

Form No. S12A
表格第 S12A 號

Team 2
S/N: 2200639
By Hand:

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

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

2022年 04月 1日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

- 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/17
	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 Nos. 959 RP, 998 RP (part), 999 RP (part), 1005 RP, 1006, 1007, 1008, 1009, 1011, 1012, 1013 RP and 2272 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
-10.072.....sq.m 平方米 ☒ About 約

10162
± 0.9%

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,954 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	Plant nursery, temporary structures, temporary vehicle parking (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 2 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. 如上述任何方格的空間不足，請另頁說明)

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

(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

Position (if applicable)

姓名（請以正楷填寫）

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 / ☐ Chop (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	... 23,743 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	... 2.4	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	... Not more than 33.3 ... %	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	... 2	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	... 19 storeys 層 <input type="checkbox"/> include 包括 storeys of basements 層地庫 <input checked="" type="checkbox"/> exclude 不包括 1 storeys of basements 層地庫	
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	... 62 m 米 ... 72 mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	... 23,743 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	... 360	
average unit size 單位平均面積	... 66.0 sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	... 1,044	
<input 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 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	... 1,228 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

134 (incl. 2 nos. for disabilities)

Motorcycle Parking Spaces 電單車車位

4

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

☒ loading/unloading spaces 上落客貨車位

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

(請註明種類及數目)

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

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

(請註明種類及數目)

☐ other transport-related facilities

其他與運輸有關的設施

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

[Block number]

[Floor(s)]

[Proposed use(s)]

[座數]

[層數]

[擬議用途]

T1 & T2

R/F

Flat Roof

1/F - 18/F

Residential Units

G/F

Residential Tower Lobby, Clubhouse, L/UL Bay

B/F

Car Park / E&M

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

Landscape Areas at ground level

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>No 否</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>No 否</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..... 7000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 5 m 米 <input checked="" type="checkbox"/> About 約</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>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>	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"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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 Nos. 959 RP, 998 RP (part), 999 RP (part), 1005 RP, 1006, 1007, 1008, 1009, 1011, 1012, 1013 RP and 2272 in D.D. 92 and Adjoining Government Land, Kam Hang Road, Kwu Tung South, Sheung Shui, N.T.		
Site area 地盤面積	10,072 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,954 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	"Agriculture" ("AGR") and "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 "AGR" and "REC" to "Residential (Group B)" 把申請地點由「農業」及「康樂」地帶改劃為「住宅(乙類)」		
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	23,743 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用		
	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)	
		19 Storeys(s) 層 <input 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)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		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 33.3 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	360		
(vi) Open space 休憩用地	Private 私人	1,228	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	138
	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) _____ _____	134 (incl. 2 nos. for disabilities) 4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 ----- Others (Please Specify) 其他 (請列明) _____ _____	2

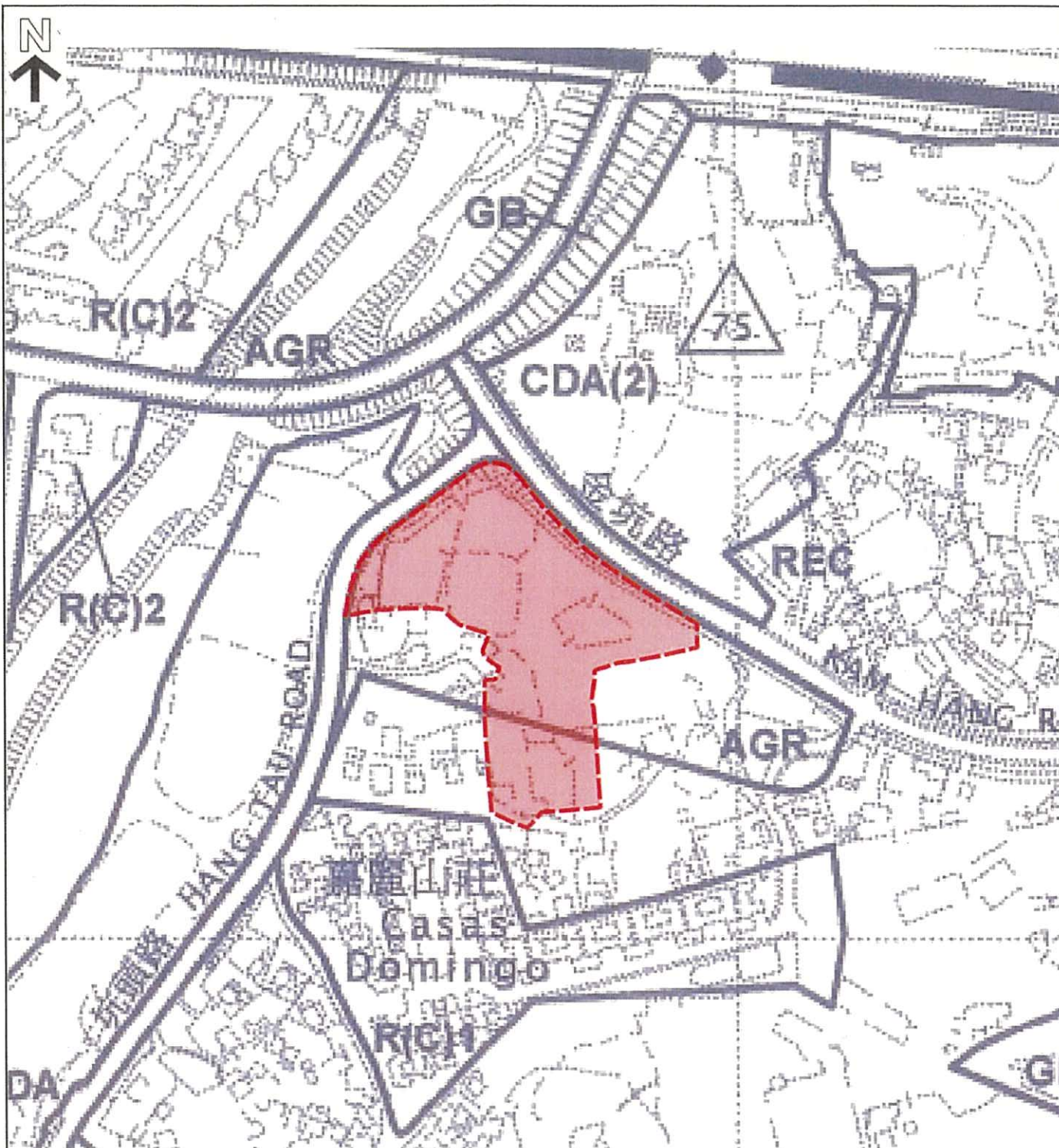
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input 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

0 20 40 60 80 100 m



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" and "Agriculture" to "Residential (Group B)" zone at Lot Nos. 959 RP, 998 RP (part), 999 RP (part), 1005 RP, 1006, 1007, 1008, 1009, 1011, 1012, 1013 RP and 2272 in D.D. 92 and Adjoining Government Land, Kam Hang Road, Kwu Tung South, Sheung Shui, N.T.

Date: 24 February 2022

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S/NE-KTS/19

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Rural Committee/Village Office School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

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S/NE-KTS/H9

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 2.4 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan 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 "Residential (Group B)" Zone

**Previous Application covering the Application Site
on the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19**

Partially agreed s.12A Application

Application No.	Proposed Amendment(s)	Date of Consideration (RNTPC/TPB)
Y/NE-KTS/14	Rezoning northern portion of the application site from "Recreation" ("REC") and "Comprehensive Development Area" ("CDA") to "CDA(2)" and southern part of the application site from "REC" and "Agriculture" ("AGR") to "CDA(3)", both with plot ratio of 3 and building height of 75mPD	18.12.2020 Partially agreed by RNTPC to rezone the northern portion of the application site from "REC" and "CDA" to "CDA (2)", but not to agree to rezone the southern portion of the application site from "REC" and "AGR" to "CDA(3)"

**Similar s.12A Application
on the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/19**

Agreed s.12A Applications

No.	Application No.	Proposed Amendment(s)	Date of Consideration (RNTPC/TPB)
1.	Y/NE-KTS/3	Rezoning from "Agriculture" ("AGR") to "Other Specified Uses"("OU") annotated "Rural Use" or "Comprehensive Development Area"("CDA") with a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys	23.9.2011 by RNTPC
2.	Y/NE-KTS/5	Rezoning from "Recreation" ("REC") to "CDA" with a maximum PR of 0.4 and BH of 3 storeys	7.12.2012 by RNTPC
3.	Y/NE-KTS/12	Rezoning from "CDA", "REC", "Government, Institution or Community", 'Road' to "CDA(1)" with a maximum PR of 3 and a maximum BH of 75mPD	20.9.2019 by RNTPC
4.	Y/NE-KTS/13	Amendment to the "CDA" zone by dividing it into Area (a) and Area (b) with maximum PRs of 1.41/1.23, maximum BH of 40.3mPD (6 to 8 storeys)	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/15	Rezoning from "CDA", "AGR" and 'Road' to "Residential (Group B)"("R(B)") with a maximum PR of 2 and a maximum BH of 70mPD	28.10.2022 Partially agreed by RNTPC to rezone the application site from "CDA", "AGR" and "Road" to "CDA(3)" with the proposed PR and BH

Rejected s.12A Applications

No.	Application No.	Proposed Amendment(s)	Date of Consideration (RNTPC/TPB)	Rejection Reasons
1.	Y/NE-KTS/9	Rezoning from "REC" and "CDA" to "OU" annotated "Integrated Development with Residential, Farming and Community Facilities"	8.4.2016 by RNTPC	R1 to R3
2.	Y/NE-KTS/6	Rezoning from "CDA", "REC", "G/IC" and 'Road' to "CDA(1)"	29.7.2016 by RNTPC	R1 and R4

Rejection Reasons

- R1 The proposed development parameters including PR and BH are significantly higher than the surrounding areas and incompatible with the 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 The 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 impact, such as traffic and sewerage impacts on the surrounding areas.
- R4 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):

- (a) generally, with a view to ensuring the compliance with any proposed additional conditions under lease, it is LandsD's requirement that any proposed additional conditions would only be considered to be incorporated under lease provided that there are relevant bureaux/departments (B/Ds) requesting for or in support of such additional conditions. Such B/Ds would be responsible for monitoring the grantee's compliance with such additional conditions. In the absence of such B/Ds' request or support, no additional conditions would be proposed and incorporated under lease for the proposed works;
- (b) a land exchange is required for implementation of the rezoning proposal. Should the application be approved, the lot owner should apply to LandsD for a land exchange for implementation of the proposed scheme;
- (c) in the event the application under s. 12A of the Town Planning Ordinance (TPO) is accepted or partially accepted by the Town Planning Board (the Board) 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 Board (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 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.
- (d) 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. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) existing water mains as shown in the enclosed sketch are inside the proposed lot and will be affected. The applicant is required to either divert or protect the water mains found on site;
- (b) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
- (c) if diversion is not required, the following conditions shall apply:
 - (i) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (ii) details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - (iii) no structures shall be built or materials stored within 1.5 meters from the center line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 meters around the cover of any valve or within a distance of 1 meter from any hydrant outlet; and
 - (vi) tree planting may be prohibited in the event that the DWS considers that there is any likelihood of damage being caused to water mains.

3. Gas Safety

Director of Electrical and Mechanical Services (DEMS):

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.

4. Building Matters

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

- (a) 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;
- (b) 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;
- (c) 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;
- (d) 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;
- (e) 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;
- (f) the provision of open space about domestic buildings shall comply with the requirements as stipulated under Second Schedule of B(P)R;

- (g) 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;
- (h) 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;
- (i) 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;
- (j) 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
- (k) 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.

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



KFBG's comments on five planning applications

11/05/2022 17:08

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

5 attachments



220511 s16 KTS 921.pdf 220511 s16 ST 616.pdf 220511 s16 MTL 7.pdf 220511 s16 MKT 19.pdf



220511 s12a KTS 17.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

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

11th May 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

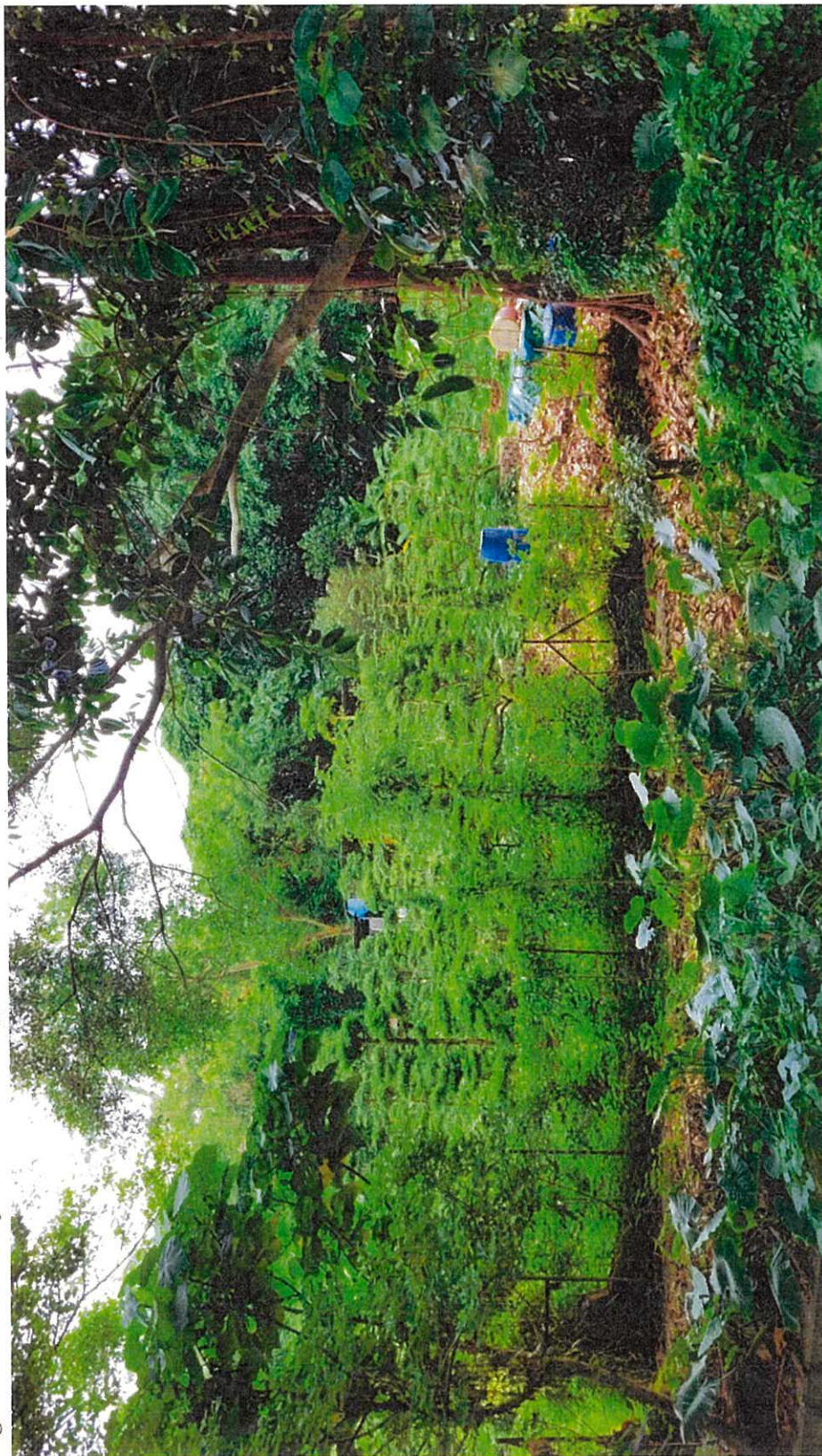
‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare

*facilities, and that the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/16 would be submitted to the Committee for agreement prior to gazetting under Section 5 of the Town Planning Ordinance. **The Committee decided not to agree to the proposed rezoning of Site B to “CDA(3)” for the reason that suitable development parameters for the site should be further reviewed.***

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Ornamental plants within the application site.



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

參考編號

Reference Number:

220628-113950-84928

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 11:39:50

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/17

「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 :

反對有關(Y/NE-KTS/17)申請理據如下:

1. 該區本是低密度住宅，只有數層的高度，現在要增加至19層，並且是一個頗大的範圍，有機會進行打樁及挖掘工程，從而影響鄰近屋宇的結構，出現沉降的現象，屋宇的內外牆壁，亦會出現裂縫及不同程度損毀。
 2. 發展為「住宅(乙類)」地帶，將停泊超過一百多部的車輛，路面的流量激增，導致交通擠塞，影響居民日常的生活。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。
 3. 倘若批准改劃為「住宅(乙類)」地帶，發展空間更具彈性，這樣，使寧靜的村落變成嘈雜，因該段道路是通往金錢村的小村落，車輛的流量會增多，造成交通擠塞。
 4. 由於該地區已有多項大型發展，倘若再在此處改劃為「住宅乙類」，人口密度將倍增，污水問題必需要慎重處理，加上，現時疫情非常嚴峻，若污水處理不恰當，會造成廣泛性污染環境，更會將病毒傳播，後果不堪設想，應就污水處理問題，詳細列明有關的程序及完善方案。
 5. 在進一步提交的資料中，並沒有回應本人上次提出反對(上述4項)的原因，也沒有新的風險評估。
 6. 是次提交的資料中，沒有就行人的交通影響作出評估，因該處改劃為「住宅(乙類)」，人口密度會倍增，將停泊超過一百多部的車輛，使路面的流量激增，導致交通擠塞，對道路使用者安全構成危險，容易發生交通意外，更影響居民日常的生活。
- 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

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/17 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)

該項目對錢村及坑頭古洞
等村之交通及風水影響深遠。
希望發展能早日與本會溝通

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

上水區鄉事委員會

侯志強

簽署 Signature



日期 Date

2022.7.4

7

強烈反對有關
申請編號 Y/NE-KTS/17 擬發展計劃



敬啟者：

我等乃新界上水古洞南金坑路東園區村民，聞悉毗鄰上水丈量約第 92 約地段第 959 號餘段及多個地段連附近政府土地，原由農地、漁塘及臨時建築物修訂為擬議興建 2 棟樓高 19 層住宅大樓。能提供 360 個住宅數目，未來將有 1400 多人口入住。此舉將會增加區內交通系統負荷、污染區內河流、破壞區內房屋結構、破壞寧靜生活環境，本區居民提出強烈反對。

破壞區內房屋結構

發展商所並未提交的定量風險評估並提及未會否損毀附近居民的樓房。過往區內其他住宅發展項目，例如天巒，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。而擬發展區域會建造多棟巨型建築物，高達 19 層高，也有地下設施，此工程必定比天巒的三層高住宅為巨大。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。在施工其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 層高大樓都將會在近年興建，如一同打樁，後果真的不堪設想。

增加區內交通系統負荷

區內多個建築項目經已或將會落成。例如青山公路古洞段近粉嶺高爾夫球會「高爾夫·御苑」，如全數入伙，預料會增加近二千人口。又例如已獲城規會批准的 Y/NE-KTS/12 擬發展計劃，預料會增加五千人口。對於繁忙時間已飽和的青山公路古洞段，如再加上申請地帶的近五千多人口，增幅非常龐大，只會對道路造成更大壓力，大大影響區內居民日常生活。

現時金錢村及古洞東園區一帶有中學、小學及幼稚園各一所。而區內學生及原居民、寮屋及各大少屋苑居民只有 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，若加上申請地帶的近五千人口，會大大影響現有及新居民的生活。如申請地區自行提供穿越接駁巴士供其居民往返上水市區，則增加車輛流量，也會加重狹窄的金坑路及青山公路古洞段的擠塞，超出負荷，無助於解決區域性交通問題。請參見附件一。

污染區內河流

區內並未有大型污水處理系統，而申請人亦未有設置污水處理設施於擬發展區域內。本區居民的生活污水會直接或經過簡單處理後，例如化糞池，排出附近河流。若再增加申請地帶近五千多人的污水，遠遠超出原有簡單污水排放系統的處理量，造成水源河流污染，產生惡臭，滋生細菌，影響區內環境衛生及居民健康。

破壞寧靜生活環境

申請地區附近有中學、小學、幼稚園及靜修院各一所，均需要寧靜的教學及靈修環境。施工其間若打樁聲處處，會影響教學質素，損失的則是薪薪學子，未來社會的棟樑。

不應盲目增加建屋量

雖然 政府在 2014 年的施政報告中提及其中一個提高建屋量的方法是通過建屋用地的建築密度及增加其建屋數量以達致提高未來房屋供應量。擬發展地區更將地積比由 0.4 大幅增加至 2.4，6 倍之多。不過盲目增加建屋量及地積比率而忽略當區的資源配套及對其他居民及環境的影響是不切實際的。最後只會增加交通道路壓力、污染環境、破壞其居住地區的生活質素，本末倒置。

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

附頁二：

古河南金坑路東園區村民
強烈反對有關申請編號 Y/NE-KTS/17 擬議發展計劃
自願聯署聲明

反對上述計劃村民自願簽署

李容	徐德慶	何啟珊	沈新雅
邵智德	鍾其微	徐震球	曾浩濤
陳旭輝	徐震銘	李日琴	謝建
陳植蓮	徐慧雯	黃漢青	陳文乾
曾子健	林卓麗	陳悅	陳佩欣
曾浩賢	廖碧華	黃靖軒	CHRY PROT CHAM
曾子凡	林水養	黃靖銘	黃玉勝
曾子蘭	何光強	張巧茵	黃桂明
黃玉南	梁俊豪	沈廷成	黃綺雯
戴錦薇	徐敏儀	沈軒宇	尹群卿
		陳竹妹	曾昭芳
		張福明	

SAM LAU
Shakyr Lau

Aggie Lai
LEO LAM

第4頁

M. H. Chan
Lau Ying Ki
Lau Wai Kuan

附頁三：

古洞南金坑路東園區村民
強烈反對有關申請編號 Y/NE-KTS/17 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
周貴珍
周貴娟

楊國傳

胡劉國
袁錦意
胡旭斌
李浩珍

李廷榮

李偉雄

嚴國光
嚴國光

黃結珍

林志強
謝錫漢
余麗嬋

謝丰容

謝丰柳

謝丰足

李劍鋒

張洪標

姚文清

譚源興

譚謝慧欣

譚朱燕

譚德昌

羅志強

伍德珍

蔡偉安

譚珠平

劉少明

譚煒志

曹偉雄

曾彈英

甘蘭香

廖美娥

羅鑑鴻

羅佩賢

羅梓衡

羅偉成

鍾子燕

羅亞新

羅卓貞

附頁四：

林國榮

古河南金坑路東園區村民
強烈反對有關申請編號 Y/NE-KTS/17 擬議發展計劃
自願聯署聲明
反對上述計劃村民自願簽署

Y. J. LY

蔡家榮

關則祥

謝偉文

謝詠怡

卓東

謝振華

梁靜文

沈敬慈

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

**KFBG's comments on four planning applications**

14/07/2022 15:25

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

4 attachments



220714 s12a KTS 17c.pdf 220714 s16 LFS 428.pdf 220714 s12a TM 24.pdf 220714 s12a LFS 13c.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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

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

14th July 2022.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We in general consider our previous views would still be largely valid and please see **Appendix 1** for our previous submission for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Appendix 1

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

11th May 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare

*facilities, and that the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/16 would be submitted to the Committee for agreement prior to gazetting under Section 5 of the Town Planning Ordinance. **The Committee decided not to agree to the proposed rezoning of Site B to “CDA(3)” for the reason that suitable development parameters for the site should be further reviewed.***

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Ornamental plants within the application site.



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

參考編號

220727-132858-85656

Reference Number:

提交限期

12/08/2022

Deadline for submission:

提交日期及時間

27/07/2022 13:28:58

Date and time of submission:

有關的規劃申請編號

Y/NE-KTS/17

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 :

反對有關(Y/NE-KTS/17)申請理據如下:

1.有關進一步資料，沒有提及減低樓宇的高度，因該區本是低密度住宅，只有數層的高度，現在要增加至19層，並且是一個頗大的範圍，有機會進行打樁及挖掘工程，從而影響鄰近屋宇的結構，出現沉降的現象，屋宇的內外牆壁，亦會出現裂縫及不同程度損毀。

2.發展為「住宅(乙類)」地帶，將停泊超過一百多部的車輛，使路面的流量大增，導致交通擠塞，影響居民日常的生活。但進一步資料中，沒有明顯提及解決交通擠塞的方案。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，加上，金坑路的發展，恐怕擠塞情況日趨嚴重。

3.根據資料，該處是康樂地帶，早前有居民將地面鋪上石屎也受到質疑，認為是違規，更何況改劃為「住宅(乙類)」地帶。應循序漸進，由「康樂地帶」發展為「綜合地帶」，解決當中的問題(如交通擠塞)，才可進一步發展為「住宅(乙類)」地帶。

4.由於位置附近一帶地區，已有多項大型發展，倘若再在此處改劃為「住宅乙類」，人口密度將倍增，污水問題必需要慎重處理，加上，現時疫情持續升溫，若周邊環境空氣及污水處理不恰當，會造成廣泛性污染環境，更會將病毒傳播，後果不堪設想。

5.是次提交的資料中，沒有就交通影響「行人」作出評估，因該處改劃為「住宅(乙類)」，人口密度會倍增，將停泊超過一百多部的車輛，使路面的流量激增，導致交通擠塞，對道路使用者安全構成危險，容易發生交通意外，更影響居民日常的生活。

6.申請的位置只有一條小路，通往金錢村及馬會範圍，隔鄰是小村落「東園」，倘若一意孤行建設多幢19層的住宅，會使寧靜的鄉郊變得複雜。有關進一步資料，提及供水、排水及排污影響評估，修訂建築圖則，可是，最重要是對附近的居民造成影響，為關注項目，應諮詢及吸取附近居民的意見，必須以「人性化」的角度去處理，不應單憑供水、排水及排污影響來評估，應以務實和體恤受影響附近村民的苦況，作為修改指標。在各方面的影響仍未能解決的情況下，本人堅決反對有關申請。







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**KFBG's comments on six planning applications**

11/08/2022 13:48

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

6 attachments

   
220811 s16 TKL 706.pdf 220811 s16 LYT 766.pdf 220811 s12a KTS 17c.pdf 220811 s12a ST 1.pdf
 
220811 s12a NSW 7c.pdf 220811 s12a LFS 12.pdf

Dear Sir/ Madam,

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

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

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

11th August 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We in general consider our previous views would still be largely valid and please see **Appendix 1** for our previous submission for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

11th May 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare

*facilities, and that the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/16 would be submitted to the Committee for agreement prior to gazetting under Section 5 of the Town Planning Ordinance. **The Committee decided not to agree to the proposed rezoning of Site B to “CDA(3)” for the reason that suitable development parameters for the site should be further reviewed.***

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Ornamental plants within the application site.



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






KFBG's comments on five planning applications

23/09/2022 15:06

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

5 attachments

   
 220923 s16 HTF 1141.pdf 220923 s12a MP 8c.pdf 220923 s12a KTS 17c.pdf 220923 s17 TCTC 61.pdf

 220923 s12a ST 50.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

23th September 2022.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We in general consider our previous views would still be largely valid and please see **Appendix 1** for our previous submission for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

11th May 2022.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare

facilities, and that the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/16 would be submitted to the Committee for agreement prior to gazetting under Section 5 of the Town Planning Ordinance. The Committee decided not to agree to the proposed rezoning of Site B to "CDA(3)" for the reason that suitable development parameters for the site should be further reviewed.'

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Ornamental plants within the application site.



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

參考編號

Reference Number:

221025-111456-52030

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 11:14:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/17

「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 :

反對有關(Y/NE-KTS/17)申請理據如下:

1. 是次提交的資料中，沒有就「行人的交通影響」作出評估，該區為低密度住宅，只有數層的高度，人口密度不高，因此附近的交通設施及配套也只配合鄉郊村民的使用。如改劃為「住宅(乙類)」地帶，人口及出入車輛流量的增加，將為交通帶來嚴重的問題，勢必影響居民的日常生活，需要審慎規劃。
2. 有關進一步資料中的報告書，未能廣泛在網上或刊登在報紙上，需要親自前往規劃署的指定地區才能看到英文的版本，不但路途遙遠，加上只有英文版本，若一些不懂英語的村民，實在不懂內容，應以開放的模式將報告書放在規劃署的網頁上，及刊登在報紙上，並且以中英文表達已修定的內容。
3. 由於發展項目是兩棟超過19層高的住宅，環看周邊地方，金錢村、坑頭村以及附近一帶多數是三層高的構築物，低密度建築，現在申請在偏僻的地方，豎立兩棟超過19層高的構築物，在車輛交通方面，實在未能負荷。因該處為金錢村及坑頭村的主要出入口，屆時車輛及人口暴增，令該處的出入口出現樽頸地帶，導致擠塞，阻礙村內的居民上班及上學，日常生活也受影響，需要謹慎研究及考量。
4. 另外在排水排污方面，亦需要詳細研究，由於該地區已有多項大型發展，倘若再在此處改劃為「住宅乙類」，人口密度將倍增，污水問題必需要慎重處理。

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

參考編號

221028-203529-73769

Reference Number:

提交限期

04/11/2022

Deadline for submission:

提交日期及時間

28/10/2022 20:35:29

Date and time of submission:

有關的規劃申請編號

Y/NE-KTS/17

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. CHEUNG HUI YE
E

Name of person making this comment:

意見詳情

Details of the Comment :

本人張慧貽與年老的母親居住於坑頭利華新村6段松山居路口，一直行過瑞明小築及後的路段，剛好這路段被發展商規劃在內（即此Y/NE-KTS/17之第5/11頁），如這段路被規劃在內，即代表居住在內的住戶都被阻塞，不能人車進出，這樣會帶來年老長者及其他居民嚴重影響，再加上我們這些居民已經居住上址超過五十年以上，所以大家對此規劃絕不忍同，懇請貴部門嚴正審視此規劃及回覆，謝謝

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

**KFBG's comments on two planning applications**

02/11/2022 12:34

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

2 attachments



221102 s12a KTS 17c.pdf 221102 s16 NSW 293.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

2nd November 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We in general consider our previous views would still be largely valid and please see **Appendix 1** for our previous submission for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Appendix 1

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

11th May 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare



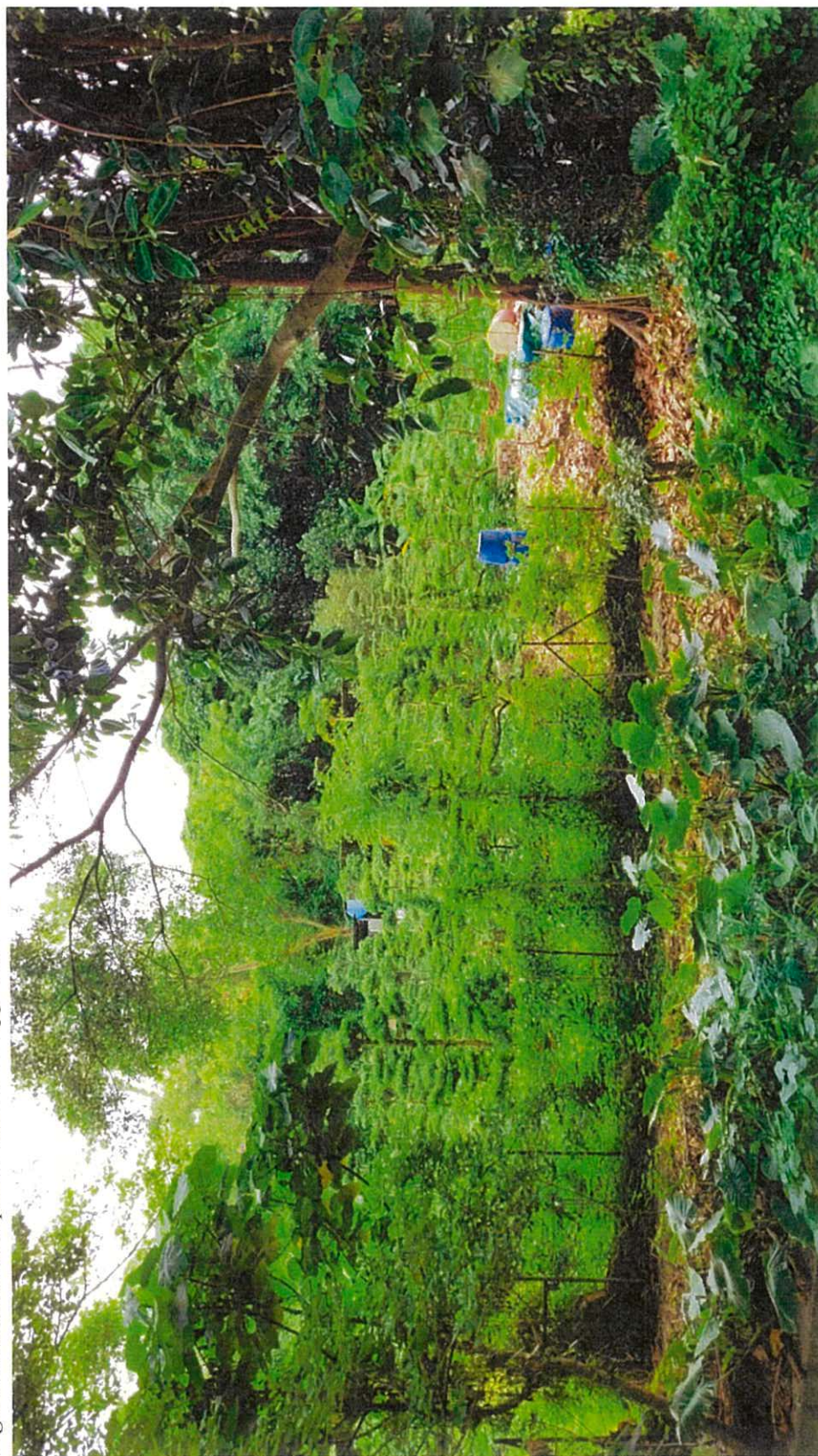
嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

facilities, and that the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/16 would be submitted to the Committee for agreement prior to gazetting under Section 5 of the Town Planning Ordinance. The Committee decided not to agree to the proposed rezoning of Site B to "CDA(3)" for the reason that suitable development parameters for the site should be further reviewed.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Ornamental plants within the application site.



19

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/17 Received on 12/12/2022

意見詳情 (如有需要，請另頁說明)

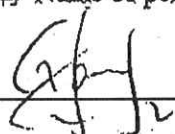
Details of the Comment (use separate sheet if necessary)

本會對該項工程表示反對因為上水區的交通已經飽和，而該地區的
道路也非常細小，不足以应付大量
增加的人流及車輛。

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

侯志強
上水區鄉事委員會

簽署 Signature



日期 Date

2023.1.12

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

參考編號

Reference Number:

230112-131027-37880

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 13:10:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/17

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HAU FUK TAT SI
MON

意見詳情

Details of the Comment :

反對申請編號(Y/NE-KTS/17):

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. 該區為低密度住宅，只有數層的高度，人口密度不高，因此附近的交通設施及配套也只配合鄉郊村民的使用。如改劃為「住宅(乙類)」地帶，人口及出入車輛流量的增加，將為交通帶來嚴重的問題，勢必影響居民的日常生活，需要審慎規劃。
2. 是次提交的資料中，沒有就交通影響作出具體評估，因該處改劃為「住宅(乙類)」，人口密度會倍增，將停泊超過一百多部的車輛，使路面的流量激增，導致交通擠塞，對道路使用者安全構成危險，容易發生交通意外，更影響居民日常的生活。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. 由於發展項目是兩棟超過19層高的住宅，環看周邊地方，金錢村及坑頭村以及附近一帶多數是三層高的構築物，低密度建築，現在申請在偏僻的地方，豎立兩棟超過19層高的構築物，在車輛交通方面，實在未能負荷。因該處為金錢村及坑頭村的主要出入口，屆時車輛及人口暴增，令該處的出入口出現樽頸地帶，導致擠塞，阻礙村內的居民上班及上學，日常生活也受影響，需要謹慎研究及考量，並且要有實際的數據來支持，確保不會構成交通擠塞。
4. 另外在排水排污方面，亦需要詳細研究，由於該地區已有多項大型發展，倘若再在此處改劃為「住宅乙類」，人口密度將倍增，污水問題必需要慎重處理。
5. 由於發展項目是兩棟超過19層高的住宅，非常貼近現時居民住處，工程進行期間，會出現噪音、沙塵、交通等問題，此外，該項目需要進行「打樁」工程，可能影響隔鄰居民的屋宇結構，成果嚴重，使居民十分憂慮。
因此，本人表示強烈反對該項發展計劃。

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**KFBG's comments on one planning application**

27/01/2023 17:07

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

1 attachment



230127 s12a KTS 17c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

27th January 2023.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We revisited the locality today and we in general consider our previous views would still be largely valid; please see **Appendix 1** for our previous submission for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

11th May 2022.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare

*facilities, and that the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/16 would be submitted to the Committee for agreement prior to gazetting under Section 5 of the Town Planning Ordinance. **The Committee decided not to agree to the proposed rezoning of Site B to “CDA(3)” for the reason that suitable development parameters for the site should be further reviewed.***

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Ornamental plants within the application site.



22

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/E, 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/17 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)

本署表示反對，因該地盤位置於金坑路路口
只留形成交通擠塞，影響村民車輛出入及專線小巴進出。

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 謹

簽署 Signature

日期 Date

2023.3.7

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

參考編號

Reference Number:

230309-123843-32003

提交限期

Deadline for submission:

24/03/2023

提交日期及時間

Date and time of submission:

09/03/2023 12:38:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/17

「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/17):

在進一步資料中，明白申請人已就交通影響評估及交通調查中疫情數據作補充資料，卻沒有徹底回應真正需要解決的問題，如下：

1. 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。由於申請發展項目是兩棟超過19層高的住宅，環看周邊地方，金錢村及坑頭村以及附近一帶多數是三層高的構築物，低密度建築，現在申請在偏僻的地方，豎立兩棟超過19層高的構築物，在車輛交通方面，實在未能負荷。加上，該處為金錢村及坑頭村的主要出入口，屆時車輛及人口暴增，令該處的出入口出現「樽頸地帶」，導致擠塞，阻礙村內的居民上班及上學，日常生活也受影響，需要謹慎研究及考量。
2. 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. 該處申請為「住宅(乙類)」，人口密度會倍增，將停泊超過一百多部的車輛，使路面的流量激增，導致交通擠塞，對道路使用者安全構成危險，容易發生交通意外，更影響居民日常的生活。
5. 另外在排水排污方面，亦需要詳細研究，由於該地區已有多項大型發展，倘若再在此處改劃為「住宅乙類」，人口密度將倍增，污水問題必需要慎重處理。
6. 由於發展項目是兩棟超過19層高的住宅，非常貼近現時居民住處，工程進行期間，會出現噪音、沙塵、交通等問題，此外，該項目需要進行「打樁」工程，可能影響隔鄰居民的屋宇結構，成果嚴重，使居民十分憂慮。

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KFBG's comments on six planning applications

22/03/2023 18:08

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

6 attachments



230322 s16 KTN 896.pdf 230322 s16 CLHFS 2c.pdf 230322 s12a KTS 17c.pdf 230322 s16 FTA 220c.pdf



230322 s17 NSW 293.pdf 230322 s17 ST 616.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

22nd March 2023.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We revisited the locality this January and we in general considered our previous views would still be largely valid (please see our previous submission in **Appendix 1** for your reference).
3. We urge the Board to liaise with relevant authorities/ parties for the latest site status and consider whether our general observation (i.e., the site would still be very suitable to be zoned under Agriculture) is still valid.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

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

27th January 2023.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We revisited the locality today and we in general consider our previous views would still be largely valid; please see **Appendix 1** for our previous submission for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

11th May 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare

facilities, and that the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/16 would be submitted to the Committee for agreement prior to gazetting under Section 5 of the Town Planning Ordinance. The Committee decided not to agree to the proposed rezoning of Site B to “CDA(3)” for the reason that suitable development parameters for the site should be further reviewed.’

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Figure 1. Ornamental plants within the application site.



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

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

參考編號

Reference Number:

230510-100517-90278

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 10:05:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/17

「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/17):

在進一步資料中，明白申請人已就交通影響評估、經修訂的總綱發展藍圖、園境設計總圖和樹木保護建議書資料，可是沒有徹底回應真正需要解決的問題，如下：

1. 據悉，在2020年的申請編號為Y/NE-KYS/14，當時建議興建 10 幢共 17 至 20 層的屋苑，現在將其分拆，逐步申請，倘若批准有關發展，便會發展餘下的項目，延續對環境、交通、排水、排污、噪音等相關問題，確實難以解決。事實上，該發展項目，雖然是兩棟19層高的住宅，但對附近居民已構成嚴重影響，因鄰近一帶的交通配套非常不足，經常出現交通擠塞(尤其是高爾夫御園一帶)，居民已叫苦連天。若果再增加住宅發展項目，人口相對增加，導致交通加倍嚴重擠塞。小小的村落，實在難以承受突然而來的負荷。
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。由於申請發展項目是兩棟超過19層高的住宅，環看周邊地方，金錢村及坑頭村以及附近一帶多數是三層高的構築物，低密度建築，現在申請在偏僻的地方，豎立兩棟超過19層高的構築物，在車輛交通方面，實在未能負荷。加上，該處為金錢村及坑頭村的主要出入口，屆時車輛及人口暴增，令該處的出入口出現「樽頸地帶」，導致擠塞，阻礙村內的居民上班及上學，日常生活也受影響，需要謹慎研究及考量。
3. 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。
4. 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，令村民難以接受。

5. 該處申請為「住宅(乙類)」，人口密度會倍增，將停泊超過一百多部的車輛，使路面的流量激增，導致交通擠塞，對道路使用者安全構成危險，容易發生交通意外，更影響居民日常的生活。

6. 另外，在排水排污方面，亦需要詳細研究，由於該地區已有多項大型發展，倘若再在此處改劃為「住宅乙類」，人口密度將倍增，污水問題必需要慎重處理。

7. 由於發展項目是兩棟超過19層高的住宅，非常貼近現時居民住處，工程進行期間，會出現噪音、沙塵、交通等問題，此外，該項目需要進行「打樁」工程，可能影響隔鄰居民的屋宇結構，成果嚴重，使居民十分憂慮。

27

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**KFBG's comments on eight planning applications**

25/05/2023 13:49

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

7 attachments



230525 s17 FTA 222.pdf 230525 s16 TKL 726.pdf 230525 s16 MKT 26.pdf 230525 s16 LK 149-150.pdf



230525 s12a KTS 17c.pdf 230525 s16 ST 646.pdf 230525 s16 PH 951.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

25th May 2023.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We revisited the locality yesterday and we in general considered our previous views would still be largely valid (please see our previous submission in **Appendix 1** for your reference).
3. We urge the Board to liaise with relevant authorities/ parties for the latest site status and consider whether our general observation (i.e., the site would still be very suitable to be zoned under Agriculture) is still valid.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

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

27th January 2023.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We revisited the locality today and we in general consider our previous views would still be largely valid; please see **Appendix 1** for our previous submission for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Appendix 1

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

11th May 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare

facilities, and that the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/16 would be submitted to the Committee for agreement prior to gazetting under Section 5 of the Town Planning Ordinance. The Committee decided not to agree to the proposed rezoning of Site B to “CDA(3)” for the reason that suitable development parameters for the site should be further reviewed.’

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

29

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

參考編號

Reference Number:

230629-092954-31528

提交限期

Deadline for submission:

14/07/2023

提交日期及時間

Date and time of submission:

29/06/2023 09:29:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/17

「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/17):

在進一步資料中，申請人已提交多項資料及理據，可是沒有徹底回應真正需要解決的問題，如下：

1. 我們明白興建屋宇是急需的，但要顧及四周環境，是否會對現有的屋宇造成影響？因該地區為鄉村地帶，建低密度的屋苑，如隔鄰的天巒、嘉麗山莊、翡翠園、御林皇府等屋苑，均以低密度形式興建，為何卻在同一地區，建中密度樓宇，實在難以令人信服。

2. 在進一步資料中，該項發展為適時，協助解決房屋供應短缺的問題，可是這項目為私人發展的房屋，樓價極為昂貴，與政府提供的屋宇相比，確實相差很大，一般人士難以負擔，故此，私人的建屋難以解決有需要人士置業。

3. 據悉，在2020年的申請編號為Y/NE-KYS/14，當時建議興建10幢共17至20層的屋苑，現在將其分拆，逐步申請，倘若批准有關發展，便會發展餘下的項目，延續對環境、交通、排水、排污、噪音等相關問題，確實難以解決，因是次資料中，發展興建兩幢住宅樓宇，合共360個單位，設有停車場共138車位。連同另一發展項目事實上，把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶，意味著，交通流量增多，事實上，現時一帶的交通配套非常不足，經常出現交通擠塞(尤其是高爾夫御園一帶)，居民已叫苦連天。

4. 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。

5. 因該區(金坑路)經常亦出現水浸，現正進行渠道改善工程，若再有新發展的興建，應有完善的排水、排污系統設施，基於，該區的設施是為鄉村環境模式而建成，在各方面仍未有完善系統設施的情況下，本人反對有關申請。

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



KFBG's comments on five planning applications

13/07/2023 14:46

From:

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

File Ref:

5 attachments



230713 s16 PH 960.pdf 230713 s16 KTN 931.pdf 230713 s12a KTS 8.pdf 230713 s17 NSW 293.pdf



230713 s12a KTS 17c.pdf

Dear Sir/ Madam,

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

Also, PLEASE DO NOT DISCLOSE OUR EMAIL ADDRESS.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

13th July 2023.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities/ parties for the latest site status and consider whether our general observation (i.e., the site would still be very suitable to be zoned under Agriculture) is still valid.
3. Our previous submission is also attached for your reference (**Appendix 1**).
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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Appendix 1

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

27th January 2023.

By email only

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To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We revisited the locality today and we in general consider our previous views would still be largely valid; please see **Appendix 1** for our previous submission for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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Kadoorie Farm & Botanic Garden Corporation

Appendix 1

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

11th May 2022.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare



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

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5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. Ornamental plants within the application site.





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

Figure 1. Ornamental plants within the application site.



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

Seq 10 31

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

參考編號

Reference Number:

230726-105228-14449

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 10:52:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/17

「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/17)-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/17)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。

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



Re: Y/NE-KTS/17 DD 92 Kam Hang Road, Kwu Tong South
09/08/2023 02:52

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>

Date: Wednesday, 13 July 2022 3:25 AM CST

Subject: Re: Y/NE-KTS/17 DD 92 Kam Hang Road, Kwu Tong South

Dear TPB Members,

The applicant submitted further information, including a table of responses to departmental comments, 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.

We are told that the planning process needs to be made more efficient.

Deep pocketed developers should be advised that materials must be submitted in a attributable format.

Mary Mulvihill

From:

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

Date: Thursday, 12 May 2022 2:01 AM CST

Subject: Y/NE-KTS/17 DD 92 Kam Hang Road, Kwu Tong South

Y/NE-KTS/17

Lots 959 RP, 998 RP (Part), 999 RP (Part), 1005 RP, 1006 to 1009, 1011, 1012, 1013 RP and 2272 in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South

Site area : About 10,072sq.m Includes Government Land of about 1,954sq.m

Zoning : "Agriculture" and "Recreation"

Proposed Amendment : Rezone to "Res (Group B)" / 2 Blocks / 360 Units / PR 2.4 / 72mPD / OS 1,228sq.m / 136 Vehicle Parking

Dear TPB Members,

This application is a follow up to Y/NE-KTS/14, this section of the application was not approved.

The Social Welfare Department (SWD) requested the applicants to provide a Residential Care Home for the Elderly (RCHE) cum Day Care Unit (DCU) in the proposed development and the applicants agreed to provide such facility in Site B while suggesting that the facility should be exempted from gross floor area calculation. The facility would be included in the future s.16 planning application.

The applicants were willing to incorporate a RCHE cum DCU in the proposed development at Site B in response to SWD's comment received during the application process. **Moreover, the applicants had proposed an alternative site to the east of Site A which could be a better location to accommodate standalone social welfare facilities.**

SO WHERE IS THE RCHE – IS THIS THE SHOPPING MALL/RCHE
Y/NE-KTS/16 APPLICATION?

WHERE IS THE COMMUNITY BENEFIT FROM THE CEDING OF ALMOST
2,000SQ.M OF GOVERNMENT LAND?

However, most Members had reservation on the proposed rezoning of Site B and expressed the following views: (a) whilst the proposed residential use was considered not entirely incompatible with the surrounding uses, the proposed development intensity (with a PR of 3 and a BH of 75mPD) might not be compatible with the immediate surrounding area to the south of Kam Hang Road which was predominantly rural in nature with low-rise and low-density domestic structures and might cause potential visual impact;

BUT THE REDUCTION IN PR IS MERELY .6 AND THERE IS NO
AMENDMENT TO THE 75MPD HEIGHT

and (b) having noted that there was **another similar application with a PR of 1.645 and a BH of 12 storeys** to the southeast of the Sites under processing, any piecemeal rezoning in the area might lead to adverse impacts on the environment, the cumulative effect of which should be properly assessed. In that connection, **a review on the development parameters of Site B and its adjoining area having regard to the existing and potential developments in**

the larger area covering the site would be necessary before proposing any suitable amendments to Site B.

SO WHERE ARE THE DETAILS OF THE REVIEW???

This application cannot be approved until the provision of the RCHE is guaranteed and the review of the district is provided to the board.

Mary Mulivhill

34

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KFBG's comments on five planning applications

11/08/2023 12:24

From:

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

File Ref:

5 attachments



230811 s16 CLHFS 3.pdf 230811 s17 ST 616.pdf 230811 s12a KTS 17c.pdf 230811 s16 HLH 65.pdf



230811 s16 TKLN 61.pdf

Dear Sir/ Madam,

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

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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Kadoorie Farm & Botanic Garden Corporation

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

11th August 2023.

By email only

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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Kadoorie Farm & Botanic Garden Corporation

Appendix 1

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

27th January 2023.

By email only

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to “Residential (Group B)”
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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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Appendix 1

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

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4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

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

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5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Figure 1. Ornamental plants within the application site.



35

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

參考編號

Reference Number:

231004-102312-75945

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 10:23:12

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-KTS/17

「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 :

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

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

12th October 2023.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)**

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities/ parties for the latest site status and consider whether our general observation as mentioned in our previous submission (see below) (i.e., the northern part of the site would still be very suitable to be zoned under Agriculture) is still valid.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





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

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

27th January 2023.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We revisited the locality today and we in general consider our previous views would still be largely valid; please see **Appendix 1** for our previous submission for your reference.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

11th May 2022.

By email only

Dear Sir/ Madam,

To rezone the application site from “Agriculture” and “Recreation”
to “Residential (Group B)”
(Y/NE-KTS/17)

1. We refer to the captioned.
2. We visited the application site in May 2022; some ornamental trees could be observed within the site (**Figure 1**). As mentioned in the Supporting Planning Statement (Section 2.2: ‘Existing Use’) for this application, the northern portion of the site has been leased out for plant nursery uses.
3. The northern portion of the site is within Agriculture (AGR) zone. Based on what we could observe on site, we consider AGR is still a very suitable zoning for this portion. From an arable land protection perspective, we consider it is not desirable to approve this application (the northern portion).
4. Indeed, the current application site is the southern portion (called ‘Site B’) of a previous rezoning application (Y/NE-KTS/14), and this rezoning application was only partially approved/ partially agreed by the Board in December 2020; the reasons are reproduced as follows:

‘The Committee decided to partially agree to the application by rezoning Site A to a sub-zone of “Comprehensive Development Area” (“CDA”) with the development parameters as proposed, subject to incorporation of the requirement for provision of social welfare



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

facilities, and that the proposed amendments to the approved Kwu Tung South OZP No. S/NE-KTS/16 would be submitted to the Committee for agreement prior to gazetting under Section 5 of the Town Planning Ordinance. The Committee decided not to agree to the proposed rezoning of Site B to "CDA(3)" for the reason that suitable development parameters for the site should be further reviewed.'

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

Figure 1. Ornamental plants within the application site.



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

參考編號

220511-152744-58513

Reference Number:

提交限期

13/05/2022

Deadline for submission:

提交日期及時間

11/05/2022 15:27:44

Date and time of submission:

有關的規劃申請編號

Y/NE-KTS/17

The application no. to which the comment relates:

「提意見人」姓名/名稱

Name of person making this comment:

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

意見詳情

Details of the Comment :

Since the proposed rezoning from "Agriculture" and "Recreation" to "Residential (Group B)" 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/17 DD 92 Kam Hang Road, Kwu Tong South

12/05/2022 02:02

From:

To:

tpbpd <tpbpd@pland.gov.hk>

File Ref:

Y/NE-KTS/17

Lots 959 RP, 998 RP (Part), 999 RP (Part), 1005 RP, 1006 to 1009, 1011, 1012, 1013 RP and 2272 in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South

Site area : About 10,072sq.m Includes Government Land of about 1,954sq.m

Zoning : "Agriculture" and "Recreation"

Proposed Amendment : Rezone to "Res (Group B)" / 2 Blocks / 360 Units / PR 2.4 / 72mPD / OS 1,228sq.m / 136 Vehicle Parking

Dear TPB Members,

This application is a follow up to Y/NE-KTS/14, this section of the application was not approved.

The Social Welfare Department (SWD) requested the applicants to provide a Residential Care Home for the Elderly (RCHE) cum Day Care Unit (DCU) in the proposed development and the applicants agreed to provide such facility in Site B while suggesting that the facility should be exempted from gross floor area calculation. The facility would be included in the future s.16 planning application.

The applicants were willing to incorporate a RCHE cum DCU in the proposed development at Site B in response to SWD's comment received during the application process. **Moreover, the applicants had proposed an alternative site to the east of Site A which could be a better location to accommodate standalone social welfare facilities.**

SO WHERE IS THE RCHE – IS THIS THE SHOPPING MALL/RCHE Y/NE-KTS/16 APPLICATION?

WHERE IS THE COMMUNITY BENEFIT FROM THE CEDING OF ALMOST 2,000SQ.M OF GOVERNMENT LAND?

However, most Members had reservation on the proposed rezoning of Site B and expressed the following views: (a) whilst the proposed residential use was

considered not entirely incompatible with the surrounding uses, the proposed development intensity (with a PR of 3 and a BH of 75mPD) might not be compatible with the immediate surrounding area to the south of Kam Hang Road which was predominantly rural in nature with low-rise and low-density domestic structures and might cause potential visual impact;

BUT THE REDUCTION IN PR IS MERELY .6 AND THERE IS NO AMENDMENT TO THE 75MPD HEIGHT

and (b) having noted that there was **another similar application with a PR of 1.645 and a BH of 12** storeys to the southeast of the Sites under processing, any piecemeal rezoning in the area might lead to adverse impacts on the environment, the cumulative effect of which should be properly assessed. In that connection, **a review on the development parameters of Site B and its adjoining area having regard to the existing and potential developments in the larger area covering the site would be necessary before proposing any suitable amendments to Site B.**

SO WHERE ARE THE DETAILS OF THE REVIEW???

This application cannot be approved until the provision of the RCHE is guaranteed and the review of the district is provided to the board.

Mary Mulivhill

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



Re: Y/NE-KTS/17 DD 92 Kam Hang Road, Kwu Tong South
13/07/2022 03:25

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

Dear TPB Members,

The applicant submitted further information, including a table of responses to departmental comments, 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.

We are told that the planning process needs to be made more efficient.

Deep pocketed developers should be advised that materials must be submitted in a attributable format.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 12 May 2022 2:01 AM CST
Subject: Y/NE-KTS/17 DD 92 Kam Hang Road, Kwu Tong South

Y/NE-KTS/17

Lots 959 RP, 998 RP (Part), 999 RP (Part), 1005 RP, 1006 to 1009, 1011, 1012, 1013 RP and 2272 in D.D. 92 and adjoining Government Land, Kam Hang Road, Kwu Tung South

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



Re: Y/NE-KTS/17 DD 92 Kam Hang Road, Kwu Tong South
11/10/2023 02:19

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 one of the large developers.

Yet another indication that rules and regulations are arbitrary.

Mary Mulvihill

From:

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

Date: Wednesday, 9 August 2023 2:52 AM CST

Subject: Re: Y/NE-KTS/17 DD 92 Kam Hang Road, Kwu Tong South

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>

Date: Wednesday, 13 July 2022 3:25 AM CST

Subject: Re: Y/NE-KTS/17 DD 92 Kam Hang Road, Kwu Tong South

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Mary Mulvihill

From:

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

Date: Thursday, 12 May 2022 2:01 AM CST

Subject: Y/NE-KTS/17 DD 92 Kam Hang Road, Kwu Tong South

Y/NE-KTS/17

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Mary Mulivhill

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

1

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/17

意見詳情 (如有需要，請另頁說明)

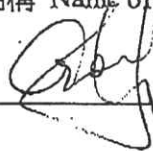
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

27 APR 2022

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

11

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

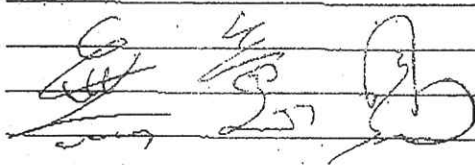
By e-mail : tpbpd@pland.gov.hk

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

Y/NE-KTS/17 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

29 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/17 Received on 24/08/2022

意見詳情 (如有需要，請另頁說明)

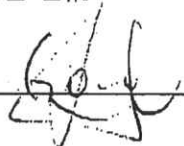
Details of the Comment (use separate sheet if necessary)



「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

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/17 Received on 05/10/2022

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 stamp on lined paper.

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

簽署 Signature [Signature] 日期 Date 21 OCT 2022

26

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/17 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)

無意見

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

侯志強

簽署 Signature



日期 Date

2023.5.13

Seq 9 28

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

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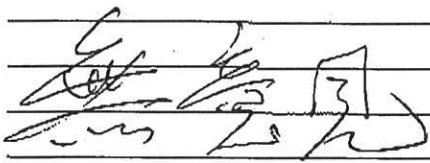
By e-mail : tpbpd@pland.gov.hk

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

Y/NE-KTS/17 Received on 07/06/2023

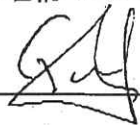
意見詳情 (如有需要，請另頁說明)

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. 27

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

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32

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/17 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 date 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.

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

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「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