

圖例
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
AGRICULTURE	AGR	農業
GREEN BELT	GB	綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION		主要道路及路口
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MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
WATER WORKS RESERVE		水務專用範圍
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMPREHENSIVE DEVELOPMENT AREA	9.67	1.84	綜合發展區
RESIDENTIAL (GROUP B)	1.02	0.19	住宅 (乙類)
RESIDENTIAL (GROUP C)	47.96	9.14	住宅 (丙類)
RESIDENTIAL (GROUP D)	6.54	1.25	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	43.90	8.37	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	8.66	1.65	政府、機構或社區
OPEN SPACE	2.43	0.46	休憩用地
RECREATION	34.54	6.58	康樂
AGRICULTURE	228.23	43.50	農業
GREEN BELT	133.83	25.51	綠化地帶
MAJOR ROAD ETC.	7.94	1.51	主要道路等
TOTAL PLANNING SCHEME AREA	524.72	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/NE-KTS/20 的修訂
AMENDMENTS TO APPROVED PLAN No. S/NE-KTS/20

AMENDMENTS EXHIBITED UNDER SECTION 5
OF THE TOWN PLANNING ORDINANCE

AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項

(參看附表)
(SEE ATTACHED SCHEDULE)

**SCHEDULE OF AMENDMENTS TO
THE APPROVED KWU TUNG SOUTH OUTLINE ZONING PLAN NO. S/NE-KTS/20
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site to the south of Kam Hang Road and east of Hang Tau Road from “Recreation” (“REC”) and “Agriculture” to “Residential (Group B)” (“R(B)”) with stipulation of building height restriction.
- Item B – Rezoning of a site to the north of Kam Hang Road from “REC” to “Government, Institution or Community (1)” (“G/IC(1)”) with stipulation of building height restriction.

II. Amendments to the Notes of the Plan

- (a) Incorporation of a set of Notes for “R(B)” zone.
- (b) Incorporation of ‘Shop and Services (on ground floor in “G/IC(1)” only)’ under Column 1 of the Notes for “Government, Institution or Community” zone; and incorporation of Remarks for the “G/IC(1)” sub-zone.
- (c) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.
- (d) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.
- (e) Deletion of the Remarks of the Notes for “Open Space” zone.
- (f) Deletion of the clause on excavation of land in the Remarks of the Notes for “REC” zone.

Town Planning Board

31 May 2024

《古洞南分區計劃大綱草圖編號 S/NE-KTS/21》
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21

申述人名單
Index of Representation

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/NE-KTS/21-R1	TPB/R/S/NE-KTS/21-S006	Kyland Investments Limited
TPB/R/S/NE-KTS/21-R2	TPB/R/S/NE-KTS/21-S007	Elmtree Worldwide Limited
TPB/R/S/NE-KTS/21-R3	TPB/R/S/NE-KTS/21-S003	侯福達
TPB/R/S/NE-KTS/21-R4	TPB/R/S/NE-KTS/21-S004	侯添球
TPB/R/S/NE-KTS/21-R5	TPB/R/S/NE-KTS/21-S005	侯慶麒
TPB/R/S/NE-KTS/21-R6	TPB/R/S/NE-KTS/21-S001	李觀仙
TPB/R/S/NE-KTS/21-R7	TPB/R/S/NE-KTS/21-S002	歐陽學宏
TPB/R/S/NE-KTS/21-R8	TPB/R/S/NE-KTS/21-S009	Mary Mulvihill
TPB/R/S/NE-KTS/21-R9	TPB/R/S/NE-KTS/21-S008	The Hong Kong and China Gas Company Limited

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁
<https://www.tpb.gov.hk/tc/plan_making/S_NE-KTS_21.html> 查閱就《古洞南分區計劃大綱草圖編號 S/NE-KTS/21》提出的申述。

Representations in respect of the Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at <https://www.tpb.gov.hk/en/plan_making/S_NE-KTS_21.html>.

By Hand

Our Ref: S3038a/KTS_B/24/001Lg

30 July 2024

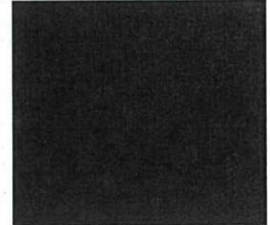
Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Submission Number:
TPB/R/S/NE-KTS/21-S006

Representation Number:
TPB/R/S/NT-KTS/21-RC01



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Submission of Written Representation in respect of
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21**

This Written Representation is prepared and submitted on behalf of Kyland Investments Limited (the "Representer"), under Section 6(1) of the Town Planning Ordinance ("TPO") in relation to the Draft Kwu Tung South Outline Zoning Plan ("Draft OZP") No. S/NE-KTS/21 gazetted by the Town Planning Board ("TPB") on 31 May 2024. This Written Representation is made in respect of the following amendments of the Draft OZP:

- 1) Rezoning of a site to the south of Kam Hang Road and east of Hang Tau Road from "Recreation" ("REC") and "Agriculture" to "Residential (Group B)" ("R(B)") with stipulation of building height restriction; and
- 2) Incorporation of a set of Notes for "R(B)" zone.

Attached please find the completed Form No. S6, signed Authorization Letter and Written Representation for consideration by the TPB. Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

Kenneth To



Encl.: Completed Form No. S6, Authorization Letter and Written Representation
cc. the Representer

KT/CL/vy



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) 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), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（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，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Kyland Investments Limited (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)
2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) KTA Planning Limited (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)[#]**申述詳情(如有需要, 請另頁說明)[#]**

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
<u>Amendments to Matters shown on the Plan</u> Item A - Rezoning of a site to the south of Kam Hang Road and east of Hang Tau Road from "Recreation" ("REC") and "Agriculture" to "Residential (Group B)" ("R(B)") with stipulation of building height restriction.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached written representation.
<u>Amendments to the Notes of the Plan</u> (a) - Incorporation of a set of Notes for "R(B)" zone.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached written representation.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

[^] Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

**Submission of Written Representation in respect of
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21**

1. Background

1.1 We, on behalf of the Representer, Kyland Investments Limited (KIL), are writing in **SUPPORT** of the following amendment items:

- Amendment Item A shown on the Plan –
Rezoning of a site to the south of Kam Hang Road and east of Hang Tau Road from "Recreation" ("REC") and "Agriculture" to "Residential (Group B)" ("R(B)") with stipulation of building height restriction.
- Amendment (a) to the Notes of the Plan –
Incorporation of a set of Notes for "R(B)" zone.

1.2 KIL is one of the project proponents of the approved S12A Application No. Y/NE-KTS/17 (one of the owners of the concerned lots), which was approved by the Rural and New Town Planning Committee (RNTPC) on 17.10.2023. We herewith provide our justifications as follows.

2. Details of Representation

(1) *Proactive approach in Support of the Policy Addresses and the Long-Term Housing Strategy*

The Representer is endeavoring to provide more housing supply to the market in accordance with the Long-Term Housing Strategy. According to the latest Annual Progress Report released in 2023, the total housing supply target for the ten-year period from 2024-25 to 2033-34 is about 432,000 units. In the Proposed Development at the Subject Site, there will be proposed 360 residential units accommodating about 972 population. As developable land in Hong Kong is limited, it is essential to explore housing development in this area which is in close proximity to the Kwu Tung North New Development Area (KTN NDA).

(2) *In Line with the Development Profile Descending from Kwu Tung North Town Centre*

The Subject Site is located in Kwu Tung South, having a locational advantage in being close to the periphery of KTN NDA just across Fanling Highway. While KTN NDA has been planned as predominantly residential community, KTN will be one of the areas in the Northern Metropolis (NM) where government offices relocated from urban areas will concentrate. The development intensity and building height of future developments in the KTN NDA will range from a maximum plot ratio of 6.0 and maximum BH of 135mPD

from the town centre to a plot ratio of 3.5 and maximum building height (BH) of 75mPD towards the periphery of the NDA.

The recent approval of applications for upzoning / rezoning of three sites nearby, including "CDA(1)" (of PR 3.0), "CDA(2)" (of PR 3.0) and "CDA(3)" (of PR 2.0) zones, demonstrates that Kwu Tung South has the potential for more medium density residential developments. The Subject Site which is just located to the south of Kam Hang Road and close to these sites, has the potential to be developed for medium density residential development while respecting the development context in Kwu Tung South.

(3) *Creating High Quality Living Environment*

The indicative development scheme put forward during the S.12A stage has taken into account of different design merits, including building height compatible with the nearby planned developments, providing 2-5m wide peripheral landscape buffer, reserving 15m-wide visual corridor, avoiding podium structure, preserving the tree group in the southern portion, bedrooms and living rooms being orientated away from the major traffic noise source to secure high living quality, etc.. The Visual Impact Assessment (VIA) conducted under the approved S.12A Application No. Y/NE-KTS/17 revealed that the Proposed Scheme would not significantly detract from the existing landscape and visual amenity of the local area.

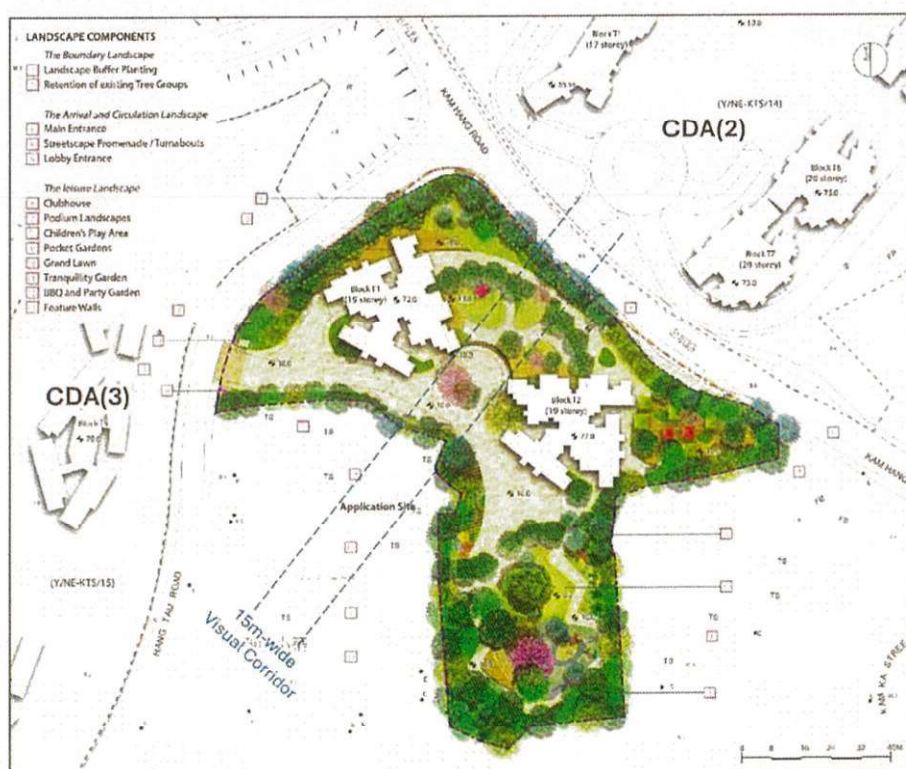


Figure 1: Indicative Landscape Master Plan of the Proposed Development

Figure 1 shows that a landscape buffer along the boundaries of the Subject Site is reserved to provide more greenery and visual relief. Particularly, the tree group including the larger specimen tree in the southern portion of the Site will be preserved, acting as a buffer with the adjacent low-rise residential developments to the south.

(4) *Introducing New Public Transport Routes Benefiting Local Communities*

The Traffic Impact Assessment (TIA) conducted under the approved S.12A Application No. Y/NE-KTS/17 concluded that related traffic trips related to the proposed development can be absorbed by the nearby road network and there will be no significant traffic impact to the surrounding area, with road improvement works to the nearby roads and road junctions. As for the public transport provision, it is proposed to provide one new GMB route and one new bus both connecting Kwu Tung South to the future Kwu Tung Station. The "R(B)" site boundary has included a setback area to provide a bus lay-by along Kam Hang Road. It is anticipated that the new public transport routes would also benefit the local communities.

(5) *Coordinated Implementation Program with the Nearby Developments Minimizing Disturbance to the Local Communities*

The Traffic Impact Assessment (TIA) conducted under the approved S.12A Application No. Y/NE-KTS/17 concluded that related traffic trips related to the proposed development can be absorbed by the nearby road network and there will be no significant traffic impact to the surrounding area, with road improvement works to the nearby roads and road junctions. As for the public transport provision, it is proposed to provide one new GMB route and one new bus both connecting Kwu Tung South to the future Kwu Tung Station. The "R(B)" site boundary has included a setback area to provide a bus lay-by along Kam Hang Road. It is anticipated that the new public transport routes would also benefit the local communities.

Regarding the cumulative traffic concern due to this development and the nearby developments during construction period, it is noted that the construction of "CDA(1)" development, anticipated to be completed by 2027, has already commenced. Implementation program of this "R(B)" site would not be earlier than the above. Overall, the Representer, as one of the land owners and project proponents of the "R(B)" development and "CDA(2)" development, would coordinate with the owners of the "CDA(1)" and "CDA(3)" developments, so as to minimize the overall traffic and environmental impact to the neighbourhood during construction period (**Figure 2** refers).

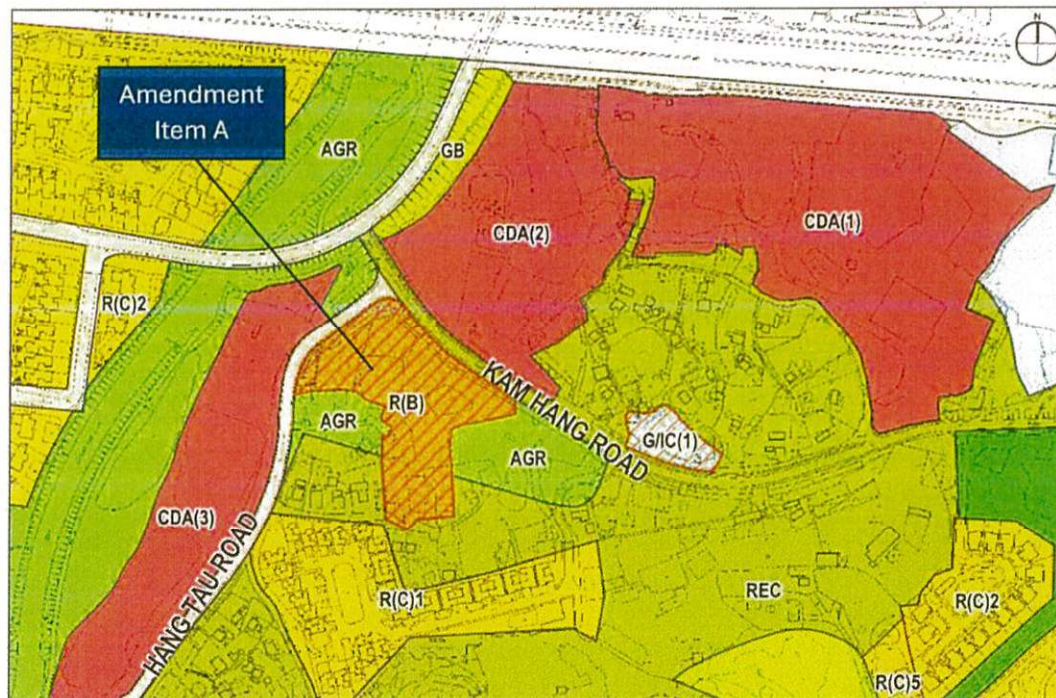


Figure 2: The "R(B)" Site and the other "CDA" Sites in Kwu Tung South

(6) Improving Drainage Conditions of the Area

It is understood that the area around Kam Hang Road including the Subject Site has long suffering from flooding risk, in particular that the Subject Site is in lack of proper maintenance with manmade disturbances. With the Proposed Development, 3 nos. of drainage channels would be implemented by the Project Proponent to collect the surface runoff, which would significantly reduce the flooding risk of the local area and benefit the neighbouring communities.

(7) Sewerage Improvement Works Committed

Apart from drainage works, the Project Proponent is also committed to the upgrading work of a total of 15 nos. of sections of the sewers to cater for the sewerage generation a. Overall, the required infrastructure improvement works will be completed prior to the population in-take. to ensure no adverse technical impacts brought by the Proposed Development onto the surrounding areas.

3. Concluding Remarks

- 3.1 We trust the Draft Outline Zoning Plan with the subject amendment items will be approved smoothly to enable the development to go ahead.

By Hand

Our Ref: S3038a/KTS_C/24/001Lg

30 July 2024

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

Submission Number:
TPB/R/S/NE-KTS/21-S007

Representation Number:
TPB/R/S/NT-KTS/21-R002



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Submission of Written Representation in respect of
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21**

This Written Representation is prepared and submitted on behalf of Elmtree Worldwide Limited (the "Representer"), under Section 6(1) of the Town Planning Ordinance ("TPO") in relation to the Draft Kwu Tung South Outline Zoning Plan ("Draft OZP") No. S/NE-KTS/21 gazetted by the Town Planning Board ("TPB") on 31 May 2024. This Written Representation is made in respect of the following amendments of the Draft OZP:

- 1) Rezoning of a site to the north of Kam Hang Road from "Recreation" ("REC") to "Government, Institution or Community (1)" ("G/IC(1)") with stipulation of building height restriction; and
- 2) Incorporation of 'Shop and Services (on ground floor in "G/(C(1)" only)' under Column 1 of the Notes for "Government, Institution or Community" zone; and incorporation of Remarks for the "G/IC(1)" sub-zone.

Attached please find the completed Form No. S6, signed Authorization Letter and Written Representation for consideration by the TPB. Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD


Camille Lam



Encl.: Completed Form No. S6, Authorization Letter and Written Representation
cc. the Representer

KT/CL/vy



FS 579819



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- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) 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), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Elmtree Worldwide Limited (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) KTA Planning Limited (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)[#]申述詳情(如有需要, 請另頁說明)[#]

The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
<u>Amendments to Matters shown on the Plan</u> Item B - Rezoning of a site to the north of Kam Hang Road from "REC" to "Government, Institution or Community (1)" ("G/IC(1)") with stipulation of building height restriction.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached written representation.
<u>Amendments to the Notes of the Plan</u> (b) - Incorporation of 'Shop and Services (on ground floor in "G/IC(1)" only' under Column 1 of the Notes for "Government, Institution or Community" zone; and incorporation of Remarks for the "G/IC(1)" sub-zone.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached written representation.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

[^] Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

**Submission of Written Representation in respect of
Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/21**

1. Background

1.1 We, on behalf of the Representer, Elmtree Worldwide Limited (EWL), are writing in **SUPPORT** of the following amendment items:

- Amendment Item B shown on the Plan –
Rezoning of a site to the north of Kam Hang Road from “Recreation” (“REC”) to “Government, Institution or Community (1)” (“G/IC(1)”) with stipulation of building height restriction.
- Amendment (b) to the Notes of the Plan –
Incorporation of ‘Shop and Services (on ground floor in “G/(C(1)” only)’ under Column 1 of the Notes for “Government, Institution or Community” zone; and incorporation of Remarks for the “G/IC(1)” sub-zone.

1.2 EWL is one of the project proponents of the approved S12A Application No. Y/NE-KTS/16 (one of the owners of the concerned lot), which was approved by the Rural and New Town Planning Committee (RNTPC) on 17.10.2023. We herewith provide our justifications as follows.

2. Details of Representation

(1) *In Line with the Government’s Policy to Increase RCHE Bedspace Supply*

Hong Kong has the highest life expectancy in the world – 83.0 for men and 87.7 for women. According to the Statistics from Census and Statistic Department (C&SD) in 2023, the proportion of population aged 65 or older is projected to increase from 20.5% in 2021 to 36.0% in 2046. The elderly dependency ratio was increasing steadily these years, from 262 nos. of elderly supported by 1,000 individuals in 2020 to 321 nos. of elderly supported by 1,000 individuals in 2023. It was estimated that in 2041, 1,000 working individuals will be supporting nearly every 500 elderly (2 adults to 1 elderly).

According to “Elderly Services Programme Plan” completed by the Working Group on Elderly Services Programme Plan Elderly Commission, the projected service demand for residential care for elderly would raise from about 49,000 places in 2016 to about 68,000 places in 2046. However, the total number of subsidised and non-subsidised Residential Care Home for the Elderly (RCHE) places is only 38,684 as at 31 March 2024.

According to the information of Social Welfare Department (SWD), as at 30 June 2024, the average waiting time for care and attention places and nursing home places were

both 9 months. The proposed development is expected to alleviate the surging demand for RCHE places.

(2) *The Proposed RCHE Aimed at Providing Quality Spaces*

Although the eight-storey Kwu Tung North Multi-welfare Services Complex (KTNMSC) in Kwu Tung North New Development Area (KTN NDA) is recently completed, which provides a total of 1,750 residential care places for the elderly, the supply is still far from satisfying the demand in the territory. Apart from the quantity aspect, such demand also requires a wide-ranging quality. The proposed privately-initiated RCHE development is a response to the Government's multi-pronged approach in providing quality spaces for the elderly.

Besides, while those bedspaces in the KTNMSC are mainly subvented places near the high density KTN NDA Town Centre, the proposed RCHE at Kam Hang Road with a sub-urban setting would offer high quality living environment in a lower density environment.

(3) *Provision of Shop and Services Benefiting the Neighbourhood*

It is understood that there is no retail shop around Kam Hang Road while the nearest retail shops can only be found in Kwu Tung Market Shopping Centre (at least 700m walking distance away). The inclusion of retail shops of GFA about 645m² at G/F of the Proposed RCHE is aimed to cater for the need of not only the RCHE users and visitors but also the future residents in the residential developments in close proximity. The provision of retail shops situated at G/F fronting Kam Hang Road is also a pedestrian-friendly design serving the daily shopping needs of the neighbourhood.

(4) *The Subject Site Can be Implemented Immediately*

The private land in the Subject Site is owned by the Representer and another company, which is ready for land exchange upon planning approval and statutory planning procedures.

(5) *The Small Scale of Development with Landscape Treatment Improving the Streetscape of the Area*

The Proposed Development is small in scale. The proposed eight-storey building is low-rise in nature, which is compatible with the surrounding building height profile without bringing adverse visual impact to the surroundings. Meanwhile, it would improve the streetscape with the proposed landscape treatment at the Site (**Figure 1** refers).



Figure 1: Indicative Master Layout Plan of the Proposed Development

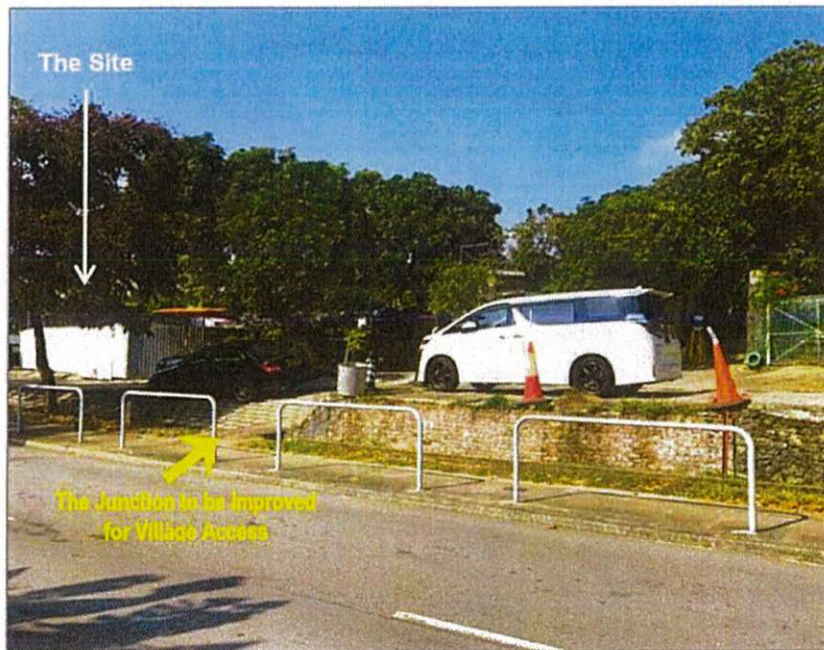
(6) New Public Transport Facilities to be In Place

The Traffic Impact Assessment ("TIA") conducted under the approved S.12A Application No. Y/NE-KTS/16 concluded that related traffic trips related to the proposed development can be absorbed by the nearby road network and there will be no significant traffic impact to the surrounding area, with road improvement works to the nearby roads and road junctions.

As for the public transport provision, there will also be proposed one new GMB route and one new bus route both connecting Kwu Tung South to the future Kwu Tung Station. It is proposed that the new bus route would run along Kam Hang Road (the section between Kwu Tung Road and the future roundabout near Kam Tsin Village to be implemented by another project proponent of a nearby development). It is anticipated that the introduced new public transport routes would also benefit the local communities.

(7) Improved Village Access Arrangement Benefiting the Adjoining Communities

As shown in **Photo 1** and **Figures 1 & 2**, currently the temporary structures to the east and northeast of the Site rely on a paved strip being used by vehicles across the Site and connected to the junction with Kam Hang Road at the southwest of the Site. However, this part of paved access is also prone to illegal parking. After development together with the proposed road widening along Kam Hang Road, it is proposed to provide a new junction to the southeast of the Site so that the village access to the east would directly connect to Kam Hang Road. This would improve the accessibility of the eastern cluster of temporary structures.



**Photo 1: Existing Condition of the Junction
Between the Village Access and Kam Hang Road**

(8) *Improving the Drainage Condition of the Area and Bringing No Insurmountable Adverse Impact to the Surroundings*

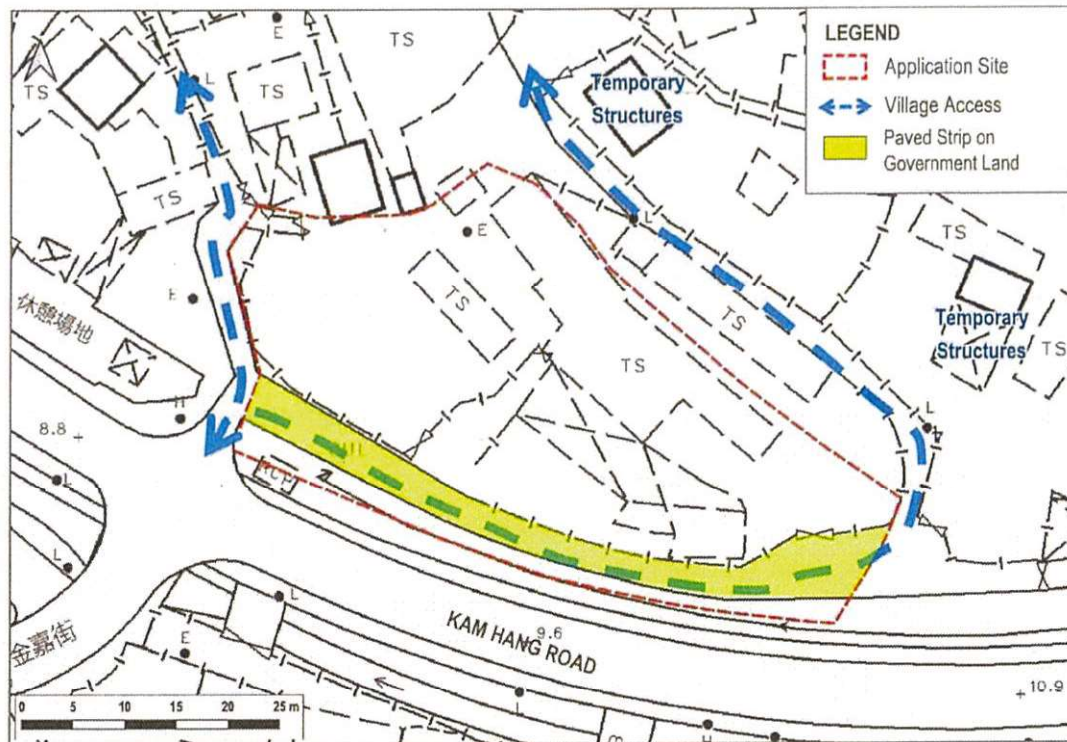
While the existing site is generally paved with sparse vegetation, the Proposed RCHE Development would indeed improve the drainage condition with 20% greenery and decreased surface runoff. There will also be peripheral intercepting channel to receive surface runoff from catchment to the immediate north and drained to the existing drainage system. Overall, the Proposed Development will lead to improved drainage condition with proper maintenance.

Overall, the technical assessments conducted under the approved S.12A Application No. Y/NE-KTS/16 have also proved that the Proposed Development is deemed acceptable in terms of visual, landscape, traffic, sewerage and drainage aspects.

3. Concluding Remarks

- 3.1 We trust the Draft Outline Zoning Plan with the subject amendment items will be approved smoothly to enable the development to go ahead.

EXISTING VILLAGE ACCESS ARRANGEMENT



FUTURE VILLAGE ACCESS ARRANGEMENT AFTER PROPOSED DEVELOPMENT IS COMPLETED

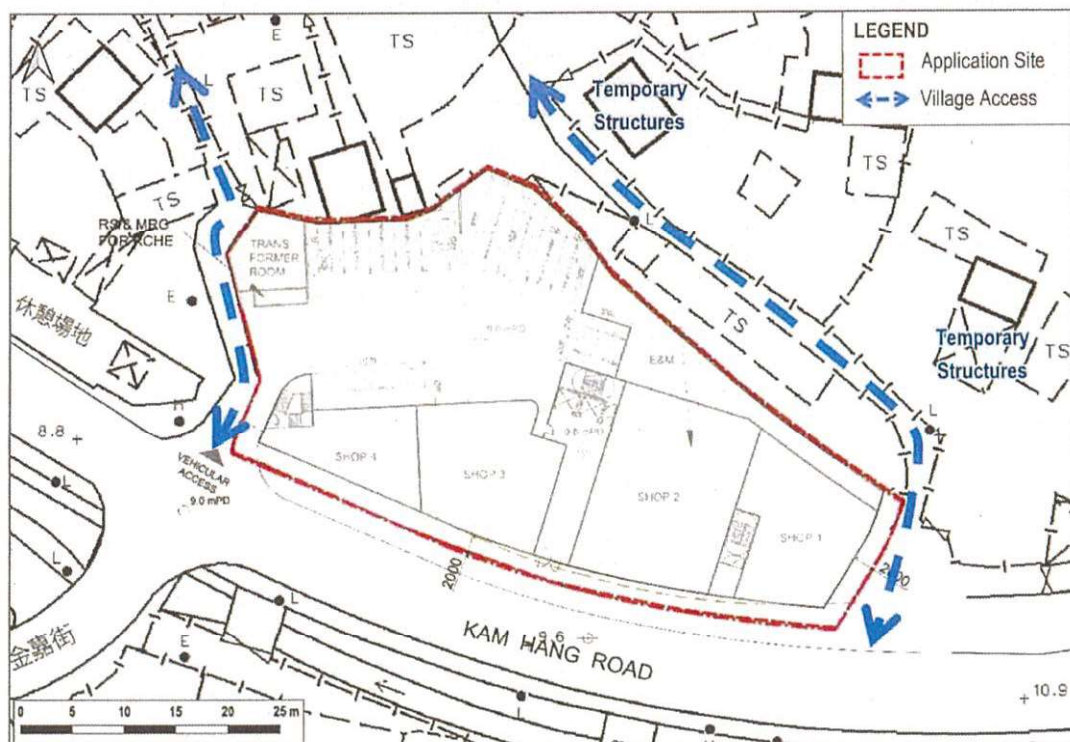


Figure 2 Village Access Arrangement (Before and After)

金錢村村務委員會

KAM TSIN VILLAGE AFFAIRS COMMITTEE

C.C. 7PB

新界上水金錢村六巷一號A

No.1A, Lane 6, Kam Tsin Village, Sheung Shui, New Territories

敬啟者:

古洞南分區計劃大綱圖 (核准圖編號 S/NE-KTS/20 的修訂項目)

Submission Number:
TPB/R/S/NE-KTS/21S3-5

有關城市規劃委員會(城規會)於2024年5月31日,宣布修訂古洞南分區計劃大綱核准圖。修訂項目主要涉及(i)把金坑路以南及坑頭路以東的一塊用地由「康樂」地帶及「農業」地帶改劃為「住宅(乙類)」地帶,並訂明建築物高度限制,以作住宅發展;以及(ii)把金坑路以北的一塊用地由「康樂」地帶改劃為「政府、機構或社區(1)」地帶,並訂明建築物高度限制,以提供一所私營安老院舍。

就有關修訂向城規會秘書處作出強烈反對。並「根據《城市規劃條例》提交的申述亦符合城規會規劃指引編號29C所列明的規定。有關反對詳情及理據如下:

1. 申請用途:把地點由「康樂」地帶改劃為「政府、機構或社區(1)」地帶,事實上,這項發展是私人團體申請,為何會改劃為「政府機構」用途,令人感覺是「政府」有參與該項發展,可是在申請文件中,未有發現有關「政府機構」的設施,希望申請人能清楚明確地列出是什麼「政府機構」,讓我們能深入了解該項發展的詳情。
2. 由「康樂」地帶改劃為「綜合發展」地帶,都需要多方面的諮詢,現在由「康樂」地帶直接改劃為「政府、機構或社區(1)」地帶,當中應顧慮對附近村落、屋苑居民造成的影響,使寧靜的村落變成煩擾的地方,居民因此寢食不安,身心皆受影響。
3. 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?現時在該地帶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、翡翠園、嘉麗山莊及鄰近的天巒屋苑,均以低密度形式興建,為何卻在同一地區,建中密度樓宇,實在難以令人說服。
4. 由於古洞北的發展,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,經常出現車輛排長龍,造成交通擠塞,當區(金錢、坑頭、古洞)居民已叫苦連天,需要花費更多時間在交通上。然而,擬建的構築物中,除了住宅、政府機構/社區、私人安老院,亦包含零售商店,會令人流增加,勢必導致車輛流量增多,擠塞情況更趨嚴重,影響居民的出入。
5. 事實上,古洞北發展,政府擬計劃興建一條支線由金坑路可直接往「快速公路」,將可疏導古洞南北、金錢村及坑頭村的人流,應等待政府落實興建配套,完善交通網絡設施後,才考慮是項發展計劃。

6. 因該處位於鄉郊地帶，大規模的建設，會造成空氣和噪音的污染，將為附近鄉郊居民的日常生活帶來嚴重的影響，可是，直至現在仍未有具體改善環境的設施及數據，來支持有關發展。
7. 古洞北福利服務大樓明年中開幕，屆時會提供近 2000 個長者宿位，現申請提供 150 個私人安老院床位，是否有需要在此鄉村地方，交通不便之處，配套亦未完善的地方，設立安老院舍？
8. 申請地點正是附近(東園)村民出入必經之路，倘若建為大樓，嚴重阻礙村民出入，村民需要繞道而行，尤其是長者及小孩，實在不便。
9. 從資料中提及該項發展為適時，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，實在難以解決有需要人士置業問題。
10. 據悉，在 2020 年的該項申請編號為 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。從現有提供的資料，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，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(尤其是青山公路-古洞段，近高爾夫御園一帶)，長期忍受塞車之苦，引致居民極度煩躁不安。
11. 因該區(金坑路)經常出現水浸，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，本會強烈反對有關申請。

此 致
城市規劃委員會秘書處



上水金錢村村代表

侯福達先生

身份證編號: [REDACTED]

侯添球先生

[REDACTED]

侯慶麒先生

[REDACTED]

2024 年 6 月 14 日

Submission Number:
TPB/R/S/NE-KTS/21-S004

Representation Number:
TPB/R/S/NT-KTS/21-R004

Submission Number:
TPB/R/S/NE-KTS/21-S005

Representation Number:
TPB/R/S/NT-KTS/21-R005

C.C. 71B

致 執事先生
規劃署

檔案編號: S/NE-KTS/20

Submission Number:
TPB/R/S/NE-KTS/21 S1-S2

由: 上水坑頭村原居民/居民代表
李觀仙 (原居民代表)
歐陽學宏 (原居民代表)

有關: 反對上述編號 S/NE-KTS/20 中的修訂項目 A 及 B

敬啟者:

對於上述編號中的修訂項目 A 及 B, 本會(上水區坑頭村(原居民)村務委員會提出反對。所反對的理由如下:

1. 構成坑頭村交通非常繁忙的主因有下列數點:

- 1.1 車輛進出坑頭村的主要道路是坑頭路, 是本村的唯一道路, 在項目 A 中擬建多幢 21 層高的住宅大樓 27 米高, 勢大量增加坑頭村路和金坑路的交通負荷達至無法克服的地步, 交通阻塞問題嚴重影響本村村民的日常生活。
- 1.2 坑頭村是一條原居民村, 人口若有七千多人口, 每天早上有 12 架專線小巴(19 座位)循環線行駛和營運。而且有千多架私人房車每天進出本村。路面的繁忙已達飽和的臨界點, 若項目 A 及 B 獲批核, 坑頭路和金坑路的交通繁忙只會日趨向結構性的技術問題。
- 1.3 從六十年代開始, 坑頭村村內已存在一個佔地 30 萬多呎的金門公司地盤, 每天亦有數十架重量車輛出入, 交通非常繁忙和塞阻。
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此致
執事先生
規劃署

坑頭村村代表

Lee Koon Sin

李觀仙

H. Wang

歐陽學宏

謹啟

日期：2024 年 6 月 17 日

Submission Number:

TPB/R/S/NE-KTS/21-S1

Representation Number:

TPB/R/S/NT-KTS/21-R006

Submission Number

TPB/R/S/NE-KTS/21-S2

Representation Number:

TPB/R/S/NT-KTS/21-R007



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From: 鄉事委員會 上水區 [REDACTED]
Sent: 2024-06-26 星期三 17:15:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關反對 S/NE-KTS/20 中的修訂項目 A 及 B
Attachment: IMG-20240624-WA0012.jpg; IMG-20240624-WA0013.jpg; 有關反對 S NE-KTS 20 中的修訂項目 A 及 B.docx

你好,

坑頭村代表

李觀仙和歐陽學宏

有關反對 S/NE-KTS/20 中的修訂項目 A 及 B

文件如附檔，謝謝。

Best Regards,

上水區鄉事委員會 - 秘書處

羅小姐

Tel [REDACTED]

Fax [REDACTED]

Add [REDACTED]

致 執事先生
規劃署

檔案編號: S/NE-KTS/20

由: 上水坑頭村原居民/居民代表
李觀仙 (原居民代表)
歐陽學宏 (原居民代表)

有關: 反對上述編號 S/NE-KTS/20 中的修訂項目 A 及 B

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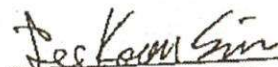
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此致
執事先生
規劃署

坑頭村村代表


李觀仙


歐陽學宏

謹啟

日期：2024 年 6 月 17 日



致 執事先生
規劃署

檔案編號: S/NE-KTS/20

由: 上水坑頭村原居民/居民代表
李觀仙 (原居民代表)
歐陽學宏 (原居民代表)

有關: 反對上述編號 S/NE-KTS/20 中的修訂項目 A 及 B

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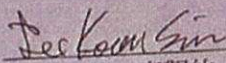
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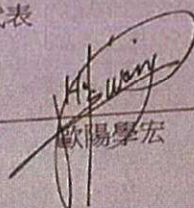
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此致
執事先生
規劃署

坑頭村村代表


李觀仙


歐陽學宏

謹啟

日期：2024 年 6 月 17 日



致 執事先生
規劃署

檔案編號: S/NE-KTS/20

由: 上水坑頭村原居民/居民代表
李觀仙 (原居民代表)
歐陽學宏 (原居民代表)

有關: 反對上述編號 S/NE-KTS/20 中的修訂項目 A 及 B

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此致
執事先生
規劃署

坑頭村村代表


李觀仙


歐陽學宏

謹啟

日期：2024 年 6 月 17 日

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Submission Number:
TPB/R/S/NE-KTS/21-S009

tpbpd/PLAND

Representation Number:
TPB/R/S/NT-KTS/21-R008

寄件者: [REDACTED]
寄件日期: 2024年07月31日星期三 21:05
收件者: tpbpd/PLAND
主旨: PROPOSED AMENDMENTS TO KWU TUNG SOUTH OZP NO. S/NE-KTS/20
類別: Internet Email

PROPOSED AMENDMENTS TO KWU TUNG SOUTH OZP NO. S/NE-KTS/20

Dear TPB Members,

Item A: (about 1ha) To rezone a site to the south of Kam Hang Road and east of Hang Tau Road from "REC" and "AGR" to "R(B)" with stipulation of a maximum BH of 72mPD.

Y/NE-KTS/17 on 27.10.2023

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

This is a sequel to a more ambitious development that was subject to scrutiny by members. In view of the considerable amount of Government Land involved, 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.

The applicants agreed to provide such facility at an alternative site, Item B, **while suggesting that the facility should be exempted from gross floor area calculation.**

IS IT TO BE EXEMPTED AND WHY AS IT IS A STAND ALONE SITE?

According to the Applicant this could be a better location to accommodate standalone social welfare facilities.

NOTE STANDALONE SOCIAL WELFARE FACILITIES BUT NOW IT INCLUDES A SHOPPING MALL ON GROUND FLOOR.

SO WHERE IS THE COMMUNITY BENEFIT FROM THE CEDING OF A COMBINED 2,500SQ.M OF GOVERNMENT LAND?

Originally most Members had reservation on the proposed rezoning about this development 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

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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

more landscaping area at the southern portion allowing more tree preservation

a tree cluster at the southern part of the site, with a large Ficus macrocarpa and a tree immediately adjacent to the site would be preserved.

CANNOT FIND ANY DETAILS ON THE NUMBER AND LOCATION OF TREES

*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.***

The "REC" zone was intended for recreational developments for the use of the general public. It encouraged the development of active/passive recreation and tourism uses by the private sector. Owing to private land ownership and the private-led development mode in the KTS area, there was no intention for government initiated large-scale recreational use.

Approval of the current applications would not affect the integrity of those zones!!!

STATEMENTS ARE CONTRADICTIONARY IN NATURE. ZONE IT "REC" BUT THEN TAKE NO MEASURES TO REALISE THE ZONING INTENTION. THIS IS A NEW COMMUNITY THAT WILL HAVE A NEED OF AND A RIGHT TO RECREATIONAL FACILITIES. THE ZONING WAS INTENDED TO ADDRESS THESE NEEDS.

SO WHERE ARE THE DETAILS OF THE REVIEW THAT SHOULD ADDRESS THESE ISSUES???

Item B: (about 0.17ha) To rezone a site to the north of Kam Hang Road from "REC" to "G/IC(1)" with stipulation of a maximum BH of 8 storey.

Y/NE-KTS/16 Approved 27 Oct 2023

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

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

Zoning: "Recreation"

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

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

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

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

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

Members should approve this plan only on condition that the entire building is devoted to GIC use as stipulated in the Planning Intention:

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory.

It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

In view of the Applicants own statement that the site is **"to accommodate standalone social welfare facilities"** and social issues that have been exposed due to Covid, there needs to be a much more stringent supervision of how GIC zoning is used. The siphoning off of significant percentages of GFA for commercial use should not be permitted.

The excuse that there are insufficient retail facilities in the area is unacceptable as this is a district under intense redevelopment and commercial facilities will gradually be provided as projects are completed. And, as per some members concerns, the retail shops would attract vehicles and parking that would have negative impact on the RCHE re air pollution and noise disturbance.

Approval of this development sets a precedent that effectively reduces the amount of GFA to be devoted to genuine community services in GIC zoned developments. This is unacceptable, particularly in districts like this with significant shortfalls in multiple services. SEE HKPSG

For the same reason strong objections to:

Proposed Amendments to the Notes of the OZP

7.3 In relation to Amendment Item B, 'Shop and Services (on ground floor in "G/IC(1)" only') is added as Column 1 use for the "G/IC(1)" sub-zone.

also

7.4 Opportunity is taken to revise the other parts of the Notes based on the latest MSN, which include moving 'Government Refuse Collection Point' and 'Public Convenience' uses from Column 2 to Column 1 in the Notes for "V" zone, and adding 'Field Study/Education/Visitor Centre' under Column 2 of the "V" zone.

OBJECT – DEPRIVES THE COMMUNITY OF HAVING A SAY IN BOTH THE LOCATION AND DESIGN OF THESE FACILITIES

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7.5 Review has also been undertaken on the need for 'filling of pond or excavation of land' clause in the Remarks of the Notes for non-conservation-related zonings.

Since there is currently no pond in the "Open Space" ("O") zone and the Drainage Services Department (DSD) has no concern on excavation of land within the "O" zone from drainage perspective, opportunity is taken to delete the Remarks of the "O" zone. For the "REC" zone, due to DSD's concern on filling of pond from drainage perspective, the 'filling of pond' portion will be retained in Remarks (c) of the Notes for the "REC" zone while 'excavation of land' will be deleted.

OBJECT – THIS ALLOWS UNFETTERED EXCAVATION OF LAND ON BOTH ZONES.

BY APPROVING ELIMINATION OF THESE PROTECTIVE CLAUSES, THE BOARD IS EFFECTIVELY RELINQUISHING ITS ROLE IN MONITORING DEVELOPMENTS THAT CAN HAVE DEVASTATING IMPACT ON THE LAND AND NATURAL RESOURCES.

Mary Mulvihill



就圖則作出申述

Representation Relating to Plan

Submission Number:

TPB/R/S/NE-KTS/21-S008

Representation Number:

TPB/R/S/NT-KTS/21-R009

參考編號

Reference Number:

240731-110041-41404

提交限期

Deadline for submission:

31/07/2024

提交日期及時間

Date and time of submission:

31/07/2024 11:00:41

「申述人」全名

Full Name of "Representer":

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

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的圖則

Plan to which the representation relates:

S/NE-KTS/21

申述詳情

Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
Item A		Since the proposed development is in the close vicinity to our High-Pressure pipeline at Kam Hang Road, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.
Item B		Since the proposed development is in the close vicinity to our High-Pressure pipeline at Kam Hang Road, the project proponent is required to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation

	measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.
--	---

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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From: [REDACTED]
Sent: 2024-08-01 星期四 15:33:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Plan no. S/NE-KTS/21 (Reference Number: 240731-110041-41404)
Attachment: Comment on Plan No. S-NE-KTS-21.pdf

Dear Mr Kwok,

Further to our tele-conversation, please kindly find the information as follows:

Submission Reference Number:	240731-110041-41404
Plan no.:	S/NE-KTS/21
Representer:	The Hong Kong and China Gas Co. Ltd.
Name of Representer's Representative:	Edmond Fong

Thank you for your kind attention.

Kind Regards

Edmond Fong

From: SPPAdmin@pland.gov.hk <SPPAdmin@pland.gov.hk>
Sent: Friday, July 19, 2024 2:12 PM
To: [REDACTED]
Subject: Newsletter for SPP

Dear Sir/Madam,

1. The Town Planning Board gazettes the following Statutory Plan(s) today:

No statutory plan was gazetted.

2. The following Statutory Plan(s) are currently inviting representations/further representations:

under s.5 of the Town Planning Ordinance

S/NE-KTS/21

(Kwu Tung South OZP)

S/YL-NSW/9

(Nam Sang Wai OZP)

You may wish to visit the for further details.

3. As at 19/07/2024, 81 applications are inviting comments:

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You may wish to visit the [Town Planning Board website](#) for further details.

4. The Secretary for Development published the following Regulated Area Plan(s) today:

No regulated area plan was published

Thank you for your attention.

Regards,
SPP Administrator

Please do not reply to this message as this is system generated.



Extract of minutes of RNTPC meeting held on 10.5.2024

Fanling, Sheung Shui and Yuen Long East District

[Mr K.W. Ng, District Planning Officer/Fanling, Sheung Shui and Yuen Long East (DPO/FSYLE), and Ms Lucille L.S. Leung and Mr C.K. Fung, Senior Town Planners/Fanling, Sheung Shui and Yuen Long East (STPs/FSYLE), were invited to the meeting at this point.]

Agenda Item 11

[Open Meeting]

Proposed Amendment to the Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/20

(RNTPC Paper No. 3/24)

Presentation and Question Sessions

25. With the aid of a PowerPoint presentation, Ms Lucille L.S. Leung, STP/FSYLE, briefed Members on the background of the proposed amendments to the Outline Zoning Plan (OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were mainly to reflect two agreed section 12A (s.12A) applications, including:

- (a) Amendment Item A – rezoning a site to the south of Kam Hang Road and east of Hang Tau Road from “Recreation” (“REC”) and “Agriculture” to “Residential (Group B)” subject to a maximum plot ratio of 2.4 and a maximum building height (BH) of 72mPD; and
- (b) Amendment Item B – rezoning a site to the north of Kam Hang Road from “REC” to “Government, Institution or Community (1)” subject to a maximum BH of 8 storey.

26. As the presentation by the Planning Department (PlanD)'s representative had been completed, the Chairman invited questions from Members.

27. Two Members raised the following questions:

- (a) noting from paragraph 4.3 of the Paper that the Rural and New Town Planning Committee (the Committee)'s concern on tree preservation raised in the consideration of s.12A application No. Y/NE-KTS/17 was reflected in the Explanatory Statement (ES) of the OZP, how such concern had been reflected in the ES;
- (b) noting from Plans 3 and 4a of the Paper that the site of Amendment Item A (Item A Site) was mainly covered by trees and vegetation, why only a particular large tree, but not other trees within Item A Site, was proposed to be preserved; and
- (c) noting from paragraph 5.1(a) of the Paper that the shortfall of kindergarten/nursery in the Kwu Tung South (KTS) area could be met by the existing/planned facilities in the adjoining area of Kwu Tung North New Development Area (KTN NDA), how the people living in KTS area could access those facilities in KTN NDA given that the two areas were physically separated by Fanling Highway.

28. In response, Mr K.W. Ng, DPO/FSYLE, with the aid of some PowerPoint slides, made the following main points:

- (a) the Committee's concern raised in consideration of s.12A application No. Y/NE-KTS/17 (i.e. Amendment Item A) on preserving an existing tree group including a large *Ficus microcarpa* (細葉榕) in the southern portion of Item A Site was reflected in paragraph 9.2.2 of the ES (Attachment IV of the Paper) to remind the future developer that efforts should be made to preserve the tree group as far as possible. PlanD would follow up with relevant government departments to incorporate a tree preservation clause

in the future land document as appropriate;

- (b) a landscape proposal with assessment on the health condition of the existing trees at Item A Site was submitted under s.12A application No. Y/NE-KTS/17. The assessment indicated that many of the trees, in particular those in the northern portion of the Item A Site, including a *Aquilaria sinensis* (土沉香) and a *Ficus elastic* (印度橡樹), were neither in good health conditions nor feasible to be transplanted, whereas most of the trees in the southern portion, including a large *Ficus microcarpa* (細葉榕), were recommended to be retained. Relevant government departments consulted, including the Chief Town Planner/Urban Design and Landscape, PlanD, had no adverse comment on the s.12A application and Amendment Item A from landscape planning perspective; and
- (c) KTS area was mainly rural in character and most of the developments were concentrated in the northern part which was in proximity to KTN NDA. As such, the planned provision of government, institution and community (GIC) facilities (including kindergarten and nursery) in KTN NDA could also serve the residents in KTS area, given that the new road infrastructures across Fanling Highway and via Kwu Tung Road being implemented by the Government could enhance the accessibility and connectivity between KTS area and KTN NDA upon completion.

29. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/20 as shown on the draft Kwu Tung South OZP No. S/NE-KTS/20A at Attachment II of the Paper (to be renumbered as S/NE-KTS/21 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Kwu Tung South OZP No. S/NE-KTS/20A (to be

renumbered as S/NE-KTS/21) as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the OZP.

30. Members noted that as a general practice, the Secretariat of the Town Planning Board (the Board) would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

Provision of Major Community Facilities and Open Space in Kwu Tung South OZP

(Based on planned population in NE-KTS OZP of 32,600)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons	3.21 ha	0 ha	0.93 ha	-2.28 ha
Local Open Space	10 ha per 100,000 persons	3.21 ha	9.55 ha	10.03 ha	+6.82 ha
Sports Centre	1 per 50,000 to 65,000 persons (assessed on a district basis)	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Community Hall	No set standard	N.A.	0	0	N.A.
Library	1 district library for every 200,000 persons (assessed on a district basis)	0	0	0	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	25 classrooms	4 classrooms	4 classrooms	-21 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 (assessed by EDB on a district/school network basis)	49 classrooms	20 classroom	20 classrooms	-29 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 (assessed by EDB on a territory-wide basis)	28 classrooms	26 classroom	26 classrooms	-2 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	179 beds	0 bed	0 beds	-179 beds
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centre	100 aided places per 25,000 persons (assessed by SWD on a local basis)	128	0	0	-128 [#]
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 (assessed by SWD on a local basis)	0	0	0	0
Integrated Family Services Centre	1 for 100,000 to 150,000 persons (assessed by SWD on a service boundary basis)	0	0	0	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above (assessed by SWD)	N.A.	0	0	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing (assessed by SWD)	N.A.	0	0	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above (assessed by SWD on a district basis)	118 places	17 places	23 places	-95 [#] places

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above (assessed by SWD on a cluster basis)	146 beds	0 bed	0 beds	-146 beds
Pre-school Rehabilitation Services	23 subvented service places for every 1,000 children aged 0-6 (assessed by SWD on a district basis)	68 places	0 place	0 places	-68 [#] places
Day Rehabilitation Services	23 subvented service places for every 10,000 persons aged 15 or above (assessed by SWD on a district basis)	60 places	0 place	0 places	-60 places
Residential Care Services	36 subvented service places for every 10,000 persons aged 15 or above (assessed by SWD on a cluster basis)	93 places	75 places	75 places	-18 places
Community Rehabilitation Day Centre	1 centre for every 420,000 persons (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre for every 280,000 persons (assessed by SWD on a district basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	Requirement based on OZP planned population	Provision		Surplus/ Shortfall against planned provision
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Community Centre for Mental Wellness	1 standard scale centre for every 310,000 persons (assessed by SWD on a district basis)	0	0	0	0

Remark:

- # The planned social welfare facilities in NE-KTS are based the demand of Social Welfare Department (SWD). All demand for social welfare facilities from SWD are reserved in public housing sites or “G/IC” sites. The deficit in provision is based on OZP planned population while SWD adopts a wider spatial context/cluster in the assessment of provision of such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.