



Our Reference: HKHS/AKN/AGNES/11  
Date: 4 August 2023

By HAND only

The Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
HONG KONG



Dear Sir/ Madam,

**REPRESENTATION IN RESPECT OF PROPOSED AMENDMENTS TO  
THE DRAFT SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/19**

**ITEM B – Rezoning of a Site to the North of Ming Wah Dai Ha from “Open Space”,  
“Residential (Group A)” and “Government, Institution or Community” to  
“Residential (Group A) 5” with stipulation of Building Height Restriction**

We are instructed by Hong Kong Housing Society (“HKHS”) to submit this Representation to **Amendment Item B** in respect of the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19 (“**Draft OZP**”) which involves the rezoning of a site to the north of Ming Wah Dai Ha (“**MWDH**”) from “Open Space” (“**O**”), “Residential (Group A)” (“**R(A)**”) and “Government, Institution or Community” (“**G/IC**”) to “Residential (Group A) 5” (“**R(A)5**”) and amending the Notes of the zone applicable to the site to include stipulation of a building height restriction (“**BHR**”) of 100mPD under Section 6 of the Town Planning Ordinance (“**TPO**”).

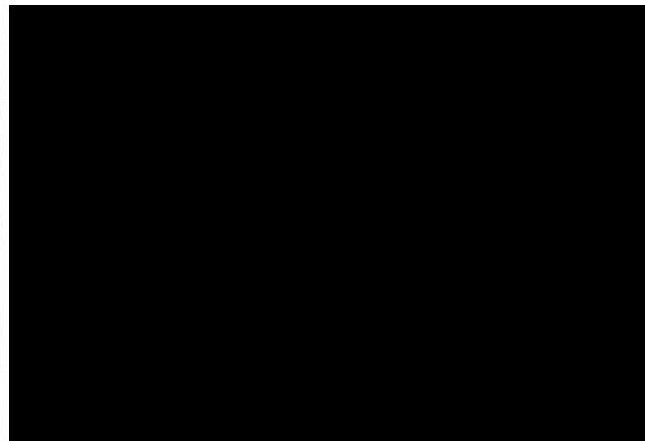
**Background on the Proposed Amendment Item B**

The Draft OZP takes forward the Town Planning Board’s (“**TPB’s**”) decision on Section 12A Planning Application No. Y/H9/6 (“**S12A Planning Application**”), submitted by the Representer, to rezone a site at Shaukiwan Lots 170 S.A, 170 RP, 171, 172, 173, 174, 175 & 176, Shaukiwan Inland Lot 794 and adjoining Government Land along A Kung Ngam Road (collectively, the “**Representation Site**”) from “O”, “R(A)”, and “G/IC” to “R(A)5” for Public Rental Housing Development (“**PRHD**”).

Under Amendment Item B, the Representer will be able to take forth a holistic approach to optimise the development potential of an undeveloped and inaccessible site with no programme for implementation, for a proposed PRHD to provide public housing and community facilities, improve overall pedestrian connectivity, enhance street-level vibrancy and improve the quality of life (health, safety and convenience) of the existing community in Shau Kei Wan.

The Representer wishes to reaffirm their **SUPPORT** for Amendment Item B based on the justifications as set out below:

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ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



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### **In Line with Government's Housing Policy and Meeting the Pressing Need for Housing Supply**

The proposed PRHD is fully in-line with Government's policy to increase housing land supply in addressing Hong Kong's long-term problem of housing shortage by providing approx. 646 affordable housing units for low-income families and individuals.

According to the Hong Kong Housing Authority ("HKHA"), as at end-March 2023, there were about 133,200 general applications for PRH, and about 97,100 non-elderly one-person applications. The average waiting time for general applicants who were housed to PRH in the past 12 months was 5.3 years. Among them, the average waiting time for elderly one-person applicants was 3.9 years. The proposed PRHD will optimise the land use potential of a readily available yet vacant and derelict site, and contribute to speeding up PRH production to meet the acute demand for PRH in Hong Kong, thereby shortening the waiting time for PRH, as well as meeting the Government's target of increasing the overall public housing production by about 50% in the coming five years (i.e. from 2023-24 to 2027-28) (*Para 63(ii) and (iii) of The Chief Executive's 2022 Policy Address refer*).

### **Maximising the Development Potential of an Underutilised Land Parcel**

The rezoning of the Representation Site from "O", "R(A)" and "G/IC" to "R(A)5" provides an opportunity to utilise a piece of immediately available land for affordable housing development in addressing the acute shortage of land and housing supply.

The southern portion of the Representation Site has been zoned "O" since 1986 and the northern portion of the Site was rezoned from "Commercial / Residential" to "O" in 1989. Despite being zoned "O" since the 1980s, the Site has been left idle and underutilised for over three decades, and it is understood that the Government has no implementation programme for the Site. Rezoning the Representation Site to "R(A)5" for PRHD would utilise the valuable land resources and maximise the Site's development potential for the provision of affordable housing and associated open space for public enjoyment.

### **Compatible with Surrounding Land Use/Development Intensity**

Shau Kei Wan is dominated by high-density public and private residential developments inter-mixed with GIC and business/industrial uses. To the immediate south of the Representation Site is MWDH which is zoned "Comprehensive Development Area" ("CDA") with a maximum Plot Ratio ("PR") of 6.0 and a BHR of 100mPD/120mPD, and is currently undergoing comprehensive redevelopment for flats, shop and services and social welfare facilities. MWDH Redevelopment which consists of 9 residential towers with a BH ranging from 25 to 34 storeys (excluding lower ground floors) and offering a total of 3,919 public housing units, was approved by the Metro Planning Committee ("MPC") in January 2019 (*TPB Ref No. A/H9/78*). The proposed PRHD on the Representation Site with a total PR of 6.73 and a maximum BH of 100mPD will blend in seamlessly with the "CDA" site to the south.

Moreover, it is worth noting that a site at A Kung Ngam Village and its adjacent areas, which is located to the immediate northeast of the Representation Site, is currently being rezoned to "Residential (Group A) 6" ("R(A)6") with a maximum BHR of 110mPD (*Amendment Item A refers*) for PRHD to provide approx. 1,500 units. The development intensity of the proposed PRHD at the Representation Site will be compatible with that of the proposed PRHD at A Kung Ngam Village.

Our Reference: HKHS/AKN/AGNES/11

Date: 4 August 2023

The Secretary, Town Planning Board

The nature of use, BH and development intensity of the proposed PRHD at the Representation Site are in harmony with the surrounding developments which mainly comprise of “CDA” and “R(A)” zones with BHR ranging from 100mPD to 120mPD inter-mixed with GIC uses. Accordingly, rezoning of the Representation Site to “R(A)5” is considered to be appropriate and highly compatible with the residential nature and zoning character of the neighbourhood.

### **Providing Social Welfare and Retail Facilities to Cater for the Needs of the Local Community**

Strengthening childcare services has been one of the key policy areas of the HKSAR Government in recent years as highlighted in the Chief Executive’s Policy Address in 2021 and 2022 (*Para 126 of The Chief Executive’s 2021 Policy Address* and *Para 70 in the Annex of The Chief Executive’s 2022 Policy Address* refer). Specifically, the Government intends to increase the number of Aided Standalone Child Care Centre service places to 1,440 by the end of 2026-27, with a target increase of nearly 70% over 2021-2022. The Planning Department (“**PlanD**”) also indicates that there is a deficit of 226 Child Care Centre (“**CCC**”) places in the Shau Kei Wan area (*Attachment XVII of MPC Paper No. 6/23* refers).

Implementation of the proposed PRHD at the Representation Site will provide additional usable open space and GIC facilities which in turn will enhance the livelihood of the locals living in the adjacent residential zones. Despite the loss of land zoned “G/IC” at Basel Road (mainly occupied by an existing staircase with an area of about 267m<sup>2</sup>) within the Site, existing or future GIC provisions in the neighbourhood will not be affected as the proposed PRHD will provide a 100-place CCC and a 30-place boys’ hostel to serve the local community and the wider Eastern District. The social welfare facilities with a total floor area of about 2,000m<sup>2</sup> which is equivalent to about 7% of the domestic gross floor area of the proposed PRHD, will be provided at the podium floors of the development and would be handed over to the Government upon completion.

Besides GIC facilities, shop and services as well as eating place will also be provided at street-level of the proposed PRHD to provide additional activity space and point of interest at street-level to improve the vibrancy of adjoining streets (i.e. Shan Pin Terrace and Miu Tung Street) to complement the existing neighbourhood character of Shau Kei Wan town centre.

### **Enhancing Pedestrian Connectivity and Improving the Quality of Life within the Neighbourhood**

Direct and convenient pedestrian connections between Basel Road, A Kung Ngam Road and Shau Kei Wan Main Street East via Miu Tung Street will be established through the proposed PRHD. To enhance pedestrian connectivity and improve the physical walking environment in the neighbourhood, universal access in the form of shuttle lifts will be provided in the Northern and Southern Gardens to enable barrier-free access to the adjoining streets. In addition, stairs will also be provided within the two gardens to allow opportunities for physical exercise for those who are mobile and prefer a more healthy and active lifestyle. These provisions will be integrated into the landscaped design of the proposed PRHD, and carefully aligned with the existing visual and air ventilation corridors in the area so as to significantly improve pedestrian connectivity in the neighbourhood and facilitate easy access to the Shau Kei Wan MTR Station and Shau Kei Wan town centre via Miu Tung Street by both future residents and the general public, while enhancing visual permeability and air ventilation of the area.

Our Reference: HKHS/AKN/AGNES/11

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The Secretary, Town Planning Board

In order to foster an inclusive community and encourage social interactions in the neighbourhood, the planned Northern and Southern Gardens, shop and services, and eating place within the proposed PRHD will serve as recreational and leisure spaces for the enjoyment of future residents and members of the local community, and provide a green setting and human-scale living environment for both the residents and the general public. The active and passive recreational spaces and other vibrant activities within the proposed PRHD will encourage an active lifestyle among all individuals, thus improving the community's health and physical wellbeing, and establishing a safe and inclusive environment to indulge. The creation of a setback along Shan Pin Terrace will further foster a safe and vibrant streetscape, providing a comfortable pedestrian experience at the street-level.

### **Addressing Local Parking Demand via the Provision of a Public Vehicle Park**

According to the latest Government Multi-storey Car Park Statistics published by Transport Department ("TD"), the utilisation rate of the Shau Kei Wan Multi-storey Car Park increased from 67.5% in January 2013 to 79.0% in April 2023, reflecting a growing demand for car parking spaces within the neighbourhood. Furthermore, illegal parking is frequently observed within the neighbourhood, along Shau Kei Wan Main Street East, Basel Road, Kam Wa Street, Wang Wa Street, Factory Street and Shau Kei Wan Road. The proposed PRHD includes the provision of a Public Vehicle Park ("PVP") with 25 nos. of parking spaces. This will help address the strong demand for car parking spaces in the area and contribute to addressing the illegal parking problem in Shau Kei Wan town centre.

### **No Insurmountable Technical Impact to the Surrounding Areas**

Based on the technical assessments conducted, the proposed PRHD would not generate any adverse impact to the surrounding environment in terms of traffic, environment, infrastructural, visual, landscape, air ventilation and geotechnical aspects. With the proposed mitigation measures, the proposed PRHD will not cause any significant impact to the local area and there is no technical constraint that would hinder the implementation of the proposed PRHD at the Representation Site.

### **Conclusion**

Housing shortage remains as one of the most imminent issues fronting Hong Kong and solving the housing problem is a top agenda of the Government. The provision of the proposed PRHD at the Representation Site is fully in-line with the Government's Housing Policy to increase public housing supply, and will contribute to the housing supply for the grassroots in the short term, while improving the quality of life of the local community in Shau Kei Wan through the provision of open space, community facilities and PVP, as well as improvement of pedestrian connectivity within the neighbourhood, and enhancement of vibrancy of Shan Pin Terrace and Miu Tung Street.

We shall be grateful if the TPB would note our views above and continue to give support to Amendment Item B. Thank you very much for your attention.

Our Reference: HKHS/AKN/AGNES/11  
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Should there be any queries, please do not hesitate to contact the undersigned or Ms Agnes Leung.

Yours faithfully  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED



Delius Wong  
Associate / Project & Quality Manager

DEL/AGNES

26 July 2023

By E-mail & By Post

Townland Consultants Limited

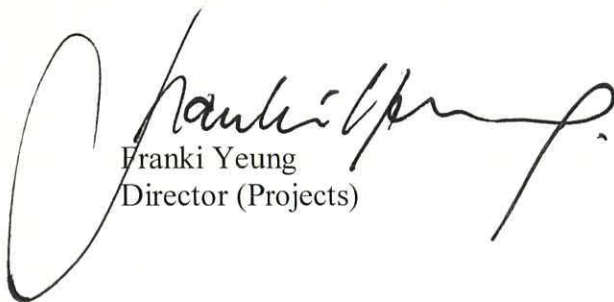
[REDACTED]  
(Attention: Ms. Keren Seddon)

Dear Madam

**Section 6 Representation Town Planning Ordinance (Chapter 131)  
Representation in Respect of Proposed Amendments to the Draft Shau Kei Wan  
Outline Zoning Plan No. S/H9/19  
Item B – Rezoning of a Site to the North of Ming Wah Dai Ha from “Open Space”,  
“Residential (Group A)” and “Government, Institution or Community” to  
“Residential (Group A) 5” with stipulation of Building Height Restriction**

We are pleased to authorise Townland Consultants Limited (TOWNLAND) as our Planning Consultant to prepare and submit the captioned Representation on our behalf. TOWNLAND is hereby authorised to liaise, correspond and attend meetings with the Town Planning Board, all relevant Government Departments and other bodies with respect to the Representation.

Yours faithfully  
For and on behalf of  
Hong Kong Housing Society



Franki Yeung  
Director (Projects)



FY/FC/VW/AH/RV/bc

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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 Publication of Representations, Comments on 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 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.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」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.info.gov.hk/tpb/>）。
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<b>1. Person Making this Representation (known as “Representer” hereafter)</b> <b>提出此宗申述的人士（下稱「申述人」）</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)	
Hong Kong Housing Society	
(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)	
<b>2. Authorised Agent (if applicable) 獲授權代理人(如適用)</b>	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*)	
Townland Consultants 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)	
<b>3. Details of the Representation 申述詳情</b>	
Draft plan to which the representation relates (please specify the name and number of the draft plan) 與申述相關的草圖（請註明草圖名稱及編號）	Draft Shau Kei Wan Outline Zoning Plan No. S/H9/19

\* 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 (Continued) (use separate sheet if necessary) <sup>#</sup> 申述詳情(續)(如有需要,請另頁說明) <sup>#</sup>		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Amendment Item B	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the attached letter.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。		

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

<sup>@</sup> 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 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



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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。
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### 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/Organisation\* 先生/女士/公司/機構\*)

The Salvation Army

(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. Authorised Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organisation\* 先生/女士/公司/機構\*)

Mr. Ng Pak Kin, Head of Property Department



(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)

### 3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)  
與申述相關的草圖 (請註明草圖名稱及編號)

SHAU KEI WAN OZP NO. S/H9/18

\* 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」

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3. Details of the Representation (Continued) (use separate sheet if necessary) <sup>#</sup> 申述詳情(續)(如有需要,請另頁說明) <sup>#</sup>		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Item D: Rezoning of a site at 456 Shau Kei Wan Road and relaxation of building height	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	The rezoning of the site from "G/IC", "O" and an area shown as 'Road' to "Government, Institution or Community(1)" ("G/IC(1)") with the stipulation of building height restriction shall fully utilize the land resource to support the redevelopment.
Item D: The use of G/IC and the conditions as stipulated at 456 Shau Kei Wan Road	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	The use of G//IC land supports the community and the social welfare's needs, it is considered to be essential to facilitate the long waiting list of the services in demand and ageing population.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。		
Nil		

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
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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



**救世軍** 港澳地域  
**The Salvation Army**  
Hong Kong and Macau Territory

10 August 2023

To: Town Planning Board

Dear Sir / Madam,

**Authorization Letter for making representation**

I am writing to authorize Mr. Ng Pak Kin, our Head of Property Department to represent The Salvation Army to make a representation to Town Planning Board under Section 6(1) of Town Planning Ordinance in related to the amendments to Shau Kei Wan Outline Zoning Plan No. S/H9/18 gazetted on 23 June 2023.

Yours sincerely,

For and on behalf of  
The Salvation Army

**Name: Philip John Maxwell**

**Position: Territorial Commander**





稅務局  
香港灣仔告士打道5號  
稅務大樓

INLAND REVENUE DEPARTMENT  
REVENUE TOWER  
5 GLOUCESTER ROAD, WAN CHAI,  
HONG KONG.

網址 Web site: <http://www.info.gov.hk/ird>

來函請寄「香港郵政總局信箱132號稅務局局長收」  
ALL CORRESPONDENCE SHOULD BE ADDRESSED TO-  
COMMISSIONER OF INLAND REVENUE  
G.P.O. BOX 132, HONG KONG.

來函編號:  
Your Ref:  
來函請註明本局檔案號碼  
IN ANY COMMUNICATION PLEASE QUOTE OUR FILE NO.

檔案號碼:

IR File No.:

The Salvation Army

電話 :

Tel.No. :

圖文傳真 :

Faxline No. :

電郵 :

E-mail :

先生/小姐 :

Dear Sir/Madam,

**COPY**

現 證 實  
This is to confirm that

救世軍

**COPY**

THE SALVATION ARMY

(formerly known as : THE SALVATION ARMY - HONG KONG AND MACAU COMMAND)

因 屬 公 共 性 質 的 慈 善 機 構 或 信 託 團 體,  
being a charitable institution or trust of a public character,

故 可 根 據 稅 務 條 例 第 八 十 八 條 獲 豁 免 繳 稅。  
is exempt from tax under Section 88 of the Inland Revenue Ordinance.

稅務局局長

(王青平代行)

(Leonard C P WONG)

for Commissioner of Inland Revenue

〈救世軍條例〉  
(第 1062 章)

SALVATION ARMY ORDINANCE  
(Cap. 1062)

目錄

Contents

條次	簡稱	頁次	Section	Short title	Page
1.	簡稱	3	1.	Short title	4
2.	成立為法團	3	2.	Incorporation	4
3.	法團的權力	5	3.	Powers of corporation	6
4.	法團印章的使用	5	4.	Use of the corporate seal	6
5.	擔任大將職位的人有變並不影響財產及權益	5	5.	Change of person holding office of General not to affect property and interest	6
6.	何人須當作為救世軍大將	7	6.	Who to be deemed The General of The Salvation Army	8
7.	委任受權人的權力	7	7.	Power to appoint attorney	8
8.	保留條文	7	8.	Saving	8

本條例旨在就救世軍大將成立為永久延續的單一法團而訂定條文。

To provide for the incorporation of The Salvation Army as a corporation sole having perpetual succession.

[1951 年 10 月 12 日]

[12 October 1951]

### 弁言

鑑於藉一份日期為 1878 年 8 月 7 日並由 William Booth (一個名為 the Christian Mission 的宗教社團或組織的創辦人及總監督\*)親筆簽署和蓋印,且其後在英格蘭高等法院的大法官法庭#登記的平邊契據(以下稱為章程), the Christian Mission 的原有名稱、教義及目的已予詳述和列明:

### Preamble

WHEREAS by a Deed Poll (hereinafter called the Deed of Constitution) dated the 7th day of August, 1878, and under the hand and seal of William Booth (the founder and General Superintendent of a religious society or organization known as the Christian Mission) and afterwards enrolled in the Chancery Division of the High Court of Justice in England the original name, doctrines and purposes of the Christian Mission were recited and stated:

又鑑於據一則日期為 1880 年 6 月 24 日由上述 William Booth 親筆簽署,並批註在章程上,且其後在英格蘭最高司法院的中央辦事處+登記的備忘錄顯示,在該日期前的某個時間,上述宗教社團或組織的名稱由“the Christian Mission”改為“the Salvation Army”:

AND WHEREAS at some time before the 24th day of June, 1880, the name of the said religious society or organization was changed from “the Christian Mission” to “The Salvation Army”

又鑑於上述宗教社團或組織自當時起至今即名為救世軍,而其總監督\*自當時起至今即名為救世軍大將:

as appears by a Memorandum of that date under the hand of the said William Booth endorsed on the Deed of Constitution and afterwards enrolled in the Central Office of the Supreme Court of Judicature in England:

又鑑於藉一份日期為 1904 年 7 月 26 日由上述 William Booth 親筆簽署和蓋印,且其後在英格蘭最高司法院的中央辦事處+登記的平邊契據(以下稱為補充章程),章程的條文已由關於章程所未顧及的事宜和或有事件的條文予以補充:

AND WHEREAS the said religious society or organization has since been and is now known as The Salvation Army and The General Superintendent thereof has since been and is now known as The General of The Salvation Army:

又鑑於藉一份日期為 1930 年 11 月 21 日由 Edward John Higgins 親筆簽署和蓋印,且其後在英格蘭最高司法院的中央辦事處+登記的

AND WHEREAS by a Deed Poll (hereinafter called the Supplemental Deed of Constitution) dated the 26th day of July, 1904, under the

平邊契據，補充章程的條文已（依據該補充章程為此而保留的權力）予以增補和更改：

編輯附註：

\*“總監督”乃“General Superintendent”之譯名。#“英格蘭高等司法院的大法官法庭”乃“Chancery Division of the High Court of Justice in England”之譯名。+“英格蘭最高法院的中央辦事處”乃“Central Office of the Supreme Court of Judicature in England”之譯名。

hand and seal of the said William Booth and afterwards enrolled in the Central Office of the Supreme Court of Judicature in England the provisions of the Deed of Constitution were supplemented by provisions dealing with matters and contingencies not taken account of in the Deed of Constitution:

AND WHEREAS by a Deed Poll dated the 21st day of November 1930, under the hand and seal of Edward John Higgins and afterwards enrolled in the Central Office of the Supreme Court of Judicature in England the provisions of the Supplemental Deed of Constitution were (pursuant to a power in that behalf thereby reserved) added to and varied:

## 1. 簡稱

本條例可引稱為《救世軍條例》。

## 2. 成立為法團

- (1) 當其時的救世軍大將須當作為一個單一法團（以下稱為法團），並須名為和描述為“The General of The Salvation Army”，且以該名稱永久延續，以及可以和必須備有和使用法團印章，亦可以不時按法團認為適合而破毀、更換、更改和重新製造法團印章。
- (2) 法團可在香港的任何法院起訴與被起訴以及提起所有法律程序，而所有傳訊令狀、通知及法律程序文件，可藉留交於獲妥為委任代表當其時的救世軍大將的受權人在香港的住所而送達法團。

## 1. Short title

This Ordinance may be cited as the Salvation Army Ordinance.

## 2. Incorporation

(Adaptation amendments retroactively made - see 41 of 1999 s. 3)

- (1) The General of The Salvation Army for the time being shall be deemed a corporation sole, hereinafter called the Corporation, and shall be known and described as “The General of The Salvation Army”, and in that name shall have perpetual succession and shall and may have and use a corporate seal and may from time to time break, change, alter and make anew the said seal as to the Corporation may deem fit.
- (2) The Corporation may sue and be sued and take all legal proceedings in any of the Courts of Hong Kong and all writs of summons, notices and legal process may be served upon the Corporation by being left at the residence in Hong Kong of the duly appointed attorney of The General of The Salvation Army for the time being. (*Amended 41 of 1999 s. 3*)

### 3. 法團的權力

- (1) 法團有權力獲取、購買、取得、持有和享用任何性質或種類以及位於任何地點的土地、建築物、宅院或物業單位，以及接受該等土地、建築物、宅院或物業單位的租賃，並有權力將款項投資於任何土地、建築物、宅院或物業單位的按揭，或投資於任何政府、市政府、法團、公司或任何人的按揭、債權證、股額、資金、股份或證券、保證，亦有權力購買、獲取和管有任何性質及種類的船隻及其他貨品及資產。
- (2) 法團更進一步有權力按其認為適合的條款，藉蓋上其印章的契據，將當其時歸屬或屬於法團的任何土地、建築物、宅院、物業單位、按揭、債權證、股額、資金、股份或證券、保證或船隻或其他貨品及資產批出、出售、轉讓、轉讓、退回、交換、交割、交出、按揭、批租、再轉讓、移轉或以其他方式處置。

### 3. Powers of corporation

- (1) The corporation shall have power to acquire, accept leases of, purchase, take, hold and enjoy any lands, buildings, messuages or tenements of what nature or kind soever and wheresoever situate, and also to invest moneys upon mortgage of any lands, buildings, messuages or tenements or upon the mortgages, debentures, stocks, funds, shares or securities of any Government, municipality, corporation, company or person, and also to purchase, acquire and possess vessels and other goods and chattels of what nature and kind soever.
- (2) The corporation shall further have power by deed under its seal to grant, sell, convey, assign, surrender, exchange, partition, yield up, mortgage, demise, reassign, transfer or otherwise dispose of any lands, buildings, messuages, tenements, mortgages, debentures, stocks, funds, shares or securities, or vessels or other goods and chattels, which are for the time being vested in or belonging to the corporation, upon such terms as to the corporation may seem fit.

### 4. 法團印章的使用

- (1) 按規定須蓋上法團印章的一切契據、文件及其他文書，須在當其時的救世軍大將或藉授權書妥為授權代表救世軍大將的受權人面前以法團印章蓋章，並須由當其時的大將或如前述般獲授權的受權人簽署。
- (2) 該項簽署須視為上述印章已妥為和恰當地加蓋，以及該印章是法團的合法印章的充分證據。

### 4. Use of the corporate seal

- (1) All deeds, documents and other instruments requiring the seal of the corporation shall be sealed with the seal of the corporation in the presence of The General of The Salvation Army for the time being or his attorney duly authorized by power of attorney and shall also be signed by The General for the time being or his attorney so authorized as aforesaid.
- (2) Such signing shall be taken as sufficient evidence that the said seal was duly and properly affixed and that the same is the lawful seal of the corporation.

### 5. 擔任大將職位的人有變並不影響財產及權益

擔任救世軍大將職位的人有變並不影響歸屬法團的任何不動

### 5. Change of person holding office of General not to affect property and interest



產或動產或其中的任何權益，而即使有任何該等改變，上述不動產或動產或其中的任何權益仍須繼續歸屬法團。

No change of the person holding the office of The General of The Salvation Army shall affect any immovable or movable property or any interest therein vested in the corporation but the same shall notwithstanding any such change continue to be vested in the corporation.

6. 何人須當作為救世軍大將

一份或多於一份看來是救世軍大將的委任及接受職位文件或看來是記錄救世軍大將的委任及接受職位的文件，其一份或多於一份經救世軍參謀長或當其時署理救世軍參謀長職位的中將 \* 核證的文本，一經提交政務司司長辦公室，即須當作為該一份或多於一份核證文本中指名的人是獲妥為授權行使當其時救世軍大將職權的人的不可推翻的證據，直至一份或多於一份相類的核證文本已如前述般予以記錄和提交為止。

(由 1976 年第 226 號法律公告修訂；由 1997 年第 362 號法律公告修訂)

編輯附註：

\* “中將”乃“Commissioner”之譯名。

7. 委任受權人的權力

當其時的救世軍大將有權力按授權書中述明的期限和目的委任受權人，並對其委以授權書中述明的權力，而上述授權書的一份經公證人核證的核證文本須提交政務司司長辦公室；上述授權書的獲授權人須當作為獲妥為授權代表當其時的救世軍大將的受權人，直至一份其後的並經同樣地核證的授權書文本已予以記錄和提交為止。

(由 1976 年第 226 號法律公告修訂；由 1997 年第 362 號法律公告修訂)

8. 保留條文

6. Who to be deemed The General of The Salvation Army

Upon the lodging at the office of the Chief Secretary for Administration of a copy or copies certified by the Chief of Staff of The Salvation Army or the Commissioner acting for the time being as the Chief of Staff of The Salvation Army of a document or documents purporting to be or to record the appointment of and acceptance of office by a General of The Salvation Army it shall be deemed to be conclusive in evidence that the person named in such certified copy or copies is the person duly authorized to exercise the office of The General of The Salvation Army for the time being until the recording and lodging of a similar certified copy or copies as aforesaid.

(Amended L.N. 226 of 1976; L.N. 242 of 1994; L.N. 362 of 1997)

7. Power to appoint attorney

The General of The Salvation Army for the time being shall have power to appoint an attorney for such time and purposes and with such powers as may be stated in the power of attorney and a notarially certified copy of the said power of attorney shall be lodged at the office of the Chief Secretary for Administration and the donee of the said power of attorney shall be deemed to be the duly authorized attorney of The General of The Salvation Army for the time being until the recording and lodging of a subsequent and similarly certified copy power of attorney.

(Amended L.N. 226 of 1976; L.N. 242 of 1994; L.N. 362 of 1997)

8. Saving

(具追溯力的適應化修訂——見 1999 年第 41 號第 3 條)  
本條例的條文不影響中央或香港特別行政區政府根據《基本法》和其他法律的規定所享有的權利或任何政治體或法人團體或任何其他其他人的權利，但本條例所述及者和經由、透過他們或在他們之下作申索者除外。

(由 1999 年第 41 號第 3 條修訂)

(Adaptation amendments retroactively made - see 41 of 1999 s. 3)  
Nothing in this Ordinance shall affect or be deemed to affect the rights of the Central Authorities or the Government of the Hong Kong Special Administrative Region under the Basic Law and other laws, or the rights of any body politic or corporate or of any other persons except such as are mentioned in this Ordinance and those claiming by, from or under them.

(Amended 41 of 1999 s. 3)



香港亞公岩地段 [REDACTED]

致城市規劃委員會

本人陳煥文乃上述地段業權人，現依照貴會今年 6 月 23 號的政府公報第 3668 號，貴會提出擬修訂大綱藍圖 S/H9/18 第 A2 項作出申述。

反對事項

就公報 A2 項提議將本人 [REDACTED] 和數個私人屋地地段收回，騰出土地建造道路和車輛掉頭處給予

民興工業大廈 (SIL 739) 作為緊急通道及消防通道之用 (專用通道)！本人對此建議提出強烈反對，理由詳述如下：-

1/ 本人上述私人屋宇地段 [REDACTED] 和鄰近 [REDACTED] 地段，都是 1898 年政府在阿公岩村批出的舊批約屋地 (old schedule house lot)，受集體政府契約批管 (Block Government Lease)。而民興工業大廈是新批約於 1966 年才批出。現在政府竟然本末倒置，將舊屋地地收回，而並非作公共房屋之用，只是騰出土地建造道路給該後來的民興工業大廈，實在違反常理，欠缺公道，有私相授受之嫌；再者，就算所有上述之規劃的土地都是政府地，亦絕對不能夠將其劃歸私人地段作通道之用。

2/ 本人得悉政府的收地政策，是盡量避免收屋地，因這樣會導致有遷置和賠償問題，而亦會涉及使用大量公帑。地政總署是應該有既定政策，事先詳細考慮其他可行方案，以免收回屋地，避免擾民。就這問題，本人的代理人已經在 7 月 25 日向土木工程拓展署黃小姐提出替代方案，指出由阿公岩村道建造通路至民興工業大廈西面，可避免影響屋地，而通路的路線亦更理想。(見附圖草稿)此外，我們亦提議另外一個換地位置方案，希望盡量減低對私人屋地的影響和損失。

## 政府對本人 [REDACTED] 的不公道處理

A/ 本人地段上的兩層建築物曾於 1991 年被政府錯誤拆除。申訴專員 Mr. Garcia 亦已於 1993 作出裁決。本人在 1991, 2005 曾向城規會申請重建，但都是被拒絕，理由是與規劃公眾空地 (open space) 或未來道路發展不符。而在今年七月城規會才通知申請重建未獲得批准，原因是會影響未來 2032 年的公屋及其道路發展。

B/ 根據現在未修訂的大綱圖，我地段大概 92% 座落於公眾空地，而約 8% 屬其他指定用途。但奇怪的是在過去 30 年這片地方從來沒有根據 OZP 發展過任何公眾空地。

C/ 本人上述地段就是基於這個子虛烏有的規劃，從未得到應有的發展。很明顯我地段的發展權益被剝奪，基本法對私人產權的保障完全被漠視。

D/ 很明顯現時大綱圖對我地段造成莫大的損害；這不切實際的規劃令本人損失了數十年的發展，除了金錢上的損失，亦對我這個八十多歲的長者的精神和身心造成莫大傷害。

本人希望政府慎重考慮我的申述和提議，如果你們需要其他資料，可以聯絡我的代表許華驅先生，( 土地顧問-電話 [REDACTED] ) 或黎湛源先生，( 工程顧問 [REDACTED] ) 。



業權人-陳煥文(又名陳大文) (簽名)

聯絡地址: [REDACTED]

2023 年 8 月 3 日

草稿圖

LEGEND :  
  
 EXISTING BOUNDARY  
 LOT BOUNDARY

Legend  
  
 替代道路 (EVA)  
 建議的屋地換地位置

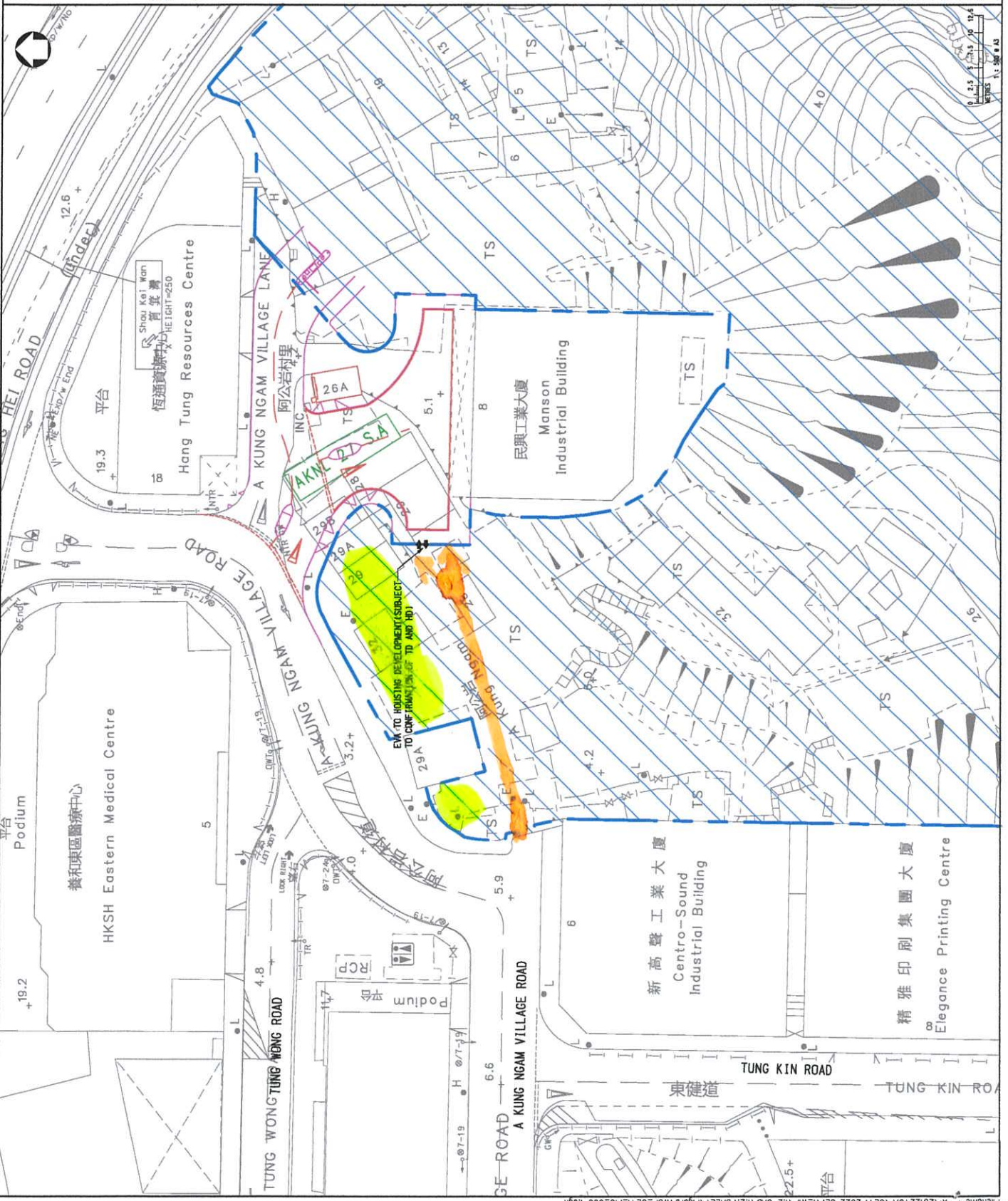
(Not to scale)

Rev	Description	By	Date

Project No: AGREEMENT NO. CE 41/2022 (CE)  
 SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE - EASTERN  
 - INVESTIGATION, DESIGN AND CONSTRUCTION  
 Drawing title: PROPOSED ROAD LAYOUT PLAN

Drawing No.	CE41/FG/060	Rev.	-
Issue No.	1	Checked	CL
Date	27/09/2022	Designed	CL
Scale	1:500 (A3)	Drawn	CL

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 土木工程發展署  
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT  
 房屋署  
 SOUTH DEVELOPMENT OFFICE



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



[REDACTED]  
07/08/2023 09:59

From:

To:

File Ref:

[REDACTED]  
tpbpd@pland.gov.hk

TPB,

I forward the ID card first 4 digits of Mr. Chan Woon Man herewith- [REDACTED].

Hui Wah Kui

for and on behalf of Mr. Chan Woon Man

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



**AMENDMENTS TO THE APPROVED SHAU KEI WAN OZP NO. S/H9/18**  
23/08/2023 03:25

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

**AMENDMENTS TO THE APPROVED SHAU KEI WAN OZP NO. S/H9/18**

Dear TPB Members,

**Item A1** – (2.59 ha) Rezoning of a site at A Kung Ngam Village and its adjacent areas from “**Open Space**” “**Green Belt**”, “Other Specified Uses” annotated “**Business**” (“OU(B)”), “Other Specified Uses” annotated “**Comprehensive Recreational Development Area**” and areas shown as ‘Road’ to “Res (Group A)6” with stipulation of BHR 110mPD / 7 Blocks / 1,500 Units

**Item A2** – (909m2) Rezoning of a site at A Kung Ngam Village Lane from “**O**” and “OU(B)” to an area shown as ‘Road’.

Public Housing. Object to the excavation of slopes, felling of 527 trees and trashing of the natural habitat and environment. Development should be restricted to the already developed lots occupied by ageing industrial buildings, etc.

**Item A3** - (64m2) Rezoning of a site occupied by the Yuk Wong Po Din Temple and its proposed expanded area from “OU(B)” and “**O**” to “G/IC”.

**SUPPORT**

**Item B** – (0.46ha) Rezoning of a site to the north of Ming Wah Dai Ha from “**O**”, “Res (Group A)” and “**G/IC**” to “Res (Group A)5 with stipulation of BHR 100mPD.

Shaukiwan Lots 170 S.A, 170 RP, 171, 172, 173, 174, 175 & 176, Shaukiwan Inland Lot 794 and adjoining Government Land, A Kung Ngam Road, Shau Kei Wan

Site area ; About 4,602sq.m Includes Government Land of about 4,217sq.m

Zoning : "Open Space", "Res (Group A)" and "GIC"

Proposed Amendment : Rezone to "Res (Group A) 5" / 1 Tower 646 PH Units / 100mPD / OS 1,862sq.m / 80 Vehicle Parking / 100 place Child Care Centre / 30 Place Boys Hostel

0004

So the land grab juggernaut mows down everything in its path and we are expected to be dumb enough to believe that that the developments will provide 'Planning Gains.'

Improving the health, safety and convenience of the community by cramming in another tower, depriving nearby residences of ventilation and a green panorama, overshadowing nearby school?

Increase the OS provision by building on it? The image of the OS to be provided is deceptive as it is clear it will be on different levels and essentially nothing more than lots of steps and a few planters. The 'public' section will be in the shadow of the existing Ming Wah estate.

No outdoor active recreational facilities apart from a children's playground provided. One tree only to be preserved and no mention of how many to be felled? In addition the replacement trees, and these are mostly ornamental not trees that will ever grow to any great height or girth, are to be in the ration of only 1:0.8

Improving pedestrian connectivity????????????? Um????????????????? There is already access.

Enhancement of street level vibrancy – via a tall wall of concrete???????????????

HA just tell it like it is. Every bit of land zoned for OS and GIC is to be converted to housing so JUST SUCK IT UP.

6.5.2022 the Committee agreed to the s.12A application without raising many issues.

**Item C** - (0.21 ha) Rezoning of a site at 5 A Kung Ngam Village Road from "OU(B)" to "Other Specified Uses" annotated "Business"1 with BHR 80mPD.

2.6.2022 the Committee decided to partially agree to the s.12A application No. Y/H9/7 Hong Kong Sanatorium & Hospital (HKSH) Eastern Medical Centre - Li Shu Fong Building

Shau Kei Wan Inland Lot 827, 5 A Kung Ngam Village Road, Shau Kei Wan HKSK

Site area : About 2,115sq.m

Zoning ; "Other Specified Uses" annotated "Business"

Proposed Amendment(s) : Rezone to "Other Specified Uses" annotated "Business (1) 160 hospital beds / 57 Vehicle Parking

Strongly object to what is clearly a stealthy plan to develop yet another private hospital on Hong Kong Island that already has a surplus of such facilities.



Step 1 was the HKSH Cancer Centre

Step 2 Tsao Yin Kai Block with a 100 bed hospital and a proton therapy centre

Step 3 link them with a footbridge

Step 4 convert the cancer facility into a 160 bed hospital

In 2019 the Cancer Center was opened with much fanfare and hyperbole. Hong Kong's first non-hospital-based facility specially designed for cancer care from diagnosis to management, including radiotherapy, chemotherapy, immunotherapy and targeted therapy for a full range of cancer disciplines and an ambulatory spectrum of cancer patients. Its comprehensive range of diagnostic and therapeutic equipment includes Asia's first clinical Unity MR Linac and Hong Kong's only two MR Simulators. This came with data on cancer levels in the community.

But cancer care is now out the window to facilitate the development of a general facility in a district with an already oversupply of private hospital beds. Some of the facilities reported an occupancy rate of as low as 40% pre Covid.

The 2021 Policy Address focused on a more equitable distribution of facilities: Chief Executive Carrie Lam gave these remarks at the ninth Global Conference of the Alliance for Healthy Cities webinar on Nov 3 2021.

*Under the Northern Metropolis Development Strategy, we made it very clear that in this metropolis there should be adequate provision of jobs in order to achieve a better home-job balance. From time to time, on a working day, when I am driven from the urban area where I live into the new development areas to attend a meeting, to officiate at a function, I will always see the buses coming the other way, that is from the new development areas into the urban areas, and the majority of passengers on the bus are falling asleep. You just imagine, if we have more jobs in the areas where these people live, they will have an extra hour of quality sleep at home and not on the bus .*

*A better home-job balance, apart from reducing time and the fatigue in commuting that I have just described to you, will allow more quality time to be spent with the family, with the kids especially. That will also help to build a healthy family, both physically and mentally.*

*In order to create these jobs in the Northern Metropolis, we have announced that in the Northern Metropolis, land will be set aside for businesses that will have a better prospect to create jobs.... I have also announced that I will relocate government offices and government facilities which are not location-specific into the Northern Metropolis. Many of the civil servants in the future will have to work in the Northern Metropolis, and that will actually help to reduce the traffic flow that we are seeing today, every day – in the morning peak hours it's north to south, in the evening peak hours it's south to north.*

The Northern-Metropolis Development Strategy Report, page 71, makes specific

reference to the development of private hospitals

<https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

#### **(4) Provision of territory-wide/region-based community facilities**

Important territory-wide or region-based community facilities and landmark public buildings have to be provided within the Northern Metropolis to meet its various needs and enhance its image as a metropolitan area. In view of this, we should go beyond the existing over-reliance on the Hong Kong

Planning Standards and Guidelines for projecting the need for different kinds of facilities. Advanced steps should be taken to plan for major region-based and territory-wide facilities such as tertiary institutions, international schools, **private hospitals**, sports and cultural/art facilities, etc. at suitable locations.

There is no need for more private hospital beds on HKI. The administration has a duty to direct all such aspirations towards the Northern Metropolis and assist interested parties in finding appropriate locations. The existing Cancer Center is a worthy facility that should be retained in its current form.

Approving developments like this is a deterrent to the provision of such services in NT where there is a deficiency in such facilities forcing people to travel to HKI. It also deprives NT of more upmarket employment opportunities.

**Item D** - (0.06 ha) Rezoning of a site at 456 Shau Kei Wan Road from “G/IC”, “O” and an area shown as ‘Road’ to “G/IC(1)” with BHR 11 stories / 3 Vehicle Parking

Day Activity Centre for Medium to Severely Mentally Handicapped Persons (110 places)

Hostel for Severely Mentally Handicapped Persons (60 places)

Family and Child Development Centre (130 children and 80 parents and families)

SalvationArmy Shau Kei Wan Community Day Rehabilitation Service Centre which is a 3-storey building with a day activities centre providing life skills and rehabilitation training for medium to severely mentally handicapped persons (45 places).

While supporting redevelopment of the facility object to the inclusion of the small OS. This appears to be about artificially reducing the PR. If the OS is to be retained then why is it included in the first place? There is already very little public OS in the immediate district and its inclusion in the site would remove it from the public domain for some time and with the development will be inferior as on one side it will have a tall wall blocking ventilation. Moreover as it will be managed by the Salvation Army it will effectively be privatized.

## **Amendment to the Notes of the Plan**

(c) Incorporation of a **plot ratio (PR)/GFA exemption** clause for any floor space for use solely as GIC facilities as required by the Government for "R(A)5" and "R(A)6" zones.

OBJECT. THIS WOULD PERMIT AN UNRESTRICTED ADDITIONAL GFA TO DEVELOPMENTS. A BUILDING WITH AN ALREADY HIGH PR COULD IN THEORY BE BUILT TO TWICE ITS APPROVED PR IF THIS AMENDMENT IS ALLOWED

(d) Incorporation of a **PR exemption clause for any floor space for use solely as public vehicle parks** for the "R(A)5" zone.

OBJECT. PUBLIC CAR PARKS ARE COMMERCIAL OPERATIONS. WHY SHOULD THEY BE EXEMPTED? AGAIN THE AMENDMENT WOULD ENCOURAGE THE PROVISION OF AN UNDETERMINED ADDITIONAL GFA THAT COULD IN DUE COURSE BE CONVERTED TO OTHER USES. CHEUNG KONG CENTRE CAR PARK BEING BUT ONE EXAMPLE OF HOW SPACE DESIGNATED FOR PARKING IS SUBSEQUENTLY CONVERTED TO OTHER USE VIA SOME DEVIOUS ARRANGEMENT BETWEEN THE DEVELOPER AND THE ADMINISTRATION, DETAILS NEVER REVEALED TO THE PUBLIC. AND THAT WAS DESPITE A JR THAT RESTRICTED SUCH A MACHINATION.

Mary Mulvihill

