

2021年11月24日
此文件在收到所有必要資料及文件後才正式確認收到
申請的日期。

24 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 / 432
	Date Received 收到日期	24 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)

New Territories Association of Societies (Community Services) Foundation

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

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

AECOM Asia Company 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 1218, 1219, 1220, 1221, 1222 (Part), 1224, 1225 (Part), 1228 (Part), 1229, 1230 RP, 1230 S.A., 1231, 1235 (Part), 1280 (Part), 1321 RP, 1322 (Part), 1323 (Part), 1324 (Part), 1328 (Part), 1329 RP, 1332 RP, 2522 (Part), 2523, 2524 (Part), 2530 and 2532 in D.D 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T. 新界元朗牛潭尾丈量約份第104約地段第1218號、第1219號、第1220號、第1221號、第1222號 (部分)、第1224號、第1225號 (部分)、第1228號 (部分)、第1229號、第1230號餘段、第1230號A分段、第1231號、第1235號 (部分)、第1280號 (部分)、第1321號餘段、第1322號 (部分)、第1323號 (部分)、第1324號 (部分)、第1328號 (部分)、第1329號餘段、第1332號餘段、第2522號 (部分)、第2523號、第2524號 (部分)、第2530號及第2532號和毗連政府土地
(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 23,953 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 34,000 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)	3,482 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 牛潭尾分區計劃大綱核准圖編號S/YL-NTM/12
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D) 住宅 (丁類)
(f) Current use(s) 現時用途	Vacant 空置 (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 at20/10/2021..... (DD/MM/YYYY), this application involves a total of3..... "current land owner(s)".
根據土地註冊處截至2021..... 年10..... 月20..... 日的記錄，這宗申請共牽涉3..... 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of3..... "current land owner(s)".
已取得3..... 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	Lots 1221, 1230 RP, 1230 S.A, 1280, 1321 RP, 1323, 1324, 1332 RP, 2522, 2523, 2530 and 2532 in D.D. 104	21/09/2021
1	Lots 1218, 1219, 1220, 1222, 1224, 1225, 1228, 1229, 1231, 1235, 1328, 1329 RP and 2524 in D.D. 104	21/09/2021
1	Lot 1322 in D.D. 104	21/09/2021

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
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，或有關係的鄉事委員會&

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 for a Period of 3 Years with Filling of Pond and Excavation of Land 擬議臨時過渡性房屋發展(為期3年)以及填塘和挖土工程 (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	14,163 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	9,790 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	10 (including 6 domestic blocks & 4 non-domestic blocks)
Proposed domestic floor area 擬議住用樓面面積	28,840 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	5,160 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	34,000 .....sq.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)	
Domestic blocks 住用樓宇: not more than 不多於 4 storeys 層 / 15m 米 / 21mPD; Non-domestic blocks include 非住用樓宇包括:	
(i) 2 Amenity blocks to provide ancillary and community facilities 社區樓宇提供附屬及社區設施: not more than 不多於 2 storeys 層 / 8m 米 / 14mPD; (ii) 1 Sewage treatment plant and E&M, as well as 1 refuse collection point and E&M 污水處理廠、垃圾收集站及機電設施: not more than 不多於 2 storeys 層 / 11m 米 / 17mPD	
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)	41 bicycle parking spaces 單車泊車位
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	5
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)	.....

Proposed operating hours 擬議營運時間 N/A 不適用																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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)) Chun Shin Road 真善路</p> <p>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)</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。)																															
(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>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></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>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) Please refer to the attached potential pond filling and land excavation plan.</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input checked="" type="checkbox"/> Filling of pond 填塘 * Subject to review in detailed design stage. Area of filling 填塘面積 5,200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 2 m 米 <input checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 ^ Area of excavation 挖土面積 18,753 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 ^ For site formation, construction of footing and provision of sewerage, drainage and other utility works subject to review in detailed design stage. Estimated soil depth of 3m to 7m might be required for on-site sewage treatment plant (site area of about 690 sq.m.) subject to detailed design</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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 checked="" type="checkbox"/></td> <td>No 不會 <input 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 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 checked="" type="checkbox"/>	No 不會 <input 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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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 checked="" type="checkbox"/>	No 不會 <input 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 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) 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 the appended Planning Statement. 請參閱夾附的規劃綱領。</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(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 appended Planning Statement.

請參閱夾附的規劃綱領。

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

PEARL HUI

Executive Director, Urban Planning

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. 322)

Others 其他

on behalf of
代表

AECOM Asia Company Limited

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

Date 日期

19/11/2021

(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。)

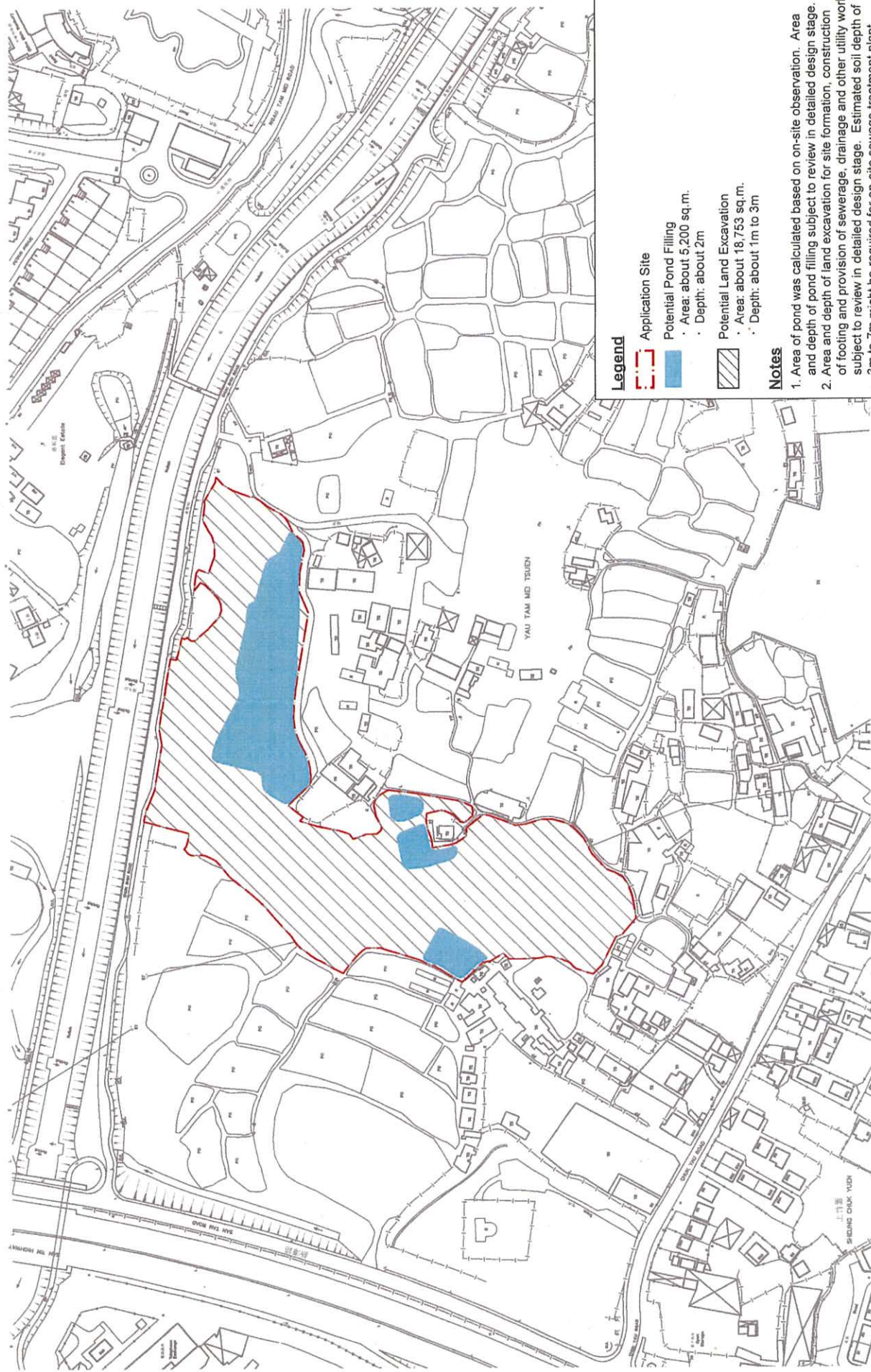
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1218, 1219, 1220, 1221, 1222 (Part), 1224, 1225 (Part), 1228 (Part), 1229, 1230 RP, 1230 S.A, 1231, 1235 (Part), 1280 (Part), 1321 RP, 1322 (Part), 1323 (Part), 1324 (Part), 1328 (Part), 1329 RP, 1332 RP, 2522 (Part), 2523, 2524 (Part), 2530 and 2532 in D.D 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T. 新界元朗牛潭尾丈量約份第104約地段第1218號、第1219號、第1220號、第1221號、第1222號(部分)、第1224號、第1225號(部分)、第1228號(部分)、第1229號、第1230號餘段、第1230號A分段、第1231號、第1235號(部分)、第1280號(部分)、第1321號餘段、第1322號(部分)、第1323號(部分)、第1324號(部分)、第1328號(部分)、第1329號餘段、第1332號餘段、第2522號(部分)、第2523號、第2524號(部分)、第2530號及第2532號毗連政府土地
Site area 地盤面積	23,953 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,482 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 牛潭尾分區計劃大綱核准圖編號S/YL-NTM/12
Zoning 地帶	Residential (Group D) 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 Development for a Period of 3 Years with Filling of Pond and Excavation of Land 擬議臨時過渡性房屋發展(為期3年)以及填塘和挖土工程

(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	28,840 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.21 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,160 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.22 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	6	
	Non-domestic 非住用	4 (including 2 amenity blocks, 1 sewage treatment plant and E&M, as well as 1 refuse collection point and E&M)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	15	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		4	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	11	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積		41	% <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) <u>Bicycle parking spaces 單車泊車位</u>		41
	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) 		5 Light Goods Vehicle Spaces

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 典型單位圖		
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 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		
Landscape proposal 景觀建議, Visual Appraisal 視覺評核		
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。



Legend

- Application Site
- Potential Pond Filling
 - Area: about 5,200 sq.m.
 - Depth: about 2m
- Potential Land Excavation
 - Area: about 18,753 sq.m.
 - Depth: about 1m to 3m

Notes

1. Area of pond was calculated based on on-site observation. Area and depth of pond filling subject to review in detailed design stage.
2. Area and depth of land excavation for site formation, construction of footing and provision of sewerage, drainage and other utility works subject to review in detailed design stage. Estimated soil depth of 3m to 7m might be required for on-site sewage treatment plant subject to detailed design.

Title:

S.16 Planning Application for Proposed Temporary Transitional Housing Development for a Period of 3 Years with Filling of Pond and Excavation of Land at Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

Potential Pond Filling and Land Excavation Plan
(Extracted from Digital Topographic Map No. T2-SE-17C)



Figure: 1

Date: Nov 2021

Scale: n/a

AECOM

Our Ref.: 60618092/0307/21/2021000178D

19 November 2021

By Hand

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

Attn: Town Planning Board Secretariat

Dear Sir/Madam,

Submission of Section 16 Planning Application for Proposed Temporary Transitional Housing Development for a Period of 3 Years with Filling of Pond and Excavation of Land at Lots 1218, 1219, 1220, 1221, 1222 (Part), 1224, 1225 (Part), 1228 (Part), 1229, 1230 RP, 1230 S.A, 1231, 1235 (Part), 1280 (Part), 1321 RP, 1322 (Part), 1323 (Part), 1324 (Part), 1328 (Part), 1329 RP, 1332 RP, 2522 (Part), 2523, 2524 (Part), 2530 and 2532 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.

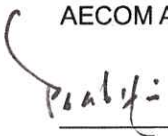
On behalf of New Territories Association of Societies (Community Services) Foundation, the Applicant, we hereby submit the captioned Section 16 Planning Application consisting the following items for your consideration:

1. 5 signed original copies of Application Form No. S16-III
2. 8 hard copies and 1 soft copy of Planning Statement Report with relevant plans, Traffic Impact Assessment Report, Environmental Assessment Report, Drainage Impact Assessment Report, Sewerage Impact Assessment Report, Water Supply Impact Assessment Report, Visual Appraisal Report and Landscape Proposal
3. Authorisation letter signed by the Applicant
4. Land ownership record issued by Land Registry
5. Certificate of incorporation
6. Consent letters obtained from the current land owners
7. Resolution signed by Directors of land owners
8. Particulars of Applicant and authorised agent

Should you have any queries, please feel free to contact the undersigned at
Wu at

or our Ms. Sandy

Yours faithfully,
For and on behalf of
AECOM Asia Company Ltd.



Pearl Hui
Executive Director, Urban Planning
Urbanism + Planning, Hong Kong

Our Ref.: 60618092/0320/21/2021000226D

25 November 2021

By Email

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

Attn: Town Planning Board Secretariat

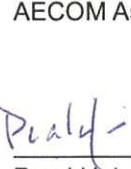
Dear Sir/Madam,

Submission of Section 16 Planning Application for Proposed Temporary Transitional Housing Development for a Period of 3 Years with Filling of Pond and Excavation of Land at Lots 1218, 1219, 1220, 1221, 1222 (Part), 1224, 1225 (Part), 1228 (Part), 1229, 1230 RP, 1230 S.A, 1231, 1235 (Part), 1280 (Part), 1321 RP, 1322 (Part), 1323 (Part), 1324 (Part), 1328 (Part), 1329 RP, 1332 RP, 2522 (Part), 2523, 2524 (Part), 2530 and 2532 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.
- Supplementary Information

We refer to the submission of the captioned Section 16 Planning Application dated 19 November 2021. As advised by the District Planning Office of Planning Department, we hereby supplement that the applied use is for proposed temporary transitional housing development and ancillary facilities for a period of 3 years with filling of pond and excavation of land. Please note that the supplement serves for clarity purpose only. There is no change to the applied use.

Should you have any queries, please feel free to contact the undersigned at [redacted] or our Ms. Sandy Wu at [redacted]

Yours faithfully,
For and on behalf of
AECOM Asia Co. Ltd.



Pearl Hui
Executive Director, Urban Planning
Urbanism + Planning, Asia
Encl.

c.c.

TP/YLE1, PlanD

Ms. Cherry Yuen (email: cchyuen@pland.gov.hk)

Our Ref.: 60618092/0005/22/2022000002D

By Email and Hand

11 January 2022

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

Attn: Town Planning Board Secretariat

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Transitional Housing Development and Ancillary Facilities for a Period of 3 Years with Filling of Pond and Excavation of Land at Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, N.T.
(Application No. A/YL-NTM/432)
Submission of First Further Information**

Reference is made to the captioned Section 16 Planning Application submitted on 23 November 2021, and departmental comments from Studies and Research Section as well as Landscape Unit of Planning Department, Drainage Services Department (DSD), Environmental Protection Department, Highways Department, Water Supplies Department (WSD), Architectural Services Department, Civil Engineering and Development Department, Agriculture, Fisheries and Conservation Department, and Transport Department received via emails dated 21 December 2021, 24 December 2021, 3 January 2022 and 5 January 2022 from the Sheung Shui & Yuen Long East District Planning Office of PlanD, as well as public comments received during statutory public inspection period from 3 December 2021 to 24 December 2021.

On behalf of the Applicant, we hereby submit a table of responses to departmental comments (R-to-C table) (**Attachment A**) for your consideration. In response to DSD's comments, a sketch showing the typical section of Ngau Tam Mei Drainage Channel for capacity check is provided and indicated on **Figure 1** as enclosed. In response to WSD's comments, **Table 1** is enclosed to demonstrate sensitivity checking for 80mm and 50mm water mains.

In addressing various departmental comments, the following revised technical reports and replacement pages have been provided and appended to the R-to-C table for your consideration.

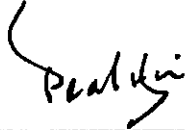
- **Appendix C** Replacement pages of revised Environmental Assessment (EA) report
- **Appendix D** Revised Drainage Impact Assessment (DIA) Report
- **Appendix F** Replacement pages of Water Supply Impact Assessment (WSIA) Report
- **Appendix H** Revised Landscape Proposal (LP) Report

We hereby clarify that non-domestic uses including 2 amenity blocks, 1 sewage treatment plant and electrical & mechanical (E&M) facilities, as well as 1 refuse collection point and E&M are Gross Floor Area (GFA) accountable, contributing non-domestic GFA of about 5,160 sq.m. as shown in Planning Statement. Also, the anticipated completion date of the proposed transitional housing development is end of 2023. The population intake is scheduled in end of 2023. The proposed development is temporary in nature and is intended to operate for 7 years until 2030.

In accordance to TPB PG-No. 32A, this submission of further information does not result in a material change of the nature of the captioned planning application and involves only technical responses to departmental comments on the relevant technical assessments, hence it should be accepted by Secretary of the Town Planning Board for inclusion into the application and also be exempted from publication requirements.

We sincerely hope that with the above information, it will better facilitate the Town Planning Board in favorably consider our proposed development. Should you have any queries, please feel free to contact our Ms. Sandy Wu at [redacted] or the undersigned at [redacted]

Yours faithfully,
For and on behalf of
AECOM Asia Company Ltd.



Pearl Hui
Executive Director, Urban Planning
Urbanism + Planning, Hong Kong

Encls.

Attachment A: R-to-C Table (8 hard copies and 1 soft copy)

- Figure 1: Typical Section of Ngau Tam Mei Drainage Channel
- Table 1: Sensitivity Checking for 80mm and 50mm Water Mains

Appendix C: Replacement Page of Revised EA Report (8 hard copies and 1 soft copy)

Appendix D: Revised DIA Report (8 hard copies and 1 soft copy)

Appendix F: Replacement Pages of WSIA Report (8 hard copies and 1 soft copy)

Appendix H: Revised LP Report (8 hard copies and 1 soft copy)

c.c.

TP/YLE1, PlanD

Attn: Ms. Cherry YUEN

(via Email)



長春社 since 1968

The Conservancy Association

電話 Tel.: (852)

傳真 Fax.: (852)

城市規劃委員會

電郵: tpbpd@pland.gov.hk

就城規條例第16條作出的編號A/YL-NTM/432規劃申請提出的意見

長春社反對編號A/YL-NTM/432的申請。

申請地點位於牛潭尾分區計劃大綱圖，土地用途為「住宅（丁類）」，地盤面積23 953平方米，建議興建四層高的住宅共1208個單位，預計可容納2 772人。

有關地點在真善路攸潭美村附近，現時為閒置農地和魚塘（附圖一及二）；牛潭尾一帶為雞公嶺山麓間的谷地，沿著真善路明渠到濾水廠為止，仍然有很多在耕農地和池塘（附圖三）。這些土地雖然並未納入后海灣濕地緩衝區，但原為天然河溪的明渠和后海灣的魚塘連結，在生態上為一體，很多候鳥會沿著途經大生圍、錦綉花園、下竹園的明渠到牛潭尾的明渠和兩旁的農地覓食，而一些本地少見的候鳥也會在牛潭尾出現，如本地受關注的鳥種紅尾水鵪（附圖四）。申請地點位於候鳥進入牛潭尾的入口，如興建可供超過二千七百人居住的住宅，很大可能會干擾候鳥的出入，甚至截斷牠們的飛行路線。

申請文件指「其臨時性質不會影響申請地點所在地帶的長遠規劃意向」，但是項申請的填塘面積多達5 200平方米，即地盤面積的兩成，而其餘八成土地則全部會有挖土工程。「住宅（丁類）」第一欄的經常准許用途包括了農業，只是為期三年的過渡房屋申請便可使申請地點日後難以再作農業用途。

此外，申請地點嚴重缺乏大型的社區和教育設施，現時當地居民多數到元朗市獲得服務；考慮到申請房屋的性質，將來居民很大程度需依賴公共交通工具，但當地的公共交通不是候車時間長（唯一的巴士線76K候車時間為三十分鐘），便是可載的人數少，小巴37、38號在上下班繁忙時間經常滿座。在這情況下把超過二千七百人塞進當地社區，是不負責任的做法。

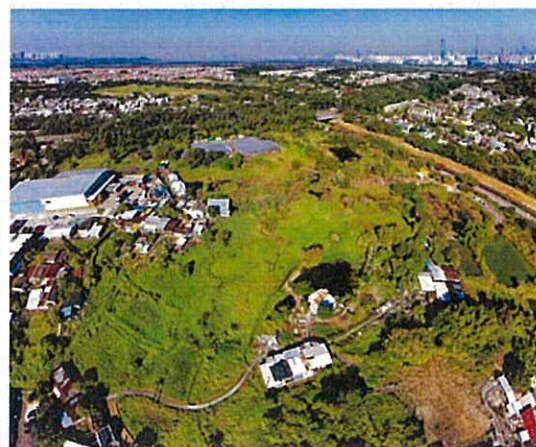
基於以上理由，長春社反對有關申請。

高級公共事務經理

李少文

二零二一年十二月二十三日

附圖：



圖一及二：申請地點現況



圖三：牛潭尾的在耕農地



圖四：申請地點附近拍攝的紅尾水鵠



申請地點的360度全景相片	牛潭尾近濾水廠農地的360度全景相片
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014

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/432

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圍加州豪園 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

致 城市規劃委員會

申請編號：A/YL-NTM/432

敬啟者：

有關：元朗牛潭尾丈量約份第 104 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)以及填塘和挖土工程

就上述規劃申請，本人近日收到許多村民反映表示憂慮。因上下班煩忙時間牛潭尾新潭路一帶非常擠塞。在沒有足夠交通配套及道路疏導下，再難以容納多幾千人。所以非常多村民表達意見，強烈要求本人反對上述申請。希望貴會慎重考慮本村村民意見，可以另覓其他土地，本人亦都相信有其他更適合選址。

Lo

攸潭美村(二)村代表

黎志文

聯絡電話：[REDACTED]

2021 年 12 月 20 日



002

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

211222-153634-87283

提交限期**Deadline for submission:**

24/12/2021

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

22/12/2021 15:36:34

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

A/YL-NTM/432

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

先生 Mr. Edmond Fong for The Hong Kong and China Gas Company Limited

意見詳情**Details of the Comment :**

Since the proposed development is in close vicinity to existing High Pressure gas pipeline along San Tam Road, the project proponent should conduct Quantitative Risk Assessment (QRA) to evaluate the potential risk and determine the necessary mitigation measure(s) if required. The QRA should take into account the future population of the area, such as those in the existing buildings, in the proposed development, and in other approved developments, etc.. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage, and provide necessary protective measures.

194

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

參考編號

Reference Number:

211224-144247-95451

提交限期

Deadline for submission:

24/12/2021

提交日期及時間

Date and time of submission:

24/12/2021 14:42:47

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/432

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 尹先生

意見詳情

Details of the Comment :

致 城規會委員：

本人是牛潭尾區的原居民，現強烈反對元朗牛潭尾丈量約份第104約多個地段和毗連政府土地（A/YL-NTM/432），擬建臨時過渡性房屋發展及附屬設施（為期3年）以及填塘和挖土工程。

反對之理據有如下數點，希望委員考慮後拒絕申請者的申請。

數年前興建高鐵時對牛潭尾區已造成不必要的住屋及環境破壞，本區現時剛從破壞中自然慢慢修復中，倘若再批准新一輪大型工程，會對本區造成嚴重的破壞。

1) 申請者在本區進行三十萬呎的大型挖土、砍伐樹木及填塘工程，此舉不但會即時破壞環境生態，更對本區的優質地下水造成污染，影響本區200個已登記的水井及附近使用地下水經營的養魚戶及花農戶生計。

2) 本區早上及黃昏上下班的時段，已出現塞車及搭乘不到交通工具的情況。倘若突然搬入1200個住戶（近3000人口），會對本區唯一出行的新潭路段造成災難性的擠塞，苦了本區居民。建議在未落成北環線牛潭尾站（2034年）前，不宜開發及批准該土地的大型工程申請。

3) 牛潭尾段的新潭路是低密度發展地段，普遍只有傳統村屋及限高的獨立屋住戶。唯今次申請者在本村對面的真善路旁（新潭路支路），擬建四層高的二十四萬呎地盤住屋面積，整體面積及高度比本村（圍仔村）的丁屋還要高；然而申請者提供的視覺及景觀評估報告中，並未有提供對本村的視覺及景觀影響，但本人可以明確告訴委員，必定會影響本村村口向外的視覺及景觀。顧問評估報告有避重就輕之嫌。

4) 申請地段現為魚塘及農地屬低窪地區，每到大雨時會有水浸情況，而旁邊的真善路亦時常水浸。倘若上址進行三十萬呎的土地面積平整及填高，會對附近的居民及農戶帶來水浸之苦。正所謂己所不欲，勿施於人，希望各委員能明白體諒。

5) 近三千名輪候公營房屋人士遷入，有謂人多便複雜，對本區及鄉村的治安構成潛在風險，不可不察也。此外，三千人每天要使用693立方米的水量，所排出的污水，對周邊環境必然受到污染。

現懇請各委員接受本人提出的反對事項，拒絕批准申請人的項目發展。

頌祺

尹先生

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

參考編號

Reference Number:

211223-123243-67364

提交限期

Deadline for submission:

24/12/2021

提交日期及時間

Date and time of submission:

23/12/2021 12:32:43

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NTM/432

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Pang

意見詳情

Details of the Comment :

敬啟者：

本人為新界元朗[REDACTED]之住戶，就有關A/YL-NTM/432之申請出強烈反對，謹請 貴會細閱我方下列反對意見：

1) 沒有提交「視覺影響評估」、「景觀影響評估」及「土力影響評估」。

惟申請人提交的報告書中，並沒有就有關申請提交「視覺影響評估」、「景觀影響評估」及「土力影響評估」三份報告供參考，以評估有關申請對周邊環境的影響。興建樓宇使道路使用者的視線減少，而申請地點附近除了其業戶車輛出入外，經常有大型貨車進出，倘若增設樓宇，道路使用者視線必定受阻，增加交通意外風險，因此，申請需有詳盡報告。

2) 增設住宅加重附近一帶交通負荷。

是項發展將增加1208個住宅單位，可容納約 2,772 人，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2輛小巴從元朗開出(37號、38號)、1輛九巴往來元朗及上水站(76K號)和1輛小巴往來落馬洲站至大欖公路轉車站(78號)可以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25分鐘一班，想必住宅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之需要。在沒有大型基建及良善公共運輸交通網絡下，加上附近住戶則大多數駕駛私家車，可想而知，這對附近交通會造成嚴重負擔。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。

3) 嚴重破壞鄰近地區生態環境，阻礙候鳥航道。

有關申請之土地鄰近米埔自然保護區，周邊為低密度住宅，此工程牽涉填塘及挖泥等工序，相信一定對生態環境帶來傷害。

005

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, HK

By Fax: 2877 245 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/432

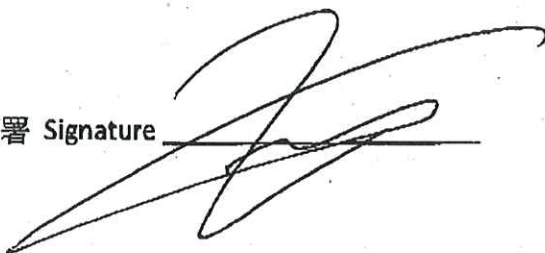
意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

就元朗近新田公路或牛潭尾真善路建臨時過渡性房屋發展之擬議, 本人提出反對。工程噪音、工程時間是有完成及終結的一天, 可是臨時過渡性房屋的選址卻為道路使用者帶來深遠而無終止的困擾。除了錦綉花園、加州花園、夏威夷豪園...等, 新田公路兩旁於近年有不少住宅落成, 居住人口不斷上升, 因遠離公共交通設施, 故此增加了不少自駕人士, 還有鄰近貨櫃場衍生的貨櫃車、貨車... , 各類的運輸工具, 促使現時上述兩路段的交通已達飽和狀態, 整段新潭路至新潭路迴旋處是往來大欖隧道或元朗公路的必經路段, 交通極之繁忙, 每天出現嚴重塞車的情況, 尤其早上及黃昏時段, 現時令人懊惱的問題尚未解決, 本人難以估計增添 4 千多居住人口後該路段的交通情況是何等惡劣。因此, 本人認為當局選址時, 必須充分了解當區的實際情況, 從而作出長遠的規劃, 以免為居民帶來更多不必要的困擾。

「提意見人」姓名/名稱 Name of person/company making this comment
TSUI PING YUEN JACKY

簽署 Signature



日期 Date

22/12/2021

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



反對信 (申請編號: A/YL-NTM/432)
20/12/2021 11:32

From:

To:

FileRef:

tpbpd@pland.gov.hk

致
城市規劃委員會

申請編號: A/YL-NTM/432

敬啟者:

有關: 元朗牛潭尾丈量約份第104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)以及填塘和挖土工程

本人是 [REDACTED] 居民, 反對題述之申請, 因為此工程會對本區居民的生活做成極大之負面影響, 包括:

1. 交通問題: 本村出入元朗市中心或乘搭巴士或西鐵出市區只有一條新潭路, 而且要經過錦綉迴旋處。近來, 新潭路沿路已興建了很多大型屋苑, 令新潭路不勝負荷, 錦綉迴旋處更經常塞車, 如再多三千多人, 只會令交通擠塞問題更加惡化, 影響村民出入! 另外, 本村只有一條專線小巴行駛入村, 繁忙時間村民已很難上車, 到時只會令村民更難搭車回村!
2. 影響村民/遊人安全: 本村有很多村民或遊人到真善路踏單車或行路出入村口, 真善路只有單線行車, 而且道路狹窄, 在真善路起過渡性房屋, 到時會有過量建築用大車出入, 容易引起交通意外, 危害村民或遊人安全!
3. 道路損壞: 過量搬運建築材料的大車出入, 會損壞路面及道路設施。
4. 噪音及環境影響: 建築工地亦會做成噪音滋擾及環境污染, 更會衍生治安問題!

所以, 在配套不完善之下, 在牛潭尾興建過渡性房屋是不適合的! 希望貴會再三考慮在牛潭尾興建過渡性房屋的可行性, 並且研究考慮在其他更適合的地方興建, 謝謝!

反對人: JENNA LAI

聯絡電話: [REDACTED]

日期: 20/12/2021

To: The chairman of the Town Planning Board
Re: Objections to Application No. A/YL-NTM/432
From: Suet-mui Law [REDACTED]
Date: 21 December 2021

 GROUNDS OF OBJECTIONS



1. I am the owner and resident of a house in the Vineyard, 23 Ngau Tam Mei Road, and hereby submit the following objections to Application No. A/YL-NTM/432 for the consideration of the Town Planning Board ("**TPB**"):-

A. Lack of full and frank disclosure

2. According to the Application Form received by TPB dated 24 November 2021, the Application for Permission ("**Application**") was made by "New Territories Association of Societies (Community Services) Foundation" ("**Applicant**"). No information at all was given as to the identity of the owner of the Application Site ("**Site**") of the Proposed Temporary Transitional Housing Development ("**Proposed Development**").

3. However, according to the inquiries that I made with a Ms Yuen of the Planning Department (whose contact details were stated in the

letter from the Yuen Long District Office received on 6 December 2021), I was informed that the owner of the Site is Henderson Land.

4. It is my submission that the failure to disclose the above information from the documents available to the public was likely to have been deliberate with a view to disguise the Applicant's likely real intention for the Proposed Development, which is in fact likely to be a real estate project rather than its submitted purpose of providing "short-term measure to alleviate hardship faced by underprivileged families on the public rental housing waiting list"¹.

B. Lack of transparency

5. Little or scanty information as to how the Proposed Development can alleviate the housing hardship of the underprivileged families has been provided in the Application. Apart from providing the estimated number of units (1,208) and persons (2,772) allegedly going to be housed, the Applicant has completely failed to state how it is going to meet its stated purpose, such as the selection criteria of the eligible persons, the fees to be charged etc.

6. The lack of such fundamental and crucial information, in my submission, reinforces the view that the real but unstated objective of the

¹ See the Planning Statement ("Planning Statement") of AECOM (the Applicant's authorized agent), Page i, §E.4.

Applicant is likely to enable real estate development to be carried out, not to alleviate housing hardship for the underprivileged.

C. The planning justifications are wholly without merits

7. The five alleged justifications stated in Chp. 6 of the Planning Statement are unmeritorious.

8. The "In-line with the Planning Intention" stated in §6.2 of the Planning Statement, according to the submissions above, is obviously a smoke-screen. According to the enclosed Wikipedia search, the Applicant is NOT a charitable organization but it is in fact a political body, which does not appear to be a body providing social services for the housing needs of the underprivileged.

9. To call the Proposed Development "temporary planning"² is a misnomer, as an attempt to mislead the learned members of the TPB and the public at large. In §1.1.1 of the Planning Statement, it is stated that the Proposed Development "is intended to operate for 7 years. Should the current Application be approved, the Applicant will submit renewal application in the future to facilitate the continual operation of the transitional housing development". The said statement, coupled with the 7-year time period given, clearly shows that the Proposed Development is in the nature of a more long-term development rather than "temporary".

² Planning Statement §6.1.

10. The Proposed Development will have a long-term adverse impact on the neighbourhood's surrounding substantially rural environment. The adverse impact on traffic, ecology, sewerage, drainage, water supply, visual and landscape will be immeasurable.

11. The Application is opaque as to the number of trees will be chopped down, and the number of natural ponds will be dug up and filled with cement. The TPB should be well aware that the natural habitat of birds and insects will be damaged and destroyed.

12. The existing infrastructure of the area is designed for a rural living with strictly controlled traffic for a relatively smaller number of residents. The Proposed Development neither meets the design of the low-rise residential development in the neighbourhood identified in §2.1.3 of the Planning Statement (such as the one of which I am currently living in) nor is it compatible with the quality of rural living.

Conclusion

13. Based on the above submissions, I will urge the TPB to reject the Application in its entirety. I believe that the Applicant has acted underhandedly by knowingly submitting the Application at the time of Christmas and New Year period when people are usually busy with festive activities.

14. I respectfully urge the TPB to carefully and critically scrutinize the Application when considering these objections.

Suet-mui Law

Encl.: A copy of the Wikipedia search of the Applicant

012

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/VL-NTM/432

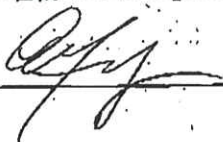
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

根據運輸及房屋局資料，預計單位約1,000戶，住戶數目約2,500人，如突然人口增加，原有公共配套未必足夠應付，反而引致民生問題例如塞車的機會出現，滋擾民生。原本是利民政策反而變成擾民措施，本人不反對興建臨時性房屋，但要求有關部門必先規劃好交通配套。

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

簽署 Signature



日期 Date 16 DEC 2021

009

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角清華道333號北角政府合署15樓

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

A/YL-NTM/432

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

1. 本區的交通平時已經很擠了，双向單線行車，小巴隨時停車更阻礙

2. 本區山多路窄也不齊，增加交通人口更困難

3. 增加太多人口對本區治安必定會有影響

4. 興建工程必定噪音很大，灰塵很大，影響居民生活！

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

LLN /ONG

簽署 Signature



日期 Date

20-DEC-2021

016

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

A/YL-NTM/432

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 牛潭尾路旁密錦綉迴旋處繁忙時段已很塞車, 政府務必要

要解決上述問題, 避免引起民怨。

② 牛潭尾只得一條 37 (專線小巴), 公共交通設施亦是政府需要解決的事項。

③ 附近私人屋苑多, 警方將來應加緊巡邏, 維持治安。

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

簽署 Signature

日期 Date

23 Dec 2021

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月17日星期五 1:06
收件者: Tpbpd@pland.gov.hk
主旨: Objection to A/YL-NTM/432

敬啟者：

關於上述 A/YL-NTM/432 項目（臨時房屋計劃），我們關注興建過渡性房屋工程時對附近居民的影響，包括工程噪音、工程時間及對道路使用者的影響。在日後落成後，人口的增加，會對各項民生配套，包括交通、環境、治安、衛生等問題的關注及影響。
並在現階段提出反對意見。

謝謝
葡萄園居民

致=城市規劃委員會=

就有關於申請編號 A/YL-NTM/432
(元朗牛潭尾丈量約份第104約多個
地盤和毗連政府土地)

我們是新界元朗攸潭美村(一村)

之村民，有關上述申請編號 A/YL-NTM/432，
作出反對。

② 反對原因：—

① 破壞本村風水及

鄉郊環境。

② 本村現時的交通環境

配套已不足夠。

③ 本村人口已不斷增加。

④ 加上物流貨倉太多，有

大量大型嘅貨車出入(造成人車爭路)

敬希委員會人員體諒村民。

反對的村民簽名如下：—

鄧新章 鄧愛群 羅卓珊 黃思浩
朱振賢 杜金蘭 朱志森 黃國元

①

盧小平 李芷珊 李儀祥 羅晴華
 李學高 李國強 余冠 陳國強
 劉兆忠 沈耀鈞 馮瑞橋 郭少
 初平帶 劉水蓮 李魯東 余曉連
 李慧儀 羅生發 唐玉才 陳文良
 周華娣 黃昭良 朱信明
 劉更輝 王勤 張柏軒
 譚步山 黃太根 林雅琴
 黃怡怡

日期 = 24/12/202

聯絡人 = 羅先生

李小姐

回郵地址:

②

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟華道 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

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

A/YL-NTM/432

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

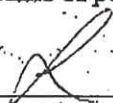
「要求縮小住宅用地的 plot ratio 到一半 (0.7)，以期適應新潭路及青山公路的交通流量。」

以上為翠逸雅園共 17 戶之意見，包括 Hse [REDACTED]

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

Carol Li

簽署 Signature



日期 Date

22-12-2021

Friends never forget friends**Date:** 023

本人劉偉業，現居住元朗上竹園村 118B7，
知悉你們將發展，（元朗中潭尾大量約
份第 104 約多個地段和毗連政府土地）
申請編號，（ A/YL.NTM/432）

本人就這事題出意見，就是本人的魚塘
就在你們發展藍圖內的土地之一，
本人只想知道你們怎樣公平處理和約談
賠償金錢問題，敬此給你們

19-12-2021

劉偉業

聯絡電話



逕啟者：

有關 A/YL-N/M/432 之規劃申請事件，本人乃申請地段內面積約十萬呎之使用者，業主並沒有因要收回土地而對本人作出補償。上述土地由本人父親使用至今約百年之久，內裏有水井三個，魚塘五個，均在漁農處登記數拾年。現業主是否要強硬收回土地，給予申請者使用而不作任何補償，故此在業主與本人沒有達成合理補償之前，望貴處不要批准申請！否則本人將知會傳媒刊報，請各界人士作出評論！本人不虛反對公共用途，祇希望能得到合理補償！

土地使用村民：

周貴賢

電話：[REDACTED]

2021年十二月二十四日

tpbpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2021年12月24日星期五 1:46
 收件者: tpbpd
 主旨: A/YL-NTM/432 DD 104 Ngau Tam Mei Transitional Housing NT Association of Societies (Community Services) Foundation
 附件: Yau Tam Mei Tsuen - Google Maps.pdf

A/YL-NTM/432 New Territories Association of Societies (Community Services) Foundation

Lots 1218, 1219, 1220, 1221, 1222 (Part), 1224, 1225 (Part), 1228 (Part), 1229, 1230 RP, 1230 S.A, 1231, 1235 (Part), 1280 (Part), 1321 RP, 1322 (Part), 1323 (Part), 1324 (Part), 1328 (Part), 1329 RP, 1332 RP, 2522 (Part), 2523, 2524 (Part), 2530 and 2532 in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long

Site area : About 23,953sq.m Includes Government Land of about 3,482sq.m

Zoning : "Res (Group D)"

Applied development : Transitional Housing / **Filling of Pond and Excavation of Land**

6 Blocks – 1,208 Units / 4 Blocks Services / PR 1.43 / 21mPD /46 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 private residential development of multiple times the PR.

The long suffering tax payer will cover the cost of installing 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.

The underlying intention of this 'charitable' development is clearly to bypass measures to protect ponds and their surroundings.

The Application Site consist of ponds and open area covered by vegetation. As stipulated under the OZP, any filling of pond or excavation of land require planning permission from the TPB. To facilitate the proposed development, associated minor civil works including pond filling and land excavation will be required and thus pursued under this Application

*This Transitional Housing Development in Ngau Tam Mei is temporary and **reversible in nature.***

Really? Ponds once filled in are history.

Abandoned Ponds: Various abandoned ponds were observed within the assessment area, mainly adjacent to village areas. No active aquaculture activities were observed within these ponds, and the water appeared stagnant.

But Tree images indicate that ponds are functioning

Of the 54 trees on the lots, described as usual in derogatory terms even though the images indicate that a number are strong and healthy, only 17 retained. **Buffer planting with bamboo and shrub is proposed**

No connection to public sewerage system despite issues

*2.3.9 With the aforementioned odour containment and control measures in place **to confine and reduce the potential odour emissions** at sources, it is anticipated that adverse odour impact due to the proposed STP is not expected. In addition, the exhaust outlets of the STP will also be located away from all nearby air sensitive receivers, including the ASRs within the proposed development, as far as possible to prevent and **minimize the potential odour impact**. Guidelines for the design of Small Sewage Treatment Plants should be followed for the mitigation measures and design considerations for **minimization of odour impact** from the proposed STP.*

MINIMIZE indicates that there are indeed issues.

The Applicant is being 'economical' with the data:

A/YL-NTM/372 and 377 for a total of THREE private villas on large sites. Approved 12 Apr 2019: The Chairman briefly explained the planning intention of "R(D)" zone, which was to primarily improve and upgrade the existing temporary structures within the rural areas through redevelopment to permanent buildings. "R(D)" zones in general covered areas with infrastructure constraints. While there was public concern on the sewerage arrangements, the Director of Environmental Protection considered that septic tank and soakaway system were acceptable in view of the scale and nature of the proposed development.

But the application proposes similar arrangements to cope with the excrement and other discharges of thousands.

Low-rise private residential developments are located in the vicinity on land zoned as "R(C)" and "V". Locating approximately 250m north of the Application Site are La Maison Vineyard and The Vineyard which accommodate about 190 houses of 2 storeys. Another private residential development Kadoorie Villas comprising 67 numbers of 3-storey houses is located 200m south of the Application Site and located within "V" zone. Across San Tin Highway to the west are large-scale residential developments, namely, Royal Palms (approximately 600m), Palm Springs (approximately 800m) and Fairview Park (approximately 1km).

It is not clear what the sewerage arrangements for these developments are but some are certainly covered by the San Wai Sewerage Treatment Works.

POS - Based on the proposed Landscape Proposal, approximately 4,791 m² is proposed at grade greenery areas, which achieves 20% site coverage of greenery with lawn and buffer planting.

However a close look at the layout plan raises questions as to the extent and quality of the OS. The community gathering space encircles a lot that is outside the footprint of the site and over which there is no control

Like many other well intentioned measures, transitional housing is being abused and manipulated for the benefit of landowners and developers.

TPB has a duty to consider plans like this in full detail to ensure that the interests of the community are ring fenced.

Mary Mulvihill



致
城市規劃委員會

貴會申請編號：A/YL-NTM/432

敬啟者：

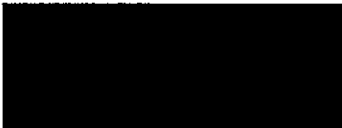
有關：元朗牛潭尾丈量約份第 104 約多個地段和毗連政府土地擬議臨時過渡性房屋
發展及附屬設施(為期 3 年)以及填塘和挖土工程

我等為牛潭尾村居民，堅決反對題述之申請，因題述的發展，會對本區居民的
生活做成極大之負面影響，不但令原本交通擠塞的問題更加惡化，而且更衍生噪音
滋擾及污染環境！

希望 貴會能顧及我等居民的反對聲音。謝謝！

牛潭尾村居民謹上

日期：2021 年 12 月 14 日

姓名：	張麗霞
簽署：	張
聯絡電話：	



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 26 private lots all in D.D. 104 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 26 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) noting that RCP was proposed in the Site and prohibition of vehicles longer than 7m entering Chun Shin Road from San Tam Road is currently implemented, the applicant shall ensure refuse collection vehicles would not encroach the opposite lane when turning to/from San Tam Road from/to Chun Sin Road and sufficient space for manoeuvring at ingress/egress point and within Site shall be provided; 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) if the proposed run-in/out is agreed by TD, the applicant should provide the run-in/out at Chun Shin 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;
 - (ii) the applicant shall be responsible for any modification of the existing street furniture and street lighting for the proposed run-in/out. The proposed

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

- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains. An interception channel should be provided at the entrance to prevent surface water flowing from the lot onto the public road/footpath via the run-in/out;
 - (iv) the relocation of passing place to the east of the access and associated road marking works at Chun Shin Road due to the proposed run-in/out shall be designed and implemented by the applicant to the satisfaction of TD and HyD; and
 - (v) for any improvement works on public roads maintained by HyD that are required by TD due to the subject development, they shall be designed and implemented to the satisfaction of TD and HyD.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) owing to the interim nature of transitional housing developments, the NIA submission as required under the planning approval condition should include:
 - 1. all practicable direct noise mitigation measures to be exhausted, taking into account the consideration of cost-effectiveness;
 - 2. indirect Technical Remedies in the form of the windowpane of suitable thickness with air conditioning system; and
 - 3. future occupants to be informed of the extent of road traffic noise exceedance, if any.
 - (ii) all the necessary mitigation measures under the Air Pollution Control (Construction Dust) Regulation shall be implemented to minimise any dust impacts on the nearby air sensitive receives during the construction stage.
- (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 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 Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) 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 Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) 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;
 - (iii) 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;
 - (iv) 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;
 - (v) 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
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.
- (h) 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”.
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:
- (i) the Site falls within the boundary of the “Land Use Review Study for Ngau Tam Mei Area (NTMA)” which commenced in November 2021; and
 - (ii) the applicant/project proponent of the transitional housing proposal should coordinate with the project proponent of “Land Use Review Study for NTMA”

and take the development programme of NTMA into account when pursuing the transitional housing project and consult relevant bureaux/departments including but not limited to CEDD and PlanD on the implications of potential interfacing issues.

- (j) 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 boundary of the NTMA which was commenced in November 2021. It is noted from the submission that the applicant intends to operate the project until 2030 with population intake in 2023;
 - (ii) it is expected the development programme for NTMA will tie in with the target completion of the Northern Link (NOL) Phase 2 in 2034. Although the subject planning application is temporary in nature and subject to renewal for 3 years, the applicant/project proponent may wish to take the development programme of NTMA into account when pursuing the transitional housing project and consult relevant bureaux/departments on the implications of potential interface issues; and
 - (iii) the Site is about 150m away from the proposed NOL Ngau Tam Mei Station. The applicant/project proponent shall consult RDO of HyD and MTRCL to avoid any potential interface issue.
- (k) 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.
- (l) 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.

