than 2.5m measuring vertically from the floor or not less than 2.3m measuring vertically from the floor to the underside of any beam;
- viii. the dead-end travel distance in every part of the proposed RCHE should not be more than 12m to the protected exit or to a point, from which travel in different directions to 2 or more protected exits is available;
  - ix. height of any light weight partitions should not obstructing the natural lighting and ventilation to the beds not along the windows;
  - x. isolation rooms / facilities shall be provided according to para. 12.4 of CoP;
  - xi. the captioned premises should be free of unauthorized building works;
  - xii. the provision of sanitary fitments should be complied with the requirements as stipulated under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
  - xiii. any building works which fall within minor work under Building (Minor Works) Regulation, should fully comply with the requirements of the regulation. Details of the Minor Works Control System can be found at the Buildings Department website;

#### Service Perspective

- (d) the applicants should ensure that the design and construction of the RCHE shall comply with all relevant licensing and statutory requirements including but not limited to the (i) Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) and its subsidiary legislation and ii) the latest version of the CoP. While the architectural drawings provided in the application is preliminary, it is observed from the floor plan that the proposed RCHE is in lack of some essential facilities, such as laundry, kitchen, isolation rooms and bathrooms / toilets. Furthermore, habitation areas of a RCHE, such as isolation rooms, should be provided with openable / prescribed window according to the CoP. In addition, the applicant should take note that sufficient buffer is required for each floor for placing for example building services facilities or false ceiling with a view to complying with the 2.5m minimum ceiling height requirement and 2.3m height requirement for the underside of any beam for each room according to paragraph 4.4.3 of CoP. For the height of the proposed RCHE, no part of an RCHE shall be situated at a height more than 24 metres above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE is to be situated. If an RCHE is located in a building with different levels, the height of the RCHE is to be measured from the level of the lower street / road (paragraph 5.3 of the CoP refers);
- (e) it is observed that the floor to floor height for 1/F to 6/F of the RCHE portion is 3m only. The applicant should take note that the ceiling (the ceiling structure or suspended false ceiling) of every room must be situated at a height not less than 2.5m measuring vertically from the floor or not less than 2.3m

measuring vertically floor the floor to the underside of any beam according to Para. 4.4.3 of the CoP. Hence, the applicant should ensure that sufficient headroom buffer has to be provided in order to comply with all related height requirements;

- (f) it is noted that the applicants may have intention to apply for the Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments (the Incentive Scheme). Formal application to LandsD should be submitted in which LandsD will consult Social Welfare Department (SWD) and other relevant departments in the course of processing the application. For SWD, support for the exemption of land premium under the Incentive Scheme may be considered subject to the conditions that:
  - i. the proposed RCHE should be a satisfactory design as agreed by SWD. In this regard, the applicant may download relevant guidance note and best practice guidelines from SWD website [https://www.swd.gov.hk/en/index/site\\_pubsvc/page\\_elderly/sub\\_residential/id\\_schemetoen/](https://www.swd.gov.hk/en/index/site_pubsvc/page_elderly/sub_residential/id_schemetoen/);
  - ii. the applicant shall bear the construction cost of RCHE while the proposed RCHE shall carry no financial implications, both capital and recurrent, to the Government. The applicant should also provide, at its own cost, the required fire services installation, external wall openings / louvers, as well as electricity, utility, drainage and water supply connections suitable for use of the RCHE;
  - iii. the proposed RCHE shall comply with all statutory and licensing requirements including but not limited to those stipulated in the Residential Care Home (Elderly Persons) Ordinance, Cap. 459 and its subsidiary legislation, as well as the latest version of the CoP;
  - iv. all requirements of the Incentive Scheme as set out in the LandsD's Practice Note No. 4/2003, together with any other requirements imposed by LandsD in the lease exchange / modification, if applicable, shall be complied with;
  - v. the applicant shall accept that the above requirements, together with the minimum number of residential care places to be delivered, the gross floor area supported for premium exemption and any necessary parameters to be advised by LandsD, may be stipulated as conditions in the land lease; and
- (g) the proposed development in a single block will also comprise retail shops and parking spaces/loading and unloading bays apart from the proposed RCHE as non-domestic portion. LandsD may consider granting concession to exempt eligible RCHE premises from payment of land premium under the Incentive

Scheme. The applicants may need to consult LandsD in details the eligibility / calculation for premium concession if it is the applicants' intention to apply for premium concession for the whole non-domestic GFA at 5,025m<sup>2</sup>.

#### **4. Gas and Electricity Safety**

Director of Electrical and Mechanical Services (DEMS):

- (a) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (b) the project proponent should liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity to the Site and any required minimum set back distance away from them during the planning, design and construction stages of the proposed development.

#### **5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

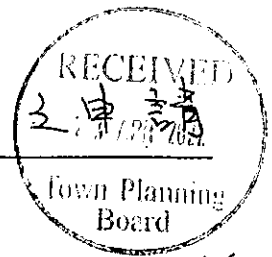
- (a) the RCHE, which is for habitation, is of domestic use under the Buildings Ordinance (BO) and should comply with the requirements in respect of domestic use under Regulations 20, 21, 25, 28, 31 and 32 under Building (Planning) Regulation (B(P)R);
- (b) before any new building works are to be carried 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 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;
- (c) for UBW erected on leased land, enforcement action may be taken by 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;

- (d) if the proposed use under application is subject to the issue of a licence, please be reminded that 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;
- (e) 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;
- (f) the development intensity shall not exceed the permissible as stipulated under the First Schedule of 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 BA under Regulation 19(3) of the B(P)R at building plan submission stage;
- (g) the provision of open space about domestic buildings shall comply with the requirements as stipulated under Second Schedule of B(P)R;
- (h) 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;
- (i) 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 B(P)R is to be excluded. Particular attention is drawn to the circumstance in accepting a car park as an underground car park;
- (j) 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;
- (k) 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; and
- (l) 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.

反對 Y/NE-KTS/16



敬啟者：

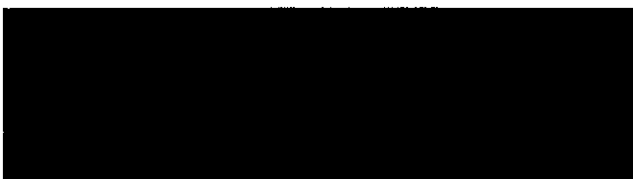
事由上述 S16 的申請地盤南邊界  
線近金坑路側位置，(參考申請圖)此乃  
政府為本村早年興建給救護車、消  
防車及村民日常出入唯一的通道！  
所以，萬萬不能批租給任何申  
請人而劃入申請範圍作私人機構所用！  
由於上述通道是本村合度合理出入！  
救傷扶危的唯一通道！絕對不可能  
外批租出去，為以免日後影響本村  
村民生命財產安危！故特<sup>函</sup>提出  
反對上述的申請！為盼！

對人：東園村

陳先生

22.4.2021

電話



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

參考編號

220506-123257-54020

Reference Number:

提交限期

13/05/2022

Deadline for submission:

提交日期及時間

06/05/2022 12:32:57

Date and time of submission:

有關的規劃申請編號

Y/NE-KTS/16

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. HAU FUK TAT SI  
MON

Name of person making this comment:

意見詳情

Details of the Comment :

反對(Y/NE-KTS/16)把申請地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶

1. 該處為「康樂地帶」，現由康樂地帶直接轉成政府及社區地帶，應顧慮對附近居民的影響，事實上，由「康樂地帶」改劃為「綜合發展地帶」，需要諮詢程序，何況現在直接轉變為政府及社區地帶，需要慎重考慮交通、排水、排污、環境影響、廢物處理各種問題，應有完善的方案，不應以拔苗助長的形式來迎合需要。
2. 據悉，該處擬建安老院，由於是在私人的土地內，建設政府的構築物及設施，有關詳情仍未清楚，需要有週詳的計劃。此外，安老院會建150張床位，因老人家的自理能力較困難，確實需要大量有關人員的照料及治療，亦需要依賴車輛接送，導致車輛的流量增多，該處只是一條狹窄的小路，交通更顯擠塞，最重要是當老人家需要緊急救治時，因道路阻塞而未能獲得及時的治療，影響病情。
3. 宏觀在市區的「政府、機構或社區(1)」只有數層，附近的私人住宅或居住樓宇，各有數十層，政府機構樓層遠低於居民居住的地方，這是合理的。現申請地點位於上水金坑路屬鄉郊地方，附近屋宇樓層約有三層或以下，但申請改劃為「政府、機構或社區(1)」地帶是八層高的樓房，反映出不合情理，亦難於接受，因該處為低密度地帶，應保持原有的鄉村風貌。
4. 事實上，該處位於偏遠的鄉郊地帶，只有專線小巴為交通工具，班次稀疏，當區居民等車已叫苦連天，故此，沒有完善的配套設施，實在難以安排安老院舍，還有其他零售業，導致人流增多，交通問題更難解決，加上，古洞北的發展，已有多項工程進行中，路面車輛的流量不斷增加，擠塞情況日趨嚴重。



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



反對Y/NE-kts/16  
13/05/2022 11:14

From:

To:

File Ref:

[REDACTED]  
tpbpd@pland.gov.hk

隨電郵附上之信函為反對Y/NE-KTS/16之申請  
敬請查閱  
如有查詢  
請致電古洞村公所熱線 [REDACTED]  
13/05/2022

7

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

## 參考編號

Reference Number:

220628-113654-68445

## 提交限期

Deadline for submission:

15/07/2022

## 提交日期及時間

Date and time of submission:

28/06/2022 11:36:54

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/16

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 侯福達

## 意見詳情

Details of the Comment :

反對申請編號:Y/NE-KTS/16

申請用途:把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶

1. 該處為「康樂地帶」，現由康樂地帶直接轉成政府及社區地帶，應顧慮對附近居民的影響，事實上，由「康樂地帶」改劃為「綜合發展地帶」，需要諮詢程序，何況現在直接轉變為政府及社區地帶，需要慎重考慮交通、排水、排污、環境影響、廢物處理各種問題，應有完善的方案，不應以拔苗助長的形式來迎合需要。
  2. 據悉，該處擬建安老院，由於是在私人土地內，建設政府的構築物及設施，有關詳情仍未清楚，需要有周詳的計劃。此外，安老院會建150張床位，因老人家的自理能力較困難，確實需要大量有關人員的照料及治療，亦需要依賴車輛接送，導致車輛流量增多，該處只是一條狹窄的小路，交通更顯擠塞，最重要是當老人家需要緊急救治時，因道路阻塞而未能獲得及時的治療，影響病情。
  3. 事實上，該處位於偏遠的鄉郊地帶，只有專線小巴為交通工具，班次稀疏，當區居民等車已叫苦連天，故此，沒有完善的配套設施，實在難以安排安老院舍，還有其他零售業，導致人流增多，交通問題更難解決，加上，古洞北的發展，已有多項工程進行中，青山公路-古洞段，車輛流量已不斷增加，恐怕再加金坑路的發展，擠塞情況更趨嚴重。
  4. 由於在進一步資料的內容中，只是提及有關樹木保育建議或視覺影響評估，未有切實對我們上述3項反對(上次反對內容)，提出改善建議。
  5. 是次改劃發展未有提及行人的交通影響評估，因該段道路是通往金錢村的小村落，將會造成車輛的流量增多，交通擠塞。附近村落及屋苑的居民，造成滋擾，使寧靜的村落變成煩擾的地方，居民因此寢食不安，身心皆受影響。
- 本人反對有關申請。

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

8

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/16 Received on 15/06/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

該項目對金銀村及坑頭的水  
及交通影響深遠，希望能發展  
展商在本會研究及商討。

「提意見人」姓名/名稱 Name of person/company making this comment 上水區鄉事委員會

簽署 Signature



日期 Date

侯志強  
2022.7.4

強烈反對有關  
申請編號 Y/NE-KTS/16 擬發展計劃



敬啟者：

我等乃新界上水古洞河南金坑路東園區村民，聞悉毗鄰上新界古洞河南金坑路大量約份第 92 約地段第 953 號餘段(部分)及毗連政府土地，原由居民住屋修訂為擬議興建 1 棟樓高 8 層高老院舍及公眾開放商舖。此舉將會破壞區內房屋結構、危害居民出入安全及居民健康，加上擬議興建建築物與區內其他社區設施功能重疊，本區居民提出強烈反對。

#### 破壞區內房屋結構

發展商所未提及施工時會否損毀附近居民的樓房。過往區內其他住宅發展項目，例如天籟，曾於建屋時打樁，令五十多間鄰近寮屋受到不同程度的損害。是次擬議興建建築物樓高 8 層，施工地與本區居民房屋更是一牆之隔，本區內寮屋多有數十年歷史，以單磚、鐵皮及木材興建，結構簡單，不能受震。在施工期間所產生的震動可能會令區內寮屋造成結構性的損毀，輕則牆身出現裂痕，重則房屋部份脫落，造成人命傷亡。加上在是次擬發展計劃附近的 Y/NE-KTS/12 擬發展計劃的 12 棟 21 層高大樓可能會在近年施工，如一同打樁，後果真的不堪設想。請參見附頁。

#### 危害居民出入安全

發展商並未提交就行人的交通影響評估報告。現時金錢村及古洞東園區一帶帶中小學及幼稚園各一所，加上附近的原居民、寮屋居民及屋苑居民都同時使用金坑路出入。工地就正處於金坑路中心位置，如開始施工，大型工程車及重型運輸車就在狹窄的金坑路上行走，到時工程車互相阻塞、人車爭路，相當危險。另外就發展商所提供的圖則，擬發展計劃車輛出入口正是居民主要行人通道。如日後安老院舍及商舖落成，想必交通繁忙，危害居民出入安全。加上擬發展計劃用地會佔據居民緊急車輛通道及另一條主要行人通道，影響居民出入。請參見附頁。

#### 增加區內交通系統負荷

現時金錢村及古洞東園區一帶帶中學、小學及幼稚園各一所。而區內學生及居民只有 50A 專線小巴以供出入，但這專線小巴的班線無論在繁忙及非繁忙時間都不足以應付區內居民所需，若加上申請地帶的未來人流，會大大影響現有居民的出行。





### 影響居民健康

擬發展計劃太接近民居，如開始施工果必塵土飛揚噪音處處影響居民健康。加上 1 座 8 層高大樓興建在居民住屋旁，尤如一道屏風，阻礙陽光照射，阻礙空氣流通。另外根據發展商所提無圖則，火牛房更設在居民住屋旁，其運行噪音會對居民造成極大滋擾。請參見附頁一。

### 破壞寧靜生活環境

擬發展計劃中的安老院舍及公眾開放商舖，不時會有車輛出入，深夜更有可能會有救護車接載老人家及貨車出入為商舖添置貨物，其噪音將會對居民造成極大滋擾。

### 與區內其他社區設施功能重疊

建築署會在古洞北新發展區第 29 區興建一幢八層高「福利服務綜合大樓」，提供 7 所 250 名額宿位的安老院舍、殘疾人士護理院、展能中心和弱智人士宿舍。擬發展計劃中的安老院舍與其功能重疊。「福利服務綜合大樓」的老人配套更好。政府可加大其宿額，容納更多有需要的老人。加上古洞南古洞路現有古洞街市購物中心與擬發展計劃中的公眾開放商舖其功能重疊。政府可集中資源，活化現有古洞街市購物中心，擴大商舖種類，擴大服務範圍，令更多古洞南居民得益。

深切盼望 政府體恤民情，關注民生，聆聽民意，平衡各方意見，創造社會和諧，肩負承擔使命，保障發展地區原有居民生命安全。隨函附呈村民反對申請計劃簽署附頁，敬候賜覆，是荷。

此致

規劃署 台照

日期：2022 年 5 月 5 日

副本送：北區民政事務處

通訊處：

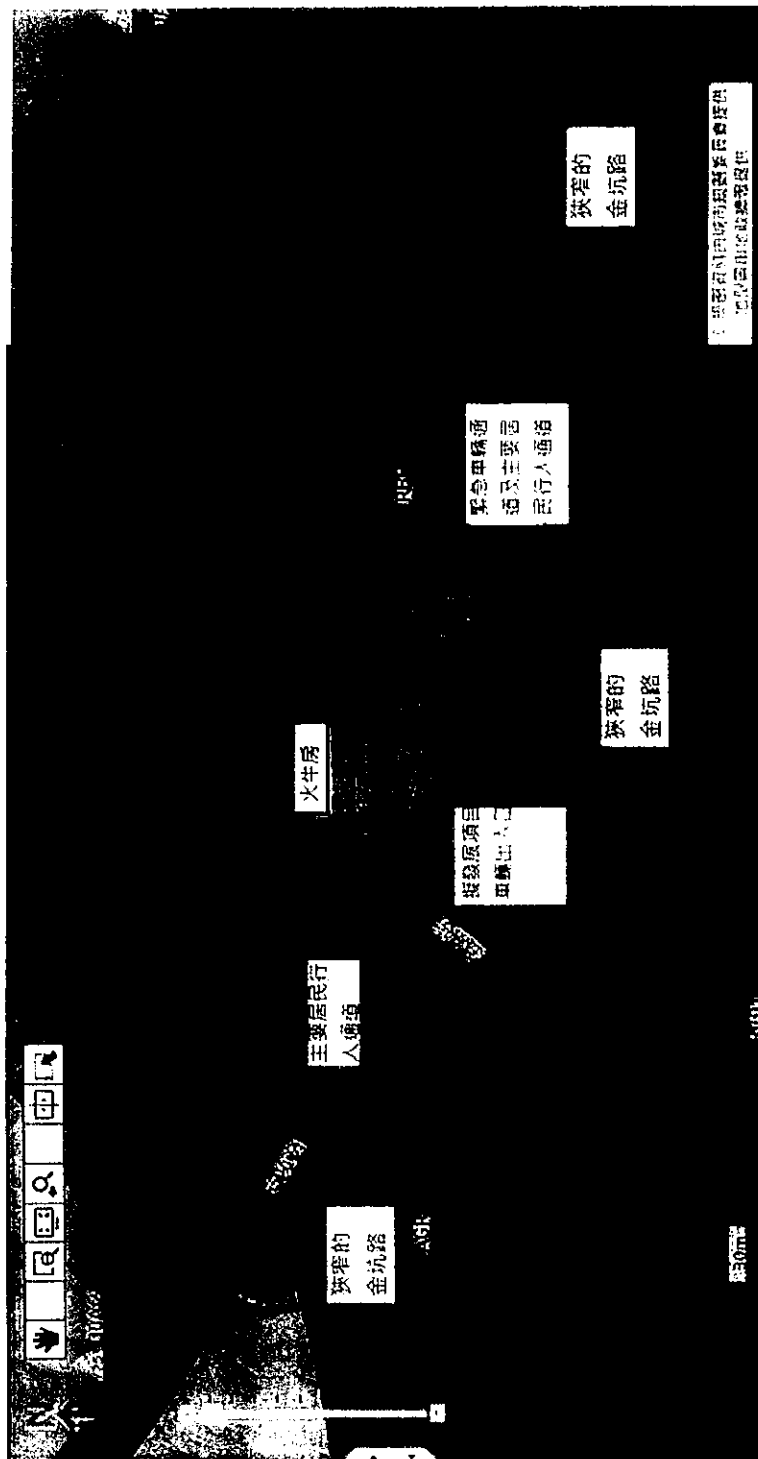


聯繫人

鄒智德 謹啟

鄒智德

附頁一：擬建築計劃設施與居民住屋及道路



附頁二：

古洞南金坑路東圍區村民  
強烈反對有關申請編號 Y/NE-KTS/16 擬議發展計劃

自願聯署聲明

反對上述計劃村民自願簽署

查太 徐德慶 何惠明 梁耀雄 梁健  
陸學微 徐震球 曾佑溢  
鄧智德 徐震銘 李月琴 陳文軒  
陳仙祥 徐慧雲 黃漢青 陳佩欣  
陳桂蓮 陳悅 CHAN PLOTCHINA  
曾子健 林卓麗 黃清軒 黃玉勝  
曾浩賢 廖碧華 黃靖鈺 黃桂明  
曾子軒 林水養 張巧南 黃綺雯  
曾子蘭 何光強 沈軒宇 尹群卿  
黃玉南 梁俊豪 陳竹妹 曾麗芳  
戴錦微 沈穗珊  
Lan Ying Ki 第4頁 Lau wai Kwan  
Mabelan

古洞南金坑路東園區村民  
強烈反對有關申請編號 Y/NE-KTS/16 擬議發展計劃  
自願聯署聲明  
反對上述計劃村民自願簽署

黃玉華  
何少堅  
周貴新  
周貴娟  
楊國偉  
胡文國  
袁錦意  
胡旭斌  
李杏珍  
黃志榮  
黃偉雄  
黃國興  
黃國興

林松強  
黃志強  
謝錫漢  
余麗嫻  
謝丰容  
謝丰柳  
謝丰足  
李劍鋒  
張洪標  
姚文清  
譚源六  
譚謝慧欣  
譚秀珍  
譚麗霞  
陳東福  
陳新才  
陳則洋

蔡偉安  
譚珠平  
劉小紅  
譚偉志  
曹偉雄  
曾輝英  
李蘭香  
廖美娥  
羅鑑鴻  
羅佩賢  
羅梓傑  
梁偉傑  
鍾子燕  
張貞貞  
羅亞新  
田志強



附頁四：

古洞南金坑路東圍區村民  
強烈反對有關申請編號 Y/NE-KTS/16 擬議發展計劃  
自願聯署聲明  
反對上述計劃村民自願簽署

14

SAM LAU

Maggie Lai

Charley Lam

LEO LAM

林國榮

J. Li

戴富華

伍德珍

謝煥文

謝煥文

卓永

謝煥文

梁青雲文

梁超達

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

參考編號

220727-132642-30200

Reference Number:

提交限期

12/08/2022

Deadline for submission:

提交日期及時間

27/07/2022 13:26:42

Date and time of submission:

有關的規劃申請編號

Y/NE-KTS/16

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 侯福達

Name of person making this comment:

意見詳情

Details of the Comment :

反對申請編號:Y/NE-KTS/16

申請用途:把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶

1.由「康樂」地帶改劃為「綜合發展」地帶，都需要多方面的諮詢，現在由「康樂」地帶直接改劃為「政府、機構或社區(1)」地帶，當中應顧慮對附近村落、屋苑居民造成的影響，使寧靜的村落變成煩擾的地方，居民因此寢食不安，身心皆受影響。但進一步的資料中，卻沒有就對附近居民受到的影響，作出解決的方案。

2.據悉，該處擬建安老院，由於是在「私人」土地內，建設「政府」的構築物及設施，有關詳情仍未清楚，需要有周詳的計劃。從資料中，只是對交通作出技術性影響評估，確實沒有實際的措施來徹底解決，加上，在位置(金坑路)隔鄰，有另一項大型(住宅)項目的申請，超過百多車輛可停泊，車輛的流量倍增，而擬建的構築物中，包含零售商店，人流及貨物頻繁往來，區內的環境變得複雜，交通流量增多，隨時會造成擠塞，最重要是當老人家需要緊急救治時，因道路阻塞而未能獲得及時的治療，影響病情。

3.事實上，該處位於偏遠的鄉郊地帶，只有專線小巴為交通工具，班次稀疏，當區居民等車已叫苦連天，故此，沒有完善的配套設施，實在難以安排安老院舍，加上，古洞北的發展，已有多項工程進行中，青山公路-古洞段，車輛流量已不斷增加，恐怕再加金坑路的發展，擠塞情況更趨嚴重。

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

參考編號

Reference Number:

221025-111313-89954

提交限期

Deadline for submission:

04/11/2022

提交日期及時間

Date and time of submission:

25/10/2022 11:13:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 侯福達

意見詳情

Details of the Comment :

反對申請編號:Y/NE-KTS/16

申請用途:把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶

1. 現時在該地帶只是一條狹窄的小路，而擬建的構築物中，包含零售商店，會令人流增加，勢必導致車輛流量增多，交通更顯擠塞。加上，古洞北的發展，已有多項工程進行中，青山公路-古洞段，車輛流量已不斷增加，再加金坑路的發展，恐怕擠塞情況更趨嚴重，影響居民的出入。

2. 該處位於鄉郊地帶，大規模的建設，將為附近鄉郊居民的日常生活帶來嚴重的影響。空氣和噪音的污染，實在令村民難以接受。

3. 由「康樂」地帶改劃為「綜合發展」地帶，都需要多方面的諮詢，現在由「康樂」地帶直接改劃為「政府、機構或社區(1)」地帶，當中應顧慮對附近村落、屋苑居民造成的影響，使寧靜的村落變成煩擾的地方，居民因此寢食不安，身心皆受影響。但進一步的資料中，卻沒有就對附近居民受到的影響，作出解決的方案。

4. 古洞北福利服務大樓明年中開幕，屆時會提供約1,750個長者宿位，現申請提供150個護老院床位，是否有需要在此鄉村地方交通不便之處，配套亦未完善的地方，設立安老院舍？

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

## 參考編號

Reference Number:

230112-131533-65154

## 提交限期

Deadline for submission:

27/01/2023

## 提交日期及時間

Date and time of submission:

12/01/2023 13:15:33

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/16

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HAU FUK TAT S  
IMON

## 意見詳情

Details of the Comment :

反對申請編號: Y/NE-KTS/16

申請用途: 把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶

在進一步資料, 只提及高壓煤氣管道定量風險評估, 修訂交通影響評估, 沒有徹底回應真正需要解決的問題, 交通評估亦沒有實際的數據支持。事實上有關問題仍然存在, 如下:

1. 現時在該地帶的確實只是一條狹窄的小路, 而擬建的構築物中, 包含零售商店, 會令人流增加, 勢必導致車輛流量增多交通更顯擠塞, 加上, 古洞北的發展, 已有多項工程進行中, 青山公路-古洞段, 車輛流量已不斷增加, 恐怕再加金坑路的發展, 擠塞情況更趨嚴重, 影響居民的出入。因古洞北發展, 正在計劃興建一條支線由金坑路可直接往「快速公路」, 將可疏導古洞南北、金錢村及坑頭村的人流, 應等待政府落實興建整套完善交通網絡設施後, 才考慮是項發展計劃為恰當。
2. 該處位於鄉郊地帶, 大規模的建設, 將為附近鄉郊居民的日常生活帶來嚴重的影響。空氣和噪音的污染, 實在令村民難以接受。
3. 由「康樂」地帶改劃為「綜合發展」地帶, 都需要多方面的諮詢, 現在由「康樂」地帶直接改劃為「政府、機構或社區(1)」地帶, 當中應顧慮對附近村落、屋苑居民造成的影響, 使寧靜的村落變成煩擾的地方, 居民因此寢食不安, 身心皆受影響。但進一步的資料中, 卻沒有就對附近居民受到的影響, 作出解決的方案。
4. 古洞北福利服務大樓明年中開幕, 屆時會提供約1,750個長者宿位, 現申請提供150個護老院床位, 是否有需要在此鄉村地方交通不便之處, 配套亦未完善的地方, 設立安老院舍?

因此, 本人強烈反對該項發展計劃申請



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

17

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/16 Received on 24/02/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

申請人表示反對，因為該地盤位  
處在全坑路路口會形成交通  
擠塞，影響村民車輛進出。

上水區鄉事委員會

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

侯志強 錦

簽署 Signature

日期 Date

2023.37

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

## 參考編號

Reference Number:

230510-113102-93492

## 提交限期

Deadline for submission:

27/05/2023

## 提交日期及時間

Date and time of submission:

10/05/2023 11:31:02

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/16

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 侯福達

## 意見詳情

Details of the Comment :

反對申請編號:Y/NE-KTS/16

申請用途:把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶

在進一步資料中,明白申請人已遞交修訂交通影響評估及修訂截視圖資料,卻沒有徹底回應真正需要解決的問題,如下:

1. 申請用途:把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶,事實上,這項發展是私人團體申請,為何會改劃為「政府機構」用途,令人感覺是「政府」有參與該項發展,可是在申請文件中,未有發現有關「政府機構」的設施,希望申請人能清楚明確地列出是什麼「政府機構」,讓我們能深入了解該項發展的詳情。
2. 現時在該地帶的確實只是一條狹窄的小路,通往坑頭村、金錢村、賽馬會、匯駿山莊、御林皇府及其他屋苑,該區全屬低密度屋村。而擬建的構築物中,包含零售商店,會令人流增加,勢必導致車輛流量增多交通更顯擠塞,加上,古洞北的發展,已有多項工程進行中,青山公路-古洞段,車輛流量已不斷增加,恐怕再加金坑路的發展,擠塞情況更趨嚴重,影響居民的出入。因古洞北發展,正在計劃興建一條支線由金坑路可直接往「快速公路」,將可疏導古洞南北、金錢村及坑頭村的人流,應等待政府落實興建整套完善交通網絡設施後,才考慮是項發展計劃為恰當。
3. 該處位於鄉郊地帶,大規模的建設,將為附近鄉郊居民的日常生活帶來嚴重的影響。空氣和噪音的污染,實在令村民難以接受。
4. 由「康樂」地帶改劃為「綜合發展」地帶,都需要多方面的諮詢,現在由「康樂」地帶直接改劃為「政府、機構或社區(1)」地帶,當中應顧慮對附近村落、屋苑居民造成的影響,使寧靜的村落變成煩擾的地方,居民因此寢食不安,身心皆受影響。
5. 古洞北福利服務大樓明年中開幕,屆時會提供約1,750個長者宿位,現申請提供150個護老院床位,是否有需要在此鄉村地方交通不便之處,配套亦未完善的地方,設立安老院舍?
6. 申請地點正是附近(東園)村民出入必經之路,倘若建為大樓,嚴重阻礙村民出入,村民需要繞道而行,尤其是長者及小孩,實在不便。

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

參考編號

Reference Number:

230613-101321-50562

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

13/06/2023 10:13:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 侯福達

意見詳情

Details of the Comment :

反對申請編號:Y/NE-KTS/16

申請用途:把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶

在進一步資料中,明白申請人已遞交修訂的環境評估,卻沒有徹底回應真正需要解決的問題,如下:

1. 申請用途:把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶,事實上,這項發展是私人團體申請,為何會改劃為「政府機構」用途,令人感覺是「政府」有參與該項發展,可是在申請文件中,未有發現有關「政府機構」的設施,希望申請人能清楚明確地列出是什麼「政府機構」,讓我們能深入了解該項發展的詳情。
2. 由「康樂」地帶改劃為「綜合發展」地帶,都需要多方面的諮詢,現在由「康樂」地帶直接改劃為「政府、機構或社區(1)」地帶,當中應顧慮對附近村落、屋苑居民造成的影響,使寧靜的村落變成煩擾的地方,居民因此寢食不安,身心皆受影響。
3. 現時在該地帶的確實只是一條狹窄的小路,通往坑頭村、金錢村、賽馬會、匯駿山莊、御林皇府及其他屋苑,該區全屬低密度屋村。而擬建的構築物中,包含零售商店,會令人流增加,勢必導致車輛流量增多交通更顯擠塞,加上,古洞北的發展,已有多項工程進行中,青山公路-古洞段,車輛流量已不斷增加,恐怕再加金坑路的發展,擠塞情況更趨嚴重,影響居民的出入。因古洞北發展,政府擬計劃興建一條支線由金坑路可直接往「快速公路」,將可疏導古洞南北、金錢村及坑頭村的人流,應等待政府落實興建整套完善交通網絡設施後,才考慮是項發展計劃。
4. 有關修訂的環境評估,卻沒有具體的數據支持,因該處位於鄉郊地帶,大規模的建設,會造成空氣和噪音的污染,將為附近鄉郊居民的日常生活帶來嚴重的影響。
5. 古洞北福利服務大樓明年中開幕,屆時會提供約1,750個長者宿位,現申請提供150個護老院床位,是否有需要在此鄉村地方交通不便之處,配套亦未完善的地方,設立安老院舍?

6. 申請地點正是附近(東園)村民出入必經之路，倘若建為大樓，嚴重阻礙村民出入，村民需要繞道而行，尤其是長者及小孩，實在不便。  
因此本人反對有關申請。



Seq 11 22

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

## 參考編號

Reference Number:

230726-104911-74648

## 提交限期

Deadline for submission:

11/08/2023

## 提交日期及時間

Date and time of submission:

26/07/2023 10:49:11

## 有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/16

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 侯福達

## 意見詳情

Details of the Comment :

## 申請編號(Y/NE-KTS/16)-申請人提交的進一步資料提供意見

古洞北的發展，已有多項工程進行中，青山公路—古洞段，車輛流量已不斷增加，恐怕再加金坑路的發展，擠塞情況更趨嚴重，影響居民出入。因古洞北發展，正在計劃興建一條支線由金坑路可直接往「快速公路」，將可疏導古洞南北、金錢村及坑頭村的人流，應等待政府落實興建整套完善交通網絡設施後，才考慮是項發展計劃為恰當。

有關申請編號(Y/NE-KTS/16)的發展項目，應有具體的數據來支持，可是相隔短短一個月的時間，匆匆又提交進一步的資料，質疑有沒有認真地探討「經修訂的交通影響評估」，應有效採用疏導車輛流量的措施，解決交通擠塞問題，從而消除居民的憂慮，讓居民安心。

因此，在各方面未有完善系統設施的情況下，本人反對有關申請。

25

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

231004-102056-65545

**提交限期****Deadline for submission:**

13/10/2023

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

04/10/2023 10:20:56

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

Y/NE-KTS/16

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

先生 Mr. 侯福達

**意見詳情****Details of the Comment :**

古洞北的發展，已有多項工程進行中，青山公路-古洞段，尤其是近高爾夫御苑位置，車輛流量已不斷增加，恐怕再加金坑路的發展，擠塞情況更趨嚴重，影響居民出入。因古洞北發展，正在計劃興建一條支線由金坑路可直接往「快速公路」，將可疏導古洞南北、金錢村及坑頭村的人流，應等待政府落實興建整套完善交通網絡設施後，才考慮是項發展計劃為恰當。

有關申請編號(Y/NE-KTS/16)的發展項目，應有具體的數據來支持，可是相隔很短的時間，匆匆又提交進一步的資料，質疑有沒有認真地探討影響的問題，從而消除居民的憂慮，讓居民安心。

因此，在各方面未有完善系統設施的情況下，本人反對有關申請。

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

220511-150239-59905

**Reference Number:****提交限期**

13/05/2022

**Deadline for submission:****提交日期及時間**

11/05/2022 15:02:39

**Date and time of submission:****有關的規劃申請編號**

Y/NE-KTS/16

**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 "Recreation" to "Government, Institution or Community" is in close vicinity to existing High Pressure gas pipeline along Kam Hang Road, the rezoning/project proponent should conduct Quantitative Risk Assessment (QRA) to evaluate the potential risk and determine/implement 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. where applicable. The rezoning/project proponent should consult our company in the design stage and closely coordinate with our company during the construction stage, and provide protective measures.


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



**Y/NE-KTS/16 Kam Hang Road Rec RCHE**

11/05/2022 03:03

From:

To:  tpbpd <tpbpd@pland.gov.hk>

File Ref:

Y/NE-KTS/16

Lot No. 953 RP (Part) in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South

Site area : About 1,710sq.m Includes Government Land of about 510sq.m

Zoning : "Recreation"

Proposed Amendment : Rezone to GIC (1) / 1 block RCHE / 150 Beds / PR 2.94 / OS 155sq.m / 13 Vehicle Parking / Shops & Services

Dear TPB Members,

While supporting development of RCHE, the application appears to be more about developing a mini shopping mall and achieving a higher plot ratio and building height than that intended for the district.

The lot appears to be currently an unapproved brownfield operation.

30% of the site is government land. Site Coverage 46%???? Impossible as the podium covers most of the site apart from set back at Kam Hang Road and to one side.

The dormitory on 7/F is not permitted under the regulatory 24mt restriction for RCHE.

According to section 20(1) of the Residential Care Homes (Elderly Persons) Regulation (the Regulation), subject to section 20(2), no part of an RCHE shall be situated at a height more than 24 metres above the ground floor. This requirement is safety considerations for elderly residents.

Members should approve this plan only on condition that the entire building is devoted to GIC use.

In view of the social issues that have been exposed due to Covid, there needs to be a much more strict supervision of how GIC zoning is used. The siphoning off of significant percentages of GFA for commercial use should no longer be permitted.

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



**Re: Y/NE-KTS/16 Kam Hang Road Rec RCHE**  
13/07/2022 03:21

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

Dear TPB Members,

The applicant submitted further information, including a table of responses to departmental comments, master layout plan, a new quantitative risk assessment, a revised environmental assessment, replacement pages for visual impact assessment and replacement pages for master landscape plan with tree preservation proposal.

**BUT NO SOFT COPY PROVIDED**

Why is this tolerated and why does PlanD not copy material onto pdf?

This is not a genuine public consultation which is appalling as the plan involves accommodation for our elderly, a major concern to the community.

Mary Mulvihill

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Wednesday, 11 May 2022 3:03 AM CST  
Subject: Y/NE-KTS/16 Kam Hang Road Rec RCHE

Y/NE-KTS/16

Lot No. 953 RP (Part) in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South

Site area : About 1,710sq.m Includes Government Land of about 510sq.m

Zoning : "Recreation"

Proposed Amendment : Rezone to GIC (1) / 1 block RCHE / 150 Beds / PR 2.94 / OS 155sq.m / 13 Vehicle Parking / Shops & Services

Dear TPB Members,

While supporting development of RCHE, the application appears to be more about



developing a mini shopping mall and achieving a higher plot ratio and building height than that intended for the district.

The lot appears to be currently an unapproved brownfield operation.

30% of the site is government land. Site Coverage 46%???? Impossible as the podium covers most of the site apart from set back at Kam Hang Road and to one side.

The dormitory on 7/F is not permitted under the regulatory 24mt restriction for RCHE.

According to section 20(1) of the Residential Care Homes (Elderly Persons) Regulation (the Regulation), subject to section 20(2), no part of an RCHE shall be situated at a height more than 24 metres above the ground floor. This requirement is safety considerations for elderly residents.

Members should approve this plan only on condition that the entire building is devoted to GIC use.

In view of the social issues that have been exposed due to Covid, there needs to be a much more strict supervision of how GIC zoning is used. The siphoning off of significant percentages of GFA for commercial use should no longer be permitted.

Mary Mulvihill

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



**Re: Y/NE-KTS/16 Kam Hang Road Rec RCHE**  
09/08/2023 02:50

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

More than a year has passed but applicant is still submitting additional material.

Certainly one way to make the TP process more efficient would be to terminate applications once they have surpassed a certain time limit.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Cc:** enquiry <enquiry@aud.gov.hk>

**Date:** Wednesday, 13 July 2022 3:21 AM CST

**Subject:** Re: Y/NE-KTS/16 Kam Hang Road Rec RCHE

Dear TPB Members,

The applicant submitted further information, including a table of responses to departmental comments, master layout plan, a new quantitative risk assessment, a revised environmental assessment, replacement pages for visual impact assessment and replacement pages for master landscape plan with tree preservation proposal.

BUT NO SOFT COPY PROVIDED

Why is this tolerated and why does PlanD not copy material onto pdf?

This is not a genuine public consultation which is appalling as the plan involves accommodation for our elderly, a major concern to the community.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Wednesday, 11 May 2022 3:03 AM CST

**Subject:** Y/NE-KTS/16 Kam Hang Road Rec RCHE

Y/NE-KTS/16

Lot No. 953 RP (Part) in D.D. 92 and adjoining Government Land, Kam Hang

Road, Kwu Tung South

Site area : About 1,710sq.m Includes Government Land of about 510sq.m

Zoning : "Recreation"

Proposed Amendment : Rezone to GIC (1) / 1 block RCHE / 150 Beds / PR 2.94 / OS 155sq.m / 13 Vehicle Parking / Shops & Services

Dear TPB Members,

While supporting development of RCHE, the application appears to be more about developing a mini shopping mall and achieving a higher plot ratio and building height than that intended for the district.

The lot appears to be currently an unapproved brownfield operation.

30% of the site is government land. Site Coverage 46%???? Impossible as the podium covers most of the site apart from set back at Kam Hang Road and to one side.

The dormitory on 7/F is not permitted under the regulatory 24mt restriction for RCHE.

According to section 20(1) of the Residential Care Homes (Elderly Persons) Regulation (the Regulation), subject to section 20(2), no part of an RCHE shall be situated at a height more than 24 metres above the ground floor. This requirement is safety considerations for elderly residents.

Members should approve this plan only on condition that the entire building is devoted to GIC use.

In view of the social issues that have been exposed due to Covid, there needs to be a much more strict supervision of how GIC zoning is used. The siphoning off of significant percentages of GFA for commercial use should no longer be permitted.

Mary Mulvihill

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



**Re: Y/NE-KTS/16 Kam Hang Road Rec RCHE**

11/10/2023 02:15

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

03/03/2023

Rural & NT Planning Committee

The Secretary reported that **consideration of the application had been rescheduled**

That this application is clearly OUT OF TIME is irrefutable. One gets the distinct impression that the applicant is someone with a lot of influence, rural committee leader or some such.

Yet another indication that rules and regulations are arbitrary.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Wednesday, 9 August 2023 2:50 AM CST

**Subject:** Re: Y/NE-KTS/16 Kam Hang Road Rec RCHE

Dear TPB Members,

More than a year has passed but applicant is still submitting additional material.

Certainly one way to make the TP process more efficient would be to terminate applications once they have surpassed a certain time limit.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Cc:** enquiry <enquiry@aud.gov.hk>

**Date:** Wednesday, 13 July 2022 3:21 AM CST

**Subject:** Re: Y/NE-KTS/16 Kam Hang Road Rec RCHE

Dear TPB Members,

The applicant submitted further information, including a table of responses to departmental comments, master layout plan; a new quantitative risk assessment,

a revised environmental assessment, replacement pages for visual impact assessment and replacement pages for master landscape plan with tree preservation proposal.

**BUT NO SOFT COPY PROVIDED**

Why is this tolerated and why does PlanD not copy material onto pdf?

This is not a genuine public consultation which is appalling as the plan involves accommodation for our elderly, a major concern to the community.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Wednesday, 11 May 2022 3:03 AM CST

**Subject:** Y/NE-KTS/16 Kam Hang Road Rec RCHE

Y/NE-KTS/16

Lot No. 953 RP (Part) in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South

Site area : About 1,710sq.m Includes Government Land of about 510sq.m

Zoning : "Recreation"

Proposed Amendment : Rezone to GIC (1) / 1 block RCHE / 150 Beds / PR 2.94 / OS 155sq.m / 13 Vehicle Parking / Shops & Services

Dear TPB Members,

While supporting development of RCHE, the application appears to be more about developing a mini shopping mall and achieving a higher plot ratio and building height than that intended for the district.

The lot appears to be currently an unapproved brownfield operation.

30% of the site is government land. Site Coverage 46%???? Impossible as the podium covers most of the site apart from set back at Kam Hang Road and to one side.

The dormitory on 7/F is not permitted under the regulatory 24mt restriction for RCHE.

According to section 20(1) of the Residential Care Homes (Elderly Persons) Regulation (the Regulation), subject to section 20(2), no part of an RCHE shall be situated at a height more than 24 metres above the ground floor. This

requirement is safety considerations for elderly residents.

Members should approve this plan only on condition that the entire building is devoted to GIC use.

In view of the social issues that have been exposed due to Covid, there needs to be a much more strict supervision of how GIC zoning is used. The siphoning off of significant percentages of GFA for commercial use should no longer be permitted.

Mary Mulvihill





致城市規劃委員會秘書：

專人送遞或郵遞：香港北角道華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

2

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

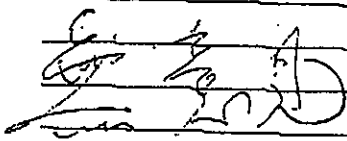
By e-mail : tpbpd@pland.gov.hk

---

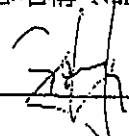
有關的規劃申請編號 The application no. to which the comment relates  
Y/NE-KTS/16

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 2022.4.25

致城市規劃委員會秘書：

12

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

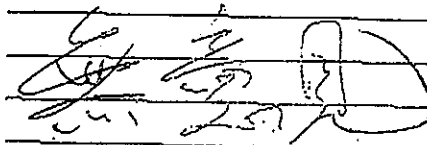
By e-mail : tpbpd@pland.gov.hk

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

Y/NE-KTS/16 Received on 18/07/2022

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 JUL 2022

13

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

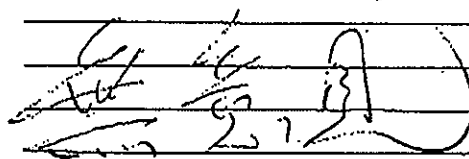
By e-mail : tpbpd@pland.gov.hk

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

Y/NE-KTS/16 Received on 24/08/2022

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 2022.9.7

15

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

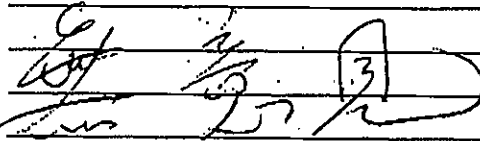
By e-mail : tpbpd@pland.gov.hk

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

Y/NE-KTS/16 Received on 12/12/2022

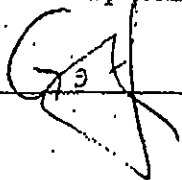
意見詳情 (如有需要，請另頁說明)

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 2023.1.14

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

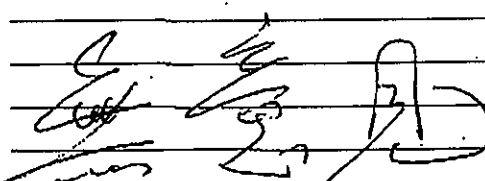
By e-mail : tpbpd@pland.gov.hk

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

Y/NE-KTS/16 Received on 21/04/2023

意見詳情 (如有需要，請另頁說明)

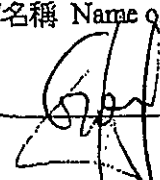
Details of the Comment (use separate sheet if necessary)

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

侯志強

簽署 Signature



日期 Date

2023.5.13



21

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

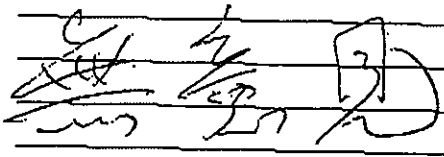
By e-mail : tpbpd@pland.gov.hk

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

Y/NE-KTS/16 Received on 25/05/2023

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 2023.6.14

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

23

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/16 Received on 03/07/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Handwritten signature and details of the comment on lined paper.

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

簽署 Signature

Handwritten signature of the person making the comment.

日期 Date 2023.7.25

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

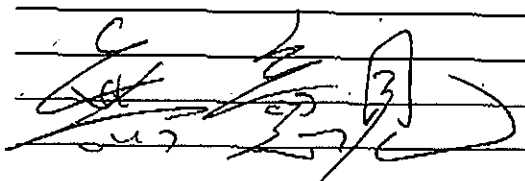
By e-mail : tpbpd@pland.gov.hk

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

Y/NE-KTS/16 Received on 21/08/2023

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

2023.9.27