Appendix I of RNTPC Paper No. A/I-TCTC/59A



For Official Use Only 請勿填寫此欄	Application No. 申請編號	AlI-TeTe159
	Date Received 收到日期	'3 1 AUG 2021

The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
 申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市 規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. It can also be obtained from the Secretariat of the Board at 15/F, North

Board's website at <u>http://www.into.gov.hk/tpb/</u>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <u>http://www.info.gov.hk/tpb/</u>),亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話: 2231 4810 - 或-2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙 田上禾輋路1號沙田政府合署14樓)索取。

- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

Name of Applicant 申請人姓名/名稱 1.

(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / Company 公司 /□Organisation 機構)

Full Fame Development Limited 廣譽發展有限公司

Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱(如適用) 2.

(□Mr. 先生 /□Mrs. 夫人 /□Miss 小姐 /□Ms. 女士 / Company 公司 /□Organisation 機構)

PlanArch Consultants Ltd.

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及 地段號碼(如適用)	Lots 1766 RP, 1768 (Part), 1770 (Part), 1771 RP (Part), 1774 (Part) in D.D. 3TC and adjoining Government Land
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	☑Site area 地盤面積 5,400 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 Not more than 10,800 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	2,767sq.m 平方米 🗹 About 約

(d)	Name and number of the restatutory plan(s) 有關法定圖則的名稱及編號	Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24				
(e)	Land use zone(s) involved 涉及的土地用途地帶	ne(s) involved 用途地帶 "Residential (Group B)3" ("R(B)3") and area shown as 'Road'				
		Mainly paved area with some trees and vegetation				
(f)	Current use(s) 現時用途	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)				
		(如有任何政府、機構或社區設施,請在圖則上顯示,並註明用途及總樓面面積)				
4.	"Current Land Owner"	of Application Site 申請地點的「現行土地擁有人」				
The	applicant 申請人 -					
	is the sole "current land owner 是唯一的「現行土地擁有人	^{"#&} (please proceed to Part 6 and attach documentary proof of ownership). 」 ^{#&} (請繼續填寫第 6 部分,並夾附業權證明文件)。				
	is one of the "current land owr 是其中一名「現行土地擁有」	ners" ^{# &} (please attach documentary proof of ownership). 人」 ^{#&} (請夾附業權證明文件)。				
	☐ is not a "current land owner" [#] . 並不是「現行土地擁有人」 [#] 。					
	 The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上(請繼續填寫第6部分)。 					
5.	 Statement on Owner's Consent/Notification 					
(a)	(a) According to the record(s) of the Land Registry as at					
(6)	The applicant 申請人 –	f "current land owner(s)"#				
	已取得	. 名「現行生地擁有人」"的同意。				
	Details of consent of "current land owner(s)" * obtained 取得「現行土地擁有人」 #同意的詳情					
	No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目	number/address of premises as shown in the record of the Land stry where consent(s) has/have been obtained 土地註冊處記錄已獲得同意的地段號碼、處所地址 (日/月/年)				
	(Please use separate sheets i	f the space of any box above is insufficient. 如上列任何方格的空間不足,請另頁說明)				

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$\left \right\rangle$		has	notified "current land owner(s)"#					
		已通	9知					
	\backslash	De	Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料					
		No La 「 有	. of 'Current nd Owner(s)' 現行土地擁 人」數目	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)				
				· ·				
		(Plea	se use separate sheets if the space of any box above is insufficient. 如上列任何方格的经	E間不足,請另頁說明)				
		has t 已捋	aken reasonable steps to obtain consent of or give notification to owner(s): 取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下:					
		Reas	ionable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的	的合理步驟				
		 	sent request for consent to the "current land owner(s)" on	(DD/MM/YYYY) ^{#&} 司意書 ^{&}				
]	Reas	ionable Steps to Give Notification to Owner() 向土地擁有人發出通知所採用	<u>双的合理步驟</u>				
			published notices in local newspapers on (DD/MM/YY 於 (日/月/年)在指定報章就申請刊登一次通知 ^{&}	ΥΥ) ^{&}				
			posted notice in a prominent position on or near application site/premises on(DD/MM/YYYY)&					
			於(日/月/年)在申請地點/申請處所或附近的顯明位置	貼出關於該申請的通知。				
· · ·			sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid office(s) or rural committee on(DD/MM/YYY) ^{&} 於(日/月/年)把通知寄往相關的業主立案法團/業主要 處,或有關的郷事委員會 ^{&}	committee(s)/management 译員會/互助委員會或管理				
		Othe	ers 其他					
			others (please specify) 其他(請指明)					
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Note:	May Infor	inse mati	t more than one $\lceil v floor$. on should be provided on the basis of each and every lot (if applicable) and premi	ses (if any) in respect of the				
註:	appli 可在	catio 多於	n. 一個方格內加上「✔」號	\backslash				
I	中謂	八須	就中調莎及的電一地投し個週用ノ及處所し個月ノガ別提供資料	1				



<u>Part 6 第6部分</u>

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(ii) <u>For Type (ii)</u> applic	ation 供第(ii)類申請	
	□ Diversion of stream 河道改道	
	☐ Filling of pond 填塘 Area of filling 填塘面積	sq.m 平方米 口About 約
	Depth of filling 填塘深度	m米 □About約
	Filling of land 填土	sa m 亚方米 □A hout 约
(a) Operation involved 涉及工程	Depth of filling 填土厚度	m 米 □About 約
	□ Excavation of land 挖土	
	Area of excavation 挖土面積 Depth of excavation 挖土深度	sq.m 平方米 □About 約 m 米 □About 約
	(Please indicate on site plan the boundary of concerned a	nd/pond(s), and particulars of stream diversion, the extent
	of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線,以及河道改道、	填塘 填土及/或挖土的細節及/或範圍))
(b) Intended		
use/development 有意進行的用途/發展		
The Far Tserre (1991) and	adiom ALEN AIDE T (TET	
The IFar Theore (this) univelle	<u>ation 供第位则有自新</u> □ Public utility installation 公用事業設施場	
The Far Tsyse (1311) applie	ation 供第個認知自言 Public utility installation 公用事業設施期 Utility installation for private project 私人 	接置 【發展計劃的公用設施裝置
The Far Tespe (100) and the	aution 供穿加減和自言 □ Public utility installation 公用事業設施 □ Utility installation for private project 私人 Please specify the type and number of utility to pach building/structure, where appropriate	接置 發展計劃的公用設施裝置 o be provided as well as the dimensions of
The Far Theor a (1999) anothe	 Autom 供等的就具电前 □ Public utility installation 公用事業設施 □ Utility installation for private project 私人 Please specify the type and number of utility to sach building/structure, where appropriate 請註明有關裝置的性質及數量,包括每座建 	装置 人發展計劃的公用設施裝置 b be provided as well as the dimensions of 建築物/構築物(倘有)的長度、高度和闊度
The Far Theor (60) unpelle	▲ Moon 供算個別項目前 □ Public utility installation 公用事業設施場 □ Utility installation for private project 私人 Please specify the type and number of utility to sach building/structure, where appropriate 請註明有關裝置的性質及數量,包括每座建 Name/type of installation 裝置名稱/種類	接置 發展計劃的公用設施裝置 b be provided as well as the dimensions of 建築物/構築物(倘有)的長度、高度和闊度 Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (注)(長、關文高)
(a) Nature and scale	 Quiton 供等(QDM), 其自言) □ Public utility installation 公用事業設施構 □ Utility installation for private project 私人 Please specify the type and number of utility to each building/structure, where appropriate 請註明有關裝置的性質及數量,包括每座建 Name/type of installation 裝置名稱/種類 	接置 發展計劃的公用設施裝置 b be provided as well as the dimensions of 建築物/構築物(倘有)的長度、高度和闊度 Dimension of each installation building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
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n) Please specify the proposed minor relaxation of stated development restriction(s) and <u>also fill in the proposed use/development and development particulars in part (V) beforg -</u> 筋列則就義加為放寬的發展限制並建安於氯(V部分)就識用法/發展及發展面面 - Plot ratio restriction From 由 to 至	The <u>F</u>	or Type (iv) applicatio	n [.] 供第(iv)類年			
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Image: Proposed posed	, I	proposed use/developmed 清列明掛議略為放實的	ent and developn 發展限制並填穿	nent particula 於第(v)部分的	ars in part (v) below 切擬議用徐/發展及發展細節 -	_
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a) Proposed use(s)/development 擬議用途/發展 (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) Not more than 10,800 sq.m 平方米 □About 約 	<u>2182.as</u>		Flat	•	<u></u>	
use(s)/development 擬識用途/發展 (Please illustrate the details of the proposal on a layout plan 請用平面圈說明建議詳情))) <u>Development Schedule 發展細節表</u> Proposed gross floor area (GFA) 擬議總樓面面積 Proposed plot ratio 擬議地積比率 Proposed plot ratio 擬議地積比率 Proposed site coverage 擬議上蓋面積 Proposed no. of blocks 擬議座數 Proposed no. of storeys of each block 每座建築物的擬議層數 Proposed building height of each block 每座建築物的擬議高度 Proposed building height of each block 每座建築物的擬議高度	(a) Prop	posed				
(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明違議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明違議詳情) (Please illustrate the details of the proposal on a layout plan if illustrate the details of the proposal on a layout plan if illustrate the proposal on a layout plan if illustr	use(擬諍	s)/development 結用涂/發展			. ·	
(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情) (Proposed gross floor area (GFA) 擬議總樓面面積 Proposed plot ratio 擬議地積比率 Proposed site coverage 擬議上蓋面積 Proposed no. of blocks 擬議座數 Proposed no. of storeys of each block 每座建築物的擬議層數 Proposed no. of storeys of each block 每座建築物的擬議高度 Not more than 37.% □ include 包括	1776123					
 Development Schedule 發展細節表 Proposed gross floor area (GFA) 擬議總樓面面積 Proposed plot ratio 擬議地積比率 Proposed site coverage 擬識上蓋面積 Proposed no. of blocks 擬識座數 Proposed no. of storeys of each block 每座建築物的擬議層數 Proposed building height of each block 每座建築物的擬議高度 Proposed building height of each block 每座建築物的擬議高度 Not more than 55 Mot more than 55 		(1	Please illustrate the de	tails of the prop	osal on a layout plan 請用平面圖說明	建議詳情)
Proposed gross floor area (GFA) 擬議總樓面面積Not more than 10,800 sq.m 平方米□ About 約Proposed plot ratio 擬議地積比率. Not more than 2.□ About 約Proposed site coverage 擬議上蓋面積Not more than 37. %□ About 約Proposed no. of blocks 擬議座數	(b) <u>Dev</u>	elopment Schedule 發展紙				
Proposed plot ratio 擬議地積比率	Prop	oosed gross floor area (GFA	A) 擬議總樓面面和	_責 N	ot more than 10,800 _{sq.m} 平方	5米 □About 約
Proposed site coverage 擬識上蓋面積 Not more than 37.% □About 約 Proposed no. of blocks 擬議座數 3 Proposed no. of storeys of each block 每座建築物的擬議層数 T1 and T2: 13 storeys; Clubhouse block: 2 store □ include 包括storeys of basements 層地庫 ☑ exclude 不包括_2storeys of basements 層地庫 ☑ About 約	Prop	oosed plot ratio 擬議地積比	率		Not more than 2	□About 約
Proposed no. of blocks 擬議座數 Proposed no. of storeys of each block 每座建築物的擬議層數 Proposed building height of each block 每座建築物的擬議高度 Proposed building height of each block 每座建築物的擬議高度	Ргор	oosed site coverage 擬議上	蓋面積		Not more than 37. %	□About 約
Proposed no. of storeys of each block 每座建築物的擬議層數 11 and 14:15 storeys; Clubhouse Block 2 storeys; Clu	Prop	oosed no. of blocks 擬議座	數		T1 and T2: 12 starsing Cl-	hhouse blooks 2 atom
□ include 包括storeys of basements 層地庫 ☑ exclude 不包括2storeys of basements 層地庫 Not more than 55 	Prop	oosed no. of storeys of each	block 每座建築物	的擬議層數	11 and 12: 15 storeys; Clu	
Proposed building height of each block 每座建築物的擬議高度					山 include 包括storeys of b	asements 層地庫
	Prop	oosed building height of ea	ch block 每座建築	物的擬議高度	Not more than 55 mPD 米(主水平基	上)□About 約
						□About 約

Form_No. S16-1表格第 S16-1號

🛛 🗹 Domestic par	t 住用部分		Not more than 10 800		
GFA 總	樓面面積		107 sq. m 平万米	⊔About ≋y	
number	of Units 單位數目		57 75m ²	As a second state	
average	average unit size 單位平均面積			YAbout 約	
estimate	d number of residents	估計住客毀目	,		
· ·			·	7.5.11	
Non-domestic	:part 非住用部分—		<u></u>		
eating pl	ace 食肆		sq. m 平万米		
□ hotel 酒	店		sq. m 半万米	니About 約	
			(please specify the number of rooms		
· ·			請註明房間毀目)		
□ office 辦	松室		sq. m 平万米	山About 約	
Shop and	l services 商店及服務	發行業 、	sq. m 平万米	山About 約	
· ·					
Governm	nent, institution or com	mmunity facilities	(please specify the use(s) and	concerned land	
山 政府、村	機構或社區設施	\sim	area(s)/GFA(s) 請註明用途及有關	的地面面積/總	
			楼面面積)		
				•••••	
				• • • • • • • • • • • • • • • • • • • •	
dther(s)	其他		(please specify the bse(s) and	concerned land	
			area(s)/GFA(s) 請註明用途及有關的地面面積/總		
			樓面面積)		
		•			
			·····		
		······			
	· ·	,		11. 	
Open space	 木憩用地		(please specify land area(s) 請註明:		
private c	open space 私人休憩	韦 地		less than 个少於	
public op	pen space 公眾休憩月	月地	sq. m 平万米 凵 Not	less than 个少於	
(c) Use(s) of differ	ent floors (if applicab	le) 各樓層的用途((如適用)	· · · · · · · · · · · · · · · · · · ·	
[Block number]	[Floor(s)]		[Proposed use(s)]		
[座數]	[層數]		[擬議用途]		
T1 and T2	B1/E and P2/E	Car park F&N	A facilities		
		Elet Rent Col		•••••	
Oluhhamaa	B1/F and B2/F	Car park Est	uniucs A facilities		
Ciubnouse		Ancillary recre	ational facilities including outdoor sw	imming pool	
	U/r	Ancillary reorg	ational facilities		
	1/F				
(d) Proposed use(s)	(d) Proposed use(s) of uncovered area (if any) 额天地方(倘有)的辉議用涂				
Private open sp	ace, landscaping a	area, internal road	1		
		· · · · · · · · · · · · · · · · · · ·			
	· · · • · · · · · · · · · · · · · · · ·				
				*	
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Part 6 (Cont'd) 第6部分 (續)

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間 Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份) 2026

 Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排 					
Any vehicular access to the site/subject building? 是否有車路通往地盤/有關 建築物?	[•] Yes 是	 ✓ There is an existing access. (please indicate the street name, whe appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tung Chung Road North □ There is a proposed access. (please illustrate on plan and specify the widt有一條擬議車路。(請在圖則顯示,並註明車路的闊度) 	th)		
	No 否				
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車 位?	Yes 是 No 否	 ✓ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 81 Motorcycle Parking Spaces 電單車車位 2 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 10 			
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客 貨車位?	Yes 是	 ✓ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Q Others (Please Specify) 其他 (請列明) 			
	NO 出				

9. Impacts of De	9. Impacts of Development Proposal 擬議發展計劃的影響					
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的措施,否則請提供理據/理由。						
Doos the development	Yes 是	Please provide details 請提任				
proposal involve alteration of existing building? 擬議發展計劃是否 包括現有建築物的		······				
改動?	No 否	R		•••••••••••••••••••••••••••••••••••••••		
Does the development proposal involve the operation on the right? 擬議發展是否涉及 右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註:如申請涉及第 (ii)類申請,請跳至下 一條問題。)	Yes 是 No 否	 □ (Please indicate on site plan the bound the extent of filling of land/pond(s) and (請用地盤平面圖顯示有關土地/池圖) □ Diversion of stream 河道改 □ Filling of pond 填塘 Area of filling 填塘面積 Depth of filling 填塘深度 □ Filling of land 填 Area of filling 填土面積 . Depth of filling 填土厚度 □ Excavation of land Area of excavation 挖土面; Depth of excavation 挖土面; Depth of excavation 挖土滴; Depth of excavation 挖土滴; 	lary of concerned land/pond(s), and p d/or excavation of land) 塘界線,以及河道改道、填塘、填 (道 	articulars of stream diversion, 土及/或挖土的細節及/或範 □About 約 □About 約 □About 約 □About 約 □About 約		
Would the development proposal cause any adverse impacts? 擬議發展計劃會否 造成不良影響?	On envir On traffi On water On drain On slope Affected Landscay Tree Fell Visual Ir Others (I Please s diameter 請註明讀 直徑及品 Please and Re	onment 對環境 c 對交通 supply 對供水 age 對排水 s 對斜坡 by slopes 受斜坡影響 be Impact 構成景觀影響 ing 砍伐樹木 mpact 構成視覺影響 Please Specify) 其他 (請列明) tate measure(s) to minimise the im at breast height and species of the af 意量減少影響的措施。如涉及砍伐 品種(倘可) refer to the Planning Statement moval Proposal.	Yes 會 □ Yes 會 □ t and its Appendix IV- Tr	No 不會 No 不會 No No 不會 No No No No No No No No No No		

<u>Part 9 第9部分</u>

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10. Justifications 理由
· The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明。
Please refer to the Planning Statement.
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Part 10 第 10 部分

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Form No. S16-I 表格第 S16-I 號

11. Declaration 聲明				
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。				
I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站,供公眾免費瀏覽或下載。				
Signature □ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人 簽署				
BETTY S.F. HO Director				
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)				
Professional Qualification(s) Member 會員 / □ Fellow of 資深會員 專業資格 M HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / HKILA 香港國境師學會 / □ HKIUD 香港城市設計學會 / RPP 註冊專業規劃師 Others 其他 Others 其他				
Date 日期 13.8.2021 (DD/MM/YYYY 日/月/年)				
<u>Remark 備註</u>				
The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate. 委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下,有關申請				

Warning 警告

資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes: 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:
 - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第1段提及的用途。

 An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料, 應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the 如發展涉及靈灰安置所用途,請另外填妥以下資料:	following:
Ash interment capacity 骨灰安放容量@	
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量 Maximum number of sets of ashes that may be interred other than in niches 在非翕位的節圍內最多可安放骨灰的數量	
Total number of niches 窗位總數	
Total number of single niches 單人龕位總數	
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用) Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用) Number of single niches (residual for sale) 單人龕位數目 (待售)	
Total number of double niches 雙人龕位總數	<u>.</u>
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用) Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用) Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用) Number of double niches (residual for sale) 雙人龕位數目 (待售)	· · · · · · · · · · · · · · · · · · ·
Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)	
Number. of niches (sold and fully occupied) 龕位數目 (已售並全部佔用) Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用) Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用) Number of niches (residual for sale) 龕位數目 (待售)	·
Proposed operating hours 擬議營運時間	
 @ Ash interment capacity in relation to a columbarium means – 就靈灰安置所而言, 骨灰安放容量指: the maximum number of containers of ashes that may be interred in each niche in the columbarium; 每個龕位內可安放的骨灰容器的最高數目; the maximum number of sets of ashes that may be interred other than in niches in any area in the col 在該靈灰安置所並非龕位的範圍內,總共最多可安放多少份骨灰;以及 the total number of sets of ashes that may be interred in the columbarium. 在該骨灰安置所內,總共最多可安放多少份骨灰。 	umbarium; and

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Cist of Application 由詩始更				
Gist of Application 中间搁安				
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant				
consultees, uploaded t	to the Town Planning Bo	ard's Website for browsing and fre	e downloading by the public and	
deposited at the Planni	ng Enquiry Counters of th	e Planning Department for general i	nformation.)	
(請 <u>盡量</u> 以英文及中文	て填寫。此部分將會發送	予相關諮詢人士、上戰至城市規劃	則委員會網頁供公眾免費瀏覽及	
	規劃資料查詢處以供一個	收参阅。) 如这句儿期》		
Application No.	For Official Use Only) (前	勿項爲此懶)		
申請編號				
· · · · · · · · · · · · · · · · · · ·				
Location/address	Lots 1766 RP, 1768 (P	art), 1770 (Part), 1771 RP (Part), 1774 (Part) in D.D. 3TC	
位置/地址 ょ	and adjoining Governn	nent Land		
		· .		
		· · · · · · · · · · · · · · · · · · ·		
Site area		5,400	sq. m 平方米 ☑ About 約	
地盤面積			1	
. (i	includes Government land	lof包括政府土地 2,767	sq.m 平方米 🗹 About 約)	
Plan 🔥		Taur Cartra Area Outling Zan	na Plan (OZP)	
る 間 即 、 、 、 、	Approved Lung Chung	Town Centre Area Outline Zon	$\log \operatorname{Plan}(\operatorname{OZP})$.	
= N	lo. S/I-TCTC/24			
· · · · · · · · · · · · · · · · · · ·		·	·	
Zoning "	'Residential (Group B)	3" and area shown as 'Road'		
地帶				
	· .	-		
		· .		
	•			
Applied use/ F	lat	· .		
development 也建田 论 / 编 屈	•		•	
中請用述/资质				
	· .			
(i) Gross floor area		sq.m 平方米	Plot Ratio 地積比率	
and/or plot ratio		口 About 約	□ A hout 4	
總樓面面積及/	或 Domestic	10 800 Not more than	2 What more than	
地積比率		TO,500 图 Not more main 不多於	五多於	
	NON-domestic		山ADOUI 然y □Not more than	
	オドルナル	不多於	本多於	
		1.243		
(ii) No. of block	Domestic		3	
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	Non-domestic	· · · · · · · · · · · · · · · · · · ·	1	
	小非任用	(Two small E&M/ refuse colle	ection structures are excluded.)	
	'			
	Composite			
· · · ·	綜合用途			

For Form No. S.16-I 供表格第 S.16-I 號用

Letter and the second second		
(iii) Building he of storeys 建築物高度	ight/No. Domestic 住用 E/層數	m 米 日(Not more than 不多於)
		55 mPD 米(主水平基準上) ☑ (Not more than 不多於)
		13 _{Storeys(s)} 層 □ (Not more than 不多於)
		(□Include 包括/☑ Exclude 不包括 □ Carport 停車間 2 ☑ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
· ·	Non-domestic 非住用	m 米 □ (Not more than 不多於)
		19.6 mPD 米(主水平基準上) Ⅳ (Not more than 不多於)
		2 Storeys(s) 層 ☑ (Not more than 不多於)
		(□Include 包括/□ Exclude 不包括 □ Carport 停車間 , 2 ☑ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
	Composite 綜合用途	m 米 □ (Not more than 不多於)
		mPD 米(主水平基準上) □ (Not more than 不多於)
		Storeys(s) 層 □ (Not more than 不多於)
		(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
(iv) Site coverage 上蓋面積	e	Not more than 37 % □ About 約
(v) No. of units 單位數目		187
(vi) Open space 休憩用地	. Private 私人	524 sq.m 平方米 🗹 Not less than 不少於
	Public 公眾	sq.m.平方米 □ Not less than 不少於

For Form No. S.16-I 供表格第 S.16-I 號用

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(vii)	No. of parking	Total no. of vehicle parking spaces 停車位總數	93
1	spaces and loading /	•	
	enfloading spaces 停車位及上落客貨 車位數目	Private Car Parking Spaces 私家車車位	81
		Motorcycle Parking Spaces 電單車車位	2
		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	· · ·
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	- ,	Others (Please Specify) 其他 (請列明)	
		Bicycle Parking Spaces	10
		Total no. of vehicle loading/unloading bays/lay-bys	2
		上落客貨車位/停車處總數	
		Taxi Spaces 的士軍位	
		Coach Spaces 旅遊巴車位	
	• •	Light Goods Vehicle Spaces 輕型貨車車位	
		Medium Goods Vehicle Spaces 中型貨車位	
		Heavy Goods Vehicle Spaces 重型貨車車位	2
ł		Others (Please Specify) 其他 (請列明)	
.			· ·

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

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員 會概不負責。若有任何疑問,應查閱申請人提交的文件。



Appendix Ia of RNTPC Paper No. A/I-TCTC/59A

S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC, Tung Chung Road, Tung Chung

Full Fame Development Limited

PlanArch Consultants Limited Architecture Design and Research Group Limited (AD+RG) CTA Consultants Limited Ramboll Hong Kong Limited Arcadis Hong Kong Limited H Plus Limited

August 2021

Appendix Ib of RNTPC Paper No. A/I-TCTC/59A

Suite 1710, Concordia Piaza, 1 Science Museum Road, Tsim Sha Tsui East, Kowioon, Hong Kong, Tel : (852) 2802-7203 Fax: (852) 2620-6022 E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd. 建港規劃顧問有限公司



Our Ref.: pa/i.tctc/2106633 TPB Ref.: TPB/A/I-TCTC/59

Secretary Town Planning Board 15/F., North Point Government Offices No. 333, Java Road North Point, Hong Kong (Attn.: Mr Raymond KAN) By Hand

Dear Sir,

15 October 2021

S16 Application for Proposed Residential Development at at Various Lots in D.D. 3TC and Adjoining Government Land, <u>Tung Chung Road North, Tung Chung</u>

We refer to the captioned application submitted to the Town Planning Board on 13.8.2021 and the subsequent comments from the Geotechnical Engineering Office of Civil Engineering and Development Department (GEO, CEDD), Urban Design and Landscape Section of Planning Department (UD&L, PlanD), Water Supplies Department (WSD), Highways Department (HyD), Environmental Protection Department (EPD), Transport Department (TD) and Drainage Services Department (DSD).

The departmental comments are noted. Enclosed please find 70 sets of the response to departmental comments for your consideration.

The above information serves as a response to comments of relevant Government departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information in accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information. Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully, For and on behalf of PlanArch Consultants Ltd.

Betty S. F. Ho w/e. c.c. DPO/SK&I (Attn.: Mr. David LEUNG) Client



Comments		Responses
A	Head of Geotechnical Engineering Office, Civil Engineering (Contact person: Mr. Derek CHIU; Tel.: 2762 5403)	and Development Department (comments received on 24.9.2021)
i.	The northern part of the Site has gradient (from boundary to boundary) greater than 15 degrees. Pursuant to GEO Advice Note for Planning Application under Town Planning Ordinance (Cap. 131), the applicant is required to submit a Geotechnical Planning Review Report to support the application.	The Application Site generally include a flat area (approx. 6mPD) in the middle and bounded by an existing nullah along the western boundary line and the existing Tung Chung Road East (approx. 12mPD / to be widened by CEDD with retaining walls / toe slope) in the East.
		The sources of information examined includes: Existing GI report /GASP/Geological map at scale 1:20,000.
		In accordance to ETWB TC (W) No. 29/2002 and GEO Technical Guidance Note No. 15 (TGN15), no registered geotechnical features are identified within / in the vicinity of the proposed works which may affect or be affected by the proposed works. Three un-registered slopes are identified within / partly within the Application Site, but they do not meet the criteria for feature registration (i.e. less than 3m high).

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TPB Ref.: A/I-TCTC/59 S16 Application for Proposed Residential Development at Various Lots and Adjoining Government Land in Tung Chung, Lantau Island Responses to Departmental Comments and Public Comments

Comments	Responses
	According to the 1:20,000 Hong Kong Geological Survey Map Sheet 9 'Solid and Superficial Geology – Tung Chung, Edition I (GEO, 1994), the Application Site is underlain by alluvium, estuarine deposits and slope deposits of Quaternary. The lithology of the Application Site shall be feldsparphyric RHYOLITE (rf) and medium-grained GRANITE (gm) of Jurassic-Cretaceous.
	According to the Geotechnical Area Studies Programme (GASP) Report, a Northeast-Southwest trending photogeological lineament is noted 300m to the Southeast of the Application Site.
	Based on the available GI information, the geological stratification in the Application Site may exhibit a sequence of superficial deposits of Fill and Colluvium / Alluvium, then to saprolite and followed by bedrock of Granite / Rhyolite.
	Bedrock of continuously 5m or more of moderately decomposed RHYOLITE / GRANITE or better with a Total Core Recovery (TCR) of 85% or more was encountered in all relevant drill holes. The inferred rock head level varies from about -12.5mPD to -24.5mPD. with an exception of -

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Comments	Responses
	1.87mPD at drill hole no. DH118. End bearing pile foundation will be used to support the residential towers.
	Groundwater monitoring were carried out in some drill holes within / in the vicinity of the Application Site. The measured groundwater level varied between +2.98mPD and +4.93mPD.
	For Natural Terrain Hazard, the Application Site does not fulfil the "In- principle Objection Criteria" and screening based on "Alert Criteria" is required. The desk study of the gathered data on the topography of the natural terrain, which was then processed into Angular Elevation. Based on the desk study information, the Application Site is faced with natural terrain but the natural terrain is outside the Application Site that is at an angular elevation less than 20°. In addition, no ground sloping more than 15° is found within 50m horizontally upslope of the Application Site boundary.
	As such, the Application Site does not fall under the Alert Criteria (a) and (b) of GEO Report No. 138 2nd Edition (2016) Section 2.3.4. A NTHS may not be required for the Proposed Site. However, we will further review the necessity of NTHS if there is any change to the boundary of the Application Site.

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TPB Ref.: A/I-TCTC/59 S16 Application for Proposed Residential Development at Various Lots and Adjoining Government Land in Tung Chung, Lantau Island Responses to Departmental Comments and Public Comments

Comments	Responses
	 For Northern Portion, engineering comments given in the GASP Report indicated that "The colluvial material has moved in its geologic past and is prone to reactivation if no carefully treated by such measures as low batter angles, drainage, and surface protection, especially when saturated. The material has low to moderate bearing capacity characteristics but should always be carefully drained because it may be susceptible to failure when wet. Voids may cause settlement of roads, services and buildings. Site investigation may be difficult and expensive. For Southern Portion, engineering comments given in the GASP Report indicated that "Locally low-lying terrain may be subject to flooding. Alluvial materials are usually saturated and of a low density – clay layers are normally consolidated. Buried channels may pose local problems of high water flow into tunnels or excavations. Steep excavations require support. Groundwater may be saline if adjacent to coast. Incursion of saline groundwater following abstraction of fresh groundwater may occur. Low bearing pressures can be accepted directly, moderate and high loads need raft, spread or pile foundations.
	Based on the above, it is concluded that the Application Site is feasible for Proposed Residential Development.

	Comments	Responses
		The applicant is willing to accept an approval condition on the submission of GPRR to the Town Planning Board upon the approval of the planning application to the satisfaction of Director of Civil Engineering and Development.
В	Chief Town Planner/ Urban Design and Landscape, Plannin (Contact person: Ms. Tiffany LEUNG; Tel.: 2231 4195)	ng Department (comments received on 24.9.2021)
i.	4. With reference to TPB-PG No. 41, we have the following observations/comments on the submitted VIA:(a) The changes between an OZP-compliant scheme and the proposed scheme are not clear. Please clarify with	Noted. The VIA for OZP-compliant scheme was incorporated and comparison of OZP-compliant scheme and proposed scheme are evaluated
	the aid of sufficient illustrative materials to demonstrate that the proposed development would not induce significant adverse visual impact when compared with the OZP-compliant scheme.	 in the VIA. It was assessed and concluded that the proposed scheme would not induce significant adverse visual impact. Please refer to the revised pages of the VIA report (Annex A1).
ii.	(b) Further elaboration on the fourfold visual analysis (i.e. visual composition, visual obstruction, effect on public	Noted. Elaborations are incorporated in the VIA report (Annex A1).

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	Comments	Responses
	viewers and effect on visual resources) and sensitivity for each VPs should be provided.	
C	Chief Engineer/Construction, Water Supplies Department ((Contact person: Mr. CHUNG Yu-ho; Tel.: 2152 5764)	comments received on 21.9.2021)
I.	Major Comments on the Application/ Main Reasons of Objection: Water supply of this proposed development in Tung Chung West depends on future Siu Ho Wan FWSR and associated water mains by CEDD under TCNTE Project. Water supply impact assessment should be submitted to CEDD and WSD for further consideration.	Noted. The Applicant is willing to accept an approval condition on the submission of WSIA to the Town Planning Board upon the approval of the planning application to the satisfaction of Director of Water Supplies.
D	Chief Highway Engineer/New Territories East, Highways Department (comments received on 27.9.2021) (Contact person: Mr. Brandon CHAN; Tel.:2762 3521)	
i.	The applicant should be advised that a proper maintenance access of at least 2m-wide clear space should be provided along the backside of the retaining structures for future Tung Chung Road north in order to facilitate our maintenance works in future if the captioned planning application for including an area shown as 'Road' on the OZP to form part of the future	A proper maintenance access of minimum 2m-wide clear space was incorporated for the purpose of maintenance of retaining structure. Please refer to the updated Master Layout Plan (dwg no. 1084-S16-MLP-01) (Annex B1) for your reference.

	Comments	Responses
	residential development boundary is approved by the Town Planning Board.	
E	Director of Environmental Protection (comments received o	on 4.10.2021)
	(Contact person: Mr. Charles PANG; Tel.: 2835 1586)	
	Appendix VI Environmental Assessment	
i.	i. Table 2 – the road type should be confirmed by C for T	Noted. The Applicant will provide the TD Endorsement once received from TD.
	Appendix VIII Sewerage Impact Assessment	
ii.	iii. Presumably DSD will also offer their comments on the SIA	Noted.
iii.	iv.Para6.1.1 – please clarify should SHWSPS be replaced by CYRSPS or SHW STW.	Please be clarified that "SHWSPS" is replaced by "CYRSPS, TCSPS and SHWSTW" in paragraph 6.1.1 of the SIA (Annex C1).
	v. Appendix C	
iv.	 Unit Flow Factor of residential flow from Area 23 should be 0.27m³/head/d. In addition, there are other flow from kindergarten and employee in Area 23. 	Please be advised that the planning brief for the public housing development in Tung Chung Area 23 has not been published. The attached discussion paper and location plan (Annex C2) prepared by the Housing Department (HD) for District Council Consultation on the proposed public housing development in Area 23 has been referred to for sewage flow estimation.

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Comments		Responses
		For the adopted Unit Flow Factor (UFF) of residential flow from Area 23, it is assumed that the housing type of the domestic block is public rental, so UFF of 0.19 m ³ /head/d is adopted according to Table T-1 in Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning. Further liaison with CEDD will be established to justify the UFF to be used in the SIA report.
-	-	Referring to the attached discussion paper and location (Annex C2) by HD, the proposed housing development at Tung Chung Area 23 Phase 1 consists of 1 domestic block, landscaped sitting area, children's play area and parking spaces only. Liaison with CEDD will be established to verify the scope of the concerned development at Area 23.
	 Backwash duration and backwash flow rate should be advised to calculate the peak flow from backwash. 	Please be advised that backwash duration and backwash flow rate are 10 minutes and 8.84L/s respectively.
	vi. Table D.2, Appendix D	
vi.	 Please check the pipe capacity from FMH-J07 to CYR SPS. 	Noted. Liaison with CEDD will be established to obtain design information of the proposed public sewerage system by the CEDD to conduct capacity checking.

	Comments	Responses
vii.	 Sewage discharged from the proposed town park at upstream of FMH-J07 should be included in the capacity check. Please liaise with CEDD for the information. 	Ditto.
viii.	 Sewage flow from Area 24A and Area 41 collected by another sewer, which merges with the discharge from the proposed development at FMH-L01, should be included in the capacity check. Please liaise with CEDD for the information. 	Ditto.
F	Chief Town Planner/Urban Design and Landscape, Plannin	g Department (comments received on 4.10.2021)
	(Contact person: Ms. Charmaine TSANG; Tel.: 2231 4905)	
	1. Appendix III-LMP:-	
i.	a. Tree no. T72 <i>Dalbergia odorifera</i> (降香黃檀) is a rare and precious plant species and protected under Cap 586. Please rectify Para. 2.4 and annotate in the tree schedule in Appendix IV.	Noted. T72, <i>Dalbergia odorifera</i> (降香黃檀) is identified under the list of 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)' but not listed under Rare and Precious Plants in Hong Kong and China Plant Red Data Book. Para. 2.4 of LMP (Annex D1) and same information in Para. 3.0 of TPRP (Annex D2) are updated. Tree Assessment Schedule at Appendix B of TPRP (Annex D2) is also updated.

TPB Ref.: A/I-TCTC/59 S16 Application for Proposed Residential Development at Various Lots and Adjoining Government Land in Tung Chung, Lantau Island Responses to Departmental Comments and Public Comments

Comme	nts	Responses
 ii. b. With reference to the exist survey and felling plan and the noted that the Site is propo +4.4mPD- +7.0mPD up to +1 by the Site will be left sunken. access and connectivity and bo are anticipated and should be e of the proposed boundary treat 	ing levels as shown in the tree e proposed landscape plan, it is sed to be filled from around 1.0mPD. The lots encompassed Issues including level interface, undary interfaces with these lots laborated. Please provide details ments.	 The edge treatment for individual Lot were shown at the following drawings:- section of Lot 1773 under section (dwg no.: 1084-SKD-301) (Annex D3) and Lot 1772, 1769 & 1767 under section (dwg no.: 1084-SKD-303) (Annex D3). The proposed landscaping treatment to individual Lot as follow:- Lot 1773: The surrounding of lot 1773 under the proposed scheme would adjoin the existing level of Lot 1773 and to be provided with landscape treatment with visual connection to Lot 1773 Lot 1772: Along the north-west edge of Lot 1772, vertical greenery was proposed at the building external wall facing the lot. Lot 1769: Along the north edge of Lot 1769, vertical greenery was proposed at the building external wall facing the lot. Lot 1767: Proposed planter within the proposed development at the north-east edge of the lot. The proposed connectivity to individual lot as follow:- Lot 1773: Proposed staircase and pathway from GF to the existing level of Lot 1773 was proposed, refer Master Layout Plan (dwg no.:

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	Comments	Responses
		 1084-S16-MLP-01) (Annex B1) and B1 Floor Plan (dwg no. 1084-101) (Annex D4). 2. Lot 1772: Pedestrian connection from B1 floor to the existing level of the lot was proposed at the east side of the lot, refer B1 Floor Plan (dwg no. 1084-101) (Annex D4). 3. Lot 1769: Direct connection between Tung Chung Road North and the lot was reserved. 4. Lot 1767: Pedestrian connection from B1 floor to the existing level of the lot was proposed at the west side of the lot, refer B1 Floor Plan (dwg no. 1084-101) (Annex D4).
iii.	c. Please provide more spot heights of the landscaped area within the Site and the adjacent areas around the Site on the landscape plan.	Noted. More spot levels at landscape area are provided. Please refer to the updated landscape master plan at Appendix B of the LMP (Annex D1).
iv.	d. Please illustrate on plan the locations of pedestrian and vehicular accesses and accesses to the right of way for each individual lot encompassed by the site.	Noted. Pedestrian access to individual lot was provided, please refer to out response to Item (ii) above.
v.	e. According to the proposed landscape layout, the hard paved footpaths are disconnected among various locations i.e.	The hard paved footpath is updated and connected between entrance of T1 and clubhouse, between main site entrance to entrance of T2 are provided.

Comments		Responses
	between entrance of T1 and clubhouse, between main site entrance to entrance of T2. Please review the pedestrian connectivity.	Please refer to the updated landscape master plan at Appendix B of the LMP (Annex D1).
vi.	f. Regarding landscape section 01, please clarify what the double lines represent above Lot 1773.	Please note the double lines are the parapet wall along the lot 1773.
vii.	g. Planting areas and footpaths without recreational facilities/ functional uses are not countable as usable local open space according to Chapter 4 of HKPSG. Please review Appendix D.	More landscape design features and recreational facilities are provided. Please refer to the updated open space demarcation plan at Appendix D of the LMP (Annex D1).
viii.	2. Appendix IV-TPRP a. Please review the DBH of a multi-trunk tree T81 which is stated as 1324mm, but appears not aligned with the photographic record.	The DBH of T81 is updated. Please refer to the updated Tree Assessment Schedule at Appendix B of TPRP (Annex D2).
ix.	3. The Applicant is advised that approval of the section 16 application by the TPB does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.	Noted.

	Comments	Responses
G	Commissioner for Transport (comments received on 29.9.20 (Contact person: Ms. Fanny HUI; Tel.: 2399 2423))21)
i.	Appendix II – all developments in Tung Chung shall be taken into account in the TIA. Please seek the relevant details of the developments from PlanD and LandsD for assessment;	Noted. All developments have already been taken into account in the TIA.
ii.	Appendix II – please advise the traffic model adopted in the TIA;	The traffic model adopted the population growth factor from TPEDM and Hong Kong Population Projections growth factor and the traffic flows of the adjacent developments.
iii.	Appendix II Table 2.2 – minimum 1 loading/unloading bay shall be provided for each housing block, please revise Table 2.2;	There was a typo in the Table 2.2. A total of 2 nos. of loading/ unloading bays will be provided to meet the HKPSG requirement. Appendix II Table 2.2 will be amended accordingly.
		The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
iv.	Appendix II Table 4.4 – the planning parameters for the developments are deviated from that in the TIA report of	Due to the confidentiality of information, Housing Department will provide the parameters of development to TD directly.

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Comments		Responses
	TCNTE (West). Please clarify the parameters with Housing Department and review the TIA;	
v.	Appendix II Table 5.1 – please note that there will be modification works to be carried out by CEDD at junctions of Yu Tung Road/ Shun Tung Road and Yu Tung Road/ Chung Yan Road under TCNTE(West) projects. Please approach CEDD for the design of road junctions and implementation year of the modification works. Please re-assess the performance of road junctions;	Noted. Information will be obtained from CEDD and the junctions will be reassessed. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
vi.	Appendix II Paras. 5.1.2, 5.1.3, 6.1.2 and 6.1.3 – please note that a signalized junction with reserved capacity to cope with the volume of vehicular traffic under consideration. When RC of road junction is assessed to be <15% during peak period within the Area of Influence, traffic improvement scheme shall be identified and carried out by the project proponent to restore the RC of the affected road junction to >15%. Please revise the paragraph;	Noted. Relevant paragraph will be revised. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
vii.	Appendix II Section 5.2 and para. 6.1.4 – Extension of cycle time to 120s is not desirable. Please re-assess the performance at the junction with CEDD's proposal as per comment item 2.	Noted. Information will be obtained from CEDD and the junctions will be reassessed.

	Comments	Responses
	Traffic improvement scheme shall be identified and carried out by the project proponent to restore the RC of the affected road junction to $>15\%$;	The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
viii.	Appendix II Figure 3.6 and 4.1 – please include the traffic flow at junction of Chui Kwan Drive/ Chung Yan Road into the assessment;	Noted. Additional survey will be added. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
ix.	Appendix II Figure 3.6 and 4.1 – the traffic flow at junction of Chung Yan Road/ Yu Tung Road does not match with the traffic flow from upstream. Please clarify;	Noted. Appendix II Figure 3.6 and 4.1 will be amended accordingly. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
x.	It is noted that there are few private lots within the subject site, roads connecting between public road and the private lots shall be managed and maintained by the developer;	Noted. The developer fully notes that they will take up the management between the public road and private lots.
xi.	Appendix II Table 2.4 – please note that Route 37 operate 8 hours only with 8 trips per school day; and	Noted. Appendix II Table 2.4 will be amended accordingly.

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	Comments	Responses
		The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
xii.	Appendix II Table 2.4 – please add the peak only service Route E36S which operates at peak hours only with 17 trips from Mondays to Saturdays (except Public Holidays).	Noted. Appendix II Table 2.4 will be amended accordingly. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
H	Chief Engineer/ Hong Kong & Islands, Drainage Services D (Contact person: Ms. Corolla TSUI; Tel.: 31012371)	epartment (comments received on 6.10.2021 and 7.10.2021)
i.	 <u>Comments on Appendix VII (DIA):</u> (a) Whether there is runoff from the upland catchments in the east crossing Tung Chung Road North and entering the site should be verified. 	Please be advised that the surface runoff from the upland catchments in the east crossing Tung Chung Road North will be intercepted by the proposed exclusive road drains by the CEDD under Contract No. NL/2020/05 Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung. CEDD's drawings no. 251854/C5/D/1013 (Annex E1) and 251854/C5/D/1014 (Annex E2) are attached for your information.
	Comments	Responses
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ii.	 (b) Para. 4.1.9 – The consultant's attention should be drawn to Section 6.8 of SDM: In general, new drainage provision or developments with potential drainage impact should consider the climate change effects up to mid 21st century. A longer projection year up to the end of 21st century should be adopted if the marginal benefit of the design outweighs the marginal cost. It should be well justified if the above criteria could be achieved." In particular, the site (Tower 1 especially its plant room at the basement floor) adjoins the outfall of an existing nullah, which would be susceptible to storm surge and/or overtopping wave during tropical cyclone. 	Noted. An assessment will be conducted in detail design stage taking into account the climate change effects up to end of 21st century to evaluate the marginal benefit and marginal cost. Precautionary or mitigation measures to the impacts of storm surge and overtopping wave during tropical cyclone will be proposed if appropriate. The applicant is willing to accept an approval condition on the submission of such assessment to the Town Planning Board upon the approval of the planning application to the satisfaction of Director of Drainage Services.
iii.	 <u>Comments on Appendix VIII (SIA):</u> (a) Please note that the comments of this department on the sewerage aspect are subject to the views and agreement of the Environment Protection Department (EPD), as the planning authority of sewerage infrastructure. 	Noted.

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Comments	Responses	
 (b) Paragraph 3.2.2 – It states that sewage from Area 23 will be discharged to the proposed sewer manhole FMH-J09. However, the attached CEDD's tender drawing – 251854/C5/S/1014 does not indicate such detail. Please supplement any information to support the statement. 	According to the attached location plan (Annex C2) prepared by the Housing Department (HD) for District Council Consultation on the proposed public housing development in Area 23 and the attached CEDD's tender drawing – 251854/C5/S/1014 (Annex E2), since it is observed that the 280ø inlet sewer of the proposed sewer manhole FMH-J09 is located at the proposed ingress/egress of Area 23, it is assumed that the sewage from Area 23 will be discharged to the FMH-J09 via the mentioned 280ø sewer.	
 (c) Section 5 and Appendix C Table D.1 – Please confirm with the EPD and the project team of CEDD as to the list of catchment sites contributing to the sewerage network under assessment, in particular, if any catchment sites not included in your assessment (e.g. Area 29A and Area 48 etc.) should however be included. Please also confirm if any assumptions on the boundary conditions (e.g. flows from upstream or junction manholes, etc.) in required. 	Noted. As advised by EPD, liaison with CEDD will be established to obtain design information of the proposed public sewerage system by the CEDD to include other catchment sites contributing to the sewerage network under assessment and confirm the assumptions and boundary conditions.	
 (d) Appendix C Table D.1 – With reference to CEDD's tender drawing, the internal diameter of the proposed sewer from proposed sewer manhole FMH-J06 to FMH-J07 should be 315mm. 	Referring to CEDD's tender drawing – 251854/C5/S/1014 (layout plan) (Annex E2) and 251854/C5/S/1100 (manhole schedule) (Annex E3), please be advised that the internal diameter of the proposed sewer connecting with proposed sewer manholes FMH-J06 and FMH-J07 is 315mm in the layout	

Comments	Responses	
	plan and 355mm in the manhole schedule respectively. To be conservative, the full bore capacity of a larger pipe size of 355mm is adopted to estimate the sewage flow from the upstream pipelines.	
(e) In estimating the sewage flows in accordance with the Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning published by the EPD, all proposed parameters and assumptions should be subject to the agreement of the EPD. However, the followings are observed-	Noted.	
 a. Section 4.2 Table 1 – The planning statement suggested that the plot ratio restriction is 2. Whilst, R2 is defined as a medium density residential planned use with a maximum plot ratio of 5.0. Please review and clarify if the unit flow factor for R2 private housing is appropriate. 	Referring to the explanatory notes on types of development extracted from Guidelines for the Design of Small Sewage Treatment Plants Appendix 2 (Annex E4), R2 is a medium density residential planned use. Population densities may be around 1050 persons per hectare, with a maximum plot ratio of 5.0. While R3 is a medium to low density residential planned use. Population densities may be around 470 persons per hectare, with a maximum plot ratio of 3.0. Although the plot ratio of the proposed development is 2.0, the population density is close to 1050 persons per hectare, i.e. 187(no. of unit) * 2.8(estimated population) / 5399.56(site area) * 10000 = 970 persons per hectare. Therefore, it is concluded that unit flow factor for R2 private housing is appropriate.	

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Comments	Responses
	Please also be advised EPD has no comment on the adoption of unit flow factor for R2.
b. Paragraph 4.2.4 – Please ensure that the assumption of 10% ADWF for the flow generated by the proposed car park has been reviewed and agreed by EPD.	Noted. Please be advised EPD has no comment on the concerned assumption.

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Annex A

For Response to Comments from The Chief Town Planner/ Urban Design and Landscape (Urban Design Unit), Planning Department

(Item B)

Visual Impact Assessment

Existing Planning Framework

The Study Area Falls within approved Outline Zoning Plan (OZP) No. S/I-TCTC/24 - Tung Chung Town Centre Area as illustrated in Figure ADRG/VIA/001: Outline Zoning Plan S/I-TCTC/24.

Characteristics of study area within approved Tung Chung Town Centre Area OZP No.S/I-TCTC/24:

Village Type Development (Existing)

Existing Village type residential areas include Ma Wan Chung Fishing Village (Area 41 in Figure ADRG/VIA/001).

Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

Residential (Group B) (Existing)

Existing R(B) areas include: i) The Subject Site [R(B)3] (Area 48 in Figure ADRG/VIA/001); ii) The Evangelical Church of Hong Kong Tao Yan Lutheran Church Tao Yan Youth Camp and ill) Tung Chung Community Services Complex in [R(B)1] area (Area 23 in Figure ADRG/VIA/001).

R(B) zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. According to the OZP, Area 48 where the application site falls within is zoned "R(B)3" and subject to a maximum building height of 55mPD and a plot ratio of not more than 2. Area 23 which is to the immediate east of the application site is zoned "R(B)1" and subject to a maximum building height of 75mPD and a plot ratio of not more than 4.

Government, Insitution or Community (Existing)

Existing G/IC areas include area 24A with a virgin site with vegetation and low-rise residential block. This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is subject to a maximum building height of 45mPD.



Open Space(Existing)

Existing open space areas include: i)area of nullah side next to Ma Wan Chung Fishing Village(Area 37 in Figure ADRG/ VIA/001) ; and ii)a hill planned to be future town park (Area 29A in Figure ADRG/VIA/001).

These zones are intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Viewing Points (VPs)

Identification of the baseline condition of viewing points (VPs) within visual envelope was undertaken by site verification. There are in total 3 proposed structures in this project: the height of residential tower 1 and 2 is 42.9m and clubhouse is 8.3m. The proposed residential development is large in size which will be observable for viewers along Tung Chung Road North and Yut Tung Street.

Therefore, the visual Envelope of the project is bounded from Tung Chung Road North and Yut Tung Street.

The Visual Envelope of the project is illustrated in Figure ADRG/VIA/002.

The visual sensitivity of the public viewers from the viewing Evaluation of visual impact is classified as follows: points can be qualitatively graded as high, medium or low, taking into account the activity of the viewers, the duration and distance over which the proposed development would remain visible, and the public perception of value attached to the views being assessed.

Comparison between OZP-compliant Scheme and Proposed Scheme

The comparison of visual imapct between the OZP-compliant scheme and proposed scheme was assessed; the building height remained the same for both schemes but the builling footprint was slightly increased due to the proposed increase of plot ratio.

The effects of visual changes on the assessment area and sensitive public viewers should be appraised. Visual changes may be positive or negative and they are not necessarily mutually exclusive. The appraisal is expected to consider the following aspects:

• Visual Composition	Total visual effects of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and characters vis-a-viz the overall visual backdrop;
• Visual Obstruction	Development may cause views in its foreground or background to be intercepted or blocked. The degree of visual obstruction and loss of views or visual openness due to the proposed development from all viewing points within the assessment area should be assessed;
• Effect on Public Viewers	The effects of visual changes from viewing points with direct sightlines to the proposed development should be assessed and demonstrated;
 Effect on Visual Resources 	Assessment should appraise if the proposed development may improve or degrade the condition, quality and character of the assessment area and any on-site and off-site visual impact.

 Negligible 	if the proposed development will have insignificant visual effects to identified VPs, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area;
Slightly if the proposed development will result i Adverse negative visual effects to identified VPs;	
Moderately if the proposed development will result in Adverse visual effects to identified VPs;	
Significantly if the proposed development will cause se Adverse detrimental visual effects to identified VPs	

VISUAL IMPACT ASSESSMENT

VP 1 - Tung Chung Community Services Complex

(Tung Chung Road North after road-widening works)

VP 1 taken at the entrance of Tung Chung Community Services Complex on Tung Chung Road North represents the view of the pedestrians. The lower levels will be blocked by trees in adjacent lots. There will be lush landscaping and semisolid fence wall along the new widened Tung Chung Road North, serving as effective visual mitigation measures to soften the built form and enhance the visual integration of the proposed development and surrounding environment.

Aspects	Assessment	Evaluation
 Visual Composition The overall composition, e.g. height, disposition & forms were the same for both schemes with minor increase of the massing for the proposed scheme. 		Slightly Adverse
Visual Obstruction	The visual obstruction slightly increased for the proposed scheme SI due to the increase of building massing.	
Effect on Public Viewers The population of public at this view point was considered very low and the adverse visual composition and obstruction for proposed scheme is minor.		Slightly Adverse
 Effect on Visual Resources 	The additional massing at the proposed scheme was in the same nature of the OZP-compliant scheme and had no adverse affect on the visual characterictics	Negligible.

The sensitivity of viewers at this VP is considered as Medium.



View Points Key Plan



VP1 Photomontage (OZP-compliant Scheme)



VP1 Photomontage (Proposed Scheme)



VISUAL IMPACT ASSESSMENT

FOR \$16 APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 3TC AND ADIOINING GOVERNMENT LAND, TUNG CHUNG

VP2 - Future Bus Stop at TCRN (Tung Chung Road North after road-widening works)

VP 2 was taken at the bus stop on Tung Chung Road North after road-widening works and chosen to review the impact of the pedestrian passing by the bus stop in future.

Along the pedestrian passage, there is a vertical green wall as a fence wall at site boundary. With the suitable building design and implementation of landscaping features, the proposed development would not bring insurmountable visual impact to the surrounding environment.

Moreover, according to the OZP, Area 23 which is to the immediate east of the application site is zoned "R(B)1". The future development in Area 23 is subject to a maximum building height of 75mPD and a plot ratio of not more than 4, which is taller and more dense than the proposed development at the application site. The proposed development is considered visually compatible with the surrounding uses.

Aspects Assessment		Evaluation	
 Visual Composition 	Slightly Adverse		
 Visual Obstruction 	The visual obstruction slightly increased for the proposed scheme due to the increase of building massing.	Slightly Adverse	
 Effect on Public Viewers 	t on Public Viewers The population of public at this view point was considered medium s and the adverse visual composition and obstruction for proposed scheme is minor.		
 Effect on Visual Resources 	The additional massing at the proposed scheme was in the same nature of the OZP-compliant scheme and had no adverse affect on the visual characterictics	Negligible	



View Points Key Plan

NTS (

The sensitive of viewers at this VP is considered as Medium.



VP2 Photomontage (OZP-compliant Scheme)



VP2 Photomontage (Proposed Scheme)



VISUAL IMPACT ASSESSMENT FOR \$16 APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 3TC AND ADJOINING GOVERNMENT LAND, TUNG CHUNG

VP3 - Yut Tung Street

VP 3 taken at the roundabout of Yut Tung Street represents the view of pedestrians and drivers passing by Yut Tung Street. The lower levels will be blocked by vegetation in adjacent lots.

Aspects	Assessment	Evaluation	
Visual Composition	The overall composition, e.g. height, disposition & forms were the same for both schemes with increase of the massing and building length for the proposed scheme.	Significantly Adverse	
 Visual Obstruction 	Jal Obstruction The visual obstruction was considered insignificant with consideration of the future residential develoment with more visual obstruction at the visual background.		
Effect on Public Viewers The population of public at this view point was considered medium and the adverse visual composition and obstruction for proposed scheme is minor.		Slightly Adverse	
Effect on Visual Resources	The additional massing at the proposed scheme was in the same nature of the OZP-compliant scheme and had no adverse affect on the visual characterictics	Negligible	

The sensitivity of viewers at this VP is considered as Low.



NTS

View Points Key Plan

 Future Residential Development with max. height 75mPD

VP3 From Roundabout (OZP-Compliant Scheme)



VP3 Photomontage (Proposed Scheme)



VISUAL IMPACT ASSESSMENT FOR \$16 APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 3TC AND ADIOINING GOVERNMENT LAND. TUNG CHUNG

10.1

VP4 - Nullah side view (Ma Wan Chung Fishing Village)

VP 4 taken at nullah side oppsite the subject site is to represent the view of residents and visitors of Ma Wan Chung Fishing Village. Ma Wan Chung Fishing Village is low-rise residential building blocks.

Aspects	Assessment	Evaluation
 Visual Composition 	The overall composition, e.g. height, disposition & forms were the same for both schemes with increase of the massing and building length for the proposed scheme.	Slightly Adverse
 Visual Obstruction 	The visual obstruction between the 2 schemes was negligible due to the distance from view point to the development.	Negligible
 Effect on Public Viewers 	vers The population of public at this view point was considered minimial N and the adverse visual composition and obstruction for proposed scheme is negligible	
 Effect on Visual Resources 	The additional massing at the proposed scheme was in the same nature of the OZP-compliant scheme and had no adverse affect on the visual characterictics	Negligible

Since the main entrance is next to Yut Tung Estate, the nullah side would be considered as back alley of Ma Wan Chung Fishing Village. The pedestrian flow rate is relatively much lower than that of Tung Chung Road North and Yut Tung Street. The sensitive of viewers at this VP is considered as **Low**.



View Points Key Plan

NTS (-N



VP4 Photomontage (OZP-compliant Scheme)



VP4 Photomontage (Proposed Scheme)



VISUAL IMPACT ASSESSMENT FOR S16 APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 3TC AND ADJOINING GOVERNMENT LAND, TUNG CHUNG

Annex B

For Response to Comments from The Chief Highway Engineer/New Territories East, Highways Department

(Item D)



Annex C

For Response to Comments from The Director of Environmental Protection

(Item E)

5 ASSESSMENT

5.1 Designed Sewage Flow – Proposed Development

5.1.1 The estimated peak flow generated by the estimated population for the proposed development and planned public housing development in Area 23 is summarized on Table 4. Detailed calculation is contained in **Appendix D**.

Cachment ID	Contributing Population	ADWF (m ⁹ /day)	Peaking	Factor	Peek (III	Flow (5)
T1 & T2	0.1 5	155.51	6	5	0.0108	0.0090
Clubhouse	615	10.30	6	5	0.0007	0.0006
Area 23 4169 1125.75		5		0.0651		

Table 4- Estimated Peak Flow

- 5.1.2 The proposed sewer connecting with the proposed foul terminal manhole no. FTMH1 and the planned public sewer manhole no. FMH-J07 constructed by CEDD is checked to be hydraulic adequate by Colebrook-White equation. Detailed calculation is contained in **Appendix D**.
- 5.1.3 The hydraulic capacity of the planned public sewerage pipeline system being constructed by CEDD is checked to be hydraulic adequate by Colebrook-White equation. Detailed calculation is contained in **Appendix D**. Planned sewerage layout and manhole schedule shall refer to drawings no. 251854/C5/S/1013, 251854/C5/S/1014 and 251854/C5/S/1100 contained in **Appendix E**.

6 CONCLUSION & RECOMMENDATIONS

6.1 Conclusion

- 6.1.1 According to the Development Parameters for the proposed residential development provided by the developer, the estimated ADWF for the whole development site discharging to CYRSPS, TCSPS and SHWSTW is 165.81m³/day.
- 6.1.2 The hydraulic capacity of the planned public sewerage pipeline system being constructed by CEDD is checked to be hydraulic adequate to convey the sewage flows from the proposed residential development and planned public housing development in Area 23.

6.2 Recommendations

6.2.1 Construction of a foul terminal manhole and a 225mm inner diameter PE connection pipe is recommended for conveyance of sewage discharged from the proposed residential development to the proposed public sewer along Tung Chung Road North. Hydraulic calculation of the proposed connection pipe is included in **Appendix D**.

Islands District Council Paper No. IDC 122/2020 19 October 2020 For Discussion

Public Housing Developments at Tung Chung Area 23 Phase 1, Area 42 and Area 46

PURPOSE

1. This Paper aims to brief the Islands District Council (IsDC) on the proposal of the Hong Kong Housing Authority (HA) for three public housing developments at Tung Chung Area 23 Phase 1 (TC 23 Ph. 1), Area 42 (TC 42) and Area 46 (TC 46) and listen to the views of Members.

BACKGROUND

2. Civil Engineering and Development Department (CEDD) will carry out site formation and infrastructure works at Tung Chung Town Centre Area. The housing sites of TC 23 Ph. 1, TC 42 and TC 46 are targeted to be handed over to HA between 2023 and 2024 for public housing developments (see <u>Annex 1</u> for the Location Plan).

PROPOSED DEVELOPMENT

3. The development parameters of the three proposed public housing developments are summarized as follows:

Land Use Zone	Residential (Group B)1		
Gross Site Area	About 0.5 hectares		
Overall Plot Ratio (PR)	4 (maximum overall)		
Proposed No. of Flat	About 450 public housing flats		
Estimated Population	About 1,400		
No. of Domestic Blocks/ Building Height	1 domestic blocks of 22 storeys (including ground floor) (not exceeding +75mPD)		
Recreation Facilities	Landscaped sitting area, children's play area, etc. Green Coverage about 20%		
Parking Space	Parking spaces according to the Hong Kong Planning Standards and Guidelines		
* The information and annexes contained in this Paper are for reference only. The particulars of			
the development are subject to detailed planning and design.			

TC	23	Ph.	1

<u>TC 42</u>	
Land Use Zone	Residential (Group A)2
Gross Site Area	About 4 hectares
Overall Plot Ratio (PR)	6.4 (maximum overall)
Proposed No. of Flat	About 6,100 public housing flats
Estimated Population	About 18,800
Social Welfare / Community Facilities	Integrated Children and Youth Services Centres, Residential Care Services for the Elderly, Neighbourhood Elderly Centre & Child Care Centres
Retail Facilities	About 4,000 m ²
No. of Domestic Blocks/ Building Height	5 domestic blocks of 41 storeys (including ground floor) (not exceeding +130mPD respectively)
Recreation Facilities	Landscaped sitting area, children's play area, basketball court, badminton court, etc. Green Coverage about 30%
Parking Space	Parking spaces according to the Hong Kong Planning Standards and Guidelines
Other Facilities	Kindergarten
* The information and annexes the development are subject to	contained in this Paper are for reference only. The particulars of detailed planning and design.

<u>TC 46</u>

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Land Use Zone	Residential (Group A)3
Gross Site Area	About 1.1 hectares
Overall Plot Ratio (PR)	5.4 (maximum overall)
Proposed No. of Flat	About 1,550 public housing flats
Estimated Population	About 4,800
Retail Facilities	About 550 m ²
No. of Domestic Blocks/ Building Height	2 domestic blocks of 40 storeys (including ground floor) (not exceeding +140mPD respectively)
Recreation Facilities	Landscaped sitting area, children's play area, etc. Green Coverage about 20%
Parking Space	Parking spaces according to the Hong Kong Planning Standards and Guidelines
* The information and annexes the development are subject to	contained in this Paper are for reference only. The particulars of detailed planning and design.

Please refer to <u>Annex 2</u> for the Conceptual Layout Plans of the Public Housing Developments at TC 23 Ph. 1, TC 42 & TC 46.

DEVELOPMENT PROGRAMME

4. According to the current development programme, and upon CEDD's completion of the relevant site formation works, the public housing development works are scheduled to commence in 2023 in phases and to be completed between 2027 and 2028 in phases.

FOR CONSULTATION

5. Members are invited to offer their valuable views on the three proposed public housing developments.

Housing Department

October 2020

Enclosures

- Annex 1 Location Plan of Tung Chung Area 23 Phase 1, Area 42 & Area 46
- Annex 2 Conceptual Layout Plans of Public Housing Developments at Tung Chung Area 23 Phase 1, Area 42 & Area 46







附件二 Annex 2 (page 3 of 3)



Annex D

For Response to Comments from The Chief Town Planner/ Urban Design and Landscape (Landscape Unit), Planning Department

(Item F)

S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung

1.0 <u>Introduction</u>

- 1.1 This Landscape Master Plan, based on the latest Master Layout Plan (**Appendix A**), is submitted in support of S16 Application for Proposed Residential Development at Tung Chung North Road.
- 1.2 The Application Site, with an approx. area of 5,400m², is located strategically at Tung Chung Road North. To the East and Southeast are the public community services such as the Evangelical Church of HK Tao Yan Lutheran Church Tao Yan Youth Camp, Tung Chung Community Services Complex and the North Lantau Hospital. Residential buildings are located to the from South to West of the Site such as the Yat Tung Estate. Tung Chung Bay is to the far West of the Site. Please refer to **Figure 1**.



Figure 1 Location Plan

2.0 Assessment of the Potential Impacts on Existing Trees

- 2.1 There are a total of **71** nos. of trees are identified <u>Within the Development Site Boundary</u> and Outside the Development Site Boundary but within the Application Site Boundary.
- 2.2 <u>Within the Development Site Boundary</u>, **60** nos. of trees are identified. Among these 60 nos. of existing trees, there are 16 species identified exclude dead trees. *Celtis sinensis* is the dominant species with 15 nos. (25%), *Clausena lansium & Mallotus paniculatus* come to the second with 7 nos. respectively (12%) and 4 nos. of the trees are recorded as dead. Majority of the trees within the Site are in 'fair' to 'poor' health condition and form.
- 2.3 <u>Outside the Development Site Boundary but within the Application Site Boundary</u>, 11 nos. of existing trees are identified. 3 species are identified. *Mallotus paniculatus* is the dominant species with 5 nos. (45%) and *Microcos nervosa* is the second with 4 nos. (36%) and no tree is recorded as dead.
- 2.4 There is <u>1</u> no. of protected tree species, *Dalbergia odorifera* (降香黃檀) is identified under the list of 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)' but not listed under Rare and Precious Plants in Hong Kong and China Plant Red Data Book.
- 2.5 There are <u>no</u> "Champion" trees or "Old and Valuable" trees (OVT) observed within the works area or its periphery during the undertaking of this survey.

Development Parameters	Area (m²) / Total
Site Area	About 5,400 m ²
Gross Floor Area	Not more than 10,800 sq.m
Plot Ratio	Not more than 2
Site Coverage	Not more than 37%
Building Height	Not more than 55mPD
No. of Blocks	3 (2 Residential Blocks & 1 Block for Clubhouse)
No. of Residential Storeys	
i) T1	15 (including 2 levels of basement)
ii) T2	15 (including 2 levels of basement)
No. of Units	187
Average Unit Size	About 57.75 m ²
Estimate Population	524
Internal Transport Facilities	
i) Private Car Parking	81 (include accessible parking spaces)
ii) Motorcycle Parking	2
iii) Loading/ Unloading Space	2
iv) Bicycle	10

Table 1 Development Schedule

*Accessible parking spaces will be provided in accordance to the requirements of HKPSG.

4.2 Residential Units

4.2.1 The proposed scheme consists of 2 residential towers of 15-storeys (including 2 levels of basement) for pure residential development.

4.3 General Landscape Area

4.3.1 The landscape proposal within the Site is summarised as follows (refer to Appendix B):

- Landscape Area at G/F it is a major communal landscape area within the Site. To
 facilitate pedestrian movements at ground level, activity lawn plaza is proposed in
 front of clubhouse, water garden is proposed in front of T1 entrance and sculptural
 gardens with passive areas such as feature wall with seating and feature trees.
 Playground, landscape deck and jogging path with seating are provided next to T2 for
 communal recreation.
- Vertical Green Wall Vertical green will be provided to soften the solid wall of the development and provide a visual relief to the local residents in vicinity. Proprietary vertical green wall system will be adopted.
- Streetscape To provide a pleasant walking experience, there will be a planting strip along the boundary adjacent to Tung Chung Road North to increase the visual amenity and match with the surroundings.

4.4 EVA/ Access Road

Botanical Name	Chinese Name	Height x Spread (mm)		
Fatsia japonica	八角金盤	250 x 250		
Spathiphyllum floribundum	白鶴芋	300 x 300		
Liriodendron chinense	鵝掌楸	300 x 300		
Rhoeo spp.	蚌花	250 x 250		

6.3 Open Space Provision

- 6.3.1 Not less than 1m² communal open space per person will be provided in accordance with HKPSG. Therefore, not less than 524m² communal open space will be provided for a design population of 524.
- 6.3.2 Active and Passive Landscape Provision **Table 4** show the active and passive landscape provision of the current scheme (**Appendix D**).

Table 4: Active and Passive Landscape Provision

Landscape Element	Area (m²)
Landscape Garden (Total)	programme and the first
- Active Uses	105,948
- Passive Uses	418.153
Total	524.101

6.4 Soil Depth and Drainage Provision for the Planted Area

- 6.4.1 The need for adequate soil depths to ensure proper plant growth is taken into account for all planting areas. The appropriate soil depths (approximate and excluding drainage layers) are:
 - Trees: 1200mm
 - Shrub / groundcover: 600mm
 - Grass / vines: 300mm
- 6.4.2 Structural engineers have made sufficient allowances to accommodate the necessary planting components, i.e., plant stock, soil volume and sub-surface drainage materials loading.
- 6.4.3 Closed bottom planters will have proper and adequate subsoil drainage system and drain outlets to the storm water drainage system.
- 6.4.4 The landscape works are designed to avoid obstruction of the maintenance of drainage works. Adequate clearance between drainage works and landscape works will be maintained so as to prevent any potential damage to drainage works.

6.5 Irrigation and Proposed Source of Water Supply

6.5.1 Water points (not more than 40m apart c/c) are located throughout the Site for irrigation.

6.6 Future Maintenance and Management

Maintenance and establishment works to soft landscape areas within Site shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion. This will ensure the proper establishment of the planted material. Tree risk assessment will be conducted at appropriate time for appropriate tree as instructed by the owner.



SCALE . 1.500

H PLUS

S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung Landscape Plan - G/F Dwg. No. : 2021304-LP-GFa Scale : 1:500 Date : OCT 2021 ((3-size)



S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung Open Space Demarcation Plan - G/F Dwg. No. : 2021304-OS-GFa Scale : 1:500 Date : OCT 2021 (43-size)



H PLUS

S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung

3.0 GENERAL DESCRIPTION OF EXISTING TREES

A tree survey was conducted in July 2021.

There are a total of **71** nos. of trees are identified <u>Within the Development Site Boundary</u> and <u>Outside the</u> <u>Development Site Boundary but within the Application Site Boundary</u>.

Within the Development Site Boundary, 60 nos. of trees are identified. Among these 60 nos. of existing trees, there are 16 species identified exclude dead trees. *Celtis sinensis* is the dominant species with 15 nos. (25%), *Clausena lansium & Mallotus paniculatus* come to the second with 7 nos. respectively (12%) and 4 nos. of the trees are recorded as dead. Majority of the trees within the Site are in 'fair' to 'poor' health condition and form.

<u>Outside the Development Site Boundary but within the Application Site Boundary</u>, 11 nos. of existing trees are identified. *3* species are identified. *Mallotus paniculatus* is the dominant species with 5 nos. (45%) and *Microcos nervosa* is the second with 4 nos. (36%) and no tree is recorded as dead.

There is <u>1</u> no. of protected tree species, *Dalbergia odorifera* (降香黃檀) is identified under the list of 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)' but not listed under Rare and Precious Plants in Hong Kong and China Plant Red Data Book

There is <u>no</u> "Champion" trees or "Old and Valuable" trees (OVT) observed within the Surveyed Area or its periphery during the undertaking of this survey.

For details, please refer to Tree Assessment Schedule in **Appendix B**, Photographic Record of Existing Trees in **Appendix C** and Tree Survey and Felling Plan in **Appendix D**.

4.0 TREE RETENTION AND FELLING PROPOSAL

4.1 TREE RETENTION PROPOSAL

Within Development Site Boundary

Among 60 nos. of existing trees identified, 7 nos. of them can be retained in-situ. Please refer to Table 1 below (to be read in conjunction with the Tree Assessment Schedule in Appendix B, Photographic Record of Existing Trees in Appendix C and Tree Survey and Felling Plan in Appendix D).

Table 1: Proposed Tree Retention Schedule Within Development Site Boundary

Proposed T	ree Retention Schedule Within Development Site Boundary.
Tree No.	Justifications for proposed retention of existing trees
Please refer to Tree Assessment Schedule in Appendix B for Tree Nos.	A total of 7 nos. of trees are recommended for Retain in-situ for the following justifications:
	 These trees are common afforested and native pioneer trees in <u>Fair</u> Health and Form in general.
	They are neither in direct conflict with the proposed development nor affected by the changes in level between the existing and the proposed layout.

Outside Development Site Boundary and within the Application Site Boundary

Among **11** nos. of existing trees identified, none of them can be retained in-situ. Please refer to the Tree Assessment Schedule in Appendix B, Photographic Record of Existing Trees in Appendix C and Tree Survey and Felling Plan in Appendix D.

4.2 TREE FELLING PROPOSAL

Upon reviewing the conditions of all the affected trees within and around the Site, felling is considered only as a last resort after retention in-situ and transplanting have been precluded as no other alternate means can be found as viable to save them.

Within Development Site Boundary (53nos.)

A total of 60 nos. of the individual surveyed existing trees (including 4 nos. dead trees and 1 no. protected species), among them 53 nos. are proposed to be felled based on the following principles:

- Trees in *direct conflict with the proposed layout* e.g. building footprint, site formation works, the vehicular access and EVA.
- Dead trees
- Trees of unrecoverable health problem and are in poor condition Majority of trees proposed to be felled possess Poor Form and share common defects such cracks, leaning, exposed root, covered by climbers, internal decay, cavity and dead branches. These symptoms of dying back and health degeneration compromise their structural integrity / stability of these trees and present a potential hazard in the long term.
- Trees require hard pruning / topping for transplanting About half of the proposed fell trees are with high branching canopy over 5m and tall trunk structure. Hard pruning/ topping is inevitable in order to have them transported on HK roads imposed by TD's regulations. This contravenes the requirement of LAO PN 2/2020 that not more than 25% tree crown pruning shall be conducted. Their chance of survival after transplanting becomes exceptionally low if they have to be rigidly pruned.
- Low survival rate after transplanting Most of trees are exceptionally low in survival rate after transplanting due to their age, species and intrinsic physiological limitation such as deep root system, inability to easily regenerate new feeder roots and lower resistance to adapt easily to transplanting shock.
- Trees grow on slope With reference to the Guidelines on Tree Transplanting by DEVB GLTMS that trees growing on slopes or areas where formation of a root ball of reasonable size is not practicable are considered not transplantable.
- Trees of *low amenity value and very common species* A large number of trees proposed to be felled are of very common species such as *Macaranga tanarius* and fruit trees with low amenity value.
- T72, Dalbergia odorifera (降香黃檀) is identified under the list of 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)' but not listed under Rare and Precious Plants in Hong Kong and Cjhina Plant Red Data Book. Propose felling of T72 is due to its health, form and structural are all in poor condition, which cause safety concerns to the surrounding. Concerning the location of T72 is on slope and leaning, its survival rate after transplanting is low thus transplantation is not appropriate.
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Outside Development Site Boundary and within the Application Site Boundary (11nos.)

A total of 11 nos. of the individual surveyed existing trees and all 11 nos. of them are proposed to be felled.

The justifications are summarized in the **Table 2** below (to be read in conjunction with Tree Assessment Schedule in **Appendix B**, Photographic Record of Existing Trees in **Appendix C** and Tree Survey and Felling

Plan in Appendix D).

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Table 2: Proposed Tree Felling Schedule Within Development Site Boundary

Proposed T	ree Retention Schedule Within Development Site Boundary
Tree No.	Justifications for proposed retention of existing trees
Please refer to Tree Assessment Schedule in Appendix B for Tree Nos.	There are a total of 64 nos. of trees proposed to be felled in which 53 nos. of them are <u>Within the Development Site Boundary</u> and 11 nos. are <u>Outside</u> <u>Development Site Boundary</u> and within the <u>Application Site Boundary</u> . The trees are recommended for <u>Fell</u> in-situ for the following justifications:
	• 4 nos. are Dead trees.
	 51 of trees with tree crown larger than 5m. hard pruning/ topping is inevitable in order to have them transported on HK roads imposed by TD's regulations. This contravenes the requirement of LandsD LAO PN 2/2020 that no more than 25% tree crown pruning shall be conducted. Their chance of survival after transplanting becomes exceptionally low if they have to be rigidly pruned.
- -	• T72 , Dalbergia odorifera (降香黃檀) is identified under the list of Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)' but not listed under Rare and Precious Plants in Hong Kong and Cjhina Plant Red Data Book. Propose felling of T72 is due to its health, form and structural are all in poor condition, which cause safety concerns to the surrounding. Concerning the location of T72 is on slope and leaning, its survival rate after transplanting is low thus transplantation is not appropriate.
	 The rest of trees in direct conflict with the proposed development due to changes in level between the existing and the proposed layout. They are with: (i) Unrecoverable health problem and are in poor condition; (ii) Low amenity value and common species; (iii) Poor form with severe leaning trunk or imbalanced tree form; (iv) Low survival rate after transplanting.

Tree Assessment Schedule Address: Tung Chung North Road Lot: TCTL No. 49 Prepared by: Jovi Yu Wing Chu (CA No. HK-1793A) on 6 July 2021 Field Survey was conducted on : 6 July 2021

To be read in conjunction with Drawing Nos. TFP-01

Asymmetric tree canopy Long Wound; Multiple Trunk; On slope; Leaning; Muttiple Trunk; Dieback branch;epiphytic plants On slope; Hanger dead branch; Leaning 45°; tree crown covered by epiphytic plants; broken trunk eaning 45°; On slope; Wound on trunk base Multiple Trunk; On slope; Trunk base bending fungi fruit bodies; leaning; Living crown ratio in Broken twigs; dieback branch; epiphytic plants Leaning; unbalance crown ; epiphytic plants; On stope; hanger dead branch; Leaning 10° On slope; Cavity on trunk base; leaning 30° On slope; Multple trunk; trunk base decay; Leaning 10°; Bamboo collapsed; Broken On slope; Multiple Trunk×2; bending trunk Broken main trunk; collapsed by bamboo; Collapsed by bamboo; Trunk base decay On slope; Broken Trunk; epiphytic plants On slope; covered by epiphytic plants Broken Trunk; epiphytic plants Remarks Epiphytic plants; Leaning 20 Broken branch; Leaning 45" Epiphytic plants; On slope Multiple Trunk; on stope On stope;Multiple Trunk colipased by bamboo Wound on trunk epiphytic plants Epiphytic plants Broken Branch dieback twigs On Slope On Slope branches On slope bending zero; Justification a,b,c,d,e a,c,d,e a,b,c,d a,b,c,e a,b,c,d a,b,c,e a,b,c,d a,b,c,d a,b,c,d a,c,d,e a,b,c,e a,b,c,d a,b,c,d a,b,c,e a,b,c,d a,c,d a,b,c a,c,d a,b,c a,b,c b,c,d b,o,d b,c,d ы С с С a, applicable (Retain/ fransplan Retain Retain Retain Retain Retain Proposed Treatmen in this Retain revision. Retain / Fell) То 1 믭 Fell Felt Fell Fell Fell Fell Fell approved re applicatio a n (Retain/ Transplant / Fe(I) N/A in initial/ NIA MA Μ Ν Μ ¥ ٨N N N N NA M ٨ N/A ¥Ν N/A N/A NN § § ANN ANN ٨N Ν/A MA ٨N Μ ş ٩N l₹ M Soil Level above Top of Root Cottar 6.79 5,42 6.56 3.93 3.05 10.14 6.35 4.32 4.32 4.54 4.48 6.80 6.10 6.49 3.93 4.07 7.46 9.89 8.73 6.20 4.64 5.37 6.60 6.62 6.43 7.16 6.32 8.66 6.65 6.73 5.71 5.71 6.61 Survival Rate after (High/ Medium/ Transplanting Anticipated (wo'l Σ Σ -_ _ -1 _ _ _ _ _ _ _ _ Structural Condition Good/ Fair Poor) ц, ц. ۵. ш u. ۵. ш ۵ ш Ŀ ۵ ۵. ۵. u. ۵ LL_ ۵. ۵ Ŀ. u. م ۵ Δ. **n**. ш ۵. ۵. ۵. م ۵ ۵ ۵ Health Condition (Good/ Fair/ Poor) u_ Ľ. u. ш u. щ Ц, ۵. u. u. ц. u. LL. ц u. ۵. u. ш, ۵. ۵ LL. u. Ŀ ட 11 ۵. . u. ۵. ۵ ۵. air/ Poor) Form (Good/ u. ۵. ц. u. u. ۵, LL. ۵, ш ĽL. ۵. ц, ٥. ь. ĽL. Δ, 11_ ۵. ۵. u. u. ٩ Ľ. ٥. ۵ . ц. ц. u. ш ٩ ц, ۵. Average Crown Spread (m) 3.5 3.5 ഗ œ 7 ഗ 4 w 4 ŝ 4 ŝ φ ω ŵ 4 4 œ ო ø œ σ ო ø ω e œ œ ŝ ω DBH (mm) Tree Size 139.4 150.9 172.5 234.9 734.5 337.4 189.8 212.4 209.2 243 168 217 215 231 221 112 <u>2</u>2 335 720 190 355 138 152 326 349 209 205 224 251 18 201 167 6 Height (m) Overall 5.5 7.3 6.5 8.5 រ ហ 6 7 ເດ ເດີ 7.3 6.3 8.5 0 8.5 8.5 8.5 7.3 ω a φ ø æ ŝ ø ~ 2 ~ ŝ ŋ φ œ ŝ ~ ¢, GN YA GHBA, etc.) Location (Lot/ Outside Lot Original 힌 Ĕ ēĒ Ĕ Ĕ ĕ Ĕ ĕ ĕ Ĕ ĕ ĕ ĕ ē đ Ĕ ĕ Ĕ ĕ ĕ Ĕ ĕ Ĕ ē Tree Species (in Chinese names) 郡石榴 波魏蜜 波基蜜 波箍蜜 台灣相思 台道相思 鹅掌炸 破布葉 破布葉 吸布蕪 菠蘿蜜 破布葉 假殖婆 血桐 揭桃 黃皮 黃皮 資皮 黃皮 彉皮 朴樹 朴樹 白楸 白桜 死樹 贤贵 黃质 朴樹 白楸 水卷 光浴 白桜 白秩 Artocarpus heterophyllus Artocarpus heterophyllus Artocarpus heterophyllus Artocarpus heterophyllus Sterculia lanceolata Cav. Cleistocalyx nervosum Averrhoa carambola L. Schefflera heptaphylla Cleistocalyx nervosum Tree Species (in Scientific names) Mallotus paniculatus Mallotus paniculatus Mallotus paniculatus Mallotus paniculatus Mailotus paniculatus Psidium guajava L. Macaranga tananu Clausena lansium Microcos nervosa Clausena lansium Clausena lansium Clausena lansium Clausena lansium Microcos nervosa Microcos nervosa Clausena lansium Clausena lansium Microcos nervosa Acacia confusa Acacia confusa Cettis sinensis **Celtis sinensis** Celtis sinensis Dead tree am. am. am. Tree JD number T46 <u>1</u>05 T08 Ħ T19 T20 T21 T25 20 E T23 135 **T45** 106 T18 T04 T10 <u>1</u>4 T22 T34 136 39 T40 T44 T07 109 T12 **H**3 T38 扫 T42 T43 137

T47	Microcos pervosa	动布在	Lot	6	189	6	P	P	P	L	7.88	N/A	Fell	a,b,c	Collapsed by others; Whole tree covered by epinhytic plants
T49	Mallotus paniculatus		Outside Lot	5	104	5			P	L	5.81	N/A	Fell	a,b,c	Collapsed by others; leaning 50°; whole tree
		E115A													whole tree covered by epiphytic plants; Broken
T50	Microcos nervosa	破布葉	Outside Lot	2	202	3	Р	Р	P	L	5.35	N/A	Fell	a,o,c	Trunk
T52	Dead tree	死樹	Lot	3.5	414.9	4	-	-	-	-	4.60	N/A	Fell	a,f	Multiple Trunk, Tree tag had not found on site
T53	Celtis sinensis		Lot	6	600	12	F	F	F	L	4.93	N/A	Feil	a,c,d,e	Leaning 45° / On slope/ Multiple Trunk
T54	Macaranga tanariu	血桐	Lot	5	316	4	F	P	F	L	4.77	N/A	Fell	a,b,c,d	On slope/ Multiple_Trunk×2
T55	Celtis sinensis		Lot	4.5	194	5	F	P	F	L	4.63	N/A	Fell	a,b,c,d	On slope; whole tree covered by epiphytic plants
T56	Microcos nervosa	破布葉	Lot	4.3	96	4.5	F.	P	F	L	4.54	N/A	Fell	a,b,c,d	On slope; Multiple Trunk
T57	Celtis sinensis		Lot	6.5	127	6	P	F	F	L.	4.44	N/A	Fell	a,b,c,d	On slope; Horizontal growth;
T58	Celtis sinensis	朴樹	Lot	5	111	3	Р	P	F	L	4.15	<u>N/A</u>	Fell	a,b,c,d	On slope;
T59	Ficus hispida L. f.	對葉榕	Lot	4.5	191	7	F	F	P	L	2.30	N/A	Fell	a,b,c,e	Epiphytic plants
T60	Dead tree	死樹	Lot	4.5	430	4	-	-	-	-	3.99	N/A	Feil	a,f	Epiphytic plants; Living crown ratio in zero.
T61	Celtis sinensis	朴樹	Lot	6.3	201.6	9	Р	P	P	L	4.34	N/A	Fell	a,b,c	Multiple Trunk; Die back twigs; epiphytic plants
T62	Celtis sinensis		Lot	4	115	3	Р	F	F	L	4.45	N/A	Fell	a,b,c,d	On slope; epiphytic plants;
T63	Acacia confusa	台灣相思	Lot	11	849.6	11.5	F	F	F	L	4.45	N/A	Fell	a,c,e	Multiple Trunk; Die back stubs; epiphtic plants
T65	Celtis sinensis	朴樹	Lot	5.5	341	6	Р	F	Р	L	4.32	N/A	Fell	a,b,c	Slope:
T66	Celtis sinensis	朴樹	Lot	9	262	10	Р	F	Р	L	4.23	N/A	Fell	a,b,c,d,e	Epiphytic plants: Growth horizontal
T67	Celtis sinensis		Lot	8	305	7	P	F	Р	Ĺ	4.27	N/A	Fell	a,b,c,d	Leaning>45°; on slope
T68	Celtis sinensis		Lot	5	108	5	P	F	P	Ĺ	4.18	N/A	Fell	a,b,c,d	On stope; Multiple trunk
T69	Celtis sinensis	朴樹	Lot	9.5	382	8	Р	F	Р	L	4,22	N/A	Fell	a,b,c,d	On slope; Hanger dead branch ; Epiphtic plants; Asymmetric tree canopy
	Depd tree		Lot	7	243	6	-	-	-	-	6.45	N/A	Fell	a,f	Collapsed
- T74	Eicus microcama	初花椒	Lot	10	532	10	P	P	P	L	5.83	N/A	Fell	a,b,c,d,e	On slope; Broken trunk
T72	Dalbergia odorifera		Lot	7	262	6	P	Р	Р	L	6.81	N/A	Fell	a,b,c,d	Protected under Cap 586. On slope; Sign of fungi; trunk decay; broken main trunk; fungi fruit bodies
T73	Schefflera heotaphylla	協當集	Lot	7	178	5	F	Р	F	L	5.73	N/A	Fell	a,b,c,d	On slope; Broken trunk; epiphytic plants
T74	Schefflera heotaphylla	摘業費	Lot	5,5	105	3	F	P	F	L	5.73	N/A	Fell	a,b,c,d	On slope; Epiphytic plants
T75	Mallotus paniculatus	白椒	Lot	6	103	5	P	F	Р	L	6.13	N/A	Fell	a,b,c,d	On slope; covered by epiphytic plants
176	Mallotus paniculatus	白椒	Lot	7.3	183	8	P	P	. P	L	7.11	N/A	Fell	a,b,c,e	Leaning 10°; broken branch
777	Mallotus paniculatus	白椒	Lot	7	139	5	Р	P	P	L .	7.10	N/A	Fell	a,b,c,d	On slope; Leaning 10°; Broken branch
T78	Mallotus paniculatus	白椒	Lot	4	210	5	P	P	P	L	6,63	N/A	Fell	a,b,c	Broken main trunk.
T79	Mallotus paniculatus	白椒	Lot	3	141	6.1	Р	P	P	L	6,64	N/A	Fell	a,b,c	Broken main trunk.
T80	Celtis sinensis	朴樹	Lot	7.5	209	5	F	F	F	L	3,58	N/A	Feli	a,c,d	Epiphytic plants: On slope
T81	Pandanus tectorius Sol.	露电樹	Lot	5.5	169	5	Р	F	F	L	2.17	N/A	Fell	a,c	Multiple Trunk; Rooting area restricted (Stone)
T82	Pandanus tectorius Sol.		Lot	6.5	191	6	F	F	F	L	1.61	N/A	Fell	a,c	Multiple Trunk; Rooting area restricted (Stone)
T83	Mallotus paniculatus	白椒	Lot	7.5	97	5	P	Р	P	L	5.93	N/A	Fell	a,b,c	Leaning 30°; Wound
T84	Macaranga tanariu	血桐	Lot	5	143	5	Р	Р	Р	L	5.89	N/A	Fell	a,b,c	Broken hanger dead branch; leaning >70 ; Covered by epiphtic plants
T85	Macaranga tanariu		Lot	6	206.5	5	F	F	F	L	8.36	N/A	Fell	a,c,d	Mutiple trunk x 3, on slope
T86	Macaranga tanariu		Outside Lot	2	138.2	5	F	F	F	L	10.34	N/A	Fell	a,c,d	Multiple Trunk: Epiphytic plants: On slope
T87	Macaranga tanariu		Outside Lot	4.5	161.2	5	P	F	Р	L	9.10	N/A	Fell	a,c.d	Epiphytic plants; On slope; Cross trunk
101	and a stand a st	L mrti.2		·	<u> </u>	<u> </u>		• • • •							

* Note f	or Justification
a	Conflict with proposed layout/ site formation works/ vehicular access/ EVA/ boundary fence/ hoarding
b	Poor condition/ poor form
c	Low survival rate after transplanting
d	Located on steep slope and inaccessible for transplanting
e	Overpruned/ topped after transplanting
f	Dead tree

Summary:

71
7
0
64
15.50

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Annex E

For Response to Comments from The Chief Engineer/ Hong Kong & Islands, Drainage Services Department

(Item H)




				[n]	et Pipe		Outlet Pipe				
<u> </u>	Mannole	Ground Level	Invert Level	Diameter	Material	From	Invert Level Diameter Material			То	
NO.	ishe	(mPD)	(mPD)	(mm)			15.50	225	HDPF	FMH-J01a	
FMH-J01	D1	17.08	15.51	225	HDPE	Area 29A	13.50	225	HDPE	FMH-J02	
FMH-J01a	D1	14.00	12.58	225	HDPE	FMH-JUL	11 77	225	HDPE	FMH-J03	
FMH-J02	D1	13.20	11.78	225	HDPE	FMH-JUIa	11.77	225	HDPF	FMH-J04	
FMH-J03	E1	13.60	11.66	225	HDPE	FMH-J02	11.03	225	HDPE	FMH-J04a	
FMH-J04	E1.	13.60	11.52	225	HDPE	FMH-J03	11.51	225	HDPE	FMH-104b	
FMH-J04a	D1	12.80	11.44	225	HDPE	FMH-J04	10.57	225	HDPF	EMH-J05	
FMH-J04b	D1	12.00	10.58	225	HDPE	FMH-J04a	10.57	225	HOPE	EMH-106	
FMH-J05	D1	11.50	10.08	225	HDPE	FMH-JU4D	10.07	223			
		11 20	8.60	355	HDPE	Area 23	8.50	355	HDPE	FMH-107	
FMH-J06	EI	11.50	9.21	225	HDPE	FMH-JO5	.[·}	
		11.00	9.22	225	HDPE	Area 48	8.46	355	HDPE	FMH-J08	
FMH-J07	ET ET	11.00	8.46	355	HDPE	FMH-J06		255	HDDE		
FMH-108	E1	10.60	7.97	355	HDPE	FMH-J07	7.96	355		FIVIH-303	
FMH-109	E1	10.10	7.70	355	HDPE	FMH-J08	7.69	355		EMH-111	
EMH-110	E1	9.20	7.30	355	HDPE	FMH-J09	7.29	355	HDPE		
EMH-111	D1	8.50	6.95	355	HDPE	FMH-J10	6.94	355	HUPE		
11483-322							<u> </u>			5 4/1 KO2	
	D1	7.30	N/A	N/A	N/A	N/A	5.79	315	HDPE	FMH-KUZ	
	01	7.30	5.68	315	HDPE	FMH-K01	5.67	315	HDPE	FMH-K03	
FIVIN-KUZ			5.38	450	HDPE	Area 24A	- 5.51	450	HDPE	FMH-K04	
FMH-K03	D1	7.05	5.63	315	HDPE	FMH-K02					
		7 20	5.33	450	HDPE	FMH-K03	5.32	450	HDPE	FMH-K05	
FIVIH-K04	<u> </u>	8 10	5.14	450	HDPE	FMH-K04	5.13	450	HDPE	FMH-LO1	
FIVIH-KU5			1								
			6.45	355	HDPE	FMH-J11	5.06	450	HDPE	FMH-L02	
FMH-L01	E1	8.00	5.07	450	HDPE	FMH-K05	5.00				
				1							
		17.66	10.50	375	HDPE	FCH7000700	10.49	450	HDPE	FMH-L07	
FMH-L08	<u>ει</u> ε1	11.00	9.45	450	HDPE	FMH-L08	9.44	450	HDPE	FMH-LO6	
FMH-106	D1	9.70	8.30	450	HDPE	FMH-L07	8.29	450	HDPE	FMH-L05	
FMH-L05	Special Manhole	9.11	7.00	450	HDPE	FMH-106	1.03	750	HDPE	FMH-L04	
FMH-104	Special Manhole	8.69	0.72	750	HDPE	FMH-L05	0.67	750	HDPE	FMH-L03	
FMH-L03	Type 1 Special Manhole	8.33	0.18	750	HDPE	FMH-L04	0.17	1200	HDPE	FMH-LO	
	Type 1		0.06	750	HDPE	FMH7044314		Special		Exisitne	
51 FL 1 62	Special Manhole	8 10	0.00	1200	HDPE	FMH-L03	FMH-L02	Manhole	0.49	CYRPS	
FMH-L02	Type 1	0.10	4.70	450	HDPF	FMH-101		Type 1			

MOTES: Annex E3

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1. FOR GENERAL NOTES. REFER TO DRAVING NOS. 251854/05/50001.

 THIS DRAWING SKALL BE READ IN CONJUNCTION WITH SEVERACE LAYOUT PLAN DRAWING NO. 251854/CS/S/1011 TO 1017.

3. ALL PIPE SIZES SHALL REFER TO NOMINAL PIPE DIAMETER.

- 4. FOR PIPES TITH COVER LESS THAT GOOM LACER CARRIAGEWAY OR 4500M UNCER FORTPATH. ISOM COMPETE SHERCING 35 PER 505 STANDARD DUALING IS TAMB SHALL BE APPLIED. DR ELSE. CLASS & CADULAR BECODER AS PER 505 STANDARD DRAVING OS TOADB SHALL PREVAIL.
- 5. TAPPING SEVER NOT SHOWN ON WARROLE SCHEDULE.

G. BACKOROP NUMHOLE TO BE USED WHERE LEVEL DIFFERENCE BETWEEN INCOMING AND DUTCOING SEVERS AT NAMHOLE IS GREATER THAN GOOMS.

7. NEAVY DUTY MANKEE COVER SHALL BE USED FOR MANNEES LOCATED AT AREAS INDER VEHICLE (DADING. NEDINA DATY MANHOLE COVER SHAL BE USED FOR MANNEES LOCATED AT AREAS NOT UNDER YEHICLE LOADING.

- BEODING FOR PIPES SHALL BE TYPE B OF OSD STANDARD DRAWING NO. DS10488.
- 9. DETAILS OF MANHOLES SHALL REFER TO USO STANDARD DRAWINGS.

Rev Description By Date
Consultent
ARUP

Contract No. NL/2020/05 Tung Chung New Town Extension -Site Formation and Infrastructure Works at Ma Wan Chung

SEWERAGE MANHOLE SCHEDULE

Orealng little



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APPENDIX 2

FLOW AND LOAD FOR DIFFERENT TYPES OF DEVELOPMENT

FLOW

Type of development	Recommended design flow rate					
	(L/neau/day)					
Residential R1	300					
Residential R2	370					
Residential R3	460					
Residential R4	460					
Modern Village Housing	300					
Traditional Type Village Housing	185					
Temporary Housing Area (THA)	¹⁸⁵ (students, staff etc.)					
Schools (Not including canteen)	23					
Offices (Not including canteen)	55 (for equivalent population)					
Services (shops etc.)	70					
Restaurants/canteens	0.5m ³ /m ² kitchen area/day					

Explanatory notes on types of development

 Private housing blocks in R1 zones, Private Sector Participation Schemes and Housing Authority Home Ownership Schemes Residential One (R1) is the highest density residential planned use. Population densities may be around 1 740 persons per hectare, with a maximum plot ratio of 8.0.

Generally, densities and plot ratios for Private Sector Participation Schemes and Housing Authority Home Ownership Schemes are similar to those found in R1 estates.

- Private housing blocks in R2 zones Residential Two (R2) is a medium density residential planned use. Population densities may be around 1 050 persons per hectare, with a maximum plot ratio of 5.0.
- Private housing in R3 and R4 zones, villas and bungalows Residential Three (R3) is a medium to low density residential planned use. Population densities may be around 470 persons per hectare, with a maximum plot ratio of 3.0. Residential Four (R4) is a low density residential planned use. Building height is restricted to no more than 2 storeys with a maximum plot ratio of 0.4.
- Modern Village House

These are limited to a site area of approximately 65 square metres and to a height of 3 storeys, and which are in the New Territories Small House Category.

LOAD

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Type of development	<i>Recommended BOD</i> load (g/head/day)	Recommended SS load (g/head/day)
Residential, all types	55	55
School (not including canteen)	23	23
Office (not including canteen)	23	23
Factories (not including industr and canteen wastes)	ial 23	23
Services	to be pro-rata to equivalent res	sidential population
Restaurants/Canteens	300 g/m ² kitchen area/d	300 g/m ² kitchen area/d

The use of garbage grinders may increase the per capita contribution of BOD by about 30% and of SS by 60%, and such increases should be taken into account in the design of the STP.

Appendix Ic of RNTPC Paper No. A/I-TCTC/59A

Suite 1710, Concordia Plaza,) Science Muscum Road, Tsim Sha Tsui East, Kowloon, Hong Kong, Tel: (852) 2802-7203 Fax: (852) 2620-6022 E-mail: pac@planarch.com.hk



Our Ref.: pa/i.tctc/2106633 TPB Ref.: TPB/A/I-TCTC/59

Secretary Town Planning Board 15/F., North Point Government Offices No. 333, Java Road North Point, Hong Kong (Attn.: Mr Raymond KAN)

Dcar Sir,

25 October 2021

and Fmai

S16 Application for Proposed Residential Development at at Various Lots in D.D. 3TC and Adjoining Government Land, <u>Tung Chung Road North, Tung Chung</u>

We refer to the captioned application submitted to the Town Planning Board on 13.8.2021 and the subsequent comments from the Railway Development Office (RDO)/ Highways Department (HyD).

The departmental comments are noted. Please find below our response to RDO/ HyD's comments for your consideration:-

Comment	Response							
It is noted that the proposed	Please note that 86.4% of the application site falls within "Residential							
development would be in	(Group B)3" zone where residential development is permitted on the							
vicinity of the future Tung	Outline Zoning Plan. This application is made mainly due to about							
Chung West Station. Please review, assess and discuss any	14.6% ($735m^2$) of the application site falls within 'Road' use.							
impact/ implication to the	There will be a total of 187 units in the proposed development.							
railway network, in particular								
the future Tung Chung West	Average household size = 2.8 persons per flat ⁽¹⁾							
Station, for our further review.	Population = $187 \times 2.8^{(1)} = 524$ people							
	Trip Rate per Person = $1.83^{(2)}$							
	Daily trips generated from the proposed development = $524 \times 1.83^{(2)} = 959^{-1}$							
··· ·	% of Daily trips in peak hours = $12\%^{(3)}$							

town planning . land development : public engagement . project management.

·	Peak hour trips (Two-way) for the proposed development
	$= 959 \times 12\%^{(3)} = 115$ trips
	Pcak hour trips (One-way) for the proposed development
•	$= 115 \times 0.5^{(3)} = 58$ trips
	Rail patronage capacity per direction ⁽⁴⁾ = Approximately $66,000$
	With Tung Chung West Station
	Rail patronage at the critical section from Kowloon Station to Hong
	Kong Station
	$= 30,000^{(4)} + 58 = 30,058$
	Average train loading
	= 30,058/66,000 = 46%
	Therefore, the average train loading of critical section will be stil
· ·	within capacity with future Tung Chung West Station.
	NT-1-4
	Notes;
	(1) Extracted from Housing in Figures 2020.
· ·	(2) Extracted from ICS Report 2011 Hote 3.5.
	(3) Peak hour consists of 12% of daily trips according to 52.9 of ICS Report 2011.
	(4) From Table 7.3 of Our Future Katiway - Stage 2 Public logagement

The above information serves as a response to comments of relevant Government departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information in accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information. Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully, For and on behalf of PlanArch Consultants Ltd.

Betty S. F. Ho w/e. c.c. DPO/SK&I (Attn.: Mr. David LEUNG) Client

Appendix Id of RNTPC Paper No. A/I-TCTC/59A

Suite 1710, Concordia Piaza, 1 Science Museum Road, Tsim Sha Tsui East, Kowloon, Hong Kong, Tel : (852) 2802-7203 Fax: (852) 2620-6022 E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd. 建港規劃顧問有限公司



By Hand

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2021 NOV 23 P 12:05

TOWN PLANNING BOARD

Our Ref.: pa/i.tctc/2106633 TPB Ref.: TPB/A/I-TCTC/59

Secretary Town Planning Board 15/F., North Point Government Offices No. 333, Java Road North Point, Hong Kong (Attn.: Mr Raymond KAN)

23 November 2021

Dear Sir,

S16 Application for Proposed Residential Development at at Various Lots in D.D. 3TC and Adjoining Government Land, <u>Tung Chung Road North, Tung Chung</u>

We refer to the captioned application submitted to the Town Planning Board on 13.8.2021 and the subsequent comments from the Environmental Protection Department (EPD), Urban Design and Landscape Section of Planning Department (UD&L, PlanD), Civil Engineering and Development Department (CEDD), Transport Department (TD) and Buildings Department (BD).

The departmental comments are noted. Enclosed please find 70 sets of the response to departmental comments for your consideration. The B2/F plan was revised (Annex B4) to reflect the 42 nos. of car parking spaces on B2/F. Please be confirmed that the total no. of car parking spaces (81 nos.) remains unchanged.

Public comments from the local residents and villagers on the proposed development are noted. It is noted that the main concerns of the public including the disturbance to the nearby bee farm and graves. We would like to clarify that the application site does not fall within any permitted burial ground. There will be more than 60m away from the application site boundary to the nearest permitted burial ground (PBG site No. BUR20L) which is located to the northeast of the application site on the other side of Tung Chung Road North. Site formation and construction works will be closely monitored to ensure no impact on the surrounding areas. Thus, it is anticipated that insignificant impact will be brought to the burial grounds in vicinity. Besides, the PBG site will be screened off by the future public housing development in the R(B)1 zone in Area 23.

Please note that the bee farm is located in an area partly shown as 'Road' and partly zoned as "Government, Institution or Community" on the Outline Zoning Plan. The light impact will-

Z:\Project\Pjt633\tpb-231121-01.doc Page 1 of 2

be minimized by careful lighting design and orientation with abundant landscaping features of over 10m buffer from the proposed residential block to screen-off the light sources projecting towards the areas outside the site boundary. The public concerns in regard to the proposed development are well addressed by the technical assessments. With the proposed mitigation measures, it will not generate any adverse traffic, environmental, drainage and sewerage impact to the surrounding uses and areas while the landscape proposal will enhance the landscaping quality of the area.

The above information serves as a response to comments of relevant Government departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information in accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank-you for your kind attention._

Yours faithfully, For and on behalf of PlanArch Consultants Ltd.

Betty S. F. Ho w/e. c.c. DPO/SK&I (Attn.: Mr. David LEUNG) Client

S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC, Tung Chung Road, Tung Chung

Response to Departmental Comments

Full Fame Development Limited

PlanArch Consultants Limited Architecture Design and Research Group Limited (AD+RG) CTA Consultants Limited Ramboll Hong Kong Limited Arcadis Hong Kong Limited H Plus Limited

November 2021

Appendix Ie of RNTPC Paper No. A/I-TCTC/59

Suite 1710, Concordia Plaza, 1 Science Museum Road, Tsim Sha Tsui East, Kowloon, Hong Kong. Tel : (852) 2802-7203 Fax: (852) 2620-6022 E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd. 建港規劃顧問有限公司

Our Ref.: pa/i.tctc/2106633 TPB Ref.: TPB/A/I-TCTC/59

Secretary Town Planning Board 15/F., North Point Government Offices No. 333, Java Road North Point, Hong Kong (Attn.: Mr Raymond KAN) By Hand and Email

28 December 2021

Dear Sir,

S16 Application for Proposed Residential Development at at Various Lots in D.D. 3TC and Adjoining Government Land, <u>Tung Chung Road North, Tung Chung</u>

We refer to the captioned application submitted to the Town Planning Board on 13.8.2021 and the subsequent comments from the Highways Department (HyD), Urban Design and Landscape Section of Planning Department (UD&L, PlanD) and Transport Department (TD).

The departmental comments are noted. Enclosed please find 70 sets of the response to departmental comments (R-t-C) for your consideration. To update the information in the Appendixes C and E of the Sewerage Impact Assessment (SIA) and the site level in the Master Layout Plan (MLP), revised pages for SIA and the revised MLP were also enclosed in **Annexes A and D** of the R-t-C. Please also find attached one copy of the clean version of the landscape master plan, open space plan and landscape sections for your necessary action.

The above information serves as a response to comments of relevant Government departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information in accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.



Thank you for your kind attention.

Yours faithfully, For and on behalf of PlanArch Consultants Ltd.

Betty S. F. Ho w/e. c.c. Mr. Steve CHEUNG Client

DPO/SK&I

Email: sshcheung@pland.gov.hk

S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC, Tung Chung Road, Tung Chung

Response to Departmental Comments

Full Fame Development Limited

PlanArch Consultants Limited Architecture Design and Research Group Limited (AD+RG) CTA Consultants Limited Ramboll Hong Kong Limited Arcadis Hong Kong Limited H Plus Limited

December 2021

	Comments	Responses
A	Transport Department (TD) (comments received on 7.12.202 (Contact person: Ms. Fanny HUI; Tel.: 2399 2423)	21)
i.	Tables 3.2 and 5.1 – The value of RFC of Junction Chui Kwan Drive/ Chung Yan Road in year 2036 is smaller than year 2021. Please review and justify.	The existing traffic flows for Junction Chui Kwan Drive/ Chung Yan Road is obtained from the survey conducted in this year and the traffic flows for year 2036 at Junction Chui Kwan Drive/ Chung Yan Road is estimated from the traffic flows obtained from the latest TCNTE (W) study on Junction Yu Tung Road/Chung Yan Road and Junction Chung Yan Road/Tung Chung Road North and with the consideration of turning ratio obtained from our survey. As the TCNTE (W) Report is a comprehensive study carried out under the planning and engineering study to support the proposed planning and development framework for the TCNTE (W) with inclusion of the latest planned development, planned road network, junction improvement scheme and new railway stations. Although, the value of RFC of Junction Chui Kwan Drive/ Chung Yan Road in year 2036 is slightly smaller than year 2021. However, with the consideration of the junction assessment results for both year 2021 and 2036 are much less than the criteria of 0.85. Therefore, it is considered acceptable from the traffic engineering point of view.
ii.	Please incorporate all the comments and R-to-Cs into appendix of the TIA.	Noted. Please find the attached the revised and supplementary pages of TIA in Annex B. R-to-Cs submitted on 15.10.2021 and 23.11.2021 were

	Comments	Responses				
		incorporated into the additional Appendix B and C to compile a full TIA report.				
В	Urban Design Unit/ Urban Design and Landscape (UD&L), (Contact person: Mr. Victor HO; Tel.: 2231 4195)	Planning Department (PlanD) (comments received on 21.12.2021)				
i.	The applicant may consider to incorporate mitigation measures at the façade of basement carpark towards the nullah for visual relief at the later building design stage.	Noted. Under the current design, planter was proposed on ground floor at the edge facing the existing nullah. The applicant will consider for mitigation measures and improvement at the façade at later design stage.				
С	Landscape Unit/ Urban Design and Landscape (UD&L), Pla (Contact person: Ms. Charmaine TSANG; Tel.: 2231 4905)	nning Department (PlanD) (comments received on 16.12.2021)				
	Having reviewed the submitted information, please see below our comments from landscape planning perspective:					
i.	a) Please specify the type(s) of the proposed vertical greening and their maintenance access in the drawings as appropriate.	Noted, A proprietary vertical green wall is proposed along the fence wall outside T2. Some vines plantings are proposed facing the adjacent lot 1769 & Lot 1772.				
		The maintenance access outside T2 will serve as the access to the proprietary vertical green wall. For other vines plantings, they can be accessed from the planters on ground floor within the site boundary.				

	Comments	Responses
ii.	 b) The drawing of Landscape Section 02 does not tally with plan, i.e. the locations of jogging path, site boundary, gap next to Tung Chung Road North, hedge planting and its soil provision. 	Noted. Please refer to the revised Section 02 (Annex C).
iii.	c) The drawings on vertical greening in Section A and Section B in Landscape Section 06 do not tally with each other.	Noted. Please refer to the revised Section A and Section B in Landscape Section 6 (Annex C).
iv.	 d) Some proposed trees appear too close to the buildings i.e. near the northwestern corner of T1 and the sculpture garden between the gap of T2. Adequate space should allowed for sustainable growth of the trees. 	Noted. The concerned trees location have been adjusted. Please refer to the revised Landscape Plan (Annex C).
D	Highways Department (HyD) (comments received on 16.12.2	2021)
	(Contact person: Mr. Brandon CHAN; Tel.: 2762 3521)	
i.	(i) Could the developer please indicate the 2m setback line from the retaining structure on the Landscape Section 01 in Annex B for clarity?	The 2m setback line from the retaining structure is incorporated in the updated Landscape Plan and Sections. Please refer to the revised Landscape Section 01 (Annex C).

Annex A

Revised Pages for SIA

APPENDIX D

Hydraulic Calculations - Connection Pipe & Planned Public Sewerage System



Project No.: EB002217 - Proposed Residential Developmment at Tung Chung North Road (S16 Application) Date: November 2021 Designed By: Lincoln Chan Checked By: Calvin Lam Hydraulic Calculations - Connection Pipe & Planned Public Sewerage System

Table D.1) Adopted peaking factors

Peaking Factors, P							
Population Rango	Peaking Factor excluding						
Population Range	stormwater allowance						
<1000	6						
1000-5000	5						
5000-10000	4						
10000-50000	3						
>50000	Max (6/N^0.175 , 1.6)						

Design Parameters	
Kinematic Viscosity (m2/s)	1.00E-06
Pipe Roughness (Ks) (mm)	0.15

For the propose of determining the appropriate peaking factor the contributing population is calculated using the expression presented in section 12.1 of EPD GESF as follows: Contributing Population = Calculated total average flow $(m^3/day) / 0.27 (m^3/person/day)$

Table D.2) Design Peak Flows and Pipe Capacity Calculations

L	inks			Average Flor	WS		Peak Flow	/S					Нус	Iraulics Checl	k				1
Upstream Node	Downstream Node	From buildings (m ³ /day)	From branch pipe (m ³ /day)	From US pipe (m ³ /day)	Cummulative average flow (m ³ /day)	Contributing Population	Peaking Factor	Peak design flow (m ³ /s)	US IL (mPD)	DS IL (mPD)	Length (m)	Gradient (m/m)	Internal Diameter (mm)	Pipe Area (m2)	Full Bore Velocity (m/s)	Full Bore Pipe Capacity (m ³ /s)	Pipe Capacity (%)	Discharge Check	
Proposed Connection Pipes		•			•	•					•		•						1
FTMH1 (from development)	FMH-J07	165.81	-	-	165.81	615	6	0.012	8.50	8.46	8.4	0.005	225	0.040	1.041	0.041	27.8	OK	1
Planned Public Sewers																			1
FMH-J07	FMH-J08	165.81	-	112.00	277.81	1,029	5	0.016	8.46	7.97	50.7	0.010	355	0.099	1.997	0.198	8.1	OK	
FMH-J08	FMH-J09	-	-	277.81	277.81	1,029	5	0.016	7.87	5.40	41.2	0.060	250	0.049	4.060	0.199	8.1	OK	age o's
FMH-J09	FMH-J10	-	1620.00	277.81	1897.81	7,029	4	0.088	5.20	5.07	30.2	0.004	450	0.159	1.531	0.243	36.1	OK	
FMH-J10	FMH-J11	-	-	1897.81	1897.81	7,029	4	0.088	5.07	5.00	20.2	0.003	450	0.159	1.369	0.218	40.3	OK	ntr CI
FMH-J11	FMH-L01	-	-	1897.81	1897.81	7,029	4	0.088	5.00	4.94	22.0	0.003	450	0.159	1.210	0.192	45.6	ОК	sign FI Idei
MIHL01	FMIH-102	\sim	19600	1807.81	3603.81	11,68	\sim	0.28	4.9	4.6	16.5	011	450	0.1.9	3.37	0.499	23.7	OK	3
FMH-L02	Existing CYRSPS	-	16787.00	3693.81	20480.81	75,855	2.8	0.667	0.05	0.015	13.9	0.003	1200	1.131	2.129	2.408	27.7	OK	く
																			ア

Planned Public Sewerage Network Hydraulic Checking Assumptions:

- 1. The planned and existing sewage flows conveyed by the planned public sewerage network are based on the values provided by CEDD's consultant of Contract No. NL/2020/05.
- 2. All invert levels and materials of the planned public sewerage network are based on the drawings provided by CEDD.
- Since downstream invert level of planned sewer connecting with FMH-L02 and Existing CYRSPS is unknown in available CEDD's drawings, the value of downstream invert level of existing sewer no. FWD7054300 (750ø) to be abandoned under No. NL/2020/05 is estimated based on GEOINFO MAP information and adopted in this assessment, i.e.
 0.03 (USIL) - 1/750 (Min. Gradient)* 11.5 (Length) = 0.015mPD.
- 4. As the proposed sewage flow from the site (Area 48) under S16 Application is larger than the CEDD's design sewage flow, i.e., 165.81m3/day > 107m3/day, pipe capacity assessment for the downstream pipelines connecting with FMH-J07 and Existing CYRSPS is conducted with consideration of both CEDD's planned sewage flows, existing sewage flows and proposed sewage flow from the site (Area 48).
- 5. The hydraulic capacity of assessed pipelines are considered as sufficient if the full-bore capacity calculated by Colebrook-White Equation is larger than the peak sewage flow.

$$V = -\sqrt{(8gDs)}\log(\frac{ks}{3.7D} + \frac{2.5 \text{ lv}}{D\sqrt{(2gDs)}})$$

where

- V = mean velocity (m/s)
- g = gravitational acceleration (m/s2)
- R = hydraulic radius (m)
- D = internal pipe diameter (m)
- ks = hydraulic pipeline roughness (m)
- v = kinematic viscosity of fluid (m2/s)
- s = hydraulic gradient (energy loss per unit length due to friction)

APPENDIX E

CEDD's Design Sewage Flows for Planned Public Sewerage System

	Project No.: EB002217 - Proposed Residential Developmment at Tung Chung North Road (S16 Application)
	Date: November 2021
AR(AD)S for natural and	Designed By: Lincoln Chan
built assets	Checked By: Calvin Lam
	Summary of CEDD's Design Sewage Flows for Planned Public Sewerage System

Catchment Area/	CEDD's	S16	Receiving Manhole	Receiving Manhole in the	CEDD's Total	S16 Total
Existing Sewer	Design Sewage Flow	Proposed Sewage Flow	-	assessed pipelines	Design Sewage Flow	Proposed Sewage Flow
-	(m3/day) #	(m3/day)			(m3/day)	(m3/day)
Area 29A	112	112	FMH-J01	FMH-J07	219	277.81
Area 48	107	165.81	FMH-J07			
Area 23	1620	1620	FMH-J09	FMH-J09	1620	1620
Area 41	500	500	FMH-K01	FMH-L01	1796	1796
Area 24A	236	1236		\sim	\sim	\sim
FWD7049914 (750ø)	16787	16787	FMH-L02	FMH-L02	16787	16787
+ proposed (1200ø)						
•		•			20422	20480.81

Design Sewage Flow Data under CEDD's Contract No. NL/2020/05 obtained from CEDD and CEDD's consultant.

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Annex B

Revised and Supplementary Pages of TIA

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Appendix B - Response to Comment 1 (FI submitted on 15.10.2021) Appendix C - Response to Comment 2 (FI submitted on 23.11.2021)



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Appendix B

Response to Comment 1 (FI submitted on 15.10.2021)

	Comments	Responses
G	Commissioner for Transport (comments received on 29.9.20 (Contact person: Ms. Fanny HUI; Tel.: 2399 2423))21)
i.	Appendix II – all developments in Tung Chung shall be taken into account in the TIA. Please seek the relevant details of the developments from PlanD and LandsD for assessment;	Noted. All developments have already been taken into account in the TIA.
ii.	Appendix II – please advise the traffic model adopted in the TIA;	The traffic model adopted the population growth factor from TPEDM and Hong Kong Population Projections growth factor and the traffic flows of the adjacent developments.
iii.	Appendix II Table 2.2 – minimum 1 loading/unloading bay shall be provided for each housing block, please revise Table 2.2;	There was a typo in the Table 2.2. A total of 2 nos. of loading/ unloading bays will be provided to meet the HKPSG requirement. Appendix II Table 2.2 will be amended accordingly.
		The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
iv.	Appendix II Table 4.4 – the planning parameters for the developments are deviated from that in the TIA report of	Due to the confidentiality of information, Housing Department will provide the parameters of development to TD directly.

	Comments	Responses
	TCNTE (West). Please clarify the parameters with Housing Department and review the TIA;	
v.	Appendix II Table 5.1 – please note that there will be modification works to be carried out by CEDD at junctions of Yu Tung Road/ Shun Tung Road and Yu Tung Road/ Chung Yan Road under TCNTE(West) projects. Please approach CEDD for the design of road junctions and implementation year of the modification works. Please re-assess the performance of road junctions;	Noted. Information will be obtained from CEDD and the junctions will be reassessed. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
vi.	Appendix II Paras. 5.1.2, 5.1.3, 6.1.2 and $6.1.3 - please$ note that a signalized junction with reserved capacity to cope with the volume of vehicular traffic under consideration. When RC of road junction is assessed to be <15% during peak period within the Area of Influence, traffic improvement scheme shall be identified and carried out by the project proponent to restore the RC of the affected road junction to >15%. Please revise the paragraph;	Noted. Relevant paragraph will be revised. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
vii.	Appendix II Section 5.2 and para. 6.1.4 – Extension of cycle time to 120s is not desirable. Please re-assess the performance at the junction with CEDD's proposal as per comment item 2.	Noted. Information will be obtained from CEDD and the junctions will be reassessed.

	Comments	Responses	
	Traffic improvement scheme shall be identified and carried out by the project proponent to restore the RC of the affected road junction to >15%;	The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.	
viii.	Appendix II Figure 3.6 and 4.1 – please include the traffic flow at junction of Chui Kwan Drive/ Chung Yan Road into the assessment;	Noted. Additional survey will be added. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.	
ix.	Appendix II Figure 3.6 and 4.1 – the traffic flow at junction of Chung Yan Road/ Yu Tung Road does not match with the traffic flow from upstream. Please clarify;	Noted. Appendix II Figure 3.6 and 4.1 will be amended accordingly. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.	
х.	It is noted that there are few private lots within the subject site, roads connecting between public road and the private lots shall be managed and maintained by the developer;	Noted. The developer fully notes that they will take up the management between the public road and private lots.	
xi.	Appendix II Table 2.4 – please note that Route 37 operate 8 hours only with 8 trips per school day; and	Noted. Appendix II Table 2.4 will be amended accordingly.	

	Comments	Responses
		The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
xii.	Appendix II Table 2.4 – please add the peak only service Route E36S which operates at peak hours only with 17 trips from Mondays to Saturdays (except Public Holidays).	Noted. Appendix II Table 2.4 will be amended accordingly. The applicant is willing to accept an approval condition on the submission of an updated TIA to the Town Planning Board upon the approval of the planning application to the satisfaction of the Commissioner for Transport.
Н	Chief Engineer/ Hong Kong & Islands, Drainage Services D (Contact person: Ms. Corolla TSUI; Tel.: 31012371)	epartment (comments received on 6.10.2021 and 7.10.2021)
i.	 <u>Comments on Appendix VII (DIA):</u> (a) Whether there is runoff from the upland catchments in the east crossing Tung Chung Road North and entering the site should be verified. 	Please be advised that the surface runoff from the upland catchments in the east crossing Tung Chung Road North will be intercepted by the proposed exclusive road drains by the CEDD under Contract No. NL/2020/05 Tung Chung New Town Extension – Site Formation and Infrastructure Works at Ma Wan Chung. CEDD's drawings no. 251854/C5/D/1013 (Annex E1) and



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Appendix C

Response to Comment 2 (FI submitted on 23.11.2021)

	Comments	Responses
		attached GPRR (Annex C).
D	Commissioner for Transport (comments received on 25.10.2	2021)
	(Contact person: Ms. Fanny HUI; Tel.: 2399 2423)	
i.	R-to-C item ii – since there will be significant changes of transport infrastructures and the road network under Tung Chung New Town Extension (West) projects and Tung Chung West Station, Transport Model instead of Growth Factor Method shall be used for the assessment;	As discussed, the Tung Chung New Town Extension (West) Report from CEDD is a comprehensive study carried out under the planning and engineering study to support the proposed planning and development framework for the TCNTE (W) with inclusion of the latest planned development and with the planned road network. Therefore, year 2036 traffic data from CEDD's Tung Chung New Town Extension (West) report has been adopted as basis for re-assessment.
ii.	R-t-C item iv – please be clarified that we did not receive the relevant information from HD. Please liaise with relevant departments to obtain development parameters for TIA assessment;	As confirmed by TD, information was received from HD via email on 26 October 2021. The information from HD has been duly considered and adopted in our TIA study.

Comments		Responses
iii.	R-t-C item v, vii and viii – please provide results for the re- assessment for review;	Re-assessment has been carried for item (v) and item (viii) in the revised TIA report. For item (vii), it is reviewed that improvement scheme will not be required since all junctions will still operate within capacities in both reference and design scenarios in year 2036 with the proposed junction modification works by CEDD.
iv.	It is noted that the TIA shall be revised upon our above and previous comments. The applicant shall provide the revised TIA for review. The approval condition on the submission of a revised TIA is not acceptable.	Noted. TIA report has been revised and all comments has been duly addressed.

Annex C

Revised Landscape Master Plan, Open Space Demarcation Plan and Landscape Sections



H PLUS

Landscape Plan - G/F Dwg. No. : 2021304-LP-GFc Scale : 1:500 Date : DEC 2021 (A3-size)



S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung Open Space Demarcation Plan - G/F Dwg. No. : 2021304-OS-GFc Scale : 1:500 Date : DEC 2021 (A3-size)







S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Ro Landscape Section 01 Dwg. No. : 2021304-SEC-01b Scale : 1:250 Date : DEC 2021 (A3-size)





S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung Landscape Section 02

Dwg. No. : 2021304-SEC-02b Scale : 1:250 Date : DEC 2021 (A3-size)



H PLUS

LIMITED


Landscape Section 03

Dwg. No. : 2021304-SEC-03b Scale : 1:500 Date : DEC 2021 (A3-size)





H PLUS





В

Dwg. No. : 2021304-SEC-04a Scale : 1:150 Date : DEC 2021 (A3-size)









Dwg. No. : 2021304-SEC-05a Scale : 1:150 Date : DEC 2021 (A3-size)

H PLUS











Dwg. No. : 2021304-SEC-06a Scale : 1:150 Date : DEC 2021 (A3-size)

В



H PLUS

LIMITED



BLOWUP PLAN



A LOT 1773 SECTION A

S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung Landscape Section 07 Dwg. No. : 2021304-SEC-07a Scale : 1:150 Date : DEC 2021 (A3-size)



KEYPLAN



Annex D

Revised Master Layout Plan





S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung Landscape Plan - G/F Dwg. No. : 2021304-LP-GFc Scale : 1:500 Date : DEC 2021 (A3-size)



S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung Open Space Demarcation Plan - G/F Dwg. No. : 2021304-OS-GFc Scale : 1:500 Date : DEC 2021 (A3-size)







S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung Landscape Section 01 Dwg. No. : 2021304-SEC-01b Scale : 1.250 Date : DEC 2021 (A3-size)





Dwg. No. : 2021304-SEC-02b Scale : 1:250 Date : DEC 2021 (A3-size)





KEYPLAN



Landscape Section 03

Dwg. No. : 2021304-SEC-03b Scale : 1:500 Date : DEC 2021 (A3-size)



KEYPLAN



H PLUS





В

Dwg. No. : 2021304-SEC-04a Scale : 1:150 Date : DEC 2021

(A3-size)



KEYPLAN









Dwg. No. : 2021304-SEC-05a Scale : 1:150 Date : DEC 2021 (A3-size)



KEYPLAN

H PLUS











Dwg. No. : 2021304-SEC-06a Scale : 1:150 Date : DEC 2021 (A3-size)

В



H PLUS

LIMITED



BLOWUP PLAN



A LOT 1773 SECTION A

S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung Landscape Section 07
Dwg. No.: 2021304-SEC-07a
Scale: 1:150
Date: DEC 2021
(A3-size)



KEYPLAN



Detailed Departmental Comments

1. <u>Comments of the Head (Sustainable Lantau Office)</u>, <u>Civil Engineering and</u> <u>Development Department</u>

- (a) The temporary traffic management scheme proposed by the applicant or his development agent shall be discussed and agreed with the Contractor and the Project Manager of Contract No. NL/2020/05;
- (b) the use of Tung Chung Road North (TCRN) as the construction access of the works or the development proposed by the applicant or his development agent shall be discussed and agreed with the Contractor and the Project Manager of Contract No. NL/2020/05;
- (c) the utilities to be constructed along TCRN in relation to the works or development proposed by the applicant or his development agent shall be discussed and agreed with the Contractor and the Project Manager of Contract No. NL/2020/05;
- (d) regular meetings shall be arranged and coordinated by the applicant or his development agent to discuss and agree interfaces between the works or the development proposed by the applicant and Contract No. NL/2020/05. The interval of the foregoing meetings shall be discussed and agreed with the Contractor and the Project Manager of Contract No. NL/2020/05; and
- (e) the foregoing comments or conditions are not exhaustive. The Contractor and the Project Manager of Contract No. NL/2020/05 shall give comment or condition to the applicant or his Authorized Person responsible for the works or development proposed by the applicant.

2. <u>Comments of the Commissioner for Transport</u>

On Proposed Development

(a) When handling new development projects, the Government will require project proponents to conduct traffic impact assessments (TIAs) and put forward mitigation proposals so as to ensure that the transport infrastructure could cope with the additional traffic flow brought by the projects. Besides, the Government would require developers to provide parking facilities in new development projects. The Government will suggest to developers the numbers of parking spaces required for the projects concerned in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), taking into account traffic and transport related factors in the vicinity of the projects. The Government will also impose additional terms on suitable projects requiring the provision of public parking spaces. To combat the illegal parking situation, Transport Department would request the Police to step up enforcement to maintain road safety and smooth traffic.

3. <u>Comments of the Chief Building Surveyor/New Territories East 1 and Licensing</u>, <u>Buildings Department (CBS/NTE1&L, BD)</u>

The applicant's attention is also drawn to the following points:

- (a) for any existing structures erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the subject application;
- (b) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (c) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (d) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (e) in connection with point (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively;
- (f) if the widened TCRN resulting in a specified street of width not less than 4.5m under B(P)R 18A(3) and completed before the occupation permit application of the proposed development, the development potential of the Site will be determined according to B(P)R 20 and 21. Otherwise, the development potential will be determined by the Building Authority under B(P)R 19(3);
- (g) in accordance with B(P)R 23(2)(a), for any area to be formed as part of any street, services lane or area dedicated to the public for purpose of passage, the area should be excluded from the area of the Site for determination of the site coverage and PR under B(P)R 20, 21 and 22. It is noted that there will be landlocked site(s) adjoining the Site and the applicant may be required to form an access road of width not less than 4.5m and provide right of way for the corresponding site(s). Both the 'left-over' land and 'access road to landlocked site' may be excluded from site area calculation under B(P)R 23(2)(a);
- (h) detailed comments under the BO on individual site for private developments such as private streets and/or access road, permissible PR, site coverage, sustainable building design guidelines, EVA, natural lighting and ventilation etc. can only be formulated at the building plan submission stage; and

(i) according to the B(P)R 5, every building shall be provided with means of obtaining access thereto from a street and the provision of an access lane or access road within the site of any new building may be required by the Building Authority.

4. <u>Comments of the Director of Fire Services</u>

(a) EVA provision in the Site shall comply with the standard as stipulated in Section
6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Building Authority.

5. <u>Comments of the Director of Food and Environmental Hygiene</u>

(a) Noting from the plans on pages 1, 4 and 5 of the Extracted Figures from the 3rd FI (Appendix Id of MPC Paper A/I-TCTC/59A) that there is a space designated for "Refuse Collection" on the master layout plan adjacent to Lot 1769, the applicant's attention is drawn that provision of refuse collection service for domestic premises by FEHD is subject to the manoeuvrability of refuse collection vehicles, the availability of a standard refuse collection point within the site, as well as a successful trial run. If provision of refuse collection service by this Department is required in future, the applicant should take the aforesaid criteria into account at the planning stage of development.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	210911-144319-68901	
提交限期 Deadline for submission:	02/10/2021	
提交日期及時間 Date and time of submission:	11/09/2021 14:43:19	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-TCTC/59	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Flora	
意見詳情 Details of the Comment :		
⁹¹¹ 帝建藏 櫻子 高度限制請設低於55米		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號	210016 103406 02160	
Reference Number:	210910-103400-92109	
提交限期	5-2	
Deadline for submission:	02/10/2021	
提交日期及時間		
Date and time of submission:	16/09/2021 10:34:06	
有關的規劃申讀編號		
The application no. to which the comment relates:	A/I-TCTC/59	
「提音目人」姓夕/夕稱		
Name of person making this comment:	東涌商會	
音目詳悟		
Details of the Comment :		
東涌私人住宅供應緊張,未來10年私人供應極度缺乏,而且由於供應不足導致樓價高		
企不下,甲請人如成功發展,可以增加東涌住宅供應,可以幫助穩定樓價,並為區內住		
七 (二八利)到(月)。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Poforonae Number	210916-102923-86961	
Kelefence Number:	5	
提交限期	5-3	
Deadline for submission:	02/10/2021	
· · · · · · · · · · · · · · · · · · ·		
提交日期及時間	16/09/2021 10:20:22	
Date and time of submission:	10/03/2021 10:29:25	
有關的相劃由譜矩號		
「月期1977週中日高額近 The application no. to which the comment relates・	A/I-TCTC/59	
Presenter not to which the common relates.		
「提意見人」姓名/名稱	古マ陸ナム	
Name of person making this comment:	泉 湘 證 月 曾	
Details of the Comment :		
新住宅發展可以有效改善環境,現時東涌48區為荒廢農地,日久失修,有礙景觀。而		
出行也以堆頂燃土蚁思,敵里影響店民健康。如申請人日後發展私人任宅,定必改善整]]]]]]]]]]]]]]]]]]		
<u>加速和力量</u> 。		

17/00/2021

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號		
Reference Number:	210916-122924-39820	
提交限期	5-4	
Deadline for submission:	02/10/2021	
提交日期及時間		
Date and time of submission:	16/09/2021 12:29:24	
有關的規劃申請編號		
The application no. to which the comment relates:	АЛ-1С1С/59	
「提意見人」姓名/名稱	估任 Man Lawra Chi Eai	
Name of person making this comment:	元生 MIT. Leung Chi Fai	
意見詳情		
Details of the Comment :		
按現時規劃大綱圖,東涌48區為中低密度,樓宇高度只有十三層高,而且兩幢樓之間		
距超過60米,不會影響景觀,並不會造成屛風效應,加上廣闊之園林設計,新發展落成		
後,將會完全融合周邊之鄉郊環境		



長春社。

The Conservancy Association 會址: 香港新界奖海貨標碼頭路 77-81 號 Magnet Place 一期 13 棲 1305-6 室 Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwal Chung, New Territories, H.K. 網址 Website:www.cahk.org.hk

電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538 電子郵件 E-mail:cahk@cahk.org.hk

5-5

21st September 2021

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

RE: Comment on the Section 16 Application No. A/I-TCTC/59

The Conservancy Association (CA) would like to express grave concern on the captioned application.

1. Visual impact

Regarding Visual Impact Assessment, merely 3 viewing points are selected for evaluation. Viewing the development site from Ma Wan Chung, where village settlements and visitors are concentrated at, is missing in VIA. Likewise, we cannot understand to what extent areas currently zoned "Open Space" in adjacent would be visually affected by the proposed development. We worry that surrounding rural character with low development density would be greatly altered afterwards.

2. Impact on mangrove and mudflat

The site lies close to the channelized watercourse which is linked to mangrove and mudflat at the estuary. According to Tung Chung New Town Extension EIA Report, mangrove and mudflat are classified as "Moderate to high" and "High" ecological value. We are concerned if any potential disturbance would be resulted on these habitats during construction and operation phase of the proposed development.

Yours faithfully, Ng Hei Man Campaign Manager The Conservancy Association



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 参考編號 Reference Number: 210924-115726-01931

提交限期 Deadline for submission:

提交日期及時間 Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates:

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Hung Wai Ling

24/09/2021 11:57:26

02/10/2021

A/I-TCTC/59

5-6

意見詳情

Details of the Comment :

東涌48區為荒廢農地,沒有罕見天然資源或瀕危動物/植物,生態價值不高,建議發展為住宅可充分利用珍貴的土地資源,改善環境,增加房屋供應。

file://nld-egis3-ann/Online_Comment/210924-115726-01931_Comment/Aut_TCTC

Reference Number:

提交限期 Deadline for submission:

提交日期及時間 Date and time of submission:

有關的規劃申請編號

The application no. to which the comment relates:

「提意見人」姓名/名稱 Name of person making this comment:

意見詳情

Details of the Comment :

申請地盤的擬建發展符合分區規劃大綱中的規劃意向,其用途,密度及設計與附近環境 相容。再加上與已刊憲之擴闊東涌道範圍之間的「剩餘空間」合併發展可以善用珍貴的 土地資源,並給予該「剩餘空間」良好管理。

210924-150106-95061

02/10/2021 5-

24/09/2021 15:01:06

A/I-TCTC/59

先生 Mr. Ho King Wa

參考編號 Reference Nu

Reference Number:

提交限期 Deadline for submission:

02/10/2021

210927-152459-87245

5-9

27/09/2021 15:24:59

提交日期及時間 Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. 葉寶明

意見詳情

Details of the Comment :

這是一個住屋與環保之間嘅緩衝區

參考編號 Reference Number:

210928-114813-53303

提交限期 Deadline for submission:

02/10/2021

5-10

提交日期及時間 Date and time of submission:

28/09/2021 11:48:13

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Ho Ting Chow

意見詳情 Details of the Comment:

反對

參考編號 **Reference Number:**

210928-120429-34335

提交限期 **Deadline for submission:**

02/10/2021

5-11

提交日期及時間

28/09/2021 12:04:29

Date and time of submission:

有關的規劃申請編號

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss 馮小燕

意見詳情

Details of the Comment :

關 乎 申 請 編 號 A/I-TCTC/59 的 擬 議 用 途 /發 展 的 概 括 發 展 規 範 本人反對大嶼山東涌東涌丈量約份第3約地段第1766號餘段、第1768號(部分)、第1770 號(部分)、第1771號餘段(部分)、第1774號(部分)及毗連政府土地的發展。

這小山丘附近有香港其中一個最大的蜂場 – 華生蜂場。蜂場主人莫生已年過65歲, 早前 因地政收地開路而大病一場,現在仍堅持本地養蜂,每年產出超過100斤本地蜜糖。 這次申請改劃的地點在蜂場的後面,蜜蜂是十分敏銳光的昆蟲,若日後蜂場前後都進行 工程,蜜蜂很大機會嚇走或奔向「燈光」而死。發展東涌西黃泥屋村,極大機會推毀華 牛蜂場。

另外,該地盤面積約5.8萬方呎,包括約29784方呎政府土地,請問為何政府要配合地產發 展,而忽略大嶼的可持續發展?

政府應正視全球增溫,氣候變化的危機,而蜜蜂是大自然重要的生物,有樹有花有蜂, 維持大自然的平衡,香港人食本地的蜂蜜,本地生產,故本人大嶼山東涌東涌丈量約份 第3約地段第1766號餘段、第1768號(部分)、第1770號(部分)、第1771號餘段(部分 、第1774號(部分)及毗連政府土地的發展。

参考編號 Reference Number:

210928-125337-57711

提交限期 Deadline for submission:

02/10/2021

5-12

提交日期及時間 Date and time of submission:

28/09/2021 12:53:37

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Cheung

意見詳情

Details of the Comment :

極度反對!!!: 破壞原生態,為左幾層豪宅要破壞幾多已有建築物及樹木?當有大型工程時,附近的河涌的生能會破壞及蜜蜂場的蜜蜂會死!

tpbpd@pland.gov.hk

寄件者: 寄件日期: 收件者: 主旨:

2021年09月28日星期二 0:38 tpbpd A/I-TCTC/59 DD3 TC, Tung Chung

A/I-TCTC/59

Lots 1766 RP, 1768 (Part), 1770 (Part), 1771 RP (Part), 1774 (Part) in D.D.3 TC and Adjoining Government Land, Tung Chung

5-13

Site area : About 5,400sq m Includes Government Land of about 2,767sq.m Zoning : "Res (Group B) 3" and area shown as 'Road' Applied development : 187 Units / PR 2 / BH 55mPD / 83 Vehicle Parking / OS 524sq.m

Dear TPB Members,

In view of the daily statements from government officials that there is not enough land to build homes for ordinary citizens, why is a site 51% public land being handed over to a private developer for an up market development? Assisted housing would not require a clubhouse so the number of units could be increased.

With the departure of hundreds of pilots and air crew there is a glut of private units available in Tung Chung and clearly no need for additional stock. I found 78 listings for Caribbean Coast on just one of the large estate agents website.

Developments like then are clear proof that the housing problem is down to doublespeak on the part of the administration. Of course when it is so easy to push through rezoning of recreation and GIC sites and green belt on the excuse of no land to build affordable housing there is no pressure to dedicate government land to addressing the needs of the community.

Mary Mulvihill

Reference Number:

提交限期

Deadline for submission:

提交日期及時間 Date and time of submission:

有關的規劃申請編號

The application no. to which the comment relates:

「提意見人」姓名/名稱 Name of person making this comment:

意見詳情

Details of the Comment :

關乎申請編號 A/I-TCTC/59的擬議用途/發展的概括發展規範 本人反對大嶼山東涌東涌丈量約份第3約地段第1766號餘段、第1768號(部分)、第1770 號(部分)、第1771號餘段(部分)、第1774號(部分)及毗連政府土地的發展。 這小山丘附近有香港其中一個最大的蜂場一華生蜂場。蜂場主人莫生已年過65歲,早前 因地政收地開路而大病一場,現在仍堅持本地養蜂,每年產出超過100斤本地蜜糖。 這次申請改劃的地點在蜂場的後面,蜜蜂是十分敏銳光的昆蟲,若日後蜂場前後都進行 工程,蜜蜂很大機會嚇走或奔向「燈光」而死。發展東涌西黃泥屋村,極大機會推毀華 生蜂場。 另外,該地盤面積約5.8萬方呎,包括約29784方呎政府土地,請問為何政府要配合地產發 展,而忽略大嶼的可持續發展?

政府應正視全球增溫,氣候變化的危機,而蜜蜂是大自然重要的生物,有樹有花有蜂, 維持大自然的平衡,香港人食本地的蜂蜜,本地生產,故本人大嶼山東涌東涌丈量約份 第3約地段第1766號餘段、第1768號(部分)、第1770號(部分)、第1771號餘段(部 分)、第1774號(部分)及毗連政府土地的發展。

210928-153208-76411

02/10/2021 5-14

28/09/2021 15:32:08

A/I-TCTC/59

小姐 Miss Leung

file://pld-egis3-ann/Online-Comment/210028-153208 76411 Comment Art Terre

參考編號 Reference Number:

210929-173520-76680

5-15

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

29/09/2021 17:35:20

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

女士 Ms. Lai yee mei Fanny

意見詳情

Details of the Comment :

是次發展會嚴重影響華生蜂場的蜜蜂,不同意發展。

參考編號 Reference Number:

210929-183625-20654

5-16

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

29/09/2021 18:36:25

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Tang Kwok Cheung

意見詳情 Details of the Comment :

反對破壞現有自然和諧環境及景觀

参考編號 Reference Number:

210929-184250-78511

5-17

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

29/09/2021 18:42:50

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. KO CHEUK WA

意見詳情

Details of the Comment :

反對 破壞生態環境
參考編號

Reference Number:

提交日期及時間

210930-133049-39431

02/10/2021

5-1A

提交限期 Deadline for submission:

30/09/2021 13:30:49

有關的規劃申請編號

Date and time of submission:

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

女士 Ms. wenisa

意見詳情

Details of the Comment :

致:城市規劃委員會

有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範

強烈反對理由:

於申請人提出的行政摘要作出回應:

1) 擬議發展會尊重及保護位於申請地盤西邊的渠務保留地

反對理由:

I)只提及尊重及保護位於申請地盤西邊的渠務保留地,而未有提出於地盤西邊的渠務保留 地及毗鄰政府土地上原有的有保育價值樹林如何安置,或需斬伐移除等,亦未有提出任 何補救措施或移植等。

II)未有尊重及提出保護措施在申請地盤東面的莫家村祖墳及金塔,更正正阻擋及破壞莫 家村祖墳、金塔原有風水佈局及龍脈流動,大興土木,挖地打樁,不但會破壞祖墳結構 安全,更令先人不安、後人不寧,全村眾人都表示悲痛和憤怒,申請人多次向地政總署(地政總署檔號:LDDLO/IS45/LMLC/2014)申請東涌第48區黃泥屋的換地建議作住宅發展 進行諮詢時,我們及本鄉村民及公眾人仕已經強烈反對有關換地建議申請,至今,莫非 申請人想借用貴署幫手批准其發展申請,達成其私人利益,從而損害公眾利益?

2)並會根據《香港規劃標準與準則》

的要求,提供充足的泊車設施反對理由:

未有保護鄰近村落的風貌,以兩座屛風樓設計,於馬灣涌漁村河口及市鎮公園中間起樓,將會永久破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口及東涌灣日落西山美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境。

3)未有尊重當地歷史和文化反對理由:

位於上述擬議用途/發展的概括發展規範的東、東北及北面位置,遠在數佰年前已是東涌鄉的殯葬區19條鄉村村民的祖墳墓穴、金塔、后土和山界已經存在於黃泥屋村山頭一帶。祖墳墓穴及金塔過仟計歷史悠久古墳及金塔。全鄉村民的子孫後人遵照中國傳統文化,每年春秋二祭,眾子孫定必前往打掃及祭祀、懷念祖先,對於傳統文化一直珍而重之流傳至今。而有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範,更要挪用大量政府土地申請發展,勉強設計兩座屛風樓,不但影響周邊居民原有寧靜生活環境,更正正阻擋及破壞各鄉村村民祖墳及金塔原有風水佈局及龍脈流動,先人不安、後人不寧,村民眾人都表示悲痛和憤怒及憂心惶恐;引致村內有不愉快事故發生,從而影響整條村人口及牲畜的生命及財產,造成日常生活不安,甚至影響村民之間的和睦關係,為當區帶來負面,試問誰能擔當此責任?以免激怒民怨,造成衝突,後果嚴重,請三思而後行。

4)讓住户沿明渠散步,享受沿路自然景色,更能改善環境,促進擬議發展與周邊融合,如住户知道自己所住區域是殯葬區旁,晚上回家行經東涌道由如進入陰屍路段,提心吊

胆,切夜難眠,不但未能改善環境,反而破壤周邊融合,造成地區茅盾。 5)未有顧及用地的特點,例如:盡量不切削斜坡,不伐去天然植物等 反對理由:

申請人向地政總署申請換地時已先破壞後發展,多棵有保育價值大樹及果樹被斬伐,更 大規模鋪設瀝青石屎粒造地設停車場,更離譜的事不是申請人擁有的地段,未有張貼告 示及通知派工程人員拆毀鐵絲圍網,入內斬伐農戶租用於DD3 Lot No 1773多棵果樹,更 用吊臂車連根拔起及推倒多個蜜蜂箱壓死大量蜜蜂,摧毀周邊大片有原生保護價值物種 棲息地及斬伐天然植物。

5-18

因上述原因擬議發展的設計和座向極不尊重當地社區,更民憤四起。依以上理據,敬希城規會委員及有關政府部門不批准此申請。

日期:30-9-2021

參考編號 Reference Number:

210930-141156-16582

5-19

提交限期 Deadline for submission:

02/10/2021

提交日期及時間

30/09/2021 14:11:56

Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Ngai ka chun

意見詳情

Details of the Comment :

假如東涌綜合服務中心拆咗之後咁聖公會,離島婦聯

參考編號

Reference Number:

提交日期及時間

210930-144239-96853

02/10/2021

5-20

提交限期 Deadline for submission:

30/09/2021 14:42:39

有關的規劃申請編號

Date and time of submission:

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. NG YAM CHUNG

意見詳情

Details of the Comment :

致:城市規劃委員會

有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範

強烈反對理由:

於申請人提出的行政摘要作出回應:

1) 擬議發展會尊重及保護位於申請地盤西邊的渠務保留地

反對理由:

D只提及尊重及保護位於申請地盤西邊的渠務保留地,而未有提出於地盤西邊的渠務保留 地及毗鄰政府土地上原有的有保育價值樹林如何安置,或需斬伐移除等,亦未有提出任 何補救措施或移植等。

II)未有尊重及提出保護措施在申請地盤東面的莫家村祖墳及金塔,更正正阻擋及破壞莫 家村祖墳、金塔原有風水佈局及龍脈流動,大興土木,挖地打樁,不但會破壞祖墳結構 安全,更令先人不安、後人不寧,全村眾人都表示悲痛和憤怒,申請人多次向地政總署(地政總署檔號:LDDLO/IS45/LMLC/2014)申請東涌第48區黃泥屋的換地建議作住宅發展 進行諮詢時,我們及本鄉村民及公眾人仕已經強烈反對有關換地建議申請,至今,莫非 申請人想借用貴署幫手批准其發展申請,達成其私人利益,從而損害公眾利益?

2)並會根據《香港規劃標準與準則》

的要求,提供充足的泊車設施反對理由:

未有保護鄰近村落的風貌,以兩座屛風樓設計,於馬灣涌漁村河口及市鎮公園中間起樓 ,將會永久破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口及東涌灣日落 西山美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境。

3)未有尊重當地歷史和文化反對理由:

位於上述擬議用途/發展的概括發展規範的東、東北及北面位置,遠在數佰年前已是東涌 鄉的殯葬區19條鄉村村民的祖墳墓穴、金塔、后土和山界已經存在於黃泥屋村山頭一帶 。祖墳墓穴及金塔過仟計歷史悠久古墳及金塔。全鄉村民的子孫後人遵照中國傳統文化 ,每年春秋二祭,眾子孫定必前往打掃及祭祀、懷念祖先,對於傳統文化一直珍而重之 流傳至今。而有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範,更要挪用大 量政府土地申請發展,勉強設計兩座屛風樓,不但影響周邊居民原有寧靜生活環境,更 正正阻擋及破壞各鄉村村民祖墳及金塔原有風水佈局及龍脈流動,先人不安、後人不寧 ,村民眾人都表示悲痛和憤怒及憂心惶恐;引致村內有不愉快事故發生,從而影響整條 村人口及牲畜的生命及財產,造成日常生活不安,甚至影響村民之間的和睦關係,為當 區帶來負面,試問誰能擔當此責任?以免激怒民怨,造成衝突,後果嚴重,請三思而後 行。

5-20 4)讓住户沿明渠散步,享受沿路自然景色,更能改善環境,促進擬議發展與周邊融合, 如住户知道自己所住區域是殯葬區旁,晚上回家行經東涌道由如進入陰屍路段,提心吊 胆,切夜難眠,不但未能改善環境,反而破壤周邊融合,造成地區茅盾。 5)未有顧及用地的特點,例如:盡量不切削斜坡,不伐去天然植物等。 反對理由: 申請人向地政總署申請換地時已先破壞後發展,多棵有保育價值大樹及果樹被斬伐,更 大規模鋪設瀝青石屎粒造地設停車場,更離譜的事不是申請人擁有的地段,派工程人員 斬伐農戶租用於DD3 Lot No 1773多棵果樹, 更用吊臂車連根拔起及推倒多個蜜蜂箱壓死 大量蜜蜂,及摧毀大片有原生保護價值物種棲息地及斬伐天然植物。 因上述原因擬議發展的設計和座向極不尊重當地社區,更民憤四起。

依以上理據,敬希城規會委員及有關政府部門不批准此申請。

致城市規劃委員會秘書: 專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓 傳頁 < 2877-0245-或-2522 8426 電郵: tpbpd@pland.gov.bk

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1/ 9

To: Secretary, Town Planning Board By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong By Fax: 2877 0245 or 2522 8426 By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates <u>A/I-TCTC/59</u>

意見詳情 (如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 2 10 0°2 日期 Date 簽署 Signature

- 2 -



F A X E

致:東涌鄉事委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

1) 土地規劃諮詢超離地,黃泥屋村一帶第23區及第48區,更改土地用 途居民不知情。由於政府於規劃諮詢時未有貼地向實質受影響的東涌原居 民作詳細諮詢及講解,亦未有向每條鄉村張貼告示及約見村民開會諮詢, 以供受影響村民及持份者清楚知道事件真相。亦未有實地考察及點算黄泥 屋村一帶已有數佰年歷史,東涌鄉19條鄉村村民過仟計的祖墳墓穴及金 塔所在,就改劃第23區及第48區作住宅用途。

2) 在城市規劃委員會文件第 10178 號,考慮日期於 2016 年 10 月 4 日,
內文部份提及第 23 及第 48 區中:

對申述的理據及申述人的建議回應:

6.13 第 48 區的「住宅(乙類)3」用地毗鄰馬灣涌村,在一個計劃日後與建 市鎮公園的小山丘腳下(圖 H-4a1)。<u>東涌研究考慮該用地的位置、地形、</u> 土地用途與周遭環境是否協調,基礎設施的容量和相關的規劃和城市設計 考慮因素後,建議將之劃作住宅用途,地積比率為2倍,建築物的高度為 水平基準上 55 米、、、、

6.18 有申述人關注修訂項目 C(R6 至 R15、R12 及 R28)改劃「休憩用地」 地帶作住宅發展(第 23 及 48 區)會令休憩用地和植物消失,並認為當局應 3U-U9-21,00:3/PM;

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4/ Y

制訂樹木補償計劃(R21)。事實上,改劃「休憩用地」地帶的建議不會影響該區興建市鎮公園的計劃。東涌新市鎮擴展區發展完成後,東涌會有足夠的公眾休憩用地。此外,<u>根據東涌研究的環評報告,創作住宅用途的用地內的植物主要為次生樹林。東涌新市鎮擴展區環評報告</u>,創作住宅用途的用 <u>地內的植物主要為次生樹林。東涌新市鎮擴展區環評報告針對發展東涌新</u> <u>市鎮擴展區會令部分樹林消失的問題提出了缓解措施,建議進行補償植樹。</u> 3) 在上述城市規劃委員會文件第 10178 號及東涌新市鎮擴展區環評報告, 有關提及第 23 區及第 48 區中完全沒有提及或考慮到所改劃位置於殯葬區, 將會影響及遷移祖墳墓穴及金塔,亦沒有提及阻擋祖墳墓穴及金塔原有擴 關視野與景觀,沒有任何補救及缓解措施,更隻字不提,視而不見,漢視 新界原居民的文化遺產,更挑戰鄉民低線。

4) 鑑於基本法第四十條 "新界"原居民的合法傳统權益受香港特別行政區
的保護。及政府指導原則指出「顧及現存鄉郊村落並尊重祖墳墓地」。

5) 有關上述申請的擬議用途/發展的概括發展規範設計,更正正阻擋及破 壞各鄉村村民祖墳及莫家村祖墳、金塔原有風水布局及龍脈流動,先人不 安、後人不寧,村民眾人都表示悲痛和憤怒及憂心惶恐;引致村內有不愉 快事故發生,從而影響整條村人口及牲畜的生命及財產,造成日常生活不 安,甚至影響村民之間的和睦關係,試問誰能擔當此責任?故懇請政府各 部門及城市規劃委員會接纳鄉民意見,強烈反對上述有關申請,並重申檢

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討規劃第 23 區及第 48 區土地用途,以免激怒民怨,造成衝突,後果嚴重, 請三思而後行。

6)、東涌獨有鄉土特色,歷史悠久東涌小炮台,唐代灰窯,馬湾涌漁村鄉 情,黄泥屋蜂場導賞,市鎮公園翠緑山巒環抱,來時沿岸行人通道,及河 口咸淡水交界佈滿红樹林、泥灘、班助濱螺、雙齒近相手蟹、招潮蟹、彈 塗魚、盧鷺鳥棲息地、、、等獨特自然生態,互相輝影,可作旅遊串連。 可惜,申請人為着自已私人利益,在申請發展位置挪用大量政府土地發展 起樓,於馬灣涌漁村河口及市鎮公園中間起樓,將會永久破壞由渔村背向 翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口及東涌灣日落西山美景,破 壞旅客遊人期望已久的山海一色及大自然原有天然生境,而非想看到住宅 大廈,露台海景,座落於山海中間,更格格不入,極不配合不協調周邊天 然環境,再者,更破壞地區旅遊事業長久發展,影響本地經濟帶動及就業 復甦情况,損害公眾利益。

7) 而河堤上及申請擬議用途/發展區域内的政府土地已有多棵具保育價值 大樹,以及有不同稀有品種蜻蜓,蝴蝶,熒火蟲及盧文氏樹蛙、、、等作棲 息地。

8) 可惜的事,申請人多次向地政總署(地政總署檔號:LD

DLO/IS45/LMLC/2014)申請東涌第 48 區黄泥屋的換地建議作住宅發展進 行諮詢時,我們及本鄉村民及公眾人仕強烈反對有關換地建議

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申請,及後,就出現先破壞後發展情况,多棵有保育價值大樹及果樹被斬 伐,更大規模鋪設瀝青石屎粒造地設停車場,摧毀了原生物種棲息地。 9)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃 增益,反而破壞視覺、景觀、環境、生態保育及康樂價值。 此致!

Mi 聯絡人:

通訊地址:

U9-21, UD . 311W,

日期: 28-09-2021

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致:東涌鄉事委員會

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有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

於申請人提出的行政摘要作出回應:

1) 擬議發展會尊重及保護位於申請地盤西邊的渠務保留地

反對理由:

I)只提及尊重及保護位於申請地盤西邊的渠務保留地,而未有提出於地盤 西邊的渠務保留地及毗鄰政府土地上原有的有保育價值樹林如何安置,或 需斬伐移除等,亦未有提出任何補救措施或移植等。

II)未有尊重及提出保護措施在申請地盤東面的莫家村祖墳及金塔,更正正 阻擋及破壞莫家村祖墳、金塔原有風水佈局及龍脈流動,大興土木,挖地 打樁,不但會破壞祖墳結構安全,更令先人不安、後人不寧,全村眾人都 表示悲痛和憤怒,申請人多次向地政總署(地政總署檔號;

LDDLO/IS45/LMLC/2014)申請東涌第 48 區黃泥屋的換地建議作住宅發展 進行諮詢時,我們及本鄉村民及公眾人仕已經強烈反對有關換地建議申請, 至今,莫非申請人想借用貴署幫手批准其發展申請,達成其私人利益,從 而損害公眾利益?

2)並會根據《香港規劃標準與準則》 的要求,提供充足的泊車設施反對理由:

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未有保護鄰近村落的風貌,以兩座屏風樓設計,於馬灣涌漁村河口及市鎮 公園中間起樓,將會永久破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園 望向漁村河口及東涌灣日落西山美景,破壞旅客遊人期望已久的山海一色 及大自然原有天然生境。

3)未有尊重當地歷史和文化反對理由:

位於上述擬議用途/發展的概括發展規範的東、東北及北面位置,遠在數 佰年前已是東涌鄉的殯葬區 19 條鄉村村民的祖墳墓穴、金塔、后土和山 界已經存在於黃泥屋村山頭一帶。祖墳墓穴及金塔過仟計歷史悠久古墳及 金塔。全鄉村民的子孫後人遵照中國傳統文化,每年春秋二祭,眾子孫定 必前往打掃及祭祀、懷念祖先,對於傳統文化一直珍而重之流傳至今。而 有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範、更要挪用 大量政府土地申請發展,勉強設計兩座屏風樓,不但影響周邊居民原有寧 靜生活環境,更正正阻擋及破壞各鄉村村民祖墳及金塔原有風水佈局及龍 脈流動,先人不安、後人不寧,村民眾人都表示悲痛和憤怒及憂心惶恐; 引致村內有不愉快事故發生,從而影響整條村人口及牲畜的生命及財產, 造成日常生活不安,甚至影響村民之間的和睦關係,為當區帶來負面,試 問誰能擔當此責任?以免激怒民怨,造成衝突,後果嚴重,請三思而後行。 4)讓住户沿明渠散步,享受沿路自然景色,更能改善環境,促進擬議發展。 與周邊融合,如住户知道自己所住區域是殯葬區旁,晚上回家行經東涌道。

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由如進入陰屍路段,提心吊胆,切夜難眠,不但未能改善環境,反而破壞 周邊融合,造成地區茅盾。

5)未有顧及用地的特點,例如:盡量不切削斜坡,不伐去天然植物等 反對理由:

申請人向地政總署申請換地時已先破壞後發展,多棵有保育價值大樹及果 樹被斬伐,更大規模鋪設瀝青石屎粒造地設停車場,更離譜的事不是申請 人擁有的地段,未有張貼告示及通知派工程人員拆毀鐵絲圍網,入內斬伐 農戶租用於 DD3 Lot No 1773 多棵果樹,更用吊臂車連根拔起及推倒多個 蜜蜂箱壓死大量蜜蜂,摧毀周邊大片有原生保護價值物種棲息地及斬伐天 然植物。

因上述原因擬議發展的設計和座向極不尊重當地社區,更民憤四起。依以上理據,敬希城規會委員及有關政府部門不批准此申請。

聯絡人: Sandy Puri Shan Tang

通訊地址:

日期: 29/9/21

5-24 2 8 32 2021 eva Planniag , 委員會 教 劣 4 ' \$ H 申請銷號: A/1-TCTC/ 有關東衛 DD3 t也级 1766 <u>1768</u> 770號 穷 1771 艘 靛燕 唇 言物 出意引 住 宇 审 意派屋村村民众對上述建議,理由是: 祖勤应管後 ()用前,大部 區擴場未使 喇 R 放 诵 茵 康 笋 23 生间魔之家 北 位置 老人 33個 共 披 拈)FT- 15 凰水药 劎 里 彭見 カト (2)提 供的行 摘 要指出、「擬議 着 政 座港在雨層切 戂 Tzh 住 8 宇。 一幢雨層的膏 Ã B 13 層 國有商當的緩衝 甲 亰 \$12 1E 7 ùA Ă 確保住客能享有 寧静的屋 湯 挹 휡 的論説 青 認想理 厨 政摘 述申請選出在 14 7 -TC 派屋村 豪 是 臣 内 17 Ŧ N 居住 车村有百多 K 庄 毕 Ŧ 境傍美 寧静生活 Ħ R 山 闭 柄 家族祖党贸展之地, 库度, 特儿, 通海住花風、水龙風、 隱底役人.

申請着在行政摘要強調,「轉字屬和東扇 通北之間有適當的緩傾」距離,以確保 住惡能亨有寧齡的居住鄭周島環境,兼告」 下更能改善環境,促進擬識發展奧周邊 高度行 楯! 自圖甚說! 一般 气器!架,帖! 阻 图 与 砚/-着名 展住上东地核可弯弯箭, 美好生活。 滿間工務計劃項目第7786 上镜, 東滴第23 區之公營房屋發展及現親, 劃中請 A/2-TCTC/ 59, 申請着; 城親, 有了自 部門; 有有现有我個家族和写山, 插; 撒建 监之公营房屋残废及强规制中翻在/2-TCTC/ 59,申諸者;城观,磨;有聞客PP); 有有理層我個家族祖宮山,墳;撥建 下市鏈公園」位置,库可東聊,「蘑珠裡 下市鏈公園」位置,库可東聊,「蘑珠裡 大橋」景色,「馬湾涌」,過村特色, 何其優美」 (如在一TCTC/59, 施建住宅建築物, 足比阻擋 「馬湾涌」,這灣景色。)家族山, 瑪、魚、周邊臨危 前面有乞丸,覺房屋阻擋. 復面約傷有 「市鎮公園,建設, 大大小小,多項2.42, 放在藝派屋村。 ii) 派屋村是東爾鄉基中一條村, 百年东 民在村中岛着雪静生活。 本也後1770 號1, 1771 號1, 1774 號, 1766 1766 宽 68號在上北車講建 建屋。的鹬鹬 [臺寧靜] 李井原居凡 鲁按 洗,破壞车村 寧 4 取人 卷環境;破壞村民祖先」,境, 展環境, 摸取伤, 侧侧鹬

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行政摘要文中, 更提出「促近撤薪登展 引周露膨后」 請諾 明家後先人, 山靖 地, 可以怎樣 融 信 大家! 先, 杯差, (3) 政策向地產高傾斜 規劃申請 B/Z-TCTC /59 用如申請有部份 低用「東调道北捕调工作」政有用地, ·加州小明世纪明罗一世。 一家海道北德调之程, 政府用道路 (工程, 使用足输, 修()(第370章) 收回 DD3 地级第1788 宽旗役。 车人於 2021年9月6日代表案楼人艺信 复制收图土地、其中反對理由之一 發展南勢 打民 同樣也被政府使用 收也例像作機調道院工態, 徽用 土动, @ 结果 死一教。DD3 地, 後年 1788 髋, 要交回土地, 但 A/2-7CTC/59 申請育正規劃改费土地, 但 A/2-7CTC/59 更低团股府土地, 發展。 權人商議後,本人搬考慮支信規劃書 請改爱土切,用填。 背着雨融, (4)营派屋村村中建築分数从岸属建築的为主 丁屋, 托區魯堂及效魯等 湾通道村景色,很配定,很協麗

现在上述申請者在行政摘要38調。 后住與周邊環境兼管」,「發展與」」 周邊融定。」與村民意見背道研究」。 村民認為上述個案申請正在破壞上 周露融合」 封厚展民- 面很支持政府束海新中鎮 民, 车人多观提出意见, 希望政府 展升港, 聪鹮原居民竞,见, 车人多次 望。 窗光 2 车村殒葬竭問题未解决, 政府強行 粮出公營房屋計劃, 發展高的农地, 充破壞, 再申請建屋, 政府建稅, 但原展民制人工地-2次, 用-2次被政府 补用4处国保制, 徵用, 村民很要助。 4)的7X四個例7X191, 打比從點的。 2012年, 村民何魔之提出, 用DD3, 第1788號, 载,人士动,申請建了屋。也, 酸回霧該地, 較 政府 P, 超, 劃 用虛, 申請 這 径, 同樣是 打 昇 可 建 屋 範, 國 外 稅, 人工起, 上述申請 着 丁 將 之 切, 改 度 用 違 塵, 同且 是 3 幢 13 層 建 築 約, 很 明 顯 政府 房 屋 政 象 倾 伯 地, 產 簽 廛 商。 本人代表意派屋村原居民提出以上意見, 敬希城親常正有國部門至法以上申請。 等促展非原居民上 化行入房北考 202-年龙月2+七日

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致:城市規劃委員會

有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

於申請人提出的行政摘要作出回應:

1) 擬議發展會尊重及保護位於申請地盤西邊的渠務保留地

反對理由:

I)只提及尊重及保護位於申請地盤西邊的渠務保留地,而未有提出於地盤 西邊的渠務保留地及毗鄰政府土地上原有的有保育價值樹林如何安置,或 需斬伐移除等,亦未有提出任何補救措施或移值等。

II)未有尊重及提出保護措施在申請地盤東面的莫家村祖墳及金塔,更正正 阻擋及破壞莫家村祖墳、金塔原有風水佈局及龍脈流動,大興土木,挖地 打樁,不但會破壞祖墳結構安全,更令先人不安、後人不寧,全村眾人都 表示悲痛和憤怒,申請人多次向地政總署(地政總署檔號:

LDDLO/IS45/LMLC/2014)申請東涌第 48 區黃泥屋的換地建議作住宅發展 進行諮詢時,我們及本鄉村民及公眾人仕已經強烈反對有關換地建議申請, 至今,莫非申請人想借用貴署幫手批准其發展申請,達成其私人利益,從 而損害公眾利益?

2)並會根據《香港規劃標準與準則》

的要求,提供充足的泊車設施

反對理由:

未有保護鄰近村落的風貌,以兩座屏風樓設計,於馬灣涌漁村河口及市鎮 公園中間起樓,將會永久破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園 望向漁村河口及東涌灣日落西山美景,破壞旅客遊人期望已久的山海一色 及大自然原有天然生境。

3)未有尊重當地歷史和文化

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0/ 14

反對理由:

位於上述擬議用途/發展的概括發展規範的東、東北及北面位置, 遠在數 佰年前已是東涌鄉的殯葬區 19 條鄉村村民的祖墳墓穴、金塔、后土和山 界已經存在於黃泥屋村山頭一帶。祖墳墓穴及金塔過任計歷史悠久古墳及 金塔。全鄉村民的子孫後人遵照中國傳統文化、每年春秋二祭、眾子孫定 必前往打掃及祭祀、懷念祖先,對於傳統文化一直珍而重之流傳至今。而 有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範,更要挪用 大量政府土地申請發展,勉強設計兩座屏風樓,不但影響周邊居民原有寧 靜生活環境,更正正阻擋及破壞各鄉村村民祖墳及金塔原有風水佈局及龍 **脈流動,先人不安、後人不寧,村民眾人都表示悲痛和憤怒及憂心惶恐;** 引致村內有不愉快事故發生、從而影響整條村人口及牲畜的生命及財產, 造成日常生活不安,甚至影響村民之間的和睦關係,為當區帶來負面,試 問誰能擔當此責任?以免激怒民怨,造成衝突,後果嚴重,請三思而後行。 4)讓住户沿明渠散步,享受沿路自然景色、更能改善環境,促進擬議發展 與周邊融合,如住户知道自己所住區域是殯葬區旁,晚上回家行經東涌道 由如進入陰屍路段,提心吊胆,切夜難眠,不但未能改善環境,反而破壞 周邊融合,造成地區茅盾。

5)未有顧及用地的特點,例如:盡量不切削斜坡,不伐去天然植物等 反對理由:

申請人向地政總署申請換地時已先破壞後發展,多棵有保育價值大樹及果 樹被斬伐,更大規模鋪設瀝青石屎粒造地設停車場,更離譜的事不是申請 人擁有的地段,未有張貼告示及通知派工程人員斬伐農戶租用於 DD3 Lot No 1773 多棵果樹,更用吊臂車連根拔起及推倒多個蜜蜂箱壓死大量蜜蜂, 及摧毀大片有原生保育價值物種及棲息地,斬伐天然植物。

5-24

因上述原因擬議發展的設計和座向極不尊重當地社區,更民憤四起。依 以上理據,敬希城規會委員及有關政府部門不批准此申請。 聯絡人: Tang Pui Shan Sandy 通訊地址: 通訊地址: 1990年19121

5-25 致:城市規劃委員會 有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由: 龍烈反對則團在祖墳範圍與建 <u>年4人植等于影響利低水相填龍A低</u> 极极,村内生態。最快, RECEIVED - 1 001 2021 Town Planning 3.500 聯络人: / 44。 蘇該蓮 日期: ント・ター ンッン・

5-26

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

门破壞祖墳風水龍脈. 迴村防景影在中間起槽 2)周期 自软生能 シスは実 喜村 adity ED - 1 007 2021

聯络人: MOK CHI SHING

日期: 25 - 9 - 2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

豫祖境脱水 \$11 NO A M + M 单下蒲, 家乳反對 a WEINED - 1 (167 7021

聯络人:人加加 吳香雲

日期: 21-7-20-2/

5-2

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

破旗的登影像低水

聯络人: Renty mok 莫靈娟

日期: 水. 9-2021

5-28

WARNED

- 1 007 2021

Town Plending

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

反對財團不理村民素求在创境 H 教人住宅对家族 - 7 (06.7 2021 Toran P 聯络人: 夏之下

日期: 25- 5-2027

5-29

參考編號

Reference Number:

210930-164859-21651

5-30

提交限期 **Deadline for submission:**

02/10/2021

提交日期及時間 Date and time of submission:

30/09/2021 16:48:59

有關的規劃申請編號

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Anthony Po

意見詳情

Details of the Comment :

致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用涂/發展的概括發展規範 強烈反對理由:

官商的合作成疑

政府是次刊憲擴闊道路及排污工程,政府代表及研究顧問公司親臨黃泥屋村,講解及現 場觀察。其中,他們多番提及已不徵收私人土地,但刊憲部份顯示DD3 LOT No 1786, 1769,1770,1787,1788之部份需被徵收,而部份屬私人發展商及部份村民土地,走線 設計明顯優待及協助發展商換地發展,

根據申請人多次向地政總署(地政總署檔號:LDDLO/IS45/LMLC/2014)申請東涌第48區黃 泥屋的换地建議作住宅發展進行諮詢時,圖示位置有三幅其他財團土地在中間位置,導 致申請人不夠空間發展住宅項目,靠走線設計明顯優待及協助發展商換地,於東涌道擴 闊道路旁DD3 LOT NO 1768,1769,1770位置及把DD3 LOT NO 1774,1771RP位於城規 會規劃為政府、機構或社區設施用地換取大量政府土地才勉強設計發展上述項目申請, 兩座住宅大廈設計均需使用大量政府土地之上興建,而非全部在申請人土地上,亦即是 申請地盤第一座及第二座位置,成一字橫形設計的屏風樓,不但造成屏風效應,更阻擋 及破壞東涌鄉歷史悠久殯葬區風水佈局及龍脈流動,阻擋原有擴闊漁村河口及東涌灣遼 闊海景,更甚,第二座設計正正貼近莫家村祖墳墓穴、金塔破壞風水佈局及龍脈流動, 由於太貼近起樓位置大興土木,挖地打樁,地動山搖,必然會破壞祖墳,先人不安、後 人不寧,村民眾人都表示悲痛和憤怒及憂心惶恐;引致村内有不愉快事故發生,從而影 響整條村人口及牲畜的生命及財產,造成日常生活不安,甚至影響村民之間的和睦關係 ,試問誰能擔當此責任?以免激怒民怨,造成衝突,後果嚴重,請三思而後行。 假若政府強行將政府土地撥作私人發展商發展,必須要採用非建築用地(NBA),絕不 能挖地打椿及興建屏風樓,以免破壞祖墳墓穴及原有視線、風水格局。 做希城規會委員及有關政府部門不批准此申請。 此致!

参考編號 Reference Number:

211001-105545-99018

5-31

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

01/10/2021 10:55:45

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Li

意見詳情 Details of the Comment :

反對,會影響附近的本地養蜂場

參考編號

Reference Number:

211001-182619-96769

5-32

02/10/2021

提交限期 Deadline for submission:

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提交日期及時間 Date and time of submission:

01/10/2021 18:26:19

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Pinky

意見詳情

Details of the Comment :

致:城市規劃委員會 有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範,強烈反對理由: 1)住宅起在東涌殯葬區旁,是完全漠視東涌鄉村的傳統文化,日後會造成居民及村民爭 拗機會大增,破壞社區安寧。 2)在馬灣涌漁村河口及市鎮公園中間起樓,破壞旅遊景觀及原有大自然風景。 上述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞視 角、景觀、環境、生態保育及康樂價值,與地區周邊不協調。 敬希城規會委員及有關政府部門不批准此申請。

參考編號

Reference Number:

211001-203026-73520

5-33

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

01/10/2021 20:30:26

有關的規劃申請編號

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Fu shing

意見詳情

Details of the Comment :

反對原因:

1)住宅起在東涌殯葬區旁,是完全漠視東涌鄉的傳統文化,日後會造成居民及村民爭拗機會大增,破壞社區安寧。

2)在馬湾涌漁村河口及市鎮公園中間起樓,破壞旅遊景觀及原有大自然風景 上述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞視 覺、景觀、環境、生態保育及康樂價值,與地區周邊不協調。

參考編號

提交限期

Reference Number:

211001-204124-24171

02/10/2021

5-34

Deadline for submission:

01/10/2021 20:41:24

提交日期及時間 Date and time of submission:

有關的規劃申請編號

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Lam man chung

意見詳情

Details of the Comment :

反對原因:

1)住宅起在東涌殯葬區旁,是完全漠視東涌鄉的傳統文化,日後會造成居民及村民爭拗機會大增,破壞社區安寧。

2)在馬湾涌漁村河口及市鎮公園中間起樓,破壞旅遊景觀及原有大自然風景 上述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞視 覺、景觀、環境、生態保育及康樂價值,與地區周邊不協調。

參考編號

提交限期

Reference Number:

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211001-204324-17451

02/10/2021

5-35

提交日期及時間

Date and time of submission:

Deadline for submission:

01/10/2021 20:43:24

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. 李康庭

意見詳情

Details of the Comment :

本人為東涌鄉鄉民,因收到有關位於東涌市中心地區之規劃申請A/I-TCTC/59,現來信提 出意見如下:

上述申請之地點屬以往東涌認可殯葬區,此殯葬區乃東涌鄉風水龍脈所在,已有最少百 多年歷史,各條大小村落都依規定於此殯葬區安葬先人,屬世代相傳,後人得以安居樂 業。

本人反對有關規劃申請,於認可殯葬區內大興土木,破壞風水龍脈,影響深遠,風水寶 地屬精心挑選,歷史悠久,不應踐踏。

墾請 貴委員會專重鄉村傳統風水習俗,拒絕有關規劃申請。

參考編號

Reference Number:

211001-204627-28190

02/10/2021

5-36

提交限期 Deadline for submission:

01/10/2021 20:46:27

提交日期及時間 Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. 李業興

意見詳情

Details of the Comment :

本人為東涌鄉鄉民,因收到有關位於東涌市中心地區之規劃申請A/I-TCTC/59,現來信提出意見如下:

上述申請之地點屬以往東涌認可殯葬區,此殯葬區乃東涌鄉風水龍脈所在,已有最少百 多年歷史,各條大小村落都依規定於此殯葬區安葬先人,屬世代相傳,後人得以安居樂 業。

本人反對有關規劃申請,於認可殯葬區內大興土木,破壞風水龍脈,影響深遠,風水寶 地屬精心挑選,歷史悠久,不應踐踏。

墾請 貴委員會專重鄉村傳統風水習俗,拒絕有關規劃申請。

參考編號 Defenses N

Reference Number:

211001-210220-06756

5-31

02/10/2021

提交限期 Deadline for submission:

提交日期及時間 Date and time of submission:

01/10/2021 21:02:20

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Chen Sui Ping

意見詳情

Details of the Comment :

反對原因:

1)住宅起在東涌殯葬區旁,是完全漠視東涌鄉的傳統文化,日後會造成居民及村民爭拗 機會大增,破壞社區安寧。

2)在馬湾涌漁村河口及市鎮公園中間起樓,破壞旅遊景觀及原有大自然風景 上述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞視 覺、景觀、環境、生態保育及康樂價值,與地區周邊不協調。

參考編號 Reference Number:

211001-210527-23671

5-38

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

01/10/2021 21:05:27

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Tsang wai

意見詳情

Details of the Comment :

反對原因:

1)住宅起在東涌殯葬區旁,是完全漠視東涌鄉的傳統文化,日後會造成居民及村民爭拗 機會大增,破壞社區安寧。

2)在馬湾涌漁村河口及市鎮公園中間起樓,破壞旅遊景觀及原有大自然風景 上述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞視 覺、景觀、環境、生態保育及康樂價值,與地區周邊不協調。

參考編號

Reference Number:

211002-103817-27912

5-39

02/10/2021

提交限期· **Deadline for submission:**

提交日期及時間 Date and time of subm

02/10/2021 10:38:17

Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Ron Lo

意見詳情

Details of the Comment :

本人反對大嶼山東涌東涌丈量約份第3約地段第1766號餘段、第1768號(部分)、第1770 號(部分)、第1771號餘段(部分)、第1774號(部分)及毗連政府土地的發展,理據 如下:

這座小山附近有香港其中一個最大的蜂場:華生蜂場。蜂場主人莫先生已年過65歲,早 前因地政收地開路而大病一場,現在仍堅持本地養蜂,每年產出超過100斤本地蜜糖。是 次改劃地點在蜂場後方,蜜蜂是對光線十分敏銳的昆蟲,若日後蜂場前後都進行工程, 蜜蜂很大機會被嚇走或奔向「燈光」而死。發展東涌西黃泥屋村,極大機會推毀華生蜂 場這僅存的香港蜂場,影響此本地產業,以及以蜂場進行綠色教育的機會。在全球暖化 、中央亦下令要減碳之下,進行有礙環保的改劃,實違國家及國際趨勢。

此外,該地盤面積約5.8萬方呎,包括約29784方呎政府土地,為何政府要配合地產發展, 而忽略大嶼山可持續發展?對市民利益是否真的有利??

政府應正視全球增溫,氣候變化的危機,蜜蜂是大自然重要的生物,有樹有花有蜂,維持大自然的平衡,香港人食本地的蜂蜜,本地生產,亦有助維繫社區關係,使社會安定

因此,本人反對大嶼山東涌東涌丈量約份第3約地段第1766號餘段、第1768號(部分)、 第1770號(部分)、第1771號餘段(部分)、第1774號(部分)及毗連政府土地的發展
參考編號

Reference Number:

211002-134121-29351

提交限期 **Deadline for submission:**

02/10/2021

5-40

提交日期及時間 Date and time of submission:

02/10/2021 13:41:21

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有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Chow

意見詳情

Details of the Comment :

強烈反對理由:

第48區申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範土地範圍內原本是低漥地區,水田為主,深度跟旁邊河床底相約,於2004年有人以大量泥頭車運載數十車建築廢料及有害物料非法傾倒填地作堆填區,面積約有一個7人足球場大範圍及約2層村屋高度,及後在面層再鋪設黃泥土以作掩飾,當年環保署職員亦有派人到來查問事件,追究責任。時隔多年,已種植多棵果樹及植皮,而近期就出現先破壞後發展情况,周邊多棵有保育價值大樹及在內果樹被斬伐,其後,於深夜更以泥頭車運載瀝青石屎粒大規模再鋪設造地以作停車場,又一次摧毀了原生物種棲息地及污染環境。若然上述位置發展住宅,必然大興土木,挖地打樁,塵土飛揚,不但造成大量有害污染物隨處飄揚,污染四周環境,首當其衝影響包括黃泥屋、馬灣涌村及逸東邨居民身體健康,再者,每逢雨季來臨地盤污水及污染物流出河口一帶,污染東涌灣海岸保護區及原有生態物種,包括河口咸淡水交界佈滿紅樹林、泥灘、班助濱螺、雙齒近相手蟹、招潮蟹、彈塗魚、鷺鳥棲息地、、、等影響自然生態環境。 為免出現問題,才作補究,為時已晚,請貴署三思,反對上述有關發展申請,以免損害政府聲譽。

參考編號

Reference Number:

211002-134430-73566

5-41

提交限期 Deadline for submission:

02/10/2021

夫人 Mrs. lee

提交日期及時間 Date and time of submission:

02/10/2021 13:44:30

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

意見詳情

Details of the Comment :

強烈反對理由: 第48區申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範土地範圍內原本是低漥地 區,水田為主,深度跟旁邊河床底相約,於2004年有人以大量泥頭車運載數十車建築廢 料及有害物料非法傾倒填地作堆填區,面積約有一個7人足球場大範圍及約2層村屋高度 ,及後在面層再鋪設黃泥土以作掩飾,當年環保署職員亦有派人到來查問事件,追究責 任。時隔多年,已種植多棵果樹及植皮,而近期就出現先破壞後發展情况,周邊多棵有 保育價值大樹及在內果樹被斬伐,其後,於深夜更以泥頭車運載瀝青石屎粒大規模再鋪 設造地以作停車場,又一次摧毀了原生物種棲息地及污染環境。若然上述位置發展住宅 ,必然大興土木,挖地打椿,塵土飛揚,不但造成大量有害污染物隨處飄揚,污染四周 環境,首當其衝影響包括黃泥屋、馬灣涌村及逸東邨居民身體健康,再者,每逢雨季來 臨地盤污水及污染物流出河口一帶,污染東涌灣海岸保護區及原有生態物種,包括河口 咸淡水交界佈滿紅樹林、泥灘、班助濱螺、雙齒近相手蟹、招潮蟹、彈塗魚、鷺鳥棲息 地、、、等影響自然生態環境。 為免出現問題,才作補究,為時已晚,請貴署反對上述有關發展申請,以免損害政府聲

參考編號 Reference Number:

211002-135611-63636

5-42

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

02/10/2021 13:56:11

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Chow

意見詳情

Details of the Comment :

意見

擔憂會影響自然生態環境。建議請細心考慮及兼備保護環保生態方案,謝謝

參考編號

Reference Number:

211002-200350-39599

5-43

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

02/10/2021 20:03:50

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mok Kam Hung

意見詳情

Details of the Comment :

強烈反對理由:

1) 生活在大嶼山黃泥屋村的蜜蜂,蜜蜂勤奮地在大嶼山飛幾小時採花蜜,每年產出百花 蜜、龍眼蜜、荔枝蜜、冬蜜等等。而東涌新市鎮擴展正正把蜜蜂僅有的生活環境破壞, 令蜜蜂「家破蜂亡」,更令養蜂人-莫生憂心忡忡,於黃泥屋居住幾代人養蜂已傳承至 今超過60年,用大自然友善的方式養蜂,授徒無數、有教無類,積極與社區合作,並長 期作公眾教育;蜂場又令東涌多元的經濟模式增加,增添社區的快樂指數。為了香港的 可持續性發展,要保持社會的多元,未來才有更多的可能性。

而上述有關發展工程正正在蜂場旁邊,大興土木,塵土飛揚,挖地打樁,地動山遙,在 蜂場內200多箱蜜蜂受到震盪刺激便會四處逃亡,更甚蜜蜂對於光敏感度高,地盤施工及 日後住宅強光於晚上吸引大量蜜蜂飛撲蜂亡,捐失惨重,不但影響生計,亦有捐旅客遊 人導賞参觀興緻,亦會造成地區茅盾。

2) 東涌鄰近珠江三角洲及赤鱲角機場,過去幾年空氣污染指數多過日子都處於高或甚高 水平,經常位於三甲之內,來時第三跑機場完工,開始運作所帶來空氣污染增加更不敢 想像。而有關申請發展項目設計更以兩座一字形橫向排列造成屏風效應,阻礙自然風流 動,在東涌的空氣污染經常維持於高或甚高水平時,由機場吹來的污染物會被擬議發展 兩座大廈阻擋,從而向四面分流至黃泥屋居民住家,另方面亦會倒流至馬灣涌村居民住 家使污染物積聚,影響周邊居民生活環境、空氣質素及身體健康,亦令相對原來的鄉村 空氣流動減弱,氣溫升高,加劇地區性的空氣污染問題,令區內居民患呼吸道及癌症疾 病的比例增加。不但影響村民身體健康,亦影響及改變蜜蜂原有生態環境,死傷無數。 3) 再者,政府發展新機場及東涌新市鎮發展,把黃泥屋村及馬灣涌村村屋凍結申請復修 重建超過二、三十年之久,而本身村屋已久遠年代建成,於政府飛機圖已可看到古老村 落早已成形,至今政府決定保育馬灣涌村才得以解凍,但屋宇結構已經歷風吹雨打,歲 月洗禮,已不復當年,挖地打樁,地動山遙必然有所影響,連東涌裕泰苑發展起樓時, 由挖地打椿至樓宇裝嵌,已塵土飛揚,及在對面馬灣新村村屋都出現地裂屋裂情況,更 何況周邊古老建築物又甚能成受得起呢?地鐵工程諮詢會議都不段提出不同量度驗測、 **寶時監控、探土報告、對地區人士及文化遺産影響作緩解方案等,但申請人於申請文件** 中只為着私人利益建187伙住宅,未有提出對周邊受影響蜂場、屋宇、先人墓穴、文化遺 產、殯葬區、樹木及地區人士生命財產作出保護及緩解措施,亦未有提供於地盤内外量 度驗測、實時監控、探土報告、土力影響評估、風險評估、緩解方案等,完全漠視及不 尊重新界原居民傳統權益,日後會造成居民及村民爭拗機會大增,破壞社區安寧。 4) 香港除了是購物天堂,亦是外國遊客熱門地方,政府大力提昌開發香港更多旅遊新景 點,配合機場三跑落成,港珠澳大橋,新界東北發展,河套區港深創新及科技園,洪水 橋發展區,及配合前海擴展區連接,日後明日大嶼,無論中央政府及特區政府都投放龐 大資金,過去社運洗禮,外國制裁,新冠病毒肆虐,中央政府及特區政府給予港人極大

信心。東涌新景點東涌獨有鄉土特色,歷史悠久東涌小炮台,唐代灰窯,馬灣涌漁村鄉 情,黃泥屋蜂場導賞,市鎮公園翠綠山巒環抱,來時沿岸行人通道,及河口咸淡水交界 佈滿红樹林、泥灘、班助濱螺等獨特自然生態,互相輝影,可作旅遊串連。天然旅遊景 點不但帶動地區經濟發展,亦會拉動香港經濟各行各業復蘇,無論是航空,物流,運輸 ,飲食零售業等有莫大幫助。可惜,於馬灣涌漁村河口及市鎮公園中間起樓,將會永久 破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口、纜車及東涌灣日落西山 美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境,而非想看到住宅大廈 ,露台海景,座落於山海中間,更格格不入,極不配合不協調周邊天然環境,再者,更 破壞旅遊事業長久發展,影響本地經濟拉動及就業復甦情况,反而損害公眾利益。 5)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞 視角、景觀、環境、生態保育及康樂價值,不協調周邊地區。 6)申請人提交報告未見提及對蜂場生態影響環境評估報告及缓解措施,亦未見對周邊民 居、祖墳墓穴的影響評估報告及缓解措施。 敬希城規會委員及有關政府部門不批准此申請。

參考編號

Reference Number:

211002-212116-28958

5-44

提交限期 **Deadline for submission:**

02/10/2021

提交日期及時間 Date and time of submission:

02/10/2021 21:21:16

有關的規劃申請編號

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Mok Kwok Wah

意見詳情

Details of the Comment :

确刻反對理由:

1) 生活在大嶼山黃泥屋村的蜜蜂,蜜蜂勤奮地在大嶼山飛幾小時採花蜜,每年產出百花 蜜、龍眼蜜、荔枝蜜、冬蜜等等。而東涌新市鎮擴展正正把蜜蜂僅有的生活環境破壞, |今蜜蜂「家破蜂亡」,更令養蜂人 – 莫生憂心忡忡,於黃泥屋居住幾代人養蜂已傳承至| 今超過60年,用大自然友善的方式養蜂,授徒無數、有教無類,積極與社區合作,並長 期作公眾教育;蜂場又令東涌多元的經濟模式增加,增添社區的快樂指數。為了香港的 问持續性發展,要保持社會的多元,未來才有更多的可能性。

而上述有關發展工程正正在蜂場旁邊,大興土木,塵土飛揚,挖地打樁,地動山遙,在 蜂場内200多箱蜜蜂受到震盪刺激便會四處逃亡,更甚蜜蜂對於光敏感度高,地盤施工及 日後住宅強光於晚上吸引大量蜜蜂飛撲蜂亡,捐失惨重,不但影響生計,亦有捐旅客遊 人導賞参觀興緻,亦會造成地區茅盾。

2) 東涌鄰近珠江三角洲及赤鱲角機場,過去幾年空氣污染指數多過日子都處於高或甚高 水平,經常位於三甲之內,來時第三跑機場完工,開始運作所帶來空氣污染增加更不敢 想像。而有關申請發展項目設計更以兩座一字形橫向排列造成屏風效應,阻礙自然風流 動,在東涌的空氣污染經常維持於高或甚高水平時,由機場吹來的污染物會被擬議發展 兩座大廈阻擋,從而向四面分流至黃泥屋居民住家,另方面亦會倒流至馬灣涌村居民住 家使污染物積聚,影響周邊居民生活環境、空氣質素及身體健康,亦令相對原來的鄉村 空氣流動减弱,氣溫升高,加劇地區性的空氣污染問題,令區內居民患呼吸道及癌症疾 病的比例增加。不但影響村民身體健康,亦影響及改變蜜蜂原有生態環境,死傷無數。 3) 再者,政府發展新機場及東涌新市鎮發展,把黃泥屋村及馬灣涌村村屋凍結申請復修 重建超過二、三十年之久,而本身村屋已久遠年代建成,於政府飛機圖已可看到古老村 落早已成形,至今政府決定保育馬灣涌村才得以解凍,但屋宇結構已經歷風吹雨打,歲 月洗禮,已不復當年,挖地打樁,地動山遙必然有所影響,連東涌裕泰苑發展起樓時, 由挖地打椿至樓宇裝嵌,已塵土飛揚,及在對面馬灣新村村屋都出現地裂屋裂情況,更 何況周邊古老建築物又甚能成受得起呢?地鐵工程諮詢會議都不段提出不同量度驗測、 實時監控、探土報告、對地區人士及文化遺産影響作緩解方案等,但申請人於申請文件 中只為着私人利益建187伙住宅,未有提出對周邊受影響蜂場、屋宇、先人墓穴、文化遺 產、殯葬區、樹木及地區人士生命財產作出保護及緩解措施,亦未有提供於地盤内外量 度驗測、實時監控、探土報告、土力影響評估、風險評估、緩解方案等,完全漠視及不 |尊重新界原居民傳統權益,日後會造成居民及村民爭拗機會大增,破壞社區安寧。 4) 香港除了是購物天堂,亦是外國遊客熱門地方,政府大力提昌開發香港更多旅遊新景 點,配合機場三跑落成,港珠澳大橋,新界東北發展,河套區港深創新及科技園,洪水 橋發展區,及配合前海擴展區連接,日後明日大嶼,無論中央政府及特區政府都投放龐 大資金,過去社運洗禮,外國制裁,新冠病毒肆虐,中央政府及特區政府給予港人極大 信心。東涌新景點東涌獨有鄉土特色,歷史悠久東涌小炮台,唐代灰窯,馬灣涌漁村鄉

情,黃泥屋蜂場導賞,市鎮公園翠綠山巒環抱,來時沿岸行人通道,及河口咸淡水交界 佈滿红樹林、泥灘、班助濱螺等獨特自然生態,互相輝影,可作旅遊串連。天然旅遊景 點不但帶動地區經濟發展,亦會拉動香港經濟各行各業復蘇,無論是航空,物流,運輸 ,飲食零售業等有莫大幫助。可惜,於馬灣涌漁村河口及市鎮公園中間起樓,將會永久 破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口、纜車及東涌灣日落西山 美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境,而非想看到住宅大廈 ,露台海景,座落於山海中間,更格格不入,極不配合不協調周邊天然環境,再者,更 破壞旅遊事業長久發展,影響本地經濟拉動及就業復甦情况,反而損害公眾利益。 5)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞 視角、景觀、環境、生態保育及康樂價值,不協調周邊地區。 6)申請人提交報告未見提及對蜂場生態影響環境評估報告及缓解措施,亦未見對周邊民 居、祖墳墓穴的影響評估報告及缓解措施。 敬希城規會委員及有關政府部門不批准此申請。

44

參考編號

Reference Number:

211002-213609-19269

5-45

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

02/10/2021 21:36:09

有關的規劃申請編號

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

夫人 Mrs. Lee Wai Ying

意見詳情

Details of the Comment :

強烈反對理由:

1) 生活在大嶼山黃泥屋村的蜜蜂,蜜蜂勤奮地在大嶼山飛幾小時採花蜜,每年產出百花 蜜、龍眼蜜、荔枝蜜、冬蜜等等。而東涌新市鎮擴展正正把蜜蜂僅有的生活環境破壞, 令蜜蜂「家破蜂亡」,更令養蜂人-莫生憂心忡忡,於黃泥屋居住幾代人養蜂已傳承至 今超過60年,用大自然友善的方式養蜂,授徒無數、有教無類,積極與社區合作,並長 期作公眾教育;蜂場又令東涌多元的經濟模式增加,增添社區的快樂指數。為了香港的 可持續性發展,要保持社會的多元,未來才有更多的可能性。

而上述有關發展工程正正在蜂場旁邊,大興土木,塵土飛揚,挖地打樁,地動山遙,在 蜂場內200多箱蜜蜂受到震盪刺激便會四處逃亡,更甚蜜蜂對於光敏感度高,地盤施工及 日後住宅強光於晚上吸引大量蜜蜂飛撲蜂亡,捐失惨重,不但影響生計,亦有捐旅客遊 人導賞参觀興緻,亦會造成地區茅盾。

2) 東涌鄰近珠江三角洲及赤鱲角機場,過去幾年空氣污染指數多過日子都處於高或甚高 水平,經常位於三甲之內,來時第三跑機場完工,開始運作所帶來空氣污染增加更不敢 想像。而有關申請發展項目設計更以兩座一字形橫向排列造成屏風效應,阻礙自然風流 動,在東涌的空氣污染經常維持於高或甚高水平時,由機場吹來的污染物會被擬議發展 兩座大廈阳擋,從而向四面分流至黃泥屋居民住家,另方面亦會倒流至馬灣涌村居民住 家使污染物積聚,影響周邊居民生活環境、空氣質素及身體健康,亦令相對原來的鄉村 空氣流動減弱,氣溫升高,加劇地區性的空氣污染問題,令區內居民患呼吸道及癌症疾 病的比例增加。不但影響村民身體健康,亦影響及改變蜜蜂原有生態環境,死傷無數。 3) 再者,政府發展新機場及東涌新市鎮發展,把黃泥屋村及馬灣涌村村屋凍結申請復修 重建超過二、三十年之久,而本身村屋已久遠年代建成,於政府飛機圖已可看到古老村 落早已成形,至今政府決定保育馬灣涌村才得以解凍,但屋宇結構已經歷風吹雨打,歲 月洗禮,已不復當年,挖地打椿,地動山遙必然有所影響,連東涌裕泰苑發展起樓時, 由挖地打椿至樓宇裝嵌,已塵土飛揚,及在對面馬灣新村村屋都出現地裂屋裂情況,更 何況周邊古老建築物又甚能成受得起呢?地鐵工程諮詢會議都不段提出不同量度驗測、 實時監控、探土報告、對地區人士及文化遺産影響作緩解方案等,但申請人於申請文件 中只為着私人利益建187伙住宅,未有提出對周邊受影響蜂場、屋宇、先人墓穴、文化遺 |產、殯葬區、樹木及地區人士生命財產作出保護及緩解措施,亦未有提供於地盤内外量 度驗測、實時監控、探土報告、土力影響評估、風險評估、緩解方案等,完全漠視及不 尊重新界原居民傳統權益,日後會造成居民及村民爭拗機會大增,破壞社區安寧。 4) 香港除了是購物天堂,亦是外國遊客熱門地方,政府大力提昌開發香港更多旅遊新景 點,配合機場三跑落成,港珠澳大橋,新界東北發展,河套區港深創新及科技園,洪水 橋發展區,及配合前海擴展區連接,日後明日大嶼,無論中央政府及特區政府都投放龐 大資金,過去社運洗禮,外國制裁,新冠病毒肆虐,中央政府及特區政府給予港人極大 信心。東涌新景點東涌獨有鄉土特色,歷史悠久東涌小炮台,唐代灰窯,馬灣涌漁村鄉

情,黃泥屋蜂場導賞,市鎮公園翠綠山巒環抱,來時沿岸行人通道,及河口咸淡水交界 佈滿红樹林、泥灘、班助濱螺等獨特自然生態,互相輝影,可作旅遊串連。天然旅遊景 點不但帶動地區經濟發展,亦會拉動香港經濟各行各業復蘇,無論是航空,物流,運輸 ,飲食零售業等有莫大幫助。可惜,於馬灣涌漁村河口及市鎮公園中間起樓,將會永久 破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口、纜車及東涌灣日落西山 美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境,而非想看到住宅大廈 ,露台海景,座落於山海中間,更格格不入,極不配合不協調周邊天然環境,再者,更 破壞旅遊事業長久發展,影響本地經濟拉動及就業復甦情况,反而損害公眾利益。 5)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞 視角、景觀、環境、生態保育及康樂價值,不協調周邊地區。 6)申請人提交報告未見提及對蜂場生態影響環境評估報告及缓解措施,亦未見對周邊民 居、祖墳墓穴的影響評估報告及缓解措施。 敬希城規會委員及有關政府部門不批准此申請。

參考編號

Reference Number:

211002-214109-96447

02/10/2021

5-46

提交限期 **Deadline for submission:**

提交日期及時間 Date and time of submission:

02/10/2021 21:41:09

有關的規劃申請編號

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Becky Mok

意見詳情

Details of the Comment : '

強烈反對理由:

1) 生活在大嶼山黃泥屋村的蜜蜂,蜜蜂勤奮地在大嶼山飛幾小時採花蜜,每年產出百花 蜜、龍眼蜜、荔枝蜜、冬蜜等等。而東涌新市鎮擴展正正把蜜蜂僅有的生活環境破壞, 令蜜蜂「家破蜂亡」,更令養蜂人-莫生憂心忡忡,於黃泥屋居住幾代人養蜂已傳承至 今超過60年,用大自然友善的方式養蜂,授徒無數、有教無類,積極與社區合作,並長 期作公眾教育;蜂場又今東涌多元的經濟模式增加,增添社區的快樂指數。為了香港的 可持續性發展,要保持社會的多元,未來才有更多的可能性。

|而上述有關發展工程正正在蜂場旁邊,大興土木,塵土飛揚,挖地打樁,地動山遙,在 蜂場内200多箱蜜蜂受到震盪刺激便會四處逃亡,更甚蜜蜂對於光敏感度高,地盤施工及 日後住宅強光於晚上吸引大量蜜蜂飛撲蜂亡,捐失惨重,不但影響生計,亦有捐旅客遊 人導賞参觀興緻,亦會造成地區茅盾。

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參考編號

Reference Number:

211002-214407-04669

5-47

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submi

02/10/2021 21:44:07

Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Mok Chun Hei

意見詳情

Details of the Comment :

強烈反對理由:

1) 生活在大嶼山黃泥屋村的蜜蜂,蜜蜂勤奮地在大嶼山飛幾小時採花蜜,每年產出百花 蜜、龍眼蜜、荔枝蜜、冬蜜等等。而東涌新市鎮擴展正正把蜜蜂僅有的生活環境破壞, 令蜜蜂「家破蜂亡」,更令養蜂人-莫生憂心忡忡,於黃泥屋居住幾代人養蜂已傳承至 今超過60年,用大自然友善的方式養蜂,授徒無數、有教無類,積極與社區合作,並長 期作公眾教育;蜂場又令東涌多元的經濟模式增加,增添社區的快樂指數。為了香港的 可持續性發展,要保持社會的多元,未來才有更多的可能性。

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情,黃泥屋蜂場導賞,市鎮公園翠綠山巒環抱,來時沿岸行人通道,及河口咸淡水交界 佈滿红樹林、泥灘、班助濱螺等獨特自然生態,互相輝影,可作旅遊串連。天然旅遊景 點不但帶動地區經濟發展,亦會拉動香港經濟各行各業復蘇,無論是航空,物流,運輸 ,飲食零售業等有莫大幫助。可惜,於馬灣涌漁村河口及市鎮公園中間起樓,將會永久 破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口、纜車及東涌灣日落西山 美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境,而非想看到住宅大廈 ,露台海景,座落於山海中間,更格格不入,極不配合不協調周邊天然環境,再者,更 破壞旅遊事業長久發展,影響本地經濟拉動及就業復甦情况,反而損害公眾利益。 5)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞 視角、景觀、環境、生態保育及康樂價值,不協調周邊地區。 6)申請人提交報告未見提及對蜂場生態影響環境評估報告及缓解措施,亦未見對周邊民 居、祖墳墓穴的影響評估報告及缓解措施。 敬希城規會委員及有關政府部門不批准此申請。

參考編號

Reference Number:

211002-214723-68634

02/10/2021 21:47:23

5-44

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Mok Chun Wai

意見詳情

Details of the Comment :

強烈反對理由:

1)生活在大嶼山黃泥屋村的蜜蜂,蜜蜂勤奮地在大嶼山飛幾小時採花蜜,每年產出百花 蜜、龍眼蜜、荔枝蜜、冬蜜等等。而東涌新市鎮擴展正正把蜜蜂僅有的生活環境破壞, 令蜜蜂「家破蜂亡」,更令養蜂人-莫生憂心忡忡,於黃泥屋居住幾代人養蜂已傳承至 今超過60年,用大自然友善的方式養蜂,授徒無數、有教無類,積極與社區合作,並長 期作公眾教育;蜂場又令東涌多元的經濟模式增加,增添社區的快樂指數。為了香港的 可持續性發展,要保持社會的多元,未來才有更多的可能性。

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2) 東涌鄰近珠江三角洲及赤鱲角機場,過去幾年空氣污染指數多過日子都處於高或甚高 水平,經常位於三甲之內,來時第三跑機場完工,開始運作所帶來空氣污染增加更不敢 想像。而有關申請發展項目設計更以兩座一字形橫向排列造成屏風效應,阻礙自然風流 動,在東涌的空氣污染經常維持於高或甚高水平時,由機場吹來的污染物會被擬議發展 兩座大廈阻擋,從而向四面分流至黃泥屋居民住家,另方面亦會倒流至馬灣涌村居民住 家使污染物積聚,影響周邊居民生活環境、空氣質素及身體健康,亦令相對原來的鄉村 空氣流動減弱,氣溫升高,加劇地區性的空氣污染問題,令區內居民患呼吸道及癌症疾 病的比例增加。不但影響村民身體健康,亦影響及改變蜜蜂原有生態環境,死傷無數。 3) 再者,政府發展新機場及東涌新市鎮發展,把黃泥屋村及馬灣涌村村屋凍結申請復修 重建超過二、三十年之久,而本身村屋已久遠年代建成,於政府飛機圖已可看到古老村 落早已成形,至今政府決定保育馬灣涌村才得以解凍,但屋宇結構已經歷風吹雨打,歲 月洗禮,已不復當年,挖地打椿,地動山遙必然有所影響,連東涌裕泰苑發展起樓時, 由挖地打椿至樓宇裝嵌,已塵土飛揚,及在對面馬灣新村村屋都出現地裂屋裂情況,更 何況周邊古老建築物又甚能成受得起呢?地鐵工程諮詢會議都不段提出不同量度驗測、 實時監控、探土報告、對地區人士及文化遺産影響作緩解方案等,但申請人於申請文件 中只為着私人利益建187伙住宅,未有提出對周邊受影響蜂場、屋宇、先人墓穴、文化遺 產、殯葬區、樹木及地區人士生命財產作出保護及緩解措施,亦未有提供於地盤内外量 度驗測、實時監控、探土報告、土力影響評估、風險評估、緩解方案等,完全漠視及不 尊重新界原居民傳統權益,日後會造成居民及村民爭拗機會大增,破壞社區安寧。 4) 香港除了是購物天堂,亦是外國遊客熱門地方,政府大力提昌開發香港更多旅遊新景 點,配合機場三跑落成,港珠澳大橋,新界東北發展,河套區港深創新及科技園,洪水 橋發展區,及配合前海擴展區連接,日後明日大嶼,無論中央政府及特區政府都投放龐 大資金,過去社運洗禮,外國制裁,新冠病毒肆虐,中央政府及特區政府給予港人極大 信心。東涌新景點東涌獨有鄉土特色,歷史悠久東涌小炮台,唐代灰窯,馬灣涌漁村鄉

情,黃泥屋蜂場導賞,市鎮公園翠綠山巒環抱,來時沿岸行人通道,及河口咸淡水交界 佈滿红樹林、泥灘、班助濱螺等獨特自然生態,互相輝影,可作旅遊串連。天然旅遊景 點不但帶動地區經濟發展,亦會拉動香港經濟各行各業復蘇,無論是航空,物流,運輸 ,飲食零售業等有莫大幫助。可惜,於馬灣涌漁村河口及市鎮公園中間起樓,將會永久 破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口、纜車及東涌灣日落西山 美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境,而非想看到住宅大廈 ,露台海景,座落於山海中間,更格格不入,極不配合不協調周邊天然環境,再者,更 破壞旅遊事業長久發展,影響本地經濟拉動及就業復甦情况,反而損害公眾利益。 5)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞 視角、景觀、環境、生態保育及康樂價值,不協調周邊地區。 6)申請人提交報告未見提及對蜂場生態影響環境評估報告及缓解措施,亦未見對周邊民 居、祖墳墓穴的影響評估報告及缓解措施。 敬希城規會委員及有關政府部門不批准此申請。

4A

參考編號

Reference Number:

211002-214936-13880

5-49

02/10/2021

提交限期 **Deadline for submission:**

提交日期及時間 Date and time of submission:

02/10/2021 21:49:36

有關的規劃申請編號

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Shek Wing Sze

意見詳情

Details of the Comment :

強烈反對理由:

1) 生活在大嶼山黃泥屋村的蜜蜂,蜜蜂勤奮地在大嶼山飛幾小時採花蜜,每年產出百花 蜜、龍眼蜜、荔枝蜜、冬蜜等等。而東涌新市鎮擴展正正把蜜蜂僅有的生活環境破壞, 今蜜蜂「家破蜂亡」,更令養蜂人 – 莫生憂心忡忡,

於黃泥屋居住幾代人養蜂已傳承至今超過60年,用大自然友善的方式養蜂,授徒無數、 有教無類,積極與社區合作,並長期作公眾教育;蜂場又令東涌多元的經濟模式增加, 增添社區的快樂指數。為了香港的可持續性發展,要保持社會的多元,未來才有更多的 可能性。

|而上述有關發展工程正正在蜂場旁邊,大興土木,塵土飛揚,挖地打樁,地動山遙,在 蜂場内200多箱蜜蜂受到震盪刺激便會四處逃亡,更甚蜜蜂對於光敏感度高,地盤施工及 旧後住宅強光於晚上吸引大量蜜蜂飛撲蜂亡,捐失惨重,不但影響生計,亦有捐旅客遊 人導當参觀興緻,亦會造成地區茅盾。

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參考編號

Reference Number:

211002-224037-84105

5-50

提交限期 Deadline for submission:

02/10/2021

提交日期及時間 Date and time of submission:

02/10/2021 22:40:37

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Candy Chung

意見詳情

Details of the Comment :

強烈反對理由:

1) 生活在大嶼山黃泥屋村的蜜蜂,蜜蜂勤奮地在大嶼山飛幾小時採花蜜,每年產出百花 蜜、龍眼蜜、荔枝蜜、冬蜜等等。而東涌新市鎮擴展正正把蜜蜂僅有的生活環境破壞, 令蜜蜂「家破蜂亡」,更令養蜂人-莫生憂心忡忡,

於黃泥屋居住幾代人養蜂已傳承至今超過60年,用大自然友善的方式養蜂,授徒無數、 有教無類,積極與社區合作,並長期作公眾教育;蜂場又令東涌多元的經濟模式增加, 增添社區的快樂指數。為了香港的可持續性發展,要保持社會的多元,未來才有更多的 可能性。

而上述有關發展工程正正在蜂場旁邊,大興土木,塵土飛揚,挖地打椿,地動山遙,在 蜂場內200多箱蜜蜂受到震盪刺激便會四處逃亡,更甚蜜蜂對於光敏感度高,地盤施工及 日後住宅強光於晚上吸引大量蜜蜂飛撲蜂亡,揭失惨重,不但影響生計,亦有捐旅客遊 人導賞参觀興緻,亦會造成地區茅盾。

2) 東涌鄰近珠江三角洲及赤鱲角機場,過去幾年空氣污染指數多過日子都處於高或甚高 水平,經常位於三甲之內,來時第三跑機場完工,開始運作所帶來空氣污染增加更不敢 想像。而有關申請發展項目設計更以兩座一字形橫向排列造成屏風效應,阻礙自然風流 動,在東涌的空氣污染經常維持於高或甚高水平時,由機場吹來的污染物會被擬議發展 兩座大廈阻擋,從而向四面分流至黃泥屋居民住家,另方面亦會倒流至馬灣涌村居民住 家使污染物積聚,影響周邊居民生活環境、空氣質素及身體健康,亦令相對原來的鄉村 空氣流動減弱,氣溫升高,加劇地區性的空氣污染問題,令區內居民患呼吸道及癌症疾 病的比例增加。不但影響村民身體健康,亦影響及改變蜜蜂原有生態環境,死傷無數。 3) 再者,政府發展新機場及東涌新市鎮發展,把黃泥屋村及馬灣涌村村屋凍結申請復修 重建超過二、三十年之久,而本身村屋已久遠年代建成,於政府飛機圖已可看到古老村 落早已成形,至今政府決定保育馬灣涌村才得以解凍,但屋宇結構已經歷風吹雨打,歲 月洗禮,已不復當年,挖地打椿,地動山遙必然有所影響,連東涌裕泰苑發展起樓時, 由挖地打椿至樓宇裝嵌,已塵土飛揚,及在對面馬灣新村村屋都出現地裂屋裂情況,更 何況周邊古老建築物又甚能成受得起呢?地鐵工程諮詢會議都不段提出不同量度驗測、 實時監控、探土報告、對地區人士及文化遺産影響作緩解方案等,但申請人於申請文件 中只為着私人利益建187伙住宅,未有提出對周邊受影響蜂場、屋宇、先人墓穴、文化遺 產、殯葬區、樹木及地區人士生命財產作出保護及緩解措施,亦未有提供於地盤内外量 度驗測、實時監控、探土報告、土力影響評估、風險評估、緩解方案等,完全漠視及不 尊重新界原居民傳統權益,日後會造成居民及村民爭拗機會大增,破壞社區安寧。 4) 香港除了是購物天堂,亦是外國遊客熱門地方,政府大力提昌開發香港更多旅遊新景 點,配合機場三跑落成,港珠澳大橋,新界東北發展,河套區港深創新及科技園,洪水 橋發展區,及配合前海擴展區連接,日後明日大嶼,無論中央政府及特區政府都投放龐 大資金,過去社運洗禮,外國制裁,新冠病毒肆虐,中央政府及特區政府給予港人極大

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ちつ

參考編號

提交限期

Reference Number:

211002-224150-08623

5-5

Deadline for submission:

02/10/2021

提交日期及時間

02/10/2021 22:41:50

Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Owen Lee

意見詳情

Details of the Comment :

确刻反對理由:

1) 生活在大嶼山黃泥屋村的蜜蜂,蜜蜂勤奮地在大嶼山飛幾小時採花蜜,每年產出百花 蜜、龍眼蜜、荔枝蜜、冬蜜等等。而東涌新市鎮擴展正正把蜜蜂僅有的生活環境破壞 |令蜜蜂「家破蜂亡」,更令養蜂人-莫生憂心忡忡,

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而上述有關發展工程正正在蜂場旁邊,大興土木,塵土飛揚,挖地打樁,地動山遙,在 蜂場内200多箱蜜蜂受到震盪刺激便會四處逃亡,更甚蜜蜂對於光敏感度高,地盤施工及 日後住宅強光於晚上吸引大量蜜蜂飛撲蜂亡,捐失惨重,不但影響生計,亦有捐旅客遊 人導賞参觀興緻,亦會造成地區茅盾。

2) 東涌鄰近珠江三角洲及赤鱲角機場,過去幾年空氣污染指數多過日子都處於高或甚高 水平,經常位於三甲之內,來時第三跑機場完工,開始運作所帶來空氣污染增加更不敢 想像。而有關申請發展項目設計更以兩座一字形橫向排列造成屏風效應,阻礙自然風流 動,在東涌的空氣污染經常維持於高或甚高水平時,由機場吹來的污染物會被擬議發展 兩座大廈阻擋,從而向四面分流至黃泥屋居民住家,另方面亦會倒流至馬灣涌村居民住 家使污染物積聚,影響周邊居民生活環境、空氣質素及身體健康,亦令相對原來的鄉村 空氣流動減弱,氣溫升高,加劇地區性的空氣污染問題,令區內居民患呼吸道及癌症疾 病的比例增加。不但影響村民身體健康,亦影響及改變蜜蜂原有生態環境,死傷無數。 3) 再者,政府發展新機場及東涌新市鎮發展,把黃泥屋村及馬灣涌村村屋凍結申請復修 重建超過二、三十年之久,而本身村屋已久遠年代建成,於政府飛機圖已可看到古老村 落早已成形,至今政府決定保育馬灣涌村才得以解凍,但屋宇結構已經歷風吹雨打,歲 月洗禮,已不復當年,挖地打樁,地動山遙必然有所影響,連東涌裕泰苑發展起樓時, 由挖地打椿至樓宇裝嵌,已塵土飛揚,及在對面馬灣新村村屋都出現地裂屋裂情況,更 何況周邊古老建築物又甚能成受得起呢?地鐵工程諮詢會議都不段提出不同量度驗測、 實時監控、探土報告、對地區人士及文化遺産影響作緩解方案等,但申請人於申請文件 中只為着私人利益建187伙住宅,未有提出對周邊受影響蜂場、屋宇、先人墓穴、文化遺 產、殯葬區、樹木及地區人士生命財產作出保護及緩解措施,亦未有提供於地盤内外量 度驗測、實時監控、探土報告、土力影響評估、風險評估、緩解方案等,完全漠視及不 尊重新界原居民傳統權益,日後會造成居民及村民爭拗機會大增,破壞社區安寧。 4) 香港除了是購物天堂,亦是外國遊客熱門地方,政府大力提昌開發香港更多旅遊新景 點,配合機場三跑落成,港珠澳大橋,新界東北發展,河套區港深創新及科技園,洪水 橋發展區,及配合前海擴展區連接,日後明日大嶼,無論中央政府及特區政府都投放龐 大資金,過去社運洗禮,外國制裁,新冠病毒肆虐,中央政府及特區政府給予港人極大

信心。東涌新景點東涌獨有鄉土特色,歷史悠久東涌小炮台,唐代灰窯,馬灣涌漁村鄉 情,黃泥屋蜂場導賞,市鎮公園翠綠山巒環抱,來時沿岸行人通道,及河口咸淡水交界 佈滿红樹林、泥灘、班助濱螺等獨特自然生態,互相輝影,可作旅遊串連。天然旅遊景 點不但帶動地區經濟發展,亦會拉動香港經濟各行各業復蘇,無論是航空,物流,運輸 ,飲食零售業等有莫大幫助。可惜,於馬灣涌漁村河口及市鎮公園中間起樓,將會永久 破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口、纜車及東涌灣日落西山 美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境,而非想看到住宅大廈 ,露台海景,座落於山海中間,更格格不入,極不配合不協調周邊天然環境,再者,更 破壞旅遊事業長久發展,影響本地經濟拉動及就業復甦情况,反而損害公眾利益。 5)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞 視角、景觀、環境、生態保育及康樂價值,不協調周邊地區。 6)申請人提交報告未見提及對蜂場生態影響環境評估報告及缓解措施,亦未見對周邊民 居、祖墳墓穴的影響評估報告及缓解措施。 敬希城規會委員及有關政府部門不批准此申請。

參考編號

Reference Number:

210930-163336-82931

提交限期 Deadline for submission:

02/10/2021

5-52

提交日期及時間 Date and time of submission:

30/09/2021 16:33:36

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Dicky mok

意見詳情

Details of the Comment :

致:城市規劃委員會

有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範

強烈反對理由:

於申請人提出的行政摘要作出回應:

1) 擬議發展會尊重及保護位於申請地盤西邊的渠務保留地

反對理由:

I)只提及尊重及保護位於申請地盤西邊的渠務保留地,而未有提出於地盤西邊的渠務保留 地及毗鄰政府土地上原有的有保育價值樹林如何安置,或需斬伐移除等,亦未有提出任 何補救措施或移植等。

II)未有尊重及提出保護措施在申請地盤東面的莫家村祖墳及金塔,更正正阻擋及破壞莫 家村祖墳、金塔原有風水佈局及龍脈流動,大興土木,挖地打樁,不但會破壞祖墳結構 安全,更令先人不安、後人不寧,全村眾人都表示悲痛和憤怒,申請人多次向地政總署(地政總署檔號:LDDLO/IS45/LMLC/2014)申請東涌第48區黃泥屋的換地建議作住宅發展 進行諮詢時,我們及本鄉村民及公眾人仕已經強烈反對有關換地建議申請,至今,莫非 申請人想借用貴署幫手批准其發展申請,達成其私人利益,從而損害公眾利益?

2)並會根據《香港規劃標準與準則》

的要求,提供充足的泊車設施反對理由:

未有保護鄰近村落的風貌,以兩座屏風樓設計,於馬灣涌漁村河口及市鎮公園中間起樓 ,將會永久破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口及東涌灣日落 西山美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境。

3)未有尊重當地歷史和文化反對理由:

位於上述擬議用途/發展的概括發展規範的東、東北及北面位置,遠在數佰年前已是東涌鄉的殯葬區19條鄉村村民的祖墳墓穴、金塔、后土和山界已經存在於黃泥屋村山頭一帶。祖墳墓穴及金塔過仟計歷史悠久古墳及金塔。全鄉村民的子孫後人遵照中國傳統文化,每年春秋二祭,眾子孫定必前往打掃及祭祀、懷念祖先,對於傳統文化一直珍而重之流傳至今。而有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範,更要挪用大量政府土地申請發展,勉強設計兩座屏風樓,不但影響周邊居民原有寧靜生活環境,更正正阻擋及破壞各鄉村村民祖墳及金塔原有風水佈局及龍脈流動,先人不安、後人不寧,村民眾人都表示悲痛和憤怒及憂心惶恐;引致村內有不愉快事故發生,從而影響整條村人口及牲畜的生命及財產,造成日常生活不安,甚至影響村民之間的和睦關係,為當區帶來負面,試問誰能擔當此責任?以免激怒民怨,造成衝突,後果嚴重,請三思而後行。

4)讓住户沿明渠散步,享受沿路自然景色,更能改善環境,促進擬議發展與周邊融合, 如住户知道自己所住區域是殯葬區旁,晚上回家行經東涌道由如進入陰屍路段,提心吊 Ш,切夜難眠,不但未能改善環境,反而破壞周邊融合,造成地區茅盾。

5)未有顧及用地的特點,例如:盡量不切削斜坡,不伐去天然植物等

反對理由:

申請人向地政總署申請換地時已先破壞後發展,多棵有保育價值大樹及果樹被斬伐,更

大規模鋪設瀝青石屎粒造地設停車場,更離譜的事不是申請人擁有的地段,未有張貼告

示及通知派工程人員拆毀鐵絲圍網,入內斬伐農戶租用於DD3 Lot No 1773多棵果樹,更

用吊臂車連根拔起及推倒多個蜜蜂箱壓死大量蜜蜂,摧毀周邊大片有原生保護價值物種

因上述原因擬議發展的設計和座向極不尊重當地社區,更民憤四起。依以上理據,敬希 城規會委員及有關政府部門不批准此申請。

參考編號

Reference Number:

210930-163624-83148

提交限期 **Deadline for submission:**

02/10/2021

5-53

提交日期及時間 Date and time of submission:

30/09/2021 16:36:24

有關的規劃申請編號

The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

女士 Ms. Yoko Ting

意見詳情

Details of the Comment :

致:城市規劃委員會

有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範

強烈反對理由:

於申請人提出的行政摘要作出回應:

協議發展會尊重及保護位於申請地盤西邊的渠務保留地

反對理由:

ID只提及尊重及保護位於申請地盤西邊的渠務保留地,而未有提出於地盤西邊的渠務保留 地及毗鄰政府土地上原有的有保育價值樹林如何安置,或需斬伐移除等,亦未有提出任 何補救措施或移植等。

Ш)未有尊重及提出保護措施在申請地盤東面的莫家村祖墳及金塔,更正正阻擋及破壞莫 家村祖墳、金塔原有風水佈局及龍脈流動,大興土木,挖地打樁,不但會破壞祖墳結構 安全,更令先人不安、後人不寧,全村眾人都表示悲痛和憤怒,申請人多次向地政總署(地政總署檔號:LDDLO/IS45/LMLC/2014)申請東涌第48區黃泥屋的換地建議作住宅發展 進行諮詢時,我們及本鄉村民及公眾人仕已經強烈反對有關換地建議申請,至今,莫非 申請人想借用貴署幫手批准其發展申請,達成其私人利益,從而損害公眾利益?

2)並會根據《香港規劃標準與準則》

的要求,提供充足的泊車設施反對理由:

未有保護鄰近村落的風貌,以兩座屏風樓設計,於馬灣涌漁村河口及市鎮公園中間起樓 ,將會永久破壞由漁村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口及東涌灣日落 西山美景,破壞旅客遊人期望已久的山海一色及大自然原有天然生境。

3)未有尊重當地歷史和文化反對理由:

位於上述擬議用途/發展的概括發展規範的東、東北及北面位置,遠在數佰年前已是東涌 鄉的殯葬區19條鄉村村民的祖墳墓穴、金塔、后土和山界已經存在於黃泥屋村山頭一帶 。祖墳墓穴及金塔過仟計歷史悠久古墳及金塔。全鄉村民的子孫後人遵照中國傳統文化 ,每年春秋二祭,眾子孫定必前往打掃及祭祀、懷念祖先,對於傳統文化一直珍而重之 流傳至今。而有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範,更要挪用大 量政府土地申請發展,勉強設計兩座屛風樓,不但影響周邊居民原有寧靜生活環境,更 正正阻擋及破壞各鄉村村民祖墳及金塔原有風水佈局及龍脈流動,先人不安、後人不寧 ,村民眾人都表示悲痛和憤怒及憂心惶恐;引致村内有不愉快事故發生,從而影響整條 村人口及牲畜的生命及財產,造成日常生活不安,甚至影響村民之間的和睦關係,為當 區帶來負面,試問誰能擔當此責任?以免激怒民怨,造成衝突,後果嚴重,請三思而後 行。

4)讓住户沿明渠散步,享受沿路自然景色,更能改善環境,促進擬議發展舆周邊融合, 如住户知道自己所住區域是殯葬區旁,晚上回家行經東涌道由如進入陰屍路段,提心吊 胆,切夜難眠,不但未能改善環境,反而破壞周邊融合,造成地區茅盾。 53 5)未有顧及用地的特點,例如:盡量不切削斜坡,不伐去天然植物等 反對理由:

申請人向地政總署申請換地時已先破壞後發展,多棵有保育價值大樹及果樹被斬伐,更 大規模鋪設瀝青石屎粒造地設停車場,更離譜的事不是申請人擁有的地段,未有張貼告 示及通知派工程人員拆毀鐵絲圍網,入內斬伐農戶租用於DD3 Lot No 1773多棵果樹,更 用吊臂車連根拔起及推倒多個蜜蜂箱壓死大量蜜蜂,摧毀周邊大片有原生保護價值物種 棲息地及斬伐天然植物。

因上述原因擬議發展的設計和座向極不尊重當地社區,更民憤四起。依以上理據,敬希城規會委員及有關政府部門不批准此申請。

參考編號

提交限期

Reference Number:

211001-144711-92847

5-54

02/10/2021

Deadline for submission:

提交日期及時間 Date and time of submission:

01/10/2021 14:47:11

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Peter

意見詳情 Details of the Comment:

Objection to the "A/I-TCTC/59" - Lots 1766 RP, 1768 (Part), 1770 (Part), 1771 RP (Part), 1774 (Part) in D.D.3 TC and Adjoining Government Land, Tung Chung, Lantau Island

Dear Town Planning Board Members,

We have "Objection" to the captioned Application. Please find our comments, as set out below, for your perusal:

"Background and Surrounding Areas to the Application Site"

- To the North and Northeast of the Application Site is the "Future Town Park", open to citizens and their pets, over Tung Chung Area 29A, and the "Proposed Railway (Underground)".

- To its East is the already planned Public Housing Estate over Tung Chung Area 23 Phase 1, wi the 450 households or 1,400 residents.

- To its Southeast is the "North Lantau Hospital".

To its Northeast to Southeast situated graves of the Honourable Ancestors (祖先).

- To its South and Southwest is the Public Housing Estate "Yat Tung Estate".

- To its West is the local village "Ma Wan Chung".

- To its Northwest is the "Tung Chung Public Pier" and "Tung Chung Battery", the Declared M onuments in Hong Kong, and the "Proposed Railway (Underground)".

"Serious Traffic Congestion and Blockage of Fire Services and Emergent Use and Public and Pr ivate Transportation Services"

The One-Lane Two-Way traffic arrangement was applied to a substantial portion of the "Tung C

hung Road North" next to the Application Site.

93 vehicle parking spaces were stipulated in the Application Form from the Applicant, along wit h 1,400 residents to the already planned Public Hosing Estate over Tung Chung Area 23 Phase 1 as explained above. There would be a very obvious and huge pressure to be asserted to the traffi c of "Tung Chung Road North", if the captioned Application is approved.

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Vehicles moving into/out of the Application Site, during the development and after the occupati on, very often will have to queue back to public roads or reverse onto/from public areas. Beyond doubt, insufficient manoeuvre space would be resulted if the captioned Application is approved. It would generate nuisances, and pose dangers and treat to the pedestrians and pets living nearby and visiting the "Future Town Park" as explained above.

Illegal vehicle parking is very often nowadays near "Tung Chung Road North". The proportion of residents living in the Application Site and owning the private car(s) is expected to be high aft er the occupation of the Application Site. For those residents who could not secure a car park in the Application Site, they may resort to place their vehicles over the surrounding roads illegally. This must exacerbate the above illegal vehicle parking problem and the corresponding treats to t he people.

Lots of blockage of "Roundabout" among the "Tung Chung Road North", "Chung Yan Road" a nd "Yat Tung Street" would be envisaged. In light of the "Roundabout" being the only way whi ch public and private transportation in Tung Chung West must be passed, it would cause immedi ate traffic congestion, and paralyse the traffic over Tung Chung West, once blockage was forme d, with the above traffic congestion being the culprit and extend to this "Roundabout". By and la rge, the Application will generate adverse traffic impact to the surrounding areas.

More importantly, blockage to the Fire Service and other emergent use would be easily expected . The arrangement to rescuing or saving lives would be hindered with the aforementioned proble m. A recent unfortunate incident in "Mui Wo", because of the traffic issue, have resulted in a pat ient losing his/her life due to unacceptable long time span was taken amid the transportation bef ore admitting that patient to the hospital (https://www.districtcouncils.gov.hk/island/tc_chi/meet ings/committees/dc_committee_meetings_doc.php?year=2021&meeting_id=19546&committee =507). NO one would like to see such Tragedy to repeat AGAIN. This is Unacceptable to the res idents living nearby and the people visiting the "Future Town Park" when they are asking for e mergent rescuing services in the future.

"Affecting the Feng Shui (風水) and Show Apparent Disrespect to the Honourable Ancestors (祖先)"

Feng Shui Trees (風水樹), old and valuable trees are noted in the Application Site and areas in t he vicinity of the Application Site. The captioned Application would endanger the normal growt h of those trees and degrade the environment of the Application Site and areas nearby. It is unac ceptable to many local villagers in "Man Wan Chung" and Tung Chung West to dismantle or rel ocate those trees. In gist, the Application will generate adverse environment impact to the surrou nding areas.

Graves of the Honourable Ancestors of many local villagers and residents living nearby are situa ted in the vicinity of the Application Site as explained above, the development, in particular the design and height, of the Application Site would make our Honourable Ancestors no longer capa ble to "view" and "look after" us directly, and vice versa. Outdoor swimming pool was stipulate d in the Application Form, the presence of the "Outdoor" swimming pool with many upcoming r esidents to be swimming there, will show an apparent "Disrespect" to the Honourable Ancestors and hurting the Feng Shui to the local villages and Tung Chung West, as a whole. "Endanger the Structure of Local Villages and "Tung Chung Battery""

In wake of the upcoming development of the "Proposed Railway (Underground)" as explained a bove, engineers from Highways Department and/or MTR Corporation Limited have been sent re cently to local villages in "Man Wan Chung" to delve into any potential impact to the structure (relatively not that strong when compared to those modern infrastructure) of the buildings over lo cal villages in "Man Wan Chung" and possible mitigation measures could be adopted, in relatio n to the development of "Proposed Railway (Underground)". With the approval of the Applicati on Site, it would further deteriorate the above problem with unwanted repercussion and impact.

Meanwhile, "Tung Chung Battery", the Declared Monuments in Hong Kong is in the vicinity of the Application Site, the development of the captioned Application would also affect the structur e of the Tung Chung Battery".

"Air, Noise and in particular Light Pollution amid Night Time"

Unacceptable and unwanted air, noise and in particular light pollution, from the residential build ings and Club House of the Application Site, especially amid night time would be generated duri ng the construction period and after the completion and/or occupation of the development, affect ing the normal living of the local villagers, patients recovering in the "North Lantau Island", peo ple and their pets visiting the "Future Town Park", and other residents living in the surrounding areas.

Town Planning Board Members please consider our comments above during the vetting stage of the captioned Application.

Thank you very much for your kind consideration.

Peter

October 2021

參考編號

提交限期

Reference Number:

211002-225226-53717

Deadline for submission:

02/10/2021

5-55

提交日期及時間

02/10/2021 22:52:26

Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Wong sau ping

意見詳情

Details of the Comment :

致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

1)政府提昌保育東涌灣及馬灣涌村及馬灣涌村漁村河口一帶,若於河口旁填泥造地建屋 ,大興土木,挖地打椿,每當雨季來臨勢必污染河道,嚴重影響河道及河口及東涌灣生 熊環境。而河口位置咸淡水交界佈滿紅樹林、泥灘、班助濱螺、雙齒近相手蟹、招潮蟹 、彈塗魚、鷺鳥棲息地、、、等獨特生態系統,而河堤上及申請換地建議區域内已有多 棵具保育價值大樹,以及有不同稀有品種蜻蜓、蝴蝶、螢火蟲及盧文氏樹蛙、、、等作 棲息地。

2)上述有關申請發展擬議項目,阻擋原有撩闊漁村河口及東涌灣十分重要景觀,嚴重破 壞東涌最早期及歷史悠久殯葬區內過仟個多條鄉村的先人祖墳及金塔之風水龍脈,民憤 難擋。

3)將涉及大規模斜坡,河口鞏固及結構工程,會對該區的生態、環境、交通負荷、道路 安全、空氣污染和噪音、以及對附近的居民及遊人造成負面影響。

4)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞 視角、景觀、環境、生態保育及康樂價值,不協調地區周邊環境。

敬希城規會委員及有關政府部門不批准此申請。

有關: 申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範

強烈反對理由:

製造屏風效應

東涌鄰近珠江三角洲及赤鹼角機場,過去幾年空氣污染指數多過日子都處於高或甚高水平,經常位於三甲之內 ,來時第三跑機場完工,開始運作所帶來空氣污染增加更不敢想像。而有關申請發展項目設計更以兩座一字形橫向 排列造成屏風效應,阻礙自然風流動,在東涌的空氣污染經常維持於高或甚高水平時,由機場吹來的污染物會被擬 議發展兩座大廈阻擋,從而向四面分流至黃泥屋村居民住家,另方面亦會倒流至馬灣涌村居民住家便污染物積聚, 影響間邊居民生活環境,空氣質素及身體健康,亦令相對原來的鄉村空氣流動減弱,氣溫升高,加劇地區性的空氣 污染問題,令區內居民患呼吸道及癌症疾病的比例增加。此外,屏風樓也可能引致鄰近較矮樓字接收的電視信號較 差及危險。一直以來缺乏城市規劃和監管的高度密集的城市,如香港;政府最初未有正視,任由屏風樓興建,在環 保團體和公眾輿論炮轟下,認為政府當年規劃失當,無視屏風樓問題,最終要自食其果,破壞生態環境。

線色力量科學及自然設理總監鄭陸奇曾經指出,東涌污染超標日子中,九十九日關全港唯一超標區域,又指東 涌八成超標日均由可刺激眼睛、鼻、咽喉、呼吸系統的臭氧造成,估計該區臭氣問題源自海、陸、空交通排放及地。 理因素。

香港位處亞熱帶地區,氣候適宜生物生長,理應可以種出優質樹木,兼容生態、綠化、美化等功能。惟過去數 十年,在經濟發展的前提下,本地樹木不但沒有被誇待,除卻天然風雨災害外,發展商土地內、社區綜合大樓及教 會後,過去十年內被偷偷斬得七七八八,不少更因人為及欠缺妥善規劃而被斬除,成為市區發展的犧牲品,

如今上述说展申請股計夾集着其他私人土地,不是完勞性股計發展,更要挪用大量政府土地申請勉強股計發展 兩座屏風機,又怎能令地區及公眾人仕接納,反而出現反弹效果,反對聲音極大。

再者,上述地點的擬脫住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞視覺、景觀、環境、 、生態保育及康樂價值,與地區周邊不協調。

總括而言,環評報告當年黃泥屋蜂場是全收的,所以前幾年沒有因應規劃標準與準則自然保育及文物保護去作 評估;並沒有和黃泥屋村民及公眾諮詢,聽取各方面的意見去作規劃。 敬希城規會委員及有關政府部門不批准此申請。

此致!

ÎSE -MERINA



通訊地址: 日期: 2011-9-30

5-56



有關:申請編號 A/I-TCTC/59 的擬識用途/發展的概括發展規範

強烈反對理由:

大與土木,挖地打招, 塵土飛揚, 每递雨季來臨,洪雨經地形斜落流出河口, 會進一步污染及河口咸淡水交昇 佈滿紅樹林, 泥滩, 班助濱螺,雙窗近相手聲, 招潮餐, 彈途魚, 矯島棲息地……等獨将自然生態及東涌灣海岸保 護區等, 並帶來負面的環境影響,黃泥屋一帶水陸環境生物多樣性甚高, 區內亦記錄具有保育價值的物種。

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敬希城規會委員及有關政府部門不批准此申請。

此致!

	近開地址: う 日期: <u>2021-9-3</u> の
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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範

強烈反對理由:

於中諸人提出的行政摘要作出回應:

- 1. 擬議發展會尊重及保護位於申請地盤西邊的渠務保留地反對理由:
 - 1) 只提及尊重及保護位於申請地盤西邊的渠務保留地,而未有提出於地盤西邊的渠務保留地及毗鄰政府土地土原 有的有保育價值樹林如何安置,或需斬伐移除等,亦未有提出任何補救措施或移植等。
 - 11)未有尊重及提出保護措施在申請地盤東面的莫家村祖墳及金塔,更正正阻擋及破壞莫家村祖墳、金塔原有風水 佈局及龍脈流動,大與土木,挖地打樁,不但會破壞祖墳結構安全,更令先人不安、後人不寧,全村眾人都表 示悲痛和憤怒,申請人多次向地政總署(地政總署檔號:LDDLO/IS45/LMLC/2014)申請東浦第48區黃泥屋的 換地建議作住宅發展進行諮詢時,我們及本鄉村民及公眾人仕已經強烈反對有關換地建議申請,至今,莫非申 請人想借用貴署幫手批准其發展申請,達成其私人利益,從而損害公眾利益?
- 2.並會根據《香港規劃標準與準則》的要求,提供充足的泊車設施反對理由: 未有保護鄰近村落的風貌,以兩座屏風樓設計,於馬灣涌漁村河口及市鎮公園中間起樓,將會永久破壞由漁村背向 翠綠山戀景緻,亦阻擋市鎮公園望向漁村河口及東涌灣日落西山美景,破壞旅客遊人期望已久的山海一色及大自然 原有天然生境。
- 3. 未有尊重當地歷史和文化反對理由:
- 位於上述擬識用途/發展的概括發展規範的東、東北及北面位置,還在數佰年前已是東涌鄉的殯葬區19條鄉村村民 的祖墳墓穴、金塔、后土和山界已經存在於黃泥屋村山頭一帶。祖墳墓穴及金塔過仟計歷史悠久古墳及金塔。全鄉 村民的子孫後人遵照中國傳統文化,每年春秋二祭,眾子孫定必前往打掃及祭祀、懷念祖先,對於傳統文化一直珍 而重之流傳至今。而有關中請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範,更要挪用大量政府土地申請發 展,勉強設計兩座屛風樓,不但影響周邊居民原有寧靜生活環境,更正正阻擋及破壞各鄉村村民祖墳及金塔原有風 水佈局及龍脈流動,先人不安、後人不寧,村民眾人都表示悲痛和憤怒及憂心惶恐;引致村內有不愉快事故發生, 從而影響整條村人口及牲畜的生命及財產,造成日常生活不安,甚至影響村民之間的和睦關係,為當區帶來負面, 試問誰能擔當此責任?以免激怒民怨,造成衝突,後果嚴重,請三思而後行。
- 4.讓住户沿明渠散步,享受沿路自然景色,更能改善環境,促進擬議發展與周邊融合,如住户知道自己所住區域是預 豬區旁,晚上回家行經東涌道由如進入陰屍路段,提心吊胆,切夜難眠,不但未能改善環境,反而破壞周邊融合, 造成地區茅盾。
- 5.未有顧及用地的特點,例如:盡量不切削斜坡,不伐去天然植物等反對理由: 申請人向地政總署申請換地時已先破壞後發展,多棵有保育價值大樹及果樹被斬伐,更大規模鋪設瀝背石屎粒造地 設停車場,更離諧的事不是申請人擁有的地段,未有張贴告示及通知派工程人員拆毀鐵絲圍網,入內斬伐農戶租用 於DD3 Lot No 1773多棵果樹,更用吊臂車連根拔起及推倒多個蜜蜂箱整死大量蜜蜂,摧毀周邊大片有原生保護價 值物種棲息地及斬伐天然植物。

因上述原因擬微發展的設計和座向極不尊重當地社區,更民憤四起。依以上理據,敬希城規會委員及有關政府部門不 批准此中請。



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聯絡人:
通訊地址:
日期: 2021-9-30

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

1) 土地規劃諮詢超離地,黃泥屋村一帶第23區及第48區,更改土 地用途村民不知情。由於政府於規劃諮詢時未有貼地向實質受影響的 東涌原居民作詳細諮詢及講解,亦未有向每條鄉村張貼告示及約見村 民開會諮詢,以供受影響村民及持份者清楚知道事件真相。亦未有實 地考察及點算黄泥屋村一帶已有數佰年歷史,東涌鄉19條鄉村村民 過仟計的祖墳墓穴及金塔所在,就改劃第23區及第48區作住宅用 途。

2) 在城市規劃委員會文件第 10178 號,考慮日期於 2016 年 10 月 4 日,內文部份提及第 23 及第 48 區中:

對申述的理據及申述人的建議回應:

6.13 第 48 區的「住宅(乙類)3」用地毗鄰馬灣涌村,在一個計劃日後 興建市鎮公園的小山丘腳下(圖 H-4a1)。<u>東涌研究考慮該用地的位置、</u> <u>地形、土地用途與周遭環境是否協調,基礎設施的容量和相關的規劃</u> <u>和城市設計考慮因素後,建議將之劃作住宅用途</u>,地積比率為 2 倍, 建築物的高度為水平基準上 55 米、、、、

6.18 有申述人關注修訂項目 C(R6 至 R15、R12 及 R28)改劃「休憩 用地」地帶作住宅發展(第 23 及 48 區)會令休憩用地和植物消失,並 認為當局應制訂樹木補償計劃(R21)。事實上,改劃「休憩用地」地 帶的建議不會影響該區與建市鎮公園的計劃。東涌新市鎮擴展區發展 完成後,東涌會有足夠的公眾休憩用地。此外,<u>根據東涌研究</u>的環評

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<u>報告,劃作住宅用途的用地內的植物主要為次生樹林。東涌新市鎮擴</u> 展區環評報告針對發展東涌新市鎮擴展區會令部分樹林消失的問題提 出了缓解措施,建議進行補償植樹。

3) 在上述城市規劃委員會文件第 10178 號及東涌新市鎮擴展區環評 報告,有關提及第 23 區及第 48 區中完全沒有提及或考慮到所改劃 位置於殯葬區,將會影響及遷移祖墳墓穴及金塔,亦沒有提及阻擋祖 墳墓穴及金塔原有擴闊視野與景觀,沒有任何補救及缓解措施,更隻 字不提,視而不見,漠視新界原居民的文化遺產,更挑戰鄉民底線。
4) 鑑於基本法第四十條 "新界"原居民的合法傳统權益受香港特別行政區的保護。及政府指導原則指出「顧及現存鄉郊村落並尊重祖墳墓 地」。

5) 有關上述申請的擬議用途/發展的概括發展規範設計,更正正阻擋 及破壞各鄉村村民祖墳及莫家村祖墳、金塔原有風水布局及龍脈流動, 先人不安、後人不寧,村民眾人都表示悲痛和憤怒及憂心惶恐;引致 村內有不愉快事故發生,從而影響整條村人口及牲畜的生命及財產, 造成日常生活不安,甚至影響村民之間的和睦關係,試問誰能擔當此 責任?故懇請政府各部門及城市規劃委員會接纳鄉民意見,強烈反對 上述有關申請,並重申檢討規劃第23 區及第48 區土地用途,以免 激怒民怨,造成衝突,後果嚴重,請三思而後行。

6)東浦獨有鄉土特色,歷史悠久東涌小炮台,唐代灰窯,馬湾涌漁村鄉情,黄泥屋蜂場導賞,市鎮公園翠綠山巒環抱,來時沿岸行人通道,及河口咸淡水交界佈滿红樹林、泥灘、班助濱螺、雙齒近相手蟹、招潮蟹、彈塗魚、盧鷺鳥棲息地、、、等獨特自然生態,互相輝影,

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可作旅遊串連。可惜,申請人為着自己私人利益,在申請發展位置挪 用大量政府土地發展起樓,於馬灣涌漁村河口及市鎮公園中間起樓, 將會永久破壞由渔村背向翠綠山戀景緻,亦阻擋市鎮公園望向漁村河 口及東涌灣日落西山美景,破壞旅客遊人期望已久的山海一色及大自 然原有天然生境,而非想看到住宅大廈,露台海景,座落於山海中間, 更格格不入,極不配合不協調周邊天然環境,再者,更破壞地區旅遊 事業長久發展,影響本地經濟帶動及就業復甦情况,損害公眾利益。 7) 而河堤上及申請擬議用途/發展區域内的政府土地已有多棵具保育 價值大樹,以及有不同稀有品種蜻蜓,蝴蝶,螢火蟲及盧文氏樹蛙、、、

8) 可惜的事,申請人多次向地政總署(地政總署檔號:

LDDLO/IS45/LMLC/2014)申請東涌第48區黄泥屋的換地建議作住宅 發展進行諮詢時,我們及本鄉村民及公眾人仕強烈反對有關換地建議 申請,及後,就出現先破壞後發展情况,多棵有保育價值大樹及果樹 被斬伐,更大規模鋪設瀝青石屎粒造地設停車場,摧毀了原生物種棲 息地。

9) 申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共 規劃增益,反而破壞視覺、景觀、環境、生態保育及康樂價值,不協 調周邊環境。

敬希城規會委員及有關政府部門不批准此申請。

附頁附上反對者姓名及通訊/電郵地址

此致!

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/2021


日期: 30/9/2021

6/ 22

致:城市規劃委員會



日期: 30/9/2021

01-10-21;05:40PM;

致:城市規劃委員會



日期: 30/9/2021



日期: 30/9/2021

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日期: 3019 /2021

01-10-21;05:40PM;

致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/2021

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日期: 30(9) 202(

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 3019/2021

甘青半胎	
美品	
陳肅	

日期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/2021

14/ 66

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30(9(202)

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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致:城市規劃委員會

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日期: 30/9/ 2021

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

LEE DARREN SHINGDO	
变健溺	
莫皓星	
莫傳報	

30/9/ 2021 日期:

18/ 22

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

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致:城市規劃委員會



日期: 301912021

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日期: 30/9/2021



日期: 30/9/2021

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

於東涌重點旅遊發展區馬灣涌漁村河口及市鎮公園中間起樓, 長久破壞由渔村背向翠綠山戀景緻,亦阻檔市鎮公園望向漁村及 東涌灣日落西山美景,影響旅客遊人期望大自然原有風貌,更格 格不入,極不配合不協調周邊環境,再者,更破壞地區旅遊事業 長久發展,影響本地經濟增長及就業情况。

敬希城規會委員及有關政府部門不批准此申請。

附頁附上反對者姓名及通訊/電郵地址

01-10-21;05:55PM;

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致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



HX3. 90 11 707

01-OCT-2021 17:59

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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01-10-21;05:55PM;

致:城市規劃委員會



50/4/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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01-10-21;05:55PM;

致:城市規劃委員會



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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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01-OCT-2021 17:59 ----

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範

簽名強烈反對:

MOK WAI YIN MOK CATUN HAD MOK KNONG MING MOK WAI HUNG 夏曆, 循



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- So 14/ 2021

01-10-21;05:55PM;

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致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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01-OCT-2021 17:59

有關:申讀編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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01-10-21;05:55PM;

致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

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50/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

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ERA	
古县交	
关末了	
PAR VE SO KI SUKI	

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

LEE DAREST SHINGE	· · · · · · · · · · · · · · · · · · ·
LOF AFRAN YULLAM	
复律纲	
· · · · · · · · · · · · · · · · · · ·	Ŷ
莫皓星	
奠保平	

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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30/9/ 2021

01-10-21;05:55PM;

致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

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01-10-21;05:55PM;

致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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W1-10-21,00.00rM

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

美鄣凰	
冀郡卿	

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致:城市規劃委員會

VI IV GIJUJ-431003

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

官商的合作成疑

政府是次刊憲擴闊道路及排污工程,政府代表及研究顧問公司 親臨黃泥屋村,講解及現場觀察。其中,他們多番提及已不徵收 私人土地,但刊憲部份顯示DD3 LOT No 1786,1769,1770, 1787,1788之部份需被徵收,而部份屬私人發展商及部份村民 土地,走線設計明顯優待及協助發展商換地發展, 根據申請人多次向地政總署(地政總署檔號: LDDLO/IS45/LMLC/2014)申請東涌第48 區黃泥屋的換地建議作 住宅發展進行諮詢時,圖示位置有三幅其他財團土地在中間位置, 導至申請人不夠空間發展住宅項目,靠走線設計明顯優待及協助

發展商換地,於東涌道擴闊道路旁 DD3 LOT NO 1768, 1769,

1770 位置及把 DD3 LOT NO 1774, 1771RP 位於城規會規劃為 政府、機構或社區設施用地換取大量政府土地才勉強設計發展上 述項目申請, 兩座住宅大廈設計均需使用大量政府土地之上興建, 而非全部在申請人土地上,亦即是申請地盤第一座及第二座位置, 成一字橫形設計的屏風樓,不但造成屏風效應,更阻擋及破壞東 涌鄉歷史悠久殯葬區風水佈局及龍脈流動,阻擋原有擴闊漁村河 口及東涌灣遼闊海景,更甚,第二座設計正正貼近莫家村祖墳墓 穴、金塔破壞風水佈局及龍脈流動,由於太貼近起樓位置大興土 木,挖地打椿,地動山搖,必然會破壞祖墳,先人不安、後人不 攀,村民眾人都表示悲痛和憤怒及憂心惶恐;引致村內有不愉快 事故發生,從而影響整條村人口及牲畜的生命及財產,造成日常 生活不安,甚至影響村民之間的和睦關係,試問誰能擔當此責任? 以免激怒民怨,造成衝突,後果嚴重,請三思而後行。

假若政府強行將政府土地撥作私人發展商發展,必須要採用 非建築用地 (NBA),絕不能挖地打椿及興建屏風樓,以免破壞 祖墳墓穴及原有視線、風水格局。

敬希城規會委員及有關政府部門不批准此申請。

此致!

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附頁附上反對者姓名及通訊/電郵地址

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日期: 30(9/202)



日期: 30/9/2021

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日期: 20/9/2021

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/202(

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 301912021

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 3019 (2021

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



四期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

MOK WAI YIN MOK CFTUN HAD MOR KNONG MING MOK WAI HUNG 展。。 甘草

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01-OCT-2021 17:53

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

莫克龙 黄小芳 创义董

山知. 30191 2021

14/ 21

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

莫靜希	•	
莫笑良		
豫 翟芝		
莫志峰	·	

日期: 30(9(202)



日期: 30/9/2021



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日期: 30/9/ 2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

LEE BARREEN EHINGOD LEE ADAN YILL LAM	
变保涵	
莫皓星	
奠偉幹	
ч.	

日期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期:



日期: 30191 2021



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日期: 30/9/2021

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致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

大興土木,挖地打樁,塵土飛揚,每逢雨季來臨,洪雨經地形斜落流 出河口,會進一步污染及河口咸淡水交界佈滿红樹林、泥灘、班助濱 螺、雙齒近相手蟹、招潮蟹、彈塗魚、鷺鳥棲息地、、、等獨特自然 生態及東涌湾海岸護區等,並帶來負面的環境影響,黃泥屋一帶水陸 環境生物多樣性甚高,區內亦錄有具保育價值的物種。

敬希城規會委員及有關政府部門不批准此申請。

此致!

附頁附上反對者姓名及通訊/電郵地址

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日期: 30/9/2021



日期: 3019 /2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/912021

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

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MOK CFTUN HAD		
MOK KNONG MIN	F.	
MOK WAI HUNG		-
莫廣源		
		-

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

莫静希		
莫笑良		
磷鞭艾		
莫志峰	·	
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 <i> <i> </i></i>	
蒙斯燈	

日期: 30/9/2021

董麗荣	
奠葉芬	
PARKE SO KI SUKI	
•	

日期: 30/9/ 2021

LEE DAR BON SHIN BOO LEE ADAN YIK LAM				
复律纲				·
莫皓星				
奠億率				
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冀群卿	
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30/9/2021 日期:

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

1)政府提昌保育東涌灣及馬灣涌村及馬灣涌村漁村河口一帶,若於河 口旁填泥造地建屋,大興土木,挖地打樁,每當雨季來臨勢必污染河 道,嚴重影響河道及河口及東涌灣生態環境。而河口位置咸淡水交界 佈滿紅樹林、泥灘、班助濱螺、雙齒近相手蟹、招潮蟹、彈塗魚、鷺 鳥棲息地、、、等獨特生態系統,而河堤上及申請換地建議區域内已 有多棵具保育價值大樹,以及有不同稀有品種蜻蜒、蝴蝶、螢火蟲及 盧文氏樹蛙、、、等作棲息地。

2)上述有關申請發展擬議項目,阻擋原有撩闊漁村河口及東涌灣十分 重要景觀,嚴重破壞東涌最早期及歷史悠久殯葬區内過仟個多條鄉村 的先人祖墳及金塔之風水龍脈,民憤難擋。

3)將涉及大規模斜坡,河口鞏固及結構工程,會對該區的生態、環境、 交通負荷、道路安全、空氣污染和噪音、以及對附近的居民及遊人造 成負面影響。



 4)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規 劃增益,反而破壞視角、景觀、環境、生態保育及康樂價值,不協調
 地區周邊環境。

敬希城規會委員及有關政府部門不批准此申請。

附頁附上反對者姓名及通訊/電郵地址



日期: 30/9/2021



日期: 30/9/2021



日期: 20/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/2021

20/ 21

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期:

30/9/2021



日期: 3019/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期:

01-0CT-2021 17:56

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MOK WOI. YIN MOK CFILN HAD MOK KNONG MING MOK WAI HUNG 莫廣。。 (P: 32 - 11 L L L

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30/9/2021 口别:



日期: 30/9/2021



日期: 30/9/2021

莫静希	
莫笑良	
 獨 報 笑	
莫志峰	

日期: 30/9/2021

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芝俊傑	
蒙斯险	

日期:

30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期:

30/9/ 2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

LEE DARDER SHINGER	
变律涵	
莫皓星	
奠得平平	

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日期: 30/9/ 2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/ 2021

01-OCT-2021 17:55



日期: 3~191 2~21

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

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莫到流	

日期: 30/9/2021

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美鄣凰	
莫群興	

日期: 30/9/2021

5-59月105

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

製造屏風效應

東涌鄰近珠江三角洲及赤鱲角機場,過去幾年空氣污染指數多過日 子都處於高或甚高水平,經常位於三甲之內,來時第三跑機場完工, 開始運作所帶來空氣污染增加更不敢想像。而有關申請發展項目設計 更以兩座一字形橫向排列造成屏風效應,阻礙自然風流動,在東涌的 空氣污染經常維持於高或甚高水平時,由機場吹來的污染物會被擬議 發展兩座大廈阻擋,從而向四面分流至黃泥屋村居民住家,另方面亦 會倒流至馬灣涌村居民住家使污染物積聚,影響周邊居民生活環境、 空氣質素及身體健康,亦令相對原來的鄉村空氣流動減弱,氣溫升高, 加劇地區性的空氣污染問題,令區內居民患呼吸道及癌症疾病的比例 增加。

線色力量科學及自然護理總監鄭睦奇曾經指出,東涌污染超標日子 中,九十九日屬全港唯一超標區域,又指東涌八成超標日均由可刺激 眼睛、鼻、咽喉、呼吸系統的臭氧造成,估計該區臭氧問題源自海、 陸、空交通排放及地理因素。 如今上述發展申請設計夾集着其他私人土地,不是完善性設計發展,更要挪用大量政府土地申請勉強設計發展兩座屏風樓,又怎能令地區及公眾人仕接納,反而出現反彈效果,反對聲音極大。

再者,上述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無 公共規劃增益,反而破壞視覺、景觀、環境、生態保育及康樂價值, 與地區周邊不協調。

敬希城規會委員及有關政府部門不批准此申請。 附頁附上反對者姓名及通訊/電郵地址



日期: 30/9/2021

,幫佛風		
美郡英		
(Janetle) SON HAR		
Hok Robert Man-Kit		· ·
Leoni Mok		
Kinsty Mok		
Vivenire Mok		
Mok Kun Tai		
Mok Ise Shu Ho		
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日期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/2021



日期: 30/9/2021

01-10-21;05:47PM;

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致:城市規劃委員會



日期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 3019 (2021


日期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

莫志龙	
奠慶島	
黄小芳	
夏山;蓮	

30/9/ 2021

日期:

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莫静怡		
美国圣		
陳肅		
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日期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

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MOK CATUN HAD		
MOK KNONG M	1849	
MOK WAI HUNG	ř	
莫廣。。		
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30/9/ 2021

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日期: 30/9/2021

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30(9/2021

20/ 21

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莫俊傑	
蒙尔险	
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日期: 30/9/2021

首覆之	
奠葉芬	
Phy Vi SO KI Suki	

日期:

LEE DARBEN EHINGOD	
变候潮	
莫皓星	
奠保平	

30/9/ 2021 日期:



日期: 30/9/ 2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/2021

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日期: 301912021



30/9/2021 日期:

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有關申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

於申請人提出的行政摘要作出回應:

4) 擬議發展會尊重及保護位於申請地盤西邊的渠務保留地
反對理由:

1)只提及尊重及保護位於申請地盤西邊的渠務保留地,而未有提出於 地盤西邊的渠務保留地及毗鄰政府土地上原有的有保育價值樹林如何 安置,或需斬伐移除等,亦未有提出任何補救措施或移植等。

II)未有尊重及提出保護措施在申請地盤東面的莫家村祖墳及金塔,更 正正阻擋及破壞莫家村祖墳、金塔原有風水佈局及龍脈流動,大與土 木,挖地打樁,不但會破壞祖墳結構安全,更令先人不安、後人不寧, 全村眾人都表示悲痛和憤怒,申請人多次向地政總署(地政總署檔號: LDDLO/IS45/LMLC/2014)申請東涌第48區黃泥屋的換地建議作住宅 發展進行諮詢時,我們及本鄉村民及公眾人仕已經強烈反對有關換地 建議申請,至今,莫非申請人想借用貴署幫手批准其發展申請,遼成

其私人利益,從而損害公眾利益?

2) 並會根據《香港規劃標準與準則》



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的要求,提供充足的泊車設施反對理由:

未有保護鄰近村落的風貌,以兩座屏風樓設計,於馬灣涌漁村河口及 市鎮公園中間起樓,將會永久破壞由漁村背向翠綠山戀景緻,亦阻擋 市鎮公園望向漁村河口及東涌灣日落西山美景,破壞旅客遊人期望已 久的山海一色及大自然原有天然生境。

3)未有尊重當地歷史和文化反對理由:

位於上述擬議用途/發展的概括發展規範的東、東北及北面位置,遠 在數佰年前已是東涌鄉的殯葬區 19 條鄉村村民的祖墳墓穴、金塔、 后土和山界已經存在於黃泥屋村山頭一帶。祖墳墓穴及金塔過仟計歷 史悠久古墳及金塔。全鄉村民的子孫後人遵照中國傳統文化,每年春 秋二祭,眾子孫定必前往打掃及祭祀、懷念祖先,對於傳統文化一直 珍而重之流傳至今。而有關申請編號 A/I-TCTC/59 的擬議用途/發展 的概括發展規範,更要挪用大量政府土地申請發展,勉強設計兩座屏 風樓,不但影響周邊居民原有寧靜生活環境,更正正阻擋及破壞各鄉 村村民祖墳及金塔原有風水佈局及龍脈流動,先人不安、後人不寧, 村民眾人都表示悲痛和憤怒及憂心惶恐;引致村內有不愉快事故發生, 從而影響整條村人口及牲畜的生命及財產,造成日常生活不安,甚至 影響村民之間的和睦關係,為當區帶來負面,試問誰能擔當此責任? 以免激怒民怨,造成衝突,後果嚴重,請三思而後行。

4)讓住户沿明渠散步,享受沿路自然景色,更能改善環境,促進擬議 發展與周邊融合,如住户知道自己所住區域是殯葬區旁,晚上回家行 經東涌道由如進入陰屍路段,提心吊胆,切夜難眠,不但未能改善環 境,反而破壞周邊融合,造成地區茅盾。

5)未有顧及用地的特點,例如: 盡量不切削斜坡,不伐去天然植物等 反對理由:

申請人向地政總署申請換地時已先破壞後發展,多棵有保育價值大樹 及果樹被斬伐,更大規模鋪設瀝背石屎粒造地設停車場,更離譜的事 不是申請人擁有的地段,未有張貼告示及通知派工程人員拆毀鐵絲圍 網,入內斬伐農戶租用於 DD3 Lot No 1773 多棵果樹,更用吊臂車 連根拔起及推倒多個蜜蜂箱壓死大量蜜蜂,摧毀周邊大片有原生保護 價值物種棲息地及斬伐天然植物。

因上述原因擬議發展的設計和座向極不尊重當地社區,更民憤四起。 依以上理據,敬希城規會委員及有關政府部門不批准此申請。 附頁附上反對者姓名及通訊/電郵地址

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



## 日期: 20/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 30/9/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 301912021



日期: 3019/2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



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日期: 30/912021

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

MOK WOI YIN MOK CFTUN HAD MOK KNONFMING MOKWAI HUNG 上回 廣. 强.

50/9/ 2021

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#### 致:城市規劃委員會

| 莫志龙  |   |
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| 奠慶岛  |   |
| 黄小劳  |   |
| 莫刘.連 |   |
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日期: 30/9/2021

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| 芝青乡临 |   | -<br>- |
| 美品题  |   |        |
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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

| 莫静希         | - |  |
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| 莫笑良         |   |  |
| <b>豫</b> 释笑 |   |  |
| 莫志峰         | • |  |
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| 莫俊傑      |   |
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日期: 30/9/2021



日期: 30/9/ 2021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

| LEF DAREST SHINGED | · · · · |           |
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| LASE ADDAW YULLAM  |         |           |
| 算 律 汤              |         |           |
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| 度胎星                |         | · · · ·   |
| 7. 1               |         |           |
| 美傳報                |         |           |
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日期: 30/9/ 2021

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有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:



日期: 301912021

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01-10-21;05:45PM;

# 15/ 22

## 致:城市規劃委員會

| 行费梅 |  |
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| 莫到流 |  |
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日期: 301912021

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 簽名強烈反對:

| 美鄣凰 |   |  |
|-----|---|--|
| 尊郡卿 |   |  |
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|                                                                             |                     | 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review |  |  |  |
|-----------------------------------------------------------------------------|---------------------|--------------------------------------------------------------|--|--|--|
| 参考編號<br>Reference Number:                                                   | 211211-205916-23381 | Seg 3                                                        |  |  |  |
| 提交限期<br>Deadline for submission:                                            | 28/12/2021          | 5-60                                                         |  |  |  |
| 提交日期及時間<br>Date and time of submission:                                     | 11/12/2021 20:59:16 | ×                                                            |  |  |  |
| 有關的規劃申請編號<br>The application no. to which the comment relates: <sup>A</sup> | A/I-TCTC/59         |                                                              |  |  |  |
| 「提意見人」姓名/名稱<br>Name of person making this comment:                          | 女士 Ms. Mak ka lai   |                                                              |  |  |  |
| 意見詳情<br>Details of the Comment :<br>暫停興建住宅,請不要影響周邊的生態環境                     |                     |                                                              |  |  |  |
| 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review          |                     |  |
|-----------------------------------------------------------------------|---------------------|--|
| 參考編號                                                                  |                     |  |
| Reference Number:                                                     | 211211-204048-28290 |  |
|                                                                       |                     |  |
| 提交限期                                                                  | E (1                |  |
| Deadline for submission:                                              | 28/12/2021 3-61     |  |
| beaume for submission.                                                |                     |  |
| 坦次口期及時間                                                               |                     |  |
| 1定义口旁1次时间<br>Data                                                     | 11/12/2021 20:40:48 |  |
| Date and time of submission:                                          | 11112/2021 20:10:10 |  |
|                                                                       |                     |  |
| 有關的規劃申請編號                                                             | A/LTCTC/50          |  |
| The application no. to which the comment relates:                     | A/1-1C1C/39         |  |
|                                                                       |                     |  |
| 「提意見人」姓名/名稱                                                           | 生生 Man Anthony      |  |
| Name of person making this comment:                                   | 元生 Mr. Anthony      |  |
|                                                                       |                     |  |
| 意見詳情                                                                  |                     |  |
| Details of the Comment :                                              |                     |  |
| 致:城市規劃委員會                                                             |                     |  |
| 有關:申請编號 A/I-TCTC/59 的擬議田淦/發展的概括發展相節                                   |                     |  |
| 御列反對理中·                                                               | · · ·               |  |
| 1)政府提具保育市通溯及用游流材及用游流材河口。费,艺动                                          | 河口 英博识 建地 神目        |  |
| 四城市近日休闲木油得及海尾油竹及海尾油竹冲口一带,石加<br>圈十大,按地灯楼,気堂雨禾本吃盡心污氿河道,最重影颤;            | 河口穷填泥痘地建屋,大         |  |
| 一般工作 122011 位于 安宙 的子术 研究 必 / 7 采 / 近 地 家 細 - #                        | 1组仅冲口及果用汽生恐境        |  |
| 流色、略自使自地。                                                             | 2回21日于蛮、招潮蟹、弹       |  |
| [空思、爲局佞忌心、、子強行生怨系統,川冯堤上及甲謂势<br>[空][[空]][[[]]][[]]][[]]][[]]][[]]][[]] | 與地建藏區或內匕有多棵具        |  |
| 际月值但入烟,以及月个问师月而悝蛸蜓、蝴蝶、蛍火蟲及廬                                           | 夏又氏樹蛙、、、等作棲息        |  |
|                                                                       |                     |  |
| 2) 上処月開中胡發茂嫌餓頃日,阻擋原有旗阔馮州河口及東准                                         | 周月十分里安景觀,嚴重破        |  |
| 壞 常用 取 午 期 反 歴 史 悠 人 殯 葬 區 内 適 什 個 多 條 鄉 村 的 先 人 祖 堵                  | 夏及金塔之風水龍脈,民憤        |  |
|                                                                       |                     |  |
| 3) 將涉及大規模斜坡,河口鞏固及結構工程,會對該區的生態                                         | 、環境、交通負荷、道路         |  |
| 安全、空氣污染和噪音、以及對附近的居民及遊人造成負面影                                           | 響。                  |  |
| 4)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞                               |                     |  |
| 視角、景觀、環境、生態保育及康樂價值,不協調地區周邊環境。                                         |                     |  |
| 敬希城規會委員及有關政府部門不批准此申請。                                                 |                     |  |
|                                                                       |                     |  |
|                                                                       |                     |  |

## Page 1 of 1

| 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review                         |                       |  |
|--------------------------------------------------------------------------------------|-----------------------|--|
| 参考编號<br>D-6                                                                          | 211211-202041-07152   |  |
| Reference Number:                                                                    | 211211 202011-07152   |  |
| 提交限期                                                                                 | 5-62                  |  |
| Deadline for submission:                                                             | 28/12/2021            |  |
| 揭交日期及時間                                                                              |                       |  |
| Date and time of submission:                                                         | 11/12/2021 20:20:41   |  |
|                                                                                      | 5                     |  |
| 有關的規劃申請編號 The application no. to which the common tradation                          | A/I-TCTC/59           |  |
| The application no. to which the comment relates:                                    |                       |  |
| 「提意見人」姓名/名稱                                                                          | t t Mars Waring       |  |
| Name of person making this comment:                                                  | 大人 Mirs. wentsa       |  |
| 意見詳情                                                                                 |                       |  |
| Details of the Comment :                                                             | с<br>5                |  |
| 致:城市規劃委員會                                                                            |                       |  |
| 有關:甲請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規                                                   | 範                     |  |
| 短烈又對理田:<br>製造屏風效應                                                                    |                       |  |
| 東涌鄰近珠江三角洲及赤鱲角機場,過去幾年空氣污染指數多過日子都處於高或甚高水                                               |                       |  |
| 平,經常位於三甲之內,來時第三跑機場完工,開始運作所帶來空氣污染增加更不敢想                                               |                       |  |
| 動,在東涌的空氣污染經常維持於高或甚高水平時,由機場吹來的污染物會被擬議發展                                               |                       |  |
| 兩座大厦阻擋,從而向四面分流至黃泥屋村居民住家,另方                                                           | 方面亦會倒流至馬灣涌村居民         |  |
| 村空氣流動減弱,氣溫升高,加劇地區性的空氣污染問題,                                                           | 了虚健康,小令相對原來的鄉         |  |
| 疾病的比例增加。此外,屏風樓也可能引致鄰近較矮樓宇接                                                           | 段收的電視信號較差及危險。         |  |
| 一旦以來缺之城市規劃和監管的局度密集的城市,如香港;<br>風樓興建,在環保團體和公眾輿論炮蟲下,認為政府堂在#                             | 政府最初未有正視,任由屏          |  |
| 最終要自食其果,破壞生態環境。                                                                      | LEG/八百 新门几开点VI安门/20 / |  |
| 緣色力量科學及自然護理總監鄭睦奇曾經指出,東涌污染超標日子中,九十九日屬全港                                               |                       |  |
| 唯一超標區域,又指東浦八成超標日均由可刺激眼睛、鼻、咽喉、呼吸系統的臭氧造<br> 成,估計該區臭氧問題源自海、陸、空交诵排放及地理因素。                |                       |  |
| 香港位處亞熱帶地區,氣候適宜生物生長,理應可以種出優質樹木,兼容生態、綠化、                                               |                       |  |
| 美化等功能。惟過去數十年,在經濟發展的前提下,本地樹木不但沒有被善待,除卻天  <br>  然風雨災害外,發展商土地內、社區綜合大力及教會後,過去十年內沖倫倫斯得上上。 |                       |  |
| 八,不少更因人為及欠缺妥善規劃而被斬除,成為市區發展的犧牲品。                                                      |                       |  |
| 如今上述發展申請設計夾集着其他私人土地,不是完善性設計發展,更要挪用大量政府                                               |                       |  |
| 工地中調勉强設計發展兩座屏風樓,又怎能令地區及公眾人                                                           | 仕接納,反而出現反彈效           |  |
| 再者,上述地點的擬議住宅發展項目未能讓公眾享用及受惠                                                           | ,亦無公共規劃增益,反而          |  |
| 破壞視覺、景觀、壞境、生態保育及康樂價值,與地區周邊<br>線括而言,環評報告堂在黃泥屋略堪是全做的,所以前幾年                             | 不協調。                  |  |
| 然保育及文物保護去作評估;並沒有和黃泥屋等村民及公眾                                                           | 諮詢,聽取各方面的意見去          |  |
| 作規劃。                                                                                 |                       |  |
| [1934年初初曾安東以有)朝以府部门个抓准此申請。<br>此致!                                                    |                       |  |
| F                                                                                    |                       |  |

5. far //pld . as automation Commant/2008 Far 96 South 197152 . Commander were proved as a second start with

寄件者: 寄件日期: 收件者: 主旨:

2021年12月17日星期五 5:32 tpbpd@pland.gov.hk 反對申請編號 A/I-TCTC/59

致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範

強烈反對理由:

1)政府提昌保育東涌灣及馬灣涌村及馬灣涌村河口一帶,若於河口旁填泥造地建屋,大興土木,挖地打樁,每當雨季來臨勢必污染河道,嚴重影響河道及河口及東涌灣生態環境。而河口位置咸淡水 交界佈滿紅樹林、泥灘、班助濱螺、雙齒近相手蟹、招潮蟹、彈塗魚、鷺鳥棲息地、、、等獨特生 態系統,而河堤上及申請換地建議區域内已有多棵具保育價值大樹,以及有不同稀有品種蜻蜓、蝴 蝶、螢火蟲及盧文氏樹蛙、、、等作棲息地。

5-63

2)上述有關申請發展擬議項目,阻擋原有撩闊漁村河口及東涌灣十分重要景觀,嚴重破壞東涌最早期及歷史悠久殯葬區內過仟個多條鄉村的先人祖墳及金塔之風水龍脈,民憤難擋。

3)將涉及大規模斜坡,河口鞏固及結構工程,會對該區的生態、環境、交通負荷、道路安全、空氣 污染和噪音、以及對附近的居民及遊人造成負面影響。

4)申述地點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞視角、景觀、環境、生態保育及康樂價值,不協調地區周邊環境。 敬希城規會委員及有關政府部門不批准此申請。

聯絡人:Wenisa

通訊地址:wenisa2000@yahoo.com.hk

日期: 17-12-2021

從我的 iPhone 傳送

寄件者: 寄件日期: 收件者: 主旨:

2021年12月17日星期五 8:26 tpbpd@pland.gov.hk 致:城市規劃委員會 反對申請編號 A/I-TCTC/59

致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

第48區土地範圍內原本是低漥地區,水田為主,有人把建築廢料及有害物料傾倒填地,約有一個7 人足球場大範圍及約2層村屋高度,及在面層再鋪黃泥土以作掩飾,當年環保署亦有派人到來查問 事件,追究責任。而近期就出現先破壞後發展情况,多棵有保育價值大樹及果樹被斬伐,更大規模 鋪設瀝青石屎粒造地設停車場,又再摧毀了原生物種棲息地。若然發展住宅,必然大興土木,挖地 打樁,塵土飛揚,不但造成大量有害污染物隨處飄揚,污染四周居民,首當其衝包括黃泥屋、馬灣 涌村及逸東邨居民,及影響居民身體健康。再者,每逢雨季來臨地盤污水及污染物流出河口一帶, 污染東涌灣海岸保護區及原有生態物種,包括河口咸淡水交界佈滿紅樹林、泥灘、班助濱螺、雙齒 近相手蟹、招潮蟹、彈塗魚、鷺鳥棲息地等獨特影響自然生態。 敬希城規會委員及有關政府部門不批准此申請。

1

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聯絡人:Anthony

通訊地址: waipo1976@vahoo.com.hk

日期:17-12-2021

從我的 iPhone 傳送

參考編號

**Reference Number:** 

提交限期 Deadline for submission: 28/12/2021

5-65

提交日期及時間 Date and time of submission:

28/12/2021 17:31:18

211228-173118-18886

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Wong

意見詳情

**Details of the Comment :** 

強烈反對有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 上述發展項目约5400平方米(包括政府土地约2767平方米),挪用大量政府土地,而申述地 點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞視覺、景 觀、環境、生態保育及康樂價值,不協調周邊地區。

因應香港鐵路有限公司提出之東涌延綫工程項目,將於2023年動工, 上述項目發展申請於地鐵工程範圍附近,而上述有關政府土地應善用作地鐵施工階段時 的機器運作、臨時及永久佔地,以便機械式挖掘、鑽爆建築方法、緊急出入口及通風系 統興建、改變地盤設置和隧道工程的潛在需要,可提供有效及工程緩解之用,東涌居民 盼望這條地鐵延綫能夠盡快通車,懇請城規會以公眾利益能夠善用政府土地,反對上述 項目有關申請。

參考編號 Reference Number:

211228-174119-28977

提交限期 Deadline for submission:

28/12/2021

5-66

提交日期及時間 Date and time of submission:

28/12/2021 17:41:19

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

夫人 Mrs. Cheung

意見詳情

**Details of the Comment :** 

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由: 明據中語人想交文他在關於計集局需把巴拉克力量人地作利人住它

跟據申請人提交文件有關設計佈局需挪用政府大量土地作私人住宅發展項目,破壞性設 計於河口及河旁上斬伐大量政府土地上有價值及有效益的樹木,不但毀滅不同品種雀鳥 棲息地及食物鏈,更污染及影響大片紅樹林及泥灘上生物多樣性的不同物種,於馬灣涌 村橋上望向河口一帶翠綠山巒美景,正正就是申請人提出斬伐政府土地上連貫性排行的 樹木,造成土地使用衝突,懇請城規會反對上述有關申請。

參考編號 Reference Number:

211228-174654-44268

61

提交限期 Deadline for submission:

28/12/2021

提交日期及時間 Date and time of submission:

28/12/2021 17:46:54

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Tang

意見詳情 Details of the Comment:

強烈反對理由:

T1及T2住宅大廈設計成一字型橫向,不但阻擋興建市鎮公園景觀及市民多年期望美景, 亦阻擋市鎮公園下方過仟個先人祖墳墓穴及金塔景觀。未能與OZP兼容,擬議的開發項 目明顯引起不利視覺影響,而申請人提交所調經評估報告建議的方案不會造成顯著的不 利視覺影響,簡直錯漏百出。於視覺分析(即視覺構圖、視覺障礙、對公眾的影響)造 成破壞性衝突。反對有關上述項目申請提交人數眾多,而支持者提交人數極少,可見造 成地區衝突機會極大,懇請城規會反對上述申請建議。

| 就規劃申請/覆核提出意見 Making Comment on<br>參考編號<br>Reference Number:                              | Planning Application / Review<br>211228-181830-98799 | V |
|------------------------------------------------------------------------------------------|------------------------------------------------------|---|
| 提交限期<br>Deadline for submission:                                                         | 28/12/2021                                           | S |
| 提交日期及時間<br>Date and time of submission:                                                  | 28/12/2021 18:18:30                                  |   |
| 有關的規劃申請編號<br>The application no. to which the comment relates: A/I-TCTC/59               |                                                      |   |
| 「提意見人」姓名/名稱<br>Name of person making this comment:                                       | 女士 Ms. Ng                                            |   |
| 意見詳情<br>Details of the Comment :                                                         | ·                                                    |   |
| 反對理由:<br>有關設計住宅大廈T1及T2坐落於山坡下方,斜度大於15度,大雨或黑雨來臨,水向低流<br>,而有關車道正正助長洪水湧入大廈及停車場位置,造成人命傷亡機會大增。 |                                                      |   |

,而有關車道正正助長洪水湧入大廈及停車場位置,造成人命傷亡機會大增。

| 就規劃申請/覆核提出意見 Making Comment on                                 | Planning Application / Rev | view |
|----------------------------------------------------------------|----------------------------|------|
| 參考編號<br>Reference Number:                                      | 211228-182431-82314        |      |
| 提交限期<br>Deadline for submission:                               | 28/12/2021                 | 69   |
| 提交日期及時間<br>Date and time of submission:                        | 28/12/2021 18:24:31        |      |
| 有關的規劃申請編號<br>The application no. to which the comment relates: | A/I-TCTC/59                |      |
| 「提意見人」姓名/名稱<br>Name of person making this comment:             | 女士 Ms. Ho                  |      |
| 意見詳情<br>Details of the Comment :                               |                            |      |

反對理由: 上述發展項目設計佔用河旁公眾行人通道以作私人屋苑使用,捐害公眾人仕使用權利。

參考編號 Reference Number:

211228-194424-30097

提交限期 Deadline for submission:

28/12/2021

10

提交日期及時間 Date and time of submission:

28/12/2021 19:44:24

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

夫人 Mrs. 黎太

意見詳情

**Details of the Comment :** 

致:城市規劃委員會

有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由:

T1及T2住宅大廈設計成一字型橫向,不但阻擋興建市鎮公園景觀及市民多年期望美景, 亦阻擋市鎮公園下方過仟個先人祖墳墓穴及金塔景觀。未能與OZP兼容,擬議的開發項 目明顯引起不利視覺影響,而申請人提交所調經評估報告建議的方案不會造成顯著的不 利視覺影響,簡直錯漏百出。於視覺分析(即視覺構圖、視覺障礙、對公眾的影響)造 成破壞性衝突。反對有關上述項目申請提交人數眾多,而支持者提交人數極少,可見造 成地區衝突機會極大,懇請城規會反對上述申請建議。

| 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review |
|--------------------------------------------------------------|
|--------------------------------------------------------------|

參考編號 Reference Number:

211228-195026-52716

71

提交限期 Deadline for submission:

28/12/2021

先生 Mr. 伍

提交日期及時間 Date and time of submission:

28/12/2021 19:50:26

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

意見詳情

**Details of the Comment :** 

致:城市規劃委員會 有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 強烈反對理由: 跟據申請人提交文件有關設計佈局需挪用政府大量土地作私人住宅發展項目,破壞性設 計於河口及河旁上斬伐大量政府土地上有價值及有效益的樹木,不但毀滅不同品種雀鳥 棲息地及食物鏈,更污染及影響大片紅樹林及泥灘上生物多樣性的不同物種,於馬灣涌 村橋上望向河口一帶翠綠山巒美景,正正就是申請人提出斬伐政府土地上連貫性排行的 樹木,造成土地使用衝突,懇請城規會反對上述有關申請。

| 半相聿[[山]][[]][[]][[]][[]][[]][[]][[]][[]][[ | 坦山辛目 Molting     | Commont on Planning | Application / Doview |
|--------------------------------------------|------------------|---------------------|----------------------|
| 儿 不见 亩小 十 6月/ 7复 1次                        | 7ELLI 忌 元 Making | Comment on riamin,  | Application / Keview |

參考編號

**Reference Number:** 

提交限期 Deadline for submission:

28/12/2021

12

提交日期及時間 Date and time of submission:

28/12/2021 19:56:43

211228-195643-52262

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

夫人 Mrs. 陳太

#### 意見詳情

**Details of the Comment :** 

致:城市規劃委員會 強烈反對有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 上述發展項目约5400平方米(包括政府土地约2767平方米),挪用大量政府土地,而申述地 點的擬議住宅發展項目未能讓公眾享用及受惠,亦無公共規劃增益,反而破壞視覺、景 觀、環境、生態保育及康樂價值,不協調周邊地區。 因應香港鐵路有限公司提出之東涌延綫工程項目,將於2023年動工, 上述項目發展申請於地鐵工程範圍附近,而上述有關政府土地應善用作地鐵施工階段時 的機器運作、臨時及永久佔地,以便機械式挖掘、鑽爆建築方法、緊急出入口及通風系 統興建、改變地盤設置和隧道工程的潛在需要,可提供有效及工程緩解之用,東涌居民 盼望這條地鐵延綫能夠盡快通車,懇請城規會以公眾利益能夠善用政府土地,反對上述 項目有關申請。

參考編號 Reference Number:

211228-195935-98278

73

提交限期 Deadline for submission:

28/12/2021

提交日期及時間 Date and time of submission:

28/12/2021 19:59:35

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. 朱

意見詳情

**Details of the Comment :** 

致:城市規劃委員會 有關:申請編號 A/I-TCTC/59 的擬議用途/發展的概括發展規範 反對理由: 上述發展項目設計佔用河旁公眾行人通道以作私人屋苑使用,捐害公眾人仕使用權利。

| 就規劃申請/覆核提出意見 Making Comment on                                                           | Planning Application / | Review |
|------------------------------------------------------------------------------------------|------------------------|--------|
| 参う。<br>Reference Number:                                                                 | 211228-200314-53567    |        |
| 提交限期<br>Deadline for submission:                                                         | 28/12/2021             | 74     |
| 提交日期及時間<br>Date and time of submission:                                                  | 28/12/2021 20:03:14    |        |
| 有關的規劃申請編號<br>The application no. to which the comment relates: A/I-TCTC/59               |                        |        |
| 「提意見人」姓名/名稱<br>Name of person making this comment:                                       | 夫人 Mrs. 黃太             |        |
| 意見詳情<br>Details of the Comment :                                                         |                        |        |
| 反對理由:<br>有關設計住宅大廈T1及T2坐落於山坡下方,斜度大於15度,大雨或黑雨來臨,水向低流<br>,而有關車道正正助長洪水湧入大廈及停車場位置,造成人命傷亡機會大增。 |                        |        |

| 就規劃申請/覆核提出意見 Making Comment on                                 | Planning Application / Review |
|----------------------------------------------------------------|-------------------------------|
| 參考編號<br>Reference Number:                                      | 211228-200552-06594           |
| 6 x                                                            |                               |
| 提交限期<br>Deadline for submission:                               | 28/12/2021 75                 |
| 提交日期及時間<br>Date and time of submission:                        | 28/12/2021 20:05:52           |
| 有關的規劃申請編號<br>The application no. to which the comment relates: | A/I-TCTC/59                   |
| 「提意見人」姓名/名稱<br>Name of person making this comment:             | 小姐 Miss 巫                     |
| 意見詳情<br>Details of the Comment:                                |                               |
| 反對理由:<br>河口起樓,生態盡毀。                                            |                               |

參考編號 Reference Number:

### 211228-230741-84932

28/12/2021 23:07:41

提交限期 Deadline for submission:

28/12/2021

76

提交日期及時間 Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Katina Chan

意見詳情

**Details of the Comment :** 

反對理由:

有關發展項目影響多個不同斜度斜坡安全,設計未能明確展示及有效鞏固方案,安全成疑。

參考編號

#### **Reference Number:**

211228-231341-74112

提交限期 Deadline for submission:

28/12/2021

77

提交日期及時間 Date and time of submission:

28/12/2021 23:13:41

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

女士 Ms. Daisy Choy

意見詳情

**Details of the Comment :** 

反對理由:

有關設計屋苑車場出入口下正正有一條大型污水渠,若然起樓打樁需運載重型及大型建築設備,鋼筋水泥不段運送,更數以噸計,必然有所破壞,直接影響逸東邨污水運送至小濠灣污水處理廠的日常運作,更甚當污水渠破損大量污染物流出,直接流入河口及東涌灣,造成生態災難。

參考編號

#### **Reference Number:**

提交限期 Deadline for submission:

28/12/2021

78

提交日期及時間 Date and time of submission:

28/12/2021 23:27:09

211228-232709-88617

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

小姐 Miss Hazel Cheung

意見詳情

**Details of the Comment :** 

反對理由:

東涌道北現時只有一條馬路雙程行車,而有關東涌道北擴闊工程只是初步階段,而污水 工程更仍未動工,來時封路或交通管制頻密,而23區一期公營房屋發展即將動工,運載 建築設備極為頻密,並已通知需進行交通管制措施,一條車路不能承受兩個地盤同時發 展,人車爭路,交通阻塞,必然癱瘓東涌道北,造成地區衝突。

參考編號

**Reference Number:** 

提交限期 Deadline for submission:

28/12/2021

211228-233152-36355

28/12/2021 23:31:52

提交日期及時間 Date and time of submission:

有關的規劃申請編號 The application no. to which the comment relates: A/I-TCTC/59

「提意見人」姓名/名稱 Name of person making this comment:

先生 Mr. Chan

意見詳情

**Details of the Comment :** 

Ok 28/12 已改 9

反對理由:

東涌道北現時只有一條馬路雙程行車,而有關東涌道北擴闊工程只是初步階段,而污水 工程更仍未動工,來時封路或交通管制頻密,而23區一期公營房屋發展即將動工,運載 建築設備極為頻密,並已通知需進行交通管制措施,一條車路不能承受兩個地盤同時發 展,人車爭路,交通阻塞,必然癱瘓東涌道北,造成地區衝突,懇請城規會反對上述有 關申請。

寄件者: 寄件日期: 收件者: 主旨: 附件: EAP KFBG <eap@kfbg.org> 2021年12月28日星期二 13:58 tpbpd@pland.gov.hk KFBG's comments on one planning application 211228 s16 TCTC 59.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download this file, please notify us through email.

1

Best Regards,

Ecological Advisory Programme Kadoorie Farm and Botanic Garden



## 嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation

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

28th December 2021.

By email only

1

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Dear Sir/ Madam,

## Proposed Flat (A/I-TCTC/59)

1. We refer to the captioned.

2. The application site is close to Ma Wan Chung, which contains mangrove and mudflat, and areas full of vegetation; the proposal also contains relatively high-rise blocks. We urge the Board to liaise with relevant parties as to whether the proposal can incorporate appropriate designs to reduce the potential light pollution effect on Ma Wan Chung and surroundings (e.g., the layout design of the development (e.g., moving open space or landscape area towards the northern tip of the site), the design (e.g., direction) of the lightings of associated infrastructures).

3. The ecological impacts of artificial lightings on terrestrial faunas have been well documented <sup>(e.g., 1)</sup>. However, such impacts on marine organisms should also not be underestimated <sup>(e.g., 2)</sup>. We urge the Board to consider this and to request that appropriate designs to reduce such potential impacts should be adopted.

4. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路 Lam Kam Road, Tai Po, New Territories, Hong Kong Email: eap@kfbg.org

<sup>&</sup>lt;sup>1</sup> https://www.science.org/doi/10.1126/sciadv.abi8322#pill-info-authors

<sup>&</sup>lt;sup>2</sup> https://royalsocietypublishing.org/doi/10.1098/rspb.2021.0454

寄件者: 寄件日期: 收件者: 主旨:

2021年12月24日星期五 2:22 tpbpd Re: A/I-TCTC/59 DD3 TC, Tung Chung-

Dear TPB Members,

Not only is it unacceptable that government land be granted to a private developer when GIC and Green Belt are being rezoned every week on the excuse that there is no land for subsidized housing, it is clear that the a development encircling numerous lots belonging to others is untenable.

The administration has the power of compulsory purchase and could unite all the lots in order to achieve a comprehensive and efficient land use.

Repeat, there is a glut, and will be for years to come, of private units in Tung Chung.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk> Date: Tuesday, 28 September 2021 12:37 AM CST Subject: A/I-TCTC/59 DD3 TC, Tung Chung

A/I-TCTC/59

Lots 1766 RP, 1768 (Part), 1770 (Part), 1771 RP (Part), 1774 (Part) in D.D.3 TC and Adjoining Government Land, Tung Chung Site area : About 5,400sq m Includes Government Land of about 2,767sq.m Zoning : "Res (Group B) 3" and area shown as 'Road' Applied development : 187 Units / PR 2 / BH 55mPD / 83 Vehicle Parking / OS 524sq.m

Dear TPB Members,

In view of the daily statements from government officials that there is not enough land to build homes for ordinary citizens, why is a site 51% public land being handed over to a private developer for an up market development? Assisted housing would not require a clubhouse so the number of units could be increased.

With the departure of hundreds of pilots and air crew there is a glut of private units available in Tung Chung and clearly no need for additional stock. I found 78 listings for Caribbean Coast on just one of the large estate agents website.

Developments like then are clear proof that the housing problem is down to doublespeak on the part of the administration. Of course when it is so easy to push through rezoning of recreation and GIC sites and green belt on the excuse of no land to build affordable housing there is no pressure to dedicate government land to addressing the needs of the community.

1

Mary Mulvihill

寄件者: 寄件日期: 收件者: 主旨:

2021年12月28日星期二 21:15 tpbpd@pland.gov.hk Objection to the A/I TCTC/59

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f2

Dear all,

Please find below objection to the A/I TCTC/59:

1) Impact on mangrove and mudflats

2) Impact on light pollution

3) Impact on heavy traffic congestion in that area.

Regards

Mr Mok

Sent from my iPhone

RECEIVED £3 2 2 DEC 2021 割 罰 鲁 羽 印 秭 南 セA -Town Planning Board 申請為弱, A/1-TCTC/ 剧 159 南 22 電 包 Ē, 信 20 18 坊 劣 羽 + 犀 台南 办 执 有 7 ïF 5 PE おし 屋 日 第 新 127 R 東 调 48 177 15 23 對 E TR 菊 首 48 JEn 1 12 、角 運 山 嬴 仔 重 FA 的 à 5y K 高 涌 1× 29 Lin 12/2 厦 副 P 币 11 夏九 馬 特 石 临 FER 12b 泛 王 榜 石 THE AFI F t F. 車際 流量大增 急速 墙長 雨 2) 住 宇 行 主意,远屋村 P 境 肥 污染 之间 31 環 K 軍 R 南 顶 松 展 黄 it. 是 條 Ky 封 的田 di 信 行 疘, 本 3. Est PA DY 在 R 杉 F12 酒 R 未 南 F ら 12 からっ かた 海 官 5

83 東涌道北橋, 湖 工程已度開, 大量車輛 入東 湔 ៉ 北 掘 颈 路 ( 带, 泥 屋 村 2 號, 影 A) 大量 車輛 晚 問 停 泊 在 村 内, 生 噪 音。 嗓 音 反 穝 境 v Z, 影 响 本 村, 何 運 輸 署, 環 係 署 苏東 谕 鄉 事委 首 、 映 問 题。 東涌第48區, 第29日區, 第23區 工程尚未展開, 但尊, 近屋村居民已受到 影响, 敬請有関部門関注,協助, 男子 nh , 酸府規劃發展潮效時要顏足係高發展平衡性,弊原居民共融。謝謝 如有任何查詢, 满致更 唐小姐、 黄流屋村原居民上 代行人, 考礼劳 诵 鄉事委员儒 軍 歌 渴 星 係 君 化行着 唐北,劳 定为: 2021年12 A 雅納工物 德班-村 2 R 褶 卿友 何嘉年, 何麗芬, 何嘉俊 禮華 何麗文 何樂恒 们魔運

### Appendix IV of RNTPC Paper No. A/I-TCTC/59A

#### **Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Islands, Lands Department (LandsD) that the Lots at the Site are Old Schedule Lots demised for agricultural use under the Block Government Lease. No structures are allowed to be erected without the prior approval of the Government. If planning permission is given, the applicant will need to apply to LandsD for a fresh/revised land exchange application to effect the development proposal approved by the Board. There is no guarantee that the fresh/revised land exchange application (if received), involving the grant of additional GL, will be approved by LandsD and he reserves his comment on the fresh/revised land exchange application. The fresh/revised land exchange application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the fresh/revised land exchange application is approved, it would be subject to such terms and conditions as the Government shall deem fit to impose, including, amongst other things, charging of premium and administrative fee;
- (b) to note the comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department at **Appendix II** of the MPC Paper No. A/I-TCTD/59A.
- (c) to note the comments of the Commissioner for Transport at Appendix II of the MPC Paper No. A/I-TCTC/59A;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the section 16 application by the Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works;
- (e) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO) that as the Site falls within the Ma Wan Chung Site of Archaeological Interest and the area of archaeological potential as identified in the approved Environmental Impact Assessment (EIA) report on Tung Chung New Town Extension (Application No.: EIA-233/2015), the applicant is reminded to follow the recommendation of the concerned EIA report that should finds of archaeological or historic significance under the Antiquities and Monuments Ordinance (Cap. 53) be discovered, the AMO should be contacted immediately for further agreement on practical and feasible handling procedures;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department to timely submit the Water Supply Impact Assessment in order to secure water supply for the development.
- (g) to note the comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department (BD) at Appendix II of the MPC Paper No. A/I-TCTC/59A;

(h) to note the comments of the Director of Fire Services that EVA arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 administered by the BD. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and

(i)

to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines. The applicant is also reminded that there is an intermediate pressure underground town gas transmission pipeline at Yat Tung (II) Estate which is within/in the vicinity of the proposed work area. For the sake of public safety and ensuring the continuity of town gas supply, the project proponent / consultant/works contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations within / in the vicinity of the proposed work areas and any required minimum set back distance away from them during the design and construction stages of works. The involved parties are also required to observe the requirements of the Electrical and Mechanical Services Department's Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition for reference. The Code can be downloaded via the following web-link:

https://www.emsd.gov.hk/filemanager/en/content\_286/CoP\_gas\_pipes\_2nd\_(Eng).pdf.