

2021年 11月 1 9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。

Appendix I of RNTPC
Paper No. A/YL-NTM/431

19 NOV 2021

This document is received on
The Town Planning Board will 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/YL-NTM/431
	Date Received 收到日期	19 NOV 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)

Evangelical Lutheran Church Social Service - Hong Kong

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)	Lots Nos. 1354, 1356, 1357, 1358, 1359 (Part), 1366 (Part), 1367, 1369, 1370, 1371 S.A, 1371 S.B, 1372, 1373 RP, 1374, 1376, 1392 RP (Part), 1399 (Part), 1401 (Part), 1402, 1403, 1405, 1406, 1407, 1408, 1410, 1413, 1420, 1421, 1422, 1468, 1469, 1473, 1474, 1476, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485 (Part), 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1494, 1496, 1502 S.B (Part), 1504, 1505, 1619 (Part), 1622 and 1636 in D.D. 105 and Adjoining Government Land in Ngau Tam Mei, 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 21,731 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 33,042 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) 2,131 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 Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group C)"
(f) Current use(s) 現時用途	Vacant Land and Temporary Structures (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"^{1/1} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{1/1} (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"^{1/1} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{1/1} (請夾附業權證明文件)。

☒ is not a "current land owner"^{1/1}.
並不是「現行土地擁有人」^{1/1}。

☐ 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 at9/11/2021..... (DD/MM/YYYY), this application involves a total of2..... "current land owner(s)"^{1/1}.
根據土地註冊處截至2021..... 年11..... 月9..... 日的記錄，這宗申請共牽涉2..... 名「現行土地擁有人」^{1/1}。

(b) The applicant 申請人 -

☒ has obtained consent(s) of2..... "current land owner(s)"^{1/1}.
已取得2..... 名「現行土地擁有人」^{1/1} 的同意。

Details of consent of "current land owner(s)" ^{1/1} obtained 取得「現行土地擁有人」 ^{1/1} 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)
2	Lots Nos. 1354, 1356, 1357, 1358, 1359 (Part), 1366 (Part), 1367, 1369, 1370, 1371 S.A, 1371 S.B, 1372, 1373 RP, 1374, 1376, 1392 RP (Part), 1399 (Part), 1401 (Part), 1402, 1403, 1405, 1406, 1407, 1408, 1410, 1413, 1420, 1421, 1422, 1468, 1469, 1473, 1474, 1476, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485 (Part), 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1494, 1496, 1502 S.B (Part), 1504, 1505, 1619 (Part), 1622 and 1636 in D.D. 105	16/11/2021

(Please use separate sheets if the space of any box above is insufficient. 如上述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 Development and Ancillary Facilities (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 Not less than 8,692sq.m <input type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 Not more than 13,039sq.m <input type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 6 Proposed domestic floor area 擬議住用樓面面積 30,004sq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 3,038sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 33,042sq.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) - Residential Blocks: 4 storeys (not more than 17m / +25mPD) - Amenity Building: 3 storeys (not more than 16m / +23mPD) - Sewage Treatment Plant & E/M Building: 2 storeys (not more than 14m / +21m) 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 4 Others (Please Specify) 其他 (請列明)	

Proposed operating hours 擬議營運時間

24 hours, Mondays to Sundays including Public Holidays

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)) San Tam Road via a local track</p> <p><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)</p> <p><input type="checkbox"/></p>																														
<p>(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。)</p>																																
<p>(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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input checked="" type="checkbox"/></p>																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		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"/>
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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>

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 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 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

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

Kennith Chan (Chan Pak Kan)

Managing 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 (No. 334)

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

17/11/2021

(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	Lots Nos. 1354, 1356, 1357, 1358, 1359 (Part), 1366 (Part), 1367, 1369, 1370, 1371 S.A, 1371 S.B, 1372, 1373 RP, 1374, 1376, 1392 RP (Part), 1399 (Part), 1401 (Part), 1402, 1403, 1405, 1406, 1407, 1408, 1410, 1413, 1420, 1421, 1422, 1468, 1469, 1473, 1474, 1476, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485 (Part), 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1494, 1496, 1502 S.B (Part), 1504, 1505, 1619 (Part), 1622 and 1636 in D.D. 105 and Adjoining Government Land in Ngau Tam Mei, Yuen Long, New Territories
Site area 地盤面積	21,731 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2,131 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
Zoning 地帶	"Residential (Group C)"
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 and Ancillary Facilities

(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	30,004 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.39 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,038 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.14 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	4	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	17 m 米 (+25mPD) <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	16 m 米 (+23mPD) <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 60 % <input 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) _____ _____		4 4

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 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		
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 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Preservation and Removal Proposal, Visual Appraisal, Ecological Impact Assessment		
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 : 11th January 2022
Our Ref. : PPC/PLG/10067/L003

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 & By Hand

Dear Sir/Madam,

**Section 16 Application for Proposed Temporary Transitional Housing Development and Ancillary Facilities
for a Period of 3 Years
at Various Lots in D.D. 105 and Adjoining Government Land in Ngau Tam Mei, Yuen Long, New Territories
(Planning Application No. A/YL-NTM/431 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information 1

We refer to comments from various Departments provided via Fanling, Sheung Shui and Yuen Long East District Planning Office, PlanD in respect to the captioned planning application.

On behalf of the Applicant, we submit herewith 70 hardcopies of the Further Information ("FI"), in support of the captioned application, for the consideration of the Town Planning Board. The attached FI includes the following documents:

- **Responses to Departmental Comment and Public Comment**
- **Annex 1 - Revised Landscape Drawings**
- **Annex 2 - Replacement Pages for the Environmental Assessment**
- **Annex 3 - Replacement Page for Planning Statement**

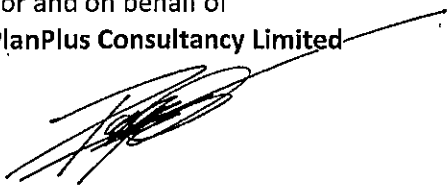
In addition, the Applicant would like to clarify the following:

- a. The 3.004m-high foundation in the northern portion of Block 2 (Section A-A' in Annex 1 of Planning Statement) will be filled and will not create any floor space.
- b. There are no domestic dwellings in the private lots of the application site. The Applicant will liaise with Lands Department for the arrangement of domestic dwellings on Government Land upon the approval of the planning application.

The above submissions do not result in a material change of the nature of captioned application. Thus, this FI should be accepted by the Secretary of the Town Planning Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance. It should also be exempted from publication requirements.

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

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. The Applicant

Previous s.16 Applications at the Application Site

Approved s.16 Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-NTM/369	Temporary Shop and Services (Sales of Building Materials) for a Period of 3 Years	6.7.2018 Approved by RNTPC [revoked on 6.12.2020]	(1), (2), (3), (4), (5), (6), (7), (8)
2.	A/YL-NTM/419	Temporary Shop and Services (Sales of Gardening and Building Materials) for a Period of 3 Years	14.5.2021 Approved by RNTPC	(1), (2), (3), (6), (7), (8)

Approval Condition(s):

- (1) Restrictions on operation hours.
- (2) Only private cars and light goods vehicles not exceeding 5.5 tonnes as defined in the Road Traffic Ordinance allowed to park on the site.
- (3) No vehicle allowed to queue back to or reverse onto/from the site.
- (4) Provision of boundary fencing.
- (5) Submission and implementation of a run-in/out proposal.
- (6) Submission and implementation of drainage proposal.
- (7) Submission and implementation of fire service installation (FSIs) proposal.
- (8) Revocation clauses.

Rejected s.16 Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Main Reasons for Rejection</u>
1.	A/YL-NTM/175	Temporary Logistics Use and Container Vehicle Park for a Period of 3 Years	17.12.2004 Rejected by RNTPC	(1), (2), (3), (4)
2.	A/YL-NTM/227	Proposed Temporary Sales Centre for New Private Vehicles and Lorries (include Medium Goods Vehicles and Container Tractors) for a Period of 3 Years	5.9.2008 Rejected by RNTPC	(1), (2), (3), (4)

Main Reasons for Rejection:

- (1) The proposed development was not in line with the planning intention of the "Residential (Group C)" zone which was intended for low-rise low density residential dwellings.
- (2) The proposed development was incompatible with the rural character of the surrounding area including agricultural land and scattered village houses.
- (3) The proposed development did not comply with the Town Planning Board Guidelines No. 13C/13D for Application for Open Storage and Port Back-up Uses in that there were no exceptional circumstances to justify approval/no previous or similar approvals; adverse departmental comments and local objections/no relevant technical assessments/proposals were submitted to demonstrate that the use would not generate adverse environmental and drainage impacts on the surrounding areas.
- (4) The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the surrounding area.

致：規劃署，城市規劃委員會

香港北角渣華道 333 號北角政府合署 15/F, Fax : 28770245 / 25228426

台鑑：

居民反對牛潭尾分區計劃大綱 申請編號: A/YL-NTM/431



我們是元朗米埔村高行居民，一直以來於該地段已經原住數十年，居民相處十分和諧融洽。近日收到另一份分區計劃大綱，令我們十分徬徨，嚴重影響我們的生活，而更甚者是我們有很多居民已與發展商在高等法院進行逆權管有的法律行動，但地產商現在卻提出先導計劃，這樣不是令事件有所抵觸嗎？

是次反對的原因，由於我們有很多居民對此提出甚感擔憂，發展商以先導計劃為借口，用馬路劃在我們住宅及擁有的土地上，以用道路收回條例及換地來切斷我們擁有居住的權益，地產商有隱瞞政府（附圖 1），我們已與他已在高等法院進行 逆權管有法律行動之嫌，在未有結果前，這個先導規劃完全有偏頗地產商的行為，迫令政府以利益輸送給地產商及妨礙司法公正之嫌。

政府首長及政府部門應該要求發展商將先導計劃內有與佔用人正在高等法院起訴，訴訟及有利益衝突的地段展示在先導規劃規劃大綱圖上，給政府官員及規劃部門審查，以防止政府有巨大的利益輸送給地產商及是否有妨礙司法公正之嫌，防止賄賂的機會出現。

現在這個大綱與未來的大綱有整體上緊密聯繫，環環相扣，在未有完整妥善的規劃前，我們反對這個規劃。

我們在這裏生活近六十多年，大家努力地工作及在此生活，完全有權繼續擁有在此生活的權利，這地區只距離米埔濕地三百米，也是米埔鳥類保護區旁，鳥類覓食的地方，政府應保護候鳥及鳥類的權益，支持環保。

我們居民自己合資建設的主要行人通道，已使用 60 多年，也被大綱圖佔用，我們已沒有任何行人通道及街燈照明給居民使用！（附圖 2）

米埔村附近完全沒有污水處理廠，未來人口增多，污水處理問題更要首先解決，我們這裏也是米埔濕地唯一一條清水溪流，清澈的水源流往米埔濕地，整體規劃水源及污水處理，可能在這裏先建設一個污水處理廠，保護米埔濕地生態更為重要，保護候鳥生活環境，香港米埔濕地及毗連土地，都是候鳥及鳥類生活空間，都是香港唯一的，米埔是我們和鳥類生活的安樂窩，請政府應慎重考慮。

未來人口增多，現有的道路必須擴闊（附圖 3），污水處理需要整體規劃更為重要。

發展「北部都會區」，發展不應該顧此失彼，影響整體效果。

故此；

我們居民反對牛潭尾分區計劃大綱 申請編號: A/YL-NTM/431

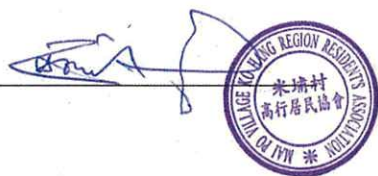
另附上我們社團證明書。附圖 1，2 及 3。

反對人：米埔村高行居民協會主席周愛龍先生

地 址:

通信地址:

反對人簽署:



聯絡電話:

2021/12/6

順祝 貴處各職員 身體健康、福壽安康。

反對人簽署: 陳寶玉 邱福英 王永鐘 何佩儀
周國發 周愛平 林慶華 唐玉英
邱敬煊 唐慧英 唐玉蓮 黃耀基
陳寶棠 陳細珠 朱建豪 馮永輝
CC. 香港行政區首長
香港民政事務總署

圖例

- 現有道路
- 建議道路
- 鐵路
- 水庫/水塘
- 山頂
- 山脊
- 山麓
- 山脚
- 山底
- 山腰
- 山頂
- 山脊
- 山麓
- 山脚
- 山底
- 山腰
- 山頂
- 山脊
- 山麓
- 山脚
- 山底
- 山腰

- 現有道路
- 建議道路
- 鐵路
- 水庫/水塘
- 山頂
- 山脊
- 山麓
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- 現有道路
- 建議道路
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- 水庫/水塘
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- 現有道路
- 建議道路
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- 山底
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- 現有道路
- 建議道路
- 鐵路
- 水庫/水塘
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- 山底
- 山腰



土地用途類別	面積 (公頃)	佔總面積 (%)
住宅用地	120	20
商業用地	80	15
工業用地	150	25
農業用地	100	18
林地	180	30
水域	50	9
其他	20	4
合計	600	100

我們居民居住及擁有的地方，
發展商有隱瞞政府，迫令政府以利益
輸送給發展商及防礙司法公正之嫌。
發展商已為地產商在高等
法院進行逆權管有的
法律程序。

附圖 1.

我們居民自己合資建設的主要
行人通道，已使用陸拾年多，也被
大綱圖佔用，已沒有任何行人通道
及街燈照明給居民使用！



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2021年11月24日擬備，
所根據的資料為測量圖編號
2-SE-12A 及 C
EXTRACT PLAN PREPARED ON 24.11.2021
BASED ON SURVEY SHEETS No.
2-SE-12A & C

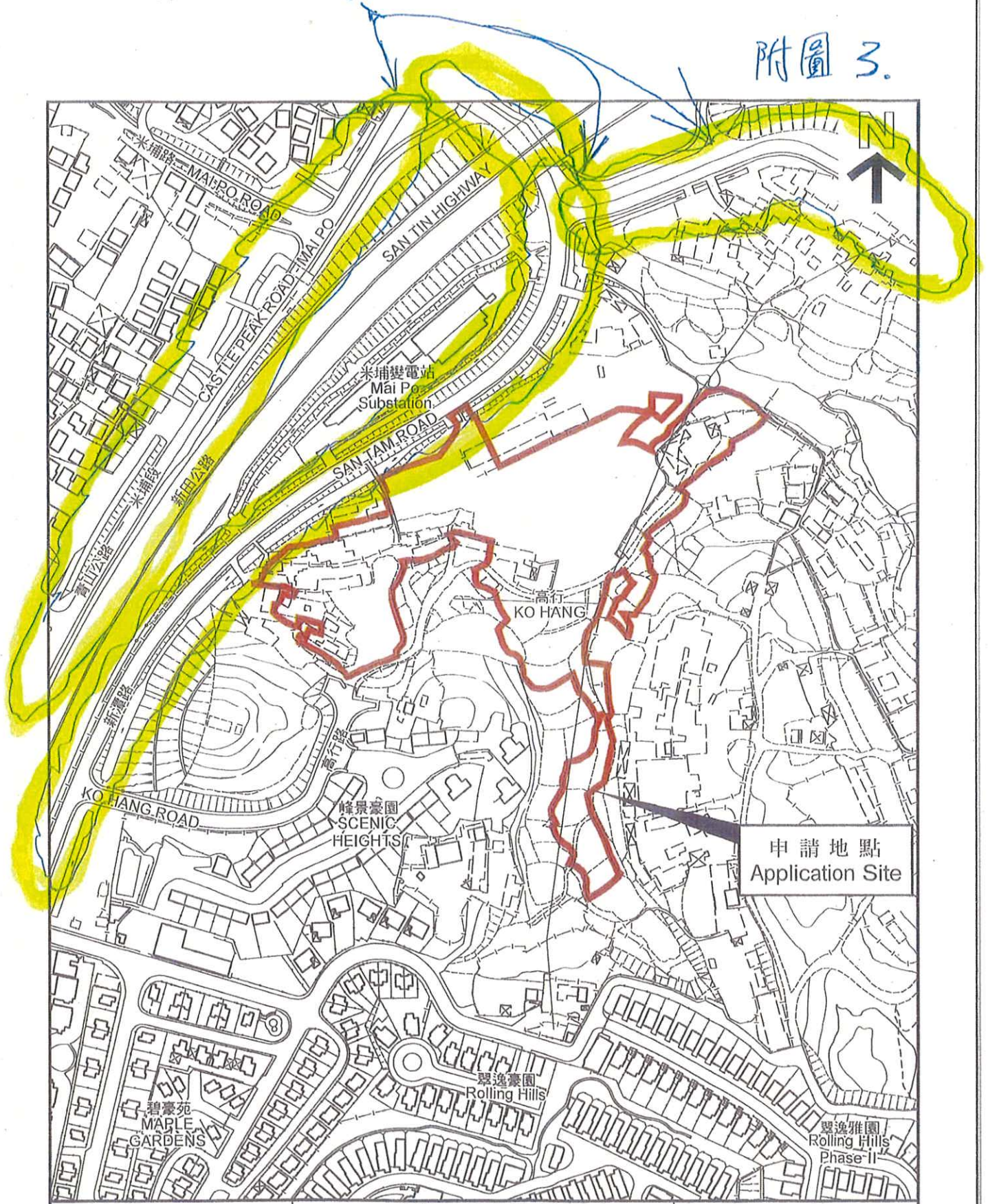
附圖 2.

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
AYL-NTM/431

原有的道路未能配合未來區域發展，需要重新整體規劃，配合未來發展

附圖 3.



5-14

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-NTM/431

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會為新界元朗和生園加州豪園 B 期業主委員會，就有關 A/YL-NTM/431 及 A/YL-NTM/432 之申請出強烈擔心，謹請 貴會細閱我方下列反對意見：

興建大量過渡性房屋及附屬設施加重附近一帶交通負荷。

增加大型過渡性房屋會大大增加本區居民人口，對附近交通造成嚴重負擔。近日因政府宣佈北部發展項目，鄰近地段的持分者陸續改變土地用途，在沒有大型基建及良善公共運輸交通網絡下，居民則大多數駕駛私家車，引致負載量超出負荷，尤其現時錦繡花園迴旋處已經常擠塞，引致倒灌，增加大量過渡性房屋恐怕會導致車水馬龍的現象。

「提意見人」姓名/名稱 Name of person/company making this comment 加州豪園B期業主委員會

簽署 Signature 加州豪園B期業主委員會 日期 Date 17-12-2021



啟勝管理服務有限公司
KAI SHING MANAGEMENT SERVICES LIMITED

新鴻基地產集團成員
Member of Sun Hung Kai Properties Group



In Reply Please Quote:

OUR REF.: PS/L0280/2021

Date:

YOUR REF.:

粉嶺、上水及元朗東規劃署
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

**有關：元朗牛潭尾丈量約份第 105 約多個地段和毗連政府土地擬議臨時過渡性
房屋發展及附屬設施（為期 3 年）（申請編號：A/YL-NTM/431）**

本公司為加州花園管理人，現代表加州花園業主委員會就有關 AYL-NTM431 之申請作出強烈反對，謹請 貴署細閱下列反對意見：

- 一、 增設大型住宅和安老院加重附近一帶交通負荷。
增加 3090 個住宅單位及 100 個安老院床位會大大增加人流，包括住戶和訪客，對附近交通帶來巨大負荷。暫時現行交通配套不足，只有 3 輛小巴各自從元朗站(76 號)、上水站(76K 號)和落馬州(75 號)到牛潭尾下車再步行到擬議的地盤；惟小巴的載客量有限，加上最疏的班次為 30 分鐘一班，想必住宅和安老院落成後小巴會增加班次，以應付居民、每日上下班的工作人員和訪客。在沒有大型基建及良善公共運輸交通網絡下，加上住戶則大多數駕駛私人車，可想而知，這對附近交通造成嚴重負擔。
- 二、 再者，根據(安老院規例)附表 1 列明各類安老院的最低人手要求，安老院涉及多種工種，例如：主管，助理員，護理員，保健院和護士等，加上病人和探訪者，相信該安老院最終會容納許多使用者。因此，在沒有良好配套下，相關申請則恐怕會導致道路擠塞和車水馬龍的現象。

如有任何查詢事宜，請於辦公時間內致電

與梁國琛先生聯絡。

加州花園服務處
物業及設施經理 葉國偉謹啟
物業管理人(第 1 級)牌照號碼：

2021 年 12 月 17 日
副本致：加州花園業主委員會



用心服務 做到最好
We Serve You Best

5-9

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

參考編號

Reference Number:

211217-105134-87041

提交限期

Deadline for submission:

17/12/2021

提交日期及時間

Date and time of submission:

17/12/2021 10:51:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/431

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edmond Fong for
the Hong Kong & China Gas
Co., Ltd.

意見詳情

Details of the Comment :

Since the proposed development will be in the close vicinity to existing High Pressure gas pipeline along San Tam Road, the project proponent should conduct a Quantitative Risk Assessment to evaluate the potential risk and determine the necessary mitigation measure if required. The project proponent should also consult our company in design stage and close coordinate with our company during construction stage and provide protective measures. Also, the future QRA consultant should be aware of two approved developments near the proposed development and might need to take them into consideration if required.

Application number:

A/YL-MP/291

Link:

https://www.info.gov.hk/tpb/tc/plan_application/Attachment/20200529/s16fi_A_YL-MP_291_2_gist.pdf

5-1

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

參考編號

211201-213611-65685

Reference Number:

提交限期

17/12/2021

Deadline for submission:

提交日期及時間

01/12/2021 21:36:11

Date and time of submission:

有關的規劃申請編號

A/YL-NTM/431

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. mr leung

Name of person making this comment:

意見詳情

Details of the Comment :

反對這規劃方案

高行這位置有水浸問題今年7-8月已聯絡渠務處了解處理過,這地段主要生坑排水到明渠但這規劃將所有生坑折斷落雨如何可以排水?這規劃地方之前已經非法填土令地面升高已報環保處都不能阻止令到水浸

今次更加將居民出入路折斷只能行走山路,下雨不能夠出入

5-2

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

參考編號

211201-223414-29333

Reference Number:

提交限期

17/12/2021

Deadline for submission:

提交日期及時間

01/12/2021 22:34:14

Date and time of submission:

有關的規劃申請編號

A/YL-NTM/431

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. mr leung

Name of person making this comment:

意見詳情

Details of the Comment :

本來居民贊成Y/YL-NTM/5但必須要妥善安頓好居民住處今次申請非常反對興建臨時過渡性房屋拖慢該片土地發展，政府發展北區都想令居民安居樂業，這地段由2018年開始有水浸問題渠務處已配合改善但不能夠改變每次落雨居民都擔心水浸，每年夏天白蟻出沒都會侵蝕電線桿，電燈公司都只能做維修，這裏只有一個固網電話供應商因地下電線故障由10月至今都未能維修到香港都係一個較為文明地方點解仲會咁落後

5-3

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

211214-221043-39865

Reference Number:**提交限期**

17/12/2021

Deadline for submission:**提交日期及時間**

14/12/2021 22:10:43

Date and time of submission:**有關的規劃申請編號**

A/YL-NTM/431

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss choy

Name of person making this comment:**意見詳情****Details of the Comment :**

申請機構想解決居住問題但反而影響本規劃附近居民,所以反對這有關申請,附近完全沒有污水及排水處理,近幾年下大雨已經有水浸,只有水溪流加上這位附近土地持份者收回後進行大規模土填土,不能相未來人口增多信未來人口增多申請機構報告,北部都會區未來人口增多必定的為什麼唔大規模規劃,先安頓附近居民,減少一些現居民擔憂及害怕,

5-4

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

參考編號

Reference Number:

211215-202716-93410

提交限期

Deadline for submission:

17/12/2021

提交日期及時間

Date and time of submission:

15/12/2021 20:27:16

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/431

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 梁笑芬

意見詳情

Details of the Comment :

本人是牌照屋的使用人，上述兩個地方的土地均是在申請地點旁邊非常接近的位置，該申請的後續發展將會直接地影響及破壞了本人對上述兩個地方的土地的享受及使用，因此本人強烈反對是次的申請及相關的後續發展。

另，有關的發展將會對原有土地及其附近的土地包括上述兩個地方的土地造成嚴重的環境問題，生態問題，交通問題及衛生問題。

本人保留提出更多的反對理由及理據的權利。

5-5

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

參考編號

Reference Number:

211215-203015-97246

提交限期

Deadline for submission:

17/12/2021

提交日期及時間

Date and time of submission:

15/12/2021 20:30:15

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/431

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 朱進強

意見詳情

Details of the Comment :

有關的發展將會對原有土地及其附近的土地包括上述兩個地段的土地造成嚴重的環境問題，生態問題，交通問題及衛生問題。

5-6

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

參考編號

Reference Number:

211215-202443-61758

提交限期

Deadline for submission:

17/12/2021

提交日期及時間

Date and time of submission:

15/12/2021 20:24:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/431

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 朱世雄

意見詳情

Details of the Comment :

本人是牌照屋 [REDACTED] 的使用人，上述兩個地方的土地均是在申請地點旁邊非常接近的位置，該申請的後續發展將會直接地影響及破壞了本人對上述兩個地方的土地的享受及使用，因此本人強烈反對是次的申請及相關的後續發展。

另，有關的發展將會對原有土地及其附近的土地包括上述兩個地方的土地造成嚴重的環境問題，生態問題，交通問題及衛生問題。

本人保留提出更多的反對理由及理據的權利。

5-7

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

參考編號

Reference Number:

211216-112000-48126

提交限期

Deadline for submission:

17/12/2021

提交日期及時間

Date and time of submission:

16/12/2021 11:20:00

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/431

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leung

意見詳情

Details of the Comment :

本人反對 就申請編號(A/YL-NTM/431), 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12, 擬議臨時過渡性房屋發展及附屬設施 (為期3年)。

原因如下,

1. 社區配套長期不足

項目附近欠缺基本的社區配套及生活店舖等嚴重不足, 居民須前往元朗市中心方能解決起居需要, 做成附近交通負荷問題

2. 累積交通壓力

項目計劃興建所帶來的額外人口, 對附近新潭公路及青山公路帶來交通負荷問題, 現在住元朗市必經的道路新潭公路及青山公路在早上繁忙時間車輛在錦繡迴旋處已經出現擠塞問題, 新增的人口會做成更擠塞問題只會日益嚴重。

3. 污水處理問題

項目附近沒有任何污水處理設施, 未來人口增多, 污水處理問題是首先要解決, 必須先在附近興建污水處理設施

4. 噪音問題

項目附近為新田公路, 交通噪音滋擾嚴重, 影響居住質素。

發展商借臨時過渡性房屋發展及附屬設施的先導計劃, 先改變土地用途, 藉公益用途為其農地儲備發展鋪路, 存在利益輸送的問題

5-8

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

參考編號

Reference Number:

211216-120953-09612

提交限期

Deadline for submission:

17/12/2021

提交日期及時間

Date and time of submission:

16/12/2021 12:09:53

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/431

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃順成

意見詳情

Details of the Comment :

本人反對 申請編號(A/YL-NTM/431),擬議臨時過渡性房屋發展及附屬設施(為期3年)。

這個是發展商借「臨時」及「非牟利機構」為名興建臨時過渡性房屋,企圖蒙混過關,實質是先改變上址的土地用途,填平及改變附近的農地及魚塘,促使政府興建基礎設施及道路網絡,將「生地」轉為「熟地」之嫌,方便日後發展,藉公益用途為其農地儲備發展鋪路,存在利益輸送的問題

臨時過渡性房屋只屬短期性質,計劃只營運3年,只能滿足小部份住戶的短期的需要,不能解決及長遠改善居住環境,如要計劃有效,營運年期最少要有10年或以上

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-NTM/431

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人不會反對興建臨時房屋，但今次反對在舊道興建原因是新橋路已經很擠塞了，在未有效解決新橋路交通擠塞時，請勿興建。

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

S. N. H. 1/A09

簽署 Signature

日期 Date

Dec. 16, 2021

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tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月16日星期四 2:24
收件者: tpbpd
主旨: A/YL-NTM/431 DD 105 Ngau Tam Mei Transitional Housing New World

A/YL-NTM/431 New World

Various Lots in D.D. 105 and adjoining Government Land, Ngau Tam Mei, Yuen Long

Site area : About 21,731sq.m Includes Government Land of about 2,131sq.m

Zoning : "Res (Group C)"

Applied development : Transitional Housing / 4 Blocks / 1,076 Units / 2 Blocks Ancillary Facilities / 4 Vehicle Parking

Dear TPB Members,

Another temporary housing project that artificially reduces the numbers on the PH waiting list; provides revenue stream for the NGO and allows the developer to demonstrate commitment to Common Prosperity while paving the way some years down the line for justification of its planned private residential development of multiple times the PR, 35 storeys and 1,980 Units.

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. for short term housing with construction costs per unit 50% of that of a permanent home that would last for 50 years or more.

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

So 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

寄件者: [REDACTED]
寄件日期: 2021年12月17日星期五 9:12
收件者: tpbpd@pland.gov.hk
主旨: 反對 部份規劃申請建議 (Ref: A/YL-NTM/431)
附件: 14c19d4e-02e5-4c84-98e4-bc211ca2f55a.JPG; 未命名的附件 00012.txt; IMG_6860.JPG; 未命名的附件 00015.txt

To: 城市規劃委員會

我方反對城市規劃委員會於 26/11/2021 的規劃申請 (參考編號 : A/YL-NTM/431)

基於其中一部份於 DD105, 大約 [REDACTED] 的 土地是屬於我方使用中的區域! (見附件圖中 綠色間線區域位置) 我方多年來於上址土地作種植香蕉樹、生果樹、蔬菜等或農業設施自用或販賣用途!

如有任何問題, 請與我方聯絡! 謝謝。

上址使用者居民上
Mr Wong



附件圖



Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) the Site comprises 57 private lots all in D.D. 105 and adjoining GL, of which actual site area and boundary of the lots and GL involved will be subject to verification upon processing of Short Term Waiver (STW) and Short Term Tenancy (STT) applications;
 - (ii) the 57 private lots are Old Schedule Agricultural lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (iii) subject to the availability of the GL involved, necessary policy support from STH for STW and STT applications of the Site would be required to implement the proposal. Upon receipt of the STW and STT applications with policy support being given by STH, LandsD will consider the applications in accordance with applicable policy and practice and there is no guarantee that the applications will be approved. The said applications if approved would be subject to such terms and conditions, to be imposed by LandsD in the landlord capacity at its sole discretion.
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- (i) the applicant shall submit timely application for introducing the residential shuttle service and to keep TD informed of the latest population intake programme for planning of public transport services;
 - (ii) the applicant shall ensure vehicles would not encroach the opposite lane when turning to San Tam Road from the development via the vehicular access, and vice versa; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) structure across the nullah is not and will not be maintained by HyD;
 - (ii) if the proposed run-in/out is agreed by TD, the applicant should provide the run-in/out at San Tam Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
 - (iii) the applicant shall be responsible for any modification of the existing street furniture and road drainage for the proposed run-in/out. The proposed

modification works should be submitted to TD/HyD for comments before commencement of the modification works;

- (iv) adequate drainage measures should be provided at the Site access to prevent surface water running from the Site to the nearby public roads or exclusive road drains; and
 - (v) the local improvement works for the proposed public transport facilities shall not be implemented by HyD.
- (d) to note the comments of the Director of Environmental Protection (DEP) that special building design was proposed for the development in the EA. The applicant should note that in case an alternative layout design is proposed at a later stage and owing to the interim nature of transitional housing developments, the NIA submission as required under the planning approval condition should include:
- (i) all practicable direct noise mitigation measures to be exhausted, taking into account the consideration of cost-effectiveness;
 - (ii) indirect Technical Remedies in the form of the windowpane of suitable thickness with air conditioning system; and
 - (iii) future occupants to be informed of the extent of road traffic noise exceedance, if any.
- (e) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the planning application does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.
- (f) to note the comments of Chief Architect/CMD2, Architectural Services Department (CA/CMD2, ArchSD) that barrier free access shall be provided to comply with "Design Manual" Barrier Free Access 2008".
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant shall submit a drainage impact assessment to demonstrate how rain water falling onto or flowing to the Site will be collected, conveyed and discharged. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and inverted levels of pipes/catchpits/outfalls and ground levels justifying waterflow etc.) with supporting design calculations and charts according to the 'Guideline on Preparation of the Drainage Proposal' available at DSD's homepage should be included. Approval of the drainage impact assessment/proposal must be sought prior to the implementation of drainage works on site;

- (ii) after completion of the drainage works, the applicant shall provide DSD for reference a set of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plan. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
 - (iii) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
 - (iv) no public sewerage maintained by his office is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - (v) the proposed drainage works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (vi) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on the Site under proper maintenance during occupancy of the Site; and
 - (vii) the applicant should consult DLO/YL regarding all the proposed drainage works outside the lot boundary in order to ensure unobstructed discharge from the Site in future.
- (h) 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;
 - (ii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 application site under the BO;
 - (iv) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA 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 BO;

- (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - (vi) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (vii) for features applied to be excluded from the calculation of the total GFA, 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; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage.
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the EVA provision at the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety which is administered by the Buildings Department; and
 - (ii) the applicant shall 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”.
- (j) to note the comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main 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 or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan; and
 - (iv) 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.

- (k) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES (A&M), AMO) that:
 - (i) the AWB proposal for the construction works within the Mai Po SAI is required to be submitted for consideration by AMO before the commencement of works for the proposed transitional housing project within the Mai Po SAI upon the approval of the planning application; and
 - (ii) the archaeologist to undertake the AWB has to apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) through AMO. He/she should be a qualified archaeologist and is required to submit a proposal to state clearly the aim, method, and recommended mitigation measures for the AWB for consideration by AMO.
- (l) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned works should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
- (m) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(M), CEDD) that the Site is within the proposed boundary of San Tin / Lok Ma Chau Development Node (ST/LMC DN). According to the latest target programme of ST/LMC DN, it is targeted to commence works in phases from 2024, and thus to seek the funding approval from Finance Committee in 2024. Therefore, the Site, within the boundary of ST/LMC DN, may probably be required for timely clearance and construction.
- (n) to note the comments of the Chief Town Planner/Study and Research Section 1, Planning Department (CTP/SR1, PlanD) that:
 - (i) the Site falls within the proposed boundary of ST/LMC DN. The Site slightly encroaches onto the areas of early phase implementation of ST/LMC DN that timely resumption, clearance and construction is expected. In end October 2021, the Government commenced a 2-year Investigation Study to review the coverage, land uses, development intensity and implementation programme of ST/LMC DN with a view to taking forward the policy initiative of San Tin Technopole, and
 - (ii) although the proposed transitional housing development is temporary in nature and subject to renewal for 3 years, the transitional housing development shall not be in conflict with the development programme of ST/LMC DN. The applicant/project proponent should consult the Project Team of the Investigation

Study (SR1 Section of PlanD; North Development Office of CEDD) on the programme and project interface.

- (o) to note the comments of the Director of Food and Environmental Hygiene (DFEH) as follows:
- (i) 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;
 - (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 must 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 must 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 captioned project will lead to significant population increase, sufficient amount of recurrent costs must 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 this Department on the waste collection plan, including the accessibility and maneuverability of refuse collection vehicle (RCV) to RCP, should be sought; and
 - (vii) proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (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. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should 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.

