

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)

此文件在 2019 12 2 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 20 DEC 2019.  
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-LTYK/9
	Date Received 收到日期	20 DEC 2019

- 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)

Wing Mau Tea House 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)

Kenneth To & Associates Ltd.

### 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 ☒  
No 否 ☐ (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)

Lot 523RP, 714RP, 718RP, 719RP, 721RP, 722RP, 723RP, 724RP, and 725 and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

- (c) Site Area 申請地點面積

8,165 <sup>8163</sup> sq.m 平方米 ☒ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,164 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>Vacant</p> <p>(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)</p>

#### 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTTY/10 /
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	Residential (Group B) 1 /

**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 type="checkbox"/> A/ <input checked="" type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [4]<br>住宅 ( <input type="checkbox"/> 甲類 / <input checked="" type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [4] | <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 _____)) [ ]  |   |
| 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

**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


Form No. S12A 表格第 S12A 號

**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

KENNETH TO

Managing Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☒ Fellow of 資深會員  
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of  
代表

Kenneth To & Associates Ltd.

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

Date 日期

4/12/2019

(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 type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	..... 19,650 ..... sq.m. 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	..... 2.5 .....	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	..... 33 ..... %	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	..... 9 .....	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	..... 8 ..... storeys 層	
	<input type="checkbox"/> include 包括 ..... storeys of basements 層地庫	
	<input checked="" type="checkbox"/> exclude 不包括 1 ..... 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	..... 28 ..... m 米	<input checked="" type="checkbox"/> About 約
	..... 35 ..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... 19,650 ..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	..... 307 .....	
average unit size 單位平均面積	..... 64 ..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	..... 828 .....	
	GFA 總樓面面積	
<input type="checkbox"/> Non-domestic part 非住用部分	..... sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... 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 checked="" 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) Underground Stormwater Storage Tank..... Underground Sewage Treatment Plant..... Refuse Room, Basement carpark.....	
<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	..... 839 ..... sq.m. 平方米	<input 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

<input checked="" type="checkbox"/> Transport-related facilities 與運輸有關的設施		
<input checked="" type="checkbox"/> 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		Residents: 69; Visitors: 5
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)		Bicycle Parking Space: 15
<input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> other transport-related facilities 其他與運輸有關的設施		(please specify type(s) and number(s))
		(請註明種類及數目)
Use(s) of different floors (if applicable) 各樓層的用途(如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1 - 9	G/F	Flats, Lobby, Clubhouse (Only Tower 8), E&M Facilities
	1/F	Flats, Clubhouse (Only Tower 8), E&M Facilities
	2/F - 7/F	Flats
	Below Ground	Sewage Treatment Plant
		Stormwater Storage Tank, Basement carpark
Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途		
Private Open Space, Landscaping Area, Replacement Footpath, EVA, Heavy Goods Vehicle Loading Bays		
Any vehicular access to the site? 是否有車路通往地盤?		
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。(請註明道路名稱(如適用))	
	<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)	
No 否	<input type="checkbox"/>	
<b>For Development involving columbarium use, please complete the table in the Annex to this Appendix.</b> 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>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 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)</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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 5,552 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 5.4 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input 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 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 checked="" type="checkbox"/></td> <td>No 不會 <input 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> <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>Please refer to the attached Supporting Planning Statement</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 checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input 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"/>																													
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"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用處，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)		
Location/address 位置/地址	Lot 523RP, 714RP, 718RP, 719RP, 721RP, 722RP, 723RP, 724RP, and 725 and Adjacent Government Land in DD130, Lam Tei, Tuen Mun 屯門藍地丈量約份第130約地段第523號餘段、第714號餘段、第718號餘段、第719號餘段、第721號餘段、第722號餘段、第723號餘段、第724號餘段及第725號和毗鄰政府土地		
Site area 地盤面積	8,165	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 1,164	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/10 藍地及亦園分區計劃大綱核准圖編號S/TM-LTTY/10		
Zoning 地帶	Residential (Group B)1 住宅(乙類)1		
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 B) 1 to Residential (Group B) 4 把申請地點由 住宅(乙類)1 地帶改劃為 住宅(乙類)4		

### 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	19,650 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.5 <input checked="" type="checkbox"/> About 約 <input 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	9	
	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	28	m 米 <input type="checkbox"/> (Not more than 不多於)
		+35	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		8	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input checked="" 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)
	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	33 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	307		
(vi) Open space 休憩用地	Private 私人	839	sq.m 平方米 <input 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	77 (✓ + M)
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces	Residents: 69; Visitors: 5 3 15/
	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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input 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 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 type="checkbox"/>
Tree Preservation and 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。

# KT A

Kenneth To & Associates Ltd  
杜立基規劃顧問有限公司  
TOWN PLANNING  
AND DEVELOPMENT  
CONSULTANTS

Our Ref: S1348/DD130\_LT/19/012Lg  
Your Ref: TPB/Y/TM-LTTY/9

13 September 2021

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



By Hand

Dear Madam,

**Proposed Rezoning from "R(B)1" to R(B)4" for Medium-Density Housing Development  
to Include a Footpath for Public Use  
at Lots 523RP, 714RP 718RP, 719RP, 721RP, 722RP, 723RP, 724RP and 725 and  
Adjacent Government Land in DD130, Lam Tei, Tuen Mun  
- S12A Planning Application -  
(Submission of Consolidated Report)**

We refer to Paragraph 7 of TPB PG-No. 32A. On behalf of the Applicant, we herewith submit 35 hard copies and 35 CDs of the Consolidated Revised Documents to supersede previous Further Information (FI) submissions accepted by the Town Planning Board.

The Consolidated Revised Documents consist of reports accepted by relevant departments, which are identical to FI submission accepted by the Town Planning Board, as listed below:

**Supporting Planning Statement**

- |            |   |
|------------|---|
| Appendix A | Indicative Schematic Master Plan                                |
| Appendix B | Traffic Impact Assessment                                       |
| Appendix C | Environmental Assessment  |
| Appendix D | Drainage Impact Assessment                                      |
| Appendix E | Sewerage Impact Assessment                                      |
| Appendix F | Tree Preservation and Landscape Proposal                        |
| Appendix G | Visual Impact Assessment  |
| Appendix H | Water Supply Impact Assessment                                  |
| Appendix I | Response-to-Comments Table Submitted to the Town Planning Board |

Please contact the undersigned or Ms Veronica Luk at 3426 8450 should you have any queries.  
Thank you.

Yours faithfully  
For and on behalf of  
KENNETH TO & ASSOCIATES LTD

KENNETH TO

Encl.

cc. the Applicant & Team  
TM & YLW DPO – Mr Keith Fung (by email)

KT/NL/vy

Our Ref: S1348/DD130\_LT/19/013Lg  
Your Ref: TPB/Y/TM-LTY9/9

15 September 2021

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

By Hand

Dear Madam,

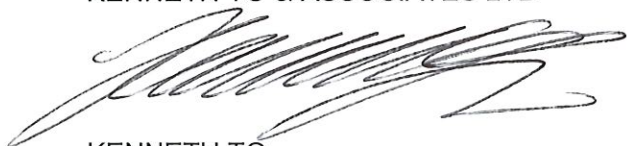
**Proposed Rezoning from "R(B)1" to R(B)4" for Medium-Density Housing Development  
to Include a Footpath for Public Use  
at Lots 523RP, 714RP 718RP, 719RP, 721RP, 722RP, 723RP, 724RP and 725 and  
Adjacent Government Land in DD130, Lam Tei, Tuen Mun  
- S12A Planning Application -  
(Submission of Consolidated Report – Replacement Pages)**

We refer to the Consolidated Revised Documents submitted to the Town Planning Board on 13 September. We herewith submit the following replacement pages to correct some typos found, as below:

1. Paragraph 3.3.22 and Figure 3.6 of the Supporting Planning Statement (p.25)
2. Figure 5.2, Paragraphs 6.2.3, 6.2.5 and 6.3.3 (p.20-23) of the Visual Impact Assessment attached at Appendix G.

Please contact the undersigned or Ms Veronica Luk at 3426 8450 should you have any queries. We apologize for any inconvenience caused.

Yours faithfully  
For and on behalf of  
KENNETH TO & ASSOCIATES LTD



KENNETH TO

Encl.

cc. the Applicant & Team  
TM & YLW DPO – Mr Keith Fung (by email)

KT/VL/vy

### RESIDENTIAL (GROUP) (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 the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage</u>	<u>Maximum Building Height</u>	
			<u>No. of Storeys</u>	<u>Building Height</u>
R(B)1	1.0	40%	4 storeys over single-storey car park	15m
R(B)2	1.26	40%	6 storeys over single-storey car park	21m
R(B)3	2.1	40%	12 storeys excluding car park	36m (excluding car park)
R(B)4	2.5	40%	8 storeys excluding car park	+35mPD

- (b) In determining the maximum plot ratio and site coverage 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 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.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under 16 of the Town Planning Ordinance.

**Figure 3.1:** Proposed Amendment to the Notes of "R(B)" Zoning

- 9.3 Residential (Group B) ("R(B)"): Total Area: 9.54ha
- 9.3.1 This zone is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.3.2 As the zoned areas are located adjacent to Castle Peak Road and Fuk Hang Tsuen Road, noise mitigation measures such as the use of screening structures and the adoption of self-protective building layout would need to be implemented.
- 9.3.3 There are 3 4 sub-areas within this zone.
- (a) Residential (Group B)1 ("R(B)1"): Total Area: 4.04 3.22 ha  
The parcel of land located between the Nullah and Castle Peak Road near San Hing Tsuen is zoned for "R(B)1". Residential developments within this zone are restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m).
- (b) Residential (Group B)2 ("R(B)2"): Total Area: 3.20 ha  
The parcel of land located to the south-east of Hung Shui Kiu NDA namely Bauhinia Garden and Wo Ping San Tsuen is zoned for this purpose. Residential developments within this zone are restricted to a maximum plot ratio of 1.26, a maximum site coverage of 40% and a maximum building height of 6 storeys over single-storey car park (21m).
- (c) Residential (Group B)3 ("R(B)3"): Total Area 2.3 ha  
The parcel of land located at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street is zoned for this purpose to reflect a complete residential development (i.e. Botania Villa). This residential scheme constitutes part of the Lam Tei Local Centre development. The residential developments within this zone are restricted to a maximum plot ratio of 2.1, a maximum site coverage of 40% and a maximum building height of 12 storeys (36m) excluding car park.
- (d) Residential (Group B)4 ("R(B)4"): Total Area: 0.82 ha  
The parcel of land located at the junction of the Nullah and Castle Peak Road with vehicular access branching off from Ng Lau Road is zoned for "R(B)4". Residential developments within this zone are restricted to a maximum plot ratio of 2.5, a maximum site coverage of 40% and a maximum building height of 8 storeys (excluding car park) not exceeding +35mPD.
- 9.3.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

**Figure 3.2:** Proposed Amendment to the Explanatory Statement of OZP

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

**Approved s.16 Application**

<b><u>s.16 Application No.</u></b>	<b><u>Proposed Use/Development</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
A/TM-LTYYY/120	Proposed Temporary Outdoor Cafe/Restaurant with Ancillary Car Park for a Period of 3 Years	5.11.2004  [Revoked on 5.11.2005]	(1) to (5)

**Approval conditions**

- (1) Submission and implementation of a landscape and tree preservation proposals
- (2) Submission and implementation of a drainage proposal
- (3) Provision of emergency vehicular access, water supply for fire fighting and fire services installations
- (4) Revocation Clauses
- (5) Reinstatement Clause

**Rejected s.16 Application**

<b><u>s.16 Application No.</u></b>	<b><u>Proposed Use/Development</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reasons</u></b>
A/TM-LTYYY/111	Temporary Car Park for a period of 3 years	15.8.2003	(1) to (3)

**Rejection Reasons**

- (1) Not in line with the planning intention of the zone and not compatible with the surrounding residential developments.
- (2) Adverse noise impact from heavy vehicles to nearby sensitive receivers.
- (3) Vehicular access was not acceptable from the traffic and road safety points of view.

**Detailed Departmental Comments**

1. Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) As per paragraph 3.3.4 of the supporting planning statement (**Appendix Ia**), the existing passageway to the Site at present was comprised of a suspended concrete structure spanning over the existing nullah of about 6 m wide. The applicant proposed to build a new bridge of 7.3 m in parallel and adjacent to the existing bridge for vehicular access for the Site. As noted from the proposed access bridge at Appendix 1.2 of the Drainage Impact Assessment (**Appendix D of Appendix Ia**), the existing bridge is proposed to be demolished and replaced with the new bridge in stages. The vehicular access proposal would involve GL and decking over of a nullah. There is no guarantee that the proposal will be accepted by LandsD.
- (b) There is an existing public footpath along the north-eastern boundary of the Site. The applicant proposed to re-provision the footpath by a 3 m footpath for public access at the north-eastern boundary of the Site (**Drawing Z-1**). The footpath should not be interfered with unless the re-provisioning proposal has been accepted by government departments concerned and the necessary procedures for closure of the footpath has been complied with.
- (c) The felling of roadside trees and compensatory planting on roadside area is subject to the comment/agreement by the relevant government departments, e.g. DLCS. It is reiterated that the trees affected should not be interfered with unless prior approval has been obtained. His office reserves comment to the Revised Tree Survey Plan at **Appendix F of Appendix Ia** and detailed comments would only be given at building plan submission stage.

2. Comments of the Director of Environmental Protection (DEP):

The applicant proposed on-site treatment facilities for treating the sewage generated by the proposed development as there are no public sewerage facilities in the vicinity of the Site. We have no adverse comment from sewerage infrastructural perspective. Nevertheless, please remind the applicant that effluent discharges from the proposed use are subject to control under the Water Pollution Control Ordinance (WPCO). A discharge licence under the WPCO should be obtained before a new discharge is commenced. It is the obligation of the applicant to meet all statutory requirements under relevant pollution control ordinances and provide necessary mitigation measures.

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

- (a) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

- (b) Furthermore, the emergency vehicular access (EVA) 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 under the Building (Planning) Regulation (B(P)R) 41D which is administered by the Buildings Department (BD).
4. Comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD):
- (a) The Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the B(P)R respectively.
  - (b) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.
  - (c) If the proposed plot ratio is based on the assumption that Gross Floor Area (GFA) exemption will be granted for green/amenity features and non-mandatory/non-essential plant rooms etc., the prerequisites in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 and APP-152 should be complied with.
  - (d) Disregarding private car parking spaces from GFA calculation under the Buildings Ordinance (BO) will be considered on the basis of the criteria set out in PNAP APP-2 during building plan submission stage.
  - (e) If there are existing structures which had been erected on 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.
  - (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.
5. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant shall construct the proposed government fresh and salt water mains (Proposed Fresh Watermain (WSD) and Proposed Salt Watermain (WSD) as shown in Figure 2 of the submitted Water Supply Impact Assessment at **Appendix H of Appendix Ia**) to the nearest suitable government water mains for connection. Proposed government water mains shall be laid within public road with unobstructed access and outside the residential development. The applicant shall be responsible for the construction of the proposed fresh and salt water mains to the satisfaction of WSD and hand over the completed government fresh and salt water mains to WSD for operation and maintenance.

Seq 1

Appendix V-1 of RNTPC  
Paper No. Y/TM-LTY/9C

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

16 附加 1

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

Y/TM-LTY/9 Received on 20/05/2020

更新 15/6/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

上述建議是擴大範圍，增加單位  
要認真改善由主幹路入之未  
命名之街道。

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

黃國興代表

簽署 Signature

陳鵬海

日期 Date

15/6/2020

Seq 3

242

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/TM-LTYY/9 Received on 14/08/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

上述地段向高空發展原則上方向未有太大意見，  
但對於交通上規劃則有以下意見：自欣田邨入伙  
後，五柳路出背麟路再轉出藍地交匯處經常出現  
擠塞，而稍後更有新屋邨入伙，如再加上此規劃，  
將會大大加重路面車輛負荷。建議要有完善配套  
才批准此申請，否則對鄰近居民的日常生活有不  
可磨滅的影響。

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

簽署 Signature

陳鵬源

日期 Date

8/9/2020



## 張錦雄議員辦事處

電話|9512-8130 傳真|2441-9812

電郵|cheungkamhungkenneth@gmail.com

通訊地址|屯門友愛邨愛智樓地下 103 室

敬啟者：

### 有關申請編號 Y/TM-LTY9/9 之意見書

本人已詳閱相關諮詢文件和媒體報導，落區接觸居民收集意見，發現無不齊聲反對。現歸納如下：

#### 1. 影響景觀空氣陽光

把申請地點由「住宅(乙類)1」改劃為「住宅(乙類)4」後，單位數目增加，樓宇密度上升，對附近居民造成深遠影響。以詠柏苑為例，此項目建成後，景觀受阻，更甚的是，自然風和陽光也會減少，間接影響居民之身心健康。

#### 2. 社區配套嚴重不足

周邊缺乏足夠的配套，如屯門鄉郊二萬多人口十多二十年來只有一個小市集位於藍地大街，街市只有幾個檔位，購物沒選擇。本區連提款機，也沒有，更別說銀行。社區設施嚴重不足的情況下，新增住戶會令負荷加重，令現有居民擔憂。

#### 3. 增加公共交通工具的負荷

假設每戶住 2 至 3 人，307 戶將帶來 600 至 900 多名新居民。面對現已接近飽和的公共運輸工具，如：巴士、輕鐵等，相信會是不勝負荷。

#### 4. 違例泊車或更嚴重

項目中的停車場只有 92 個停車位，而新住戶為 307 戶。即使不是每一戶都擁有車輛，也不足以應付需求。現時新慶村、屯子圍和青磚圍違例泊車情況已很嚴重，新建屋苑車位不足將令到違泊問題加劇，到時候或會造成塞車和因車輛響鉸而導致的嘈音問題。

### 5. 居民出入不便

目前有一條行人路處於申請地段中，連接屯子圍、青磚圍與青山公路藍地段（近藍地輕鐵站）的主要通道，每日行經該處的居民數百上千。雖然項目預留土地興建行人路，但仍會對原本的使用者造成不便。

綜合以上各點，可見增加樓宇高度及密度帶來的問題很多。不僅附近居民受影響，新住戶亦難得到一個良好的居住環境。有見及此，本人強烈反對這個項目之申請。

隨函附上457名居民聯署。

如有任何查詢，請隨時致電 [REDACTED] 與本人聯絡。

此致  
城市規劃委員會

**張錦雄**

張錦雄區議員辦事處

TEL : 9512-8130 FB : 張錦雄KENNETH CHEUNG

屯門區議會(屯門鄉郊)區議員  
張錦雄

2020年1月24日



屯門鄉郊區議員

**張錦雄**

Kenneth Cheung

20

## 反對於藍地輕鐵站附近興建9幢8層高307伙私樓

本次聯署共收到 220 名居民反對此項目，反對原因如下：

### 1. 影響景觀空氣陽光

把申請地點由「住宅(乙類)1」改劃為「住宅(乙類)4」後，單位數目增加，樓宇密度上升，對附近居民造成深遠影響。以詠柏苑為例，此項目建成後，景觀受阻，更甚的是，自然風和陽光也會減少，間接影響居民之身心健康。

### 2. 社區配套本就不足

屯門鄉郊周邊缺乏足夠的配套，二萬多人口十多二十年來只有一個小市集位於藍地大街，街市只有幾檔，沒選擇。本區連提款機也沒有，更別說銀行。社區設施嚴重不足的情況下，新增住戶會令社區負荷加重，令現有居民擔憂。

### 3. 增加公共交通工具的負荷

假設每戶住 2 至 3 人，307 戶會將帶來 600 至 900 多名新居民。面對現已接近飽和的公共運輸工具，如巴士、輕鐵等，相信會是不勝負荷。

### 4. 違例泊車或更嚴重

項目中的停車場只有 92 個停車位，而新住戶為 307 戶。即使不是每一戶都擁有車輛，也不足以應付需求。現時新慶村、屯子圍和青磚圍違泊情況已很嚴重，新建屋苑車位不足將令違泊問題加劇，到時候或會造成塞車和因車輛響鈴而導致的嘈音問題。

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基於上述五 5 大原因，望 貴署能否決此項目。

此致  
城市規劃委員會

屯門鄉郊張錦雄議員辦事處

2020 年 6 月 18 日

**張錦雄**

張錦雄區議員辦事處

TEL: 9512-8130 FB: 張錦雄 KENNETH CHEUNG

屯門鄉郊張錦雄議員辦事處

☎ 9512 8130 | 張錦雄 Kenneth Cheung

✉ tmrkennethcheung@gmail.com

📮 新界屯門友愛邨愛智樓103室

POST

Room 103, G/F, Oi Chi House, Yau Oi Estate, Tuen Mun, N.T.

5-4

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 Y/TM-LTYT/19

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對修訂土地用途，

理由，反滯負荷過重。

「提意見人」姓名／名稱 Name of person/company making this comment 評柏苑業主立案法團

簽署 Signature [Signature]

日期 Date 17-01-2020



tpbpd@pland.gov.hk

---

寄件者: Ben Fung <ben@greensense.org.hk>  
寄件日期: 2020年09月16日星期三 19:57  
收件者: tpbpd@pland.gov.hk  
副本: Green Sense環保觸覺  
主旨: 有關 : Y/TM-LTY9/9規劃申請 — 環保觸覺意見書  
附件: 環保觸覺\_有關Y\_TM-LTY9\_9規劃申請的意見書.pdf

Dear Sir/Madam,

Please find the attachment. Thank you.

Regards,  
FUNG Hoi Fan, Ben  
Junior Research Officer  
Green Sense HK Ltd  
Office: 8100 4877  
Fax: 3011 9577  
Website: <http://greensense.org.hk>  
Facebook: <http://www.facebook.com/hkgreensense>  
Instagram: <http://www.instagram.com/greensensehk>

致城市規劃委員會：

### **反對改劃申請Y/TM-LTTY/9項目之意見書**

環保觸覺（本會）就規劃編號為Y/TM-LTTY/9，申請於新界屯門藍地丈量約份多個地段和毗連政府土地，由「住宅(乙類)1」地帶改劃為「住宅(乙類)4」地帶，以興建307個私人住宅單位，**表示反對**。

是次申請地盤面積約8,165平方米，現為住宅(乙類)1地帶。申請人原先計劃以1倍地積比率興建4層、15米或以下的住宅，以提供72個單位。改劃將提高地積比至2.5倍，以興建9座8層、35米或以下的住宅。

本會認為，是次申請將為週邊環境帶來顯著景觀影響。改劃將把項目高度增加一倍，由4層增至8層。現時鄰近項目的詠柏苑、新慶村及植園村均樓高3層。改劃後高8層的項目和週邊建築於高度上不吻合，並不如發展商所言「符合藍地的鄉郊地區特色」。若申請獲通過，項目正北面的詠柏苑、及明渠以西的新慶村必受最明顯景觀影響。

是次申請也面臨社區設施不足的問題。現時鄰近項目的區域主要依賴藍地大街的商業設施、食肆和街市 - 當中藍地街市只有7個濕貨攤檔。現時這些設施需支援數個大型屋苑，包括豫豐花園、綠怡居、和詠柏苑。以現時項目涉及的307個單位計算，若每伙單位居住3人，落成後將帶來超過900個居民，屆時必定會面臨社區設施不足的問題。

是次申請也將為藍地一帶公共交通系統帶來沉重負擔。由於當區與最鄰近的兆康站有相當遠距離，居民大多使用藍地輕鐵站和巴士站。現時該巴士站有數條路線連接港島、九龍、青衣及荃灣，但部分路線只於繁忙時段服務。當區區議員和居民均表示現有公共交通系統已接近飽和。

另外，本會透過衛星圖片和實地考察，留意到是次項目的地盤範圍內有大量樹木，而且有部分已生長至相當茂盛。發展商的園景設計總圖上列出，只會保留在地盤範圍外的樹木，並會移植3棵地盤範圍內的樹木。本會認為砍伐太多樹木，移植亦會傷害樹木，所以發展項目不應進行。

考慮到是次改劃申請涉及的發展密度提升將帶來景觀破壞、同時為當區交通及社區設施帶來沉重負擔，本會促請城規會**否決此項申請，並把申請區域保留為住宅(乙類)1地帶**。

為減少行政開支及紙張，請勿郵寄確認信予本會。回覆請致電8100-4877 或 電郵至 info@greensense.org.hk與馮先生聯絡。

環保觸覺  
二零二零年九月十六日

5-1

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  
Y/TM-LTY9/9

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對改建七層高樓宇，砍伐樹木，對屋宇沒有綠地，  
交通配套不足夠，影響環保，保安理由，在本屋苑南邊  
建公共行人路，影響本苑保安。

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

簽署 Signature [Signature] 日期 Date 11-01-2020

5 - 2

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

參考編號

Reference Number:

200117-010236-72521

提交限期

Deadline for submission:

24/01/2020

提交日期及時間

Date and time of submission:

17/01/2020 01:02:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM-LTTY/9

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan

意見詳情

Details of the Comment :

I am a resident in Lam Tei (Tuen Tsz Wai) who lived here for more than 25 years. In recent years, I witnessed many village house and private residential project developed. However, the infrastructure such as roads, pedestrian path, MTR, Bus and neighborhood facilities (restaurant, shops, carpark, shopping arcade and etc.) had never grown. Therefore, the neighbourhood has already overcrowded especially in weekdays when we cannot get on the platform of Light Rail. It also happens at night when most of the residents off their work and take bus 63x & 68a. The buses are always full in the Tuen Mun Road Bud Intersection and most of the passengers get off the bus in Lam Tei.

My question is how can a overcrowded neighbourhood take even more people. I strongly oppose to this application.



致城市規劃委員會秘書：

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

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

Y/TM-LTYT/19

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人為藍地詠柏苑之住戶，並反對以上規劃申請，理由如下：改變土地用途，令致增加樓層，對附近一帶之景觀和生態造成影響，如落成後多了共 307 個單位及約 80 個車位出現，使到人流及車流使到藍地一帶之道路輕鐵站，巴士站及附近一帶道路嚴重超出負荷，消化不到，而申請在 A 及 B 座旁圍牆外建設行人路做後來通道，亦受到很多人流使用造成治安問題，容易爬入詠柏苑之圍牆進行爆竊之罪案出現，實在會帶來擔憂之情況出現，現在申請之土地上有許多棵百年大樹，如興建的話亦對環保及保育造成嚴重損害，減少綠色地方來換來多層大廈，實在不能夠輕易交換或改動土地用途的，所以予贊成之申請方案。

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

MR. KAM

簽署 Signature

日期 Date

2020.01.14

致城市規劃委員會秘書：

5

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

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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

Y/TM-LTTY/9C

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對改變該土地用途, 原因如下:

1. 人口增加, 交通設施未能配合

平日的繁忙時間, 居民要等候班輕鐵才去到北康站, 而且月台是  
常擠滿, 即使輕鐵加密班次, 也未必能解決月台的擠逼問題

2. 行人道更改, 對該柏苑構成治安及噪音影響

由於每天都有大量居民經行人道進出該柏苑, 因此對該柏苑居民的日常生活, 對治安及噪音必造成影響

3. 道路設計未能配合救援, 尤其是該柏苑居民

4. 污水處理問題, 土地更改用途, 恐會影響該柏苑的污水處理

5. 景觀影響, 由於該土地位於該地中央, 對景觀有一定影響

6. 樓宇太高, 可能會對西鐵安全有一定影響

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

TSAN LAM FUN

簽署 Signature

日期 Date

22-01-2020

tpbpd@pland.gov.hk

6

寄件者: [REDACTED]  
寄件日期: 2020年01月24日星期五 3:45  
收件者: tpbpd  
主旨: Y/TM-LTY9/9 DD 130 Lam Tei

Y/TM-LTY9/9

Lots 523 RP, 714 RP, 718 RP, 719 RP, 721 RP, 722 RP, 723 RP, 724 RP and 725 in D.D. 130 and adjoining Government Land, Lam Tei

Site area : About 8,165sq.m (Includes Government Land of about 1,164 sq.m)

Zoning : "Res (Group B) 1"

Proposed Amendment(s) : Rezone to "Res (Group B) 4"

9 Blocks / 307 Units / PR 2.5 / 35mPD / SC 33% / OS 839sq.m / 76 Vehicle Parking

Dear TPB Members,

This is a very audacious plan as the OZP stipulates:

9.3.3 There are 3 sub-areas within this zone. (a) Residential (Group B) 1 ("R(B)1"): Total Area: 4.04 ha The parcel of land located between the Nullah and Castle Peak Road near San Hing Tsuen is zoned for "R(B)1". Residential developments within this zone are restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single - storey car park (15m). Two and a half times PR and height.

It is obvious that the planning intention is for a low rise 'island' near the MTR station to provide some relief from the dense developments to come. This would provide a backdrop to the pedestrian path along the nullah. It is clear from the plans that with this development the path would be nothing more than a passage alongside a concrete wall with a line of small trees acting as a buffer. It is not clear which part of the site is government land that is around 15% of the site.

Apart from the impact on public enjoyment of the 'riverside' walk, the plan itself is appalling.

SC 33% is a joke as 50% of the site is covered in with road/EVA. This is one of the most inefficient land uses submitted to date. With clever planning a basement car park should eliminate much of the circulation space.

A planned population of over 800 but no active recreational facilities other than a children's playground.

The OS is nothing more than a few left overs at the corners of the site, some exposed to traffic (2). The Clubhouse is counted as OS? The rooftop is in fact an outdoor dining area, therefore commercial.

There are quite a number of trees on the site but no data re how many to be trashed.

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

Y/TM-LTYT/19

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對修訂土地用途

目前輕鐵站於繁忙時間使用率已經超出負荷

除輕鐵外未能看到其他基建有配套舒緩  
新增近千人的壓力。

因此，堅決反對

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

簽署 Signature

日期 Date

21/1/2020

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

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

Y/TM-LTYT/9C

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

仅对修訂土地用途

理由：區內交通負荷過重

民生設施配套未足夠應付現任居住人口。

市面宜加重負荷。

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

Chow San Yee

簽署 Signature

日期 Date

17-1-2020

11

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

Y/TM-LTTY/19

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人反對在詠柏苑隔鄰興建大型多層屋苑，理由及原因是交通配套未夠完善，就算是詠柏苑也未冇行車徑可供居民，搬屋，裝修或吸躉車輪進，更何況萬一居民因傷或身體不適需要救護車救援，再萬一的是發生火警消防車根本無車路可進入屋苑救援。

如果再在隔鄰興建多座大型屋苑，請問交通配套如何配合。

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

簽署 Signature

日期 Date

2020-01-20

致城市規劃委員會秘書：

12

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

Y/TM-LTTY/9

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對修訂土地用途

理由：交通負荷過重

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

LEE YIM YING

簽署 Signature

Lee

日期 Date

18.01.2020

電話：



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

13

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 Y/TM-LTTY/19

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

反對修訂土地用途

理由：交通負荷過度

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

簽署 Signature



日期 Date

18-1-2020

14

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

Y/TM-LTTY/19

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人對上述土地發展表示反對。本人在該地生活多年，過度人口增長已令原來擠迫的藍地（輕鐵站）在早上繁忙時間擠迫問題惡化。青山公路（藍地段）交通擠塞問題加劇。

而該處興建樓宇高度為八層高及一字排開設計，令原有開揚山青景觀被完全遮擋。

本人亦是鄰近居民，對於土地發展後，將原有通往屯子圍的行人路搬到屋旁，對保安構成影響。

最後本人期望貴會否決是次土地改變申請。

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

簽署 Signature

日期 Date

Kevin Chan

20/1/2020

Seq 1

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

參考編號

200605-153430-22321

Reference Number:

提交限期

19/06/2020

Deadline for submission:

提交日期及時間

05/06/2020 15:34:30

Date and time of submission:

有關的規劃申請編號

Y/TM-LTY9/9

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. CHAU CHI KIN

Name of person making this comment:

意見詳情

Details of the Comment :

藍地現時交通配套嚴重不足, 單靠輕鐵根本無法再支持更多的人口  
本人反對該等規劃

tpbpd@pland.gov.hk

寄件者: [REDACTED]  
寄件日期: 2020年06月17日星期三 1:25  
收件者: tpbpd  
主旨: Re: Y/TM-LTY9/9 DD 130 Lam Tei

Dear TPB Members,

One is overcome by the heat island effect just looking at the plan, its all EVA and pavement. No lessons learned from Covid and the need for more natural elements close to residences, importance of outdoor exercise options, etc.

Previous objections upheld.

Mary Mulvihill

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From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Friday, January 24, 2020 3:45:16 AM  
Subject: Y/TM-LTY9/9 DD 130 Lam Tei

Y/TM-LTY9/9

Lots 523 RP, 714 RP, 718 RP, 719 RP, 721 RP, 722 RP, 723 RP, 724 RP and 725 in D.D. 130 and adjoining Government Land, Lam Tei

Site area : About 8,165sq.m (Includes Government Land of about 1,164 sq.m)

Zoning : "Res (Group B) 1"

Proposed Amendment(s) : Rezone to "Res (Group B) 4"

9 Blocks / 307 Units / PR 2.5 / 35mPD / SC 33% / OS 839sq.m / 76 Vehicle Parking

Dear TPB Members,

This is a very audacious plan as the OZP stipulates:

9.3.3 There are 3 sub-areas within this zone. (a) Residential (Group B) 1 ("R(B)1"): Total Area: 4.04 ha The parcel of land located between the Nullah and Castle Peak Road near San Hing Tsuen is zoned for "R(B)1". Residential developments within this zone are restricted to a maximum **plot ratio of 1.0**, a maximum site coverage of 40% and a maximum building height of **4 storeys** over single - storey car park (15m). Two and a half times PR and height.

It is obvious that the planning intention is for a low rise 'island' near the MTR station to provide some relief from the dense developments to come. This would provide a backdrop to the pedestrian path along the nullah. It is clear from the plans that with this development the path would be nothing more than a passage alongside a concrete wall with a line of small trees acting as a buffer. It is not clear which part of the site is government land that is around 15% of the site.

Apart from the impact on public enjoyment of the 'riverside' walk, the plan itself is appalling.

SC 33% is a joke as 50% of the site is covered in with road/EVA. This is one of the most inefficient land uses submitted to date. With clever planning a basement car park should eliminate much of the circulation space.

A planned population of over 800 but no active recreational facilities other than a children's playground.

The OS is nothing more than a few left overs at the corners of the site, some exposed to traffic (2). The Clubhouse is counted as OS? The rooftop is in fact an outdoor dining area, therefore commercial.

There are quite a number of trees on the site but no data re how many to be trashed.

This application has no merit.

Mary Mulvihill

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

參考編號

Reference Number:

200619-183836-90879

提交限期

Deadline for submission:

19/06/2020

提交日期及時間

Date and time of submission:

19/06/2020 18:38:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM-LTY Y/9

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Harry Sze

意見詳情

Details of the Comment :

反對興建如下列問題未得到解決:

1. 交通問題, 輕鐵班次在繁忙時間嚴重不足
2. 生活配套, 如ATM, 小型街市等
3. 建造中對輕鐵/西鐵/輕鐵車站做成的沉降預計

Seq 2

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

參考編號

Reference Number:

200807-135757-14841

提交限期

Deadline for submission:

07/08/2020

提交日期及時間

Date and time of submission:

07/08/2020 13:57:57

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM-LTY9/9

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tsang Kim Fung

意見詳情

Details of the Comment :

- 1 影響景觀 建議減少層數
- 2 人口增加 加重輕鐵負擔 尤其是繁忙時間
- 3 建議新住宅用地能提供通道讓緊急車輛進入詠柏苑
- 4 建議有關政府部門協助 一併考慮詠柏苑及新住宅用地排污設計及有關安排

Seq 4

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

參考編號

Reference Number:

201024-164425-49180

提交限期

Deadline for submission:

06/11/2020

提交日期及時間

Date and time of submission:

24/10/2020 16:44:25

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM-LTTY/9

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Irene Chan

意見詳情

Details of the Comment :

反對興建樓高8層大廈，那個位置只合適興建樓高3層村屋或別墅。一來興建8層樓高會造成屏風效應，影響後面新慶村屯子圍一帶全部村屋，不但遮擋近渠一帶村民居住環境和視線，又阻擋風的流動。

第二，興建一條窄少行人路可能居民比現在更要摸黑去入村，又多了隱蔽位置，增加居民出入危險

第三，藍地一帶交通已經不勝負荷，繁忙時間已經在輕鐵站難以上車，逼滿月台。巴士少之餘班次又疏落，出九龍已經硬焗住坐西鐵

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

參考編號

Reference Number:

201024-215953-67738

提交限期

Deadline for submission:

06/11/2020

提交日期及時間

Date and time of submission:

24/10/2020 21:59:53

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM-LTY9/9

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chu Neo

意見詳情

Details of the Comment :

反對城規會批准改變土地用途。現時藍地輕鐵站繁忙時間的使用率已超過100%，根本無法負荷再更多乘客。  
土地近輕鐵路軌，像早前屯門泳池站隔離的新樓盤興建亦令輕鐵站和路軌結構受損，如起高樓有機會影響到結構輕鐵安全和乘客安危。而且樓盤興建後消防車無法進入隔離詠柏苑，如遇火警時詠柏苑居民生命受到威脅。反對更改土地用途及興建高樓。

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

參考編號

Reference Number:

201025-235238-23566

提交限期

Deadline for submission:

06/11/2020

提交日期及時間

Date and time of submission:

25/10/2020 23:52:38

有關的規劃申請編號

The application no. to which the comment relates: Y/TM-LTTY/9

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jason ho

意見詳情

Details of the Comment :

I do not agree with this application. My comment below:

1. Increase traffic load to that area
2. Increase illegal parking
3. Visual impact to that area

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

參考編號

Reference Number:

200619-160411-03685

提交限期

Deadline for submission:

19/06/2020

提交日期及時間

Date and time of submission:

19/06/2020 16:04:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM-LTY9/9

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tony Li

意見詳情

Details of the Comment :

本人為藍地居民，對貴署在藍地的規劃(編號Y/TM-LTY9/9)表讚成。但是，規劃新建樓宇的同時，請清楚交代、計劃改善週邊的交通、社區設施。

據本人理解，除本人外，亦有附近居民表示讚成，但沒有方便渠道表達意見。

與此同時，本人希望貴署留意，鄉郊區議員 張錦雄 所提交之反對，並非全面諮詢。張錦雄 利用面書發帖，只接受「反對政府規劃」的簽署，並刪除「讚成」或其他意見。這是一個不全面、不公平的諮詢，可能是「為反政府而反對」。

就張錦雄提出之反對原因，本人有以下意見：

1. 影響景觀空氣陽光

只是 8 層高，對整體景觀、自然風沒有什麼大的影響；  
更不會影響北面 詠柏苑 的採光；

2. 社區配套本就不足

是否興建新樓，對附近之街市、商舖、食肆 沒有負面影響；  
對增設銀行提款機、沒有關連；

3. 增加公共交通工具的負荷

除了這9棟建議新樓外，附近已經有10多棟 三層高村屋即將入夥，規劃署應聯同運輸署、巴士公司及港鐵公司加強一帶交通服務；

4. 違例泊車或更嚴重

建議新樓與泊車位不足、非法泊車無必然關係，更談不上噪音；

5. 居民出入不便

已經顧及行人需要，預留土地興建新行人通路，對居民影響理應不大；

貴署可參考以下連結作出評估：

<https://www.facebook.com/groups/213614445895865/permalink/682557965668175/>

<https://www.facebook.com/groups/213614445895865/permalink/679824735941498/>

謝謝!

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

Our ref: T&ESD/TS&SE/EnvE/L1028

Date: 24 JAN 2020

By Post and Fax  
(Fax no.: 2877 0245 / 2522 8426)

Dear Sir/Madam,

**Comments on the Section 12A Planning Application to rezone the application site at Lots 523 RP, 714 RP, 718 RP, 719 RP, 721 RP, 722 RP, 723 RP, 724 RP and 725 in D.D. 130 and adjoining Government Land, Lam Tei, Tuen Mun, New Territories (Application No. Y/TM-LTTY/9)**

**Operational Railway Noise Concerns**

The Corporation has, in general, no objection to the Section 12A Planning Application (No. Y/TM-LTTY/9), seeking to rezone a site from "Residential (Group B) 1" to "Residential (Group B) 4". However, as the proposed development is situated close to the MTR West Rail Line (WRL) viaducts and Light Rail Transit (LRT), noise from train operations could have a potential impact on any future occupants.

We note that an increase in plot ratio and building height (in the form of increased number of storeys) against the conforming development scheme is proposed under this planning application. We wish to caution that such proposed changes could make the development more susceptible to air-borne noise impact from train operation, including the structure re-radiated noise from the existing enclosure of WRL viaducts. We also understand that the applicant has already conducted an Environmental Assessment, including a Railway Noise Impact Assessment (RNIA), which will be reviewed by the Environmental Protection Department (EPD) to ensure full compliance with the statutory requirements. From the RNIA, it appears unusual that the 1m long architectural fins can provide the large noise reduction as assumed in the report. Like many other property development projects in close proximity to the railway, it is crucial for the development proponent and its consultant to ensure the proposed noise mitigation measures are fit-for-purpose so that the potential train noise issue can be satisfactorily addressed.

Should approval be granted to the Section 12A Planning Application, we urge the Town Planning Board includes in the statutory plan and/or Land Grant provisions which require the development proponents to identify and incorporate all necessary noise mitigation measures at their own costs and to the satisfaction of the EPD, to ensure that the future residents of the development will not be exposed to noise impacts from railway operations.

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Our ref: T&ESD/TS&SE/EnvE/L1028

Date: 24 JAN 2020

Should you have any queries, please feel free to contact our Environmental Engineering Manager Ms. Catherine Leung at 2993-4127.

Yours faithfully,



Chan Hing Keung  
Deputy General Manager – Train Services & Systems Engineering

c.c Mr. TSANG Sai Wing Terence - Assistant Director of EPD  
Mr. LEE Chee Kwan - Principal Environmental Protection Officer

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