

Form No. S12A  
表格第 S12A 號

**APPLICATION FOR  
AMENDMENT OF PLAN UNDER SECTION 12A OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第12A條遞交的修訂圖則申請

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

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

2021年11月24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。

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.

**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	Y/Tm-LTYY/10
	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)

Shine Wheel Limited

### 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)

Ove Arup & Partners HK Limited

### 3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第6部分)
(b) 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 220RP and 221 in D.D. 130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories
(c) Site Area 申請地點面積	2,255 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N.A. .....sq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	Warehouse  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)

(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. Plan Proposed to be Amended 擬議修訂的圖則**

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/11
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Residential (Group E)" and "Village Type Development"

**7. Proposed Amendments 擬議修訂**

- (a) Propose to rezone the application site to the following zone(s)/use(s)  
(May insert more than one 「✓」) (Please illustrate the details on plan)

建議將申請地點的用途地帶改劃作下列地帶 / 用途  
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Development Area [ ]<br>綜合發展區 [ ]  | <input type="checkbox"/> Commercial [ ] 商業 [ ]                                    |
| <input checked="" type="checkbox"/> Residential (Group <input checked="" type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [1]<br>住宅 ( <input checked="" type="checkbox"/> 甲類/ <input type="checkbox"/> 乙類/ <input type="checkbox"/> 丙類/ <input type="checkbox"/> 丁類/ <input type="checkbox"/> 戊類) [1]   | <input type="checkbox"/> Village Type Development [ ]<br>鄉村式發展 [ ]                |
| <input type="checkbox"/> Agriculture [ ] 農業 [ ]   | <input type="checkbox"/> Industrial [ ] 工業 [ ]                                    |
| <input type="checkbox"/> Industrial (Group D) [ ] 工業(丁類) [ ]  | <input type="checkbox"/> Open Storage [ ] 露天貯物 [ ]                                |
| <input type="checkbox"/> Government, Institution or Community [ ]<br>政府、機構或社區 [ ]   | <input type="checkbox"/> Open Space [ ] 休憩用地 [ ]                                  |
| <input type="checkbox"/> Recreation [ ] 康樂 [ ]  | <input type="checkbox"/> Green Belt [ ] 綠化地帶 [ ]                                  |
| <input type="checkbox"/> Country Park [ ] 郊野公園 [ ]  | <input type="checkbox"/> Coastal Protection Area [ ]<br>海岸保護區 [ ]                 |
| <input type="checkbox"/> Conservation Area [ ] 自然保育區 [ ]  | <input type="checkbox"/> Site of Special Scientific Interest [ ]<br>具特殊科學價值地點 [ ] |
| <input type="checkbox"/> Other Specified Uses ( <input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/<br><input type="checkbox"/> Others (please specify _____)) [ ]<br>其他指定用途 ( <input type="checkbox"/> 商貿/ <input type="checkbox"/> 工業邨/ <input type="checkbox"/> 混合用途/ <input type="checkbox"/> 鄉郊用途/ <input type="checkbox"/> 加油站/<br><input type="checkbox"/> 其他(請註明: _____)) [ ] |   |

☐ Road 道路

☐ Others (please specify \_\_\_\_\_)  
其他(請註明: \_\_\_\_\_)

Please insert subzone in [ ] as appropriate.  
請於[ ]內註明支區, 如適用。

- ☒ Proposed Notes of Schedule of Uses of the zone attached  
已夾附對土地用途地帶的《註釋》的擬議修訂

## (b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to the attached Supporting Planning Statement for the details of the proposed amendment(s).

## 8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

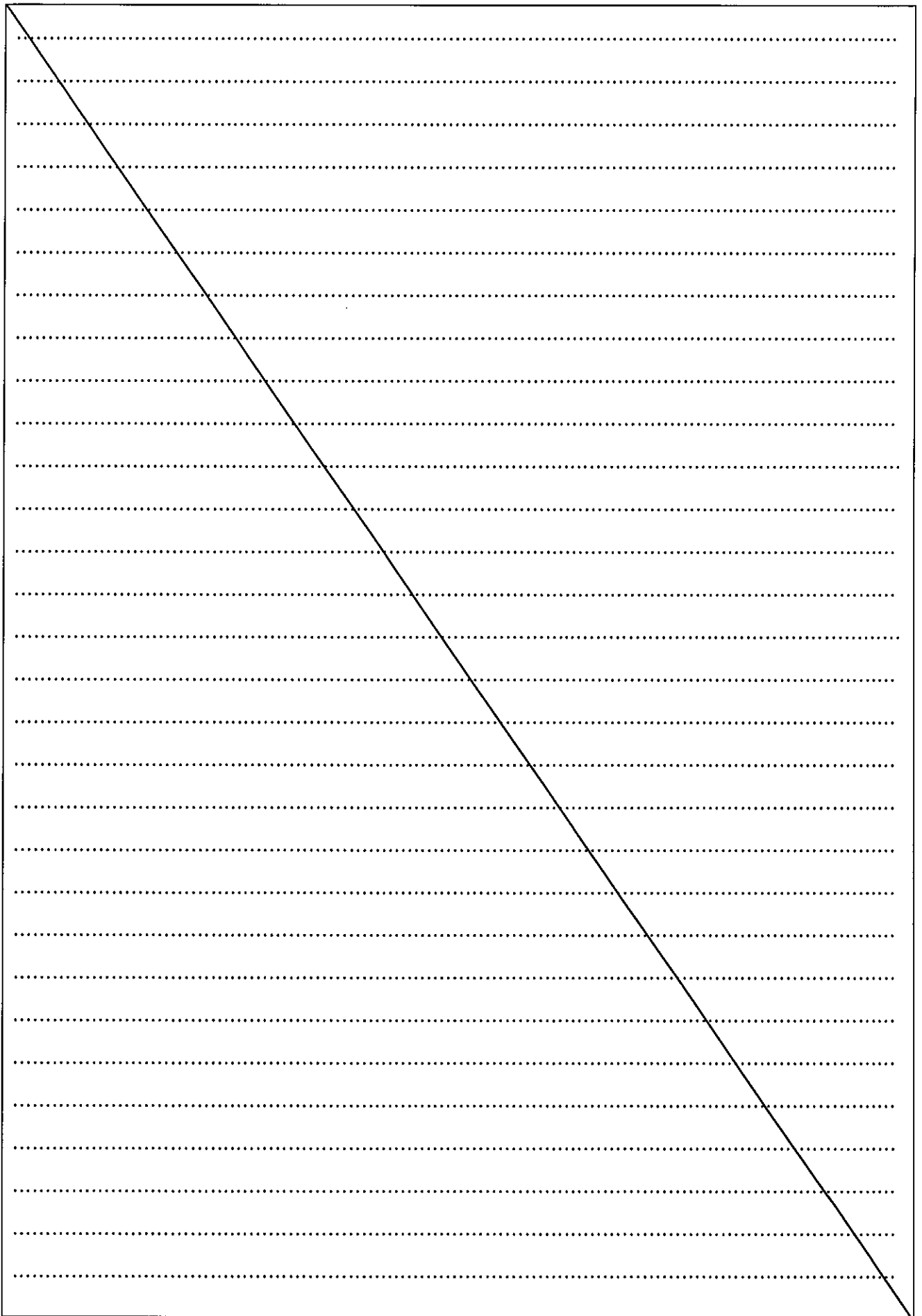
☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

## 9. Justifications 理由

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

Please refer to the attached Supporting Planning Statement for the justifications in support of the Application.



**10. 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

YEUNG WING SHAN, THERESA  
Name in Block Letters  
姓名（請以正楷填寫）

Director  
Position (if applicable)  
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 ..... MRTPI .....

on behalf of

代表

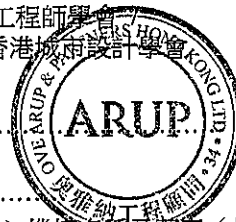
.....Ove Arup & Partners HK Limited.....

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

Date 日期

29 October 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。



APPLICATION FOR AMENDMENT OF PLAN UNDER  
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)  
根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)  
擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	.....11,275..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	.....5..... <small>Below 15m: not more than 66.55%</small>	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	.....Above 15m: not more than 33.33%..... %	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	.....2.....	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	.....29..... storeys 層 <input checked="" type="checkbox"/> include 包括 3 storeys of basements 層地庫 <input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	.....89..... m 米 .....100..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	.....11,275..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	.....288.....	
average unit size 單位平均面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....778.....	
<input type="checkbox"/> Non-domestic part 非住用部分		
<input type="checkbox"/> hotel 酒店	..... sq.m.平方米	<input type="checkbox"/> About 約
	..... sq.m.平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目: .....) )	
<input type="checkbox"/> office 辦公室	..... sq.m.平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	..... sq.m.平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
	.....	
	.....	
	.....	
<input type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
	.....	
	.....	
	.....	
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)	
<input checked="" type="checkbox"/> private open space 私人休憩用地	.....778..... sq.m.平方米	<input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地	..... sq.m.平方米	<input type="checkbox"/> Not less than 不少於

☒ Transport-related facilities 與運輸有關的設施☒ parking spaces 停車位

(please specify type(s) and number(s))

(請註明種類及數目)

Private Car Parking Spaces 私家車車位

88

Motorcycle Parking Spaces 電單車車位

3

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)

☒ loading/unloading spaces 上落客貨車位

(please specify type(s) and number(s))

(請註明種類及數目)

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

2

Others (Please Specify) 其他 (請列明)

☐ other transport-related facilities

(please specify type(s) and number(s))

(請註明種類及數目)

其他與運輸有關的設施

## Use(s) of different floors (if applicable) 各樓層的用途(如適用)

[Block number]

[Floor(s)]

[Proposed use(s)]

[座數]

[層數]

[擬議用途]

1 and 2

B1/F - B3/F

Carpark

G/F

Entrance Lobby and Clubhouse

1/F

Clubhouse

2/F - 25/F

Flats

## Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

Garden/landscaped Area, Vehicular Access, EVA, etc.

## Any vehicular access to the site? 是否有車路通往地盤?

Yes 是



There is an existing access. (please indicate the street name, where appropriate)

有一條現有車路。(請註明道路名稱(如適用))

San Hing Road



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)

No 否

**For Development involving columbarium use, please complete the table in the Annex to this Appendix.**

如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。

## 2. 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>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>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>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> <p>.....</p> <p>.....</p> <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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
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"/>																													
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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"/>																													

**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用途，請另外填妥以下資料

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## 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)  Y/TM-LTYT/10
Location/address 位置/地址	Lots 220RP and 221, D.D. 130, San Hing Road, San Hing Tsuen, Tuen Mun, New Territories 新界屯門新慶村新慶路丈量約份第130約內第220號餘段及第221號
Site area 地盤面積	2,255 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/11 藍地及赤園分區計劃大綱草圖編號S/TM-LTYT/11
Zoning 地帶	"Residential (Group E)" and "Village Type Development" 「住宅(戊類)」地帶及「鄉村式發展」地帶
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "Residential (Group E)" and "Village Type Development" to "Residential (Group A)1" 把申請地點由「住宅(戊類)」及「鄉村式發展」地帶改劃為「住宅(甲類)1」地帶

## Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(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	11,275 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	89	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		100	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		29  3-storey	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Below 15m: not more than 66% Above 15m: not more than 33.3%  % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	288		
(vi) Open space 休憩用地	Private 私人	778	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	91
	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)	88 3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	2

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>
Preliminary Archaeological Impact Assessment, Landscape Proposal		

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



Zoning Boundary of the Draft Lam Tei and Yick Yuen OZP No. S/TM-LTY/11

Figure No.	Scale	Figure Title
5	1:2,000	Lot Index Plan
ARUP	Date	Source
	Oct 2021	Lot Index Plan No. MH0010022018

**RESIDENTIAL (GROUP A)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Religious Institution (Ancestral Hall only)	Place of Entertainment
Residential Institution	Private Club
School (in free-standing purpose-designed building only)	Public Convenience
Social Welfare Facility	Public Transport Terminus or Station (not elsewhere specified)
Utility Installation for Private Project	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

---

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5 and a maximum building height of 160mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (b) **On land designated “Residential (Group A) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 100mPD, or the plot ratio and height of the existing building, whichever is the greater.**
- (c) In determining the maximum plot ratio for the purposes paragraph (a) above, any floor space that is constructed or intended for use solely as public vehicle parks, public transport facilities and Government, institution or community facilities, as required by the Government, may be disregarded.
- (d) In determining the maximum plot ratio for the purposes of paragraph (a) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s), as may be required by the Government, shall be deducted from calculation of the site area.
- (e) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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

**Approved s.16 Applications**

<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
A/DPA/TM-LTY Y/43	Temporary Warehouse for 2 Years	30.6.1995	(1) to (3)
A/TM-LTY Y/291	Proposed Flat Development	12.2.2016	(1), (2), (4) to (9)

**Approval Conditions**

- (1) Design and provision of access arrangement, loading/unloading spaces and manoeuvring space within the site.
- (2) Submission and implementation of landscaping proposal.
- (3) Revocation clause.
- (4) Submission of a revised Sewerage Impact Assessment and implementation of the mitigation measures.
- (5) Submission of a revised Traffic Impact Assessment.
- (6) Submission and implementation of detailed drainage proposal.
- (7) Provision of water supplies for firefighting and fire service installations.
- (8) Submission of detailed Archaeological Impact Assessment Report.
- (9) Provision of measures to mitigate the visual impact.

**Rejected s.16 Application**

<b><u>Application No.</u></b>	<b><u>Proposed Uses</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reasons</u></b>
A/TM-LTY Y/19	Residential Development	12.6.1998	(1) to (3)

**Major Rejection Reasons**

- (1) A land-use review being conducted and premature to determine the application.
- (2) No information to address the potential industrial-residential interface problem.
- (3) Undesirable precedent.



**Detailed Departmental Comments on  
s.12A Planning Application No. Y/TM-LTYT/10**

**I. Comments of the Director of Fire Services (D of FS):**

- (a) The arrangement of emergency vehicular access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department.
- (b) Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

**II. Comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD):**

- (a) If the proposed plot ratio is based on the assumption that Gross Floor Area exemption will be granted for green/amenity features and non-mandatory/non-essential plant rooms etc., the pre-requisites in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 and APP-152 should be complied with.
- (b) Disregarding private car parking spaces from GFA calculation under the Building Ordinance (BO) will be considered on the basis of the criteria set out in PNAP APP-2 during building plan submission stage.
- (c) If there are existing structures which had been erected on the leased land without approval of the Building Authority (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application.
- (d) Before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

**Appendix IV of RNTPC  
Paper No. Y/TM-LTTY/10A**

- (e) For UBW erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with Buildings Department's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (f) The proposed building may be subject to the issue of various licences and should comply with the building and safety requirements as may be imposed by the relevant licensing authorities.

**III. Comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO, CEDD):**

- (a) His office has no comments of the proposed development.
- (b) The applicant is required to submit building plans and geotechnical submissions of the proposed development to the Building Department for approval according to the Building Ordinance.

**IV. Comments of Head of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO):**

- (a) His office has no objection in-principle to the application from cultural heritage viewpoint provided that an Archaeological Impact Assessment (AIA), including an archaeological field investigation as part of the AIA, shall be conducted to assess the archaeological impact arising from the proposed development prior to the commencement of excavation works as recommended by the Preliminary AIA Report (Appendix H of Appendix Ia).
- (b) The applicant shall engage a professional archaeologist to conduct the AIA and the archaeological field investigation with a licence under the Antiquities and Monuments Ordinance (Cap. 53). Appropriate mitigation measures, if any, shall be formulated and implemented in prior agreement with AMO.

致城市規劃委員會秘書：

23

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

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有關的規劃申請編號 The application no. to which the comment relates  
Y/TM-LTYYY/10 Received on 10/06/2022

意見詳情 (如有需要，請另頁說明)


Details of the Comment (use separate sheet if necessary)

本村反對以上規劃申請，反對理由如下：

1. 打樁工程：有關申請與部份丁屋，平房屋及村內古舊村屋距離不足三米，村屋會被打樁工程影響結構而造成破壞（洪水橋石步村部份村屋被鄰近打樁工程影響出現裂痕影響結構）；工程期間發出巨大噪音及塵埃對鄰近村民的健康構成嚴重傷害。
2. 空氣污染：由於該申請位於本村中心地帶，建築期間造成大量沙塵；工程車出入亦會弄到道路塵土飛揚污染空氣。
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6. 有礙觀感，影響電視接收，阻礙空氣流通：該申請樓高90米座落本村中心地帶，做成屏風效應，有礙觀感，阻礙空氣流通阻礙

「提意見人」姓名/名稱 Name of person/company making this comment 蕭榮勝 新慶村村民

簽署 Signature



日期 Date

28.6.2022

重視接收，自欣田邨入伙後本村電視接收已受到嚴重影響，若該申請落成後必定受到更大影響；另外兩幢超過90米高的大廈座落在本村中心地帶，有如頂心杉，影響本村風水！

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- 2 -

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

簽署 Signature

蕭國棟 蕭國棟 蕭國棟

蕭裕明 蕭國興 蕭錦國  
 蕭漢杰 蕭葉枝 蕭樹清  
 蕭啟宇 蕭啟珊 劉月好  
 蕭永強 張英香 蕭永森 蕭慧森  
 蕭穎森 蕭德情 黃愛平 蕭廣昭  
 蕭廣江 尹俊珊 溫德燕 蕭琳諤  
 張啤金 蕭莉樺 何麗霞  
 楊妮琪 黃朗垣

致城市規劃委員會秘書：

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有關的規劃申請編號 The application no. to which the comment relates  
Y/TM-LTY/10 Received on 10/06/2022

意見詳情 (如有需要，請另頁說明)

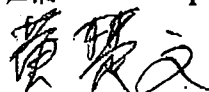
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「提意見人」姓名/名稱 Name of person/company making this comment 黃楚文 屯門新慶村居民代表

簽署 Signature



日期 Date

26-08-2022

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- 2 -

12. 現時香港房屋政策，公私營屋比例是70:30；但根據中期人口統計及計及已規劃等，現時屯門公私營房屋比例是51:49，所以會不應該批准有關規劃申請。

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**有關的規劃申請編號 The application no. to which the comment relates****Y/TM-LTYYY/10 Received on 25/11/2022****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)****綜合新慶村村民和鄰近居民意見，反對原因如下：****1. 交通配套欠規劃**

現時新慶村主要出入為雙線五柳路，無論行車線或行人路都十分狹窄，使用量有限，未能再增加過多人使用。此外，藍地交匯處每日繁忙時間在沒有發生交通意外情況下出現塞車情況，行車路面未能負荷。

**2. 泊車位不足**

區內泊位不足，村內經常出現違泊情況。而新屋苑內車位數目不多，相信日後在街上違泊情況再雪上加霜。

**3. 欠缺社區設施配套**

屯門西北區房屋發展迅速，卻欠缺規劃完善，本身本區醫療服務和文康設施服務一直不合乎人口比例，而日後如果使用率持續上升，嚴重影響區內居民身心健康發展。

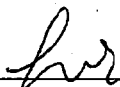
**4. 過於貼近村民房屋**

除了在施工時影響鄉郊，帶來嘈音和空氣污染外，樓宇過高嚴重影響鄉村的本身結構，也影響鄉內固有的面貌。

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

賴嘉汶

簽署 Signature



日期 Date

10-11-2022

tpbpd@pland.gov.hk

6

寄件者: [REDACTED]  
寄件日期: 2021年12月24日星期五 17:00  
收件者: tpbpd@pland.gov.hk  
主旨: Comment on Planning application: Y/TM-LTY Y/10

Dear Sir/Madam,

I am a worker who work in this premise since Sept 2020, the premise is necessary for storage/light industry to operate so that nothing have been affect to other neighbors.

Refer to the captioned application, I would like to comment that there has no public basketball/volleyball/exercise playground near that can offer for any neighbors of this village.

Moreover, to build houses just make more narrow/insufficient living areas to current neighbors.

Please consider not to approve for this case as it's not benefit to public, but just the landlord.

Thanks & Best regards,  
Daniel Ng

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



**Re: Y/TM-LTY Y/10 DD 130 San Hing Tsuen**

08/05/2022 02:51

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

In addition to the inappropriate height and obstruction, that the EVA takes up almost 50% of the site is a serious waste of precious land resources.

The reflected heat will in no way be mitigated by the sparse OS that is nothing more than a few potted plants on the periphery.

Mary Mulvihill

**From:**

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

**Date:** Wednesday, 22 December 2021 1:22 AM CST

**Subject:** Y/TM-LTY Y/10 DD 130 San Hing Tsuen

Y/TM-LTY Y/10

Lots 220 RP and 221 in D.D.130, San Hing Road, San Hing Tsuen, Tuen Mun

Site area : About 2,255sq.m

Zoning : "Res (Group E)" and "VTD"

Proposed Amendment : Rezone to "Res (Group A) 1 – 2 Towers / 288 Units / PR 5 / 100mPD / OS 788sq.m / 93 Vehicle Parking

Dear TPB Members,

Strong objections. The height of the proposed development is completely out of context with the character of the area, village houses and villas. Any new development should be compatible with the prevailing panorama.

The ridge line of Castle Peak would be completely obstructed from the San Hing Tsuen Children's Playground. Ridgelines in NT should be protected in the same way as those of HK Island and Kowloon to ensure that the community continues to enjoy familiar land marks and views.

Mary Mulvihill

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



Application Ref. Y/TM-LTYT/10  
22/08/2022 15:29

From: [REDACTED]  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
File Ref:

To whom it may concern,

I am the tenant of the captioned premises that I strongly disagreed and reject for the captioned redevelopment plan. I have moved to the captioned premises with high investment. The redevelopment plan will create big cost impact to my company business and caused significant lost on revenue. This also may make us in financial crises if cash return on investment cannot back on time due to redevelopment plan.

Besides, I found the surrounding area are lack with suitable facility to sustain the population growth in Lam Tei including public transportation. It is not appropriate to increase residential building in Lam Tei at this moment.

We highly appreciated your consideration to suspend the redevelopment plan in the captioned premises.

Thanks and regards,  
Lisa Chan

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有檔案編號 Y/TM-LTY Y/10 申請之反對書  
18/05/2023 09:47

From:

To:

File Ref:

tpbpd@pland.gov.hk

敬啟者：

就規劃申請檔案編號Y/TM-LTY Y/10，要求將土地用途從「住宅(戊類)」及「鄉村式發展」，更改為「住宅(甲類)1」之申請，本人 蘇恒邦 提出強烈反對，其理由如下：

- 1) 該地段(屯門新慶村新慶路丈量約份第130約地段第220號餘段及第221號)之周邊現時均用作一般鄉郊發展用途，其建築均為不高於三層的村屋或其他用途的房子，若在上述地段興建一幢高度100米以下的樓房，將對周圍其他房子的景觀、通風造成極大及無法挽回的破壞；
- 2) 由於該地段原為農地，雖然現時作為貨倉，但均不會對地基造成很大壓力。但若建成一幢高度100米以下的建築，其巨大的壓力極有可能會造成該地段四周的土地出現沉降現象，極大地影響周圍居民的生活，甚至是對他們正居住的房子造成結構上的破壞；
- 3) 如1)所述，由於該地段的四周均為鄉村，其交通及其餘配套均是以鄉村的低密度標準而建設，若建成一幢高度100米以下的住宅，將引入大量人口，對該地區的交通以至其他公共設施造成極大壓力。
- 4) 雖然鄰近土地正在進行徵地，將來可能建成公共屋村，但鑑於鄉郊地收地程序複雜且需時，最終是否，或何時建成公共屋仍存在很大變數。在此之前先行批准發展商在四周全為鄉郊的地方興建高密度建築實屬無理。

對於土地持有人再三提出相關申請，被駁回後再不斷再申請，本人感到十分疑惑。本人希望貴會能慎重考慮本人的意見，對規劃申請檔案編號Y/TM-LTY Y/10的申請予以駁回。萬分感謝。

祝安

蘇恒邦 敬上