

This document is received on 29 JUL 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年  
的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-KTS/1899
	Date Received 收到日期	29 JUL 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。
- 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 Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>),亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話:2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

New Territories Association of Societies (Community Services) Foundation

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

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

PlanPlus Consultancy Limited

### 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)	Lot 2160 RP (Part) in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 16,631 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 25,412 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	9,696 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Zone"
(f) Current use(s) 現時用途	Vacant  (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" #& (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」 #& (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" #& (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」 #& (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

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 14/7/2021 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)" #.  
根據土地註冊處截至 2021 年 7 月 14 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」 #。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)" #.  
已取得 1 名「現行土地擁有人」 # 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	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lot 2160 RP in D.D. 106	14/7/2021

(Please use separate sheets if 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)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if 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)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採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：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Transitional Housing Development

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

8,985.7 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

7,645.2 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

9 .....

Proposed domestic floor area 擬議住用樓面面積

23,912 .....sq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

1,500 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

25,412 .....sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Residential Blocks: not more than 15m; Amenity &amp; E/M Building: not more than 12m;

E/M Building: not more than 4m; Sewerage Treatment Plant: not more than 6.5m

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

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)

68 for bicycle racks

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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

Others (Please Specify) 其他 (請列明)

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Proposed operating hours 擬議營運時間 24 hours, Mondays to Sundays including Public Holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  Kam Wui Road, Tung Wui Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) 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。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情  	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?		On environment 對環境	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
		On traffic 對交通	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	On drainage 對排水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	On slopes 對斜坡	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas****位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>





**8. 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  
簽署

  
.....  
KENNITH CHAN  
.....

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

MANAGING DIRECTOR  
.....

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☒ 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 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☒ RPP 註冊專業規劃師  
Others 其他 .....

on behalf of  
代表

PlanPlus Consultancy Limited  
.....

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

30.6.2021

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

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**

1. 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。

3. 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。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 2160 RP (Part) in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories
Site area 地盤面積	16,631 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 9,696 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	"Comprehensive Development Zone"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Transitional Housing Development

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	23,912 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.44 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,500 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	6	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	15 m 米	<input checked="" type="checkbox"/> (Not more than 不多於)
		4 Storeys(s) 層	<input checked="" type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	12 m 米	<input checked="" type="checkbox"/> (Not more than 不多於)
		3 Storeys(s) 層	<input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	Not more than 45.97 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		68
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 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 Racks		68
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	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 Others (Please Specify) 其他 (請列明)		6

## Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Typical Unit Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Preservation Proposal, Visual Appraisal		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」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。





Date : 4<sup>th</sup> August 2021  
Our Ref. : PPCL/PLG/10071/L005

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

Attention: The Secretary of the Town Planning Board

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Transitional Housing Development  
for a Period of 3 Years at  
Lot 2160 RP (Part) in D.D. 106 and Adjoining Government Land in Kam Tin, Yuen Long, New Territories  
(Planning Application No. A/YL-KTS/899 under Section 16 of the Town Planning Ordinance)**

**Submission of Supplementary Information**

We refer to the comments from Fanling, Sheung Shui & Yuen Long East District Planning Office in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith the below revised development parameters table and enclosed revised Master Layout Plans (for Phase 1 and Full Scale Development), in support of the captioned application, for the consideration of the Town Planning Board.

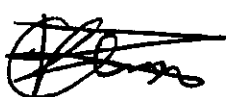
Parameters	Full Scale	Phase 1	Phase 2
<b>Site Area</b>	About 16,631m <sup>2</sup> (including about 9,696m <sup>2</sup> Government Land)	About 11,027m <sup>2</sup> (including about 4,172m <sup>2</sup> Government Land)	About 5,604m <sup>2</sup> (including about 5,524m <sup>2</sup> Government Land)
<b>Plot Ratio</b>	Not more than 1.53	About 1.35	About 1.87
<b>Total GFA*</b> Domestic GFA Non-domestic GFA	About 25,412m <sup>2</sup> About 23,912m <sup>2</sup> About 1,500m <sup>2</sup>	About 14,928m <sup>2</sup> About 13,428m <sup>2</sup> About 1,500m <sup>2</sup>	About 10,484m <sup>2</sup> About 10,484m <sup>2</sup> -
<b>Site Coverage</b>	About 45.97%	About 43.36%	About 51.11%
<b>No. of Units</b>	About 1,020 units	About 590 units	About 430 units
<b>No. of Blocks</b> Residential Amenity & E/M Building E/M Building Sewage Treatment Plant	9 6 1 1 1	5 3 1 - 1	4 3 - 1 -
<b>Building Height</b> Residential Blocks Amenity & E/M Building E/M Building Sewerage Treatment Plant	4 storeys (not more than 15m (+20.1mPD)) 3 storeys (not more than 12m (+17.8mPD)) 1 storey (not more than 4m (+9.8mPD)) 1 storey (not more than 6.5m (+12mPD))		
<b>Estimated Population</b>	2,751	1,471	1,280
<b>Greenery Coverage</b>	Not less than 25%		

<b>Communal Open Space</b> (at least 1m <sup>2</sup> per person)	Not less than 2,751m <sup>2</sup>	Not less than 1,471m <sup>2</sup>	Not less than 1,280m <sup>2</sup>
<b>No. of Heavy Goods Vehicle</b> (“HGV”) Loading & Unloading (“L/UL”) (11m x 3.5m)	6	3	3
<b>Bicycle Racks</b>	68	39	29

*\*E&M and Sewerage Treatment Plant are assumed to be exempted from GFA calculation.*

Should you have any queries, please do not hesitate to contact our Robin Chan or the undersigned at:

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**

p.p. 


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Kennith Chan  
Managing Director

Encl. As above  
c.c. The Applicant

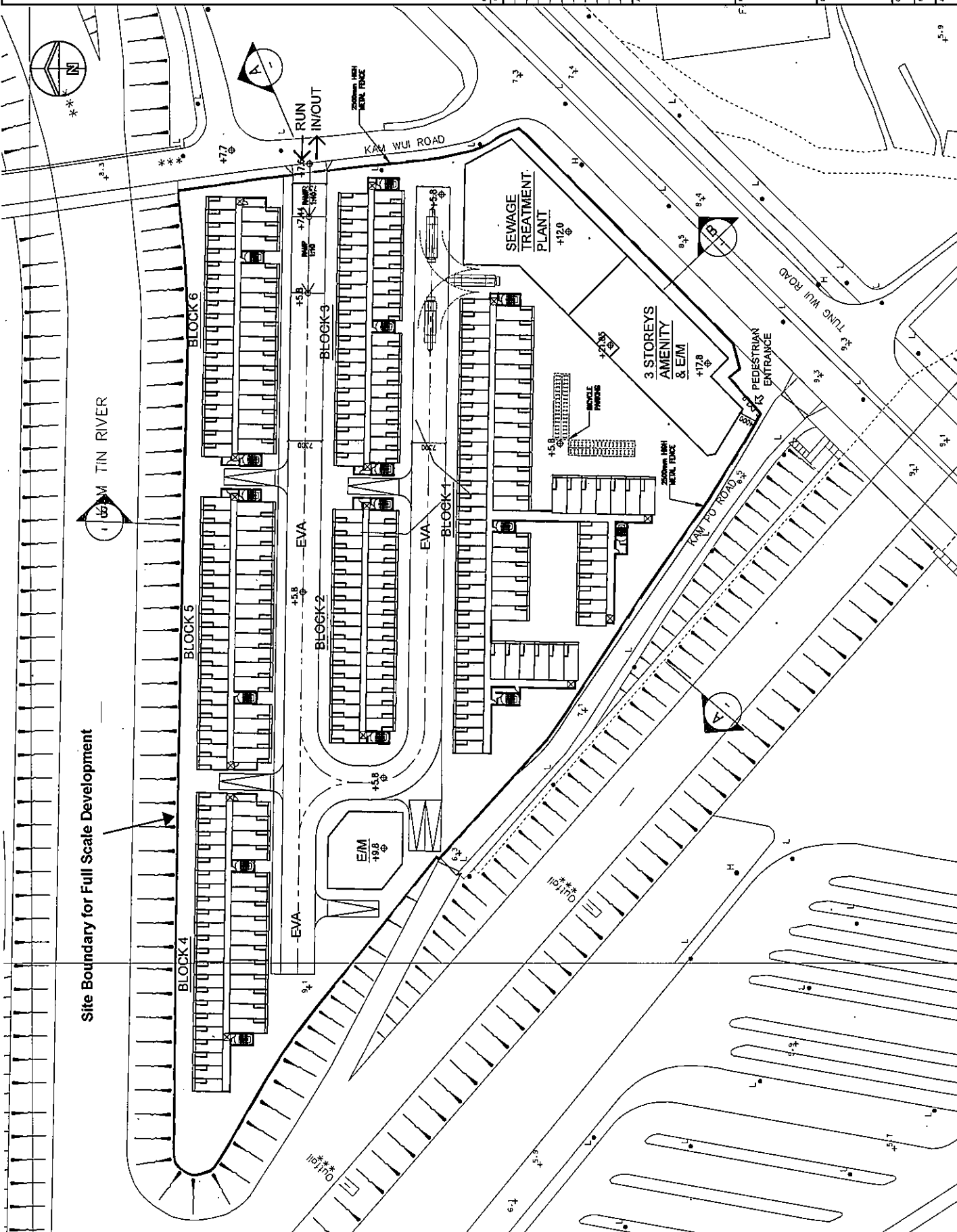


The site plan illustrates the layout for Phase 1 Development. It features three main building blocks: BLOCK 1, BLOCK 2, and BLOCK 3. BLOCK 1 is a long, narrow structure with a central corridor. BLOCK 2 and BLOCK 3 are smaller, rectangular structures. A central area contains a SEWAGE TREATMENT PLANT and a 3 STOREYS AMENITY & EM building. The site is bounded by the TIN RIVER to the north and the KAM WUI ROAD to the south. A large area is designated as the 'Site Boundary for Phase 1 Development'. The plan also shows various parking areas, including a 'BICYCLE PARKING' area, and a 'PEDESTRIAN ENTRANCE'. Elevation markers such as +5.8, +7.7, +12.0, and +17.8 are indicated throughout the site. A north arrow is located in the upper left corner.

PROJECT		PROPOSED TRANSECTAL POLYMER CONCRETE POLYMER CONCRETE KAM TIN SOUTH NEW TERRITORIES		PROJECT NAME
		MASTER LAYOUT PLAN PHASE 1		DRAWING TITLE
16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 24/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 34/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F, 42/F, 43/F, 44/F, 45/F, 46/F, 47/F, 48/F, 49/F, 50/F, 51/F, 52/F, 53/F, 54/F, 55/F, 56/F, 57/F, 58/F, 59/F, 60/F, 61/F, 62/F, 63/F, 64/F, 65/F, 66/F, 67/F, 68/F, 69/F, 70/F, 71/F, 72/F, 73/F, 74/F, 75/F, 76/F, 77/F, 78/F, 79/F, 80/F, 81/F, 82/F, 83/F, 84/F, 85/F, 86/F, 87/F, 88/F, 89/F, 90/F, 91/F, 92/F, 93/F, 94/F, 95/F, 96/F, 97/F, 98/F, 99/F, 100/F, 101/F, 102/F, 103/F, 104/F, 105/F, 106/F, 107/F, 108/F, 109/F, 110/F, 111/F, 112/F, 113/F, 114/F, 115/F, 116/F, 117/F, 118/F, 119/F, 120/F, 121/F, 122/F, 123/F, 124/F, 125/F, 126/F, 127/F, 128/F, 129/F, 130/F, 131/F, 132/F, 133/F, 134/F, 135/F, 136/F, 137/F, 138/F, 139/F, 140/F, 141/F, 142/F, 143/F, 144/F, 145/F, 146/F, 147/F, 148/F, 149/F, 150/F, 151/F, 152/F, 153/F, 154/F, 155/F, 156/F, 157/F, 158/F, 159/F, 160/F, 161/F, 162/F, 163/F, 164/F, 165/F, 166/F, 167/F, 168/F, 169/F, 170/F, 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NOTES:  
DO NOT SCALE DRAWING.  
ALL DIMENSIONS MUST BE MEASURED AT THE WORK BY THE CONTRACTOR.  
ALL HEIGHTS, ELEVATIONS, LEVELS AND TIE-UP LEVELS ARE REFERENCED TO THE COMPLETION OF THE WORK.



Site Boundary for Full Scale Development

**STUDIO | RCH**  
10/F, Xiu Hui Commercial Building  
221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 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1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827, 1829, 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 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3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, 3827, 3829, 3831, 3833, 3835, 3837, 3839, 3841, 3843, 3845, 3847, 3849, 3851, 3853, 3855, 3857, 3859, 3861, 3863, 3865, 3867, 3869, 3871, 3873, 3875, 3877, 3879, 3881, 3883, 3885, 3887, 3889, 3891, 3893, 3895, 3897, 3899, 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931, 3933, 3935, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3953, 3955, 3957, 3959, 3961, 3963, 3965, 3967, 3969, 3971, 3973, 3975, 3977, 3979, 3981, 3983, 3985, 3987, 3989, 3991, 3993, 3995, 3997, 3999, 4001, 4003, 4005, 4007, 4009, 4011, 4013, 4015, 4017, 4019, 4021, 4023, 4025, 4027, 4029, 4031, 4033, 4035, 4037, 4039, 4041, 4043, 4045, 4047, 4049, 4051, 4053, 4055, 4057, 4059, 4061, 4063, 4065, 4067, 4069, 4071, 4073, 4075, 4077, 4079, 4081, 4083, 4085, 4087, 4089, 4091, 4093, 4095, 4097, 4099, 4101, 4103, 4105, 4107, 4109, 4111, 4113, 4115, 4117, 4119, 4121, 4123, 4125, 4127, 4129, 4131, 4133, 4135, 4137, 4139, 4141, 4143, 4145, 4147, 4149, 4151, 4153, 4155, 4157, 4159, 4161, 4163, 4165, 4167, 4169, 4171, 4173, 4175, 4177, 4179, 4181, 4183, 4185, 4187, 4189, 4191, 4193, 4195, 4197, 4199, 4201, 4203, 4205, 4207, 4209, 4211, 4213, 4215, 4217, 4219, 4221, 4223, 4225, 4227, 4229, 4231, 4233, 4235, 4237, 4239, 4241, 4243, 4245, 4247, 4249, 4251, 4253, 4255, 4257, 4259, 4261, 4263, 4265, 4267, 4269, 4271, 4273, 4275, 4277, 4279, 4281, 4283, 4285, 4287, 4289, 4291, 4293, 4295, 4297, 4299, 4301, 4303, 4305, 4307, 4309, 4311, 4313, 4315, 4317, 4319, 4321, 4323, 4325, 4327, 432



**Appendix II of**  
**RNTPC Paper No. A/YL-KTS/899**

**Previous s.16 Applications Covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Date of Consideration by RNTPC</u></b>	<b><u>Approval Condition(s)</u></b>
1	A/YL-KTS/705	Proposed House Development	20.4.2018	(a) to (k)

**Approval Conditions**

- (a) Submission and implementation of a revised Master Layout Plan
- (b) Submission and implementation of a Landscape Master Plan and tree preservation proposals
- (c) Design and implementation of the road improvement measures as proposed in the revised Traffic Impact Assessment
- (d) Design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development
- (e) Submission of a revised Drainage Impact Assessment and the implementation of the drainage proposal and mitigation measures identified therein
- (f) Submission of an updated Sewerage Impact Assessment for connection to the public sewer or provision of on-site sewage treatment facilities
- (g) Submission of an updated Noise Impact Assessment and the implementation of mitigation measures identified therein
- (h) Submission of a Land Contamination Assessment and implementation of the land contamination remediation measures proposed therein prior to the commencement of construction works
- (i) Submission of an assessment to assess the interface issue(s) with the proposed Northern Link project and the implementation of the mitigation measure(s) identified therein
- (j) Submission of an implementation programme, with phasing proposals to tie in with the completion of major infrastructural facilities serving the proposed development
- (k) Design and provision of an emergency vehicular access, water supplies for fire fighting and fire service installations

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection reasons</u></b>
1.	A/YL-KTS/590	Proposed houses (with a plot ratio of 0.4)	8.5.2015	(a), (b), (c)

**Rejection Reasons:**

- (a) The planning intention of the “Comprehensive Development Area” (“CDA”) was for comprehensive development of the whole site. The development proposal mainly focused on one private lot within the site without any specific proposal for the remaining area. The applicant failed to put forward a comprehensive development proposal for the “CDA” zone.
- (b) The applicant failed to demonstrate the environmental acceptability of the proposed development, and that the proposed measures were adequate to mitigate the air quality and noise impacts from the nearby uses. The proposed development would be susceptible to adverse environmental impact.
- (c) The proposed development would generate adverse traffic, visual, landscape, drainage and sewerage impacts on the surrounding areas as no relevant technical assessment has been submitted to address such technical concerns.

0001

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

## 參考編號

Reference Number:

210827-233628-47074

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

27/08/2021 23:36:28

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hogan Loh

## 意見詳情

Details of the Comment :

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of a adequate road networks, transportation links and recreational and other supporting public facilities.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.
- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building

shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,  
Hogan Loh



0002

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

參考編號

Reference Number:

210807-112223-16585

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

07/08/2021 11:22:23

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTS/899

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAI JUNYU

意見詳情

Details of the Comment :

現在周邊人口及交通不適宜興建需要更多數據支持。



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

參考編號

Reference Number:

210823-142742-14152

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

23/08/2021 14:27:42

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Adrian McCarroll

意見詳情

Details of the Comment :

This development will create too much additional traffic in the area and will damage the ambience of the surrounding area.



0004

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

## 參考編號

Reference Number:

210823-115832-75053

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

23/08/2021 11:58:32

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHAU Hok Bun  
Twinson

## 意見詳情

Details of the Comment :

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of a adequate road networks, transportation links and recreational and other supporting public facilities.

- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.

- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.

- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

- The application includes a large portion of government land along the Kaim Tin River that is better suited for community facilities, such as a park or recreational facilities.

- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

0005

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210823-170018-17880

**提交限期****Deadline for submission:**

27/08/2021

**提交日期及時間****Date and time of submission:**

23/08/2021 17:00:18

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

A/YL-KTS/899

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

先生 Mr. LIM MICHAEL

**意見詳情****Details of the Comment :**

To: Town Planning Board (Email Address: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

Re: Application Y/YL-KTS/899 Kam Tin South, Yuen Long

Dear Town Planning Board

I would like to express my objection to the above-referenced application for a “temporary transitional housing arrangement” in Kam Tin South for the following reasons:

- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

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

## 參考編號

Reference Number:

210823-184615-76922

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

23/08/2021 18:46:15

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Genevieve James  
Moore

## 意見詳情

Details of the Comment :

I object to this proposal. Transitional housing schemes such as the one proposed is a "band-aid programme." The program is designed to manipulate the housing data to create the appearance that steps are being taken to address Hong Kong's shortage of public housing when in fact, this programme squanders funds on short-term accommodation that does not address the public's need for permanent, long-term housing in suitable locations with existing infrastructure to support the resulting local community.

This location is a rural area with a suitable road network, school and other community facilities. In addition, the site consists of a large portion of government land that is better suited for public use as a park or open facilities. This proposal creates the appearance that a charitable organization is collaborating with a property developer to take over another plot of undeveloped land when the property developer has millions of square feet of suitable undeveloped land in its landbank for development.

This site consists of undeveloped green space with existing trees that should be preserved. Development at this site will also impact the existing flight path around the Shek Kong barracks. This corridor should remain clear of development to ensure safe flying activities can continue.



0007

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

參考編號

Reference Number:

210823-183453-83267

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

23/08/2021 18:34:53

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wilhelmina Evelyn Moore

意見詳情

Details of the Comment :

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant, as a newly-formed entity, fails to meet the requirements to demonstrate a 3-year history in the development and management of property developments.
- Such transitional housing arrangement is not viable and cost effective. The cost to develop and build temporary 5-year housing is approximately 50% of the cost of constructing permanent housing that families can live in for 40 plus years. Building such transitional housing is not a prudent use of either our government land or our dwindling fiscal resources.
- The applicant is colluding with the property developer backing this proposal in order to get a large plot of land (including government land) rezoned in the face of overwhelming public opposition to developing a housing development on this site.
- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The application includes a large portion of government land along the Kam Tin River that is be

ter suited for community facilities, such as a park or recreational facilities.

- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Please reject this application.

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

## 參考編號

Reference Number:

210823-182534-33096

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

23/08/2021 18:25:34

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Melanie Ann Moore

## 意見詳情

Details of the Comment :

I object to the application for a “temporary transitional housing arrangement” in Kam Tin South for the following reasons:

- The applicant is a newly formed group associated with the large property developer that owns a portion of the site. Such property developer had previously applied for a large-scale residential complex at this same site, despite numerous objections from the public, district councilors and the local community. The current applicant is nothing more than the large property developed disguised as a charitable organization attempting to develop this large parcel of land (including a vast expanse of government land) by any means possible. Town Planning Board should reject this application at the outset.
- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future

master landscape plans.

- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

The property developer has a large, existing landbank available for development. Town Planning Board should not allow large portions of government land to be taken over for development.

0009

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210825-091415-26001

**提交限期****Deadline for submission:**

27/08/2021

**提交日期及時間****Date and time of submission:**

25/08/2021 09:14:15

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

A/YL-KTS/899

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

先生 Mr. Sam Lee

**意見詳情****Details of the Comment :**

I object to the abovementioned application for a "transitional housing arrangement" in Kam Tin South for below 4 reasons:

[Environmental reason] The application development will result in cutting down of significant amount of trees and will destroy existing landscape resources. The applicant appears to fail to provide for adequate compensatory replanting.

[Better way of land use] The nearby areas are all for residential use, and the proposed land site is better suited for community facilities, such as a park or recreational facilities.

[Safety] The proposed site is close to the runway of the Shek Kong airfield.

[Impacts to nearby residents] With a high plot ratio of 1.5, this application will bring in significant amount of residents (over 1,000 housing units) and will have negative impacts on nearby environment, traffic, and other infrastructure. Back in 2014, local residents have already strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected.

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
(申請編號: A/YL-KTS/899)



執事先生 / 女士:

本人是元朗八鄉錦上路居民，現就上標申請項目作出強烈反對。

從傳媒資料得知，八鄉區將陸續有4個過渡性房屋發展項目，當中江廈圍將有人口6千人遷入，七星崗項目有超過2千人遷入，而打石湖項目將安置過千人；上標項目地盤面積近1萬平方米，住宅樓面地積近2萬4千平方米，單位超過1千個，容納3千人。大量人口湧入八鄉，定必加長在繁忙時間極度擠迫的港鐵錦上路站的輪候時間，對八鄉錦上路一帶居民造成深層的困擾！

此外，部分入住過渡性房屋的市民，亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水，人流的增加，加劇這些不符合標準道路的阻塞情況，增加市民在交通上時間的消耗！

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦上路站「上車」的情況；以及八鄉區道路狹窄，交通配套不足的事實，否決上標項目的申請，不要讓我們八鄉居民生活在水深火熱之中！

八鄉居民簽署：

姓名：

2021年8月 29 日

通訊地址：

聯絡電話：

0011

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
(申請編號:A/YL-KTS/899)

執事先生/女士:

本人是元朗八鄉錦田上落居民,現就上標申請項目作出強烈反對。

從傳媒資料得知,八鄉區將陸續有4個過渡性房屋發展項目,當中紅屋圍將有人口6千人遷入,七星崗項目有超過2千人遷入,而打石湖項目將安置過千人;上標項目地盤面積近1萬平方米,住宅樓面地積近2萬4千平方米,單位超過1千個,容納3千人。大量人口湧入八鄉,定必加長在繁忙時間極度擠迫的港鐵錦田上落站的候候時間,對八鄉錦田上落一帶居民造成深層的困擾!

此外,部分入住過渡性房屋的市民,亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水,人流的增加,加劇這些不符合標準道路的阻塞情況,增加市民在交通上時間的消耗!

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦田上落站「上車」的情況;以及八鄉區道路狹窄,交通配套不足的事實,否決上標項目的申請,不要讓我們八鄉居民生活在水深火熱之中!

八鄉居民簽署:

姓名:

2021年8月22日

通訊地址:

聯絡電話:

25-AUG-2021 16:25

95x

P.001

25-08-21:15:23 :WT LAI DISTRICT COUNCILLOR 區議員劉國治

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0012

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
(申請編號:A/YL-KTS/899)

執事先生/女士:

本人是元朗八鄉錦田上落居民,現就上標申請項目作出強烈反對。

從傳媒資料得知,八鄉區將陸續有4個過渡性房屋發展項目,當中紅屋圍將有人口6千人遷入,七星崗項目有超過2千人遷入,而打石湖項目將安置過千人;上標項目地盤面積近1萬平方米,住宅樓面地積近2萬4千平方米,單位超過1千個,容納3千人。大量人口湧入八鄉,定必加長在繁忙時間極度擠迫的港鐵錦田上落站的候候時間,對八鄉錦田上落一帶居民造成深層的困擾!

此外,部分入住過渡性房屋的市民,亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水,人流的增加,加劇這些不符合標準道路的阻塞情況,增加市民在交通上時間的消耗!

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦田上落站「上車」的情況;以及八鄉區道路狹窄,交通配套不足的事實,否決上標項目的申請,不要讓我們八鄉居民生活在水深火熱之中!

八鄉居民簽署:

姓名:

2021年8月23日

通訊地址:

聯絡電話:

0013

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
(申請編號:A/YL-KTS/899)

執事先生/女士:

本人是元朗八鄉錦田上落居民,現就上標申請項目作出強烈反對。

從傳媒資料得知,八鄉區將陸續有4個過渡性房屋發展項目,當中紅屋圍將有人口6千人遷入,七星崗項目有超過2千人遷入,而打石湖項目將安置過千人;上標項目地盤面積近1萬平方米,住宅樓面地積近2萬4千平方米,單位超過1千個,容納3千人。大量人口湧入八鄉,定必加長在繁忙時間極度擠迫的港鐵錦田上落站的候候時間,對八鄉錦田上落一帶居民造成深層的困擾!

此外,部分入住過渡性房屋的市民,亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水,人流的增加,加劇這些不符合標準道路的阻塞情況,增加市民在交通上時間的消耗!

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦田上落站「上車」的情況;以及八鄉區道路狹窄,交通配套不足的事實,否決上標項目的申請,不要讓我們八鄉居民生活在水深火熱之中!

八鄉居民簽署:

姓名:

2021年8月20日

通訊地址:

聯絡電話:

25-AUG-2021 15:25

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25-08-21:15:23 :WT LAI DISTRICT COUNCILLOR 區議員劉國治

# 6 / 46

0014

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地  
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(申請編號:A/YL-KTS/899)

執事先生/女士:

本人是元朗八鄉錦田上落居民,現就上標申請項目作出強烈反對。

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此外,部分入住過渡性房屋的市民,亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水,人流的增加,加劇這些不符合標準道路的阻塞情況,增加市民在交通上時間的消耗!

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦田上落站「上車」的情況;以及八鄉區道路狹窄,交通配套不足的事實,否決上標項目的申請,不要讓我們八鄉居民生活在水深火熱之中!

八鄉居民簽署:

姓名:

2021年8月21日

通訊地址:

聯絡電話:

0015

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第105的地段第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)(申請編號: A/YL-KTS/899)

執事先生 / 女士:

本人是元朗八鄉錦上路居民,現就上標申請項目作出強烈反對。

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八鄉居民簽署:

姓名:

2021年8月 21 日

通訊地址:

聯絡電話:

25-AUG-2021 15:26

96%

P.007

25-08-21:15:23 :WT LAI DISTRICT COUNCILLOR 楊國良

# 8 / 46

0016

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)(申請編號: A/YL-KTS/899)

執事先生 / 女士:

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八鄉居民簽署:

姓名:

2021年8月 30 日

通訊地址:

聯絡電話:

0017

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)(申請編號: A/YL-KTS/899)

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八鄉居民簽署:

姓名:

2021年8月 14 日

通訊地址:

聯絡電話:

25-AUG-2021 15:26

96%

P.005

25-08-21:15:23 :WT LAI DISTRICT COUNCILLOR 楊國良

# 10 / 46

0018

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)(申請編號: A/YL-KTS/899)

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八鄉居民簽署:

姓名:

2021年8月 21 日

通訊地址:

聯絡電話:



0019

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
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八鄉居民簽署:

黎國強

姓名:

黎國強

2021年8月21日

通訊地址:

聯絡電話:

25-AUG-2021 15:27

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0020

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
(申請編號: A/YL-KTS/899)

RECEIVED

25 AUG 2021

Town Planning Board

執事先生 / 女士:

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八鄉居民簽署:

梁文龍

姓名:

梁文龍

2021年8月21日

通訊地址:

聯絡電話:

0021

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
(申請編號: A/YL-KTS/899)



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八鄉居民簽署:

郭有梯

姓名:

郭有梯

2021年8月22日

通訊地址:

聯絡電話:

25-AUG-2021 15:27

96%

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0022

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
(申請編號: A/YL-KTS/899)

RECEIVED

25 AUG 2021

Town Planning Board

執事先生 / 女士:

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八鄉居民簽署:

陳牛

姓名:

陳牛

2021年8月20日

通訊地址:

聯絡電話:

0023

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地  
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八鄉居民簽署:

姓名:

黎桂雄

2021年8月21日

通訊地址:

聯絡電話:

25-AUG-2021 15:27

96%

P.015

0024

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
(申請編號: A/YL-KTS/899)



啟事先生 / 女士:

本人是元朗八鄉錦上路居民, 現就上標申請項目作出強烈反對。

從傳媒資料得知, 八鄉區將陸續有4個過渡性房屋發展項目, 當中江廈圍將有人口6千人遷入, 七星崗項目有超過2千人遷入, 而打石湖項目將安置過千人; 上標項目地盤面積近1萬平方米, 住宅樓面地積近2萬4千平方米, 單位超過1千個, 容納3千人。大量人口湧入八鄉, 定必加長在繁忙時間極度擠迫的港鐵錦上路站的候候時間, 對八鄉錦上路一帶居民造成深層的困擾!

此外, 部分入住過渡性房屋的市民, 亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水, 人流的增加, 加劇這些不符合標準道路的阻塞情況, 增加市民在交通上時間的消耗!

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦上路站「上車」的情況; 以及八鄉區道路狹窄, 交通配套不足的事實, 否決上標項目的申請, 不要讓我們八鄉居民生活在水深火熱之中!

八鄉居民簽署:

姓名:

梁家浩

2021年8月21日

通訊地址:

聯絡電話:

0025

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

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八鄉居民簽署:

姓名:

李巧蘭

2021年8月17日

通訊地址:

聯絡電話:

25-AUG-2021 15:28

96%

P.017

0026

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

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八鄉居民簽署:

姓名:

謝滿堂

2021年8月22日

通訊地址:

聯絡電話:

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地  
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八鄉居民簽署: 陳玉萍  
姓名: 陳玉萍

2021年8月17日

通訊地址:

聯絡電話:

25-AUG-2021 15:28

96%

P.019

25-08-21:15:23 WY LAI DISTRICT COUNCILLOR 區議員陳玉萍

20/46

0028

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

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八鄉居民簽署: Wing  
姓名: 劉詠詩

2021年8月22日

通訊地址:

聯絡電話:

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地  
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八鄉居民簽署: 解有強  
姓名: 解有強

2021年8月17日

通訊地址:

聯絡電話:

25-AUG-2021 15:28

96%

P.021

25-08-21:15:23 WY LAI DISTRICT COUNCILLOR 區議員陳玉萍

22/46

0030

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地  
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八鄉居民簽署: 區國樑  
姓名: 區國樑

2021年8月22日

通訊地址:

聯絡電話:

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

0031

新界元朗錦田大量的份第106的地役第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)

(申請編號:A/YL-KTS/899)

執事先生/女士:



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八鄉居民簽署:

姓名:

2021年8月17日

通訊地址:

聯絡電話:

25-AUG-2021 15:28

96%

P.023

25-08-21:15:23 :WT LAI DISTRICT COUNCILLOR 區議員辦事處

# 24/ 46

0032

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田大量的份第106的地役第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)

(申請編號:A/YL-KTS/899)

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八鄉居民簽署:

姓名:

2021年8月22日

通訊地址:

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0030

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八鄉居民簽署:

姓名:

2021年8月17日

通訊地址:

聯絡電話:

25-AUG-2021 15:29

96%

P.025

25-08-21:15:23 :WT LAI DISTRICT COUNCILLOR 區議員辦事處

# 25/ 46

0034

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田大量的份第106的地役第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)

(申請編號:A/YL-KTS/899)

執事先生/女士:



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八鄉居民簽署:

姓名:

2021年8月17日

通訊地址:

聯絡電話:

0035

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

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八鄉居民簽署:

姓名:

2021年8月17日

通訊地址:

聯絡電話:

25-AUG-2021 15:25

95%

P.027

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

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八鄉居民簽署:

姓名:

2021年8月23日

通訊地址:

聯絡電話:

0037

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

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八鄉居民簽署:

姓名:

2021年8月18日

通訊地址:

聯絡電話:

25-AUG-2021 15:29

95%

P.029

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

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八鄉居民簽署:

姓名:

2021年8月18日

通訊地址:

聯絡電話:

0039

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

新界元朗錦田大量的份第 106 的地段第 2160 號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期 3 年)(申請編號: A/YL-KTS/899)

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八鄉居民簽署:

姓名:

2021 年 8 月 27 日

通訊地址:

聯絡電話:

25-AUG-2021 16:30

96%

P.031

25-08-21:15:23 :WT LAI DISTRICT COUNCILLOR 區議員陳國治

8/32/46

0040

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

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八鄉居民簽署:

姓名:

2021 年 8 月 27 日

通訊地址:

聯絡電話:

0041

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真 2877 0245 及 郵遞)

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八鄉居民簽署:

姓名:

2021 年 8 月 15 日

通訊地址:

聯絡電話:

25-AUG-2021 16:30

96%

P.033

25-08-21:15:23 :WT LAI DISTRICT COUNCILLOR 區議員陳國治

8/32/46

0042

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

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八鄉居民簽署:

姓名:

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聯絡電話:

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

0043

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地

擬議臨時過渡性房屋發展(為期3年)

(申請編號:A/YL-KTS/899)



執事先生/女士:

本人是元朗八鄉錦田上居民,現就上標申請項目作出強烈反對。

從傳媒資料得知,八鄉區將陸續有4個過渡性房屋發展項目,當中江廈圍將有人口6千人遷入,七星崗項目有超過2千人遷入,而打石湖項目將安置過千人;上標項目地盤面積近1萬平方米,住宅樓面地積近2萬4千平方米,單位超過1千個,容納3千人。大量人口湧入八鄉,定必加長在繁忙時間極度擠迫的港鐵錦田站的候候時間,對八鄉錦田上居民造成深層的困擾!

此外,部分入住過渡性房屋的市民,亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水,人流的增加,加劇這些不符合標準道路的阻塞情況,增加市民在交通上時間的消耗!

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦田站「上車」的情況;以及八鄉區道路狹窄,交通配套不足的事實,否決上標項目的申請,不要讓我們八鄉居民生活在水深火熱之中!

八鄉居民簽署:

姓名: 鄧得和

2021年8月23日

通訊地址:

聯絡電話:

25-AUG-2021 15:10

96%

P.036

25-08-21:15:23 HW LAI DISTRICT COUNCILOR

03/46

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

0044

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地

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八鄉居民簽署:

姓名: TANG TIN WO

2021年8月25日

通訊地址:

聯絡電話:

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

0045

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地

擬議臨時過渡性房屋發展(為期3年)

(申請編號:A/YL-KTS/899)



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八鄉居民簽署:

姓名: 倪榮偉

2021年8月15日

通訊地址:

聯絡電話:

25-AUG-2021 15:10

96%

P.037

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

0046

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地

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八鄉居民簽署:

姓名: 鄧有輝

2021年8月21日

通訊地址:

聯絡電話:

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地

擬議臨時過渡性房屋發展(為期3年)

(申請編號: A/YL-KTS/899)

敬事先生/女士:

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八鄉居民簽署:

姓名:

2021年8月15日

通訊地址:

聯絡電話:

26-AUG-2021 15:31

96%

P.039

23-AUG-2021 15:13:23 THE HONG KONG DISTRICT COUNCIL

區議會秘書處

0047

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地

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八鄉居民簽署:

姓名:

2021年8月18日

通訊地址:

聯絡電話:

0047

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地

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(申請編號: A/YL-KTS/899)

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八鄉居民簽署:

姓名:

2021年8月21日

通訊地址:

聯絡電話:

26-AUG-2021 15:31

96%

P.041

23-AUG-2021 15:13:23 THE HONG KONG DISTRICT COUNCIL

區議會秘書處

0050

城市規劃委員會秘書

香港北角渣華道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

新界元朗錦田丈量約份第106約地段第2160號餘段(部分)和毗連政府土地

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(申請編號: A/YL-KTS/899)

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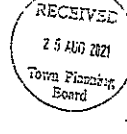
八鄉居民簽署:

姓名:

2021年8月19日

通訊地址:

聯絡電話:





城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

0051

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)

(申請編號: A/YL-KTS/899)

執事先生/女士:

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八鄉居民簽署:

姓名:

2021年8月21日

通訊地址:

聯絡電話:

25-AUG-2021 15:11

85%

P.043

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

0052

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)

(申請編號: A/YL-KTS/899)

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本人是元朗八鄉錦上路居民,現就上標申請項目作出強烈反對。

從傳媒資料得知,八鄉區將陸續有4個過渡性房屋發展項目,當中江廈圍將有人口6千人遷入,七星崗項目有超過2千人遷入,而打石湖項目將安置過千人;上標項目地盤面積近1萬平方米,住宅樓面地積近2萬4千平方米,單位超過1千個,容納3千人。大量人口湧入八鄉,定必加長在繁忙時間極度擠迫的港鐵錦上路站的候候時間,對八鄉錦上路一帶居民造成深層的困擾!

此外,部分入住過渡性房屋的市民,亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水,人流的增加,加劇這些不合符標準道路的阻塞情況,增加市民在交通上時間的消耗!

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦上路站「上車」的情況;以及八鄉區道路狹窄,交通配套不足的事實,否決上標項目的申請,不要讓我們八鄉居民生活在水深火熱之中!

八鄉居民簽署:

姓名:

2021年8月14日

通訊地址:

聯絡電話:



城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

0053

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)

(申請編號: A/YL-KTS/899)

執事先生/女士:

本人是元朗八鄉錦上路居民,現就上標申請項目作出強烈反對。

從傳媒資料得知,八鄉區將陸續有4個過渡性房屋發展項目,當中江廈圍將有人口6千人遷入,七星崗項目有超過2千人遷入,而打石湖項目將安置過千人;上標項目地盤面積近1萬平方米,住宅樓面地積近2萬4千平方米,單位超過1千個,容納3千人。大量人口湧入八鄉,定必加長在繁忙時間極度擠迫的港鐵錦上路站的候候時間,對八鄉錦上路一帶居民造成深層的困擾!

此外,部分入住過渡性房屋的市民,亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水,人流的增加,加劇這些不合符標準道路的阻塞情況,增加市民在交通上時間的消耗!

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦上路站「上車」的情況;以及八鄉區道路狹窄,交通配套不足的事實,否決上標項目的申請,不要讓我們八鄉居民生活在水深火熱之中!

八鄉居民簽署:

姓名:

2021年8月24日

通訊地址:

聯絡電話:

25-AUG-2021 15:32

98%

P.045

城市規劃委員會秘書

香港北角渣甸道333號北角政府合署15樓

(傳真2877 0245及 郵遞)

0054

新界元朗錦田丈量約份第106的地段第2160號餘段(部分)和毗連政府土地擬議臨時過渡性房屋發展(為期3年)

(申請編號: A/YL-KTS/899)

執事先生/女士:

本人是元朗八鄉錦上路居民,現就上標申請項目作出強烈反對。

從傳媒資料得知,八鄉區將陸續有4個過渡性房屋發展項目,當中江廈圍將有人口6千人遷入,七星崗項目有超過2千人遷入,而打石湖項目將安置過千人;上標項目地盤面積近1萬平方米,住宅樓面地積近2萬4千平方米,單位超過1千個,容納3千人。大量人口湧入八鄉,定必加長在繁忙時間極度擠迫的港鐵錦上路站的候候時間,對八鄉錦上路一帶居民造成深層的困擾!

此外,部分入住過渡性房屋的市民,亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔或上水,人流的增加,加劇這些不合符標準道路的阻塞情況,增加市民在交通上時間的消耗!

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦上路站「上車」的情況;以及八鄉區道路狹窄,交通配套不足的事實,否決上標項目的申請,不要讓我們八鄉居民生活在水深火熱之中!

八鄉居民簽署:

姓名:

2021年8月14日

通訊地址:

聯絡電話:



“

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Application Y/YL-KTS/899 Kam Tin South, Yuen Long  
25/08/2021 22:17

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

FileRef:

To: Town Planning Board (Email Address: tpbpd@pland.gov.hk)

Re: Application Y/YL-KTS/899 Kam Tin South, Yuen Long

Dear Town Planning Board

I strongly object to the application, mentioned above, for a "temporary transitional housing arrangement" in Kam Tin South because of the following reasons:

- The planned project is very close to the Shek Kong aerodrome. The applicant has not considered any safety issues of housing so many people under a flight path. The flying activities, which exist for decades, around Kam Tin, Pat Heung and Shek Kong locations, where safety of both aircraft flying and the population in the areas must be put as a top priority over any new development, addition, alteration and/or modification to or redevelopment of an existing building.
- The applicant did not consider the actual motor vehicle traffic impact of development in this area. Already in 2014, local residents strongly objected to rezoning this piece of land for housing because of the lacking infrastructure in the area, and the current application should be rejected in view of the serious impact that over 1,000 housing units nearby will have on car and bus traffic and infrastructure in the area. Local residents continue to strongly object to this project considering the rural nature of the location and lack of adequate road networks, transportation links and recreational and other supporting facilities for the public.
- The planned development will result in a catastrophic loss of green space, trees and nature. It will destroy existing landscape resources, and the applicant did not provide for any adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site. These are over 90% of the existing trees. The applicant mentions already now that any trees it replants probably will be felled to make way for future master landscape plans.
- The planned project includes a very big portion of government land along the Kam Tin River. This government land is better suited for community facilities, such as a park or facilities for recreation.
- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. The proposed plot ratio of 1.44 for this application, defies the intended planning idea of the Plan. This application further ignores the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

It is obvious, that the application's purpose is to circumvent further objections for their final plan to build a very large-scale residential development on this site.

Sincerely,

Ronald Maurer, permanent resident and living in Hong Kong for 33 years

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Application <sup>A</sup>/YL-KTS/899 Kam Tin South, Yuen Long  
24/08/2021 16:39

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

FileRef:

Town Planning Board:

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.
- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,

John Moore

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Application <sup>A</sup>Y/YL-KTS/899 Kam Tin South, Yuen Long  
24/08/2021 15:23

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Sent by:

FileRef:

Dear Sirs,

I write to express my objection to the captioned application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

1. The applicant has failed to consider the traffic impact of significant development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and continued lack of adequate road networks, transportation links and recreational and other supporting public facilities.
2. The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas should, as pre-existing activities of multiple decades, be given priority above any new development.
3. The application includes a large portion of government land along the Kam Tin River that would surely be better suited for community facilities, such as a park or recreational facilities that can be enjoyed by the general public as a whole.
4. The proposed development will result in a significant loss of green space and trees and will denude existing landscape resources. Furthermore the application fails to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and further goes on to note that any trees it does replant may still eventually be felled to make way for future master landscape plans.
5. The Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already reviewed, opined and taken account of various environmental, traffic, infrastructure and other constraints within the affected area. As listed in item (c) of Remarks in the Notes of the Plan, *"no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys"*. This application, which proposes a plot ratio of 1.44, does not comply with either the spirit or the intent of the Plan. This application potentially further obviates the intention of the Plan by

constructing temporary housing on the site now. The fact that the housing is described as temporary suggests some to make that housing permanent presumably by ultimately rezoning the land for a large-scale residential development at some point in the future.

Yours faithfully,

John Saunders

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For a list of BlackRock's office addresses worldwide, see <http://www.blackrock.com/corporate/about-us/contacts-locations>.

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Application <sup>A</sup> Y/L-KTS/899 Kam Tin South, Yuen Long  
25/08/2021 22:22

From:

To: tpbpd@pland.gov.hk

FileRef:

Dear Town Planning Board,

I strongly object to the application, mentioned above, for a "temporary transitional housing arrangement" in Kam Tin South because of the following reasons:

- The planned project is very close to the Shek Kong aerodrome. The applicant has not considered any safety issues of housing so many people under a flight path. The flying activities, which exist for decades, around Kam Tin, Pat Heung and Shek Kong locations, where safety of both aircraft flying and the population in the areas must be put as a top priority over any new development, addition, alteration and/or modification to or redevelopment of an existing building.
- The applicant did not consider the actual motor vehicle traffic impact of development in this area. Already in 2014, local residents strongly objected to rezoning this piece of land for housing because of the lacking infrastructure in the area, and the current application should be rejected in view of the serious impact that over 1,000 housing units nearby will have on car and bus traffic and infrastructure in the area. Local residents continue to strongly object to this project considering the rural nature of the location and lack of adequate road networks, transportation links and recreational and other supporting facilities for the public.
- The planned development will result in a catastrophic loss of green space, trees and nature. It will destroy existing landscape resources, and the applicant did not provide for any adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site. These are over 90% of the existing trees. The applicant mentions already now that any trees it replants probably will be felled to make way for future master landscape plans.
- The planned project includes a very big portion of government land along the Kam Tin River. This government land is better suited for community facilities, such as a park or facilities for recreation.
- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. The proposed plot ratio of 1.44 for this application, defies the intended planning idea of the Plan. This application further ignores the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

It is obvious, that the application's purpose is to circumvent further objections for their final plan to build a very large-scale residential development on this site.

Sincerely,

Maurer, Im Lin Elaine, born and raised in Hong Kong, Hong Kong SAR passport holder

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0059

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

## 參考編號

Reference Number:

210825-170114-58194

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

25/08/2021 17:01:14

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Gregor Prattley

## 意見詳情

Details of the Comment :

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- Traffic and density. The applicant has failed to consider the traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected for the same reasons. Adding over 1,000 housing units nearby will have a significant impact on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.

- Safety and general aviation. The applicant has not considered the safety implications of housing a large population under a flight route. The nearby Shek Kong airfield means there is considerable flying around Kam Tin, Pat Heung and Shek Kong areas, and safety of both aircraft flying and the public in the areas must be placed as a top priority above any development.

- Land usage. The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as park or recreational facilities.

- Destruction of natural environment. The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources. The applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

- Non-compliance with previous approvals. The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment

ment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,

Gregor Prattley

0060

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

## 參考編號

Reference Number:

210826-123744-13830

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

26/08/2021 12:37:44

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. D. Patterson

## 意見詳情

Details of the Comment :

To: Town Planning Board (Email Address: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

Re: Application Y/YL-KTS/899 Kam Tin South, Yuen Long

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,

Danny Patterson

0061

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210826-123433-05954

**提交限期****Deadline for submission:**

27/08/2021

**提交日期及時間****Date and time of submission:**

26/08/2021 12:34:33

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

A/YL-KTS/899

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

先生 Mr. Alvin Chan

**意見詳情****Details of the Comment :**

Dear Town Planning Board,

Re: Application No. A/YL-KTS/899 Kam Tin South, Yuen Long

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the reasons below :

The applicant failed to consider the traffic impact of development in this area. Local residents strongly opposed rezoning this parcel for housing in 2014 due to insufficient infrastructure in the area, they continue to object this project cos for the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.

The applicant has not thought of the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.

The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.

The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting.

The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier t

to obtain permission to ultimately rezone the land for a large-scale residential development.

I would be much appreciated for your serious consideration. Thank you.

Alvin Chan

0062

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

## 參考編號

Reference Number:

210826-145503-27181

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

26/08/2021 14:55:03

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Vivian Wong

## 意見詳情

Details of the Comment :

Dear Town Planning Board,

Re: Application # A/YL-KTS/899 Kam Tin South, Yuen Long

I object to the subject application for a "temporary transitional housing arrangement" in Kam Tin South area with the following reasons:

Overall the traffic network and the infrastructure in the area has not yet fully support of the development.

The proposed development will result in a huge loss of green space and tree plants and will have negative impact on existing landscape resources. The applicant failed to provide plans for adequate replanting.

The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development plans.

The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities. Local community's rights should not be forfeited.

Thank you for your serious consideration.

Vivian Wong



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

## 參考編號

Reference Number:

210826-142518-17224

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

26/08/2021 14:25:18

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Y.L. Choy

## 意見詳情

Details of the Comment :

Dear Town Planning Board,

Re: Application No. A/YL-KTS/899 Kam Tin South, Yuen Long

I object to the above application for a "temporary transitional housing arrangement" in Kam Tin South area as:

The actual traffic accommodation has not yet fully support for further housing development, all along, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area and lack of adequate road networks, transportation links and other supporting public facilities.

Also, a large area of government land along the Kam Tin River should be used for public facilities such as park and recreational purposes.

Public safety is another priority concern. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas should be well thought for both aircraft flying and the public.

Thank you for your attention.

Y.L. Choy



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



Application Y/YL-KTS/899 Kam Tin South, Yuen Long  
26/08/2021 17:02

From:

To: Tpbpd <tpbpd@pland.gov.hk>

FileRef:

Re: Application Y/YL-KTS/899 Kam Tin South, Yuen Long

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.

- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,

Ruby Pui Kuen CHAN

Sent from Yahoo Mail on Android

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

參考編號

Reference Number:

210810-191046-86204

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 19:10:46

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTS/899

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan Kin Yan

意見詳情

Details of the Comment :

你好，

本人為錦田居民，居住在錦田超過15年。

錦上路站的交通，早上十分繁忙，再加上屯馬線通車，現在已經很難上車。

錦田的民生亦很少，附近只有一間超市，街市還是只開上午，不得不出元朗市。

完全不敢想像日後人數更多，如何應對。

所以絕不贊成第106約地段第2160號餘段（部分）興建「過渡性房屋」。

錦田居民陳小姐

黎永添區議員辦事處

OFFICE OF LAI WING TIM DISTRICT COUNCILLOR

地址：  
電話：Add.:  
Tel.:  
9309

致：城市規劃委員會秘書  
 傳真：2877 0245 / 2522 8426  
 電郵：tpbpd@pland.gov.hk

本處檔號：LWT21-08-127

送遞方式：傳真及電郵

新界元朗錦田丈量約份第 106 約地段第 2160 號餘段(部分)和毗連政府土地  
擬議臨時過渡性房屋發展(為期3年)  
(申請編號：A/YL-KTS/899)

執事先生/女士：

本人接獲眾多八鄉居民的投訴，就上述申請作強烈反對。

綜合各方面資料得知，八鄉區將陸續有 4 個過渡性房屋發展項目，當中江廈圍將有人口 6 千人遷入，七星崗項目有超過 2 千人遷入，而打石湖項目將安置過千人；上標項目地盤面積近 1 萬平方米，住宅樓面地積近 2 萬 4 千平方米，單位超過 1 千個，容納 3 千人。大量人口湧入八鄉，他們大部分都以港鐵為主要交通工具，定必增加在繁忙時間極度擠迫的港鐵錦上路站的輪候時間，對八鄉錦上路一帶居民造成深層的困擾！

此外，部分入住過渡性房屋的市民，亦會使用錦上路、林錦公路、錦田公路、粉錦公路前往大埔、上水或經大欖隧道轉車站前往市區，人流的增加，加劇這些不符合標準道路的阻塞情況，增加市民在交通上時間的消耗！

本人懇請城市規劃委員會考慮到繁忙時間八鄉居民難於在港鐵錦上路站「上車」的情況；以及八鄉區道路狹窄，交通配套不足的事實，否決上標項目的申請，不要讓我們八鄉居民生活在水深火熱之中！



元朗區議員(八鄉南)黎永添 謹啓

2021 年 8 月 26 日



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

參考編號

Reference Number:

210826-154158-19903

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

26/08/2021 15:41:58

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Iris So

意見詳情

Details of the Comment :

Dear Town Planning Board

Re: Application No. A/YL-KTS/899 Kam Tin South, Yuen Long

I refer to the captioned application and object for a "temporary transitional housing arrangement" in Kam Tin South for the reasons of :

The applicant does not consider the actual traffic impact of development in this area. Currently the lack of adequate road networks / transportation links and recreational and other supporting public facilities do not serve well with the development in the area.

The applicant has not thought of the safety for the public under a flight flying route. Flying activities around the Kam Tin, Pat Heung and Shek Kong areas might cause problems for both aircraft flying and the public.

Thank you for your kind attention.

Iris So

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

參考編號

**Reference Number:**

210826-163056-18578

提交限期

**Deadline for submission:**

27/08/2021

提交日期及時間

**Date and time of submission:**

26/08/2021 16:30:56

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTS/899

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Victoria Tsui

意見詳情

**Details of the Comment :**

To: Secretary, Town Planning Board

Re: Application No. A/YL-KTS/899 Kam Tin South, Yuen Long

I object to the above-named application for a "temporary transitional housing arrangement" in Kam Tin South.

- The road networks, traffic infrastructure and other necessary public facilities should be well planned and built before further development plans to be considered.

- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development.

- A large portion of government land along the Kam Tin River will be sacrificed for better use of community facilities, such as a park or recreational facilities, that would be not fair for the residents.

- The proposed development will cause a drastic loss of green space and trees and will destroy existing landscape resources.

Thanks for your kind consideration.

Victoria Tsui

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

參考編號

Reference Number:

210826-163446-48888

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

26/08/2021 16:34:46

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTS/899

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Pansy Pun

意見詳情

Details of the Comment :

Dear Town Planning Board

Re: Application No. A/YL-KTS/899 Kam Tin South, Yuen Long

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.

- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.

- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.

I would much appreciated for your serious consideration.

Pansy Pun

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

參考編號

**Reference Number:**

210826-164906-29941

提交限期

**Deadline for submission:**

27/08/2021

提交日期及時間

**Date and time of submission:**

26/08/2021 16:49:06

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTS/899

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Phoebe Kwan

意見詳情

**Details of the Comment :**

Dear Town Planning Board,

Re: Application No. A/YL-KTS/899 Kam Tin South, Yuen Long

I do not agree to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

The applicant do not consider the actual traffic impact of development in this area. Local residents has voiced that lack of adequate road networks, transportation links and other supporting public facilities, they are not willing to see further development plans be approved.

Loss of a large portion of government land which suited for community use are now limited. And, for the safety implications, the existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as top concerns.

Thanks for your consideration.

Phoebe Kwan



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

參考編號

**Reference Number:**

210826-171718-68947

提交限期

**Deadline for submission:**

27/08/2021

提交日期及時間

**Date and time of submission:**

26/08/2021 17:17:18

有關的規劃申請編號

**The application no. to which the comment relates:** A/YL-KTS/899

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Kitty Leung

意見詳情

**Details of the Comment :**

Dear Town Planning Board,

Re: Application No. A/YL-KTS/899 Kam Tin South, Yuen Long

I object to the captioned application for a "temporary transitional housing arrangement" in Kam Tin South:

The applicant does not have serious consideration on the traffic and infrastructure of development in this area. With inadequate road networks / transportation links alignment and other supporting public facilities, the area should not expand to house a large population.

The applicant has not considered the safety implications under a flight flying route with activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority.

Thank you for your kind attention and consideration.

Kitty Leung



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

參考編號

Reference Number:

210826-173617-81931

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

26/08/2021 17:36:17

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Evan Ip

意見詳情

Details of the Comment :

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.
- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of

the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,

Evan Ip

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

參考編號

**Reference Number:**

210826-174238-62885

提交限期

**Deadline for submission:**

27/08/2021

提交日期及時間

**Date and time of submission:**

26/08/2021 17:42:38

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTS/899

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Joe Ng

意見詳情

**Details of the Comment :**

Dear Town Planning Board,

Re: Application No. A/YL-KTS/899 Kam Tin South, Yuen Long

I disagree with the application for a "temporary transitional housing arrangement" in Kam Tin South with reasons below :

The traffic impact of development in this area have not be well considered. Residents have strongly opposed rezoning this parcel for housing due to insufficient infrastructure.

There is a flight flying route around the Kam Tin, Pat Heung and Shek Kong areas, the safety of both flying aircraft and the public in the areas must be well safeguarded.

The application used up a large portion of government land along the Kam Tin River, this will sacrifice a lot of community facilities.

Kindly have your serious consideration on the plan. Thank you.

Joe Ng

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

參考編號

**Reference Number:**

210826-175727-15173

提交限期

**Deadline for submission:**

27/08/2021

提交日期及時間

**Date and time of submission:**

26/08/2021 17:57:27

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTS/899

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Andrew Liem

意見詳情

**Details of the Comment :**

Dear Town Planning Board,

Re: Application No. A/YL-KTS/899 Kam Tin South, Yuen Long

I object to the above application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. Residents strongly oppose this project as the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting.
- The applicant has not considered the safety implications of housing a large population under a flight flying route around the Kam Tin, Pat Heung and Shek Kong areas, the safety of both aircraft flying and the public in the areas must be placed as a top priority.

Thank you for your consideration.

Andrew Liem

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

參考編號

Reference Number:

210827-140004-06910

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

27/08/2021 14:00:04

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chu Cheuk Wai Eddie

意見詳情

Details of the Comment :

Dear Town Planning Board

I object to the above application for a "temporary transitional housing arrangement" in Kam Tin South due to the following reasons:

- The applicant failed to consider the actual traffic impact of development in this area. In 2014, local residents were strongly opposing rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to oppose this project because of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.

- The applicant did not consider the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.

- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a recreation park or recreational facilities.

- The proposed development will result in a significant loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future development.

ure master landscape plans.

- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,

Eddie Chu



# 創建 Designing Hong Kong 香港 .com

27 August 2021  
Chairman and Members  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong  
Fax: 2877 0245;  
Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)



## **Proposed Temporary Transitional Housing Development for a Period of 3 Years (Application No. A/YL-KTS/899)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- It is noted that several planning applications and rezoning application were submitted for housing development on the same site previously.
- We concern the applicant abusing the 'transitional housing' notion to develop sites that previously rejected. The applicant would be the only winner in this temporary transitional housing development as all the sewerage, drainage and community utilities would be built under the name of 'transitional housing', while the land owner could build private housing for sales afterwards.
- There is also flight path near the proposed site which may cause danger and noise pollution to the resident in the area.
- Part of the proposed site are still covering by trees. The development of transitional housing will damage the existing greenery and environment to the surrounding area.
- The traffic of the residents is expected to rely on the railway at the nearby Kam Sheung Road MTR station. However, the rail service is already crowded during the peak hour. The increase of resident of the transitional housing may add pressure to the existing transportation system and cause inconvenience for the residents as well.
- The approval of the application would set an undesirable precedent for other applications within the region, and lead to a general degradation of the rural environment of the area.

Here we submit our concerns for your consideration.

Yours,  
**Designing Hong Kong Limited**



To: Town Planning Board (Email Address: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
 Re: Application Y/L-KTS/899 Kam Tin South, Yuen Long

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

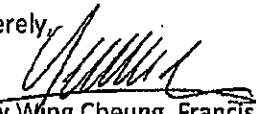
- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.
- I always have a unpleasant experience travelling on west rail from Kam Sheung Station during peak hours, I found the station was too congested and travelling on the west rail is very uncomfortable.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The proposed site is under the approach flight path and in case of engine failure and stalling, there is no false landing zone for the aircraft. If the proposed development zone is a non building area, it will help on the safety force landing of the aircraft and the public.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- Kam Tin used to be a low building area below 3 storey high and this tradition should be preserved. The local community also looking for more open area for recreation facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site

A. I

(approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,



Chow Wing Cheung, Francis

Email:

( 27 August, 2021 )

\* \* \* \* \*

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



## Object to Building proposal

26/08/2021 18:04

From: "Geoffrey Tipy (Maverik)"  
 To: tpbpd@pland.gov.hk  
 Cc:  
 FileRef:

Re: Application <sup>A</sup>/YL-KTS/899 Kam Tin South, Yuen Long

Dear Town Planning Board

Apart from the below reasons, I would also like to request details for further investigation, and that is the status of height restrictions within the area and Airspace zone limit. As I am also aware that the Peoples Army have extensive use of the area and that they may also need to consider the impact of the new buildings. As for experience, the original site in Kai Tak, was reasonable, but once the buildings were constructed now called Sky Tower, there were many complaints about Helicopter Noise from the residents which resulted in the reduction of flying and eventual stopping of all flights. If this is to proceed then it is reasonable to assume the same level of complaints will happen as Helicopter, and Planes fly low to land and take off, not forgetting military manouvers. Which in turn would lead the Lands department into having to explain why they allowed the construction to proceed.

So formally I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.
- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No.

S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,

Geoffrey Tipton

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Application <sup>A</sup>/YL-KTS/899 Kam Tin South, Yuen Long  
26/08/2021 18:46

From: "Neil Thomason"  
To: <tpbpd@pland.gov.hk>  
FileRef:

To: Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South. I note that:

1. The application is in a position very close to Sek Kong Aerodrome which, outside COVID reduced activity, is a busy operation and helicopters frequently fly over / nearby this site on descent to land. The proposed development, even just the temporary housing arrangement, would compromise safety by limiting aircraft operators options regarding sequencing and wind conditions in this critical phase of flight.
2. The application is completely contrary to Outline Zoning Plan No. S/YL-KTS/15, destroying public amenity value of the government land involved and contravening all the various environmental, traffic, infrastructure and other constraints observed in that Zoning Plan.
3. The application appears to be merely a first step with the aim of a full scale housing complex in due course. The temporary building plan does not seem to be a viable development in itself. This Trojan Horse nature of the application as a step to a large scale housing development needs to be taken into account, which hugely magnifies the above considerations and would make a complete nonsense of the Outline Zoning Plan and all the work and considerations put into it.

Yours sincerely

Neil Thomason





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Application <sup>A</sup>Y/YL-KTS/899 Kam Tin South, Yuen Long  
26/08/2021 22:07

From: "Ellen Wong"  
To: <tpbpd@pland.gov.hk>  
FileRef:

To: Town Planning Board (Email Address: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
Re: Application Y/YL-KTS/899 Kam Tin South, Yuen Long

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

#### Traffic in the area

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities.

#### Safety of air traffic

- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.

#### Environmental issues

- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.

- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the

Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Hence, I write to object the said application.

Sincerely,

Ellen Wong

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Re: Application A/YL-KTS/899, Kam Tin South, Yuen Long

27/08/2021 14:18

From: "LEE, Tsun Ting"  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
FileRef:

To: Town Planning Board  
Re: Application A/YL-KTS/899, Kam Tin South, Yuen Long

Dear Town Planning Board,

I write to object the above-referenced application for large-scale residential development in Kam Tin South, Yuen Long..

1. This application shall impact the existing flying activities around the Kam Tin, Pat Heung, Shek Kong and vicinities. Aviation safety should always overtop any new developments or redevelopment of existing buildings. In the meanwhile, during night, People's Liberation Army (PLA) would continue flying even though the residential areas are very near to their routes. Therefore, the noise, air, and light pollutions to residents would not be eliminated. In general, for Shek Kong Airfield, pilots used to fly circuits at 800 feet (243.9 metres) above the South of the runway. The area of circuits covers the location of this application. As a result, these buildings affect the airborne vehicles due to short range amongst. Such building heights shall also affect the pilots' visual range during the flight in the vicinity of Shek Kong Airfield. Consequently, this height shall impact aviation safety, especially the landing procedures in Shek Kong Airfield.

2. Moreover, the proposed development results in a drastic loss of green space and trees. The proposal will also destroy existing landscape resources, and the applicant has failed to provide for adequate replanting. The applicant fell almost 300 trees on the site (~93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future landscape plans.

3. The Land Use Review of Kam Tin South and Pat Heung Study (LUR) published by Planning Department in 2014 recommends that Kam Tin South and Pat Heung area is considered suitable for development into a suburban township. The LUR also recommends the maximum plot ratio of the Application Site can be increased to 2.1 and this maximum value could not be further increased. However, this application proposes a minimum plot ratio of 5.0, which defies the planning intention of the Plan and also contradicts with the village-type development and low-rise residential development in the vicinity.

I sincerely request your Department to consider my opinion.

Regards,  
Trevor Lee



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有關是次的申請地點位於元朗錦田丈量約份第106約地段第2160號餘段（部分）興建「過渡性房屋」（申請編號:A/YL-KTS/899）建議  
27/08/2021 10:54

From: Candy LI  
To: tpbbpd@pland.gov.hk  
Cc:  
FileRef:

致 城市規劃委員會秘書

有關是次的申請地點位於  
元朗錦田丈量約份第106約地段第2160號餘段（部分）  
興建「過渡性房屋」（申請編號:A/YL-KTS/899）建議

八鄉全民會是一個註冊社團，秉承愛國愛港精神，擁護中國香港基本法，支持一國兩制，致力為八鄉錦上路一帶村民服務。本會就是次的申請地點位於元朗錦田丈量約份第106約地段第2160號餘段（部分）興建「過渡性房屋」作出問卷調查，收集問卷日期由2021/8/10-2021/8/24日，為期14天。

具體問卷調查結果如下：當中有56%受訪者不贊成是次的申請地點位於元朗錦田丈量約份第106約地段第2160號餘段（部分）興建「過渡性房屋」；90%受訪者認為八鄉現時交通配套不能滿足支援過渡性房屋需求；92%受訪者認為八鄉現時醫療配套不能滿足支援過渡性房屋需求；87%受訪者認為八鄉垃圾站收集及處理是不能支援過渡性房屋需求；85%受訪者認為八鄉現時社會治安秩序配套不能滿足支援過性房屋人口增長需求。就錦上路一帶交通往返元朗及市區，85%受訪者認為繁忙時間，乘車困難；68%受訪者認為錦上路出元朗方向經常塞車；51%受訪者認為繁忙時間，大欖隧道出荃灣、九龍方向經常塞車。

就未來房屋發展，49%受訪者認為發展郊野公園邊陲地帶其他地點及棕地發展；38%受訪者認為利用私人的新界農地儲備及重置或整合佔地廣的康樂設；30%受訪者認為增加「鄉村式發展」地帶的發展密度；28%受訪者認為放寬祖堂地用途發展。

現附上問卷調查數據供貴會參考，懇請貴處在作出房屋規劃時，多考慮現時配套設施是否足夠應付突如其來的人口增長，城市規劃應以便民為根基，改善及提升民生為目標，人民安居樂業為使命。

此致

八鄉全民會

二零二一年八月二十七日

有關錦田興建過渡性房屋問卷調查.pdf.pdf



城市規劃委員會.pdf

致 城市規劃委員會秘書

**有關是次的申請地點位於**  
**元朗錦田丈量約份第106約地段第2160號餘段（部分）**  
**興建「過渡性房屋」（申請編號:A/YL-KTS/899）建議**

八鄉全民會是一個註冊社團，秉承愛國愛港精神，擁護中國香港基本法，支持一國兩制，致力為八鄉錦上路一帶村民服務。本會就是次的申請地點位於元朗錦田丈量約份第106約地段第2160號餘段（部分）興建「過渡性房屋」作出問卷調查，收集問卷日期由2021/8/10-2021/8/24日，為期14天。

具體問卷調查結果如下：**當中有56%受訪者不贊成**是次的申請地點位於元朗錦田丈量約份第106約地段第2160號餘段（部分）興建「過渡性房屋」；90%受訪者認為八鄉現時交通配套**不能滿足**支援過渡性房屋需求；92%受訪者認為八鄉現時醫療配套**不能滿足**支援過渡性房屋需求；87%受訪者認為八鄉垃圾站收集及處理是**不能支援**過渡性房屋需求；85%受訪者認為八鄉現時社會治安秩序配套**不能滿足**支援過性房屋人口增長需求。

就錦上路一帶交通往返元朗及市區，85%受訪者認為繁忙時間，乘車困難；68%受訪者認為錦上路出元朗方向經常塞車；51%受訪者認為繁忙時間，大欖隧道出荃灣、九龍方向經常塞車。

就未來房屋發展，49%受訪者認為發展郊野公園邊陲地帶其他地點及棕地發展；38%受訪者認為利用私人的新界農地儲備及重置或整合佔地廣的康樂設；30%受訪者認為增加「鄉村式發展」地帶的發展密度；28%受訪者認為放寬祖堂地用途發展。

現附上問卷調查數據供貴會參考，懇請貴處在作出房屋規劃時，多考慮現時配套設施是否足夠應付突如其來的人口增長，城市規劃應以便民為根基，改善及提升民生為目標，人民安居樂業為使命。

此致

八鄉全民會

二零二一年八月二十七日

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**A/YL-KTS/899 DD 106 Kam Tin South CDA Transitional Housing**  
27/08/2021 03:10

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc: enquiry <enquiry@aud.gov.hk>

FileRef:

1 attachment



A\_YL-KTS\_705\_TC.pdf

A/YL-KTS/899 NT Association of Societies (Community Services) Foundation  
Lot 2160 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Tin  
Site area : About 16,631sq.m Includes Government Land of about 9,696sq.m  
Zoning : "Comprehensive Development Area"  
Applied development : Transitional Housing / 9 Blocks / 4-stories / 1020 Units / 6  
Vehicle Parking  
Phase 1 590 Units Phase 2 430 Units

Dear TPB Members,

Another Transitional Housing programme that is using the plight of families living in substandard housing to circumvent restrictions and to assume a large swathe of government land for a luxury private housing development. In addition the long suffering tax payer will cover the cost of installing sewerage, drainage and other utilities.

In addition we cover all the costs of construction, management, etc.  
A win-win for the developer and the Heung Yee Kuk.

*3.3.1 The Application Site has a previous approved application (No. A/YL-KTS/705 on 20 April 2018) for a **proposed 68 Villa Development, developer Henderson Land**. The implementation of the approved application will be temporarily put on hold to accommodate the Proposed Development which is temporary in nature and aims to provide affordable housing provisions for the underprivileged within a short period.*

This statement is aimed at misleading members of the public. There is no mention of a subsequent Sect 12 land grab application

**Y/YL-KTS/6**

Lots 2160 RP and 547 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Wui Road, Kam Tin South

Site area : About 25,110m<sup>2</sup> Includes Government Land of about **17,200m<sup>2</sup>**

Zoning : "CDA"

Planned Development : PR 4.61 8 Blocks of 15-19 stories / **2,170 Units** /

Clubhouse 2 floors / 6,149sqmts Private OS / 262 Vehicles Parking

This application was subsequently withdrawn but for sure will be revived once the TH project has cleared the way.

This site is close to what will be Kam Sheung town centre and runs alongside the river.

Parts of it are still covered in trees and plants. Part of it must be reserved as Open Space to provide for the recreation needs of a growing community. The approved development plan respected the planning intention and there was provision for a riverside promenade and retention of trees, etc.

*40. Members noted that the site was rezoned from "Undetermined" to "CDA" in 2006, with a maximum PR of 0.4 and maximum BH of 3 storeys (9m). **An area comprising mature vegetation and a meander that required preservation was designated as a landscaped area for public use, i.e. Area (b) of the "CDA" zone, where no building development was permitted.***

But now the plan is to exterminate the trees and the ecosystem:

*4.4.4 Exotic plant species are identified on-site that has been abandoned for a long period. A total of about 311 trees were surveyed within the Application Site and no rare or protected tree species or Champion Trees found (Annex 3). None of the trees are registered or eligible to be registered as Old and Valuable Trees. **22 existing trees are recommended for retention and 289 are recommended for removal.** All trees to be felled exhibit a fair to poor existing form and condition and have low amenity value. 72 compensatory trees are proposed to be planted which might be removed at the end of the applied temporary use.*

While Phase 1 of the TH could be acceptable, Phase 2 is certainly not as it would extinguish the Open Space and riverside promenade would be reduced to nothing more than a path. This is exactly what the withdrawn plan proposed. (Image of MLP of approved plan attached. Members should request PlanD to provide a copy of MLP for Y/YL-KTS/6)

In addition it is questionable if the NT Association of Societies (Community Services) Foundation has the requisite experience required to operate facilities like this.

Members cannot allow the hand wringing for more homes to eliminate the need for a thorough scrutiny of applications like this and there implications.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Friday, September 25, 2020 11:49:54 PM

**Subject:** Re: Y/YL-KTS/6 Kam Tin South CDA  
Y/YL-KTS/6



Lots 2160 RP and 547 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Wui Road, Kam Tin South

Site area : About 25,110m<sup>2</sup> Includes Government Land of about 17,200m<sup>2</sup>

Zoning : "CDA"

Planned Development : PR 4.61 8 Blocks of 15-19 stories / 2,170 Units /

Clubhouse 2 floors / 6,149sqmts Private OS / 262 Vehicles Parking

Dear TPB Members,

**FOUR YEARS LATER** and more minor tweaking to the plan. Slight reduction in unit numbers and some tweaking of the towers to improve ventilation.

This is a riverside location that should in time become a public attraction on the lines of the Shing Mun waterfront recreation facilities in Sha Tin. There should be space. some waterfront amenities such as equipment hire, boats/bikes etc and low rise F&B outlets where people can relax over a leisurely meal. The site is two thirds public land.

Instead the developer proposes a wall effect with multi towers. At such a location there should be stepped heights not the maximum height for the district.

Over two thousand units but no GIC facilities included. We are now in the COVID era. Every new development of any size should contribute towards the community welfare. There should be a quota of elderly friendly units.

The recreational spaces are passive apart from a children's playground. There should be a basketball court.

This site is at the core of a new town and focus should be on the community not the private gain of one developer.

Previous objections upheld. Members should reject this application.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Wednesday, January 29, 2020 2:35:26 AM

**Subject:** Re: Y/YL-KTS/6 Kam Tin South CDA

Dear TPB Members,

It is obvious that the development would impact views of the ridge lines, particularly of Ho Hok Shan, from every angle and turn the district into another concrete jungle.

At the OZP meeting PlanD described this area as a rural township. The elimination of most green vistas and the surrounding mountains is certainly not compatible with the vision set out.

It is obvious that this island should be developed only with low rise residential and community/recreational facilities.

Previous objections upheld.

Mary Mulvihill.

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**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Thursday, February 14, 2019 2:28:23 AM

**Subject:** Y/YL-KTS/6 Kam Tin South CDA

Y/YL-KTS/6

Lots 2160 RP and 547 RP (Part) in D.D. 106 and Adjoining Government Land, Kam Wui Road, Kam Tin South

Site area : About 25,110m<sup>2</sup> Includes Government Land of about 17,200m<sup>2</sup>

Zoning : "CDA"

Planned Development : PR 5 8 Blocks of 18 stories / 2,368 Units / Clubhouse 2 floors / 6,635sqmts Private OS / 256 Vehicles Parking

Dear TPB Members,

This is indeed an audacious application. The previous application for this quasi island site was for 68 villas, river side paths and open space. Plot ratio was .04.

Deferred on 10/06/2016

Deferred on 14/09/2016

Deferred on 03/03/2017

Deferred on 08/09/2017

and then dropped, no doubt in anticipation of the Kam Tin South OZP launched in the October and considered at TPB on 25 July 2018.

However this site was not under consideration and referred only to as one of the potential sites under review with a proposed PR of 2.1

The developer has piggy backed the suggestions of some members that PR could be raised.

I would suggest that members read the minutes:

#### 8. GENERAL PLANNING INTENTION

8.1 The planning intention for the Area is to facilitate appropriate scale of development near the West Rail Kam Sheung Road Station to optimize the use of land and to channel suburban type uses to appropriate areas. The types of developments include private *and public* residential developments, village housing, and environmental and infrastructural improvements.

#### 9.2 "Comprehensive Development Area" ("CDA") : Total Area: 2.51 ha

9.2.1 This zone is intended primarily for comprehensive development/redevelopment of the area **for residential use with the provision of commercial, open space and other supporting facilities**, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

**THIS SITE IS MOSTLY PUBLIC LAND AND CLOSE TO THE MTR THAT WILL BE THE HEART OF THE PROPOSED TOWNSHIP. THAT IT BE ENTIRELY PRIVATIZED IS INAPPROPRIATE**

#### 9.8 Open Space ("O") : Total Area : 3.20 ha

This zone is 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. An area abutting Kam Tin Road is zoned "O" to cater for the need of the local

6.2 Future expansion of population will be concentrated in the areas zoned for residential use along Kam Sheung Road and Kam Tin Road. It is estimated that the planned population for the Area will reach about 37,490 **62,690** .

**(g) if all identified housing sites were implemented, the estimated population for the 14 potential housing sites identified under the LUR would be about 90,000;**

#### **8. Provision of Open Space and GIC Facilities (Attachment V)**

8.1 According to the Hong Kong Planning Standards and Guidelines (HKPSG), a minimum of 1m<sup>2</sup> per person, each for district open space (DOS) and local open space (LOS), should be provided. Regarding the provision of open space in Kam Tin South, there will be a deficit of about 3.07 ha of DOS and a surplus of about 1.50 ha of LOS in the area. Although there is a shortfall of DOS in Kam Tin South area, the proposed amendments to the OZP (including **Items A1 to A3, B1 to B2 and C1**) would not result in loss of open space provision in the area.

To cater for the need of the future increased population, the LUR has recommended the provision of a district open space of about 7 ha (Riverine Park) at the north-eastern fringe of Site 7 which would be subject to detailed design/ further review (**Plan 1**). In view of this, without commitment to the future development, management and maintenance of the Riverine Park, the Director of Leisure and Cultural Services (DLCS) has no in-principle objection to the subject rezoning proposals

**THIS INDICATES THAT THE PROVISION FOR OPEN SPACE IS TOTALLY INADEQUATE. EVEN UNDER THE EXISTING STANDARDS THIS WOULD TRANSLATE INTO 9HA EACH OF DOS AND POS HOWEVER UNDER 2030+ THAT WOULD SURELY BE APPLICABLE TO A QUASI NEW TOWN THEN THE PROVISION WOULD HAVE TO BE INCREASE BY 25%.**

35. In response, Ms Maggie M.Y. Chin, DPO/FS&YLE, made the following main points with the aid of the visualizer/PowerPoint slides: (a) the original planning intention for KTS was primarily for the improvement and upgrading of the existing rural areas through redevelopment of existing temporary structures into low-rise, low-density residential developments. In order to capitalize on the development potential of KSRS, the LUR had been conducted and a number of potential housing sites were identified for up-zoning to facilitate development and redevelopment. Given the above background, the **planning concept for KTS was mainly a rural township development** rather than a new town or a NDA development. Areas above KSRS were planned for residential development with provision of commercial/ retail and supporting facilities while areas in close proximity to KSRS were planned for public housing developments. "Government, Institution or Community" ("G/IC") zones were also proposed near KSRS for the provision of a GIC complex, a sports centre and two primary schools to serve the KTS area.

(b) while HK 2030+ had identified a number of strategic growth areas such as Yuen Long South and Hung Shui Kiu, KTS as a whole was dominated by rural type

developments with a large area of agricultural land. Given the existing context, the overall planning intention was to preserve the agricultural land while capitalize on the **development potential of KSRS for a rural township development**. As to whether the development potential of KTS could be further enhanced if Shek Kong Airfield was relocated, the Government would not be able to comment in the absence of a specific study into this hypothetical scenario;

(c) an integrated planning approach had been adopted in the LUR by enhancing the connectivity among the development sites and the future town centre. For instance, **cycle tracks might be enhanced to facilitate interaction between the existing and planned neighbourhoods**.

The mistakes made over the years cannot be repeated. This site is on the river side. It is quite obvious that any development plans must include an integrated waterfront promenade and cycle path that connect the various OS and GIC facilities with the private and public estates.

The vision should be for a Sha Tin type scenario with key recreational facilities along the riverside.

Most of this site is government land. Such a key location cannot be fenced off and excluded from the town centre. There is also the issue of the height restrictions that were discussed at TPB.

Members must consider this site not as a stand alone development but as an integral component of the planned rural township. This site must be developed in harmony with the development of the MTR site and take into consideration the potential for community and recreational use that will enhance the town center.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Tuesday, April 3, 2018 2:12:34 AM

**Subject:** Re: A/YL-KTS/705 Kam Tin South CDA

Dear TPB Members,

There is a sewerage plant and other public amenities located on this 'island' site. It is obvious that it should be fully dedicated to GIC and recreational use.

The proposed public open space is obviously being co-opted into the private development as it has no dedicated OS of its own. The proximity to residential would certainly impact on the public's right to full enjoyment of the POS without noise and other restrictions.

Many thousands of people will eventually live in the district, TPB must ensure that they have adequate and well planned recreational and community facilities.

This application is now two years old. Time to call it a day.

Mary Mulvihill

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**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, June 27, 2017 1:23:43 AM  
**Subject:** Re: A/YL-KTS/705 Kam Tin South CDA

Dear TPB Members,

Development of housing on top of Kam Sheung MTR Station will go ahead soon.

This will greatly increase the number of local residents. This influx combined with the many hundred of small houses indicates that there is and will be strong demand for GIC facilities. I have friends living in the vicinity and there are currently zero community amenities.

It is obvious that this 'island site' should be preserved to fulfill the GIC requirements for the district.

This application should be rejected.

Mary Mulvihill

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**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, December 2, 2016 11:37:41 PM  
**Subject:** Re: A/YL-KTS/705 Kam Tin South CDA

Dear TPB Members,

It is obvious that the development is encroaching on the public amenity area and walling in the public domain.

The negative impact on the community amenities is significant. All previous objections upheld.

TPB should reject this application.

Mary Mulvihill

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**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, August 29, 2016 12:57:20 AM  
**Subject:** Fwd: A/YL-KTS/705 Kam Tin South CDA

Dear TPB Members,

Some tweaking of the layout does not alter the fact that this site in view of its location and the 60% government land component should be reserved for GIC use to cater for the many thousands of residents who

will eventually live in the district.

Henderson has just announced that it has a land bank of 45 million sqft in the New Territories. It is about time it made plans to develop some of this.

Previous objections upheld.

Mary Mulvihill

**From:**

**To:** "tpbpd" <tpbpd@pland.gov.hk>

**Sent:** Thursday, May 12, 2016 2:11:47 AM

**Subject:** A/YL-KTS/705 Kam Tin South CDA

A/YL-KTS/705

Lots in D.D.106 and Adjoining Government Land, Kam Tin South, Yuen Long

Site area : About 25,110m<sup>2</sup> Includes Government Land of about 17,160m<sup>2</sup>

Zoning "CDA"

Applied Development : 69 houses

Dear TPB Members,

This Henderson development was rejected on 8 May 2015. The new application exhibits the same problems as the previous application

Air and noise impacts from the nearby uses including roads, factory/workshop, open storage yard, transport interchange and West Rail, etc. The houses would be right beside a very busy transport corridor.

The visual impact, particularly from Tung Wui Road with a continuous alignment of houses along the site boundary is particularly ugly.

The land is two third government land and close to the transport interchange. In view of the plans to develop the area, proximity to the river, etc, it would appear that this site would be more appropriate for GIC use.

TPB should reject this application again.

Mary Mulvihill



Sitting-out area with views along the river

Circular footpath designed to avoid existing trees

Sitting-out area

Entrance from road

Sitting-out area

Abandoned meander integrated with public open space

Entrance from road

Sitting-out area

Sitting-out area

# LEGEND

Planning Application Boundary

Public Amenity Area (under government land)

Indicative Portion (under government land)

Portion I Boundary

Indicative Portion (under separate owner and government land)

Proposed Architectural Scheme

Proposed Levels (mPD)

Abandoned Meander

Retained Woodland

Retained trees

Proposed Transplanted Trees

Transplanted Tree Number

Proposed New Trees

Proposed Shrubs

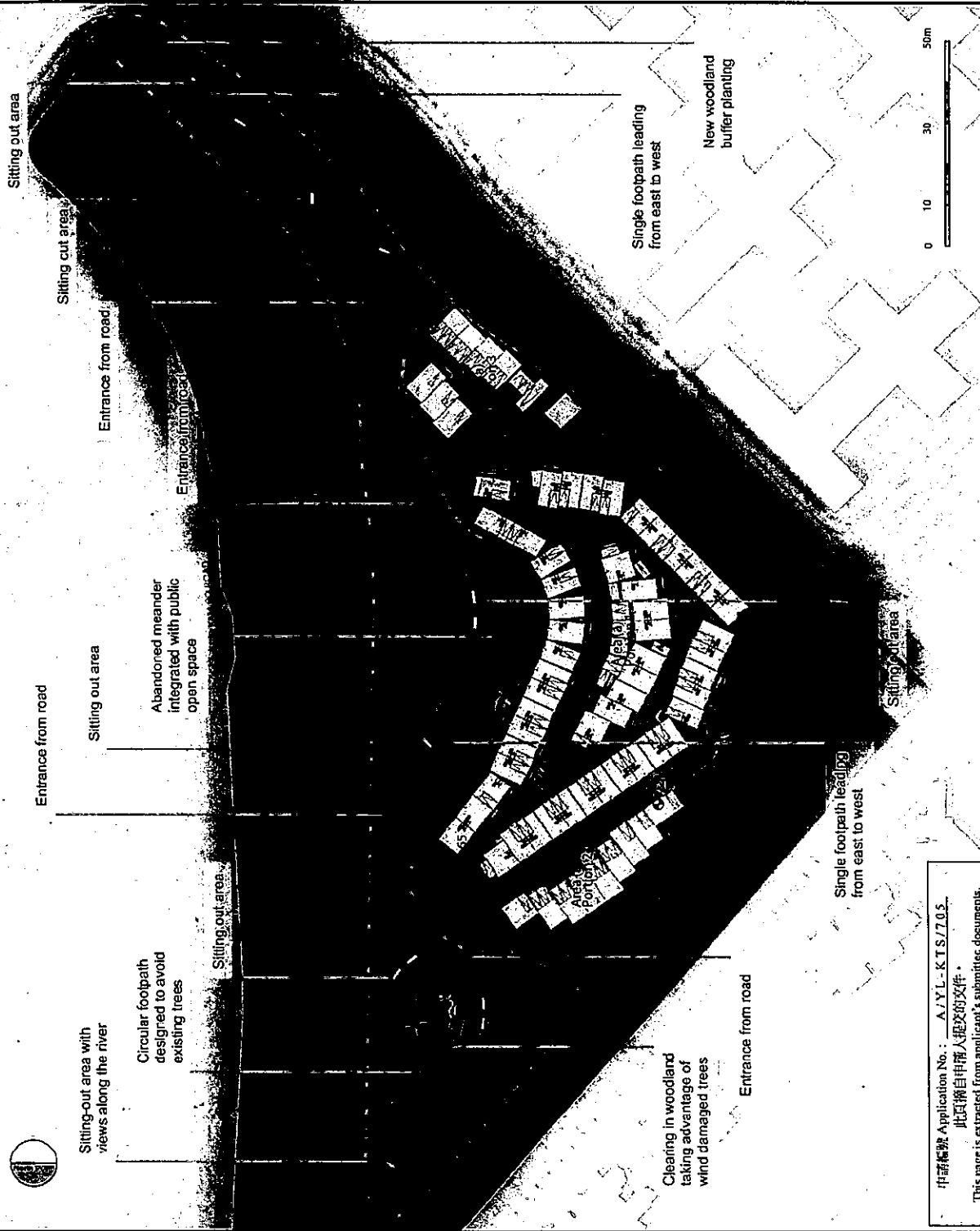
Proposed Wetland

Proposed Driveway Paving

Proposed Pedestrian Paving

Proposed Timber Deck

Proposed Water Feature



申請編號 Application No.: A/YL-KTS/705  
此頁摘自申請人提交的文件。  
This page is extracted from applicant's submitted documents.

FIGURE TITLE

S.16 Application for House Development in "CDA" Zone, Kam Tin South OZP Yuen Long  
Landscape Master Plan (CDA Zone)

SCALE	DATE	DATE	DATE
CHECKED	1/1/2018	JBC	DOWN
FIGURE NO.			

Figure 4.1

**Scenic Landscape Studio Limited**  
LANDSCAPE ARCHITECTURAL, LANDSCAPE PLANNING & ASSISTANT  
Room 2005, Century 21, 299 Canton Road, Causeway Bay, Hong Kong  
Tel: 2122 2122  
Fax: 2122 2122  
www.slsstudio.com





0084

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

## 參考編號

Reference Number:

210827-154030-94082

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

27/08/2021 15:40:30

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. S. Ku

## 意見詳情

Details of the Comment :

To: Town Planning Board (Email Address: tpbpd@pland.gov.hk)

Re: Application Y/YL-KTS/899 Kam Tin South, Yuen Long

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

1. The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys.

2. The applicant has failed to consider the actual traffic impact of development in this area. Since 2014, local residents has consistently been opposed to rezoning this parcel for housing due to insufficient infrastructure in the area.

3. The application is contrary to the rural nature of the area and lack of adequate road networks, transportation links and recreational and other supporting public facilities. Government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.

4. The applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and will result in a drastic loss of green space and trees and will destroy existing landscape resources.

5. The applicant has not considered the safety implications of housing a large population under a flight route. Shek Kong is the only People's Liberation Army airbase in Hong Kong and a foundation of national security. Safe conduct of their flights into the airbase, along with those from Government Flying Services and the public, must be placed as a top priority. Wide margin of safety



must be provided around the flight routes and therefore high rise buildings are unsuitable.

In conclusion, this application is indistinguishable from a stepping stone to be ultimately rezoned for large-scale residential development for massive private profits by trampling on the various public goods listed above.

Sincerely,  
S. Ku

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

## 參考編號

Reference Number:

210827-191156-19761

## 提交限期

Deadline for submission:

27/08/2021

## 提交日期及時間

Date and time of submission:

27/08/2021 19:11:56

## 有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/899

## 「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Robert McCrory

## 意見詳情

Details of the Comment :

Dear Town Planning Board

I object to the above-referenced application for a "temporary transitional housing arrangement" in Kam Tin South for the following reasons:

- The applicant has failed to consider the actual traffic impact of development in this area. In 2014, local residents strongly opposed rezoning this parcel for housing due to insufficient infrastructure in the area, and the current application should be rejected in light of the significant impact that over 1,000 housing units nearby will have on traffic and infrastructure in the area. Local residents continue to strongly oppose this project in light of the rural nature of the area and lack of a adequate road networks, transportation links and recreational and other supporting public facilities.
- The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Shek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.
- The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.
- The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.
- The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building

shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

Sincerely,

R J McCrory

0086

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

210827-225419-33545

**提交限期****Deadline for submission:**

27/08/2021

**提交日期及時間****Date and time of submission:**

27/08/2021 22:54:19

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

A/YL-KTS/899

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

先生 Mr. Sat

**意見詳情****Details of the Comment :**

The planning intention of the Comprehensive Development Area in the Outline Zoning Plan No. S/YL-KTS/15 (the Plan) has already taken account of various environmental, traffic, infrastructure and other constraints. As listed in item (c) of Remarks in the Notes of the Plan, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of three storeys. This application, which proposes a plot ratio of 1.44, defies the planning intention of the Plan. This application further defies the intention of the Plan given its aim of constructing temporary housing on the site now in order to make it easier to obtain permission to ultimately rezone the land for a large-scale residential development.

The proposed development will result in a drastic loss of green space and trees and will destroy existing landscape resources, and the applicant has failed to provide for adequate compensatory replanting. The applicant plans to fell almost 300 trees on the site (approximately 93% of the existing trees) and notes that any trees it replants may eventually be felled to make way for future master landscape plans.

The application includes a large portion of government land along the Kam Tin River that is better suited for community facilities, such as a park or recreational facilities.

The applicant has not considered the safety implications of housing a large population under a flight route. The existing flying activities around the Kam Tin, Pat Heung and Sek Kong areas, where safety of both aircraft flying and the public in the areas must be placed as a top priority above any new development, or addition, alteration and/or modification to or redevelopment of an existing building.



Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site involves a private Lot, 2160 RP and adjoining Government land intersecting by a section of existing public road (Kam Pok Road) all in D.D. 106. As quoted by the applicant, the Site has an area of about 16,631m<sup>2</sup> (including about 9,696m<sup>2</sup> Government land) which should be subject to further verification and survey during the land application stage. Lot 2160 RP is a "Building and Garden" lot held under New Grant No. 369 subject to, among other terms and conditions, various General Conditions and Special Conditions in Government notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940, including but not limited to the restrictions on provision of open space, number of storeys, and building height. The extent of "building entitlement" requires verification at the appropriate stage, particularly in view of the status of Lot 2160 RP, being a "Building and Garden" lot, and various development conditions governing the lot. Should the Board decide to approve the application, the registered owner(s) of the lot concerned and the applicant have to apply for short term waiver and short term tenancy respectively to give effect to the proposal. However, there is no guarantee at this stage that the short term waiver and short term tenancy would be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at its discretion, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of waiver fee/rent and administrative fee as may be imposed by LandsD. The applicant should be reminded that application for short term tenancy for the concerned Government land in Phase 2 of the Site could only be considered by this office after completion of the necessary road works. The proposed tree felling/transplanting/tree compensatory as stated in the Planning Statement should be subject to separate application to be submitted for formal approval upon implementation of the development proposal;
- (b) note CHE/NTW, HyD's comments as follows:
- (i) HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Wui Road/Tung Wui Road;
  - (ii) the applicant should provide the run in/out at Kam Wui Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing Nos. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
  - (iii) the proposed degazettal of a section of Kam Po Road and its associated traffic impact to surrounding area should be commented by TD;
  - (iv) if the proposed 2m footpath along the western side of Kam Wui Road are agreed by TD, the project proponent should implement the proposed road works to the satisfaction of TD and HyD at the project proponent's own cost;
  - (v) the proposed road works for maintenance access of Kam Tin River should not be implemented by HyD as set out in Figure 3.2 in TIA;

- (vi) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (vii) part of the Site falls within the boundary of railway influence area;
- (c) note CE/RD2-2, HyD's comments as follows:
  - (i) the Site is close to the railway protection boundary of the existing Tuen Ma Line. The applicant should consult MTRCL railway protection team with respect to operation, maintenance, safety and future construction of the existing railway network with reference to the procedures in PNAP APP-24; and
  - (ii) the Site falls within the area of influence ("AOI") of the proposed Northern Link ("NOL"). Although the programme and the alignment of the proposed NOL are still under review, those areas within the AOI may be required to be vacated at the time for the construction of the NOL and subject to nuisance, such as noise and vibration of the proposed NOL. Please be advised that we have no comment on the application from the development point of view of the NOL, provided that the applicant is satisfied with the surrounding condition of nuisance taking into account the future construction, operation and maintenance of NOL;
- (d) note CE/MN, DSD's comments that the proposed development should neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas. The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage work. The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;
- (e) note CTP/UD&L, PlanD's comments as follows:
  - (i) regarding the submitted FI (**Appendix Ib**): (a) Landscape Master Plan (Figure 4.1) – For the Pocket Garden IV enclosed by Block 1 and the recreational lawn on roof top of E/M Building, please ensure that they are accessible for the entire residential population; (b) scale bars on Section B1-B1' and Section B2-B2' are not in the correct scale; and (c) some of the proposed new trees along Tung Wui Road are planted within limited space between structures due to change in level difference. Sufficient space for crown spread of new tree planting should be allowed and/or appropriate tree species in columnar form should be provided; and
  - (ii) the applicant is reminded that approval of the application under the Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (f) note CA/CMD(2), ArchSD's comments that barrier free access shall be provided to comply with "*Design Manual: Barrier Free Access 2008*";



- (g) note CBS/NTW, BD's comments that before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise, they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO). If the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under regulation 19(3) of the Building (Planning) Regulations (B(P)R) at the building plan submission stage. The Sites shall be provided with means of obtaining access thereto from a street under regulation 5 of B(P)R and emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirements under Regulations 41D of the B(P)R. For features applied to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152. Detailed checking under BO will be carried out at building plan submission stage;
- (h) note D of FS's comments that the applicant is advised to observe the requirement of EVA as stipulated in Section 6, Part D of the *Code of Practice for Fire Safety in Buildings 2011*, which is administered by the BD. In addition, the applicant is advised to observe the FSD Circular Letter No. 3/2019 on "*Guidance Notes on Submission, Approval and Acceptance Inspection of FSI in Modular Integrated Construction Building Projects*";
- (i) note DLCS's comments that as tree felling is within the site boundary, the applicant is advised to observe relevant circular and seek approval from relevant Government department(s). In addition, the compensatory planting is within the site boundary and should be maintained by the applicant. LCSD will not take up the maintenance of these compensatory trees; and
- (j) note DFEH's comments that if any FEHD's facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, the project proponent should provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD. If FEHD is requested to take up management responsibility of new facilities (e.g. public toilets and refuse collection points), FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided. If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided. No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses. If the project will lead to significant population increase, sufficient amount of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc. If domestic waste collection service of FEHD is required in future, prior comments from this

Department on the waste collection plan, including the accessibility and maneuverability of refuse collection vehicle to refuse collection point, should be sought.