

This document is received on 13 MAY 2022
The Town Planning Board formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

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

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/YC-LFS/425
	Date Received 收到日期	13 MAY 2022

- 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)

Tung Wah Group of Hospitals

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)

Llewelyn-Davies Hong Kong 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 Nos. 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128 and Lot Nos. 2128 (Part), 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long
(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 18,981 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 29,123 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)	3,164 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 Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)" and "Residential (Group D)"
(f) Current use(s) 現時用途	The southern portion is currently occupied by temporary hobby farm. The northern portion is currently an abandoned field covered with some vegetations. (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 27/04/2022 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 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 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 Nos. 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128 and Lot Nos. 2128, 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 in D.D. 129	25 APR 2022

(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)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. 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)#[&]
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書[&]

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)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
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，或有關的鄉事委員會[&]

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 with Ancillary Uses for a Period of 3 Years with Filling and Excavation of Land (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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	12,047sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	6,934sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5 (3 domestic blocks & 2 non-domestic blocks)
Proposed domestic floor area 擬議住用樓面面積	28,549sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	574sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	29,123sq.m <input checked="" type="checkbox"/> 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) 3 Domestic Blocks (Blocks A, B & C): Not more than 5 storeys and 22mPD Non-domestic blocks: (i) Activity Hall: Not more than 2 storeys and 15.75mPD; (ii) Office: Not more than 1 storey and 10.0mPD	
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)	
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 2 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

24 Hours

(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)) local access road via Deep Bay 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, 請另頁註明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 checked="" 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/或範圍) <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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 18,981*# sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 1-3*# m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 18,981*# sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 1-3*# m 米 <input checked="" type="checkbox"/> About 約	
	No 否	<input 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"/>

Sewerage

Remarks:

* For site formation, construction of footing and provision of sewerage, drainage and other utility works subject to review in detailed design stage.

About 9,820sq.m. out of 18,981sq.m. of the site area falls within R(D) zone, which requires planning permission from the TPB.

Part 6 (Cont'd) 第6部分(續)

	<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) 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>Please refer to Appendices of the attached Planning Statement.....</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>Reason(s) for non-compliance: 仍未履行的原因：</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>

7. Justifications 理由

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

Please refer to the attached Planning Statement.

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 this application 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

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

Dickson C.H. Hui

Director

Name in Block Letters
姓名（請以正楷填寫）Position (if applicable)
職位（如適用）Professional Qualification(s)
專業資格☒ Member 會員 / ☐ Fellow of 資深會員☒ 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

MRTPI

Llewelyn-Davies

on behalf of
代表

Llewelyn-Davies Hong Kong Limited

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

Date 日期

6 MAY 2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128 and Lot Nos. 2128 (Part), 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long 元朗流浮山丈量約份第128約地段第3號A分段第1小分段、第3號B分段、第4號、第5號A分段餘段、第9號、第10號餘段、第12號A分段、第12號餘段、第13號、第14號A分段第1小分段A分段、第14號A分段第1小分段餘段、第14號A分段第2小分段、第14號A分段餘段、第14號B分段第1小分段A分段、第14號B分段第1小分段餘段、第14號B分段餘段、第14號餘段、第15號A分段第1小分段、第15號A分段餘段、第15號B分段、第15號餘段、第16號A分段、第16號B分段、第16號餘段、第17號A分段第1小段、第17號A分段餘段、第17號B分段、第17號C分段、第17號餘段；以及丈量約份第129約地段第2128號(部分)、第2129號、第2136號餘段、第2138號餘段、第2148號、第2153號A分段及第2388號A分段第2小分段和毗連政府土地
Site area 地盤面積	18,981 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,164 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
Zoning 地帶	"Residential (Group C)" and "Residential (Group D)" 「住宅(丙類)」及「住宅(丁類)」
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 with Ancillary Uses for a Period of 3 Years with Filling and Excavation of Land 擬議臨時過渡性房屋及附屬用途(為期三年), 以及填土及挖土工程

(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	28,549 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.51 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	574 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.03 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	3	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	22mPD <input checked="" type="checkbox"/> (Not more than 不多於)	m 米 5 <input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	15.75mPD <input checked="" type="checkbox"/> (Not more than 不多於)	m 米 2 <input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	37 % <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 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)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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)		2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 checked="" 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 checked="" 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 type="checkbox"/>
<hr/>		
Reports 報告書		
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 checked="" 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 checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" 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"/>
Water Supply Impact Assessment 供水影響評估		
Visual Appraisal 視覺評估		
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。

6 May 2022

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand

Dear Sir

Section 16 Planning Application for Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years at Various Lots in D.D.128 and D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long

We act on behalf of Tung Wah Group of Hospitals to submit this planning application for proposed temporary transitional housing with ancillary uses for a period of 3 years at various lots in D.D.128 and D.D.129 and adjoining Government Land, Lau Fau Shan, Yuen Long under Section 16 of the Town Planning Ordinance (the Ordinance) (CAP. 131).

Please find enclosed the following documents for your consideration:

- A signed original copies of the Application Form; and
- 70 copies of the supplementary Planning Statement.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9603 or our Mr Man Ho at 2957 9651 / Mr Wilken Lau at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Dickson Hui
Director

DH/MH/wl

Encl

Llewelyn-Davies
Hong Kong Limited
Authorized Signature

2022年 5月 1 6日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 16 MAY 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

S:\83905 Proposed Transitional Housing (Lau Fau Shan)\Submission\Cover Letter\20220506_letter to TPB_S16
submission_LFS Transitional Housing.doc

13 May 2022

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road,
Hong Kong

By Email

Dear Sir

Section 16 Planning Application for Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years with Filling and Excavation of Land at Various Lots in D.D.128 and D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long

We refer to the captioned planning application which was submitted to the Town Planning Board (the Board) on 6 May 2022.

We would like to clarify that the subject planning application is prepared in support of a proposed temporary transitional housing development with ancillary uses for a period of 3 years with filling and excavation of land in "Residential (Group C)" ("R(C)") and "Residential (Group D)" ("R(D)") zones under the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 (the OZP) at various lots in D.D. 128 and D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long. The proposed filling and excavation of land would facilitate site formation, construction of footing and provision of sewerage, drainage and other utility works. The depth of filling and excavation is approximately to be 1m to 3m, which would be subject to further review at subsequent detailed design stage.

Enclosed please find the below updated supporting documents for clarification purpose:

- Replacement pages of the Application Form
- Updated Authorisation Letter from the Applicant
- Updated Consent Letter from the land owner
- Updated Written Resolution from the land owner
- Replacement pages of the Executive Summary

We would like to highlight that the above and enclosed information only serves as clarification with no changes to the key development parameters and technical assessments submitted on 6 May 2022.

2022年 5月 16日

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此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式簽妥收到
申請的日期。

This document is received on 16 MAY 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**Llewelyn
davies**

Town Planning Board
Page 2 of 2
13 May 2022

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9603 or our Mr Man Ho at 2957 9651 / Mr Wilken Lau at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd


Dickson Hui
Director

DH/MH/wl

Encl

cc (w/ encl)
DPO/ TMYLW

- Mr. Keith WONG

(by email)

EXECUTIVE SUMMARY

PURPOSE OF SUBMISSION

This planning application is prepared and submitted on behalf of Tung Wah Group of Hospitals (TWGHs) (hereafter referred to as the "the Applicant") to the Town Planning Board (the TPB) for the proposed temporary transitional housing development with ancillary uses for a period of 3 years with filling and excavation of land in "Residential (Group C)" ("R(C)") and "Residential (Group D)" ("R(D)") zones under the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11 (the OZP) in various lots in D.D. 128 and D.D. 129 and adjoining Government Land, Lau Fau Shan, Yuen Long (hereafter referred to as the "Application Site") under Section 16 Planning Application of the Town Planning Ordinance (the Ordinance) (CAP. 131).

To facilitate short-term housing initiative and increase the supply of transitional housing as proposed by the Government in the Policy Address 2018, the Applicant proposes temporary transitional housing, with a total plot ratio of about 1.54, total GFA of about 29,123m². The proposed transitional housing consists of 3 residential blocks and 2 ancillary structures with building heights of not more than 5 storeys and 22mPD, offering about 1,233 flats for an estimated population of about 2,832. The construction of the proposed transitional housing will be completed in 2024 for population in-take and the Applicant intends to operate the transitional housing for 5 years.

DEVELOPMENT JUSTIFICATION AND PLANNING GAINS

The subject application is supported on the following grounds:

- In line with government's short-term housing initiative which imminently alleviates hardship of vulnerable families;
- Meet public aspiration to provide affordable housing in a timely manner;
- Well operated transitional housing for the household in needs by NGO;
- Planning and design merits offered to the local community;
- Compatible with the character of the surrounding area;
- Optimise the use of the existing vacant land for the benefit of the public;
- The temporary nature of the proposed temporary transitional housing development will not jeopardise the long term planning intentions of "R(C)" and "R(D)" zones; and
- No insurmountable impacts to the surrounding from various technical aspects.

In light of the above, the TPB is cordially invited to favourably consider the proposed temporary use.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

申請目的

現謹代表東華三院（下稱「申請人」），根據城市規劃條例第 16 條（第 131 章）向城市規劃委員會（下稱「城規會」）遞交規劃申請，在元朗流浮山丈量約份第 128 和第 129 多個地段以及毗連政府土地（下稱「申請地點」），發展擬議臨時過渡性房屋及附屬用途，為期三年，以及填土及挖土工程（下稱「擬議發展」）。申請地點位於《流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11》上劃作「住宅(丙類)」及「住宅(丁類)」地帶的範圍內。

為配合政府在 2018 年施政報告中提出短期建屋計劃及增加過渡性房屋的政策措施，申請人擬於申請地點發展擬議臨時過渡性房屋，地積比率約 1.54 及總樓面面積約 29,123 平方米。擬議臨時過渡性房屋發展包括 3 個住宅房舍及 2 個附屬設施，建築物高度不多於 5 層及主水平基準以上 22 米，可提供約 1,233 個單位，以容納約 2,832 人。本發展項目預計將會在 2024 年竣工及入伙，初步計劃營運 5 年。

發展理據及規劃增益

以下為支持是次規劃申請的發展理據及增益：

- 符合政府提供短期房屋的政策，並盡快減輕弱勢家庭所面對的困難；
- 在合理時間內提供可負擔的房屋，以滿足市民的期望；
- 為有需要的家庭提供運作完善的過渡性房屋；
- 擬議發展的規劃增益可惠及當地社區；
- 與周邊環境相容；
- 更有效地利用珍貴的土地資源為社區帶來裨益；
- 擬議發展屬於臨時性質，並不會影響「住宅(丙類)」及「住宅(丙類)」的長遠規劃意向；及
- 擬議發展在園境、交通、視覺、工程及環境方面均不會造成負面影響。

基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。

**SECTION 16 PLANNING APPLICATION FOR
PROPOSED TEMPORARY TRANSITIONAL HOUSING
WITH ANCILLARY USES FOR A PERIOD OF 3 YEARS
AT VARIOUS LOTS IN D.D. 128 AND D.D. 129 AND
ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG**

MAY 2022

**llewelyn
davies**

in association with



AECOM

hpa 何設計

SYSTRA
MVA

RAMBOLL

25 May 2022

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand

Dear Sir

Section 16 Planning Application for Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years with Filling and Excavation of Land at Various Lots in D.D.128 and D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (Application No. A/YL-LFS/425)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 6 May 2022.

The Applicant now wishes to submit 70 copies of Further Information in response to the latest departmental comments received. The replacement pages of the Planning Statement for rectification of typos and the responses-to-comments table to address the comments of Urban Design and Landscape of Planning Department and Fire Services Department are enclosed in **Appendix A and Appendix B** respectively for consideration.

Please note that the enclosed information only serves as clarification with no changes to the proposed development parameters and overall layout submitted on 6 May 2022. The Applicant sincerely requests that the captioned application be processed and considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9603 or our Mr Man Ho at 2957 9651 / Mr Wilken Lau at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Dickson Hui
Director

DH/MH/wl
Encl.

S:\12508 Proposed Transitional Housing (Lau Fau Shan)_RtoC (formal submission)\Cover Letter\20220525_letter to TPB FI1 Submission.doc

cc (w/ encl)
DPO/ TMYLW

- Mr. Keith WONG

(by email)

6 June 2022

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand

Dear Sir

Section 16 Planning Application for Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years with Filling and Excavation of Land at Various Lots in D.D.128 and D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (Application No. A/YL-LFS/425)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 6 May 2022, and Further Information submitted to the Board on 25 May 2022. The Applicant now wishes to submit 70 copies of Further Information in response to the latest departmental comments received and provide our clarifications as below:

1. Land Filling Aspect

The proposed filling of land would only facilitate site formation, construction of Modular Integrated Construction (MiC) footing and provision of sewerage, drainage and other utility works of the proposed transitional housing development. The Applicant will backfill the Application Site with soil after completion of the construction works.

2. Operation Year

The Applicant intends to run the proposed transitional housing development for 7 years in total until **Year 2029** (including 2 years for construction works and population in-take in Year 2024 and 5 years of operation). If the current planning application is approved by the Board, renewal application(s) will be submitted to the Board in future.

3. Functions / Uses of the Activity Hall

The Applicant aims to form an “estate living style” and a spectrum of services catering to the needs of the residents of the proposed transitional housings including but not limited to families, children and youths, etc. The activities hall is an ancillary facility to the residents of proposed transitional housing development and will be used for holding activities classes, workshops, lectures, supportive activities and events for residents, etc.

4. Public Space

According to the preliminary design, the public space will provide a basketball court, multi-purpose plaza and children’s play area. The activity spaces will be for the residents of the proposed transitional housing development use.

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Town Planning Board
Page 2 of 2
6 June 2022

5. Preliminary Flat Mix of the Proposed Transitional Housing

In relation to the indicative flat mix of the proposed transitional housing development, please refer to the indicative flat mix table below for reference. It is highlighted that the flat types and number of units below are indicative only and subject to further refinement upon detailed design stage.

Flat Types	No. of Units
Type A (1 to 2 persons)	1048
Type B (3 to 4 persons)	183
Accessible Units (2 persons)	2
Total	1233

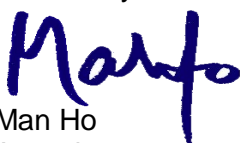
6. Responses to Comments from Government Departments

A responses-to-comments table to address the comments of Environmental Protection Department, Water Supplies Department, Architectural Services Department and Drainage Services Department are hereby provided for departmental consideration (see **Appendix A**).

In response to the verbal comments from the planning department, the Applicant has also hereby provide an Overall Layout Plan with indicative of the extent of the proposed blocking for reference (see **Appendix B**). Other replacement pages of the Sewerage Impact Assessment and Landscape Proposal with Tree Survey Report to rectify some typos and graphical presentation are also enclosed in the same **Appendix B**.

Please note that the current submission only serves as clarifications with no changes to the proposed development parameters and overall layout submitted on 6 May 2022. The Applicant sincerely requests the Board to consider the captioned application at the soonest. Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9651 / Mr Wilken Lau at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Man Ho
Associate

MH/wl
Encl.

S:\13508 Proposed Transitional Housing (Lau Fau Shan)_RtoC (formal submission)\FI-2 (6.6.2022)\Cover Letter\20220606_letter to TPB FI2 Submission_r.doc

cc (w/ encl)
DPO/ TMYLW

- Mr. Keith WONG

(by email)

10 June 2022

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, Hong Kong

By Hand

Dear Sir

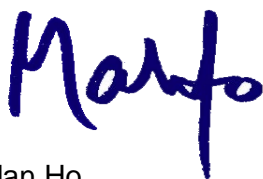
Section 16 Planning Application for Proposed Temporary Transitional Housing with Ancillary Uses for a Period of 3 Years with Filling and Excavation of Land at Various Lots in D.D.128 and D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long (Application No. A/YL-LFS/425)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 6 May 2022 and subsequent departmental comments from Transport Department and Environmental Protection Department received on 7 June 2022 and 10 June 2022. With consideration to the departmental comments received, enclosed please find the responses-to-comments table for consideration.

Please note that the current submission only serves as clarification with no changes to the proposed development parameters and overall layout submitted on 6 May 2022. The Applicant sincerely requests the Board to consider the captioned application at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9651 / Mr Wilken Lau at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Man Ho
Associate

MH/wl
Encl.

S:\13508 Proposed Transitional Housing (Lau Fau Shan)_RtoC (formal submission)\FI-3 (9.6.2022)\20220610_letter to TPB FI3 Submission.doc

cc (w/ encl)
DPO/ TMYLW

- Mr. Keith WONG

(by email)

Previous s.16 Applications covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Use/Development</u>	<u>Date of Consideration</u>
A/YL-LFS/156	Proposed Residential Development with Minor Relaxation of Plot Ratio from 0.2 to 0.2334	27.7.2007 (Lapsed on 28.7.2011)
A/YL-LFS/323	Proposed Temporary Place of Recreation, Sports or Culture (5 years)	20.7.2018 (5 years)
A/YL-LFS/403	Temporary Barbecue Area and Filling of Land (3 years)	13.8.2021 (3 years)

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

She has no adverse comment on the application.

2. Urban Design, Visual and Landscaping

2.1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual

- (a) The proposed development comprises three 4 to 5 storeys residential compounds with maximum building height (BH) of about 22mPD, one 2 storeys activity hall (15.75mPD in height) and a single-storey office (10mPD in height). The Site is predominantly surrounded by 1 to 3 storeys houses including Deep Bay Grove (about 14.5mPD), village settlements (ranging from 8 to 12mPD) and some warehouses. According to the submitted information, edge planting with shrubs and trees is proposed for screening purpose and soften the development edge. In view of its temporary nature and maximum 22mPD (5 storeys) in BH, the proposed development is considered not incompatible with the surrounding context and no significant adverse visual impact is anticipated.

Landscaping

- (b) The Site is situated in area of rural coastal plains predominated by temporary structures, open storages, low-rise residential buildings, village houses and scattered tree groups. Existing trees are generally found at the edge of the southern portion and some self-seeded trees are found in the northern portion within the Site. With reference to the planning statement and FI, the proposed development comprising 3 domestic blocks are considered not incompatible with the landscape character of the surrounding area. As the impacts of the proposed development would be properly mitigated, and adequate landscape provisions provided by the applicant would improve the landscape quality of the development, she has no comment from the landscape planning perspective.

2.2. Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

It is noted that the proposed temporary transitional housing development mainly consists of 3 residential blocks with building height of 4-5 storeys. Since the building height of proposed development is just marginally higher than the building height restrictions of 2 to 3 storeys of the adjacent "Residential (Group C)" and "Residential (Group D)" zones under the OZP, he has no comment from architectural and visual impact point of view.

3. Drainage and Sewerage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection to the application from drainage and sewerage points of view.
- (b) Should the Board consider that the application is acceptable from planning point of view, he would suggest that a condition should be stipulated requiring the applicant to submit revised drainage and sewerage proposals, and to implement and maintain the proposed drainage and sewerage facilities to the satisfaction of his department.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

He has no objection in principle to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

5. District Officer's Comments

Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

6. Other Government Departments' Comments

The following government departments have no objection to/comment on the application:

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (e) Project Manager (West), CEDD (PM(W), CEDD);
- (f) Chief Engineer/Consultants Management, DSD (CE/CM, DSD);
- (g) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (h) Commissioner for Transport (C for T);
- (i) Commissioner of Police (C of P);
- (j) Director of Agriculture, Fisheries and Conservation (DAFC);
- (k) Director of Environmental Protection (DEP); and
- (l) Director of Social Welfare.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) The Site consists of various private lots and Government Land (GL). The private lots are held under Block Government Lease and New Grant Lot held under Tai Po New Grant No. 4855 and demised for agricultural purposes.
 - (ii) According to his preliminary checking, the proposed development would affect the following land status:
 - Short Term Waiver (STW) No. 5079 against Lots 9, 12 RP, 14 S.B ss.1 RP, 15 S.A RP and 15RP all in D.D.128, and STW No. 5080 against Lots 16 RP, 17 S.A RP, 17 S.B, 17 S.C and 17 RP all in D.D.128, both were granted for the purposes of Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a term commencing from 8.3.2019 and thereafter quarterly;
 - Short Term Tenancy (STT) No. 3235 on GL adjoining to STW No. 5079 and STW No. 5080, which was granted for the purpose of Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a term commencing from 16.12.2019 and thereafter quarterly;
 - Modification of Tenancy (MOT) No. 16341 (Lot 10 RP in D.D.128) for the purpose of domestic and agricultural purposes and MOT No. 17577 (Lot 14 S.B ss.1 RP and 14 S.B RP in D.D.128) for domestic purposes; and
 - Portion of yellow area of Deep Bay Grove ('the Yellow Area') at Lot 3569 in D.D.129 granted under New Grant No. 4506 dated 7.10.1999 for private residential purpose.
 - (iii) In the event that the applicant intends to make use of the said Yellow Area for the short term use as to implement the transitional housing project, the applicant is required to sort out with the owners of Deep Bay Grove for necessary arrangement and the extent of the Yellow Area required.
 - (iv) The proposed entrance of the proposed development would mainly rely on Deep Bay Road by passing through the Green Area of Deep Bay Grove. According to his record, portion of the Green Area is still maintained by the owners of Deep Bay Grove. The applicant should sort the vehicular access points of the Site out with the owners of Deep Bay Grove, the Transport Department and Highways Department for the management and maintenance responsibilities, as the access road would serve various parties upon the completion of the transitional housing project.
 - (v) There are high voltage overhead lines around the Site. Comments from the Electrical and Mechanical Services Department and the CLP Power Hong Kong Limited should be sought.
 - (vi) It is noted that the applicant has submitted the STT application (for GL) whilst the owner has submitted the Waiver application (for the private lot) for the proposed development. However, there is no guarantee that the said application, including

the granting of any GL (if any), will be approved. Such application will be dealt with by LandsD acting in the capacity as the landlord at its discretion, and if it is approved will be subject to such terms and conditions including among others, the payment of such appropriate fees as may be imposed by LandsD.

- (b) to note the comments of the Commissioner for Transport (C for T) that the applicant should review the provision of public transport facilities as appropriate.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (d) to note the comments of the Director of Environmental Protection (DEP) to follow the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) to minimize the environmental impacts during the construction stage; and to meet the statutory requirements under relevant pollution control ordinances;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the planning application by the Town Planning Board (the Board) does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval on tree works. Also, approval of the planning application by the Board does not imply approval of site coverage of greenery requirements under the Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) No. APP-152 and/or under the lease. The site coverage of greening calculation should be submitted separately to the Buildings Department for approval.
- (f) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) that Barrier Free Access should be provided to comply with “Design Manual: Barrier Free Access 2008”.
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that as the proposed water mains that intersect the application area will be designed and implemented under the consultancies and contracts of Civil Engineering and Development Department (CEDD)’s project – Hung Shui Kiu/Ha Tsuen New Development Area, comments from the West Development Office of CEDD for any interfacing issue should be sought. Existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

- (h) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to observe the requirements of Emergency Vehicular Access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department. If the aforementioned requirements cannot be complied with, enhanced fire safety provisions shall be required. The applicant is also advised to observe the Fire Service Department Circular Letter No. 3/2019 on “Guidance Notes on Submission, Approval and Acceptance Inspection of Fire Service Installations and Equipment in Modular Integrated Construction Building Projects”.
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:-
 - (i) There is no record of approval granted by the Building Authority (BA) for the existing structures at the Site. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use for any proposed use under application.
 - (ii) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO.
 - (iii) 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 BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with BO.
 - (iv) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 4D of the Building (Planning) Regulations (B(P)R) respectively.
 - (v) The Site does not abut on a specified street of not less than 4.5m wide. Its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage.
 - (vi) Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings, and are subject to the control of Part VII of B(P)R.
 - (vii) 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. For example, the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152.
 - (viii) The excavation and backfilling works should be carried out under the supervision of a competent person.

- (ix) Comments from Drainage Services Department may be sought for availability for any existing public sewer for foul and storm water discharge of the proposed sites.
 - (x) Comments from TD may be sought for the non-provision of the car-parking spaces in the Site.
 - (xi) If modular construction is adopted for construction at the Site, the applicant's attention is drawn to PNAP ADV-36 on Modular Integrated Construction.
 - (xii) Detailed checking under BO will be carried out at building plan submission stage.
- (j) to note the comments of the Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD) to provided necessary submission(s) of the site formation works, if found applicable, to BD for approval as required under the provision of BO.
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that (i) If any Food and Environmental Hygiene Department's (FEHD) 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 may be required to provide sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities to FEHD; (ii) 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 to us; (iii) 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 to us; (iv) 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; (v) If the proposed development 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.; (vi) If domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought; and (vii) Proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. For the operation of refreshment kiosks, under the Food Business Regulation, Cap. 132X, a Food Factory Licence must be obtained from this department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.

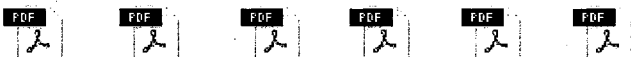
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就A/YL-LFS/425及Y/YL-LFS/14提出意見
10/06/2022 16:38

From: Jacky Ng Yuet Man <[REDACTED]>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: Stephen Li Kin Wai <[REDACTED]>
File Ref:

6 attachments



5-AG.pdf 15-DG.pdf 13-AG.pdf 2-A1.pdf 15-BG.pdf 5-A1.pdf

致城市規劃委員會秘書：

深灣畔位處題述發展計劃附近的最大屋苑，本苑的業戶均對此熱切關心，提出各項意見。現 本處收集及整理完成，附郵附上，望 閣下能撥空研讀，謝謝。

吳主任
深灣畔管業處
電話：[REDACTED]

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-LFS/425

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

另頁說明 (1頁)

「提意見人」姓名/名稱 Name of person/company making this comment LAI MEI CHUN

簽署 Signature Janet 日期 Date 09-06-2022

流浮山交通配套

區內規劃預計將增加約3000人居住 (見建築平面圖 右下角註), 而現時深灣路近流浮山一段為單線雙程行車, 不時出現交通擠塞的情況。

根據政府2016年的統計數據流浮山區只有2230人居住, 假如突然增加約3000人將會大大增加區內交通和道路網的負擔, 包括區內現時僅有的一條班次疏落的巴士路線--K65, 以及附近通往西鐵站的屏廈路的大量貨櫃場。由於大型車輛出入導致塞車情況每天都會出現, 故此, 如需要規劃增加此區居住人口, 需要先解決交通負荷的問題。

LAI MEI CHUN
Janet Lai

09-06-2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

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

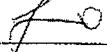
有關的規劃申請編號 The application no. to which the comment relates A/YL-LFS/425

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反对兴建临时房屋

「提意見人」姓名/名稱 Name of person/company making this comment 羅國強

簽署 Signature  日期 Date 3/6/2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-LFS/425

(transitional housing)

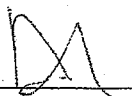
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

DISAGREE with the proposal with the following reasons:
1.) Transportation is not convenient for transitional housing use, which mainly occupied by Household with lower income and no private vehicles.
2.) Many more better choices and supplies in other places e.g. Penny's Bay Community Isolation Facility and others with low rate of effective use under the recovering Covid situation

「提意見人」姓名/名稱 Name of person/company making this comment WONG Chok Lun

簽署 Signature



日期 Date

4 June 2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-LFS/425

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

✕ 強烈反對興建臨時房屋，不但破壞深灣畔的
整體規劃和環境，更有違當初生活質素的要求！

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

簽署 Signature 何玉蘭 日期 Date 5-6-2022

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates A/YL-LFS/425

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

極力反對興建臨時房屋，不破壞深水埗
規劃和環境，有違當初所估質素的要求！

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

簽署 Signature _____ 日期 Date 5.6.2022

反對意見書

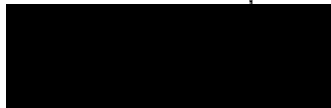
竭力反對本屋苑門口改建臨時
過渡性房屋，將會影響居民生活^{質素}量，故
希望有關部門為屋苑居民考慮一
下，以敬感謝！

敬

禮！

06-06-2022

屋苑居民： 敬華



Ume.

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



A/YL-LFS/425 DD 128 AND DD 129 Lau Fau Shan Tung Wah Transitional Housing

10/06/2022 22:02

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-LFS/425 Tung Wah

Lots 3 S.A ss.1, 3 S.B, 4, 5 S.A RP, 9, 10 RP, 12 S.A, 12 RP, 13, 14 S.A ss.1 S.A, 14 S.A ss.1 RP, 14 S.A ss.2, 14 S.A RP, 14 S.B ss.1 S.A, 14 S.B ss.1 RP, 14 S.B RP, 14 RP, 15 S.A ss.1, 15 S.A RP, 15 S.B, 15 RP, 16 S.A, 16 S.B, 16 RP, 17 S.A ss.1, 17 S.A RP, 17 S.B, 17 S.C and 17 RP in D.D. 128, Lots 2128 (Part), 2129, 2136 RP, 2138 RP, 2148, 2153 S.A and 2388 S.A ss.2 in D.D. 129, and adjoining Government Land, Lau Fau Shan

Site area : About 18,981sq.m Includes Government Land of about 164sq.m

Zoning : "Res (Group C)" and "Res (Group D)"

Applied development : Transitional Housing / 3 Blocks – 1,233 Units / 2 blocks services /PR 1.54 / 5 storeys / 2 Vehicle Parking / **Filling and Excavation of Land**

Dear TPB Members,

Strong objections

The lots were part of various applications for hobby farm, etc over the years, rejected or conditions never fulfilled as with 323. But now there is a new dollar generating option up for grabs.

Another TH scam whereby the wheels will be greased for the rezoning of the lots for private residential in a few years' time. Meanwhile the tax payer will have footed the bill for the provision of drainage, sewerage and other facilities. In addition we cover all the costs of construction, management, etc. for **short term housing with construction costs per unit 50% of that of a permanent home** that would last for 50 years or more.

A whopping \$658m has been allocated for this project, \$550,000 per unit. Tung Wah states that it the duration of the service will be five years only. For \$110,000 per annum the families could be housed in some of the many empty units in urban districts.

The tenants will still have to be re-housed when their allotted staycation time is up.

No bicycle parking provided. How are folk to get to transport nodes?.

It is time that this scam be exposed.

- Developers are provided with an easy route to rezoning
- NGOs obtain a lucrative channel of funding
- Administration can fudge the data by hiding some of the families in the PH queue for a few years
- Taxpayer gets to foot the bill for infrastructure and high unit costs

But we have to suck it up as there is now no accountability and no legislators who will challenge the authorities self-serving and short term policies

Mary Mulvihill

the application to which the comment relates
A/YL- LFS / 425

反對建中轉屋 興建千多個單位 搬遷來約三千人

原因如下：

建中轉房屋，惠及低下階層人士，支持。

但選址不適合在這處 及時機不合

各位有所不知, 請聽聽下面 貼地嘅 現實情況

1. 容易 引致 意外傷亡

流浮山巴士總站 往下白泥方向 之流浮山道，為單程
行車路，行人及車輛 往 深灣畔及 申請項目處 已經
經常 人車爭路， 有段路更有行人路， 行人 走在路
上，身傍有車行走，前／後 又 可能有車停低 避
車，相當危險， 容易 釀成交通意外， 若再加上幾
千名道路使用者，真是百上加斤

一條狹窄嘅鄉郊小路, 好難再要她承受，更大型的人
流

2. 假日交通 更加混亂

現在由流浮山巴士總站往下白泥，為單程路，假日遊人及車流用之往觀賞日落多，巴士總站旁為出名嘅海鮮食街，而來食海鮮的人好多，旅遊車又多，假日繁忙時間，經常塞車行唔到，目前的交通配套，未能配合再增幾千名道路使用者。

(疫情期間,食肆人流減少除外)

3. 另外由天水圍往流浮山 好多貨櫃場 貨櫃車往返多， 繁忙時間, 經常塞車。 再增添幾千名道路使用者, 真是百上加斤

3. 危害行人安全

現經常有車 亂泊在路旁， 又有海鮮車在路旁落貨， 行人 有時被迫 要走在馬路上， 相當危險， 驚心動魄， 若再多幾千名行人及車輛使用， 危險情況更見嚴峻。

4. 最好是盡快 落實香港西北部大都會發展計劃， 銜接國家強大發展， 增強香港及國家的gdp。

流浮山附近之基建交通項目 目前未能配合到 增添大量人口， 大型建設，。 基此， 這個申請 項目 目前在此地 未係 合適時機。

祈請 仔細思量 利害所在

thank you

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

參考編號

Reference Number:

220610-021445-95085

提交限期

Deadline for submission:

10/06/2022

提交日期及時間

Date and time of submission:

10/06/2022 02:14:45

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/425

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lai Man Yu

意見詳情

Details of the Comment :

反對興建千多個過渡性房屋。

流浮山這裏什麼配套也不完善，在這情況下還要增加2832人口，實在難以應付。

目前交通狀況，只有一條單程路，有輕微意外都會導致交通嚴重擠塞，只有一條巴士線及兩條小巴線，怎樣應付這麼多人口居住。

這裏是低密度住宅群，環境清幽，亦難以融合那麼巨大的建築群及密集人口。