





圖例
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
CONSERVATION AREA	CA	自然保育區
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
RAILWAY AND STATION (ELEVATED)		鐵路及車站 (高架)
LIGHT RAIL AND STOP		輕鐵及車站
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE		鐵路專用範圍
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	③	規劃區編號

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	3.44	0.85	商業
COMPREHENSIVE DEVELOPMENT AREA	13.98	3.44	綜合發展區
RESIDENTIAL (GROUP A)	102.73	25.29	住宅 (甲類)
RESIDENTIAL (GROUP B)	39.65	9.76	住宅 (乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	26.91	6.62	政府、機構或社區
OPEN SPACE	42.69	10.51	休憩用地
OTHER SPECIFIED USES	5.86	1.44	其他指定用途
CONSERVATION AREA	3.75	0.92	自然保育區
COUNTRY PARK	61.52	15.14	郊野公園
DRAINAGE CHANNEL	17.21	4.24	排水渠
MAJOR ROAD ETC.	88.49	21.79	主要道路等
TOTAL PLANNING SCHEME AREA	406.23	100.00	規劃範圍總面積

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

核准圖編號 S/T SW/14 的修訂 AMENDMENTS TO APPROVED PLAN No. S/T SW/14	
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按照城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C1	修訂項目 C 1 項
AMENDMENT ITEM C2	修訂項目 C 2 項
(參看附表) (SEE ATTACHED SCHEDULE)	

2021年5月7日 按照城市規劃條例第5條展示的
核准圖編號 S/T SW/14 的修訂
AMENDMENTS TO APPROVED PLAN No. S/T SW/14 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
7 MAY 2021
Fiona LUNG 龍小玉
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的天水圍分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TIN SHUI WAI - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/T SW/15

**SCHEDULE OF AMENDMENTS TO THE
APPROVED LAU FAU SHAN AND TSIM BEI TSUI
OUTLINE ZONING PLAN NO. S/YL-LFS/9
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at the junction of Tin Wah Road and Man Tak Road from “Residential (Group C)” and “Green Belt” to “Residential (Group A)”.

II. Amendment to the Notes of the Plan

- (a) Addition of the “Residential (Group A)” zone in the Notes with the incorporation of a new set of Schedule of Uses and Remarks.
- (b) Deletion of ‘Market’ from Column 1 of the Notes for “Commercial/Residential” zone and from Column 2 of the Notes for “Residential (Group D)”, “Residential (Group E)” and “Village Type Development” zones.
- (c) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “Government, Institution or Community” zone.
- (d) Revision of the Remarks of the Notes for “Other Specified Uses” (“OU”) annotated “Comprehensive Development and Wetland Enhancement Area”, “Conservation Area”, “Coastal Protection Area” and “Site of Special Scientific Interest” zones on filling of land/pond or excavation of land.

Town Planning Board

7 May 2021

**SCHEDULE OF AMENDMENTS TO THE
APPROVED TIN SHUI WAI
OUTLINE ZONING PLAN NO. S/TSW/14
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at the junction of Tin Wah Road and Tin Ying Road from “Government, Institution or Community” (“G/IC”) and an area shown as ‘Road’ to “Residential (Group A)1” (“R(A)1”).
- Item B – Rezoning of a site at the junction of Tin Wing Road and Tin Yan Road from “Undetermined” (“U”) to “Residential (Group B)2” (“R(B)2”).
- Item C1 – Rezoning of a strip of land to the north of Tin Yip Road from an area shown as ‘Road’ to “G/IC”.
- Item C2 – Rezoning of a strip of land to the south of Tin Yip Road from “G/IC” to an area shown as ‘Road’.

II. Amendments to the Notes of the Plan

- (a) Revision of the Remarks of the Notes for “R(A)” zone to incorporate development restrictions for the new “R(A)1” sub-area.
- (b) Revision of the Remarks of the Notes for “R(B)” zone to incorporate development restrictions for the new “R(B)2” sub-area.
- (c) Deletion of “U” zone from the Notes.
- (d) Deletion of ‘Market’ from Column 1 of the Notes for “Commercial” zone and from Column 2 of the Notes for “Comprehensive Development Area”, “R(B)”, “Other Specified Uses” (“OU”) annotated “LRT Terminus” and “OU” annotated “Bus Terminus” zones.
- (e) Revision of the Notes for the “R(A)” zone to incorporate ‘Public Vehicle Park (excluding container vehicle) (on land designated “R(A)1” only)’ under Column 1, and correspondingly revise ‘Public Vehicle Park (excluding container vehicle)’ under Column 2 to ‘Public Vehicle Park (excluding container vehicle)(not elsewhere specified)’.
- (f) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “R(A)” and “G/IC” zones.

- (g) Revision of the Remarks of the Notes for “Conservation Area” zone on filling of land/pond or excavation of land.

Town Planning Board

7 May 2021

**List of Representers and Commenters in respect of the
Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10**

I. List of Representers

Representations No. TPB/R/S/YL-LFS/10-	Name of Representer
R1	Ron Sun
R2 (also C4)	Mary Mulvihill
R3	Fung Kam Lam

II. List of Commenters

Comment No. (TPB/R/S/YL-LFS/10-)	Name of Commenter
C1	Ping Shan Rural Committee
C2	陶連壽 莫志坤 莫堯炳 (沙江圍村長)
C3	Hong Kong Bird Watching Society
C4 (also R2)	Mary Mulvihill

**List of Representers and Commenters in respect of the
Draft Tin Shui Wai Outline Zoning Plan No. S/TSW/15**

I. List of Representers

Representations No. TPB/R/S/TSW/15-	Name of Representer
R1	YL Lau
R2 (also C4)	Mary Mulvihill
R3	Fung Kam Lam

II. List of Commenters

Comment No. TPB/R/S/TSW/15-	Name of Commenter
C1	Ping Shan Rural Committee
C2	陶連壽 莫志坤 莫堯炳 (沙江圍村長)
C3	Hong Kong Bird Watching Society
C4 (also R2)	Mary Mulvihill

TPB/R/S/YL-LFS/10-

1

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

210617-172840-55033

提交限期

Deadline for submission:

07/07/2021

提交日期及時間

Date and time of submission:

17/06/2021 17:28:40

「申述人」全名

Full Name of "Representer":

先生 Mr. Ron Sun

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/YL-LFS/10

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
Item A	支持 Support	It is useful for response to the housing needs of the society, I hope that some subsidized housing will be built on this land parcel.
Item C1	支持 Support	I hope that the land will be more suitable for building public services complex to support future residential development.

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

寄件者: [REDACTED]
寄件日期: 2021年07月07日星期三 2:08
收件者: tpbpd
主旨: LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9 - TIN SHUI WAI OZP NO. S/TSW/14

AMENDMENTS TO LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9

Item A – Rezoning of a site at the junction of Tin Wah Road and Man Tak Road from “Res (Group C)” and “Green Belt” to “Res (Group A)”

AMENDMENTS TO TIN SHUI WAI OZP NO. S/TSW/14

Item A – Rezoning of a site at the junction of Tin Wah Road and Tin Ying Road from “G/IC” and an area shown as ‘Road’ to “Res (Group A)1”
5 Blocks PH / 3,990 Units / Kindergarten / Retail / Parking / GIC

Item B – Rezoning of a site at the junction of Tin Wing Road and Tin Yan Road from “Undetermined” (“U”) to “Res (Group B)2” to reflect the existing private residential development of Central Park Towers which was completed in 2010

Item C1 – Rezoning of a strip of land to the north of Tin Yip Road from an area shown as ‘Road’ to “G/IC” Smaller than C2

Item C2 – Rezoning of a strip of land to the south of Tin Yip Road from “G/IC” to an area shown as ‘Road’.

Dear TPB Members,

Once again the ordinary citizen is faced with time consuming challenges when it comes to evaluating the amendments. The file is too large for your average home computer, takes ages to download. In addition with only one screen one is forced to scroll up and down to find related diagrams and plans.

The Papers must be split into more digestible parts, otherwise the general public is denied the right to gain a clear picture of the proposals.

As Site A is partially degraded and the intended use is public housing, there is no point in commenting on the rezoning as it will go ahead regardless.

However there are issues that should be considered

3.1.16 Road traffic noise impacts are proposed to be mitigated by a combination of 2.5m, 5m and 6m-vertical barriers at Tin Wah Road and application of low-noise road surfacing material for the section of Tin Wah Road and the junction of Lau Fau Shan Road and Tin Wah Road, architectural fins and acoustic windows for some residential blocks. With the mitigation measures in place, the predicted noise levels at all the representative planned noise sensitive receivers within the site will comply with the relevant noise criteria.

So why are so many trees that provide a natural noise barrier along Tin Wah and Ting Wing Roads to be felled and replaced with single row ornamental varieties?

724 trees - 92 will be transplanted, 187 will be retained, and **445 will be felled** due to unavoidable conflicts with the development. **179 PROVIDED OUTSIDE SITE Greenwash.** Even if they are provided, and this is doubtful as there have been many similar promises that are demonstrably outright lies, they will bring no benefit to the residents

The provision of landscape roof on top of multi-storey ancillary facilities/ carpark building, podium-level greening. These facilities are nothing more than ornamental appendages and provide no outlets for active recreation use. There will be over 10,000 intake so where is the basketball court and other facilities?

Phase 1 isolated

Phase 1 will effectively become an island and completely cut off from Phase 2 where the shared facilities will be located. The new road looks very wide, will it carry heavy traffic? Will there be street level crossings or will folk have to traipse up to what looks like a footbridge at the northern end? Why is the road not underground?

How do people get across the wide roads to Tin Shui Path? Is there safe access to the cycle path? There are some bits on plan that could be tunnels but no information provided.

Other social welfare facilities too vague

4.3 Although there is shortfall in social welfare facilities such as child care centre, community care services facilities and residential care home for the elderly in both the TSW OZP and LFS OZP, this is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate.

These facilities should be carefully planned/reviewed by relevant government departments/bureaux and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise. Moreover, various social welfare facilities as requested by SWD would be considered to incorporate in the proposed public housing development at the detailed design stage.

So with no specific details provided, there is no obligation to provide facilities to meet the various shortfalls and indeed the basic needs of the residents. In view of the rising number of elderly, this is less than desirable. **The community does not trust SWD.** This dept conspired to have elderly and child care facilities removed from HKPSG in 2008, a decision that is largely responsible for the chronic shortage of facilities we now face as it allowed for the rezoning of many GIC sites on the pretext that there was no deficit in community services. Its solution to the crisis in supply is to shove the services into odd leftover spaces instead of providing the well planned and independent amenities with adequate outdoor recreational areas that would allow a better quality of life for those with impaired movement.

For the LFS OZP based on a planned population of about 19,970 persons, including the estimated population of Phase 2 of the proposed public housing development (about 7,530 persons), **most of the GIC facilities do not meet the provision requirements under HKPSG.** Nevertheless, while the planned provision of GIC facilities in the LFS OZP such as secondary school, primary school, **kindergarten**, etc. **may not be adequate** to meet the need of the planned population, the planned provision of such GIC facilities in the whole Yuen Long district as well as TSW New Town5 is generally adequate, some even with a surplus, which could supplement the need of the planned population in the LFS OZP

This statement is not acceptable. With an ageing population and the high possibility of Covid like outbreaks predicted every decade or so, community facilities should be a top priority and they should be located close to residences in order to ensure that every district has adequate facilities to cope.

Item B

Cannot find any reference to PR and BH. Will this be restricted to as built? If they are to be increase then **STRONG OBJECTION**

Items C

This appears to be a swap arrangement, but the larger GIC is exchanged for a much small Road, so as with all these rezonings the allocation for community facilities is diminished.

Mary Mulvihill

TPB/R/S/YL-LFS/10

3

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

210512-160422-70477

提交限期

Deadline for submission:

07/07/2021

提交日期及時間

Date and time of submission:

12/05/2021 16:04:22

「申述人」全名

Full Name of "Representer":

先生 Mr. Fung Kam Lam

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/YL-LFS/10

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
圖則《註釋》作出的修訂項目(d)	反對 Oppose	<p>本人反對就圖則《註釋》作出的修訂項目(d)，即：修訂「其他指定用途」註明「綜合發展及濕地改善區」、「自然保育區」、「海岸保護區」及「具特殊科學價值地點」地帶《註釋》有關填土／填塘或挖土工程的「備註」。</p> <p>減損了城規會及公眾的法定權</p> <p>是項修訂將豁免需進行填土／填塘或挖土，「由政府統籌或落實的公共工程，以及保養、修葺或翻建工程」向城市規劃委員會申請的要求。非政府工程仍需作出申請。</p> <p>原規定甚嚴格，即使工程是屬於有關土地用途地帶的「第一欄」經常准許用途，倘涉及填土／填塘或挖土，主事政府部門也要向城市規劃委員會按《城市規劃條例》第16條申請許可。亦即要向公眾進行法定展示相關申請的內容、收取公眾意見，具有一定的透明性，並且是有法律支持。</p> <p>修訂後，同類工程無需向城規會作出申請，公眾亦缺乏法定渠道在工程落</p>

實前知悉，這無疑是一個極大並影響深遠的變化，實質上減損了城市規劃委員會及公眾按《城市規劃條例》的法定權。

修訂目的不清楚，實質上是政策更改

很可惜，地區規劃處在2021年4月16日的鄉郊及新市鎮規劃小組委員會會議解釋這項修訂時，只說是「以反映最新恆常規範」，而在席委員亦沒有加以提問其背景及具體內容。

既然是「以反映最新恆常規範」，「現／舊有恆常規範」（即政府工程也要尋求城規會許可）出現了什麼問題呢？如果是「行之有效」的話（那怕情況是沒有相關工程，所以從未收過相關申請），按道理就不用修訂；如果是「規範失效」，一眾政府部門原來在動工前，一直沒有提出申請，規劃署也不知悉，於是提交予城市規劃委員會的方案是放棄原有要求！？如果說政府工程一直接規定提出申請，卻被各部門指費時甚長，所以規劃署建議豁免她們的申請，這又是否可取？最惡劣情況又是否規劃署本身不知悉城規會有此權力，因此素來沒有執行，最近因某些原因或事件／個案而醒悟？行政部門（規劃署）作出今次提案，令到各行政部門不再受制於法定機構（即城規會）其中一項批准（否決）權，其實是行政部門的一個重要政策轉向。

既然是具生態價值又或生態敏感地區（要不然也不會是濕地，又或列為「自然保育區」、「海岸保護區」及「具特殊科學價值地點」等），公眾就涉及填土／填塘及挖泥的政府工程依法知悉及給出意見的權利，以至城市規劃委員會的法定把關角色不是依然重要嗎？

迴避整體討論，以逐張圖則修改騎劫法定圖則註釋總表（master schedule of notes）

本人再三查閱（2021年5月12，本意見提交當日）法定圖則註釋總表，「其他指定用途」註明「綜合發展及濕地

	<p>改善區」、「自然保育區」、「海岸保護區」及「具特殊科學價值地點」地帶《註釋》有關填土／填塘或挖土工程的「備註」依然是沒有豁免政府工程。再者，城規會按條例第5條在去年(2020年)刊憲修訂存在「自然保育區」或「海岸保護區」如大棠、長洲等等的大綱圖均沒有作出類似修訂；相反，今次(2021年5月7日)一口氣就三份大綱圖（包括本圖）作出修訂。更耐人尋味的是，署方年初（2021年1月15日會議）向城規會提交的大嶼山四份草擬中的新計劃大綱圖中，有關的備註全用「新」版本，豁免了政府工程需要提出申請的要求。考上次城規會就法定圖則註釋總表內容作出修改是2018年，此後沒有任何公開會議或公開文件提及法定圖則註釋總表作出猶如今次三幅大綱圖的備註的修訂（如有請規劃署指正）。今次接二連三在製定新圖及修訂已有圖則時不起眼地作出是項修訂，其結果是逐漸改變法定圖則註釋總表與各大綱圖的一致性，而最終，署方將會向委員會表示，因不能反映最新情況，總表內相關註釋備註需要修訂，豁免政府工程作出申請的要求，到時再提問當中原因及邏輯已是明日黃花。</p> <p>簡單而言，當局在是項修訂上根本沒有稍為詳細的解說，不足以支持。</p> <p>（完）</p>

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

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TPB/R/S/YL-LFS/10-
C1

屏山鄉鄉事委員會

Ping Shan Heung Rural Committee

新界元朗安寧路 139-147 號二樓 1/F, No. 139-147, On Ning Road, Yuen Long, N.T.H.K.

☎ 2477 3886

☎ 2476 2468

致：城市規劃委員會秘書處

有關規劃署擬議修訂

《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/10》及

《天水圍分區計劃大綱核准圖編號 S/TSW/15》

貴委員會檔號：TPB/D/YL-LFS 200 及 TPB/D/TSW 200

就申述提出意見

貴委員會於 2021 年 7 月 16 日的信函已收悉。

就《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/10》申述人 R1 提出支持有關修訂項目，本會現向 貴委員會提出反對。另外，就《天水圍分區計劃大綱核准圖編號 S/TSW/15》申述人 R1 提出反對有關修訂項目，本會同意申述人 R1 提出反對意見。

本會於 2021 年 5 月 7 日致信發展局及相關政府部門，就上述兩項修訂項目提出詳細意見，隨函附上有關信函供 貴委員會參閱。祈請 貴委員會聽取民意，積極考慮暫停有關修訂項目。

屏山鄉鄉事委員會

主席：

鄧志強

鄧志強 (身份證: [REDACTED])

首副主席：

林權

林權 (身份證: [REDACTED])

副主席：

鄧同發

鄧同發 (身份證: [REDACTED])



附件 - 本會致發展局信函(共 3 頁)

2021 年 7 月 20 日



屏山鄉鄉事委員會

Ping Shan Heung Rural Committee

新界元朗安寧路 139-147 號二樓 1/F, No. 139-147, On Ning Road, Yuen Long, N.T.H.K.

☎ 2477 3886 ☎ 2476 2468

發展局

發展局局長

黃偉綸先生, JP

黃偉綸局長:

有關規劃署擬議修訂《屏山分區計劃大綱核准圖編號 S/YL-PS/18》、
《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/9》及《天水圍
分區計劃大綱核准圖編號 S/TSW/14》

擬議修訂項目：屏山北（近天慈路）公營房屋發展、橫洲其餘公營房
屋發展及流浮山天華路公營房屋發展

本會於 2021 年 4 月 9 日聯同規劃署、土木工程拓展署、房屋署及工程顧問公司舉行會議，政府部門向本會介紹有關上述標題事宜，經討論後，本會一致表決反對上述三項公營房屋發展，並提出反對理由如下：

屏山北（近天慈路）公營房屋發展

(一) 受影響的蝦尾新村村代表反映表示收地範圍包括該村的部份泵房及水塘土地，憂慮未來的排水設施受影響。另外，擬議公營房屋範圍太接近蝦尾新村，環境擠迫將嚴重影響村民的生活質素，剝削活動空間，而且，破壞村內的風水格局，影響深遠。另外，預計公營房屋落成後增加二萬多人口，交通難以負荷。

(二) 受影響的馮家圍村代表反映表示收地範圍包括該村部份地段，提出堅決反對政府收回土地。

(三) 有物流界從業員反映表示現時物流業界一般使用市區工業大廈作為倉庫，其缺點是一般工業大廈的樓底高度較低，而且空間有限，難以發展大型倉庫或引進先進科技，因此，現時物流業市場偏向從市區工業用地轉移往棕地倉庫，例如遷往新界西的天水圍、厦村等高樓底網結構倉庫，其優點是利用高樓底建築物，配合引進內地現時盛行的自動化物流科技技術，可大大提高效率及倉庫容量。物流業界大多表示支持，並認為未來香港趨勢將會利用自動化物流技術應用在棕地物流倉地，以保持物流中心地位的優勢。

(四) 現有棕地作業能提供數以十萬計的就業機會，現時天水圍不少基層市民選擇在棕地物流倉工作，若然政府將現有棕地作業改為發展公營房屋，等於扼殺棕地作業者的生存空間，令大量從業員失去生計，後果非常嚴重，不容忽視。

(五) 元朗原居族群擁有的土地原是屬於祖業，是祖先艱辛努力的成果，若政府強行收地是等於滅族行為。

(六) 現時天水圍人口已達三十萬人，由於人口過盛，引致交通問題嚴重，擬議公營房屋發展位置在水圍南區，若然再增加大量人口將會令交通情況更為惡劣。

橫洲其餘公營房屋發展

(一) 受影響的橫洲楊屋村村代表反映表示政府在該位置擬議興建共十三座公營房屋，該些高樓宇將會遮擋橫洲各村的祖先風水穴地，令村內的風水龍脈受到不良影響，並帶來滋擾。另外，擬議公營房屋影響村民拜祭祖先基地的出入道路。

(二) 受影響的風水穴地，除了橫洲六鄉如丫髻山之外，還有新界鄧氏始祖十大名穴的其中兩個名穴「仙人大座」及「玉女拜堂」，該兩名穴已有近千年歷史，影響深遠。

(三) 政府如何安排棕地作業者另覓土地以繼續經營，棕地作業者一旦失去生存空間，導致失業率高企，大量失業者將依靠綜援金過活，後果相當嚴重。

流浮山天華路公營房屋發展

(一) 受影響的沙江圍村村代表反映表示該村早前召開全體村民會議討論有關事宜，經商討後，一致反對該項公營房屋發展，原因有以下三項：(1) 擬議公營房屋太接近該村範圍，尤其對正該村圍門，將嚴重破壞鄉村風水，影響深遠。(2) 公營房屋落成後將會人口急升，引起治安、交通及噪音等問題，對村民造成困擾。(3) 沙江圍村每六年舉行太平清醮，擬議公營房屋用地將佔據該村的醮棚位置，日後再沒有地方可舉行太平清醮，必定引起沙江圍村民的疑慮。

(二) 新界圍村人非常重視太平清醮，是新界鄉村傳統活動之一，尤其沙江圍村每六年一屆太平清醮，不少海外僑民也歸來參與打醮，這代表著團結一致及社區和諧。若政府將所有空地用作公營房屋，未來的鄉村將難以覓地舉行太平清醮，這項新界傳統文化將難以承傳下去。

(三) 擬議公營房屋發展涉及土地包括沙江圍村、沙江圍仔、鰲磡村、新慶村等多條鄉村，政府擬有計劃將所有鄉村空地用作興建公營房屋，令該些鄉村失去喘息的空間。而且，公營房屋屬於高樓宇建築物，對比鄰近鄉村的低樓宇及低密度的村屋群，在景觀上顯得極不協調。

現時元朗區整體人口已超過六十萬人，政府分別在元朗朗邊、元朗南、橫洲、洪水橋及丹桂村推行共五項公營房屋發展，未來將會推行另外最少六項公營房屋發展，未來元朗區人口增長情況難以想像。雖然屏山鄉地源廣闊，但不可能承受所有公營房屋發展，政府只顧房屋發展卻忽略就業問題是不可行，維持社會和諧必須要平衡發展。

本會現特函請 貴局關注上述情況，並要求暫停上述三項公營房屋發展。同時，本會提出強烈建議：(一) 建議政府考慮以「土地共享」方式發展土地，將部份私人土地撥給土地業權人作私人發展之用，這方式較公平合理，亦符合公眾利益。(二) 建議政府考慮發展邊緣地區，例如元朗豐樂園，該地面積超過千萬呎，土地遼闊，若發展為公營房屋將可大大解決房屋問題，也可減輕元朗區市中心因人口過多帶來的交通問題。

屏山鄉鄉事委員會

主席：

鄧志強

鄧志強

首副主席：

林權

林權

副主席：

鄧同發

鄧同發



副本送：規劃署屯門及元朗西規劃專員 袁承業先生

土木工程拓展署總工程師/房屋工程(特別職務) 陳偉杰先生

元朗民政事務處元朗民政事務專員 胡天祐先生, JP

2021年5月7日

TPB/R/S/YL-LFS/10-
C2

致：城市規劃委員會秘書

香港北角渣華道333 號

北角政府合署15 樓

傳真：2877 0245 或 2522 8426

反對擬議修訂《流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10》

修訂項目把位於天華路及民德路交界的一塊土地由「住宅(丙類)」地帶
及「綠化地帶」改劃為「住宅(甲類)」地帶


我們為沙江圍陶連壽村長、莫志坤村長及莫堯炳村長，
現特致函 貴處，就有關規劃署擬議修訂《流浮山及尖鼻咀分區
計劃大綱核准圖編號 S/YL-LFS/10》及《天水圍分區計劃大綱
草圖編號 S/TSW/15》。我們及本村村民全力反對政府
擬議修訂及於沙江圍發展公營房屋計劃。

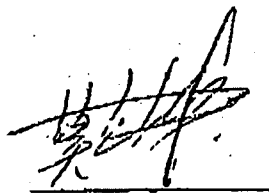
有關建屋計劃，嚴重影響本村風水；居民十分擔心治安情況
變壞；四千戶(12,000 人)帶來日以繼夜的噪音及環境衛生滋擾；
加上天華路人民德路沙江圍往流浮山道的往來交通已非常繁
忙，日後更加不堪設想；沙江圍、鰲磡村及新慶村原已沒有
空間給居民娛樂及活動，若再加上五幢 165 米高屏風樓宇
壓下來，我們三村居住區域將會窒息；還有其他相關問題陸續
會浮現，故此本村堅決反對上述公屋發展計劃。

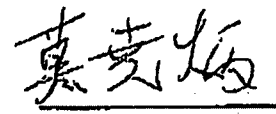
本村已收集眾多村民聯署簽名反對，證明我區居民強烈
反對在沙江圍興建公屋，懇請 貴署尊重民意，
不要強行在此興建公屋。倘 貴署有任何查詢，請致電
[REDACTED] 莫堯炳村長聯絡，敬候示覆！

聯絡人：莫堯炳村代表 香港身分證：[REDACTED]

通訊地址：[REDACTED]


沙江圍村長
陶連壽



沙江圍村長
莫志坤


沙江圍村長
莫堯炳

日期：2021年7月20日

沙江圍

村民反對簽名

莫素炳	莫細懷	胡月嬌	莫楚珍
陳玉蓮	梁惠霞	莫望輝	莫吉蓮
莫漢棋	莫金泉	陶廷壽	莫壽全
莫慧筠	莫曉棋	陶基福	莫財滿
莫楊生	莫曉純	陶基祥	莫偉權
范秋霞	莫樹容	陶衍祥	陶枝祥
莫慧明	莫照平	鄧英群	劉蘭
葉天來	梁子双	陶森球	陶立中
葉瑋象		陶仲豪	陶潤暢
梁澤言		陶仲廉	陳寶蓮
葉瑋森	莫古埠	陶照恩	陶立基
葉芷媚	莫炳全	陶森培	陶萬能
陶永財	鄧佑妹	林梅香	陶廣昌

tpbpd@pland.gov.hk

寄件者: WONG, Suet Mei
 寄件日期: 2021年08月04日星期三 11:16
 收件者: tpbpd
 副本: Chuan Woo
 主旨: Comments on Representations in respect of the proposed amendments to the Notes of the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10, the draft Tin Shui Wai Outline Zoning Plan No. S/TSW/15 and the draft Ping Shan Outline Zoning
 附件: 20210806_LFS_TSW_PS_OZPamendments_HKBWS.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Representations in respect of the proposed amendments to the Notes of the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10, the draft Tin Shui Wai Outline Zoning Plan No. S/TSW/15 and the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 is attached.

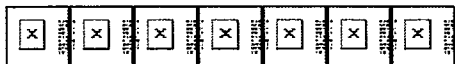
Full name: Wong Suet Mei
 The ID no. [REDACTED]

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚
 Conservation Officer | 保育主任
 Hong Kong Bird Watching Society | 香港觀鳥會
 A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong
 香港九龍荔枝角青山道 532 號偉基大廈 7 樓 C 室

T: +852 2377 4387 | F: +852 2314 3687



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

By email only

4 August 2021

Dear Sir/Madam,

**Comments on Representations in respect of the proposed amendments to
the Notes of the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-
LFS/10, the draft Tin Shui Wai Outline Zoning Plan No. S/TSW/15 and the draft Ping
Shan Outline Zoning Plan No. S/YL-PS/19**

The proposed amendments involve the revision of the remarks of the notes for "Other Specified Uses" ("OU") annotated "Comprehensive Development and Wetland Enhancement Area", "Conservation Area", "Coastal Protection Area" and "Site of Special Scientific Interest" zones on filling of land/pond or excavation of land. After the revision, the filling of land/pond or excavation of land that are associated with "*public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works*" on the above conservation zonings, will be exempted from application of planning permission from the Town Planning Board (Board). The Hong Kong Bird Watching Society (HKBWS) agrees with the Representation No. TPB/R/S/YL-LFS/10-R3, TPB/R/S/TSW/15-R3, and objects to the above proposed amendments to the Notes of the three draft plan based on the following reasons.

Not in line with the planning intention of the general planning intention and the related conservation zonings

According to the explanatory statement of the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10, the planning intention of the Area is "*to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area*", while the planning intention of the area further away from the

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fish ponds is *"to protect the ecological integrity of the wetland ecosystem, and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds"*.

The affected zonings in the three draft plans are:

- i) "Site of Special Scientific Interest (SSSI)", where is intended *"to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI)"*,
- ii) "Coastal Protection Area" (CPA), where is intended *"to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, ~~including attractive geological features, physical landform or area of high landscape, scenic or ecological value~~"*,
- iii) "Conservation Area" (CA), which is intended to *"protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development"*,
- iv) Other Specified Uses annotated "Comprehensive Development and Wetland Enhancement Area" (OU(CDWEA)), which is intended *'for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland through consideration of application for development or redevelopment under the "private-public partnership approach"'*.

The proposed exemption from planning application of the land/pond filling and excavation co-ordinated or implemented by the government within the above conservation zonings would undermine the planning control over incompatible land uses and potentially lead to adverse environmental impacts. This contradicts with the above mentioned planning intentions of the outline zoning plans and also the corresponding zonings to conserve/protect the natural environment. We therefore urge the Board to reject these proposed amendments.

Potential impacts on sensitive wetland ecosystem and natural scenery

The SSSI, CPA, CA and OU(CDWEA) zonings in the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan and Tin Shui Wai Outline Zoning Plan are mostly next to or even fall within the internationally recognized sites of ecological importance. They are the “Mai Po Inner Deep Bay Ramsar Site”, which is designated under the Ramsar Convention (Convention on Wetlands) for the conservation and wise use of wetlands and their resources¹, and the “Inner Deep Bay and Shenzhen River catchment” Important Bird Area (IBA), which is recognized by the BirdLife International (Figure 1)².

The habitats including the intertidal mudflats, fishponds and streams are considered as part of the wetland ecosystem in Deep Bay area. They are providing suitable habitats for both residents and migratory birds, including the **“Endangered”** species classified in the IUCN Red List, such as Black-faced Spoonbill³, Far Eastern Curlew (*Numenius madagascariensis*)⁴ and Great Knot (*Calidris tenuirostris*)⁵, the **“Vulnerable”** Collared Crow (*Corvus pectoralis*)⁶ and the **“Near threatened”** Eurasian Curlew (*Numenius arquata*)⁷. Three egrettries, which are the breeding colonies of ardeids of conservation interest particularly at their nesting and roosting sites, were found within CPA zone in Deep Bay area. The potential adverse impacts on migratory birds, residents, breeding ardeids and their habitats cannot be overlooked.

Set an undesirable precedent to the other outline zoning plans

The statutory planning control mechanism is necessary to prevent the environment from destruction and pollution due to any undesirable developments, including the land/pond filling and excavation co-ordinated or implemented by the government. However, the current proposed exemption within conservation zonings would weaken to prevent the environment from destruction and pollution, and also hinder the

¹ https://www.afcd.gov.hk/english/conservation/con_wet/con_wet_look/con_wet_look_man/files/RS_MPIIESEng.pdf

² [http://datazone.birdlife.org/site/factsheet/inner-deep-bay-and-shenzhen-river-catchment-area-iba-hong-kong-\(china\)](http://datazone.birdlife.org/site/factsheet/inner-deep-bay-and-shenzhen-river-catchment-area-iba-hong-kong-(china))

³ <https://www.iucnredlist.org/species/22697568/119347801>

⁴ <https://www.iucnredlist.org/species/22693199/118601473>

⁵ <https://www.iucnredlist.org/species/22693359/155482913>

⁶ <https://www.iucnredlist.org/species/22706049/131735892>

⁷ <https://www.iucnredlist.org/species/22693190/117917038>

monitoring by the public. We are highly concerned the approval of these amendments would set an undesirable precedent to the other outline zoning plans located within ecological sensitive areas, and thus nullifying the statutory planning control mechanism.

Justifications for the decision and comments made by Government departments and the Board

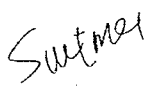
According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*”, and (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological⁸ and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity⁹, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to these proposed amendments. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the amendments regarding the revision of the remarks of the notes for the above mentioned conservation zonings, so as to safeguard the ecologically important wetlands from undesirable developments. Thank you for your kind attention.

8 AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

9 AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Suet Mei', written in dark ink.

Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

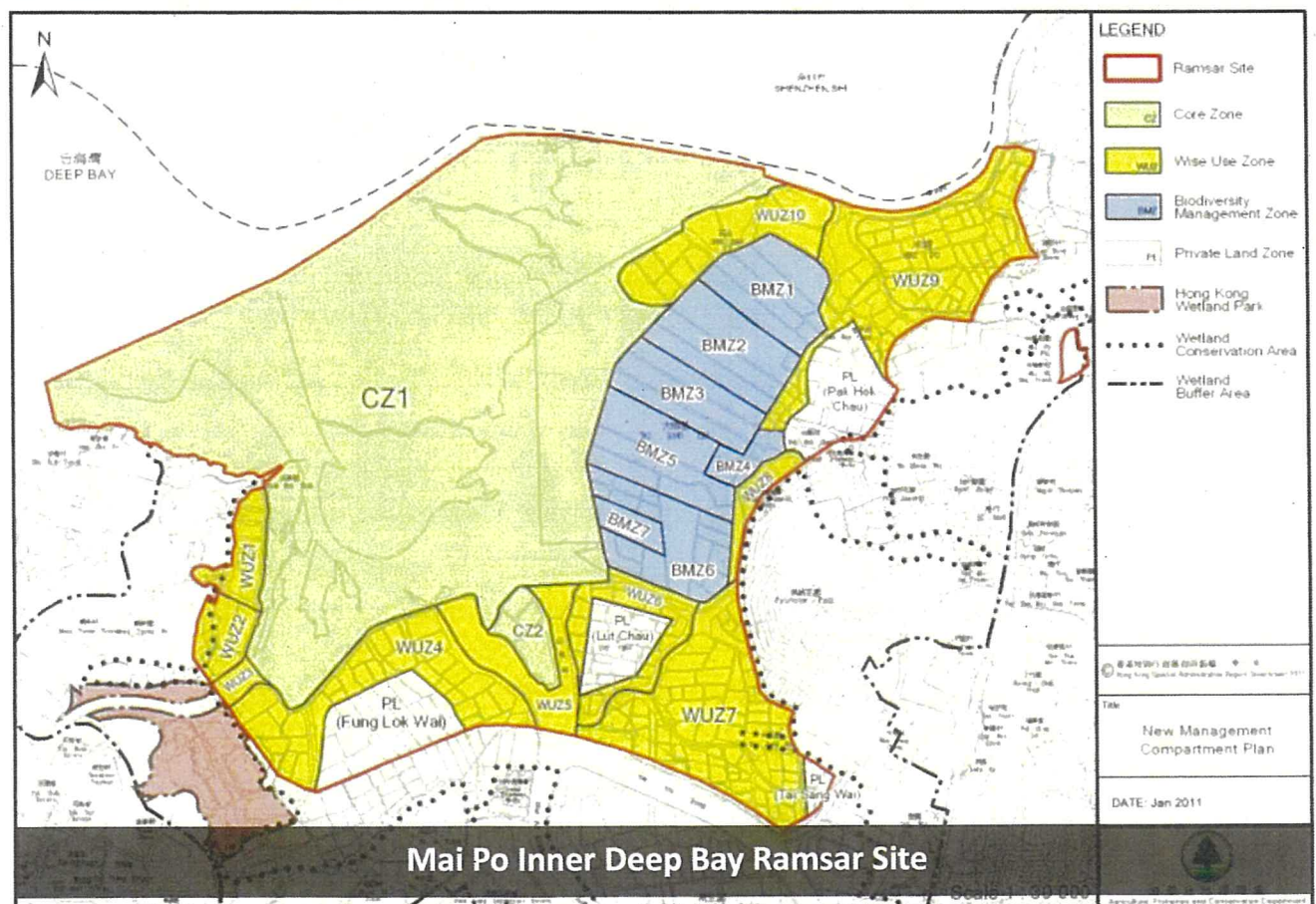
cc.

The Conservancy Association
Designing Hong Kong

Kadoorie Farm and Botanic Garden

WWF – Hong Kong
TrailWatch

A map of the Inner Deep Bay and Shenzhen River catchment area. The map shows the coastline of Shenzhen Bay (后海湾) and the Shenzhen River (深圳河). Key locations labeled include: 米埔 (Mipoo), 和生圍 (WO SHANG WAI), 錦繡花園 (FAIRVIEW PARK), 沙江圍 (SHA KONG WAI), 天水圍 (TIAN SHUI WAI), 楊屋村 (YANG SHAN VILLAGE), 沙壩村 (SHA PA VILLAGE), 沙壩 (SHA PA), 楊屋村 (YANG SHAN VILLAGE), 沙壩村 (SHA PA VILLAGE), 沙壩 (SHA PA), 楊屋村 (YANG SHAN VILLAGE), 沙壩村 (SHA PA VILLAGE), 沙壩 (SHA PA). The map also shows the 10 highway and the 10 highway.



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**Re: LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9 - TIN SHUI WAI
OZP NO. S/TSW/14**
06/08/2021 22:40

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

Dear TPB Members,

Again the poor response to the plans is a cause for concern.

Having attended numerous OZP meetings over the year, I have never failed to gain much knowledge of a district from the views expressed by local residents.

In addition the erudition and common sense of local residents has always impressed me and, at least some, of the members. This has been borne out by the questions they elicited from members.

Steps should be taken to encourage wider participation so that valuable insights that would encourage better developments, and help avoid negative issues that could have been overlooked are part of the process.

Mary Mulvihill

From: "mm1947" [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, July 7, 2021 2:07:37 AM
Subject: LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9 - TIN SHUI WAI OZP NO. S/TSW/14

AMENDMENTS TO LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9

Item A – Rezoning of a site at the junction of Tin Wah Road and Man Tak Road from “Res (Group C)” and “Green Belt” to “Res (Group A)”

AMENDMENTS TO TIN SHUI WAI OZP NO. S/TSW/14

Item A – Rezoning of a site at the junction of Tin Wah Road and Tin Ying Road from “G/IC” and an area shown as ‘Road’ to “Res (Group A)1”

5 Blocks PH / 3,990 Units / Kindergarten / Retail / Parking / GIC

Item B – Rezoning of a site at the junction of Tin Wing Road and Tin Yan Road from “Undetermined” (“U”) to “Res (Group B)2” to reflect the existing private residential development of Central Park Towers which was completed in 2010

Item C1 – Rezoning of a strip of land to the north of Tin Yip Road from an area shown as ‘Road’ to “G/IC”. Smaller than C2

Item C2 – Rezoning of a strip of land to the south of Tin Yip Road from “G/IC” to an area shown as ‘Road’.

Dear TPB Members,

Once again the ordinary citizen is faced with time consuming challenges when it comes to evaluating the amendments. The file is too large for your average home

These facilities should be carefully planned/reviewed by relevant government departments/bureaux and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise. Moreover, various social welfare facilities as requested by SWD would be considered to incorporate in the proposed public housing development at the detailed design stage.

So with no specific details provided, there is no obligation to provide facilities to meet the various shortfalls and indeed the basic needs of the residents. In view of the rising number of elderly, this is less than desirable. **The community does not trust SWD.** This dept conspired to have elderly and child care facilities removed from HKPSG in 2008, a decision that is largely responsible for the chronic shortage of facilities we now face as it allowed for the rezoning of many GIC sites on the pretext that there was no deficit in community services. Its solution to the crisis in supply is to shove the services into odd leftover spaces instead of providing the well planned and independent amenities with adequate outdoor recreational areas that would allow a better quality of life for those with impaired movement.

For the LFS OZP based on a planned population of about 19,970 persons, including the estimated population of Phase 2 of the proposed public housing development (about 7,530 persons), **most of the GIC facilities do not meet the provision requirements under HKPSG.** Nevertheless, while the planned provision of GIC facilities in the LFS OZP such as secondary school, primary school, **kindergarten**, etc. **may not be adequate** to meet the need of the planned population, the planned provision of such GIC facilities in the whole Yuen Long district as well as TSW New Town5 is generally adequate, some even with a surplus, which could supplement the need of the planned population in the LFS OZP

This statement is not acceptable. With an ageing population and the high possibility of Covid like outbreaks predicted every decade or so, community facilities should be a top priority and they should be located close to residences in order to ensure that every district has adequate facilities to cope.

Item B

Cannot find any reference to PR and BH. Will this be restricted to as built? If they are to be increase then **STRONG OBJECTION**

Items C

This appears to be a swap arrangement, but the larger GIC is exchanged for a much small Road, so as with all these rezonings the allocation for community facilities is diminished.

Mary Mulvihill
[REDACTED]

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

210707-224528-43335

提交限期

Deadline for submission:

07/07/2021

提交日期及時間

Date and time of submission:

07/07/2021 22:45:28

「申述人」全名

Full Name of "Representer":

先生 Mr. YL LAU

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/TSW/15

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
把位於天華路及天影路交界的一塊土地由「政府、機構或社區」地帶及顯示為「道路」的地方改劃為「住宅（甲類）1」地帶。	反對 Oppose	反對削走天水圍區的道路，為住宅項目讓路
刪除「商業」地帶《註釋》的第一欄用途內的「街市」及「綜合發展區」、「住宅（乙類）」、「其他指定用途」註明「輕便鐵路總站」及「其他指定用途」註明「巴士總站」地帶《註釋》的第二欄用途內的「街市」。	反對 Oppose	反對削減天水圍區的街市用地，逃避興建街市設施的責任
把位於天華路及天影路交界的一塊土地由「政府、機構或社區」地帶及顯示為「道路」的地方改劃為「住宅（甲類）1」地帶。	反對 Oppose	反對削減天水圍區的「政府、機構或社區」用地，為住宅項目讓路

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):

取消121區「政府、機構或社區」用地改劃為「住宅（甲類）1」用地，除非以另一塊相同面積「政府、機構或社區」用地補償 107區休憩用地劃出天秀墟，改劃為「政府、機構或社區」用地，提供興建街市及公共設施的用地 將108A區休憩用地恢復為「商業」用地，促進天水圍商業及經濟發展，或改劃為「住宅」用地（甲類或乙類），提供用地興建房屋及巴士總站 取消天影路劃入洪水橋，還原其為「道路」用途，重新劃入天水圍 尋找用地改劃為可供貨櫃車停泊的停車場

tpbpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2021年07月07日星期三 2:08
 收件者: tpbpd
 主旨: LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9 - TIN SHUI WAI OZP NO. S/TSW/14

AMENDMENTS TO LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9

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Dear TPB Members,

Once again the ordinary citizen is faced with time consuming challenges when it comes to evaluating the amendments. The file is too large for your average home computer, takes ages to download. In addition with only one screen one is forced to scroll up and down to find related diagrams and plans.

The Papers must be split into more digestible parts, otherwise the general public is denied the right to gain a clear picture of the proposals.

As Site A is partially degraded and the intended use is public housing, there is no point in commenting on the rezoning as it will go ahead regardless.

However there are issues that should be considered

3.1.16 Road traffic noise impacts are proposed to be mitigated by a combination of 2.5m, 5m and 6m-vertical barriers at Tin Wah Road and application of low-noise road surfacing material for the section of Tin Wah Road and the junction of Lau Fau Shan Road and Tin Wah Road, architectural fins and acoustic windows for some residential blocks. With the mitigation measures in place, the predicted noise levels at all the representative planned noise sensitive receivers within the site will comply with the relevant noise criteria.

So why are so many trees that provide a natural noise barrier along Tin Wah and Ting Wing Roads to be felled and replaced with single row ornamental varieties?

724 trees - 92 will be transplanted, 187 will be retained, and **445 will be felled** due to unavoidable conflicts with the development. **179 PROVIDED OUTSIDE SITE Greenwash.** Even if they are provided, and this is doubtful as there have been many similar promises that are demonstrably outright lies, they will bring no benefit to the residents

The provision of landscape roof on top of multi-storey ancillary facilities/ carpark building, podium-level greening. These facilities are nothing more than ornamental appendages and provide no outlets for active recreation use. There will be over 10,000 intake so where is the basketball court and other facilities?

Phase 1 isolated

Phase 1 will effectively become an island and completely cut off from Phase 2 where the shared facilities will be located. The new road looks very wide, will it carry heavy traffic? Will there be street level crossings or will folk have to traipse up to what looks like a footbridge at the northern end? Why is the road not underground?

How do people get across the wide roads to Tin Shui Path? Is there safe access to the cycle path? There are some bits on plan that could be tunnels but no information provided.

Other social welfare facilities too vague

4.3 Although there is shortfall in social welfare facilities such as child care centre, community care services facilities and residential care home for the elderly in both the TSW OZP and LFS OZP, this is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate.

These facilities should be carefully planned/reviewed by relevant government departments/bureaux and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise. Moreover, various social welfare facilities as requested by SWD would be considered to incorporate in the proposed public housing development at the detailed design stage.

So with no specific details provided, there is no obligation to provide facilities to meet the various shortfalls and indeed the basic needs of the residents. In view of the rising number of elderly, this is less than desirable. **The community does not trust SWD.** This dept conspired to have elderly and child care facilities removed from HKPSG in 2008, a decision that is largely responsible for the chronic shortage of facilities we now face as it allowed for the rezoning of many GIC sites on the pretext that there was no deficit in community services. Its solution to the crisis in supply is to shove the services into odd leftover spaces instead of providing the well planned and independent amenities with adequate outdoor recreational areas that would allow a better quality of life for those with impaired movement.

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Mary Mulvihill



TPB/R/S/TSW/15 -

3

就草圖作出申述

Representation Relating to Draft Plan

參考編號

Reference Number:

210512-161724-12644

提交限期

Deadline for submission:

07/07/2021

提交日期及時間

Date and time of submission:

12/05/2021 16:17:24

「申述人」全名

Full Name of "Representer":

先生 Mr. Fung Kam Lam

「獲授權代理人」全名

Full Name of "Authorized Agent":

與申述相關的草圖

Draft plan to which the representation relates:

S/TSW/15

申述的性質及理由

Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
圖則《註釋》作出的修訂項目(g)	反對 Oppose	<p>本人反對就圖則《註釋》作出的修訂項目(g)，即：修訂「自然保育區」地帶《註釋》有關填土／填塘或挖土工程的「備註」。</p> <p>減損了城規會及公眾的法定權</p> <p>是項修訂將豁免需進行填土／填塘或挖土，「由政府統籌或落實的公共工程，以及保養、修葺或翻建工程」向城市規劃委員會申請的要求。非政府工程仍需作出申請。</p> <p>原規定甚嚴格，即使工程是屬於有關土地用途地帶的「第一欄」經常准許用途，倘涉及填土／填塘或挖土，主事政府部門也要向城市規劃委員會按《城市規劃條例》第16條申請許可。亦即要向公眾進行法定展示相關申請的內容、收取公眾意見，具有一定的透明性，並且是有法律支持。</p> <p>修訂後，同類工程無需向城規會作出申請，公眾亦缺乏法定渠道在工程落實前知悉，這無疑是一個極大並影響深遠的變化，實質上減損了城市規劃委員會及公眾按《城市規劃條例》的</p>

法定權。

修訂目的不清楚，實質上是政策更改

很可惜，地區規劃處在2021年4月16日的鄉郊及新市鎮規劃小組委員會會議解釋這項修訂時，只說是「以反映最新恆常規範」，而在席委員亦沒有加以提問其背景及具體內容。

既然是「以反映最新恆常規範」，「現／舊有恆常規範」（即政府工程也要尋求城規會許可）出現了什麼問題呢？如果是「行之有效」的話（那怕情況是沒有相關工程，所以從未收過相關申請），按道理就不用修訂；如果是「規範失效」，一眾政府部門原來在動工前，一直沒有提出申請，規劃署也不知悉，於是提交予城市規劃委員會的方案是放棄原有要求！？如果說政府工程一直按規定提出申請，卻被各部門指費時甚長，所以規劃署建議豁免她們的申請，這又是否可取？最惡劣情況又是否規劃署本身不知悉城規會有此權力，因此素來沒有執行，最近因某些原因或事件／個案而醒悟？行政部門（規劃署）作出今次提案，令到各行政部門不再受制於法定機構（即城規會）其中一項批准（否決）權，其實是行政部門的一個重要政策轉向。

既然是具生態價值又或生態敏感地區（要不然也不會是濕地，又或列為「自然保育區」、「海岸保護區」及「具特殊科學價值地點」等），公眾就涉及填土／填塘及挖泥的政府工程依法知悉及給出意見的權利，以至城市規劃委員會的法定把關角色不是依然重要嗎？

迴避整體討論，以逐張圖則修改騎劫法定圖則註釋總表（master schedule of notes）

本人再三查閱（2021年5月12，本意見提交當日）法定圖則註釋總表，「其他指定用途」註明「綜合發展及濕地改善區」、「自然保育區」、「海岸保護區」及「具特殊科學價值地點」地帶《註釋》有關填土／填塘或挖土

工程的「備註」依然是沒有豁免政府工程。再者，城規會按條例第5條在去年(2020年)刊憲修訂存在「自然保育區」或「海岸保護區」如大棠、長洲等等的大綱圖均沒有作出類似修訂；相反，今次(2021年5月7日)一口氣就三份大綱圖（包括本圖）作出修訂。更耐人尋味的是，署方年初（2021年1月15日會議）向城規會提交的大嶼山四份草擬中的新計劃大綱圖中，有關的備註全用「新」版本，豁免了政府工程需要提出申請的要求。考上次城規會就法定圖則註釋總表內容作出修改是2018年，此後沒有任何公開會議或公開文件提及法定圖則註釋總表作出猶如今次三幅大綱圖的備註的修訂（如有請規劃署指正）。今次接二連三在製定新圖及修訂已有圖則時不起眼地作出是項修訂，其結果是逐漸改變法定圖則註釋總表與各大綱圖的一致性，而最終，署方將會向委員會表示，因不能反映最新情況，總表內相關註釋備註需要修訂，豁免政府工程作出申請的要求，到時再提問當中原因及邏輯已是明日黃花。

簡單而言，當局在是項修訂上根本沒有稍為詳細的解說，不足以支持。
(完)

對草圖的建議修訂(如有的話)

Proposed Amendments to Draft Plan(if any):



屏山鄉鄉事委員會

Ping Shan Heung Rural Committee

新界元朗安寧路 139-147 號二樓 1/F, No. 139-147, On Ning Road, Yuen Long, N.T.H.K.

☎ 2477 3886

☎ 2476 2468

致：城市規劃委員會秘書處

有關規劃署擬議修訂

《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/10》及

《天水圍分區計劃大綱核准圖編號 S/TSW/15》

貴委員會檔號：TPB/D/YL-LFS 200 及 TPB/D/TSW 200

就申述提出意見

貴委員會於 2021 年 7 月 16 日的信函已收悉。

就《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/10》申述人 R1 提出支持有關修訂項目，本會現向 貴委員會提出反對。另外，就《天水圍分區計劃大綱核准圖編號 S/TSW/15》申述人 R1 提出反對有關修訂項目，本會同意申述人 R1 提出反對意見。

本會於 2021 年 5 月 7 日致信發展局及相關政府部門，就上述兩項修訂項目提出詳細意見，隨函附上有關信函供 貴委員會參閱。祈請 貴委員會聽取民意，積極考慮暫停有關修訂項目。

屏山鄉鄉事委員會

主 席：

鄧志強

鄧志強 (身份證: [REDACTED])

首副主席：

林權

林 權 (身份證: [REDACTED])

副主席：

鄧同發

鄧同發 (身份證: [REDACTED])



附件 - 本會致發展局信函(共 3 頁)

2021 年 7 月 20 日



屏山鄉鄉事委員會

Ping Shan Heung Rural Committee

新界元朗安寧路 139-147 號二樓 1/F, No. 139-147, On Ning Road, Yuen Long, N.T.H.K.

☎ 2477 3886 ☎ 2476 2468

發展局

發展局局長

黃偉綸先生, JP

黃偉綸局長:

有關規劃署擬議修訂《屏山分區計劃大綱核准圖編號 S/YL-PS/18》、
《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/9》及《天水圍
分區計劃大綱核准圖編號 S/TSW/14》

擬議修訂項目：屏山北（近天慈路）公營房屋發展、橫洲其餘公營房
屋發展及流浮山天華路公營房屋發展

本會於 2021 年 4 月 9 日聯同規劃署、土木工程拓展署、房屋署及工程顧問公司舉行會議，政府部門向本會介紹有關上述標題事宜，經討論後，本會一致表決反對上述三項公營房屋發展，並提出反對理由如下：

屏山北（近天慈路）公營房屋發展

(一) 受影響的蝦尾新村村代表反映表示收地範圍包括該村的部份泵房及水塘土地，憂慮未來的排水設施受影響。另外，擬議公營房屋範圍太接近蝦尾新村，環境擠迫將嚴重影響村民的生活質素，剝削活動空間，而且，破壞村內的風水格局，影響深遠。另外，預計公營房屋落成後增加二萬多人口，交通難以負荷。

(二) 受影響的馮家圍村代表反映表示收地範圍包括該村部份地段，提出堅決反對政府收回土地。

(三) 有物流界從業員反映表示現時物流業界一般使用市區工業大廈作為倉庫，其缺點是一般工業大廈的樓底高度較低，而且空間有限，難以發展大型倉庫或引進先進科技，因此，現時物流業市場偏向從市區工業用地轉移往棕地倉庫，例如遷往新界西的天水圍、厦村等高樓底網結構倉庫，其優點是利用高樓底建築物，配合引進內地現時盛行的自動化物流科技技術，可大大提高效率及倉庫容量。物流業界大多表示支持，並認為未來香港趨勢將會利用自動化物流技術應用在棕地物流倉地，以保持物流中心地位的優勢。

(四)現有棕地作業能提供數以十萬計的就業機會，現時天水圍不少基層市民選擇在棕地物流倉工作，若然政府將現有棕地作業改為發展公營房屋，等於扼殺棕地作業者的生存空間，令大量從業員失去生計，後果非常嚴重，不容忽視。

(五)元朗原居族群擁有的土地原是屬於祖業，是祖先艱辛努力的成果，若政府強行收地是等於滅族行為。

(六)現時天水圍人口已達三十萬人，由於人口過盛，引致交通問題嚴重，擬議公營房屋發展位置在水圍南區，若然再增加大量人口將會令交通情況更為惡劣。

橫洲其餘公營房屋發展

(一)受影響的橫洲楊屋村村代表反映表示政府在該位置擬議興建共十三座公營房屋，該些高樓宇將會遮擋橫洲各村的祖先風水穴地，令村內的風水龍脈受到不良影響，並帶來滋擾。另外，擬議公營房屋影響村民拜祭祖先墓地的出入道路。

(二)受影響的風水穴地，除了橫洲六鄉如丫髻山之外，還有新界鄧氏始祖十大名穴的其中兩個名穴「仙人大座」及「玉女拜堂」，該兩名穴已有近千年歷史，影響深遠。

(三)政府如何安排棕地作業者另覓土地以繼續經營，棕地作業者一旦失去生存空間，導致失業率高企，大量失業者將依靠綜援金過活，後果相當嚴重。

流浮山天華路公營房屋發展

(一)受影響的沙江圍村村代表反映表示該村早前召開全體村民會議討論有關事宜，經商討後，一致反對該項公營房屋發展，原因有以下三項：(1) 擬議公營房屋太接近該村範圍，尤其對正該村圍門，將嚴重破壞鄉村風水，影響深遠。(2) 公營房屋落成後將會人口急升，引起治安、交通及噪音等問題，對村民造成困擾。(3) 沙江圍村每六年舉行太平清醮，擬議公營房屋用地將佔據該村的醮棚位置，日後再沒有地方可舉行太平清醮，必定引起沙江圍村民的疑慮。

(二) 新界圍村人非常重視太平清醮，是新界鄉村傳統活動之一，尤其沙江圍村每六年一屆太平清醮，不少海外僑民也歸來參與打醮，這代表著團結一致及社區和諧。若政府將所有空地用作公營房屋，未來的鄉村將難以覓地舉行太平清醮，這項新界傳統文化將難以承傳下去。

(三) 擬議公營房屋發展涉及土地包括沙江圍村、沙江圍仔、鰲磡村、新慶村等多條鄉村，政府擬有計劃將所有鄉村空地用作興建公營房屋，令該些鄉村失去喘息的空間。而且，公營房屋屬於高樓宇建築物，對比鄰近鄉村的低樓宇及低密度的村屋群，在景觀上顯得極不協調。

現時元朗區整體人口已超過六十萬人，政府分別在元朗朗邊、元朗南、橫洲、洪水橋及丹桂村推行共五項公營房屋發展，未來將會推行另外最少六項公營房屋發展，未來元朗區人口增長情況難以想像。雖然屏山鄉地源廣闊，但不可能承受所有公營房屋發展，政府只顧房屋發展卻忽略就業問題是不可行，維持社會和諧必須要平衡發展。

本會現特函請 貴局關注上述情況，並要求暫停上述三項公營房屋發展。同時，本會提出強烈建議：(一) 建議政府考慮以「土地共享」方式發展土地，將部份私人土地撥給土地業權人作私人發展之用，這方式較公平合理，亦符合公眾利益。(二) 建議政府考慮發展邊緣地區，例如元朗豐樂園，該地面積超過千萬呎，土地遼闊，若發展為公營房屋將可大大解決房屋問題，也可減輕元朗區市中心因人口過多帶來的交通問題。

屏山鄉鄉事委員會

主席：

鄧志強

鄧志強

首副主席：

林權

林權

副主席：

鄧同發

鄧同發



副本送：規劃署屯門及元朗西規劃專員 袁承業先生

土木工程拓展署總工程師/房屋工程(特別職務) 陳偉杰先生

元朗民政事務處元朗民政事務專員 胡天祐先生, JP

2021年5月7日

TPB/R/S/TSW/15-
C2

致：城市規劃委員會秘書

香港北角渣華道333 號

北角政府合署15 樓

傳真：2877 0245 或 2522 8426

反對擬議修訂《流浮山及尖鼻咀分區計劃大綱草圖編號 S/YL-LFS/10》

修訂項目把位於天華路及民德路交界的一塊土地由「住宅(丙類)」地帶

及「綠化地帶」改劃為「住宅(甲類)」地帶


我們為沙江圍陶連壽村長、莫志坤村長及莫堯炳村長，
現特致函 貴處，就有關規劃署擬議修訂《流浮山及尖鼻咀分區
計劃大綱核准圖編號 S/YL-LFS/10》及《天水圍分區計劃大綱
草圖編號 S/TSW/15》。我們及本村村民全力反對政府
擬議修訂及於沙江圍發展公營房屋計劃。

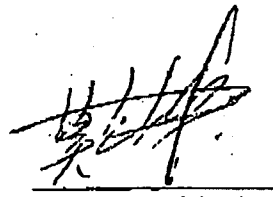
有關建屋計劃，嚴重影響本村風水；居民十分擔心治安情況
變壞；四千戶(12,000 人)帶來日以繼夜的噪音及環境衛生滋擾；
加上天華路人民德路沙江圍往流浮山道的往來交通已非常繁
忙，日後更加不堪設想；沙江圍、鰲磡村及新慶村原已沒有
空間給居民娛樂及活動，若再加上五幢 165 米高屏風樓宇
壓下來，我們三村居住區域將會窒息；還有其他相關問題陸續
會浮現，故此本村堅決反對上述公屋發展計劃。

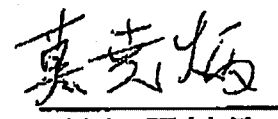
本村已收集眾多村民聯署簽名反對，證明我區居民強烈
反對在沙江圍興建公屋，懇請 貴署尊重民意，
不要強行在此興建公屋。倘 貴署有任何查詢，請致電
[REDACTED] 莫堯炳村長聯絡，敬候示覆！

聯絡人：莫堯炳村代表 香港身分證：[REDACTED]

通訊地址：[REDACTED]


沙江圍村長
陶連壽



沙江圍村長
莫志坤


沙江圍村長
莫堯炳

日期：2021 年 7 月 20 日

沙江圍

村民反對簽名

莫素炳	莫細懷	胡閃橋	莫蓮珍
陳五蓮	梁惠霞	莫金輝	莫吉蓮
莫漢棋	莫金泉	陶廷壽	莫壽全
莫慧筠	莫曉棋	陶基福	莫財滿
莫根生	莫曉純	陶基祥	莫偉權
范秋霞	莫樹容	陶衍祥	陶枝祥
莫慧明	莫照平	鄧英群	劉蘭
葉天來	梁子双	陶森球	陶立中
葉瑋康		陶仲豪	陶潤暢
梁澤言		陶仲廉	陳寶蓮
葉琿森	莫古埠	陶照恩	陶立基
葉湛媚	莫炳全	陶森培	陶萬能
陶永財	鄧佑妹	林梅香	陶廣昌

tpbpd@pland.gov.hk

寄件者: WONG, Suet Mei
 寄件日期: 2021年08月04日星期三 11:16
 收件者: tpbpd
 副本: Chuan Woo
 主旨: Comments on Representations in respect of the proposed amendments to the Notes of the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10, the draft Tin Shui Wai Outline Zoning Plan No. S/TSW/15 and the draft Ping Shan Outline Zoning
 附件: 20210806_LFS_TSW_PS_OZPamendments_HKBWS.pdf

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the Representations in respect of the proposed amendments to the Notes of the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10, the draft Tin Shui Wai Outline Zoning Plan No. S/TSW/15 and the draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 is attached.

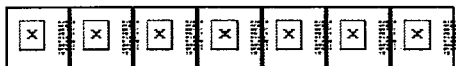
Full name: Wong Suet Mei
 The ID no. [REDACTED]

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚
 Conservation Officer | 保育主任
 Hong Kong Bird Watching Society | 香港觀鳥會
 A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong
 香港九龍荔枝角青山道 532 號偉基大廈 7 樓 C 室

T: +852 2377 4387 | F: +852 2314 3687



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

By email only

4 August 2021

Dear Sir/Madam,

**Comments on Representations in respect of the proposed amendments to
the Notes of the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-
LFS/10, the draft Tin Shui Wai Outline Zoning Plan No. S/TSW/15 and the draft Ping
Shan Outline Zoning Plan No. S/YL-PS/19**

The proposed amendments involve the revision of the remarks of the notes for "Other Specified Uses" ("OU") annotated "Comprehensive Development and Wetland Enhancement Area", "Conservation Area", "Coastal Protection Area" and "Site of Special Scientific Interest" zones on filling of land/pond or excavation of land. After the revision, the filling of land/pond or excavation of land that are associated with "*public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works*" on the above conservation zonings, will be exempted from application of planning permission from the Town Planning Board (Board). The Hong Kong Bird Watching Society (HKBWS) agrees with the Representation No. TPB/R/S/YL-LFS/10-R3, TPB/R/S/TSW/15-R3, and objects to the above proposed amendments to the Notes of the three draft plan based on the following reasons.

Not in line with the planning intention of the general planning intention and the related conservation zonings

According to the explanatory statement of the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10, the planning intention of the Area is "*to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area*", while the planning intention of the area further away from the

1

fish ponds is *"to protect the ecological integrity of the wetland ecosystem, and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds"*.

The affected zonings in the three draft plans are:

- i) "Site of Special Scientific Interest (SSSI)", where is intended *"to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or areas of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI)"*,
- ii) "Coastal Protection Area" (CPA), where is intended *"to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value"*,
- iii) "Conservation Area" (CA), which is intended to *"protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development"*,
- iv) Other Specified Uses annotated "Comprehensive Development and Wetland Enhancement Area" (OU(CDWEA)), which is intended *'for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland through consideration of application for development or redevelopment under the "private-public partnership approach"'*.

The proposed exemption from planning application of the land/pond filling and excavation co-ordinated or implemented by the government within the above conservation zonings would undermine the planning control over incompatible land uses and potentially lead to adverse environmental impacts. This contradicts with the above mentioned planning intentions of the outline zoning plans and also the corresponding zonings to conserve/protect the natural environment. We therefore urge the Board to reject these proposed amendments.

Potential impacts on sensitive wetland ecosystem and natural scenery

The SSSI, CPA, CA and OU(CDWEA) zonings in the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan and Tin Shui Wai Outline Zoning Plan are mostly next to or even fall within the internationally recognized sites of ecological importance. They are the “Mai Po Inner Deep Bay Ramsar Site”, which is designated under the Ramsar Convention (Convention on Wetlands) for the conservation and wise use of wetlands and their resources¹, and the “Inner Deep Bay and Shenzhen River catchment” Important Bird Area (IBA), which is recognized by the BirdLife International (Figure 1)².

The habitats including the intertidal mudflats, fishponds and streams are considered as part of the wetland ecosystem in Deep Bay area. They are providing suitable habitats for both residents and migratory birds, including the **“Endangered”** species classified in the IUCN Red List, such as Black-faced Spoonbill³, Far Eastern Curlew (*Numenius madagascariensis*)⁴ and Great Knot (*Calidris tenuirostris*)⁵, the **“Vulnerable”** Collared Crow (*Corvus pectoralis*)⁶ and the **“Near threatened”** Eurasian Curlew (*Numenius arquata*)⁷. Three egrettries, which are the breeding colonies of ardeids of conservation interest particularly at their nesting and roosting sites, were found within CPA zone in Deep Bay area. The potential adverse impacts on migratory birds, residents, breeding ardeids and their habitats cannot be overlooked.

Set an undesirable precedent to the other outline zoning plans

The statutory planning control mechanism is necessary to prevent the environment from destruction and pollution due to any undesirable developments, including the land/pond filling and excavation co-ordinated or implemented by the government. However, the current proposed exemption within conservation zonings would weaken to prevent the environment from destruction and pollution, and also hinder the

¹https://www.afcd.gov.hk/english/conservation/con_wet/con_wet_look/con_wet_look_man/files/RS MPIIESEng.pdf

² [http://datazone.birdlife.org/site/factsheet/inner-deep-bay-and-shenzhen-river-catchment-area-iba-hong-kong-\(china\)](http://datazone.birdlife.org/site/factsheet/inner-deep-bay-and-shenzhen-river-catchment-area-iba-hong-kong-(china))

³ <https://www.iucnredlist.org/species/22697568/119347801>

⁴ <https://www.iucnredlist.org/species/22693199/118601473>

⁵ <https://www.iucnredlist.org/species/22693359/155482913>

⁶ <https://www.iucnredlist.org/species/22706049/131735892>

⁷ <https://www.iucnredlist.org/species/22693190/117917038>

monitoring by the public. We are highly concerned the approval of these amendments would set an undesirable precedent to the other outline zoning plans located within ecological sensitive areas, and thus nullifying the statutory planning control mechanism.

Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*”, and (iii), the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological⁸ and planning aspects in particular. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity⁹, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to these proposed amendments. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the amendments regarding the revision of the remarks of the notes for the above mentioned conservation zonings, so as to safeguard the ecologically important wetlands from undesirable developments. Thank you for your kind attention.

⁸ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

⁹ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Yours faithfully,

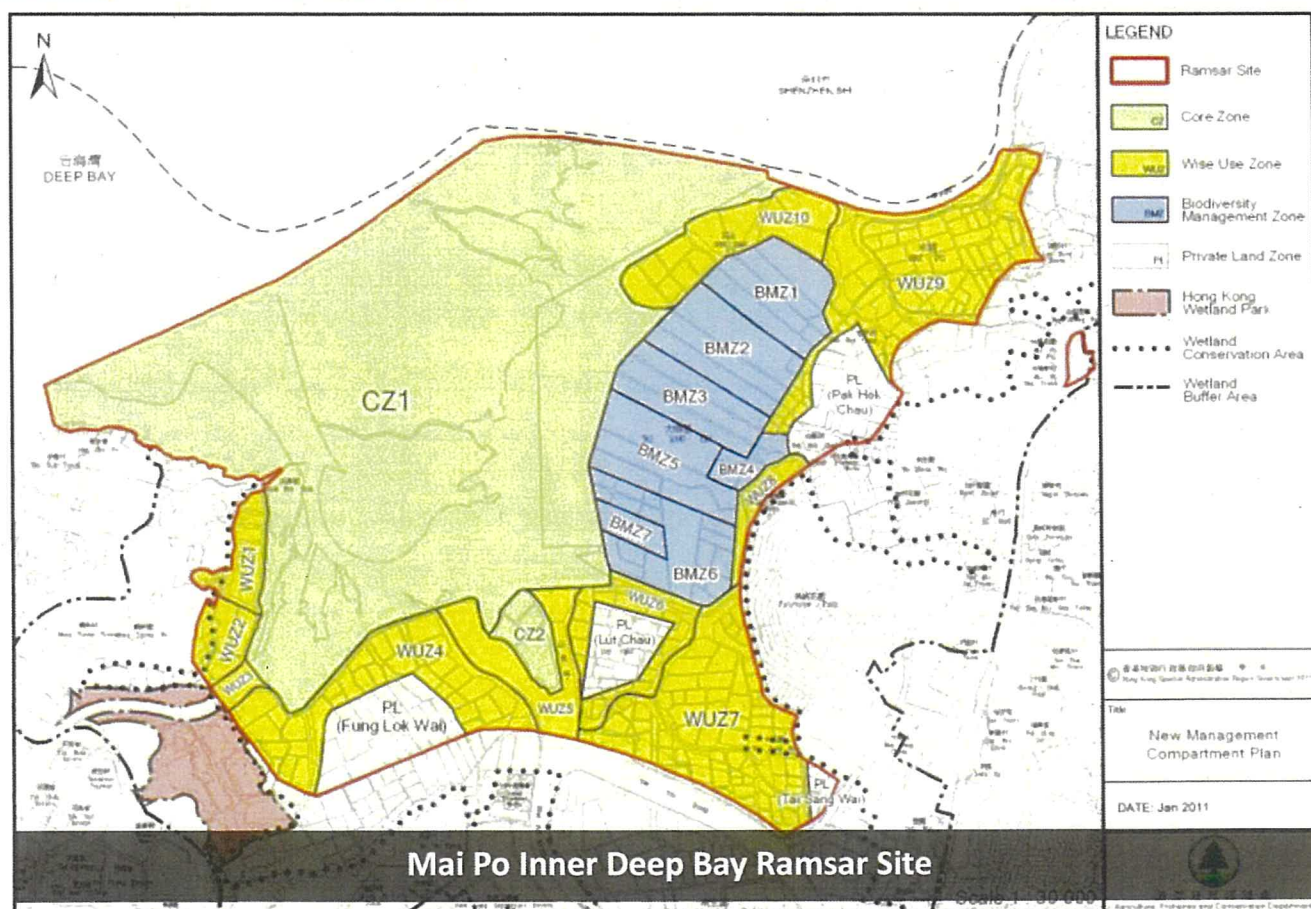
Suet Mei

Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
~~Kadoorie Farm and Botanic Garden~~
WWF – Hong Kong
TrailWatch

Figure 1. The affected zonings (i.e. SSSI, CPA, CA and OU(CDWEA)) under the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan and Tin Shui Wai Outline Zoning Plan are mostly next to or even fall within the internationally recognized sites of ecological importance, namely “Inner Deep Bay and Shenzhen River catchment” Important Bird Area (Upper) and Mai Po Inner Deep Bay Ramsar Site (Bottom).



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**Re: LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9 - TIN SHUI WAI
OZP NO. S/TSW/14**

06/08/2021 22:40

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

Dear TPB Members,

Again the poor response to the plans is a cause for concern.

Having attended numerous OZP meetings over the year, I have never failed to gain much knowledge of a district from the views expressed by local residents.

In addition the erudition and common sense of local residents has always impressed me and, at least some, of the members. This has been borne out by the questions they elicited from members.

Steps should be taken to encourage wider participation so that valuable insights that would encourage better developments, and help avoid negative issues that could have been overlooked are part of the process.

Mary Mulvihill

From: "mm1947" [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, July 7, 2021 2:07:37 AM
Subject: LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9 - TIN SHUI WAI OZP NO. S/TSW/14

AMENDMENTS TO LAU FAU SHAN AND TSIM BEI TSUI OZP NO. S/YL-LFS/9

Item A – Rezoning of a site at the junction of Tin Wah Road and Man Tak Road from “Res (Group C)” and “Green Belt” to “Res (Group A)”

AMENDMENTS TO TIN SHUI WAI OZP NO. S/TSW/14

Item A – Rezoning of a site at the junction of Tin Wah Road and Tin Ying Road from “G/IC” and an area shown as ‘Road’ to “Res (Group A)1”

5 Blocks PH / 3,990 Units / Kindergarten / Retail / Parking / GIC

Item B – Rezoning of a site at the junction of Tin Wing Road and Tin Yan Road from “Undetermined” (“U”) to “Res (Group B)2” to reflect the existing private residential development of Central Park Towers which was completed in 2010

Item C1 – Rezoning of a strip of land to the north of Tin Yip Road from an area shown as ‘Road’ to “G/IC”. Smaller than C2

Item C2 – Rezoning of a strip of land to the south of Tin Yip Road from “G/IC” to an area shown as ‘Road’.

Dear TPB Members,

Once again the ordinary citizen is faced with time consuming challenges when it comes to evaluating the amendments. The file is too large for your average home

computer, takes ages to download. In addition with only one screen one is forced to scroll up and down to find related diagrams and plans.

The Papers must be split into more digestible parts, otherwise the general public is denied the right to gain a clear picture of the proposals.

As Site A is partially degraded and the intended use is public housing, there is no point in commenting on the rezoning as it will go ahead regardless.

However there are issues that should be considered

3.1.16 Road traffic noise impacts are proposed to be mitigated by a combination of 2.5m, 5m and 6m-vertical barriers at Tin Wah Road and application of low-noise road surfacing material for the section of Tin Wah Road and the junction of Lau Fau Shan Road and Tin Wah Road, architectural fins and acoustic windows for some residential blocks. With the mitigation measures in place, the predicted noise levels at all the representative planned noise sensitive receivers within the site will comply with the relevant noise criteria.

So why are so many trees that provide a natural noise barrier along Tin Wah and Ting Wing Roads to be felled and replaced with single row ornamental varieties?

724 trees - 92 will be transplanted, 187 will be, retained, and **445 will be felled** due to unavoidable conflicts with the development. **179 PROVIDED OUTSIDE SITE Greenwash.** Even if they are provided, and this is doubtful as there have been many similar promises that are demonstrably outright lies, they will bring no benefit to the residents

The provision of landscape roof on top of multi-storey ancillary facilities/ carpark building, podium-level greening. These facilities are nothing more than ornamental appendages and provide no outlets for active recreation use. There will be over 10,000 intake so where is the basketball court and other facilities?

Phase 1 isolated

Phase 1 will effectively become an island and completely cut off from Phase 2 where the shared facilities will be located. The new road looks very wide, will it carry heavy traffic? Will there be street level crossings or will folk have to traipse up to what looks like a footbridge at the northern end? Why is the road not underground?

How do people get across the wide roads to Tin Shui Path? Is there safe access to the cycle path? There are some bits on plan that could be tunnels but no information provided.

Other social welfare facilities too vague

4.3 Although there is shortfall in social welfare facilities such as child care centre, community care services facilities and residential care home for the elderly in both the TSW OZP and LFS OZP, this is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate.

These facilities should be carefully planned/reviewed by relevant government departments/bureaux and premises-based GIC facilities could be incorporated in future development/redevelopment when opportunities arise. Moreover, various social welfare facilities as requested by SWD would be considered to incorporate in the proposed public housing development at the detailed design stage.

So with no specific details provided, there is no obligation to provide facilities to meet the various shortfalls and indeed the basic needs of the residents. In view of the rising number of elderly, this is less than desirable. **The community does not trust SWD.** This dept conspired to have elderly and child care facilities removed from HKPSG in 2008, a decision that is largely responsible for the chronic shortage of facilities we now face as it allowed for the rezoning of many GIC sites on the pretext that there was no deficit in community services. Its solution to the crisis in supply is to shove the services into odd leftover spaces instead of providing the well planned and independent amenities with adequate outdoor recreational areas that would allow a better quality of life for those with impaired movement.

For the LFS OZP based on a planned population of about 19,970 persons, including the estimated population of Phase 2 of the proposed public housing development (about 7,530 persons), ~~most of the GIC facilities do not meet the provision requirements under HKPSG.~~ Nevertheless, while the planned provision of GIC facilities in the LFS OZP such as secondary school, primary school, kindergarten, etc. **may not be adequate** to meet the need of the planned population, the planned provision of such GIC facilities in the whole Yuen Long district as well as TSW New Town5 is generally adequate, some even with a surplus, which could supplement the need of the planned population in the LFS OZP

This statement is not acceptable. With an ageing population and the high possibility of Covid like outbreaks predicted every decade or so, community facilities should be a top priority and they should be located close to residences in order to ensure that every district has adequate facilities to cope.

Item B

Cannot find any reference to PR and BH. Will this be restricted to as built? If they are to be increase then **STRONG OBJECTION**

Items C

This appears to be a swap arrangement, but the larger GIC is exchanged for a much small Road, so as with all these rezonings the allocation for community facilities is diminished.

Mary Mulvihill
[REDACTED]

Agenda Item 30

[Open Meeting]

Proposed Amendments to the Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9 and the Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/14
(RNTPC Paper No. 4/21)

112. The Secretary reported that the proposed amendments involved a site in Tin Shui Wai for public housing development to be developed by the Hong Kong Housing Authority (HKHA) which was supported by the Engineering Feasibility Study (the Study) conducted by the Civil Engineering and Development Department (CEDD) where Black & Veatch Hong Kong Limited (B&V) was one of the consultants of the Study. The following Members had declared interests on the item:

- | | |
|---|---|
| Mr Gavin C.T. Tse
(as Chief Engineer
(Works), Home Affairs
Department) | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and Subsidised Housing Committee of the HKHA; |
| Mr K.K. Cheung | - his firm having current business dealings with HKHA and B&V; |
| Mr Y.S. Wong | - being a member of Fund Management Sub-committee of the HKHA; |
| Dr Conrad T.C. Wong | - having current business dealings with HKHA; |
| Dr C.H. Hau | - currently conducting contract research project with CEDD; |
| Mr L.T. Kwok | - his employing organization was operating social service teams supported by HKHA (including an unit at Tin Ching Estate) and openly bid funding from HKHA; and |
| Mr Ricky W.Y. Yu | - his firm having a project in Ping Shan (immediate south of Tin Shui Wai) scheduled for the Committee's consideration. |

113. The Committee noted that Dr C.H. Hau had tendered an apology for being unable to attend the meeting. The Committee noted that according to the procedure and practice adopted by the Town Planning Board, as the proposed amendments, including those for public housing development, were the subject of amendments to the OZP proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA on the item would only need to be recorded. As the interest of Mr Ricky W.Y. Yu was indirect and Mr K.K. Cheung had no involvement in relation to the Study, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

114. The following government representatives and the consultant were invited to the meeting at this point:

PlanD

Mr Kepler S.Y. Yuen - District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW)

Ms Bonnie K.C. Lee - Senior Town Planner/Tuen Mun and Yuen Long West (STP/TMYLW)

CEDD

Mr John C.L. Chan - Senior Engineer 2/ Housing Project 2 (SE2/HP2)

The Consultant

Mr Edwin C.H. Lo - Binnies Hong Kong Limited
[formerly Black & Veatch Hong Kong Limited (B&V)]

115. With the aid of a PowerPoint presentation, Ms Bonnie K.C. Lee, STP/TMYLW, presented the proposed amendments as detailed in the Paper and covered the following main points:

Background

- (a) The site at Tin Wah Road was jointly identified by PlanD and other relevant government departments to meet the policy objective for ten-year

housing supply target announced in the 2015 Policy Address. The proposed public housing development at the site would be implemented in two phases, with phase 1 mainly in an area covered by the Approved Tin Shui Wai Outline Zoning Plan (TSW OZP) and phase 2 mainly in an area covered by the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (LFS OZP);

Proposed Amendments to Matters shown on the OZPs, the Notes and Explanatory Statements (ESs)

LFS OZP

- (b) Item A: rezoning of an area (about 2.82ha) near the junction of Tin Wah Road and Man Tak Road from “Residential (Group C)” (“R(C)”) and “Green Belt” to “Residential (Group A)” (“R(A)”) for the phase 2 public housing development with stipulation of a maximum plot ratio (PR) of 6.9 and maximum building height (BH) of 165mPD;

TSW OZP

- (c) Item A: rezoning of an area (about 1.13ha) near the junction of Tin Wah Road and Tin Ying Road from “Government, Institution or Community” (“G/IC”) and an area shown as ‘Road’ to “R(A)1” for the phase 1 public housing development with stipulation of a maximum PR of 6.9 and maximum BH of 165mPD;
- (d) Item B: rezoning of an area at the junction of Tin Wing Road and Tin Yan Road in the centre of Tin Shui Wai (TSW) New Town from “Undetermined” to “Residential (Group B)2” to reflect the existing private residential development of Central Park Towers completed in 2010;
- (e) Items C1 and C2: rezoning of a strip of land to the north of Tin Yip Road from an area shown as ‘Road’ to “G/IC” and rezoning of a strip of land to the south of Tin Yip Road from “G/IC” to an area shown as ‘Road’ to reflect the existing alignment of Tin Yip Road;
- (f) corresponding revisions to the Notes and ESs to take into account the

proposed amendments. A clause was proposed for the “R(A)” and “R(A)1” zones to disregard the floor space for public vehicle parks, public transport facilities and Government, institution and community facilities as required by the Government from PR calculation. Amendments were also made to the Notes of various zones to accord with the latest Master Schedule of Notes to Statutory Plans promulgated by the Board;

Technical Assessments

- (g) the Study with technical assessments had been conducted by CEDD for the proposed public housing development on traffic, environment, water supply, drainage, sewerage, landscape, visual, air ventilation and other aspects. The Study concluded that there was no insurmountable technical problem for the proposed development;

Departmental Comments

- (h) relevant government bureaux and departments had no objection to or no adverse comment on the proposed OZP amendments;

Consultation

- (i) the Housing, Town Planning and Development Committee of Yuen Long District Council (HTPDC of YLDC) had been consulted on the proposed amendments on 17.3.2021. The HTPDC members had some reservations on the proposed development mainly due to the concerns on compensation and rehousing, traffic impact on road network, provision of public transport and cycle track as well as provision of market, retail facilities and social welfare facilities; and
- (j) the Ping Shan Rural Committee (PSRC) had been consulted on the proposed amendments on 9.4.2021. The PSRC strongly objected to the proposed public housing development and raised concerns mainly on fung shui, loss of place for holding religious activities, land use compatibility

with Sha Kong Wai Tsuen, air ventilation and traffic impact on road network. The PSRC counter-proposed to develop the Fung Lok Wai (FLW) area for public housing.

116. As the presentation by PlanD's representative had been completed, the Chairman invited questions from Members.

117. The Chairman, Vice-Chairman and some Members raised the following questions:

- (a) the details of the proposed junction improvement works at Tin Wah Road/Ping Ha Road/Lau Fau Shan Road;
- (b) the feasibility of the counter-proposal of the PSRC to develop the FLW area for public housing development;
- (c) whether the development intensity of the proposed public housing development had reached the upper limit of those in the area and its compatibility with the surroundings;
- (d) the reason for proposing a roundabout at the south-western part of the Tin Wah Road site;
- (e) whether the 5% of gross floor area (GFA) for social welfare facilities as mentioned in the 2020 Policy Address would be provided in the proposed public housing development; and
- (f) the concern of the PSRC on loss of place for holding religious activities.

118. In response, Mr Kepler S.Y. Yuen, DPO/TMYLW, made the following main points:

- (a) the preliminary Traffic and Transport Impact Assessment had indicated that all the key road junctions/links were operating within capacities except for

the junction at Tin Wah Road/Ping Ha Road/Lau Fau Shan Road. The recommended improvement works mainly included converting that junction from a priority junction to a roundabout and widening a section of Tin Wah Road;

- (b) the FLW area mainly comprising privately-owned fish ponds was located within the Deep Bay Wetland Conservation Area and zoned “Other Specified Use” annotated “Comprehensive Development and Wetland Enhancement Area” on the LFS OZP. A section 16 application covering the major part of the FLW area was approved by the Committee for a low-density residential development, but the case was currently subject to a judicial review. The planning intention for FLW was to retain the fish ponds and to allow very low density residential development at areas without fish ponds. Given the site context and planning intention for the FLW area, it was considered not suitable for high-density public housing development;
- (c) the development intensity of the proposed public housing development at Tin Wah Road was comparable to that proposed at Ping Shan North, with the same domestic PR of 6.5. The non-domestic PR of Tin Wah Road development was slightly higher at 0.4 due to the need for provision of retail facilities and kindergarten(s) uses on a comparatively smaller site. The proposed total PR of 6.9 and BH of 165mPD were compatible with the developments at the Hung Shui Kiu/Ha Tsuen New Development Area (NDA) to the immediate south (for example, a “R(A)3” site with maximum PR of 5.5 and maximum BH of 140mPD) and the adjacent TSW New Town (for example, the Central Park Towers with existing PR of about 5.1 and BH of about 160mPD and Tin Wah Estate with existing PR of about 6.1 and BH of about 120mPD). Also, each site had different site context and limitations, and there were examples of existing developments in TSW New Town with PR of about 7.0 and proposed developments in Hung Shui Kiu/Ha Tsuen NDA with maximum BH of 200mPD. The Study also concluded that there were no insurmountable technical problems for the proposed public housing development;

- (d) to allow vehicular access to the proposed non-domestic block at the south-western portion of the Tin Wah Road public housing site, a roundabout was proposed to connect to Tin Wah Road via the existing Man Tak Road. The proposed non-domestic block and roundabout were subject to further assessments and comments of concerned government departments in the detailed design stage;
- (e) according to the 2020 Policy Address, the HKHA, together with the Development Bureau, would explore to set aside about 5% of GFA of future public housing projects for the provision of social welfare facilities, as far as practicable. A remark was proposed in the draft Notes of the OZPs for the “R(A)”/“R(A)1” zones that floor spaces for Government, institution and community facilities as required by the Government might be disregarded from PR calculation. The preliminary assessment of CEDD and Housing Department (HD) was that such additional GFA could be accommodated within the proposed maximum BH of 165mPD. HD would further ascertain with the Social Welfare Department on the type of facilities to be incorporated in the detailed design stage and these could be set out in the planning brief for the proposed public housing development; and
- (f) the public housing site would involve some Tso Tong land owned by villagers of Sha Kong Wai Tsuen. The Tso Tong land affected by the development was currently zoned “R(C)” on the LFS OZP. The PSRC considered that some religious activities, for example the six-yearly ‘Da Jiu’, which would be held on the Tso Tong land might be affected.

[Mr Y.S. Wong left the meeting at this point.]

119. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved Lau Fau Shan and Tsim

Bei Tsui OZP No. S/YL-LFS/9 as shown on the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/9A at Attachment II of the Paper (to be renumbered as S/YL-LFS/10 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance);

- (b) adopt the revised ES at Attachment IV of the Paper for the draft Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/9A (to be renumbered as S/YL-LFS/10) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and agree that the revised ES was suitable for exhibition together with the OZP;
- (c) agree to the proposed amendments to the approved Tin Shui Wai OZP No. S/TSW/14 as shown on the draft Tin Shui Wai OZP No. S/TSW/14A at Attachment VI of the Paper (to be renumbered as S/TSW/15 upon exhibition) and its Notes at Attachment VII of the Paper were suitable for exhibition under section 5 of the Ordinance; and
- (d) adopt the revised ES at Attachment VIII of the Paper for the draft Tin Shui Wai OZP No. S/TSW/14A (to be renumbered as S/TSW/15) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP and agree that the revised ES was suitable for exhibition together with the OZP.

120. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZPs including the Notes and ESs, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board's consideration.

[The Chairman thanked the government representatives and the consultant for their attendance to answer Members' enquiries. They left the meeting at this point.]

- 4. Proposed amendments to the approved Ping Shan Outline Zoning Plan no. S/YL-PS/18 (HTP&DC Paper No. 16/2021)**
 - 5. Proposed amendments to the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan no. S/YL-LFS/9 and the approved Tin Shui Wai Outline Zoning Plan no. S/TSW/14 (HTP&DC Paper No. 17/2021)**
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18. The Chairman welcomed the following representatives of departments to the meeting and discuss with Members:

Mr. YUEN Shing-yip, Kepler	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department
Ms. LEE Kai-chuk, Bonnie	Senior. Town Planner/Yuen Long West 2
Mr. CHAN Wai-kit, Thomas	Chief Engineer / Housing Projects 2, Civil Engineering and Development Department
Mr. SIT Fung-sing	Chief Engineer / Housing Projects 3, Civil Engineering and Development Department
Mr. CHAN Chuen-lung, John	Senior Engineer 2, Housing Project 2, Civil Engineer and Development Department
Miss LEUNG Shuk-fong, Iris	Senior Engineer/1, Housing Project 2, Civil Engineer and Development Department
Ms. CHAN Man-ying	Senior Engineer /2 Housing Project 2, Civil Engineer and Development Department
Mr. Lo Chi-hang, Edwin	Technical Director, Binnies Hong Kong Limited
Mr. Ho Wai-luek, Lgor	Project Director, AECOM Asia Company Limited
Ms. LEE Sin-yee, Cindy	Senior Planning Officer/1, Housing Department
Mr. LAI Yau-choi, Ray	Senior Engineer/North West, Transport Department

19. The Vice-Chairman invited representatives of departments to give a brief introduction to the Papers.

20. Views raised by Members were extracted as follows:

- (1) asked about the development timetables and the details: when the registration of remaining public housing developments in Wang Chau would be frozen; details of applications for approval of TPB, arrangements of land resumption and compensation of these 3 developments; pointed out that after the Government announced development of Wang Chau, there was a rather significant change in local population and environment and opined that registration should be frozen as soon as possible;
- (2) asked why brownfield sites near Wang Chau were not included in the developments and their future use and whether operators of the were consulted; suggested replacing the greening belt currently occupied by squatters with open storage sites at the north of the industrial estate and using the currently vacant industrial estate site and bus depot site for expansion of the industrial estate;
- (3) asked about the information on numbers of structures and population within the areas of the remaining public housing developments in Wang Chau;
- (4) asked whether other public housing developments in Wang Chau would construct cycling tracks to connect existing ones;
- (5) concern about environmental factors, such as plot ratio of the developments, distance between developments and permitted burial ground sites, as well as design of the viewing gallery; worried that nearby residents would be affected; suggested marking reference to the practice of Wang Chau Reservoir to enhance compatibility of the developments with the environment;
- (6) enquiries on the livelihood facilities and development parameters of the developments: establishment of public market and its future management and operation modes; shop planning; number of storeys and flats; number of parking spaces and proportion of parking spaces for electric private cars;
- (7) concern on road traffic: asked about the details of Sha Kong Wai roundabout; asked about the expected traffic flow at Tin Wah Road; also pointed out that illegal parking was always found along Long Ping Road which caused traffic congestion and opined that traffic flow in Wang Chau was huge. Merely widening Fuk Hi Street was not sufficient to cope with future development and worried that increase in heavy vehicles increased danger for other road users;

- (8) concern on transport ancillary facilities: pointed out that public transport resources in Tin Shui Wai were scarce and concerned about the planning of bus routes; concerned about the location of PTI in Tin Tsz Road Public Housing Development; suggested providing more ancillary facilities near Tin Tsz Road Bus Depot to benefit the residents; asked about the cancellation of Tin Ying Road and the related planning and opined that such cancellation would severely affect nearby traffic;
- (9) how the departments would integrate Tin Wah Road Public Housing Development and Hung Shui Kiu Development; and asked about the actual boundaries of the developments; and
- (10) opined that DC should be consulted earlier on the rezoning.

21. The responses of Mr Kepler YUEN, PD were summarised below:

- (1) said that currently the Amended OZP was only at the preliminary stage. The Government would timely freeze registration and arrange compensation after completion of local consultation and obtaining TPB consent. Currently, there was no confirmed timetable; noted Members' hope to freeze registration as soon as possible;
- (2) pointed out that the rezoning had excluded many sites with residential structures;
- (3) said that the Departments were looking into the possibility of using the site at the west of Yuen Long Industrial Estate (currently zoned "Open Storage" and "Green Belt" in OZP) for its expansion. Vacant sites of the industrial estate and bus depot site were also reserved for use by the industrial estate; also pointed out the difference between the sites of Yuen Long Industrial Estate and Tung Tau Industrial Area;
- (4) said that the ancillary facilities of Yuen Long District and the 3 developments would be planned altogether in accordance with the Hong Kong Planning Standards and Guidelines (Guidelines); also pointed out that the Development Bureau and HA would reserve 5% of floor area for social and welfare facilities in the public housing developments as far as feasible;
- (5) said that the developments were at preliminary design stage during which non-domestic floor area was reserved in the feasibility study. The actual number and types would be considered during the detailed design stage;

- (6) pointed out that the bus depot site in Tin Tsz Road zoned "Other Specified Uses" for a bus depot which could not be used to construct ancillary facilities of the developments at this stage;
- (7) pointed out that the proposed development area had considered the locations of permitted burial ground sites and nearby natural environment;
- (8) pointed out that Hung Shui Kiu / Ha Tsuen New Development Area had secured sufficient land for government, institutional and community facilities;
- (9) opined that according to current planning and assessments, the plot ratios of the remaining public housing developments in Wang Chau were suitable;
- (10) said that impact on nearby scenery and environment were considered in the technological assessment and the currently proposed preliminary development planning would not cause unacceptable impacts; and
- (11) clarified the differences between Amended OZP and drawings of different works.

22. The responses of Ms Cindy LEE, HD were summarised below:

- (1) said that floor area for non-domestic facilities including retail facilities was reserved in technological assessment. Further consideration would be made based on population of the developments and nearby retail facilities at the detailed design stage;
- (2) said that department's view would be solicited in determining the number of parking spaces to cope with local needs, in accordance with the Guidelines; and
- (3) said that there was no plan to sell shop facilities of the public housing developments at this stage.

23. The responses of Mr SIT Fung-sing, CEDD were summarised below:

- (1) said that preliminary estimation showed that there were about 100 structures within the area of the remaining public housing developments in Wang Chau. As the development area were mainly private sites, the Department could not enter to gather accurate figures. Further assessment would be conducted at the next stage;

- (2) said that preliminary scenic and visual impact assessment had been conducted on the 3 developments to ensure maximum compatibility between the buildings and the surrounding. Building heights and density were restricted and buildings were distant from each other to reduce wall effect and maintain an open view. Moreover, greening measures would be carried out along roadside and within public housing to improve the environment and street view and mitigate visual impact;
- (3) said that according to the preliminary traffic and transport impact assessment on the remaining public housing developments in Wang Chau, they would not cause unacceptable adverse traffic impacts after implementing various road improvement measures; would discuss and review the results with relevant departments at the detailed design stage;
- (4) said that the Government would closely monitor the local traffic of Yuen Long District and timely formulate appropriate traffic management measures to improve local traffic and meet the demand; and
- (5) said that cycling tracks of TD had extended to Long Ping Road / Fuk Hi Street junction, the southern end of the developments. Residents could ride their cycles to the southernmost exit, use the pedestrian crossing facilities at Long Ping Road / Fuk Hi Street junction and then Long Ping Station via the existing network of cycling paths. Therefore, it was not planned to provide additional cycling tracks in these developments; would review the results at the next stage.

24. The responses of Mr Thomas CHAN, CEDD were summarised below:

- (1) suggested conversion of Tin Wah Road / Lau Fau Shan Road / Ping Ha Road junction into Roundabout to cope with the development of Hung Shui Kiu / Ha Tsuen New Development Area and widening of Tin Wah Road into 2-lane, 2-way traffic roads to accommodate the traffic flow brought by the developments; and added that the proposed road improvement works complied with the road planning and design standards of TD;

- (2) said that Tin Wah Road Public Housing Development and Hung Shui Kiu / Ha Tsuen New Development Area were at rather preliminary stage. The Department would discuss details of works during regular meetings; also said that the Department would ensure compatibility between the developments and the surrounding during the detailed design stage;
- (3) said that Tin Tsz Road Public Housing Development would not affect the current footbridge and more details could be provided if necessary; said that the Department had consulted TD on the location of the proposed PTI at Tin Tsz Road Public Housing Development. Further details would be confirmed at the detailed design stage, subject to final decision based on actual circumstances during works implementation; and
- (4) said that the traffic impact assessment of Tin Wah Road Public Housing Development had considered both cancellation and reservation of Tin Ying Road. Results showed that traffic would be acceptable no matter which option was chosen.

25. The Vice-chairman concluded that Members had reservations on the developments because of the concern on traffic load. He asked the Department to note the local needs for markets and carparks and consult DC on the detailed design.

[The Chairman started to chair the meeting.]

Item II: Questions raised by Members

- 1. Mr LEE Wai-fung, Deco, Mr MAK Ip-sing, Ms NG Yuk-ying and Mr NG Kin-wai proposed to discuss “Objection to the conversion of Harbour Plaza Resort City in Tin Shui Wai into a 5 000-unit residential development” (HTP&DC Paper No. 13/2021)**
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26. The Chairman welcomed the following department representatives to the meeting:

Mr. YUEN	District Planning Officer/Tuen Mun & Yuen Long West, Planning
Shing-yip, Kepler	Department

27. Members hoped that the Department could provide more information, such as public transport ancillary facilities, mitigation plans related to insufficient community facilities and plot ratio of buildings, etc. Members also said that they hoped to continue this item in the next meeting.

~~鄧志強主席表示，屏山鄉共有41條鄉村，本會在會後將協助統籌有意參與外展回收服務計劃的村代表，收集資料後將提交環境保護署處理。~~

林元清先生表示，今次會議本署準備了環保小禮物贈送給各村代表。

鄧志強主席表示，多謝環境保護署代表出席會議。

~~環境保護署代表於下午3時先行離席。~~

九. 討論事項(3)

規劃署講解擬議修訂《屏山分區計劃大綱核准圖編號 S/YL-PS/18》、《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/9》及《天水圍分區計劃大綱核准圖編號 S/TSW/14》

鄧志強主席介紹與會嘉賓：

規劃署屯門及元朗西規劃專員袁承業先生

土木工程拓展署總工程師/房屋工程(特別職務)陳偉杰先生

土木工程拓展署總工程師/房屋工程3薛鳳聲先生

規劃署 高級城市規劃師/元朗西 2李佳足女士

土木工程拓展署高級工程師/2, 房屋工程2部陳全龍先生

土木工程拓展署高級工程師/1, 房屋工程2部梁淑芳女士

土木工程拓展署高級工程師/2, 房屋工程3部陳敏盈女士

房屋署高級規劃師/1李倩儀女士

賓尼斯工程顧問有限公司技術總監勞智行先生

艾奕康有限公司首席工程師李偉鴻先生

天水圍北分區委員會主席鄧焯謙先生

滙豐集團發展有限公司總經理譚豐年先生

域塔物流科技集團有限公司執行董事鍾孝廉先生

域塔物流科技集團有限公司執行董事陳建中先生

鄧志強主席介紹列席嘉賓：

規劃署城市規劃師/屯門 3陳智恒先生

土木工程拓展署工程師/2,房屋工程2部盧杰慧女士

土木工程拓展署工程師/8, 房屋工程2部曹展翹先生

土木工程拓展署工程師/7, 房屋工程3部陳詩敏女士

土木工程拓展署工程師/6, 房屋工程3部張翀女士

房屋署規劃師/14陳慧儀女士

房屋署土木工程師/16李煜暉先生

房屋署土木工程師/28蕭銳明先生

房屋署見習規劃師/2陳曉汶女士

~~(一) 屏山北（近天慈路）公營房屋發展~~

規劃署屯門及元朗西規劃專員袁承業先生表示，今天會議主要是向各位介紹涉及三項公營房屋發展的分區計劃大綱圖的修訂工作。為增加土地供應以回應市民對房屋的迫切需要，政府一直進行各項土地用途檢討工作，以物色更多合適用地改作住宅用途，特別是用作公營房屋。今天介紹三項公營房屋發展，在不同的分區計劃大綱圖上，包括《屏山分區計劃大綱核准圖編號 S/YL-PS/18》、《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/9》及《天水圍分區計劃大綱核准圖編號 S/TSW/14》，一項是天華路的公營房屋發展，另一項是屏山北（近天慈路）的公營房屋發展，以及一項是橫洲餘下階段的公營房屋發展。

袁承業先生表示，就屏山北（近天慈路）公營房屋發展，2017年的施政報告公佈共有約二十五幅具有房屋發展潛力的用地，其中包括一幅位於屏山北（近天慈路）的土地，相關的技術可行性研究已經完成，並建議修訂相關法定大綱圖，以配合公營房屋發展，擬議發展用地面積約為九公頃，預計可興建約9,000至9,500個公營房屋單位及其他設施，此用地現劃為「康樂」地帶，現時主要為一些露天貯物用途。

袁承業先生表示，擬議修訂項目包括：(1) 將8.5公頃土地改劃為「住宅(甲類)」地帶；(2) 地積比率不超過6.7倍，當中6.5倍用作公營房屋；(3) 樓宇高度不高於主水平基準上160米；(4) 擬議住宅樓宇數目為10座；(5) 單位數目約9,000至9,500伙；(6) 預計人口約24,300至25,650；(6) 其他設施包括幼稚園、商舖、停車場、社會福利設施及一個綜合公共交通交匯處；(7) 預計入伙年份為2033年。此外，為提供防洪及排污設施以配合擬議公營房屋發展，建議把鄰近一幅約0.5公頃的土地改劃為「政府、機構或社區」地帶。土木工程拓展署已委託顧問，就該項公營房屋發展進行了相關的

~~村民一致反對該項公營房屋發展，希望政府部門體諒橫洲六鄉的實際情況，暫時擱置有關發展計劃並從長計議。~~

鄧志強主席表示，其實不單只影響橫洲六鄉的風水穴地，除了橫洲丫髻山是其中一處優良風水之地外，還有新界鄧氏始祖十大名穴的其中兩個名穴「仙人大座」及「玉女拜堂」，廣東鄧族共約二萬多人，若在該處興建房屋將會遮擋該些風水穴地，後果非常嚴重，影響深遠，所以最理想是改為發展豐樂圍，絕對可一次解決所有房屋問題，希望袁承業先生及陳偉杰先生向當局反映意見。

袁承業先生表示，綜合回應以上提問：(1) 近年發展局一直進行研究如何興建多層樓宇以處理受政府發展影響的棕地作業。若涉及收地事宜，政府於2018年公佈的特惠補償津貼已顧及棕地作業者的搬遷及補償，但現階段還未商討及落實有關補償級別，政府將會按現行機制及法例作補償安排。同樣，合資格的寮屋居民可選擇免入息審查及通過香港房屋協會安排入住特設專用安置房屋。(2) 有關祖墳的通道問題，擬議公營房屋發展不會影響現時前往拜祭的通道，此外，亦留意到丫髻山的環境情況，擬議公營房屋發展已預留充足的樓宇間距。(3) 將會保留六角風水井，該處並不納入發展範圍。

鄧志強主席提議各委員、村代表及村民表決支持或反對橫洲其餘公營房屋發展。

~~決議一致反對該項公營房屋發展。~~

(三) 流浮山天華路公營房屋發展

沙江圍村陶連壽村代表表示，自從得悉政府計劃推行流浮山天華路公營房屋發展之後，本村隨即於2021年4月3日召開全體村民會議討論有關事宜，經過詳細商討後，一致堅決反對政府推行該項發展計劃，原因有以下三項：(1) 擬議公營房屋太接近本村範圍，尤其對正本村圍門，將嚴重破壞本村風水，影響深遠，村民堅決反對。(2) 公營房屋落成後將會人口急升，引起治安、交通及噪音等問題，對本村村民造成困擾。(3) 本村每六年舉行太平清醮，擬議公營房屋用地將佔據本村的醮棚位置，日後再沒有地方可舉行太平清醮，政府會否提供另一幅土地給本村架設醮棚，太平清醮一直是本村的傳統活動，是不能夠取消的。

沙江圍村民表示，現時天華路往流浮山的道路交通已非常擠塞，若政府收地建屋只會將問題惡化，必定令村民怨聲四起，其實村民擁有的土地是由祖先艱辛努力所得，

希望政府不要強行收地。

張致堦特別議員表示，風水是中國文化之一，鄉村村民普遍非常重視風水，亦很重視新界傳統習俗如太平清醮，若將用於打醮建醮棚的土地強行收回，必定會引起民憤，甚至令村民逼於無奈地擱置舉辦太平清醮。其實，港英時代的政府對於鄉村規劃亦會重視風水，但現今的政府部門卻忽略這問題。另外，從前發展衛星城市講求自給自足，就業和人口分佈必須要平衡發展。

鄧志強主席表示，新界圍村人非常重視太平清醮，尤其是沙江圍村每逢六年一屆太平清醮，不少海外僑民也回歸參與打醮，這代表著團結一致及社區和諧，政府在鄉村不斷興建公營房屋，不單不能城鄉共融，更只會城鄉對敵，以鄧氏宗祠為例，自鄰近公營房屋落成後，本祠堂每逢舉行聚會活動，晚上九時便會有鄰近居民報警投訴，因此，希望未來公營房屋發展遠離鄉村，最佳的選擇是發展豐樂圍。

劉德顧問表示，就流浮山天華路公營房屋發展，涉及土地包括沙江圍村、沙江圍仔、鰲磡村、新慶村等多條鄉村，其實是否需要將所有鄉村空地用作興建公營房屋，令該些鄉村失去喘息的空間。其實，最理想的鄉村需要有足夠的空曠地方，以及充足的花草樹木，但該項發展計劃與鄉村極不協調，希望政府保留足夠的空間給現有鄉村。

袁承業先生表示，綜合回應以上意見：(1) 有委員提及只集中在屏山發展，其實，政府多年以來在全港十八區覓得共二百多幅具潛力發展房屋的用地，元朗整體佔二十多幅用地，並不是單一集中發展一個地區，大前提是尋找具潛力適合發展公營房屋的用地。(2) 就鄉村與公營房屋規劃互相配合的問題，在規劃設計上會加以處理，例如採用樓宇間距，或將樓宇向後移等。(3) 就劉德顧問上述提到是否區內所有空地都用作公營房屋發展，其實，區內大部分的綠化地帶仍然保留，另外有部份的住宅用地只會作低密度發展。

陳偉杰先生表示，就回應交通改善問題，流浮山天華路公營房屋發展項目下之工程將會擴闊由天影路至流浮山路的一段天華路為雙線雙程分隔行車道，以配合未來區內發展。另外，天華路與屏廈路／流浮山道路口將改建為迴旋處以增加路口容量，除此之外，天華路兩旁將興建巴士停車灣，提供足夠地方給巴士上落客，以配合未來的交通需求。

鄧志強主席表示，為何政府不願意向大型發展商徵收土地，亦不願意發展閒置土地，卻偏要選擇發展棕地。其實，元朗區的棕地作業一直以來提供大量職位，能養活數十萬計人口，政府若然扼殺棕地作業的生存空間，將會後果嚴重，大量失業者將依靠綜援金過活。

吳燦輝委員表示，最理想和最快捷的方法是發展豐樂園，該處的魚塘差不多已全部空置，而且地方一望無際，土地遼闊，亦鄰近深圳區，能夠發揮互相揮映的作用。

鄧志強主席表示，本會全力支持發展豐樂園，絕對可以一次解決房屋問題。

張錦福委員表示，發展豐樂園是最理想方法，反而發展元朗市區這做法非常擾民，建議政府部門代表向當局反映意見。

沙江圍村原居民莫先生表示，政府如何解決風水及樓宇屏障問題，擔心樓宇阻擋氣流，規劃署有否進行風力測試評估，由於本村位置向東南面，尤其於春夏季的風流較大。本村並不反對政府興建公營房屋，但前提是要互相配合，避免影響周邊地方的環境。另外，建議整個發展項目移向東面，因為東面較多閒置及空置用地。希望政府部門考慮本村的意見，因為風水是鄉村傳統文化，一下子難以消除。

袁承業先生回應指，已就擬議公營房屋發展進行空氣流通評估。

陳偉杰先生表示，一直以來政府在推行房屋發展時，其中一項技術評估是空氣流通評估，評估從樓宇座向及擺位方面在不同風向之下出現的影響。本署將備悉莫先生上述的意見，為日後深化設計時作考慮。

吳燦輝委員補充指，豐樂園現時不足十人居住，不需費力處理安置及賠償問題，亦不需憂慮風水問題。

劉德顧問表示，該項房屋發展的周邊範圍全是村屋，建議該幅土地改為興建低密度及低樓層屋宇，以達致景觀一致，保持該區的原本面貌和特質，興建公營房屋是極不合適，完成是格格不入。

鄧志強主席提議各委員、村代表及村民表決支持或反對流浮山天華路公營房屋發展。

決議一致反對該項公營房屋發展。

鄧志強主席表示，討論結束，多謝各位官員出席會議。

規劃署、土木工程拓展署、房屋署及與會嘉賓於下午 4 時 40 分先行離席。

十. 討論事項(4)

十一. 其他事項(1)

鄧志強主席表示，新一屆鄉郊代表選舉各鄉村的劃定現有鄉村範圍，如有任何修改意見請於2021年4月30日前回覆本會。

鄧志強主席表示，會議結束，多謝各位出席會議。

與會者無任何討論事項，會議於4時45分結束。

主 席：鄧志強
記 錄：陳美斯
日 期：28-5-2021



Provision of Major GIC Facilities and Open Space in Lau Fau Shan & Tsim Bei Tsui OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	1.96 ha	0 ha	2 ha	+0.04 ha
Local Open Space	10 ha per 100,000 persons [#]	1.96 ha	0.56 ha	4.75 ha	+2.79 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	21 classrooms	0 classroom	0 classroom	-21 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	30 classrooms	0 classroom	0 classroom	-30 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	17 classrooms	0 classroom	8 classrooms	-9 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	0	0	0	0
Hospital	5.5 beds per 1,000 persons [^]	110 beds	0 bed	0 bed	-110 beds
Clinic/Health Centre	1 per 100,000 persons	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons ^{#@}	78 places	0 place	0 place	-78 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#]	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#]	0	0	0	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#]	N.A.	0	0	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#]	N.A.	0	0	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*@}	64 places	4 places	4 places	-60 places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#@}	80 beds	0 bed	0 bed	-80 beds
Library	1 district library for every 200,000 persons ^π	0	0	0	0
Sports Centre	1 per 50,000 to 65,000 persons [#]	0	0	0	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#]	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#]	0	0	0	0

Note:

The planned resident population in Lau Fau Shan & Tsim Bei Tsui is about 19,620. If including transients, the overall planned population is about 19,970.

The requirements exclude planned population of transients.

^ The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

@ This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

π Small libraries are counted towards meeting the HKPSG requirement.

DECEMBER 2021

Provision of Major GIC Facilities and Open Space in Tin Shui Wai OZP

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	29.01 ha	22.79 ha	30.2 ha	+1.19 ha
Local Open Space	10 ha per 100,000 persons [#]	29.01 ha	66.99 ha	69.38 ha	+40.37 ha
Secondary School	1 whole-day classroom for 40 persons aged 12-17	378 classrooms	608 classrooms	608 classrooms	+230 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	488 classrooms	785 classrooms	785 classrooms	+297 classrooms
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to 6	158 classrooms	263 classrooms	269 classrooms	+111 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons	1	1	2	+1
Hospital	5.5 beds per 1,000 persons [^]	1,643 beds	300 beds	1,100 beds	-543 beds
Clinic/Health Centre	1 per 100,000 persons	2	2	2	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons ^{#@}	1,160 places	287 places	375 places	-785 places
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#]	3	8	8	+5

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#]	1	3	3	+2
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#]	N.A.	0	0	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#]	N.A.	5	5	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{#*@}	1,682 places	303 places	303 places	-1,379 places
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above ^{#@}	2,083 beds	271 beds	271 beds	-1,812 beds
Library	1 district library for every 200,000 persons ^π	1	1	1	0
Sports Centre	1 per 50,000 to 65,000 persons [#]	4	3	4	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#]	1	1	1	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#]	1	0	1	0

Note:

The planned resident population in Tin Shui Wai is about 290,130. If including transients, the overall planned population is about 298,600.

The requirements exclude planned population of transients.

^ The provision of hospital beds is to be assessed by the Hospital Authority on a regional basis.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

@ This is a long-term goal and the actual provision would be subject to the consideration of the Social Welfare Department in the planning and development process as appropriate.

π Small libraries are counted towards meeting the HKPSG requirement.

DECEMBER 2021