

Urgent Return receipt Expand Group Restricted Prevent Copy

Moon Leong KOK/PLAND

寄件者: Wilson Man [REDACTED]
寄件日期: 2024年08月05日星期一 18:10
收件者: tpbpd/PLAND
副本: Kitty Wong; Simon PH CHAN/PLAND; Charlotte Cheuk Ying LAM/PLAND; Moon Leong KOK/PLAND
主旨: Replacement Pages of S.12A Amendment of Plan Application No. Y/HSK/1 (Redevelopment of the Pok Oi Hospital Yeung Chun Pui Care and Attention Home, Ha Tsuen, Yuen Long)
附件: 20240805_Replacement Pages of Application Form (Y_HSK_1).pdf
類別: Internet Email

Dear Town Planning Board,

Please find the attached replacement pages of the S.12A application form for the captioned and supersede the preceding email sent on 5 August 2024 at 12:34pm. Many thanks.

Best regards,
Wilson Man
Assistant Town Planner

KTA Planning Limited
[REDACTED]
[REDACTED]
[REDACTED]

From: Wilson Man
Sent: Monday, August 5, 2024 12:34 PM
To: Moon Leong KOK/PLAND <mlkok@pland.gov.hk>
Cc: Kitty Wong [REDACTED] Simon PH CHAN/PLAND <sphchan@pland.gov.hk>; Charlotte Cheuk Ying LAM/PLAND <ccylam@pland.gov.hk>
Subject: Replacement Pages of S.12A Amendment of Plan Application No. Y/HSK/1 (Redevelopment of the Pok Oi Hospital Yeung Chun Pui Care and Attention Home, Ha Tsuen, Yuen Long)

Dear Moon,

Please find the attached replacement pages of the S.12A application form for the captioned. Many thanks.

Best regards,
Wilson Man
Assistant Town Planner

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

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

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構)
Pok Oi Hospital

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 4 請跳到第 4 部分填寫)
(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)	No.58 Sha Chau Lei Tsuen, Ha Tsuen, Yeung Long, New Territories (Lot No. 2273 in DD 125 and the Extension Thereto)
(c) Site Area 申請地點面積	3,388.7 (Rezoning Site)3,090 (Development Site).....sq.m 平方米 <input checked="" type="checkbox"/> About 約

6. Plan Proposed to be Amended 擬議修訂的圖則	
(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Government, Institution or Community" ("G/IC")

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 [] <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [] 住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] <input type="checkbox"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 [] <input type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input type="checkbox"/> Others (please specify _____)) [] 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) [] <input type="checkbox"/> Road 道路	<input type="checkbox"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] <input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)
Please insert subzone in [] as appropriate. 請於[]內註明支區，如適用。	

**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	17,922	sq.m. 平方米	<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed plot ratio 擬議地積比率	5.8*		<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed site coverage 擬議上蓋面積	58*	%	<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed number of blocks 擬議座數	1			
<input checked="" type="checkbox"/>	Proposed number of storeys of each block 每座建築物的擬議層數	11	storeys 層	<input type="checkbox"/>	include 包括.....storeys of basements 層地庫
	* Calculated based on Development Site Area			<input type="checkbox"/>	exclude 不包括.....storeys of basements 層地庫
<input checked="" type="checkbox"/>	Proposed building height of each block 每座建築物的擬議高度	42.4	m 米	<input checked="" type="checkbox"/>	About 約
		Not more than 47.9	mPD 米(主水平基準上)	<input type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Domestic part 住用部分** GFA 總樓面面積	8,752	sq.m. 平方米	<input checked="" type="checkbox"/>	About 約
	number of units 單位數目				
	average unit size 單位平均面積		sq.m. 平方米	<input type="checkbox"/>	About 約
	estimated number of residents 估計住客數目	about 282			
	** includes Care & Attention Home for the Elderly, Hostel for Severely Mentally Handicapped Persons, and Hostel for Moderately Mentally Handicapped Persons				
<input checked="" type="checkbox"/>	Non-domestic part 非住用部分				
<input type="checkbox"/>	hotel 酒店		sq.m.平方米	<input type="checkbox"/>	About 約
<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 checked="" type="checkbox"/>	Government, institution or community facilities 政府、機構或社區設施				
					(please specify the use(s) and concerned land area(s)/GFA(s))
					(請註明用途及有關的地面面積/總樓面面積)
					Social Welfare Facilities including Children Care Centre, Day Activity Centre, Integrated Vocational Rehabilitation Services Centre, Day Care Centre for the Elderly, and other self-financed welfare-related ancillary facilities - about 9,170 sq.m
<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				
<input checked="" type="checkbox"/>	private open space 私人休憩用地	282	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

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	No.58 Sha Chau Lei Tsuen, Ha Tsuen, Yeung Long, New Territories (Lot No. 2273 in DD 125 and the Extension Thereto)		
Site area 地盤面積	3,388.7 (Rezoning Site) 3,090 (Development Site) (includes Government land of 包括政府土地	sq. m 平方米	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> About 約
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2		
Zoning 地帶	"Government, Institution or Community" ("G/IC")		
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 checked="" 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 type="checkbox"/> Rezone the application site from _____ to _____ 把申請地點由_____地帶改劃為_____		

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	8,752	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.83*
Non-domestic 非住用	9,170	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.97*	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用			
	Non-domestic 非住用			
	Composite 綜合用途	1		

* Calculated based on Development Site Area

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		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	about 42.4	m 米 <input type="checkbox"/> (Not more than 不多於)
		47.9	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		11	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	58	% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	282	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	13
	Private Car Parking Spaces 私家車車位	4
	Motorcycle Parking Spaces 電單車車位	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	<u>Light Bus</u>	6
	<u>Refuse Collection Vehicle</u>	1
	<u>Ambulance</u>	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	Taxi Spaces 的士車位	1
	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	1	
Heavy Goods Vehicle Spaces 重型貨車車位	1	
Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Geotechnical Appraisal and Foundation Proposal</u>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		