

Submission Number:

TPB/R/S/TP/31- S605

Representation Number:

TPB/R/S/TP/31- R301

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

反對

土地共享先導計劃申請編號 LSPS/001

位於大埔露輝路及汀角路的擬議房屋發展計劃

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）

RECEIVED

27 MAY 2025

Planning Board

本人為大埔三門仔路 23 號比華利山別墅業戶，本人得悉規劃署現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 120 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，加上近年落成的過渡性房屋「樂善邨」及「善導會善樓」，巴士、小巴等服務已不足應付區內的需求，一旦有新增的交通需求，只會令本區的公共交通服務造成嚴重影響。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」。

提意見人中文全名： 黃麗芬

香港身份證（首 4 個字母數字）： [REDACTED]

簽署： Karen

2025 年 5 月 20 日

「提意見人」詳細資料

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address.	[REDACTED]

個人資料的聲明

- 委員會就這份意見所收到的個人資料交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 處理這宗申請，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
 - 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。
- 「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- 根據《個人資料(私隱)條例》(第 486 章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣甸道 333 號北角政府合署 15 樓。

如有需要，可向物業服務處索取本信件之英文版本

An English version of this letter is available from the Property Services Office upon request

Submission Number:
TPB/R/S/TP/31- S606

Representation Number:
TPB/R/S/TP/31- R302

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

反對

土地共享先導計劃申請編號 LSPS/001

位於大埔露輝路及汀角路的擬議房屋發展計劃

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為大埔三門仔路 23 號比華利山別墅業戶，本人得悉規劃署現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 120 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

- 四、現時，露輝路一帶的公共交通服務已十分不足，加上近年落成的過渡性房屋「樂善邨」及「善導會善樓」，巴士、小巴等服務已不足應付區內的需求，一旦有新增的交通需求，只會令本區的公共交通服務造成嚴重影響。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」。

提意見人中文全名： 何錦豪

香港身份證（首 4 個字母數字）： [REDACTED]

簽署： Peter Ho.

2025 年 5 月 20 日

「提意見人」詳細資料

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address.	[REDACTED]

個人資料的聲明

- 委員會就這份意見所收到的個人資料交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 處理這宗申請，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
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如有需要，可向物業服務處索取本信件之英文版本

An English version of this letter is available from the Property Services Office upon request

Submission Number:

TPB/R/S/TP/31- S609

Representation Number:

TPB/R/S/TP/31- R303

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

反對

土地共享先導計劃申請編號 LSPS/001

位於大埔露輝路及汀角路的擬議房屋發展計劃

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為大埔三門仔路 23 號比華利山別墅業戶，本人得悉規劃署現就《大埔分區申
劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號
LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
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其他理由：

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提意見人中文全名：高麗云

香港身份證（首 4 個字母數字）：

簽署：

2025 年 5 月 18 日

「提意見人」詳細資料

通訊地址 Address.	
電話號碼 Tel No.	
傳真號碼 Fax No.	
電郵地址 E-mail address.	

個人資料的聲明

- 委員會就這份意見所收到的個人資料交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
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如有需要，可向物業服務處索取本信件之英文版本

An English version of this letter is available from the Property Services Office upon request

Submission Number:
TPB/R/S/TP/31- S610

Representation Number:
TPB/R/S/TP/31- R304

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

反對

土地共享先導計劃申請編號 LSPS/001

位於大埔露輝路及汀角路的擬議房屋發展計劃

選址：Site A－汀角路/露輝路（約 1290 個單位）

Site B－汀角路/雅景花園（約 460 個單位）



本人為大埔三門仔路 23 號比華利山別墅業戶，本人得悉規劃署現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 120 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，加上近年落成的過渡性房屋「樂善邨」及「善導會善樓」，巴士、小巴等服務已不足應付區內的需求，一旦有新增的交通需求，只會令本區的公共交通服務造成嚴重影響。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」。

提意見人中文全名：

方元俊

香港身份證（首4個字母數字）：

[REDACTED]

簽署：

[Signature]

2025年5月18日

「提意見人」詳細資料

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address.	[REDACTED]

個人資料的聲明

1. 委員會就這份意見所收到的個人資料交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - a) 處理這宗申請，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
 - b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。
2. 「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
3. 根據《個人資料(私隱)條例》(第486章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣甸道333號北角政府合署15樓。

如有需要，可向物業服務處索取本信件之英文版本

An English version of this letter is available from the Property Services Office upon request

Submission Number:

TPB/R/S/TP/31- S611

Representation Number:

TPB/R/S/TP/31- R305

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

反對

土地共享先導計劃申請編號 LSPS/001

位於大埔露輝路及汀角路的擬議房屋發展計劃

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為大埔三門仔路 23 號比華利山別墅業戶，本人得悉規劃署現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 120 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

- 四、現時，露輝路一帶的公共交通服務已十分不足，加上近年落成的過渡性房屋「樂善邨」及「善導會善樓」，巴士、小巴等服務已不足應付區內的需求，一旦有新增的交通需求，只會令本區的公共交通服務造成嚴重影響。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」。

提意見人中文全名：

許志遠

香港身份證（首 4 個字母數字）：

[REDACTED]

簽署：

S. Hui

2025 年 5 月 16 日

「提意見人」詳細資料

通訊地址 Address.
電話號碼 Tel No.
傳真號碼 Fax No.
電郵地址 E-mail address .

個人資料的聲明

- 委員會就這份意見所收到的個人資料交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 處理這宗申請，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
 - 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。
- 「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- 根據《個人資料(私隱)條例》(第 486 章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 333 號北角政府合署 15 樓。

如有需要，可向物業服務處索取本信件之英文版本

An English version of this letter is available from the Property Services Office upon request

Submission Number:

TPB/R/S/TP/31- S612

Representation Number:

TPB/R/S/TP/31- R306

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

反對

土地共享先導計劃申請編號 LSPS/001

位於大埔露輝路及汀角路的擬議房屋發展計劃

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為大埔三門仔路 23 號比華利山別墅業戶，本人得悉規劃署現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 120 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，加上近年落成的過渡性房屋「樂善邨」及「善導會善樓」，巴士、小巴等服務已不足應付區內的需求，一旦有新增的交通需求，只會令本區的公共交通服務造成嚴重影響。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」。

提意見人中文全名：

林偉業

香港身份證（首 4 個字母數字）：

[REDACTED]

簽署：

[Signature]

2025 年 5 月 日

「提意見人」詳細資料

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

個人資料的聲明

- 委員會就這份意見所收到的個人資料交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 處理這宗申請，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
 - 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。
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- 根據《個人資料(私隱)條例》(第 486 章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

如有需要，可向物業服務處索取本信件之英文版本

An English version of this letter is available from the Property Services Office upon request

Submission Number:
TPB/R/S/TP/31- S613

Representation Number:
TPB/R/S/TP/31- R307

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

反對

土地共享先導計劃申請編號 LSPS/001

位於大埔露輝路及汀角路的擬議房屋發展計劃

選址：Site A－汀角路/露輝路（約 1290 個單位）

Site B－汀角路/雅景花園（約 460 個單位）



本人為大埔三門仔路 23 號比華利山別墅業戶，本人得悉規劃署現就《大埔分區土地共享先導計劃申請編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 120 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致頌雅路現時的情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

- 四、現時，露輝路一帶的公共交通服務已十分不足，加上近年落成的過渡性房屋「樂善邨」及「善導會善樓」，巴士、小巴等服務已不足應付區內的需求，一旦有新增的交通需求，只會令本區的公共交通服務造成嚴重影響。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」。

提意見人中文全名： 孔富華

香港身份證（首4個字母數字）： [REDACTED]

簽署： [Signature]

2025年5月16日

「提意見人」詳細資料

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address.	[REDACTED]

個人資料的聲明

- 委員會就這份意見所收到的個人資料交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 處理這宗申請，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
 - 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。
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如有需要，可向物業服務處索取本信件之英文版本

An English version of this letter is available from the Property Services Office upon request

Submission Number:

TPB/R/S/TP/31- S615

Representation Number:

TPB/R/S/TP/31- R308

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

反對

土地共享先導計劃申請編號 LSPS/001

位於大埔露輝路及汀角路的擬議房屋發展計劃

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）

RECEIVED

27 MAY 2015

Planning Board

本人為大埔三門仔路 23 號比華利山別墅業戶，本人得悉規劃署現就《大埔分區土地共享先導計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 120 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

- 四、現時，露輝路一帶的公共交通服務已十分不足，加上近年落成的過渡性房屋「樂善邨」及「善導會善樓」，巴士、小巴等服務已不足應付區內的需求，一旦有新增的交通需求，只會令本區的公共交通服務造成嚴重影響。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」。

提意見人中文全名： 陸曉儀

香港身份證（首 4 個字母數字）： [REDACTED]

簽署： [Signature]

2025 年 5 月 日

「提意見人」詳細資料

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	

個人資料的聲明

- 委員會就這份意見所收到的個人資料交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 處理這宗申請，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
 - 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。
- 「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
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如有需要，可向物業服務處索取本信件之英文版本

An English version of this letter is available from the Property Services Office upon request

Submission Number:

TPB/R/S/TP/31- S617

Representation Number:

TPB/R/S/TP/31- R309

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

反對

土地共享先導計劃申請編號 LSPS/001

位於大埔露輝路及汀角路的擬議房屋發展計劃

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為大埔三門仔路 23 號比華利山別墅業戶，本人得悉規劃署現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
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- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 120 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，加上近年落成的過渡性房屋「樂善邨」及「善導會善樓」，巴士、小巴等服務已不足應付區內的需求，一旦有新增的交通需求，只會令本區的公共交通服務造成嚴重影響。

其他理由：

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提意見人中文全名： 陳慧芝

香港身份證（首 4 個字母數字）： [REDACTED]

簽署： [Signature]

2025 年 5 月 18 日

「提意見人」詳細資料

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

個人資料的聲明

1. 委員會就這份意見所收到的個人資料交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - a) 處理這宗申請，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
 - b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。
2. 「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
3. 根據《個人資料(私隱)條例》(第 486 章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣甸道 333 號北角政府合署 15 樓。

如有需要，可向物業服務處索取本信件之英文版本

An English version of this letter is available from the Property Services Office upon request

Submission Number:

TPB/R/S/TP/31- S479

Representation Number:

TPB/R/S/TP/31- R310

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,
North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Too many people will be around this area will have serious traffic congestion problem. At the same time, this area is not suitable for high rise building as all development are low rise houses

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Ashima Tuli Sharma

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: Ashima

Date: 17/05/2025

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No	[REDACTED]
傳真號碼 Fax No	[REDACTED]
電郵地址 E-mail	[REDACTED]

Statement on Personal Data

- In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
 - the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
 - facilitating communication between the "commenter" and the Secretary of the Board/Government departments
- The personal data provided by the "commenter" and the authorized agent in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
- The "commenter" and the authorized agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Submission Number:

TPB/R/S/TP/31- S553

Representation Number:

TPB/R/S/TP/31- R311

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,
North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED], hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Over populated density

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Tony Leung

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [REDACTED]

Date: 23rd May 2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

- In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: [REDACTED]
Sent: 2025-05-22 星期四 15:03:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Land Sharing Pilot Scheme App LSPS/001
Attachment: CCF_000136.pdf

Dear Sir or Madam,

Representation Number:

TPB/R/S/TP/31- R312

Submission Number:

TPB/R/S/TP/31- S8

With reference to the proposed housing at Lo Fai Rd and Ting Kok Rd NT, please find attached my objections,

Faithfully,

Jessica Ogilvy Stuart

—

Jessica Ogilvy-Stuart, PhD

Director

Book of the month: Storm of Steel - Ernst Junger

[REDACTED]

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,
North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

TING KOW ROAD IS VERY CONGESTED AND NEW RESIDENTS
WILL HAVE TO USE THE (ALREADY FULL) BUSES. THERE ARE
NO NEARBY MARKETS / SHOPS AND RESIDENTS WILL HAVE TO BEAR
INCREASED FINANCIAL BURDEN TO SHOP IN TAI PO.
Given these reasons, I firmly believe the proposed site is unsuitable for public housing

development and therefore object to Application No. LSPS/001.

Full Name in English: O GILVY STUART, JMT

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 23/V/25

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	/
電郵地址 E-mail address.	/

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S556

Representation Number:

TPB/R/S/TP/31- R313

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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Additional Concerns:

TING KOK ROAD CANNOT COPE WITH CURRENT
TRAFFIC CONDITIONS. THE PROPOSAL WOULD MAKE
THINGS WORSE AND ENDANGER LIFE AS EMERGENCY
VEHICLES WOULD BE DELAYED IN REACHING MANY AREAS.

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: TIMOTHY SIMON
WORRAH

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 2025-05-20

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S480

Representation Number:

TPB/R/S/TP/31- R314

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 JAYA AVENUE,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

DUE TO TOO MANY signal Traffic lights ON TIN KOK ROAD, the traffic is already obstructed & slow during peak hours. This development will add additional Traffic burden in the area. Govt. shall construct first flyover over all traffic light then consider this.

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: SHARMA VED PRAKASH

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: Upsham

Date: 15/5/2025

Details of the commenter

通訊地址 Address
電話號碼 Tel No
傳真號碼 Fax No
電郵地址 E-mail

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S481

Representation Number:

TPB/R/S/TP/31- R315

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)**
- **Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)**



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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Should not increase any more housing project unless traffic congestion issue is resolved through removal of cement plant at 113, or adding coastline express way from 大尾篤 directly to station along Tolo Harbour.

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: WONG WAI PING JADIE

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: May 18, 2025

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S557

Representation Number:

TPB/R/S/TP/31- R316

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,
North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Tai Po District - Ting Kok Road, Lo Fai Road, Sam Mun Tsai are popular routes for hikers and cyclists. The construction of additional housing would not only increase traffic congestion but also pose dangers to outdoor enthusiasts due to the higher volume of vehicles.

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Ng Kit Ping

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [REDACTED]

Date: 21 May 2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

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Submission Number:

TPB/R/S/TP/31- S582

Representation Number:

TPB/R/S/TP/31- R317

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Small road surrounding the area will create
a huge traffic issue particularly during rush
hours, now it takes 25 minutes for me to get to the
station in the morning. with the new high rise, it could easily take
more than 30 minutes
Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: FOONG KUAN NA

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 21 May 2005

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

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Submission Number:

TPB/R/S/TP/31- S555

Representation Number:

TPB/R/S/TP/31- R318

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Government has run out of places to turn
into an urban eyesore!

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Christopher Xuereb

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 25/5/2025

Details of the commenter

通訊地址 Address.
電話號碼 Tel No.
傳真號碼 Fax No.
電郵地址 E-mail address .

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Submission Number:

TPB/R/S/TP/31- S477

Representation Number:

TPB/R/S/TP/31- R319

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: CHEUNG WAI LIN

Hong Kong Identity Card no. first 4 digitals

Signature:

Date: 26/05/2025

Details of the commenter

通訊地址 Add	
電話號碼 Tel	
傳真號碼 Fax	
電郵地址 E-m	

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S478

Representation Number:

TPB/R/S/TP/31- R320

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Office

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: PALISOC ANALIZA BARRIENTOS

Hong Kong Identity Card no. first 4 digitals

Signature:

Date: 26/05/2025

Details of the commenter

通訊地址 Address.	
電話號碼 Tel No.	
傳真號碼 Fax No.	
電郵地址 E-mail a	

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Submission Number:
TPB/R/S/TP/31- S482

Representation Number:
TPB/R/S/TP/31- R321

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,
North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: CHEUNG CHI KEUNG

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: C

Date: 26/05/2025

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No	[REDACTED]
傳真號碼 Fax No	[REDACTED]
電郵地址 E-mail	[REDACTED]

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Submission Number:

TPB/R/S/TP/31- S483

Representation Number:

TPB/R/S/TP/31- R322

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 355 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)**
- **Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)**



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: CHEUNG WING KIU

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [REDACTED]

Date: 26/05/2025

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No	[REDACTED]
傳真號碼 Fax No	[REDACTED]
電郵地址 E-mail	[REDACTED]

Statement on Personal Data

1. In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
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Submission Number:

TPB/R/S/TP/31- S484

Representation Number:

TPB/R/S/TP/31- R323

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Gov

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)**
- **Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)**



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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: LAM HIU KWAN

Hong Kong Identity Card no. first 4 digital

Signature:

Date: 26/05/2025

Details of the commenter

通訊地址 Address	
電話號碼 Tel No.	
傳真號碼 Fax No.	
電郵地址 E-mail	

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Submission Number:

TPB/R/S/TP/31- S485

Representation Number:

TPB/R/S/TP/31- R324

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)**
- **Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)**



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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: WONG SAU FUK

Hong Kong Identity Card no. first 4 digits

Signature: W

Date: 26/05/2026

Details of the commenter

通訊地址 Address	
電話號碼 Tel No.	
傳真號碼 Fax No.	
電郵地址 E-mail	

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Submission Number:
TPB/R/S/TP/31- S486

Representation Number:
TPB/R/S/TP/31- R325

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,
North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: CHEUNG CHO KIU

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [REDACTED]

Date: 26/05/2025

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No	[REDACTED]
傳真號碼 Fax No	[REDACTED]
電郵地址 E-mail	[REDACTED]

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Submission Number:
TPB/R/S/TP/31- S487

Representation Number:
TPB/R/S/TP/31- R326

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)



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1. Severe Traffic Impact

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: YAU WA TUNG

Hong Kong Identity Card no. first 4 digitals:

Signature:

Date: 26/05/2025

Details of the commenter

通訊地址 Address	
電話號碼 Tel No.	
傳真號碼 Fax No.	
電郵地址 E-mail	

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Submission Number:

TPB/R/S/TP/31- S488

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001**Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po****Locations:**

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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4. Inadequate Public Transport

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Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: LAI SHEUNG YUEN

Hong Kong Identity Card no. first 4 digitals:

Signature:

Date: 26/05/2025

Details of the commenter

通訊地址 Address	
電話號碼 Tel No	
傳真號碼 Fax No	
電郵地址 E-mail	

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Submission Number:
TPB/R/S/TP/31- S489

Representation Number:
TPB/R/S/TP/31- R328

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Office

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)



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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public, government and recreational facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: WONG CHI MEI

Hong Kong Identity Card no. first 4 digits

Signature:

Date: 26/05/2025

Details of the commenter

通訊地址 Address	
電話號碼 Tel No	
傳真號碼 Fax No	
電郵地址 E-mail	

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Submission Number:
TPB/R/S/TP/31- S558

Representation Number:
TPB/R/S/TP/31- R329

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 999 North Point, Hong Kong

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Inadequate public and government facilities

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Queenie Wong

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: Q

Date: 22 May 2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

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Submission Number:

TPB/R/S/TP/31- S554

Representation Number:

TPB/R/S/TP/31- R330

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Public Safety: the development would increase the number of people and surrounding density. Security in this area would be at risk due to the presence of traffic and workers. Safety measures must be addressed.

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: James Chan

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: May 21/25

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S551

Representation Number:

TPB/R/S/TP/31- R331

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

非常反对興建

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English:

Cham Sze Yan

Hong Kong Identity Card no. first 4 digitals:

[REDACTED]

Signature:

[Signature]

Date:

18 May 2015

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

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To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Office:

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Submission Number:
TPB/R/S/TP/31- S460

Representation Number:
TPB/R/S/TP/31- R332

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: IAIN HOWARD BONNEL-FORMER

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 24/5/28

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail	[REDACTED]

Statement on Personal Data

- In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
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Submission Number:

TPB/R/S/TP/31- S461

Representation Number:

TPB/R/S/TP/31- R333

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Office

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)**
- **Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)**



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

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Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Cheng Chi Lun

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 21/5/2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

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- The "commenter" and the authorized agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Submission Number:
TPB/R/S/TP/31- S471

Representation Number:
TPB/R/S/TP/31- R334

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Office

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED], hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Penny G. Navarra

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: Pabaw

Date: 05/18/2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S472

Representation Number:

TPB/R/S/TP/31- R335

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Office

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)



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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

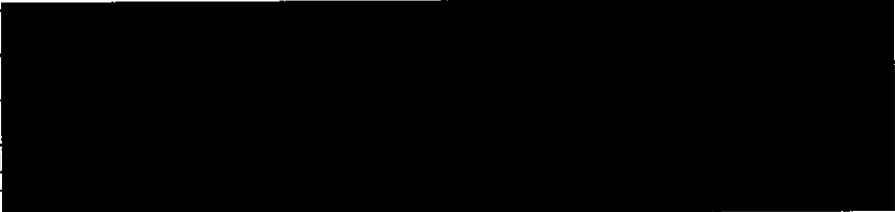
Full Name in English: SHAM MAI HAR

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: Sham Maikhar

Date: 18/5/2025

Details of the commenter

通訊地址 Address.	
電話號碼 Tel No.	
傳真號碼 Fax No.	
電郵地址 E-mail add	

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S490

Representation Number:

TPB/R/S/TP/31- R336

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: NG KWAN PO

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 26/05/2025

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail	[REDACTED]

Statement on Personal Data

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Submission Number:
TPB/R/S/TP/31- S491

Representation Number:
TPB/R/S/TP/31- R337

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,
North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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3. Insufficient Parking

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: LEE ON TING

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 26/05/2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail a	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S505

Representation Number:

TPB/R/S/TP/31- R338

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Chan Siu Chu

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 25/5/25

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

Statement on Personal Data

- In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
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Submission Number:

TPB/R/S/TP/31- S528

Representation Number:

TPB/R/S/TP/31- R339

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: CHAN KA LUK

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 16-5-2025

Details of the commenter

通訊地址 Address.
電話號碼 Tel No.
傳真號碼 Fax No.
電郵地址 E-mail address .

Statement on Personal Data

1. In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
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Submission Number:

TPB/R/S/TP/31- S529

Representation Number:

TPB/R/S/TP/31- R340

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,
North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident [REDACTED], hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Cheng Nga Man

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 17/05/2025

Details of the commenter

通訊地址 Address.
電話號碼 Tel No.
傳真號碼 Fax No.
電郵地址 E-mail address .

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Submission Number:

TPB/R/S/TP/31- S534

Representation Number:

TPB/R/S/TP/31- R341

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Govern

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED], hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

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3. Insufficient Parking

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Mary Xue

Hong Kong Identity Card no. first 4 digitals [REDACTED]

Signature: [Signature]

Date: 21/3/2025

Details of the commenter

通訊地址 Address.
電話號碼 Tel No.
傳真號碼 Fax No.
電郵地址 E-mail address .

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Submission Number:

TPB/R/S/TP/31- S559

Representation Number:

TPB/R/S/TP/31- R342

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED], hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

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Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English:

ALEX LEUNG CHEE KUEN

Hong Kong Identity Card no. first 4 digitals:

[REDACTED]

Signature:

Alex Leung

Date:

16 May 2015

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S563

Representation Number:

TPB/R/S/TP/31- R343

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: LEE WING NGAI

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 17/05/2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail a	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S569

Representation Number:

TPB/R/S/TP/31- R344

To: Secretary, Town Planning Board

Delivery Methods: By hand or post -- 15/F, North Point Go

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

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Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: POON TSE TONG KAREN

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 18 May 2013

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S574

Representation Number:

TPB/R/S/TP/31- R345

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point G

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

NIL

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: LI WANG HEUNG

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 17-5-2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	
傳真號碼 Fax No.	
電郵地址 E-mail a	

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S578

Representation Number:

TPB/R/S/TP/31- R346

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: SYNN RAYMOND CHUNG

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 14 May 2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S586

Representation Number:

TPB/R/S/TP/31- R347

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: choi yuet yan

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 19 May 2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

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Submission Number:
TPB/R/S/TP/31- S589

Representation Number:
TPB/R/S/TP/31- R348

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,
North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



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1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

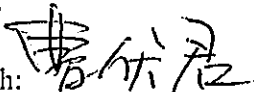
expected for Lo Fai Road and its vicinity.


4. Inadequate Public Transport

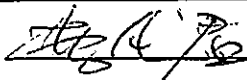
Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

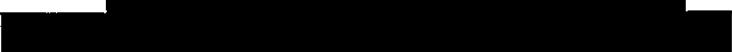
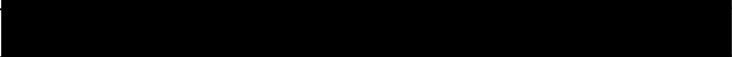

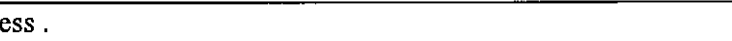
Full Name in English: 

Hong Kong Identity Card no. first 4 digitals: 

Signature: 

Date: 

Details of the commenter

通訊地址 Address.	
電話號碼 Tel No.	
傳真號碼 Fax No.	
電郵地址 E-mail address .	

Statement on Personal Data

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Submission Number:
TPB/R/S/TP/31- S594

Representation Number:
TPB/R/S/TP/31- R349

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English:

Yiu Tung Nixon Law

Hong Kong Identity Card no. first 4 digitals:



Signature:

Date:

16-05-2025

Details of the commenter

通訊地址 Address	
電話號碼 Tel No.	
傳真號碼 Fax No.	
電郵地址 E-mail address .	

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Submission Number:
TPB/R/S/TP/31- S597

Representation Number:
TPB/R/S/TP/31- R350

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of [REDACTED] hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English:

Hui Sze Ming

Hong Kong Identity Card no. first 4 digitals:



Signature:

[Handwritten Signature]

Date:

16/5/2025

Details of the commenter

通訊地址 Address.
電話號碼 Tel No.
傳真號碼 Fax No.
電郵地址 E-mail address .

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Submission Number:
TPB/R/S/TP/31- S603

Representation Number:
TPB/R/S/TP/31- R351

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of Beverly Hills Villa, 23 Sam Mun Tsai Road, Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Ho Ka Ming Raymond

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: Ho

Date: 20/5/2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

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Submission Number:

TPB/R/S/TP/31- S604

Representation Number:

TPB/R/S/TP/31- R352

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point C

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)**
- **Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)**



I, the resident of Beverly Hills Villa, 23 Sam Mun Tsai Road, Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

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4. Inadequate Public Transport

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Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Hto Wing Yan

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 20/5/2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

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Submission Number:
TPB/R/S/TP/31- S607

Representation Number:
TPB/R/S/TP/31- R353

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- Site A: Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- Site B: Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of Beverly Hills Villa, 23 Sam Mun Tsai Road, Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

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4. Inadequate Public Transport

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Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: LI CHING YEUNG

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 16/5/25

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

Statement on Personal Data

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Submission Number:
TPB/R/S/TP/31- S608

Representation Number:
TPB/R/S/TP/31- R354

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of Beverly Hills Villa, 23 Sam Mun Tsai Road, Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

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4. Inadequate Public Transport

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Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: LAN KA MAN

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 18/5/2015

Details of the commenter

通訊地址 Address	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S614

Representation Number:

TPB/R/S/TP/31- R355

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of Beverly Hills Villa, 23 Sam Mun Tsai Road, Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

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4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Jacky Hung

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: May 16, 2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	

Statement on Personal Data

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Submission Number:
TPB/R/S/TP/31- S616

Representation Number:
TPB/R/S/TP/31- R356

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
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expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: CAMPBELL DAVID PETER

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: DPCybr

Date: 16 MAY 2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

Statement on Personal Data

1. In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
 - a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
 - b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments
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3. The "commenter" and the authorized agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Submission Number:

TPB/R/S/TP/31- S618

Representation Number:

TPB/R/S/TP/31- R357

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)

I, the resident of Beverly Hills Villa, 23 Sam Mun Tsai Road, Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are



expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: FONG SZE MING

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: IF

Date: 18 May 2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

Statement on Personal Data

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Submission Number:

TPB/R/S/TP/31- S619

Representation Number:

TPB/R/S/TP/31- R358

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)

I, the resident of Beverly Hills Villa, 23 Sam Mun Tsai Road, Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

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2. Disruption to Existing Landscape

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The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are



expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: Jielin Li

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 19/05/2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address .	[REDACTED]

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3. The "commenter" and the authorized agent have a right of access and correction with respect to their personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

Submission Number:

TPB/R/S/TP/31- S620

Representation Number:

TPB/R/S/TP/31- R359

To: Secretary, Town Planning Board

Delivery Methods: By hand or post – 15/F, North Point Government Offices, 333 Java Road,

North Point, Hong Kong

Fax: 2877 0245 or 2522 8426

Email: tpbpd@pland.gov.hk

Objection to Land Sharing Pilot Scheme Application No. LSPS/001

Proposed Housing Development at Lo Fai Road and Ting Kok Road, Tai Po

Locations:

- **Site A:** Lo Fai Road / Ting Kok Road (Approx. 1,290 units)
- **Site B:** Ting Kok Road / Fortune Garden (Approx. 460 units)



I, the resident of Beverly Hills Villa, 23 Sam Mun Tsai Road, Tai Po, hereby submit my strong objection to the proposed housing development under Application No. LSPS/001 as part of the "Land Sharing Pilot Scheme," currently under public consultation for the Tai Po Outline Zoning Plan (S/TP/31). My objections are as follows:

1. Severe Traffic Impact

The proposed public housing estate at Lo Fai Road will have vehicle entrances along this road. Currently, traffic congestion is severe during peak hours on both Ting Kok Road and Lo Fai Road. With the expected influx of residents using public and private transport, congestion will worsen significantly, affecting nearby estates and thousands of villagers in the area.

2. Disruption to Existing Landscape

Lo Fai Road is primarily a low-density residential area. The proposed development includes buildings up to 83 meters above the main level, likely exceeding 20 storeys, severely impacting the local landscape and causing a "wall effect," restricting airflow and deteriorating environmental quality.

3. Insufficient Parking

The proposed public estate will provide only around 120 parking spaces for 1,290 units—grossly inadequate. Past examples, such as the Fu Tip Estate Phase II, demonstrate that insufficient parking leads to illegal parking in surrounding areas, causing persistent traffic problems even with police intervention. Similar issues are

expected for Lo Fai Road and its vicinity.

4. Inadequate Public Transport

Existing public transport in Lo Fai Road is insufficient, compounded by the addition of transitional housing such as Lok Sin Village and Shun Tao House. The new development would further burden already strained transport services.

Additional Concerns:

Given these reasons, I firmly believe the proposed site is unsuitable for public housing development and therefore object to Application No. LSPS/001.

Full Name in English: HUI LOK HIM

Hong Kong Identity Card no. first 4 digitals: [REDACTED]

Signature: [Signature]

Date: 15 May 2025

Details of the commenter

通訊地址 Address.	[REDACTED]
電話號碼 Tel No.	[REDACTED]
傳真號碼 Fax No.	[REDACTED]
電郵地址 E-mail address	[REDACTED]

Statement on Personal Data

- In accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines, the personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
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致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S26

Representation Number:

TPB/R/S/TP/31- R360

反對建議書

「土地共享先導計劃申請編號LSPS/001位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A — 汀角路/露輝路（約1290個單位）

Site B — 汀角路/雅景花園（約460個單位）

RECEIVED

26 MAY 2025

Town Planning
Board

本人為 Ho Chi Fung Ronson，本人得悉貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號LSPS/001位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

1. 交通安全及容量挑戰

- 大埔露輝路公營房屋（Site A）初步規劃顯示，車輛出入口將全部設於露輝路。
- 現時，露輝路及汀角路在早晚高峰時段已面臨嚴重交通擁堵。公屋落成後，新增居民的交通需求（包括公共交通和私家車）將顯著增加露輝路的負擔。
- 若車流在繁忙時段無法順暢進出，可能導致車輛滯留，進一步惡化露輝路及汀角路的交通狀況，影響沿線屋苑及汀角路周邊二十多條鄉村、數千居民的出行。
- 以上列舉的情況亦會增加交通意外發生的風險，而露輝路及汀角路一旦發生意外的話，基本上連接大埔及船灣的通道便大有機會被癱瘓，情況類似將軍澳發生的情況。

2. 景觀與環境影響

- 露輝路現以低密度住宅為主，環境和諧。擬建公營房屋高度約20多層（不高於主水平基準83米），將改變現有景觀，並可能因屏風樓效應影響空氣流通，對附近屋苑的居住環境構成負面影響。

3. 泊車設施不足

- 根據規劃，公營房屋將提供1,290個單位，但泊車位僅約160個，比例偏低。以富蝶邨二期為例，泊車位不足導致違泊問題嚴重，頌雅路至今交通受阻。

4. 公共交通壓力

- 露輝路公屋若車位不足，預計居民將違泊於露輝路或露屏路，加劇交通問題。
- 露輝路現有公共交通服務（巴士、小巴等）已難以滿足需求。公屋落成後，新增的交通需求將進一步加重公共交通系統的負擔，影響居民出行效率。

5. 葬區文化考量

- Site B 毗鄰船灣原居民鄉村的葬區/墓地，發展私人房屋可能對逝者安寧及居民情感造成影響。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號LSPS/001位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：Ho Chi Fung Ronson

香港身份證 (首4個字母數字)

簽名：

地址：

電話：

電郵：

24/5/2025

致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S24

Representation Number:

TPB/R/S/TP/31- R361

反對建議信

「土地共享先導計劃申請編號LSPS/001位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A — 汀角路/露輝路（約1290個單位）

Site B — 汀角路/雅景花園（約460個單位）

RECEIVED

26 MAY 2025

Town Planning
Board

本人為 Ho Yiu Nam，本人得悉貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號LSPS/001位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

A. 交通問題

根據大埔露輝路公營房屋（Site A）初步規劃，車輛出入口均設於露輝路。現時，露輝路和汀角路在繁忙時段已嚴重擠塞。未來公屋落成後，居民使用公共交通或自駕進出，將進一步加劇露輝路交通壓力。繁忙時段車輛若無法順暢進出，可能導致露輝路及汀角路嚴重堵塞，影響沿線屋苑及二十多條鄉村、數千名村民的出行。

B. 景觀與屏風效應

露輝路現以低密度發展為主，而擬建公營房屋高度約為20多層（不高於主水平基準83米）。這將破壞露輝路的現有景觀，並可能形成屏風樓效應，影響空氣流通及附近屋苑的居住環境。

C. 泊車位不足

初步規劃顯示，公營房屋提供1,290個單位，但僅設約160個泊車位，車位嚴重不足。以富蝶邨二期為例，入伙後因車位不足，居民違泊於頌雅路，導致交通問題惡化。露輝路公屋若車位不足，居民可能違泊於露輝路或露屏路，進一步影響交通。

D. 公共交通壓力

露輝路現有公共交通服務（如巴士、小巴）已難以應付需求。公屋落成後，新增交通需求將使公共交通服務更加緊張，惡化居民出行體驗。

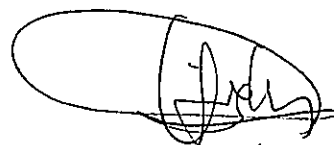
E. 墓地影響

Site B旁有船灣原居民鄉村的葬區/墓地，發展私人房屋將擾亂逝者安寧，影響居民情緒。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號LSPS/001位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：Ho Yiu Nam

香港身份證 (首4個字母數字)



簽名：_____

地址：

聯絡電話：

聯絡電郵：

2025年 5月 24日

致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S25

Representation Number:

TPB/R/S/TP/31- R362

反對請願書

「土地共享先導計劃申請編號LSPS/001位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A — 汀角路/露輝路（約1290個單位）

Site B — 汀角路/雅景花園（約460個單位）



本人為 Wong Hang Ngor，本人得悉貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號LSPS/001位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

一. 交通擠塞的隱憂

大埔露輝路公營房屋（Site A）計劃將車輛出入口設於露輝路，但這條路在早晚繁忙時段早已不堪重負，與汀角路一起飽受堵塞之苦。試想，當公屋落成，數以千計的居民進出，無論是搭乘巴士還是駕車，露輝路的交通壓力將雪上加霜。一旦車流受阻，露輝路和汀角路將陷入更嚴重的擁堵，影響的不僅是附近屋苑的居民，還有汀角路沿線二十多條鄉村的數千村民。他們的日常生活將因交通問題而蒙上陰影。

二. 景觀與生活的破壞

露輝路以低密度住宅聞名，環境清幽，景觀宜人。然而，計劃中20多層高的公營房屋（高度約83米）將徹底改變這片寧靜。它不僅破壞現有景觀，還可能形成屏風樓，阻礙空氣流通，讓居民失去原本舒適的居住環境。

三. 泊車位不足的惡果

新公屋計劃提供1,290個單位，卻僅設約160個泊車位，遠遠無法滿足需求。回想富蝶邨二期入伙後，車位不足導致居民將車輛違泊於頌雅路，交通亂象至今未解。露輝路若重演這一幕，違泊車輛將遍布露輝路及露屏路，居民的出行將更加艱難。

四. 公共交通的困境

露輝路的巴士和小巴服務早已捉襟見肘，難以應付現有居民的需求。公屋落成後，新增的交通需求將讓公共交通系統崩潰，居民的日常出行將變成一場艱難的挑戰。

五. 逝者與文化的尊重

Site B旁是船灣原居民鄉村的葬區/墓地，這裡承載著村民對逝者的追思。若在此興

建私人房屋，不僅擾亂逝者安寧，也傷害居民的情感。逝者後人大機會強烈反對申請編號LSPS/001，呼籲貴會委員能尊重他們。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號LSPS/001位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：Wong Hang Ngor

香港身份證（首4個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025年 5月 24日

致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S27

Representation Number:

TPB/R/S/TP/31- R363

反對提議書

「土地共享先導計劃申請編號LSPS/001位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A — 汀角路/露輝路（約1290個單位）

Site B — 汀角路/雅景花園（約460個單位）



本人為 Ho Chi Hang Henry，本人得悉貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號LSPS/001位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

1. 交通負擔加劇

根據土地共享先導計劃中大埔露輝路公營房屋（Site A）的初步規劃草圖，所有車輛出入口均設於露輝路。然而，露輝路及汀角路在早晚繁忙時段已面臨嚴重交通擠塞。公屋建成後，預計大量居民將依賴公共交通或私家車進出，無疑會大幅增加露輝路的交通壓力。若繁忙時段車流無法順暢進出，車輛將滯留於露輝路，進一步加劇露輝路及汀角路的堵塞問題。這不僅影響沿線屋苑居民的日常生活，還會對汀角路一帶二十多條鄉村、數千名村民的出行造成顯著不便。

2. 景觀與環境影響

露輝路現以低密度住宅為主，環境寧靜且景觀開闊。然而，擬建公營房屋高度將達20多層（不高於主水平基準83米），這將對現有景觀造成顯著破壞，並可能引發屏風樓效應，阻礙空氣流通，影響附近屋苑的居住質素及環境舒適度。

3. 泊車位短缺問題

根據規劃，公營房屋將提供1,290個單位，但泊車位僅約160個，比例嚴重失衡。參考富蝶邨二期入伙後的經驗，泊車位不足導致居民違泊於附近頌雅路，造成嚴重交通亂象。即使警方加強執法，問題仍未改善。露輝路公屋若重蹈覆轍，居民可能將車輛違泊於露輝路或露屏路，進一步加劇交通混亂。

4. 公共交通不足

目前，露輝路的公共交通服務（如巴士和小巴）已無法滿足居民需求。公屋落成後，新

增的交通需求將使現有公共交通系統不堪重負，居民出行將面臨更大困難。

5. 墓地與文化衝突

Site B 毗鄰船灣原居民鄉村的葬區/墓地，若在此發展私人房屋，將擾亂逝者安寧，並對居民造成心理影響。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號LSPS/001位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：Ho Chi Hang Henry

香港身份證（首4個字母數字）

簽名：

地址：

聯絡電話：

聯絡電郵：

2025年 5月 24日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: 梁俊勳 [REDACTED]
Sent: 2025-05-24 星期六 09:46:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對土地共享先導計劃申請編號 LSPS/001
Attachment: again_develop.pdf

Submission Number:

TPB/R/S/TP/31- S14

Representation Number:

TPB/R/S/TP/31- R364

從我的 iPad 傳送

致： 城市規劃委員會

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）

本人為_____，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。

- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、 現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、 在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

六、其他理由

根據公開資料，本項目存在以下問題：

1. 地產商濫用「土地共享」計劃

據《明報》報導，地產商在此計劃中僅出資 1.87 公頃土地，其中僅 0.6 公頃用於公營房屋，遠低於應貢獻的 1.3 公頃，政府卻投入 1.32 公頃土地，比例嚴重失衡，完全偏離「土地共享」原則。

2. 政府土地「被規劃」

地產商越俎代庖，將 41% 的政府土地納入項目，要求政府出資及配合規劃，違背「土地共享先導計劃」以地產商整合私人土地為主的原意。

3. 項目實為「非原址換地」

該項目本質上是將地產商在西地盤的土地換取東地盤的政府土地，用於私樓發展，並非真正的「土地共享」，而是披上共享外衣的「換地」協議。

4. 規劃程序缺乏透明度

擬建地盤位於綠化帶及道路範圍內，執行項目需先更改規劃用途，但目前未見任何公開討論或評估程序，恐將規劃權流失於地產商之手。

5. 地產商借政府名義牟利

地產商利用政府土地及政策支持，省去自行開發的成本及風險，卻將商業利益最大化，政府實際上成為地產商的「跑腿」，嚴重傷害公眾利益。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：LEUNG CHUN FAN

香港身份證（首 4 個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025 年 5 月 24 日

致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S333

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 LEUNG CHUN FAN，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，

導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：Lipung CHUN FAN

香港身份證（首 4 個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025 年 5 月 20 日

From: vickieleung [REDACTED]
Sent: 2025-05-27 星期二 11:38:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對「土地共享先導計劃申請編號 LSPS/001 位於 大埔露輝路及汀角路的擬議房屋發展計劃」

Submission Number:

TPB/R/S/TP/31- S883

Representation Number:

TPB/R/S/TP/31- R365

致：城市規劃委員會

反對

「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

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本人為梁玉紅，本人得悉貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

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二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。

三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需

求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

六、其他理由

根據公開資料，本項目存在以下問題：

1. 地產商濫用「土地共享」計劃

據《明報》報導，地產商在此計劃中僅出資 1.87 公頃土地，其中僅 0.6 公頃用於公營房屋，遠低於應貢獻的 1.3 公頃，政府卻投入 1.32 公頃土地，比例嚴重失衡，完全偏離「土地共享」原則。

2. 政府土地「被規劃」

地產商越俎代庖，將 41% 的政府土地納入項目，要求政府出資及配合規劃，違背「土地共享先導計劃」以地產商整合私人土地為主的原意。

3. 項目實為「非原址換地」

該項目本質上是將地產商在西地盤的土地換取東地盤的政府土地，用於私樓發展，並非真正的「土地共享」，而是披上共享外衣的「換地」協議。

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擬建地盤位於綠化帶及道路範圍內，執行項目需先更改規劃用途，但目前未見任何公開討論或評估程序，恐將規劃權流失於地產商之手。

5. 地產商借政府名義牟利

地產商利用政府土地及政策支持，省去自行開發的成本及風險，卻將商業利益最大化，政府實際上成為地產商的「跑腿」，嚴重傷害公眾利益。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

感謝您的協助！期待您的回覆。

此致

敬禮

姓名：梁玉紅

電話：[REDACTED]

致：城市規劃委員會

Submission Number:
TPB/R/S/TP/31- S888

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為梁玉紅，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，

導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。
相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：梁玉紅

香港身份證（首 4 個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025 年 5 月 26 日

致： 城市規劃委員會



反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）

Submission Number:

TPB/R/S/TP/31- S797

Representation Number:

TPB/R/S/TP/31- R366

本人為 葉偉兒，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。

- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的人伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、 現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、 在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

六、其他理由

根據公開資料，本項目存在以下問題：

1. 地產商濫用「土地共享」計劃

據《明報》報導，地產商在此計劃中僅出資 1.87 公頃土地，其中僅 0.6 公頃用於公營房屋，遠低於應貢獻的 1.3 公頃，政府卻投入 1.32 公頃土地，比例嚴重失衡，完全偏離「土地共享」原則。

2. 政府土地「被規劃」

地產商越俎代庖，將 41% 的政府土地納入項目，要求政府出資及配合規劃，違背「土地共享先導計劃」以地產商整合私人土地為主的原意。

3. 項目實為「非原址換地」

該項目本質上是將地產商在西地盤的土地換取東地盤的政府土地，用於私樓發展，並非真正的「土地共享」，而是披上共享外衣的「換地」協議。

4. 規劃程序缺乏透明度

擬建地盤位於綠化帶及道路範圍內，執行項目需先更改規劃用途，但目前未見任何公開討論或評估程序，恐將規劃權流失於地產商之手。

5. 地產商借政府名義牟利

地產商利用政府土地及政策支持，省去自行開發的成本及風險，卻將商業利益最大化，政府實際上成為地產商的「跑腿」，嚴重傷害公眾利益。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：

蔡偉光

香港身份證（首 4 個字母數字）：

[REDACTED]

簽名：

af

地址：

[REDACTED]

或聯絡電話：

[REDACTED]

或聯絡電郵：

2025 年 05 月 26 日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: sy yu [REDACTED]
Sent: 2025-05-26 星期一 11:16:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: opposition to housing development at Lo Fai Road and Ting Kok Road
Attachment: 反對位於大埔露輝路及汀角路的擬議房屋發展計劃」.docx

Dear Sir/ Madam,
Attached please find my opposition to the above plan.
Best regards,
Yue Koon Sang

Submission Number:

TPB/R/S/TP/31- S18

Representation Number:

TPB/R/S/TP/31- R367

致： 城市規劃委員會

反對

「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）

本人為余冠生，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
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- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、 現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、 在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

六、其他理由

根據公開資料，本項目存在以下問題：

1. 地產商濫用「土地共享」計劃

據《明報》報導，地產商在此計劃中僅出資 1.87 公頃土地，其中僅 0.6 公頃用於公營房屋，遠低於應貢獻的 1.3 公頃，政府卻投入 1.32 公頃土地，比例嚴重失衡，完全偏離「土地共享」原則。

2. 政府土地「被規劃」

地產商越俎代庖，將 41% 的政府土地納入項目，要求政府出資及配合規劃，違背「土地共享先導計劃」以地產商整合私人土地為主的原意。

3. 項目實為「非原址換地」

該項目本質上是將地產商在西地盤的土地換取東地盤的政府土地，用於私樓發展，並非真正的「土地共享」，而是披上共享外衣的「換地」協議。

4. 規劃程序缺乏透明度

擬建地盤位於綠化帶及道路範圍內，執行項目需先更改規劃用途，但目前未見任何公開討論或評估程序，恐將規劃權流失於地產商之手。

5. 地產商借政府名義牟利

地產商利用政府土地及政策支持，省去自行開發的成本及風險，卻將商業利益最大化，政府實際上成為地產商的「跑腿」，嚴重傷害公眾利益。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：余冠生

香港身份證（首 4 個字母數字）：[REDACTED]

簽名：yue

地址：[REDACTED]

或聯絡電話：[REDACTED]

或聯絡電郵：[REDACTED]

2025 年 5 月 26 日

致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S281

Representation Number:

TPB/R/S/TP/31- R368

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為劉振華，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 1、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 2、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 3、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 4、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

5、 在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

6、 其他理由

根據公開資料，本項目存在以下問題：

1. 地產商濫用「土地共享」計劃

據《明報》報導，地產商在此計劃中僅出資 1.87 公頃土地，其中僅 0.6 公頃用於公營房屋，遠低於應貢獻的 1.3 公頃，政府卻投入 1.32 公頃土地，比例嚴重失衡，完全偏離「土地共享」原則。

2. 政府土地「被規劃」

地產商越俎代庖，將 41% 的政府土地納入項目，要求政府出資及配合規劃，違背「土地共享先導計劃」以地產商整合私人土地為主的原意。

3. 項目實為「非原址換地」

該項目本質上是將地產商在西地盤的土地換取東地盤的政府土地，用於私樓發展，並非真正的「土地共享」，而是披上共享外衣的「換地」協議。

4. 規劃程序缺乏透明度

擬建地盤位於綠化帶及道路範圍內，執行項目需先更改規劃用途，但目前未見任何公開討論或評估程序，恐將規劃權流失於地產商之手。

5. 地產商借政府名義牟利

地產商利用政府土地及政策支持，省去自行開發的成本及風險，卻將商業利益最大化，政府實際上成為地產商的「跑腿」，嚴重傷害公眾利益。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：劉振華

香港身份證（首 4 個字母數字）：

簽名：

地址：

聯絡電話：

2025 年 5 月 25 日

致：城市規劃委員會

Submission Number:
TPB/R/S/TP/31- S282

Representation Number:
TPB/R/S/TP/31- R369

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為劉敏華，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 1、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 2、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 3、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 4、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

5、 在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

6、 其他理由

根據公開資料，本項目存在以下問題：

1. 地產商濫用「土地共享」計劃

據《明報》報導，地產商在此計劃中僅出資 1.87 公頃土地，其中僅 0.6 公頃用於公營房屋，遠低於應貢獻的 1.3 公頃，政府卻投入 1.32 公頃土地，比例嚴重失衡，完全偏離「土地共享」原則。

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該項目本質上是將地產商在西地盤的土地換取東地盤的政府土地，用於私樓發展，並非真正的「土地共享」，而是披上共享外衣的「換地」協議。

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地產商利用政府土地及政策支持，省去自行開發的成本及風險，卻將商業利益最大化，政府實際上成為地產商的「跑腿」，嚴重傷害公眾利益。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：劉敏華

香港身份證（首 4 個字母數字）：

簽名： Eleon Can

地址：

聯絡電話：

2025 年 5 月 25 日

致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S283

Representation Number:

TPB/R/S/TP/31- R370

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為張秀珍，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

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姓名全名：張秀珍

香港身份證（首 4 個字母數字）：

簽名：張秀珍

地址：

聯絡電話：

2025 年 5 月 25 日

致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S284

Representation Number:

TPB/R/S/TP/31- R371

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

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本人為李秀娟，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 1、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
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聯絡電話：

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致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S285

Representation Number:

TPB/R/S/TP/31- R372

反對

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選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為劉衍穎，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 1、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 2、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 3、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 4、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

5、 在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

6、 其他理由

根據公開資料，本項目存在以下問題：

1. 地產商濫用「土地共享」計劃

據《明報》報導，地產商在此計劃中僅出資 1.87 公頃土地，其中僅 0.6 公頃用於公營房屋，遠低於應貢獻的 1.3 公頃，政府卻投入 1.32 公頃土地，比例嚴重失衡，完全偏離「土地共享」原則。

2. 政府土地「被規劃」

地產商越俎代庖，將 41% 的政府土地納入項目，要求政府出資及配合規劃，違背「土地共享先導計劃」以地產商整合私人土地為主的原意。

3. 項目實為「非原址換地」

該項目本質上是將地產商在西地盤的土地換取東地盤的政府土地，用於私樓發展，並非真正的「土地共享」，而是披上共享外衣的「換地」協議。

4. 規劃程序缺乏透明度

擬建地盤位於綠化帶及道路範圍內，執行項目需先更改規劃用途，但目前未見任何公開討論或評估程序，恐將規劃權流失於地產商之手。

5. 地產商借政府名義牟利

地產商利用政府土地及政策支持，省去自行開發的成本及風險，卻將商業利益最大化，政府實際上成為地產商的「跑腿」，嚴重傷害公眾利益。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：劉衍穎

香港身份證（首 4 個字母數字）：

簽名：

地址：

聯絡電話：

2025 年 5 月 25 日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: Jetford [REDACTED]
Sent: 2025-05-27 星期二 11:55:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: OBJECTION OF LSPS/001
Attachment: OBJECTION - LSPS001.pdf

Submission Number:
TPB/R/S/TP/31- S884

Representation Number:
TPB/R/S/TP/31- R373

Dear Sirs,

Enclosed plz. find my OBJECTION LETTER regarding the 土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」

選址： Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）

For your consideration.

Thank you

LAW MAN KIT JEFF
[REDACTED]

致： 城市規劃委員會

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）

本人為 羅文傑，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。

- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、 現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、 在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

六、其他理由

根據公開資料，本項目存在以下問題：

1. 地產商濫用「土地共享」計劃

據《明報》報導，地產商在此計劃中僅出資 1.87 公頃土地，其中僅 0.6 公頃用於公營房屋，遠低於應貢獻的 1.3 公頃，政府卻投入 1.32 公頃土地，比例嚴重失衡，完全偏離「土地共享」原則。

2. 政府土地「被規劃」

地產商越俎代庖，將 41% 的政府土地納入項目，要求政府出資及配合規劃，違背「土地共享先導計劃」以地產商整合私人土地為主的原意。

3. 項目實為「非原址換地」

該項目本質上是將地產商在西地盤的土地換取東地盤的政府土地，用於私樓發展，並非真正的「土地共享」，而是披上共享外衣的「換地」協議。

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擬建地盤位於綠化帶及道路範圍內，執行項目需先更改規劃用途，但目前未見任何公開討論或評估程序，恐將規劃權流失於地產商之手。

5. 地產商借政府名義牟利

地產商利用政府土地及政策支持，省去自行開發的成本及風險，卻將商業利益最大化，政府實際上成為地產商的「跑腿」，嚴重傷害公眾利益。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：

羅文傑

香港身份證（首 4 個字母數字）：

[REDACTED]

簽名：

[Signature]

地址：

[REDACTED]

或聯絡電話：

[REDACTED]

或聯絡電郵：

[REDACTED]

2025 年 5 月 27 日

From: Terry Chu <[REDACTED]>
Sent: 2025-05-27 星期二 14:05:03
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對大埔露輝路及汀角路的擬議房屋發展計劃

致：城市規劃委員會

Submission Number:
TPB/R/S/TP/31- S886

Representation Number:
TPB/R/S/TP/31- R374

反對

「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）

本人為 TERRY CHU，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。

二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。

三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加

劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需
求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，
逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

六、其他理由

根據公開資料，本項目存在以下問題：

1. 地產商濫用「土地共享」計劃

據《明報》報導，地產商在此計劃中僅出資 1.87 公頃土地，其中僅 0.6 公頃用於公營房屋，遠低於應貢獻的 1.3 公頃，政府卻投入 1.32 公頃土地，比例嚴重失衡，完全偏離「土地共享」原則。

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地產商越俎代庖，將 41% 的政府土地納入項目，要求政府出資及配合規劃，違背「土地共享先導計劃」以地產商整合私人土地為主的原意。

3. 項目實為「非原址換地」

該項目本質上是將地產商在西地盤的土地換取東地盤的政府土地，用於私樓發展，並非真正的「土地共享」，而是披上共享外衣的「換地」協議。

4. 規劃程序缺乏透明度

擬建地盤位於綠化帶及道路範圍內，執行項目需先更改規劃用途，但目前未見任何公開討論或評估程序，恐將規劃權流失於地產商之手。

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基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：CHU YAT PANG TERRY

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

香港身份證（首4個字母數字）：

地址：

聯絡電郵：

致： 城市規劃委員會

Submission Number:
TPB/R/S/TP/31- S189

Representation Number:
TPB/R/S/TP/31- R375

反對

「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 李少峰，本人得悉 貴會現就《大埔分區計劃大綱草圖
編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號
LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由
如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

大埔已建的房屋居民，已由山明水秀，人傑地靈的地方變成了石屎森林，且和市民的另類娛樂指數越來越高，如龍汀角路一帶的綠地因建公屋而全消失，實不是民之所欲。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：李少峰 (沙欄村村代表)

香港身份證(首4個字母數字)

簽名：

地址：

或聯絡電話

或聯絡電郵：

2025年5月13日

13/5/2025

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S312

Representation Number:

TPB/R/S/TP/31- R376

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 Francis Duan Hay，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，

導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

其他理由：

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：FRANCIS ALLAN HAY

香港身份證（首 4 個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025 年 5 月 26 日

Submission Number:
TPB/R/S/TP/31- S279



To the IO, Richwood Park.

For the LSPS for Lo Fai Road/Ting Kok Road, the following are needed :-

1—A Traffic Impact Assessment covering not only the traffic generated by the proposed development and the parking issues therefrom but for the site formation and construction periods. The site formation requires massive earth removal and tree felling/removal which in turn requires the use of Heavy Goods Vehicles and excavation machines. There will be traffic chaos with these vehicles moving in and out of the site. The TIA should cover Lo Fai Road and Ting Kok Road from Tai Mei Tuk to Tai Po. The development if completed will add to the already heavy traffic situation morning and evening.

2—An Environmental Impact Assessment as the massive site formation and the removal of many hundreds of trees will generate substantial noise, air and water pollution and any development of this area will have a substantial impact on the general natural environment. This aspect does not appear to have even been considered.

3—A comprehensive Geotechnical Hazard Assessment is needed in view of the topography of the proposed site and to ensure slope stability of the area surrounding it. Casa Marina could be in danger if the slope becomes unstable.

4—A Drainage Impact Assessment as the creation of a flat site could affect water runoff and absorption and also to ensure that future water run off and absorption would be catered for.

A general comment on any potential premium and that is if the costs of forming the government housing site, and any other infrastructure works deemed necessary are allowed as a deduction from any premium for the increase in value attributed to the development, then government is unlikely to receive a great deal of monetary benefit from this proposal.

In my view this site is totally unsuitable for any development and government would be in error to allow this scheme to proceed any further

Signed

(F A HAY)

FRICS



致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S128

Representation Number:

TPB/R/S/TP/31- R377

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為淺月灣一期住戶(姓名全名) 鄧梓晴，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

因交通理由，必須另覓
地方作此計劃
規劃程序缺乏透明度

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：

鄧梓晴

香港身份證（英文字母及首 3 個數字）：

[REDACTED]

XXX(X)

簽名：

[Signature]

地址：大埔露輝路 28 號淺

[REDACTED]

或聯絡電話

或聯絡電郵：

2025 年 5 月 日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S351

Representation Number:

TPB/R/S/TP/31- R378

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 LAM CHIU KUEN REBECCA，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，

導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

- 要求縮減公屋規模及樓宇高度，以符合本區的低密度發展模式和減輕交通壓力
- 地產商濫用「土地共享」計劃，出地遠低於應貢獻的比例嚴重失衡。政府土地被規畫，項目實非原地換地。
- 擬建地盤位於綠化帶及道路範圍內，執行項目需先更改規畫用途，但目前未見有任何正式程序，恐將規畫權流失於地產商之手。地產商借政府名義牟利，嚴重傷害公眾利益。
- 綠化地帶若被更改用途，不合環保意識。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名： LAM CHIU KUEI REBECCA

香港身份證（首4個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025年5月26日

致：城市規劃委員會

「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」
選址：Site A - 汀角路/露輝路（約 1290 個單位）
Site B - 汀角路/雅景花園（約 460 個單位）



本人為 黃和利，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

請看附件

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

業主

黃勁和

(全名)

黃勁和

(簽名)

身份證號碼（英文字母及首3位數字）：

聯絡電話：

聯絡電郵：

2025 年 5 月 14 日

致 城市規劃委員會：

〈嚴正要求擱置大埔露輝路及汀角路房屋發展計劃(LSPS/001)〉

主旨：我們強烈要求政府立即擱置大埔露輝路及汀角路一帶的房屋發展規劃。該計劃不僅違背現有「北部都會區」及「明日大嶼」的長遠發展策略，更將嚴重惡化當區交通、環境及社區負荷，對居民生活造成不可逆轉的負面影響。更出現「政府拿地分享給私人發展商」的異常狀況，有利益輸送的懷疑。

一、基於政策調整，本計劃應予擱置

政府已明確將發展重心轉向「北部都會區」及「明日大嶼」，這兩大計劃已預留充足土地及配套資源。相比之下，「土地共享先導計劃」是過渡性安排，在現時地產市道及現有政策框架下已不合時宜。強行在露輝路及汀角路推動高密度住宅建設，只會加劇現有問題，及浪費公帑，並與整體規劃方向背道而馳。

二、交通負荷嚴重超載，基層市民負擔沉重

露輝路及汀角路設計僅適合鄉郊式低密度發展，但燈位及十字路口多，現時早高峰時段車速已低於 15 公里/小時（參考運輸署 2023 年交通流量報告）。居民已飽受塞車困擾多年，香港教育大學擴招帶來大量校車及師生私家車流量，加上附近水泥廠和工業村重型車輛頻繁出入，這些緩慢行駛的大型車輛已佔用主要道路空間，令交通擠塞問題雪上加霜。更嚴重的是，居屋對象為基層市民，但該區遠離市中心，居民必須乘搭小巴或巴士到大埔墟，再轉乘港鐵往返市區，每月交通開支較市區高出近 40%，另外來回露輝路到大埔墟，每日需要額外多花 1 小時車程，變相加重基層負擔及剝削休息時間。在此興建居屋，完全違背支援基層市民的初衷。

三、社區配套不足，環境及安全風險極高

1. 設施短缺：該區現有學校、醫療及購物設施僅能應付低密度人口，無法承受大型屋苑進駐；
2. 生態破壞：露輝路位處山坡，大規模砍伐樹木將加劇水土流失，違反《香港規劃標準與準則》第 11 章對山坡發展的限制；
3. 山泥傾瀉風險：全球暖化導致極端天氣頻繁，參考 2023 年筲箕灣耀興道及石澳道山泥傾瀉事件，開發山坡恐影響地質穩定性，危及現時山坡頂淺月灣一期及未來山坡下的居民生命安全。

四、計劃原意與實際執行的偏差：

1. 理論上：該計劃旨在鼓勵私人土地（主要是地產商）主動釋放其持有的農地/閒置土地，土地業權人最少 7 成面積交還政府發展公營或首置房屋，餘下 3 成可興建單位出售；
2. 現實中：在露輝路案例中，有一半的發展面積是政府土地，出現「政府拿地分享給私人發展商」的異常狀況，地產商把自己零碎的土地，在不需補地價的情況下，與政府交換了土地，令庫房損失。合法性存疑；
3. 可能存在的操作問題：土地權屬混亂：政府可能以「官地」名義介入，但實際上混用了究竟應保留政府土地；
4. 利益輸送懷疑：這種逆向行為違背了計畫初衷，變相與公共資源依賴私人發展；
5. 規劃合理性存疑：選擇在生態敏感區，不符合永續發展原則；

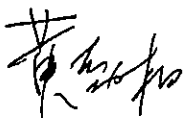
嚴正要求

1. 立即擱置露輝路及汀角路的高密度住宅計劃，避免加劇交通、環境及社區負荷；
2. 城市規劃委員會應該先釐清這發展計劃的合法性，不應在非法的土地上作出任何規劃改動。
3. 全面檢視「土地共享先導計劃」的項目，優先將資源調配至北部都會區及明日大嶼等規劃完善的地區；
4. 公開該區交通、環境及社會影響評估報告，並舉行公眾諮詢，讓居民參與決策。

此計劃若強行推行，將對大埔東北居民造成不可挽回的損害。政府施政更應以民為本，不應被過時的計劃束縛，而應順應現有發展策略，撥亂反正，避免在不適合的地區製造長遠民生及環境問題。盼 貴署正視居民訴求，擱置大埔露輝路及汀角路房屋發展計劃 (LSPS/001)。

此致

黃勁柏上



2025/05/14

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S60

Representation Number:

TPB/R/S/TP/31- R380

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為淺月灣一期住戶(姓名全名) 梁錦華，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

大：汀角路，完善路原本交通已非常繁忙，每天上下班時間
劇必需車，遇修路時更加倍嚴重，加上大埔中心的負荷能力
已經到了飽和點，這個 LSP/001 土地共享先導計劃，沒有細
心考慮到主幹、分支幹道交通問題如何解決，沒有自
以建公屋政策，為我們帶來長遠和不能解決的煩惱。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對
「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景
花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展
計劃。

姓名全名：

香港身份證（英文字母及首 3 個數字）：

XXX(X)

簽名：

地址：大埔露輝路 28 號淺

或聯絡電話

或聯絡電郵：

2025 年 5 月 20 日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S41

Representation Number:

TPB/R/S/TP/31- R381

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A- 汀角路/露輝路（約 1290 個單位）

Site B- 汀角路/雅景花園（約 460 個單位）



本人為淺月灣一期住戶(姓名全名) ELAINE ELIZABETH LO 本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
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頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

- Ignoring community input violates the Land sharing scheme's pledge to prioritize "consensus-building"
- Economical impact on endangering critical habitats.

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：ELAINE ELIZABETH LEE

香港身份證（英文字母及首3個數字）： [REDACTED] XXX(X)

簽名： [REDACTED]

地址：大埔露輝路 28 號淺月 [REDACTED]

或聯絡電話 [REDACTED]

或聯絡電郵： [REDACTED]

2025 年 5 月 日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S38

Representation Number:

TPB/R/S/TP/31- R382

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為淺月灣一期住戶(姓名全名) 陸耀榮，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001 。

其他理由：

Only 30% of units are earmarked for "public housing",
contradicting the Land Sharing Scheme's original
goal to provide housing for those in need.

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：陸耀榮

香港身份證（英文字母及首3個數字）： XXX(X)

簽名：

地址：大埔露輝路 28 號淺月灣一期

或聯絡電話：

或聯絡電郵：

2025 年 5 月 日

致： 城市規劃委員會

Representation Number:
TPB/R/S/TP/31- R383

Submission Number:
TPB/R/S/TP/31- S63

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為淺月灣一期住戶(姓名全名)_____，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的人伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

政府支持較發展商多。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：CHAU SO KIN

香港身份證（英文字母及首 3 個數字）：[REDACTED] XXX(X)

簽名：[Signature]

地址：大埔露輝路 28 號淺月

或聯絡電話 [REDACTED]

或聯絡電郵：[REDACTED]

2025 年 5 月 26 日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S181

Representation Number:

TPB/R/S/TP/31- R384

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 陳運娣，本人得悉 貴會現就《大埔分區計劃大綱草圖
編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號
LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由
如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

政策不利民意為何還要硬推

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：

陳運娣

香港身份證（首4個字母數字）：

[REDACTED]

簽名：

WTch

地址：

[REDACTED]

或聯絡電話：

[REDACTED]

或聯絡電郵：

[REDACTED]

2025年5月17日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S182

Representation Number:

TPB/R/S/TP/31- R385

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 李茂榮，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

若是政策不能紙上談兵，要切合實際情況，聆取居民的意見。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：

李茂榮

香港身份證（首4個字母數字）：

[REDACTED]

簽名：

[REDACTED]

地址：

[REDACTED]

或聯絡電話：

[REDACTED]

或聯絡電郵：

2025 年 5 月 18 日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S188

Representation Number:

TPB/R/S/TP/31- R386

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 LEE Tung YAN，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

政府每一個政策都需要是為民請命而不是一意孤行
這次項目一定是輕視民意，更心為民

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：LEE TUNG YAN

香港身份證（首 4 個字母數字）：

簽名：Natalie

地址：

或聯絡電話：

或聯絡電郵：

2025 年 5 月 13 日

A
Natalie

Submission Number:
TPB/R/S/TP/31- S682

Representation Number:
TPB/R/S/TP/31- R387

致：城市規劃委員會

「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」
選址：Site A - 汀角路/露輝路（約1290個單位）
Site B - 汀角路/雅景花園（約460個單位）



本人為黃孝靚，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

根據「土地共享先導計劃」規定，參與的業權人須撥出 70%土地興建公營房屋，其餘 30%可用作私人住宅發展。然而，本次個案（申請編號 LSPS/ 001）涉及政府與私人發展商進行土地交換，且絕大部分土地原屬政府所有。若此模式成立，恐衍生漏洞：發展商可能透過收購零散土地，在不補地價的前提下與政府換地，變相規避應有的土地成本。

關鍵疑問：

1. 現行法例是否允許這種「土地交換」模式適用於共享計劃？
2. 如何防止發展商利用此機制套利，避免公營房屋土地供應遭蠶食？

建議當局釐清條例細節，並公開此案的審批依據，以確保程序符合政策原意。

基於以上所述原因，本人認為上述選址不適合作各公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/ 001 位於大埔汀為路／露輝路及汀角路／雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮芥人疑慮，反對上述的發展計劃。

業主
佐戶

葉孝彰

（簽名）

身份證號碼： XXX(X)

聯絡電話：

聯絡電郵：

2025 年 5 月 20 日

致： 城市規劃委員會

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A - 汀角路/露輝路（約 1290 個單位）

Site B - 汀角路/雅景花園（約 460 個單位）



本人為 陳婉美，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、 現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、 在 Site B 旁有屬於船灣多條原居民鄉村的墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

希望不在露輝路出入，最好
也不影响汀角路車流情況。以及車位不夠
的情況。(車輛會長期泊在露輝路)

希望取消 Site A，因為本身這區是低密度的
建築，完全不能融入這區環境。其實可考慮地鐵大埔
站馬山附近。或工業區或大埔墟地那(也)。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對

「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景
花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發
展計劃。

姓名全名：CHAN YUEN MEI ROSITA

香港身份證(首4個字母數字)：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025 年 5 月 19 日

Submission Number:

TPB/R/S/TP/31- S658

Representation Number:

TPB/R/S/TP/31-R389

致：城市規劃委員會

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A - 汀角路/露輝路（約 1290 個單位）

Site B - 汀角路/雅景花園（約 460 個單位）



本人為 黃步前，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

希望不會影響露輝路及汀角路

取消 Site A

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：WONG PO CHIN

香港身份證（首 4 個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025 年 5 月 19 日

Submission Number:

TPB/R/S/TP/31- S656

致：城市規劃委員會

「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」
選址：Site A - 汀角路/露輝路（約 1290 個單位）
Site B - 汀角路/雅景花園（約 460 個單位）



WONG PO CHIN

本人為 ~~Chan Yuen Man~~，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

本人是汀角路2期業主，我反對 Site AB 土地計劃。首先露輝路本是一個低密度住宅區，沒有高樓屏風，而且會大大影響汀角路和露輝路塞車情況。平日區工吐露路塞車外，現在加上汀角路和露輝路塞車，也會影響散大車輪長尾，堵在汀角路2期和十字路口不能轉入。另外假期時也影響大埔居民和區外市民入大埔郊遊的暢通。因為汀角路太塞車。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

WONG PO CHIN (全名)

(簽名)

身份證號碼（英文字母及首3位數字）：XXX (X)

聯絡電話：

聯絡電郵：

2025 年 5 月 19 日

致：城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S448

Representation Number:

TPB/R/S/TP/31- R390

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 LAW YUEN CHU，本人得悉貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

汀角路/露輝路時有事故，導致交通嚴重滯塞，繁忙時間巴士/小巴經常客滿而不能上車，夏天/天氣不穩時更難耐，亦必更加劇阻擋消防局運作，車路也常塞上2小時原地不動，之久，在此處再加屋苑，對人有害多於利。此處香港景觀也稀有，不宜破壞，遷址到其它有交通配套疏導的地點才是惠澤人群之舉。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對

「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：LAW YUEN CHI

香港身份證(首4個字母數字)：

簽名：

地址：

或聯絡電話：

或聯絡電郵

2025 年 5 月 16 日

致：城市規劃委員會

Submission Number:
TPB/R/S/TP/31- S428

Representation Number:
TPB/R/S/TP/31- R391

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A- 汀角路/露輝路（約 1290 個單位）

Site B- 汀角路/雅景花園（約 460 個單位）



本人為_____，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的人伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

教育大學學生越來越少，上學放學期間已很擁擠，再加上露輝路本身上落班也不限車輛，如再建公營房屋而其車輛入口設於露輝路，這一定嚴重影響交通，還有綠化環保問題，這棟價貴的樓宇林木頭部多平起房屋，實屬不環保及影響這一帶的居民，香港有很多其他空置土地，這是不適合再建房屋，望政府認真重新研究并撤回此計劃。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對

「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：LUNG YU MIN LIZA

香港身份證（首4個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵

2025年5月19日

Submission Number:

TPB/R/S/TP/31- S717

致： 城市規劃委員會

Representation Number:

TPB/R/S/TP/31- R392



「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」
選址：Site A - 汀角路/露輝路（約1290個單位）
Site B - 汀角路/雅景花園（約460個單位）

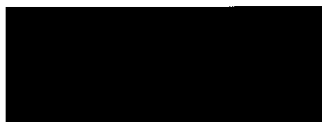
本人為 黃富添，本人得悉 貴會現就《大埔分區計劃大綱
草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編
號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理
由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、 現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、 在 Site B 旁有屬於船灣多條原居民鄉村的墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

就大埔區而言，適合建造公營房屋的選址
絕不是露輝路一帶，這帶交通、生活配套都極不
完善，只會引起原來居住在這帶居民的不便，亦師
市中心，生活便利，交通完善，政府應考慮此區域，并
且大埔市中心尚有可建築的土地，毋須開垦山林，
造成環境不破壞。

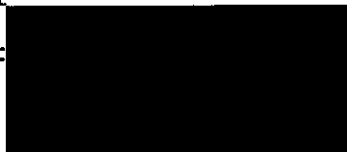
基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反
對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅
景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發
展計劃。



屋 香露沐 (全名)

尹 (簽名)

身份證號碼（英文字母及首3位數字）：



聯絡電話

聯絡電郵：

2025 年 5 月 20 日

Submission Number:
TPB/R/S/TP/31- S750

Representation Number:
TPB/R/S/TP/31- R393

致：城市規劃委員會

「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」
選址：Site A - 汀角路/露輝路（約 1290 個單位）
Site B - 汀角路/雅景花園（約 460 個單位）



本人為 趙榮光，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

縱觀香港現有的公營房屋，沒有一個
選址會在沒有完善配套的地方，從而加重原
有居民的不便，以及公共交通的負擔，政府選址不
合理，而要居民承擔結果？

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反
對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅
景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發
展計劃。



屋

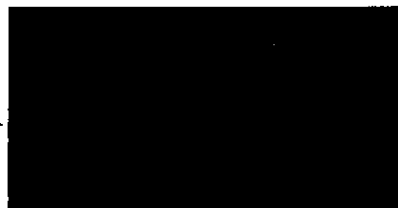
趙落芳

(全名)

Chi

(簽名)

身份證號碼（英文字母及首3位數字）



聯絡電話

聯絡電郵

2025 年 5 月 20 日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S166

Representation Number:

TPB/R/S/TP/31- R394

反對

「土地共享先導計劃申請編號 LSPS/001 位於
大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為淺月灣一期住戶(姓名全名) 關北泉，本人得悉 貴會
現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土
地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計
劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

六、環境生態與社區資源負荷：露輝路及周邊區域現有生態環境（如綠化帶、自然景觀）可能因高密度開發遭受破壞，且周邊社區設施也不足。
七、替代方案未被充分考慮：政府未明確說明為何優先開發此爭議地塊，而非其他交通配套更完善、生態敏感度較低的區域，（如開闢工業用地），缺乏透明選址依據。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：關北承

香港身份證（英文字母及首 3 個數字）：[REDACTED] XXX(X)

簽名：[REDACTED]

地址：大埔露輝路 28 號淺月

或聯絡電話

或聯絡電郵

2025 年 5 月 18 日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S310

Representation Number:

TPB/R/S/TP/31- R395

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 盧永健，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，

導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

在半鄉郊地區建公屋非明智之舉，在現今住屋需求開始放緩時，犧牲露輝路自然環境建高密度公屋並不值得。土地面積并不足夠建成具生活所需和民生商舖的公共屋邨，一般市民亦不希望住偏遠而缺乏民生基本商舖的屋邨。因此，此項計劃會造成犧牲大而效益小的項目。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：Lo Wing Kih

香港身份證（首4個字母數字）：[REDACTED]

簽名：[REDACTED]

地址：[REDACTED]

或聯絡電話：[REDACTED]

或聯絡電郵：[REDACTED]

2025年5月16日

致： 城市規劃委員會

Submission Number:
TPB/R/S/TP/31- S444

Representation Number:
TPB/R/S/TP/31- R396

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為倚龍山莊一業主，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

六、施工期間，更會做成災難式的交通擠塞。影響汀角路和露輝路沿途所有居民的出入交通及安全。

七、建議城規會考慮大埔其他地點，例如“六鄉學習園地”和“大埔停車場”及“大埔土木工程處”興建公屋，停車場及提供社會新屋處。此兩地點位於市中心，交通方便，更無需開山掘地，破壞大埔環境，又可減省建築成本。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對

「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名： 黃漢明

香港身份證（首4個字母數字）： [REDACTED]

簽名： [Signature]

地址： [REDACTED]

或聯絡電話： [REDACTED]

或聯絡電郵： [REDACTED]

2025 年 5 月 22 日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S95

Representation Number:

TPB/R/S/TP/31- R397

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為淺月灣一期住戶(姓名全名) 伍小茹，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

六、發展商所建議修改露輝路及汀角路的行車線及路口設計，嚴重懷疑不能達到疏導出入口的堵寧問題。
七、政府未明確說明為何優先開發此帶爭議性地塊，而非其他交通配套更完善，生態敏感度較低的區域（如閒置工業用地），缺乏透明度證址依據。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對

「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：伍小茹

香港身份證（英文字母及首3個數字）：XXX(X)

簽名：水

地址：大埔露輝路 28 號

或聯絡電

或聯絡電

2025 年 5 月 19 日

致： 城市規劃委員會

Submission Number:

TPB/R/S/TP/31- S322

Representation Number:

TPB/R/S/TP/31- R398

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為梁維堃，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，

導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

交通極度阻塞
區內有不少其他土地適合作興建公屋之用
(i.e. 大埔道，白石角)，以上土地有更完善交通配套
交通合作公屋用途

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：梁綸璧

香港身份證（首 4 個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025 年 8 月 19 日

致： 城市規劃委員會

Submission Number:
TPB/R/S/TP/31- S382

Representation Number:
TPB/R/S/TP/31- R399

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A – 汀角路/露輝路（約 1290 個單位）

Site B – 汀角路/雅景花園（約 460 個單位）



本人為 Yu Lai Hung，本人得悉 貴會現就《大埔分區計劃大綱草圖
編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號
LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由
如下：

- 一、 按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、 露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、 按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的

頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。

四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。

五、在 Site B 旁有屬於船灣多條原居民鄉村的葬區/墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

Site A 現為樹林及山坡，可預估到施工期間會有非常多大型車輛出入，對露輝路及汀角路的交通會構成嚴重影響。既然是把綠化地改建成建屋地，相信大埔區會有其便利的土地，不需要搞平山坡的大工程。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景花園的擬議房屋發展計劃」，希望貴會委員能考慮本人疑慮，反對上述的發展計劃。

姓名全名：Yu Lai Hung

香港身份證（首 4 個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025 年 5 月 20 日

Submission Number:

TPB/R/S/TP/31- S651

Representation Number:

TPB/R/S/TP/31- R400

致：城市規劃委員會

反對

「土地共享先導計劃申請編號 LSPS/001 位於

大埔露輝路及汀角路的擬議房屋發展計劃」

選址：Site A - 汀角路/露輝路（約 1290 個單位）

Site B - 汀角路/雅景花園（約 460 個單位）



本人為 CHAN YUEN TAN ^{Fiona}，本人得悉 貴會現就《大埔分區計劃大綱草圖編號 S/TP/31》作公眾諮詢。本人對於當中的「土地共享先導計劃申請編號 LSPS/001 位於大埔露輝路及汀角路的擬議房屋發展計劃」表示強烈反對，理由如下：

- 一、按現時土地共享先導計劃中位於大埔露輝路的公營房屋（Site A）的初步規劃草圖，其屋邨的車輛出入口均設於露輝路。現時，在早上及黃昏的繁忙時間，汀角路及露輝路已經常出現嚴重的交通擠塞。日後，如位於大埔露輝路的公營房屋建成，會有不少居民使用公共交通工具或自駕經露輝路進出新落成公屋，屆時必定會大大加重露輝路的交通壓力，一旦在繁忙時間如車輛未能順暢進出該公營房屋，必定會導致車輛需於露輝路等候進出，從而令露輝路及汀角路大擠塞，除影響露輝路上各屋苑的居民外，亦會影響到汀角路一帶二十多條鄉村、數千位村民的出入。
- 二、露輝路的屋苑以低密度的發展為主，現時擬興建的大埔露輝路的公營房屋其樓宇高度為不高於主水平基準上 83 米，估計落成的公營房屋樓高約有 20 多層，這會大大破壞現時露輝路的景觀，及容易造成屏風樓效應，除影響露輝路的屋苑現有景觀，亦可能導致空氣不流通。
- 三、按現時的初步規劃草圖，擬建的公營房屋單位數為 1,290 個，但該屋邨只提供約 160 多個泊車位，車位的數量嚴重不足。根據過往經驗，新屋邨的入伙必定會導致附近的違泊問題加劇，以富蝶邨二期入伙為例，當入伙之後，由於泊車位未能滿足居民需要，不少居民將車違泊到附近的頌雅路，導致現時頌雅路現時的違泊情況嚴重，即使警方加強執法亦未能改善情況。相信露輝路的情況亦一樣，如新入伙的公營房屋車位不足，該邨居民亦會將大量的車輛違泊到露輝路或露屏路一帶，嚴重影響交通。
- 四、現時，露輝路一帶的公共交通服務已十分不足，巴士、小巴等服務已不足應付現時的需求，一旦有新增的交通需求，只會令露輝路公共交通服務不足的情況雪上加霜。
- 五、在 Site B 旁有屬於船灣多條原居民鄉村的墓地，在此發展私人房屋，住者不安，逝者受擾，逝者的後人強烈反對申請編號 LSPS/001。

其他理由：

請取消 S10 A，本人是前教大學院
小學督學，本人反對這個 S10A 計劃。大大
影響交通情況。

基於以上所述原因，本人認為上述選址不適合作為公營房屋發展，本人反對
「土地共享先導計劃申請編號 LSPS/001 位於大埔汀角路/露輝路及汀角路/雅景
花園的擬議房屋發展計劃」，希望 貴會委員能考慮本人疑慮，反對上述的發
展計劃。

姓名全名：Chan Yuen Fan Hong

香港身份證（首 4 個字母數字）：

簽名：

地址：

或聯絡電話：

或聯絡電郵：

2025 年 5 月 18 日