

RNTPC Paper No. Y/TM/20D  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 17.1.2020

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**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/TM/20**

**Applicant** : Agrade Holdings Limited represented by Ove Arup & Partners  
Hong Kong Limited

**Site** : No. 436, Castle Peak Road – Castle Peak Bay, Tuen Mun,  
New Territories

**Site Area** : About 2,364m<sup>2</sup>

**Lease** : Lot No. 977 RP in D.D. 131  
- Building and Garden  
- One residential type house  
- No partitioning into flats or separate residences without the  
permission of the District Commissioner, New Territories  
in writing  
- Not exceed 2 storeys in height nor 25 feet; and no storey  
shall be less than 10 feet in height  
- 2/3 site coverage

Extension to Lot No. 977 PR in D.D. 131

- Garden purposes
- The site shall not be taken into account for the purposes of  
calculating plot ratio or site coverage permitted under the  
provisions of the Buildings Ordinance, any regulations  
made thereunder and any amending legislation in respect of  
any development or redevelopment of the lot.

**Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34  
(at the time of submission)

Approved Tuen Mun OZP No. S/TM/35  
(currently in force)

**Zoning** : “Green Belt” (“GB”) (About 93%)  
“Government, Institution or Community” (“G/IC”) (About 6%)  
and area shown as ‘Road’ (About 1%)  
(The zonings and development restrictions of the Site remain  
unchanged on the current approved OZP.)

**Proposed  
Amendment** : To rezone the application site from “GB”, “G/IC” and an area  
shown as ‘Road’ to “Residential (Group A)27” (“R(A)27”)

## 1. **The Proposal**

- 1.1 The applicant proposes to rezone the application site (the Site) (**Plan Z-1**), which is mainly zoned “GB” with a minor portion in “G/IC” zone and a very small area shown as ‘Road’, to “R(A)27” with domestic plot ratio (PR) of 6 or non-domestic PR of 9.5 and maximum building height (BH) of 100mPD on the Tuen Mun OZP to facilitate a residential development with social welfare facilities. A proposed set of Notes for the “R(A)27” zone is attached at **Appendix V**<sup>1</sup>.
- 1.2 The applicant has submitted an indicative scheme to support the proposed rezoning for residential development. The proposed development would have 31 storeys mainly comprising 26 residential floors and 1 storey of sky garden over a podium with social welfare facility on 1/F, residents’ clubhouse and podium garden on 2/F and carpark on basement and ground floors. The indicative scheme has a total gross floor area (GFA) and PR of about 14,367m<sup>2</sup> and 6.08 respectively.
- 1.3 The applicant is willing to incorporate an office base for On-site Pre-school Rehabilitation Services (OPRS) within the proposed development as requested by Social Welfare Department (SWD) to provide necessary social welfare facility to cater for the need of the community. The applicant would collaborate closely with SWD regarding the provision of social welfare facility within the proposed development.
- 1.4 The major development parameters of the proposed indicative development are summarised as follows:

<b>Development Parameters of Indicative Scheme</b>	
Site Area	About 2,364m <sup>2</sup>
Total PR	6.08
- Domestic	5.87
- Non-domestic*	0.21
Total GFA	About 14,367m <sup>2</sup>
- Domestic	About 13,867m <sup>2</sup>
- Non-domestic*	500m <sup>2</sup>
Site Coverage	
- Below 15m	About 80%
- Above 15m	About 30%
Total No. of Storeys	31
- Domestic Portion	27 ( <i>including 1-level sky garden</i> )
- Non-domestic Portion	4 ( <i>including 2-level carpark</i> )
Building Height	About 100mPD
No. of Residential Block	1
No. of Flats	600
Average Flat Size (about)	23m <sup>2</sup>
Private Open Space	Not less than 1,615m <sup>2</sup>
Car Parking Provision	
- Residents private car parking	27

<sup>1</sup> Proposed Notes for “R(A)27” zone is identical to the Schedule of Uses of other R(A) zones on the OZP.



- Visitors private car parking	20 ( <i>including 1 parking space for the disabled</i> )
- Motorcycle	6
Loading/Unloading Space	
- Heavy Goods Vehicle	1
- Light Goods Vehicle	1
<b>Main Uses by Floors</b>	
B/1	Carpark
G/F	Carpark and Lobby
1/F	Office Base for On-site Pre-school
	Rehabilitation Services (OPRS), E&M
2/F	Residents' Clubhouse, Podium Garden
3/F to 15/F, 17-29/F	Residential Flats
16/F	Sky Garden

\*The non-domestic PR and GFA only include the proposed OPRS.

- 1.5 Floor plans, section plans, landscape plan and photomontages for the proposed residential development submitted by the applicant to support the proposed rezoning are shown in **Drawings Z-1 to Z-19**.
- 1.6 In support of the application, the applicant has submitted the following documents:
  - (a) Application form received on 1.3.2018 **(Appendix I)**
  - (b) FI received on 5.11.2019 enclosing a consolidated planning statement with technical assessments **(Appendix Ia)**  
*[The FI was accepted and exempted from publication and recounting requirements.]*
  - (c) FI received on 12.12.2019 enclosing a letter clarifying the number of storeys proposed in the indicative scheme and confirming that the FI received on 5.11.2019 superseded the planning statement received on 1.3.2018, and FIs received on 20.7.2018, 24.12.2018, 14.3.2019, 23.5.2019, 31.5.2019, 28.6.2019 and 2.9.2019 **(Appendix Ib)**  
*[The FI was accepted and exempted from publication and recounting requirements.]*  
  
 [Planning statement received on 1.3.2018, and FIs received on 20.7.2018, 24.12.2018, 14.3.2019, 23.5.2019, 31.5.2019, 28.6.2019 and 2.9.2019 were superseded and not attached]
- 1.7 The application was received by the Board on 1.3.2018. On 1.6.2018, 19.10.2018, 22.3.2019 and 20.9.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) decided to defer a decision on the application for two months each time as requested by the applicant to allow sufficient time to prepare FI(s) to address comments from various departments. The applicant submitted FI on 5.11.2019 containing a consolidated planning statement with technical assessments and the application is scheduled for consideration by the Committee of the Board at this meeting.

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 6 of the supplementary planning statement at **Appendix Ia**. They can be summarised as follows:

### Meeting Territorial Housing Need by Increasing Flat Production

- (a) The proposed amendment to facilitate a residential cum social welfare facility is in line with the recent Government's policy to speed up the housing supply. The Policy Addresses in the past few years have had strong accent on housing supply. Furthermore, as presented by Government to the Legislative Council (LegCo) in January 2015, the Government has a multi-pronged strategy to increase land supply with a target to deliver 480,000 housing units for the coming 10 years. With due consideration of this policy direction, the indicative scheme, with the production of about 600 flats, will make optimal use of scarce land resources to support the Government's housing initiatives.

### In line with the Government Policy to Intensify Residential Development

- (b) The proposed amendment aligns with the Government's policy initiative of intensifying the residential development of existing housing sites. As announced in the 2014 Policy Address, while a multi-pronged strategy and a series of land supply initiatives have been adopted to increase land supply in the short, medium and long term, given the limited amount of readily developable land, the current tight situation in the supply of housing land, as well as in the supply of land for various economic activities and social facilities, is expected to continue. Therefore, there is an urgent need to make more efficient use of scarce land resources that could be made available for development or redevelopment within a shorter timeframe. Taking into account the relevant planning consideration, the Government considers that the maximum PR for housing sites located in the respective Density Zones of the New Town could be increased. For the Density Zone 1 (in New Towns) where the Site falls within, the maximum domestic PR has been increased by 20% from 5 to 6.
- (c) The Site has been used as a housing site since at least the 1950s. A planning application (A/TM/370) for house redevelopment was approved in 2008. The proposed amendment to intensify the residential development on this readily available piece of housing site will respond to the Government's initiative of intensifying residential development.

### Compatible with the Surrounding Developments

- (d) The Site is located in Tuen Mun New Town, which is characterised by high-rise residential developments and where the BH is about 100mPD in general. The "R(A)4" site adjacent to Tuen Mun West Rail Station, which is within 400m range of the Site, reaches 156mPD. The sites of Tseng Tau Sheung Tsuen South and former Pui Oi School for public housing development to the south of the Site, have a maximum PR of 6.5 and a maximum BH of 145mPD and 125mPD respectively. The Site shares similar characteristics of these two sites as all of them are located to the east of Castle Peak Road, surrounded by "GB" zone and have the ridgeline and country park as the visual backdrop. Besides, a planning application (No. A/TM/256) for high-rise and high-density residential developments (5 residential blocks with a maximum BH of 41 storeys) at Hoh Fuk Tong to the north of the Site was approved by the Committee of the Board on 19.11.1999 (**Plan Z-1**). As the proposed BH and PR of the Indicative

Scheme are comparable with these sites, the proposed amendment will not set an undesirable precedent in the area.

No Adverse Impact on Existing and Planned “GIC” Provision

- (e) The proposed amendment will unlikely result in any deficit in existing and planned “G/IC” facilities provision. According to the RNTPC Paper No. 9/17<sup>2</sup>, the existing and planned provision of G/IC facilities and open space are generally adequate to meet the demand of the overall planned population in Tuen Mun in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). Although there is deficit of clinic/ health centre as well as sports centre and sports ground/ sports complex, the additional population by the proposed amendments (with about 600 residential units, when compared with the aggregate total population added by the 30 housing sites in Tuen Mun in 2014 and 2017, is insignificant at best.
- (f) The proposed amendment is an opportunity to provide a much needed type of social welfare facility. In an episode of Hong Kong Letter dated 21 October 2017, the Chief Executive acknowledged that there was a lack of early education and training for young children diagnosed with special education needs. The increase of population in Tuen Mun makes a strong case for provision of social welfare facilities with a shortage acknowledged by the Government. In view of SWD’s comments, the applicant proposes to provide an office base for OPRS, which is also a kind of pre-school welfare facility.

No Adverse Technical Impact

- (g) Technical assessments, including TIA, EAS, SIA, Landscape and Tree Preservation Proposal (LTPP), VIA, AVA and Geotechnical Planning Review Report (GPRR) have been conducted to ascertain that the Indicative Scheme will not result in adverse impacts on its surroundings and sufficient mitigation measures will be carried out during the construction and operation of the Scheme. With the proposed improvement scheme at the junction of Castle Peak Road – Castle Peak Bay/Tuen Shing Street (i.e. extension of existing cycle time and rearrangement of Methods-of-Control sequence of traffic lights) in place (**Drawing Z-19**), all junctions in the vicinity would be operating satisfactorily. A traffic impact sensitivity test has also been conducted, concluding that the proposed rezoning together with potential residential development of the adjoining lots in the south would not generate any major negative impact on the surrounding road network based on the assumptions adopted.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole ‘current land owner’. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

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<sup>2</sup> RNTPC Paper No. 9/17 Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/33 was considered by the Committee of the Board on 13.10.2017.

The majority part of the Site is zoned “GB” with a minor portion zoned “G/IC” and a very small area shown as ‘Road’, since the gazettal of the first Tuen Mun OZP in 1983. It was previously occupied by a house named ‘柳園’ which was demolished in 2008. Considering the Site is located in between Tuen Mun Town and Tai Lam Country Park, the “GB” zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.

## 5. Previous Applications

- 5.1 There is no previous s.12A rezoning application covering the Site.
- 5.2 However, the Site was involved in previous s.16 planning application (No. A/TM/370) for redevelopment of an existing house at PR of 0.4. The application was approved with conditions by the Committee of the Board on 15.8.2008 mainly on considerations of generally in compliance with the Town Planning Board Guidelines for “Application for Development within Green Belt Zone”; development intensity (PR of 0.4) compatible with the surrounding area; no adverse traffic and environmental impacts anticipated; the subject lot is permitted under lease for house with site coverage of 66% and 2 storeys (**Plans Z-1 and Z-1a**).
- 5.3 The Site together with the adjacent lots (PSIL 6, Lots 975, 976s.A, 976RP and Government land in D.D.131) was the subject of a previous s.16 planning application (No. A/TM/263) for redevelopment of four 1 to 2-storey existing houses into four 3-storey houses above a single building platform at PR of 0.4<sup>3</sup>. The application was approved with conditions by the Committee on 16.6.2000 mainly on considerations that the redevelopment scheme would blend in with the “GB” setting; would not have significant visual, landscape, traffic and other infrastructural impacts to the area; no excessive site formation works or clearance of natural vegetation; and the proposed scale and intensity was compatible for the “GB” setting and noting that the sites are building lots (**Plans Z-1a and Z-2**).
- 5.4 Details of these two previous s.16 applications are shown at **Appendix II** and their locations are shown on **Plan Z-1a**.

## 6. Similar Applications

- 6.1 Majority of the Site (93%) is zoned “GB”. There is no similar s.12A planning application for rezoning from “GB” zone to “R(A)” zone within the OZP.
- 6.2 For information, two house lots lying to the south obtained planning approval for redevelopment of the existing houses at PR 0.4 on 18.11.2011 (Application Nos. A/TM/416 and A/TM/417) mainly on consideration that the proposed redevelopment intensity would unlikely cause any adverse environmental, traffic and sewerage impacts to the surrounding; and not incompatible with the urban fringe setting and noting that the sites are building lots. Their locations are shown on **Plans Z-1, Z-1a and Z-2**.

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<sup>3</sup> Besides, there were two other previous s.16 application Nos. A/TM/98 and 125 with PR of 0.88 and 0.759 respectively for proposed residential development which were rejected in 1990 and 1991.

**7. The Site and its Surrounding Areas**  
**(Plans Z-1 to Z-4d)**

7.1 The Site is:

- (a) located at the eastern fringe of the Tuen Mun New Town on the eastern side of Castle Peak Road – Castle Peak Bay;
- (b) previously occupied by a house named ‘柳園’. The house was demolished in 2008;
- (c) currently covered by vegetation with site formation works suspended for the house redevelopment approved under Application No. A/TM/370;
- (d) directly accessible from Castle Peak Road – Castle Peak Bay near the road junction with Pui To Road.

7.2 The surrounding areas have the following characteristics:

- (a) to its immediate north is an area zoned “G/IC”<sup>4</sup> which is currently occupied by low rise premises including the CCC But San Primary School, the CCC Hoh Fuk Tong College, the Ho Fuk Tong Centre which comprises a group of buildings including the Morrison Building which is a declared monument) and the Fuk Tong Mansion which is a retirement quarter for priests (**Plans Z-2b and Z-3**). A watercourse runs along the northern boundary of the Site;
- (b) to the west across Castle Peak Road – Castle Peak Bay are high-rise commercial/ residential developments including Tuen Mun Town Plaza, the Trend Plaza and Waldorf Garden. Light Rail Transit (LRT) Pui To Station and West Rail Tuen Mun Station are located about 120m and 500m to the west of the Site respectively (**Plan Z-2b**);
- (c) to its immediate south is an area zoned “GB” with a house lot occupied by an existing single-storey house named “蓮圃” and two vacant house lots, surrounded by tree clusters with mature vegetation (**Plans Z-1a and Z-3**);
- (d) to the south-east is an area zoned “GB” with a few scattered low-rise residential structures on vegetated slope (**Plan Z-3**). To the further south is the “Residential (Group B)” zone for a residential development named Villa Tiara and two proposed public housing sites (“R(A)26”) at Tseng Tau Sheung Tsuen South and former Pui Oi School (**Plan Z-1**); and

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<sup>4</sup> Application No. A/TM/256 for Comprehensive Residential Development of five 41-storey buildings at total PR 5 with a Primary School, a Secondary School and a Chapel falling within an area partly zoned “G/IC” and partly zoned “Village Type Development” (“V”) was approved with conditions by the Committee of the Board on 19.11.1999. Morrison Building within the application site was designated a declared monument after granting of planning permission, rendering the redevelopment proposal not implementable (**Plan Z-2b**). The planning permission has subsequently lapsed.

- (e) to the east is mostly vegetated hill-slope zoned “GB” on the OZP. The Tuen Mun East Fresh Water Service Reservoir lies to the southeast. Tai Lam Country Park is located to the further east (**Plan Z-3**).

## **8. Planning Intentions**

- 8.1 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 8.2 The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

## **9. Comments from the Relevant Government Departments**

- 9.1 The following Government departments have been consulted and their views on the application are summarized as follows:

### **Land Administration**

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

- (a) The subject lot is held under New Grant No. 418 dated 19.10.1955 and the Extension letter dated 13.2.1986 and subject to the right-of-way from Castle Peak Road governed by the letter dated 31.3.2009 from DLO/TM. The salient development parameters permitted under lease are as follows:

#### Lot No. 977 RP in D.D. 131

a. Status: Building and Garden

b. Development Conditions

- (i) One residential type house;
- (ii) No partitioning into flats or separate residences without the permission of the District Commissioner, New Territories in writing;
- (iii) Not exceed 2 storeys in height nor 25 feet; and no storey shall be less than 10 feet in height;
- (iv) 2/3 site coverage

#### Extension to Lot No. 977 RP in D.D. 131

a. User: Garden purposes

b. Other conditions

- (i) The site shall not be taken into account for the purposes of calculating PR or site coverage permitted under the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation in respect of any development or redevelopment of the lot.
- (ii) No structure other than boundary walls, fences and the structures existing as at the date hereof shall be erected or constructed on or within the above area except with the prior written approval of the Director.

Right of way (6m width) from Castle Peak Road to the subject lot  
– Letter dated 31.3.2009

Conditions

- (i) 6m width
  - (ii) No exclusive right of use
- (b) The proposed development as stated in the application is not permitted under the lease. If the application is approved by the Board, the owners of the subject lot may consider applying to this office for a lease modification for the proposed development. The application will be considered by LandsD acting in the capacity as private landlord at his discretion. However, there is no guarantee that the application will be approved and, if approved, it will be subject to some terms and conditions including, amongst others, charging of premium and fee, as imposed by LandsD. Besides, regarding other proposed design of the application, comment will be given by LandsD at building plan processing stage and there is no guarantee that the schematic design as presently proposed in the application will be approved or be incorporated onto the future lease document.
- (c) The applicant claims that the site area is about 2,364m<sup>2</sup>. According to his record, it appears that there may be some existing structures at the adjoining lot of Lot 976 S.A. in D.D. 131 encroaching onto the subject lot. As such the applicant is required to resolve this encroachment issue before submitting the formal application to LandsD and submit a detailed land survey report about site boundaries, areas, etc. at the time of application. He would not comment on the accuracy of the site area as mentioned by the applicant at this preliminary stage.
- (d) Since the width of the existing right of way as permitted under the lease is 6m only, the applicant has to justify to the concerned

departments especially TD and HyD that the existing right of way is sufficient for the future high rise residential building with various parking facilities. There is no guarantee that additional land can be given for widening of the right-of-way or permission be given to alter the right of way.

## **Traffic**

### 9.1.2 Comments of the Commissioner for Transport (C for T):

#### TIA

- (a) He has no in-principle objection to the application including the proposed 6m-wide right-of-way and ingress /egress point and advises that the proposed traffic improvement measure should be carried out by the applicant.

#### Sensitivity Test

- (b) He notes that the sensitivity test for residential development at the Site and the potential residential development of the adjoining lots in the south was requested by PlanD. The traffic impact sensitivity test concludes that based on the assumptions adopted, the proposed rezoning would not generate any major negative impact on the surrounding road network. He has the following observations on the sensitivity test:
  - (i) The development schedules such as the PR and average flat size are based on assumptions which may not reflect the actual development schedule proposed in the future;
  - (ii) The programme of Tuen Mun Western Bypass and Tuen Mun South Extension are uncertain and the assumptions of the planned major development in Section 3.2 may be invalid;
  - (iii) The junction improvement measure proposed by CEDD for Junction 4 may not be in place in 2026;
  - (iv) The pedestrian flow generated by the potential housing site is up to 1000 during peak hour. Additional pedestrian facilities such as footpath and crossings may be required; and
  - (v) In Figure 4.3, the increase in right turn traffic from Castle Peak Road – Castle Peak Bay to Tuen Shing Street is relatively low. The applicant should review the traffic flow or the route in Figure 2.2.

### 9.1.3 Comments of the Chief Highway Engineer/ New Territories West:

- (a) The proposed access arrangement of the application site from Castle Peak Road – Castle Peak Bay should be commented and approved by TD;



- (b) If the proposed access is agreed by TD, a run in/out at the access point at Castle Peak Road – Castle Peak Bay should be constructed by the applicant in accordance with the latest version of Highways Standard Drawing Nos. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
- (c) There is a strip of unallocated government land between the application site and Castle Peak Road – Castle Peak Bay near the proposed run-in/out, which is not and will not be maintained by HyD; and
- (d) Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.

### **Environment**

#### **9.1.4 Comments of the Director of Environmental Protection (DEP):**

He has no objection to the application but has the following comments on the applicant's EA:

#### **Water Quality and Sewerage Impact**

- (a) He has no adverse comment on the SIA submission.

#### **Traffic and Railway Noise Impact**

- (b) According to the EA, the application site is subject to road traffic noise from Castle Peak Road (San Hui), Castle Peak Road (Castle Peak Bay) and Pui To Road. Based on the indicative scheme, with implementation of proposed noise mitigation measures, including architectural fins, conventional acoustic balcony and enhanced acoustic balcony design, all residential flats could meet the road traffic noise standard stipulated in HKPSG. No adverse rail noise impact from the LRT and fixed noise source impact are anticipated. He has no adverse comment from noise perspective. The developer shall be required to submit NIA report and provision of noise mitigation measures to meet HKPSG requirements to the satisfaction of DEP under the relevant land title documents, if applicable. His technical comments on the NIA are provided at **Appendix III** and the applicant should address these comments in the future NIA submission.

### **Urban Design and Visual Aspects**

#### **9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape (CTP/UD&L) :**

She has no objection to the application from urban design and visual

impact point of view:

- (a) To the west of the application site is high-rise residential development including Tuen Mun Trend Plaza with a BH of 106mPD, Tuen Mun Town Plaza with a BH of 104mPD, and Waldorf Garden with BH of about 95mPD. However, the subject site is mainly predominated by village clusters (e.g. Tseng Tau Sheung Tsuen North) and also located on the periphery of the existing Tai Lam Country Park which is a major landscape and visual resources in the area.
- (b) As the applicant has addressed her previous comments, she has no further comments from urban design and visual impact viewpoint. To enhance the visual and air permeability, the applicant has proposed some design elements such as communal sky garden in the middle of the residential block with additional greenery and a 10m high empty bay on G/F in the western and southern wings of developments, building setback or greenery coverage according to the BD's PNAP Guidelines No. APP-152 for 'Sustainable Building Design Guidelines' with a view to making the scheme more visually compatible with the rural environment and preserving the existing visibility to the mountainous backdrop

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

He has the following comments from the architectural and visual point of view:

- (a) It is noted that the proposed development has one domestic block with 31 storeys (including 2-level car park) and a BH of 100mPD. The proposed use, development massing and intensity may not be incompatible with adjacent developments with maximum BH ranging from 85mPD to 100mPD. In this regard, he has no comment from visual impact point of view.
- (b) The applicant clarified that emergency vehicular access (EVA) within the site will be provided in accordance with B(P)R 41D and PNAP APP-136. As such, he has no further comment.

**Air Ventilation**

9.1.7 Comments of the CTP/UD&L:

She has no objection to the application and has the following comments from the air ventilation perspective:

- (a) An AVA Initial Study (IS) using computational fluid dynamic modelling has been carried out to support the application. Two scenarios, i.e. Baseline Scheme (approved by TPB under

Application No. A/TM/370) and the Proposed Scheme, have been studied. As set out in the AVA IS report, mitigation measures including (i) setback from western boundary; (ii) elevated tower design with 10m (height) x 7.5m (width) empty bay in the western wing; and (iii) elevated tower design with 10m (height) x 7.5m (width) empty bay in the southern wing (**Drawing Z-18**), have been incorporated in the Proposed Scheme with the aim to address the potential adverse air ventilation impact induced by the proposal to the surrounding areas.

- (b) According to the simulation results, the Proposed Scheme has better Site spatial average velocity ratio (SVR) and Local spatial average velocity ratio (LVR) when compared with the Baseline Scheme under annual condition, while the overall performance on pedestrian wind environment of both Baseline and Proposed Schemes are comparable under summer condition in accordance with their SVRs and LVRs.
- (c) Considering the above, it is not anticipated that the Proposed Scheme with mitigation measures described above would generate significant adverse air ventilation impact on the overall pedestrian wind environment as compared with the Baseline Scheme.

### **Landscape**

#### **9.1.8 Comments of the CTP/UD&L:**

She has no objection to the application and has the following comments from the landscape planning perspective:

- (a) It is noted that the Site has already been formed with some piling works already carried out. 3 nos. of existing trees are found along/ abutting its southeast boundary which will be in conflict with the slope retaining work proposed. A number of residential developments under series of planning applications were approved by TPB at the sites to the south, which has already reduced the significance and function of the original “GB” as landscape buffer. In this regard, the proposed rezoning is not incompatible with the surrounding environment.
- (b) Taking into account the revised Master Landscape Plan submitted by the applicant, the required private open space of not less than 1,615 m<sup>2</sup> will be provided and information on the effect of site formation to demonstrate the preservation of adjacent tree groups, CTP/UD&L has no further comment from landscape planning perspective.

### **Drainage**

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

He has no comment on the application from public drainage point of view on the understanding that the proposed residential development, including site formation, drainage and sewerage works etc., shall be submitted by the applicant separately for relevant authorities' approval.

### **Building Matters**

#### **9.1.10 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):**

He has no comment under the Buildings Ordinance (BO) on the application but he draws the applicant's attention to the following points:

- (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 Building (Planning) Regulations respectively.
- (b) Detailed comments under the BO will be provided at the building plan submission stage.

### **Nature Conservation**

#### **9.1.11 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) :**

- (a) He has no major comments on the application from the nature conservation perspective.
- (b) It is noted that majority of the Site is located within "GB" zone and the Site is primarily disturbed. In the Landscape and Tree Preservation Proposal, it is stated that three nos. of trees will be affected by the proposed retaining walls and they are proposed to be felled since they are located on slope and difficult to form a proper root ball for transplantation. As the applicant has proposed to plant 15 heavy standard trees to compensate the removal of these 3 trees, he has no major comment from the nature conservation perspective. However, the applicant is reminded that precautionary measures shall be in place to preserve other trees near the Site.
- (c) Having said the above, the Site largely falls within "GB" zone where there is presumption against development. The Board may wish to consider if approval of the subject application might set an undesirable precedent for other proposed developments within "GB" zone.
- (d) Regarding the Tree Compensation Plan proposing 15 and 54 nos. of trees for compensatory planting and landscape planting respectively, he has no comment on the application.

### **Fire Safety**

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

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

### **Geotechnical**

#### 9.1.13 Comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO, CEDD):

He has no in-principle objection to the rezoning application. His detailed comments are provided at **Appendix III**.

### **Others**

#### 9.1.14 Comment of the Director of Social Welfare (DSW):

- (a) He noted that the applicant is willing to incorporate an office base for OPRS in the development and will closely collaborate with SWD on such provision. He has no further comment on the preliminary schematic design of the OPRS submitted by the applicant.
- (b) The office base for OPRS is a kind of pre-school welfare facility. The space requirement will be around 165 m<sup>2</sup> in terms of net operational floor area (NOFA), 215m<sup>2</sup> in terms of internal floor area (IFA) and 363 m<sup>2</sup> in terms of gross floor area (GFA) subject to further review in detailed design stage. The premises shall be situated at a height not more than 24m above ground level. There should also be an independent entrance accessible to the public for the premises since centre-based training will be provided for service users at the OPRS office. A parking space for 24-seater van for the mobile training centre of the OPRS team should be provided.
- (c) His other detailed comments are at **Appendix III**.

#### 9.1.15 Comments of the Director of Electrical and Mechanical Services (DEMS):

From the town gas safety perspective, he advises that there is an intermediate pressure underground town gas pipeline (running along Castle Peak Road) in the vicinity of the proposed development. The future developer/consultant/work contractor shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of the existing or planned gas pipe/gas installations within/in the vicinity

of the proposed development and any required minimum set back distance away from them during the design and construction stages of development. His detailed comments are provided at **Appendix III**.

9.1.16 Comments of the Executive Secretary (Antiquities and Monuments):

He has no comment on the application and he advised that the nearest heritage item i.e. Hoh Fuk Tong House at Hoh Fuk Tong Centre, a proposed Grade 3 historic building is about 150 away from the application site and will not be affected by the proposed development (**Plan Z-2b**).

9.1.17 Comment of the Director of Food and Environmental Hygiene (DFEH):

He has no in-principle objection to the rezoning application. His detailed comments are provided at **Appendix III**.

**District Officer's comments**

9.1.18 Comments of the District Officer (Tuen Mun) (DO(TM)):

The Site is in the vicinity of a string of existing and planned village settlements and residential developments, such as Villa Tiara, Tuen Mun Town Plaza, Tseng Tau Chung Tsuen, Waldorf Garden, the Trend Plaza and the planned public housing developments at Tseng Tau Sheung Tsuen South and Former Pui Oi School. Tuen Mun District Council (TMDC)<sup>5</sup> and the concerned locals have been dissatisfied with the congested traffic conditions and insufficient supporting facilities (especially parking spaces, G/IC facilities, social welfare and medical services facilities) in the district. As revealed in the previous TMDC discussions on the proposed public housing developments in Tuen Mun Central, TMDC were very concerned whether the transport infrastructures and supporting facilities could meet the need of the existing and additional population in the area. They also expressed grave concern about the potential adverse visual, noise, and other environmental impacts brought by the proposed public housing developments to residents living in the vicinity. He envisaged that TMDC members and locals concerned will have similar concerns about the subject application, in particular when the cumulative effects of the adjoining planned/existing developments are taken into account and the proposed /planned transport infrastructures have not yet been put in place.

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

- (a) Secretary for Education;
- (b) Chief Engineer/ Construction/ Water Supplies Department (CE/C, WSD);
- (c) Director of Leisure and Cultural Services (DLCS);
- (d) Project Manager (New Territories West), New Territories West Development Office, Civil Engineering and Development Department (PM(NTW), CEDD); and

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<sup>5</sup> The last TMDC term of service ended in 2019.

(e) Commissioner of Police (C of P).

## 10. **Public Comments Received During Statutory Publication Period**

10.1 The application and the subsequent FI submitted by the applicant were published for public inspection on 9.3.2018, 27.7.2018, 11.1.2019 and 12.7.2019. The number of public comments received during the four publication periods are summarised below:

	<b>Publication Period</b>	<b>Supporting</b>	<b>Objecting / expressing concerns</b>	<b>Comments received</b>
First publication	9.3.2018 - 3.4.2018	13	33	<b>46</b>
1 <sup>st</sup> FI (2 <sup>nd</sup> publication)	27.7.2018 - 17.8.2018	0	9	<b>9</b>
2 <sup>st</sup> FI (3 <sup>rd</sup> publication)	11.1.2019 - 1.2.2019	0	6	<b>6</b>
3 <sup>rd</sup> FI (4 <sup>th</sup> Publication)	12.7.2019 – 2.8.2019	8	19	<b>27</b>
<b>Total</b>		<b>21</b>	<b>67</b>	<b>88</b>

10.2 Among the 88 public comments received, 67 of them either objected to or expressed concerns on the application and the remaining 21 supported the application.

Supporting	<ul style="list-style-type: none"> <li>• Tuen Mun Merchants Association Limited</li> <li>• Individuals</li> </ul>
Objecting	<ul style="list-style-type: none"> <li>• 1 TMDC Member*</li> <li>• Village Representatives (VR) of Tseng Tau Sheung Tsuen (井頭上村) and Tseng Tau Chung/ Ha Tsuen (井頭中/下村), San Hui (新墟) and Tseng Tau Chung Tsuen Village Committee</li> <li>• Owner's Corporations of Tuen Mun Town Plaza Tower 8 and Waldorf Garden</li> <li>• World Wide Fund for Nature Hong Kong</li> <li>• Individuals</li> </ul>
Expressing concerns	<ul style="list-style-type: none"> <li>• 1 TMDC Member*</li> <li>• MTR Corporation Limited</li> <li>• Hong Kong and China Gas Company</li> <li>• Kadoorie Farm and Botanic Garden</li> <li>• a primary school in vicinity</li> <li>• Individuals</li> </ul>

\*whose term of service ended in 2019

10.3 Public comments received are at **Appendices IV-1 to IV-88** for Members' inspection.

10.4 Major views of the public comments can be summarised as follows:

### Supporting Comments

- (a) The proposal can help meet the urging housing demand, making use of under-utilised land and enhance the living environment in the area.
- (b) Traffic condition within Tuen Mun will be improved upon completion of the proposed infrastructure such as Route 11 and Tuen Mun Western Bypass.
- (c) The proposed early education and training centre can help to improve the overall development of children with difficulties and relieve parents' pressure. There are a lot of GIC facilities, including Tuen Mun Eye Centre, Tuen Mun Woman Health Centre and Maternal and Child Health Centre in the area. The Site is suitable for housing development. More job opportunities will be created.

### Objecting Comments

- (d) The existing road network, public transport, infrastructure, GIC and commercial facilities in Tuen Mun are overloaded. The serious traffic congestion problems in Tuen Mun will be worsened. There are also concerns about the traffic, noise and safety impact during the construction period of the proposed development.
- (e) The proposed high-density development is not compatible with the surrounding area zoned "GB". It will block air ventilation; have adverse visual impact; and set an undesirable precedent for high-rise developments in the area.
- (f) The proposed development may have adverse impact on the Tai Lam Country Park, Maclehose Trail and the watercourse at the north of the site. The tranquil environment being enjoyed by the schools in the surrounding area may be affected. The proposed development will destroy the village setting ('*fung shui*') of Tseng Tau Chung Tsuen and affect the well-being of villagers.
- (g) The "GB" zone and '柳園' should be preserved.

### Other Concerns

- (h) The Site is vulnerable to the railway noise arising from LRT track and air impact from the temple nearby. The applicant should provide technical assessments to demonstrate future residents of the proposed development will not be affected, and be requested to implement noise mitigation measures at his own cost to protect future residents from railway noise.
- (i) Residents living opposite to the Site have not been notified and consulted on the application.
- (j) Whether the land premium has been agreed for the proposed increase of PR from previously approved 0.4 to 5.87 in the current application.



- (k) The lift linking G/F to LRT Pui To Station / escalators should be provided before planning any residential developments in the area.
- (l) The Site should be rezoned for public housing instead of private housing development.
- (m) Impact on heritage buildings in the vicinity caused by the proposed development should be assessed.

## **11. Planning Considerations and Assessments**

- 11.1 The applicant proposes to rezone the Site from “GB”(about 93%), “G/IC”(about 6%) and an area shown as ‘Road’ (about 1%) to “R(A)27” zone with domestic PR of 6 or non-domestic PR of 9.5 and maximum BH of 100mPD to facilitate a residential development with social welfare facilities at the Site. The proposed Notes for the proposed “R(A)27” zone is identical to the schedule of uses of other “R(A)” zones on the OZP (**Appendix V**). The assessment of the application is made on the basis of the “GB” zone on which the majority of the Site falls, despite minor portions of the Site in “G/IC” zone and an area shown as ‘Road’.

### **“GB” Zone**

- 11.2 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 11.3 The Site is currently covered by vegetation with site formation works suspended for the house redevelopment with a PR of 0.4, which was approved under No. A/TM/370 on consideration of no adverse traffic, infrastructure and visual impacts and having regard to its entitlement for a house under lease. Noting that the Site is primarily disturbed, DAFC has no major comments on the rezoning application from the nature conservation perspective. CTP/UD&L considers that there are already a number of residential developments under series of planning applications approved by TPB at and near the Site. She has no objection to the rezoning application from landscaping point of view as the significance and function of the original “GB” zone serving as landscape buffer has been reduced.

### **Land Use Compatibility and Development Intensity**

- 11.4 Although the Site is located at the eastern fringe of Tuen Mun New Town, it is adjacent to Tuen Mun Town Centre, West Rail (Tuen Mun Station) and developments to the west of the Site (i.e. Century Gateway, Tuen Mun Town Plaza, Waldorf Garden, the Trend Plaza) are mainly high-rise residential developments intermixed with G/IC uses (**Plans Z-1, Z-2b and Z-4c**). To the south of the Site, 2 sites including Tseng Tau Sheung Tsuen South and former Pui Oi School were rezoned from “GB” and “R(A)22” to “R(A)26” under Government’s initiation in 2018 for public housing development (**Plan Z-1**). In terms of land use, the Site is located in the Tuen Mun Town Centre and the rezoning proposal is considered not

incompatible with the surroundings.

- 11.5 The applicant proposes that the new “R(A)27” zone for the site should be subject to a maximum domestic PR of 6 or a maximum non-domestic PR of 9.5. Compared to the permitted domestic PRs of other R(A) zones in the OZP (which range from 5 to 6)<sup>6</sup> and the permitted total maximum PR of 6.5 for “R(A)26” zones, the proposed PR is considered not unacceptable. Besides, the applicant proposes to stipulate a maximum BH of 100mPD on the Plan. In terms of BH, the proposed development with a maximum BH of 100mPD is not incompatible with the permitted BH of the “R(A)” zones along Castle Peak Road – Castle Peak Bay and Castle Peak Road – San Hui, which range from 85mPD to 100mPD, including Tuen Mun Town Plaza, Waldorf Garden and Trend Plaza at 100mPD, whereas Century Gateway to the further west of the Site is at 156mPD. Besides, the proposed BHs of the two planned public housing sites at Tseng Tau Sheung Tsuen South and former Pui Oi School are 145mPD and 125mPD respectively (**Plan Z-2a**). In this regard, CTP/UD&L, PlanD has no adverse comments from urban design perspective having considered the revised VIA submitted by the applicant.

#### Provision of Social Welfare Facility

- 11.6 The applicant originally proposes to provide an early education and training centre within the proposed development. DSW considers that an office base for OPRS would be preferable. In this regard, the applicant is willing to incorporate DSW’s request and is committed to collaborating closely with SWD regarding the provision of the social welfare facility. DSW also has no further comment on the preliminary schematic design of the proposed OPRS submitted by the applicant.

#### Technical Aspects

- 11.7 The applicant has submitted TIA to support the application. The TIA concluded that with transport improvement works in place, i.e. adjustment to traffic light sequence at Junction of Castle Peak Road – Castle Peak Bay/Tuen Shing Street as proposed by the applicant (**Drawing Z-19**), and other transport improvement projects initiated by the Government (i.e. widening of Castle Peak Road – Castle Peak Bay and possible Tuen Mun South MTR station), the proposed development would not generate any major negative impact on the surrounding road network. C for T has no objection to the application and advises that the proposed traffic improvement measure should be carried by the applicant. As explained in paragraph 5 above, the three “GB” sites to the south of the Site are similar in that the Board had previously granted planning permission for residential development at PR of 0.4 (A/TM/263) for each site<sup>7</sup>. Approval of the current application will likely set a precedent and attract similar rezoning applications for the other three sites. If all of the three sites are to be allowed for residential development at PR of 6, it is estimated to produce about 1,130 flats (adopting the same assumed average flat size of 23m<sup>2</sup> in the current application). The applicant has assessed the cumulative traffic impacts arising from the potential development of these four

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<sup>6</sup> On 9.5.2014, the Committee approved a planning application (No. A/TM/454) to the west of the Site for minor relaxation of domestic PR from 5 to 6 (+20%) for better utilisation of land resources and meeting housing demand.

<sup>7</sup> The Site together with 3 adjacent lots in the south (PSIL 6, Lots 975, 976s.A, 976RP) were the subject of a previous s.16 planning application (No. A/TM/263) for redevelopment of four 1 to 2-storey existing houses into four 3-storey houses above a single building platform at PR of 0.4 (**Plan Z-1a**).

sites (**Plans Z-1a and Z-2**) and concluded that the proposed development would not generate major negative traffic impact on the surrounding road network. C for T has no further comment on the proposed rezoning. Nevertheless, he points out that the assumed PR and flat size for the other three sites may not reflect the actual development schedule proposed in the future, and the implementation programme of other planned transport infrastructure and/or improvement works assumed in the assessment may be different.

- 11.8 The applicant has submitted VIA and AVA-IS to support the application. Having considered the design elements including building setback along Castle Peak Road, sky garden in the middle of residential block and a 10m high empty bay on G/F in the western and southern wings of the proposed development, CTP/UD&L has no objection to the application from visual impact and air ventilation point of view. CA/CMD2, ArchSD indicates that the development massing and intensity may not be incompatible with the surrounding area with maximum BH ranging from 85mPD and 100mPD and therefore he has no comment from visual point of view.
- 11.9 In view that the majority of the Site is primarily disturbed and the applicant proposes to compensate the felling of 3 nos. existing trees with 15 heavy standard trees, DAFC has no major comment on the application from nature conservation perspective. CTP/UD&L also has no objection from landscape planning point of view considering that the Site has been formed with piling while private open space of not less than 1,615m<sup>2</sup> would be provided within the Site as shown on the indicative scheme proposed by the applicant.
- 11.10 DEP has no objection to the application from water quality and sewerage infrastructure planning perspective. The revised EAS submitted by the applicant has identified the traffic noise from Castle Peak Road (San Hui), Castle Peak Road (Castle Peak Bay) and Pui To Road to the west of the Site as the main source of noise impact. The applicant has demonstrated in the indicative scheme that with appropriate mitigation measures, no adverse noise impact is anticipated. Provided that the applicant is required to submit a revised NIA report at land grant stage to demonstrate the compliance with the noise criteria with HKPSG and implement the proposed noise mitigation measures, he has no further comment on the NIA.
- 11.11 DSD has no in-principle objection to the application from drainage services perspective. GEO has no in-principle objection to the application having considered the GPRR submitted by the applicant. The applicant is required to submit a natural terrain hazard study and implement any necessary hazard mitigation measures at the detailed planning / implementation stage. All departments consulted have no objection to/adverse comments on the application.

#### Public Comments

- 11.12 Amongst the 88 public comments received, 67 comments either objected to or expressed concerns on the application while 21 comments indicated support. The major grounds of concerns are increased population, traffic, noise and environmental impacts to the surrounding area. Comments from relevant Government departments in paragraph 9.1 and the planning considerations and assessments in the above paragraphs are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, PlanD has no objection to the proposed rezoning of the Site, which is mainly zoned “GB” with a minor portion in “G/IC” zone and area shown as ‘Road’, to “R(A)27” to facilitate the proposed residential development with social welfare facility.
- 12.2 Should the Committee decide to agree/partially agree to the application for rezoning the Site to “R(A)27” for the proposed residential development with social welfare facility, PlanD would work out the appropriate amendments to the OZP including zoning boundaries, as well as the development restrictions and requirements to be set out in the Notes and/or Explanatory Statement for Committee’s agreement prior to gazetting under the Ordinance when opportunity arises.
- 12.3 Alternatively, should the Committee decide not to agree to the proposed amendments, the following reasons are suggested for Members’ reference:
- (a) the development intensity of the proposed rezoning is considered excessive having regard to the setting of the Site; and
  - (b) the proposed rezoning at the Site may set an undesirable precedent for similar applications within the “GB” zone.

## **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 13.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

## **14. Attachments**

<b>Appendix I</b>	Application form received on 1.3.2018
<b>Appendix Ia</b>	FI received on 5.11.2019 enclosing a consolidated planning statement with technical assessments
<b>Appendix Ib</b>	FI received on 12.12.2019 enclosing a letter clarifying the number of storeys proposed in the indicative scheme and confirming that the FI received on 5.11.2019 superseded the planning statement received on 1.3.2018, and FIs received on 20.7.2018, 24.12.2018, 14.3.2019, 23.5.2019, 31.5.2019, 28.6.2019 and 2.9.2019
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Detailed Departmental Comments

<b>Appendices IV-1 to IV-88</b>	Public comments received during the statutory publication periods
<b>Appendix V</b>	Proposed schedule of uses of the “R(A)27” zone
<b>Drawings Z-1 to Z-19</b>	Floor plans, sections plans, landscape plan and photomontages submitted by the applicant
<b>Plan Z-1</b>	Location plan
<b>Plan Z-1a</b>	Site Plan with previous and similar applications
<b>Plan Z-2</b>	Site plan
<b>Plan Z-2a</b>	Site plan (with permitted BH)
<b>Plan Z-2b</b>	Site plan (with permitted PR/GFA of “R(A)” zones and historic buildings)
<b>Plan Z-3</b>	Aerial photo
<b>Plans Z-4a and Z-4d</b>	Site photos

**PLANNING DEPARTMENT  
JANUARY 2020**

Form No. S12A  
表格第 S 1 2 A 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

2018 年 3 月 1 日

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

This document is received on - 1 MAR 2018  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/TM/20
	Date Received 收到日期	- 1 MAR 2018

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning 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 樓城市規劃委員會秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Town Planning Board's (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。該份文件可從城市規劃委員會（下稱「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, preferably in both English and Chinese. 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，填寫的資料宜中英文兼備。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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
(Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
Agrade Holdings Limited	
<b>2. Name of Authorized Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
(Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)	
Ove Arup & Partners Hong Kong Limited	
<b>3. Application Site 申請地點</b>	
(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 7 請繼續填寫第 7 部分)
(b) Full address/Location 詳細地址/地點	No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories
(c) Demarcation District and Lot no. (if applicable) 丈量約份及地段號碼 (如適用)	Lot No. 977 RP & the extension thereto in D.D. 131

\* Delete as appropriate  
Please fill "NA" for inapplicable item  
「✓」 at the appropriate box

\* 請刪去不適用者  
請在不適用的項目填寫「不適用」  
請在適當的方格內加上「✓」號

**3. Application Site (Continued) 申請地點 (續)**

(d) Site area 申請地點面積	about 2,364 sq. m. 平方米
(e) 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
(f) Current use(s) 現時用途	Vacant

(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and total floor area 如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

**4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」**

The applicant 申請人：

- ☒ is the sole "current land owner" (please proceed to Part 7 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」(請繼續填寫第 7 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☐ is not a "current land owner".  
並不是「現行土地擁有人」。

**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 N/A, this application involves a total of N/A "current land owner(s)".  
根據土地註冊處截至.....年.....月.....日的記錄，這宗申請共牽涉.....名「現行土地擁有人」。
- (b) The applicant has 申請人 -  
☐ obtained consent(s) of N/A "current land owner(s)".  
已取得.....名「現行土地擁有人」的同意。  
☐ notified N/A "current land owner(s)".  
已通知.....名「現行土地擁有人」。

# "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 fill "NA" for inapplicable item  
「✓」 at the appropriate box

請在不適用的項目填寫「不適用」  
請在適當的方格內加上「✓」號



(Please make copies of this part of the form, if necessary 如有需要，請另複印此部分的申請書)

<b>5. Statement on Owner's Consent/Notification (Continued)</b> 就土地擁有人的同意/通知土地擁有人的陳述 (續)				
(c) Particulars* 詳情* (Please use separate sheets if the space of any box below is insufficient 如下列任何方格的空間不足，請另頁說明)				
<b>Lot no./address of premises shown in the record of the Land Registry</b> 根據土地註冊處記錄的地段號碼/處所地址	(e.g. Lot No. 47 in D.D. 123, Yuen Long) (例子：元朗第 1 2 3 約地段第 4 7 號)		(e.g. Lot No. 48 in D.D. 123, Yuen Long) (例子：元朗第 1 2 3 約地段第 4 8 號)	
	N/A		N/A	
<b>Total number of "current land owner(s)"</b> 「現行土地擁有人」的總數	N/A		N/A	
<b>Consent obtained</b> 已取得的同意	no. 數目	date of consent obtained 取得同意的日期	no. 數目	date of consent obtained 取得同意的日期
		N/A		N/A
<b>Notification given</b> 已發出的通知	no. 數目	date and means of notification given 發出通知的日期和方式	no. 數目	date and means of notification given 發出通知的日期和方式
		N/A		N/A

<b>6. Particulars of Other Steps Taken to Obtain the Consent of or Give Notification to Owner(s)</b> 為取得土地擁有人的同意或向該人發給通知而採取的其他步驟的詳情 (please use separate sheets if the space below is insufficient 如下列的空間不足，請另頁說明)
Please specify the date(s) of action(s) taken 請註明行動日期
N/A
.....
.....
.....
.....
.....
.....

\* Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.  
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。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

**Parts 5 (Continued) and 6** 第 5 (續) 及第 6 部分

<b>7. Plan Proposed to be Amended 擬議修訂的圖則</b>	
(a) Plan name 圖則名稱	Draft Tuen Mun Outline Zoning Plan
(b) Plan number 圖則編號	S/TM/34
(c) Land use zone(s) involved (if applicable) 涉及的土地用途地帶 (如適用)	"Green Belt", "Government, Institution or Community" and an area shown as 'Road'

<b>8. Proposed Amendment(s) 擬議修訂</b>	
(a) <input checked="" type="checkbox"/> Propose to rezone the application site to the following zone(s) (may 「✓」 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 (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 綜合發展區  <input type="checkbox"/> Residential (Group .....) 住宅 (.....類)  <input type="checkbox"/> Agriculture 農業  <input type="checkbox"/> Industrial (Group D) 工業 (丁類)  <input type="checkbox"/> Government, Institution or Community 政府、機構或社區  <input type="checkbox"/> Recreation 康樂  <input type="checkbox"/> Country Park 郊野公園  <input type="checkbox"/> Conservation Area 自然保育區  <input type="checkbox"/> Other Specified Uses (.....) 其他指定用途 (.....)	<input type="checkbox"/> Commercial 商業  <input type="checkbox"/> Village Type Development 鄉村式發展  <input type="checkbox"/> Industrial 工業  <input type="checkbox"/> Open Storage 露天貯物  <input type="checkbox"/> Open Space 休憩用地  <input type="checkbox"/> Green Belt 綠化地帶  <input type="checkbox"/> Coastal Protection Area 海岸保護區  <input type="checkbox"/> Site of Special Scientific Interest 具特殊科學價值地點  <input checked="" type="checkbox"/> Others (please specify) 其他 (請註明) "Residential (Group A) 27" ..... ..... .....

Please fill "NA" for inapplicable item  
「✓」 at the appropriate box

請在不適用的項目填寫「不適用」  
請在適當的方格內加上「✓」號

8. Proposed Amendment(s) (Continued) 擬議修訂 (續)

- (b) ☒ Propose to amend the Notes of the Plan (please specify the details)  
建議修訂圖則的《註釋》(請註明詳情)

Please refer to the Supporting Planning Statement.

9. Development Proposal (if any) 擬議發展計劃 (倘有)
--

- ☒ Particulars of a development proposal are included in the **Appendix**.  
附錄包括一個擬議發展計劃的細節。
- ☐ 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。

請在適當的方格內加上「✓」號

**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. (Preferably not more than 500 words in English and/or Chinese. 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(篇幅宜不超過500個英文字及／或中文字，如有需要，請另頁說明。)

Please refer to the Supporting Planning Statement.

**11. Plans, Drawings and Documents 圖則、繪圖及文件**

Please list location plans, site plans, other relevant plans, drawings and other documents submitted with the application. 請列明連同申請一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。

Please refer to the Supporting Planning Statement.

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

**12. 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。

Signature  
簽署

YEUNG Wing Shan, Theresa  
Name in Block Letters 姓名 (以正楷填寫)

Applicant/Authorized Agent\*  
申請人/獲授權代理人\*

Director of Planning  
Position (if applicable) 職位 (如適用)

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of  
☒ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 MRTPI, RPP

on behalf of  
代表

Ove Arup & Partners Hong Kong Ltd:

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

Date  
日期 14 February 2018

**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:

- (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
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

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) 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) 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。

\* Delete as appropriate

Please fill "NA" for inapplicable item  
「✓」 at the appropriate box

\* 請刪去不適用者

請在不適用的項目填寫「不適用」  
請在適當的方格內加上「✓」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

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

<b>1. Development Proposal 擬議發展計劃</b>			
Proposed total floor area (TFA) 擬議總樓面面積	About 13,867 (domestic) & 500 (non-domestic) sq. m. 平方米	Proposed plot ratio 擬議地積比率	5.87 (Domestic) 0.21 (Non-domestic)
Proposed site coverage 擬議上蓋面積	Below 15m: about 80% Above 15m: about 30%	Proposed number of blocks 擬議座數	1
Proposed number of storeys of each block 每座建築物的擬議層數	26 storeys (Domestic) 2 storeys (Non-domestic) (both excluding 2-storey car park)	Proposed building height of each block 每座建築物的擬議高度	About 93 m. (About 100mPD)米

Development Schedule 發展細節表

☒ Domestic Part 住用部分

TFA 總樓面面積 ..... About 13,867 ..... sq. m. 平方米

number of units 單位數目 ..... About 600 .....

average unit size 單位平均面積 ..... About 23 ..... sq. m. 平方米

estimated number of residents 估計住客數目 ..... About 1,615 .....

☒ Non-domestic Part 非住用部分

☐ eating place 食肆 ..... TFA 總樓面面積 ..... sq. m. 平方米

☐ hotel 酒店 ..... sq. m. 平方米

(please specify the number of rooms)  
(請註明房間數目)

..... sq. m. 平方米

☐ office 辦公室 ..... sq. m. 平方米

☐ shop and services 商店及服務行業 ..... sq. m. 平方米

☒ Government, institution or community facilities 政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/TFA(s))  
(請註明用途及有關的地面面積/總樓面面積)

Early Education and Training Centre (about 500sq. m.)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/TFA(s))  
(請註明用途及有關的地面面積/總樓面面積)

Clubhouse (about 690sq. m., GFA exempted)

.....

☒ Open Space 休憩用地

private 私人 ..... (please specify land area(s) 請註明地面面積)

public 公眾 ..... Not less than 1,615sq. m.

☒ 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 (Residents): 27 nos.

Private Car (Visitors, including 1 no. Disabled Parking): 20 nos.

Motorcycle: 6 nos.

loading/unloading spaces 上落客貨車位

(please specify type(s) and number(s) 請註明種類及數目)

HGV: 1 no.

「✓」 at the appropriate box 請在適當的方格內加上「✓」號  
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

**1. Development Proposal (Continued) 擬議發展計劃 (續)**

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 各樓層的用途**

Block No. 座數      Floor(s) 層數

1

B1/F

G/F

1/F

2/F

3/F-28/F

Proposed Use(s) 擬議用途

Car Park

Car Park, Loading/ unloading Space

Early Education and Training Centre, E&amp;M

Clubhouse

Flats

Proposed use(s) of uncovered area (if any)  
露天地方 (倘有) 的建議用途

Open Space for Residents, Swimming Pool of Clubhouse

Any vehicular access to the site?  
是否有車路通往申請地點?

Yes 是 ☒

There is an existing access. 有一條現有車路。

☐ There is a proposed access. 有一條擬議車路。

(please illustrate on plan and specify the width)

(請在圖則顯示, 並註明車路的闊度)

No 否 ☐**2. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to provide justifications and/or measures to minimize possible adverse impacts. 如需要的話, 請另頁提供理由及/或用以盡量減少可能出現不良影響的措施。

Does the development  
proposal involve alteration or  
extension of existing  
building?

擬議發展計劃是否包括現有建  
築物的改動或擴建?

Yes 是 ☐ Please provide details 請提供詳情

.....

.....

.....

.....

.....

No 否 ☒

Please fill "NA" for inapplicable item  
「✓」 at the appropriate box

請在不適用的項目填寫「不適用」  
請在適當的方格內加上「✓」號

2. Impacts of Development Proposal (Continued) 擬議發展計劃的影響 (續)																									
<p>Does the development proposal involve land filling/<del>pond-filling</del>/excavation/<del>diversion of streams</del>/site formation*?</p> <p>擬議發展計劃是否需要進行填土/填塘/挖土/河道改道/地盤平整* 工程?</p>	<p>Yes 是 <input checked="" type="checkbox"/> Please specify the details, and indicate on site plan(s) the extent of site formation (including land/<del>pond</del>-filling), the filling/excavation level(s) and the existing ground levels, <del>and the particulars of diversion of stream</del></p> <p>請註明詳情，以及在地盤平面圖上示明地盤平整工程（包括填土/填塘）的範圍、填土/挖土的深度和現時地面高度及河道改道工程的細節</p> <p>Please refer to the Geotechnical Planning Review Report.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input type="checkbox"/></p>																								
<p>Would the development proposal involve felling of trees and/or cause damage to branches and roots of trees?</p> <p>擬議發展計劃是否需要砍伐樹木及/或是否會對樹枝和樹根造成破壞?</p>	<p>Yes 是 <input checked="" type="checkbox"/> Please state the number, diameters at breast height and species of the affected trees (if possible) and whether there are any replanting/landscaping proposals</p> <p>請說明受影響樹木的數目、及胸高度的樹幹直徑、品種(倘知)及有否重新植樹/美化環境計劃</p> <p>Please refer to the Landscape and Tree Preservation Proposal.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input type="checkbox"/></p>																								
<p>Would the development proposal cause any adverse impacts?</p> <p>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>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> </table> <p>Please state measure(s) to minimize the impact(s) 請註明盡量減少影響的措施</p> <p>Please refer to the technical assessments.</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"/>	Visual impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號



Our ref: 2563810/1/WSTY/MLL/MCH/03013

**ARUP**

By Email ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)) and  
Fax (2877 0245, 2522 8426)  
The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

Level 5 Festival Walk  
80 Tai Chee Avenue  
Kowloon Tong  
Kowloon  
Hong Kong  
t +852 2268 3721  
f +852 2779 8428  
[theresa.yeung@arup.com](mailto:theresa.yeung@arup.com)  
[www.arup.com](http://www.arup.com)

12 December 2019

Dear Sir/ Madam,

**Application for Amendment of Plan  
Under Section 12A of the Town Planning Ordinance (Cap. 131)**

**No. 436 Castle Peak Road, Tuen Mun, New Territories (Application No.:  
Y/TM/20)  
Submission of Further Information**

We refer to the captioned S12A Planning Application (No.: Y/TM/20) submitted to Town Planning Board on 01 March 2018. A consolidated report was submitted on 05 November 2019 to supersede the Planning Statement and further information from 01 March 2018 to 02 September 2019.

We would also like to take this opportunity to clarify the following development parameter of the Indicative Scheme in Table 4.3 of the Planning Statement:

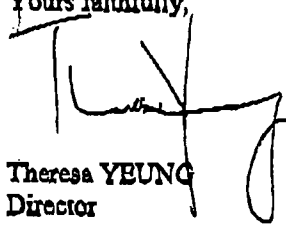
No. of Storeys	Domestic Portion	27 storeys (including 1-storey of Sky Garden)
	Non-Domestic Portion	4 storeys (including 2-storeys of car park)

Please note that this submission does not involve changing the scheme or involving the submission of a new or revised technical assessment.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact the undersigned at [REDACTED], our Mr Wai-lam LEE at [REDACTED] or Mr. Sam KOK at [REDACTED]

Yours faithfully,

  
Theresa YEUNG  
Director

cc - Tuen Mun Yuen Long West DPO, PlanID - Ms. Jessica HO (STP/TM 1, email: [jho@pland.gov.hk](mailto:jho@pland.gov.hk))  
- Client

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Registered Number: 1329868 | Registered Address: 15 Fenchurch Street, London, W1F 4BQ

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P.001

12-DEC-2019 17:33

+ 852 2522 8426

96%

TOTAL P.001  
P.001

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

<b>Application No.</b>	<b>Proposed Uses</b>	<b>Date of Consideration (RNTPC/ District Planning Officer)</b>	<b>Approval Conditions</b>
A/TM/263	Proposed Redevelopment of 4 Existing Houses	16.6.2000	(1) to (3)
A/TM/370	Proposed Redevelopment of Existing House	15.8.2008	(1), (4) and (5)

**Approval Conditions**

- (1) The submission and implementation of landscaping proposal, including tree survey and tree preservation plan, to the satisfaction of the Director of Planning or of the Board;
- (2) The submission of a revised Drainage Impact Assessment and the provision of flood mitigation measures and drainage facilities to the satisfaction of the Director of Drainage Services or of the Board;
- (3) The design, provision and maintenance of a vehicular access road of not less than 6.75m in width to the site to the satisfaction of the Commissioner for Transport or of the Board;
- (4) the submission of Geotechnical Planning Review Report, and natural terrain hazard study if required, before Building Plan submission and the implementation of any necessary mitigation measures to the satisfaction of the Director of Civil Engineering and Development or of the Board; and
- (5) the provision of water supplies and fire services installations and equipment to the satisfaction of the Director of Fire Services or of the Board.

**Detailed Departmental Comments on  
s.12A Planning Application No. Y/TM/20**

**I. Comments of the Director of Environmental Protection (DEP):**

- (a) Since the EAS serves to facilitate consideration of the amendment application and does not require the Board's approval, he would not go into the technical details on the EAS. Nevertheless, he has the following observations from cursory check. The application should address the following comments in the future NIA submission when the actual Master Layout Plan/General Building Plan has been developed:
- i. Referring to S.4.9.6.5 regarding the noise reduction claimed for the proposed acoustic balcony (baffle type), please note that the acoustic performance of the noise mitigation measures hinges on a number of parameters including outer opening area, room size, etc. When room sizes and configurations of the acoustic balcony (baffle type) are available in the development of MLP/GBP, figures showing specific configurations and further justification to substantiate the noise reduction performance should be provided. Otherwise, other at-receiver mitigation measures should be adopted to achieve 100% compliance with road traffic noise standard.
  - ii. Referring to the adopted correction of squeal noise in Appendix 5.4, for correction for tonality the consultant should refer to the Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites. Referring to Table 3 of the said TM, the max tonality correction is 6dB. The consultant should refer to the said TM and clarify why 3dB has been adopted in Appendix 5.4 as conservative approach.
  - iii. Apart from the enhanced acoustic balcony itself, semi-confined spaces could be formed between the extended features and other reflective facades resulting potential noise diffraction. The Consultant should review if absorptive material could be applied on these features and reflective facades to compensate the degradation caused by multiple reflections.
  - iv. Referring to R-to-C where the consultant reported that there are direct line of sight to the tracks at the noise measurement location, the description in S.5.4.1.1 should be updated.
  - v. An undertaking letter from the registered owner should be provided as part of the NIA report.

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

- (a) Furthermore, the 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.

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

- (a) It is noted that the applicant has submitted a Geotechnical Planning Review Report (GPRR) under the Supporting Planning Statement, in support of the rezoning application.
- (b) He concurs with the conclusion in the GPRR that a natural terrain hazard study is required for the proposed development, and provision of required hazard mitigation measures for the proposed development.
- (c) Furthermore, it is noted that there are existing man-made slopes/ retaining walls within and in the vicinity of the proposed development. The applicant should be reminded that submissions covering the design of newly formed man-made slopes/ retaining wall, and geotechnical investigations/ studies and necessary modification/ upgrading works on existing slopes/ retaining walls which may affect or be affected by the proposed development should be carried out and submitted to the relevant authorities in accordance with the Buildings Ordinance as appropriate.

## **IV. Comments of the Director of Social Welfare (DSW):**

- (a) As there will be rehabilitation training sessions for children with special needs under the age of 6 in the office base of OPRS where training facilities would be equipped with, any disturbances, e.g. noise or vibrations, shall be avoided as far as possible. The applicant should ensure that the office base will be free from such kind of disturbances which may be generated from the E/M room adjacent to it.
- (b) Upon satisfactory completion of works by the developer, the OPRS will be assigned back to the Financial Secretary Incorporated as a Government Accommodation and the Government will reimburse the developer the actual cost of construction or the consideration sum as stipulated in the land lease, whichever is the lesser, according to the established practice. The construction cost of this premises would be borne by SWD and the service operator would be selected by SWD.

**V. Comments of the Director of Electrical and Mechanical Services (DEMS):**

- (a) The future developer/ contractor/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's 'Code of Practice on Avoiding Danger from Gas Pipes' for reference. The Code can be downloaded via the following web-link:  
[https://www.emsd.gov.hk/filemanager/en/content\\_286/cop\\_gas\\_pipes\(english\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/cop_gas_pipes(english).pdf)

**VI. Comments of the Food and Environmental Hygiene (DFEH):**

- (a) If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to us; and
- (b) If FEHD is requested to provide refuse collection service, FEHD shall be separately consulted with submission of building plan.

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

參考編號

Reference Number:

180311-111116-66078

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

11/03/2018 11:11:16

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng Chi Hin

意見詳情

Details of the Comment :

同意

香港需要更多土地發展

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

參考編號

Reference Number:

180311-231428-51865

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

11/03/2018 23:14:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leung Po Lun

意見詳情

Details of the Comment :

對於本方案而言，本人反對本方案提出的內容。原因有二

一，人口密度達到飽和，根據社會福利署於2016年的數字，屯門人口總數達481,200人。興建更多住宅意味將會更多人口搬入屯門，進一步加重區內人口密度。而區內資源例如醫院，商場，道路，商用樓宇，公園，學校等等卻沒有因為人口增加而增多，這樣對區內以上設施會進一步構成非常龐大的壓力。

二，屯門區進出道路，鐵路無法承受因為興建新樓增加的車流及乘客量。屯門公路，青山公路車流即將達到設計容量上限。而西鐵更已超過上限港鐵公司2015年內政府提交的文件中，就提到西鐵繁忙時間最高載客量達到104%。在有任何接駁屯門的新鐵路或新道路通車前，屯門實在不宜再興建住宅增加人口。就土地用途而且，城規會大可將土地改劃做商業用途，一來改善屯門商業用地不足問題，又可以鼓勵屯門區居民區內就業。間接改善屯公，西鐵飽和問題。一舉兩得，小弟不才，望以上意見及建議能獲接受及採納

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

參考編號

Reference Number:

180313-013156-62721

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

13/03/2018 01:31:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WAN HIU FAI

意見詳情

Details of the Comment :

只有以下數條問題:

1. 屯門已經夠逼了, 何必再將屯門人口不斷提升?
2. 此處鄰近鄉師自然學校, 如改建為高樓住宅大廈, 對該校一直以回歸大自然為宗旨的教學理念有重大的影響, 希望政府除著重稅收外, 會否影響該校?
3. 此處地勢險要, 是否一定要位於該處建立住宅? 是否妄顧居民需要?



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

4

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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關發展計劃，本人懇請相關部門考慮在建築期內注意下列事項，以免構成對敝校教師、學生及家長的不便：

1. 管制噪音，讓學校保持寧靜環境進行教學，若有任何設施幫助學校，本人樂意商議。
2. 保持青山公路-青山灣段交通暢順，此乃返放學其中一段主要道路。
3. 注意重型交通工具的安全，保障使用者，包括師生的安全。

博愛醫院歷屆總理聯誼會  
鄭任安夫人學校

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

鄭筱薇

簽署 Signature

鄭筱薇

日期 Date

20 MAR 2018

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

參考編號

180320-141620-13595

Reference Number:

提交限期

03/04/2018

Deadline for submission:

提交日期及時間

20/03/2018 14:16:20

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Hero NG

Name of person making this comment:

意見詳情

Details of the Comment :

The current traffic of castle peak road is very busy and it is impossible to have a vehicle access next to the existing junction. The new vehicle access will be a potential damage to the junction users, both vehicles and pedestrians.

The proposed high rise building is not compatible with the existing and future adjacent development and conflict with the Explanatory Statement of S/TM/34 as below.

5.2

The basic design concept of Tuen Mun New Town envisages a corridor of developments running north-south flanked by the foothills of Tai Lam to the east and the ridges of Castle Peak to the west. The urban core of the New Town, accommodating relatively high-density residential, industrial and commercial developments, is on flat land of the Tuen Mun valley floor and reclaimed land in Castle Peak Bay. On the lower slopes of the valley are relatively lower density developments forming a transition zone between the urban core and the rural hinterland.

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

參考編號

Reference Number:

180324-201439-32364

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

24/03/2018 20:14:39

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tam Kwok Leung

意見詳情

Details of the Comment :

是否已考慮屯門市廣場8座的私隱問題。因為對面大部份是住宅睡房。

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

參考編號

Reference Number:

180325-142021-02470

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 14:20:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tam Kwok Leung Alex

意見詳情

Details of the Comment :

政府將於屯興路東附近興建多座公共房屋，存在大量人口的增加，在人口及交通負荷情況尚未掌握的情況下，再大量增加住宅密度發展，本人質疑對附近環境及居民的影響評估是否全面及過於草率。



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

參考編號

Reference Number:

180325-221418-13330

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 22:14:18

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Man

意見詳情

Details of the Comment :

反對相關規劃。

現時屯門公路及西鐵的使用量極高，如需在屯門區起樓，應先解決交通問題後才可再相  
討。

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

參考編號

Reference Number:

180325-223718-80414

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 22:37:18

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李先生

意見詳情

Details of the Comment :

在此地建如此大型項目，對交通的影響很嚴重，就B3X由杯渡路右轉青山公路，將會出現可見的危險情況；另外輕鐵路噪音亦會使將來的居民，得不到良好的居住環境；而且附近還有廟宇焚燒冥鏹，會引致將來居民健康的影響；為避免對現在社會的和諧添加壓力，在此處增加地積比實為不志，如真的有需要放寬的話，應該由申請人提供交通、噪音及空氣的評估報告及改善方案，在收到有關方案前，不應隨便下決定。

另外青山公路-屯門段為屯門區其中重要的交通樞紐，在興建時，請提出在不佔用現時路面的情況下的建議方案；以免因為興建時的佔用路面而令屯門區出現類似北區大塞車的情況。

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

參考編號

Reference Number:

180325-223109-54386

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 22:31:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WM Cheng

意見詳情

Details of the Comment :

本人反對是次申請.

申請地的前後地段已有大型屋苑, 對附近交通帶來一定的壓力. 如將地積比率增加至5.87倍, 則會令接近飽和的青山公路, 杯渡路和屯門鄉事會路一帶交通更加繁忙.

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

參考編號

Reference Number:

180325-221635-12833

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 22:16:35

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Connie chan

意見詳情

Details of the Comment :

屯門公路塞車問題嚴重，居民飽受困擾。在該處增建細面積房屋不能有效舒緩房屋短缺問題之餘，在該處增加私家車位更加加劇塞車問題，本人反對供應車位及發展細單位。該處臨近市中心及鐵路站，供應車位完全無視塞車對居民的困擾



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

參考編號

Reference Number:

180325-231241-98984

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:12:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Amy Cheung

意見詳情

Details of the Comment :

反對綠化地改建多層劏房，根本不能解決房屋問題，因為房價太貴，根本負擔不起，劏房根本不是給香港人住，只是呃香港人錢

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

參考編號

Reference Number:

180325-234110-11864

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:41:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. li hin

意見詳情

Details of the Comment :

反對起住宅，因為會影響到郊野公園的生態，我建議可以起停車場，一來可以減輕附近停車場不足的問題，二來可以減少對生態的破壞，再者可以減少對附近居民的影響，

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

參考編號

Reference Number:

180325-234702-14010

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:47:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ho Tze Kwan

意見詳情

Details of the Comment :

層數太多，原本計劃3層可接受

居住人數增加，交通不能負荷，原有的生活環境和質素下跌，不應因政府求地心切而應業主要求，不斷增加層樓，應再作規劃

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

參考編號

Reference Number:

180325-233652-38911

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:36:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ng Mei Han

意見詳情

Details of the Comment :

反對興建26層樓高的住宅，因為會妨礙居民生活，又不美觀。

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

參考編號

Reference Number:

180325-234037-80095

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:40:37

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WONG YIN CHUN

意見詳情

Details of the Comment :

反對興建26層樓高的住宅！！

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

參考編號

Reference Number:

180326-004054-92159

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 00:40:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ning Man Wai

意見詳情

Details of the Comment :

Object to build too much flat in tuen mun as the traffic is not enough to bear it.



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

參考編號

Reference Number:

180326-002700-27106

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 00:27:00

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kwan Po Lam

意見詳情

Details of the Comment :

屯門已十分擠逼，周日更妄想可以去周邊購物，買日用品都要等至晚上沒有自由行才可出街。日常上班已難以逼上西鐵，請不要再在戶外停車場一樣細的地方強行起樓，屯門已發展完成，不能再加重負荷！

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

參考編號

Reference Number:

180326-003048-47751

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 00:30:48

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Chan man yee

意見詳情

Details of the Comment :

反對起多層大廈,會十分影響隔離的何福堂書院,亦破壞這帶原本的清幽



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

參考編號

Reference Number:

180326-012820-19327

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 01:28:20

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

反對，因為交通不足，人口稠密

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

參考編號

Reference Number:

180326-175713-83587

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 17:57:13

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Chris

意見詳情

Details of the Comment :

極力反對.屯門市中心以經非常多人.交通配套措施以經不足夠現有居民享用.614無論何時何刻都係滿曬人架.  
等最小等兩班車自上倒.何況再起樓呢.唔通去邊都行咩  
市中心居民以經很多.還有很多很多自由嚟買日常用品.現在以經無路可行喇.  
有地方既 不如起公園遊樂場設施啦.市中心都有好多小朋友架.小朋友要有公園有地方可以比佢地  
跑跑跳跳先可以健康成長架.

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

參考編號

Reference Number:

180326-195043-28284

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 19:50:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ho Pak Wai

意見詳情

Details of the Comment :

原本規劃三層可接受，但業主趁政府求地心切，而坐地起價則不能接受。屯門區交通已超出負荷，應再作規劃及諮詢

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

參考編號

Reference Number:

180402-071644-38995

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

02/04/2018 07:16:44

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

我的意見是反對更改規劃，因為會增加該區交通擠塞、環境污染、通風系統、而且現人已很多，會嚴重影響當區居民生活受影響，同時，該區康樂設施嚴重不足，若然更改規劃，會帶人口增長，領導原先康樂設施不足的問題嚴重惡化，另外更改規劃會改變附近景觀，影響原有居民利益，以及當區通風系統改變，造成屏風樓現象，影響原有居民健康。

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

參考編號

Reference Number:

180403-090822-15139

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 09:08:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cho Shek Man

意見詳情

Details of the Comment :

本人反對這項改劃,因興建26層高的住宅會嚴重影響附近景觀。而且該段青山公路,以至整個屯門都會超出負荷。



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

參考編號

Reference Number:

180403-093551-91045

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 09:35:51

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WONG IN PING

意見詳情

Details of the Comment :

本人反對是次申請，反對土地分配不公的逼遷。

敬城市規劃委員會。

編呈稿 = Y/TM/20

雖然土地規劃是政府的控制，但是批  
閱的時間實際拖得太長，希望政府  
批出土地作為樓宇，可以住人或作  
為院社，等有需要的人可入住，以免  
發給社會不需要的動盪

此致

David Chan.

15/3/88

致城市規劃委員會：

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檔案號碼 = Y/TM/20 新界屯門青山公路青山灣段 436

以上地段以前是低密度的住宅，實在太浪費，  
以香港地少人多，等候公屋的等到不耐煩，  
何況等私樓，如果政府以民為先，應該考  
慮多批地建樓宇，快快解決住屋的  
問題。

此致

陳生仁

16/3/2018



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致城市規劃委員會：

參考號：Y/TM/20新界屯門青山公路青山灣段 436 號

因應人口增加及老化人口加速，好希望  
屯門可以建築多幾幢大廈供應住宿  
的樓，解決此種問題，俾到老人家不  
一定要返大陸退休。

此致

何女士 上

17/3/2018

敬啟者：

本人於二零一三至二零一四年擔任仁愛堂第三十四屆董事局主席，對屯門區區域發展甚為關注，現對修訂擬議發展計劃的申請 Y/TM/20 表示支持，支持重點如下：

一、 本港土地及房屋供應量不足，而 Y/TM/20 發展的區域鄰近近年落成的大型商場 V City，地理位置優越方便。隨著屯門區的多項交通配套設施落成，包括開展屯門西繞道研究、政府計劃向立法會申請撥款興建十一號幹線等，區內交通將大大改善，各項配套設施將於數年來到位，因此，拓展更多地方興建房屋予屯門區的新一代，讓他們有理想家居，是為迫切的發展需要。


二、 Y/TM/20 計劃中其中一項發展是將土地部分規劃作早期教育及發展中心，以舒緩區內基礎配套設施的壓力。相信發展中心的落成，有助提升學習及發展上有困難的幼兒的全面發展，有助舒緩家長的生活壓力，以及推動香港共融社會的素質。

本人謹此希望當局通過申請 Y/TM/20 的擬議修訂，讓市民能夠有更多的選擇。

此致

城市規劃委員會

仁愛堂第三十四屆董事局主席  
仁愛堂蔡黃玲玲教育基金董事局執行主席  
九龍醫院及香港眼科醫院管理委員會委員  
仁愛堂莊舜而醫療基金董事  
仁愛堂陳鄭玉而幼稚園暨幼兒園校監



陳鄭玉而博士 謹啟

二零一八年三月廿一日

Fax no. 2877 0245 / 2522 8426

敬啟者:

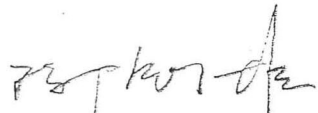
有關:屯門分區計畫編號 Y/TM/20

本人鄧錦雄，屯門仁愛堂第三十七屆董事局主席，對屯門區的社區規劃非常關注，尤其幼兒教育及復康工作更是本人關心的重點，對題述 Y/TM/20 計畫發展 5,000 呎幼兒中心的計畫十分支持。

有特殊教育需要的小朋友如果能及早識別，不單對幼兒未來康復有十分正面的影響，家長更能及早了解如何照護有特殊需要的小朋友，壓力得以舒緩，得益的就是整個家庭、社區、社會了！本人謹此撰文支持題述計畫。

尚祈貴會批准題述 Y/TM/20 計畫，幼兒幸甚，社會幸甚！

此致  
城市規劃委員會

  
仁愛堂第卅七屆董事局主席  
鄧錦雄博士 MH  
2018 年 3 月 29 日



貴署檔號: Y/TM/20  
城市規劃委員會

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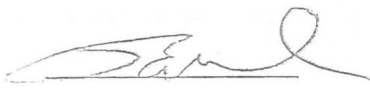
敬啟者:

新界屯門青山公路, 青山灣段 436 號  
規劃申請  
申請編號: Y/TM/20

本人是居住在屯門的市民, 就著一些申請建屋的申請, 屯門一些區議員及區內一些有勢力人士, 一直教唆我們提出反對, 在我個人而言, 我是支持政府及私人發展商在屯門申請興建住宅之申請, 本人籍此機會向貴會提出我的意見如下:

- (1) 香港嚴重缺乏土地供應, 引至樓價瘋狂上升, 市民將大部份收入用作供樓, 引至生活質素下降, 唯有大量增加土地供應, 才可壓抑樓價上升.
- (2) 把一些綠化及荒廢的土地改變用途, 不至浪費土地資源.
- (3) 興建一些新的住宅樓宇, 可美化當區的居住環境, 提升當區居民的居住質素, 使居民擁有舒適的生活環境.
- (4) 可帶旺建造業, 人人有工開, 減低失業人數, 不需倚賴綜援.

基於上述原因, 若然發展商能同時在樓宇內, 能提供一些與屯門居民日常生活有關的設施, 造福當區的居民, 我是支持上述申請的.



Paul Cheung

28/3/2018

城市規劃委員會秘書 台鑒

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敬啟者：

新界屯門青山公路-青山灣段 436 號  
把「綠化地帶」、「政府、機構或社區」、「道路」地帶  
改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

鑑於上述申請地段鄰近屯門井頭村，若於該處興建 30 層的樓宇，定必嚴重影響本村的環境。再者，附近的交通道路已經不勝負荷，若貴會批准此規劃申請，該處的車輛流量必大大提升，勢會造成阻塞及混亂，嚴重影響交通正常運作，亦妨礙緊急救援服務，故本人等極之反對。

專此奉達 貴會諸公請體察民情，尊重民意，實感公便。



屯門鄉井頭(上)村村代表李維苑



屯門鄉井頭(中/下)村村代表黃遠添 謹啟

二零一八年三月廿九日



Y/TM/20

屯門青山公路 - 青山灣段 436 號.

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- 本人在屯門<sup>(區)</sup>長大. 所有家人都在屯門居住.  
一直有置業打算, 但礙於未有合適地點或  
週圍的配套未有提到合適地方. 偶然機會  
下看到以上地段想發展住宅及社福設施.  
所以來信希望政府能大力支持此地段.  
原因: 交通方便. 鄰近有商場有學校  
主要原因. 此地段本人曾考慮購買. 社福  
設施絕對有利於兩地耆人及受高  
齡人士來就讀的很合理.

耆民.

Ng Chi Yee.

城規會  
申請號碼 Y/TM/20

27/3/2018

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我支持上述申請，原因香港缺乏房屋供應，事實上規劃署最近在屯門區，將數幅綠化地申請改變用途興建居屋，雖然區議會反對，但仍獲城規會批准，那麼為何私人發展的申請會被阻攔呢？

屯門居民：王大海

日期A: 25 / 3 / 2018

致城規會:

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檔案編號: Y/TM/20

向來香港都是有著土地供應不足問題,以至樓價不斷創新高。屯門以前樓價都算是比較便宜,自從地鐵開通後,更多人選擇到屯門買樓。我個人希望買樓位置是鄰近地鐵站,方便日後上班。這項目我支持,並盡快完成。

Robert Li



敬啟者，

Y/TM/20

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本人細閱本計劃的詳情後，對於本計劃將為  
區內居民提供住屋、康樂及休憩設施，感到非常認同，亦  
建議城規會多提供此類土地利用，以達到香港人人有樓住，  
人人住有樓，並取得各方平衡，以造就更和諧的社會，人  
人安居樂業，並及早發展此地方，為人民謀福利。

此致。

區傳權

上。

致城市規劃委員會秘書處：

Appendix IV-37 of RNTPC  
Paper No. Y/TM/20D

有關項目 Y/TM/20 發表一些意見，我住在屯門近二十年，社會康樂設施比車交少，希望這項目能夠為屯門區帶來多元化的發展，亦為年青人提供上車的機會。

宋君材先生上

致城規委秘書：

就申請編號：Y/TM/20 青山灣段 436 號的發展計劃本人有意見想提出  
請接納。首先此路段已經空置了很久，再不發展很是浪費，而且該地段  
鄰中帶旺，附近有很多學校，有眼科中心，有嬰健康院，有婦女健康中心，  
亦有扶康會，絕對是興建住宅的好地方，另外敬請倡議發展商要有  
社會責任，一定要興建社會福利設施，便利居民，連同的老人家及殘  
疾人士需要幫助及照顧。

羅青梅女士

致：城市規劃委員會  
申請檔案：Y/TM/20

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日期：29/03/2018

### 反對興建分層樓宇事宜

地段編號：新界屯門青山公路-青山灣段436號

現致函城市規劃委員會有關上述發展，本村村委會現提出強烈的反對，鑑於有關發展事宜本村經會議後嚴正反對如下：

- 交通問題：若發展分層樓宇在建築期間造成大量重型車輛進出本村，交通上的造成嚴重問題，樓宇落成後道路出入口及本村的主要幹線用量會倍增增加本村村民嚴重交通危險。
- 風水問題：上述發展鄰近本村立村牌坊，上址附近一帶為本村保護的立圍龍脈之首，若興建樓宇務必掘地打樁將對本村村民福祉嚴重影響。
- 環境問題：發展分層式樓宇會對週邊環境嚴重影響，上發展項目樓宇高度超過50米，造成屏風影響，而上述附近為本村現有的泊車及兒童康樂設施，恐樓宇落成後村內的社區設施嚴重不足，影響村民生活環境。
- 噪音問題：上述發展樓宇，必須在興建地基時有大型的打樁及掘地機在日間時開動，造成嚴重噪音問題，興建樓宇往往造成嚴重污染問題，破壞本村週邊綠化環境。綜合上述各點本村望城市委員會在審批上述發展項目時納入本村村委會的意見與憂慮。  
謹此致謝。

主持會議井頭中村村委會：梅漢強會長

井頭中村村委會

梅漢傑

代辦

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

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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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對的理據：

1. 2013 年時該地段被批准可建 852.72m<sup>2</sup> 的低層住宅 (Application #. A/TM/370)(見附件 A)。
2. 遺憾的是在它對面的屯門市廣場第三期第 8 座，竟然沒有被諮詢。
3. 該地段之背景就是屯門麥理浩徑郊野公園，青山公路此路段沿線一向是只批准高度比較低的住宅，避免對郊野公園沿路的景觀造成破壞。
4. 現在的高達 100 米的高層建築，貴會也只是知會另一區的區議員，而沒有向直接受嚴重影響的屯門市廣場第三期第 8 座千多名住客諮詢，這令人失望。

屯門市廣場第 8 座

業主立案法團主席梁友

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

簽署 Signature

日期 Date

27-3-2018



反對的理據：

5. 我們也是透過友好途徑才知悉此計劃，我們不認為 貴會應通過該申請而是維持原來 2013 年的決定。
6. 作為屯門市中心地段，人口密度已極高，但相應的公共設施已經不足，其中特別明顯的是屯門市廣場第三期第 8 座向公眾開放的第七號電梯，因旁邊的老人院及城市的老人數目增加已不夠用， 貴會是否應先考慮在屯門市廣場第三期第 8 座旁邊先興建公眾電梯(由地面至屯門輕鐵杯渡站天橋)才去考慮其他住宅發展？我們知道該申請地段旁邊也會重新建住宅，是否 貴會先處理這些公共設施才去批核這種申請，同時請一定先諮詢受影響的居民。
7. 我們希望可以在增加住宅和美好環境中取得平衡，而不是把我們花上幾十年共同努力才弄出來的美好居住環境因此而失去。

隨函附上：附件 A

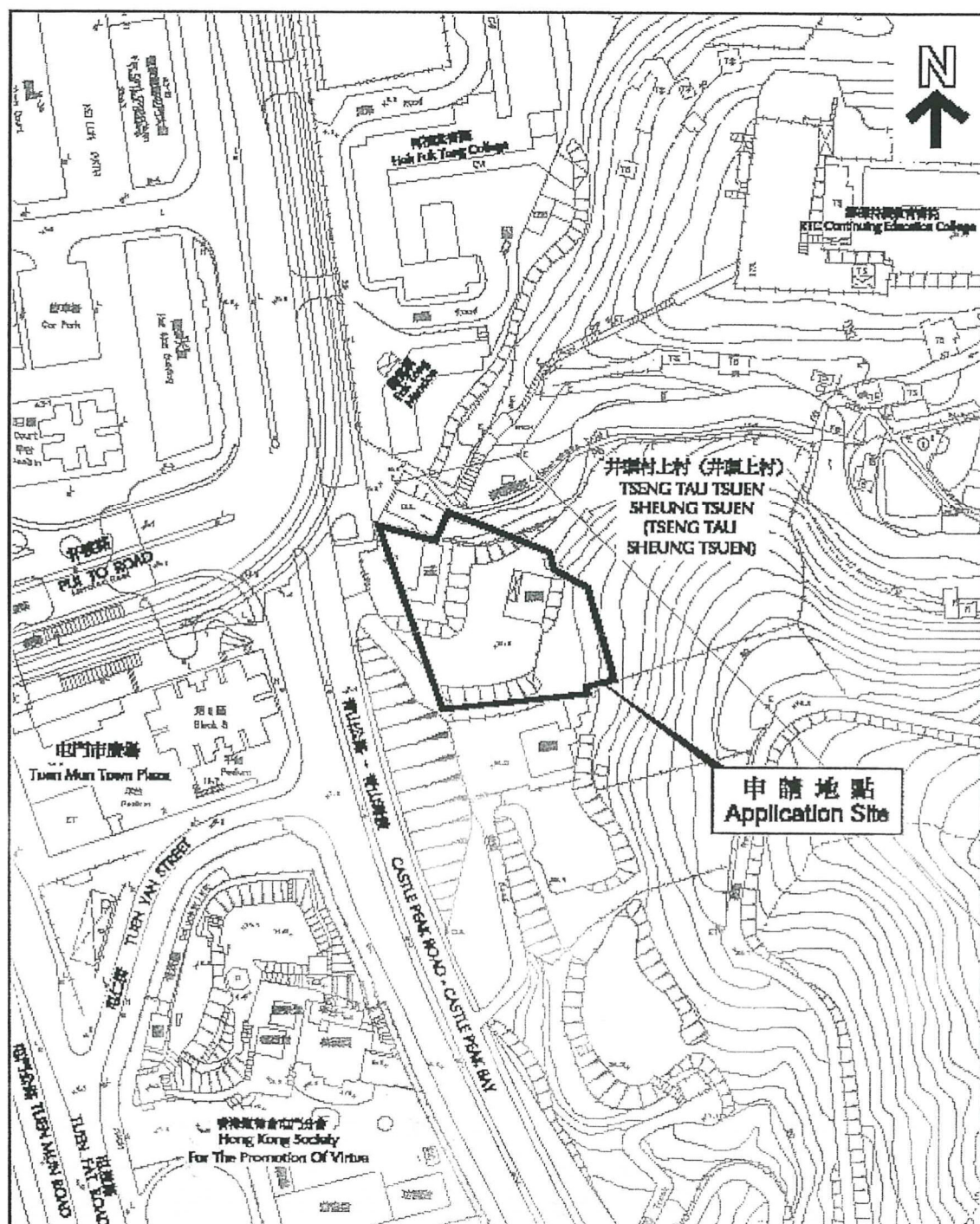
續下頁 ...

**關於申請編號 A/TM/370 的擬議用途/發展的概括發展規範**  
**Broad Development Parameters of the Applied Use/Development**  
**in respect of Application No. A/TM/370**

(a) 申請編號 Application no. :	A/TM/370		
(b) 申請地點位置／地址 Location/Address of application site :	新界屯門青山公路 436 號 No. 436, Castle Peak Road, Tuen Mun, New Territories		
(c) 地盤面積 Site area :	2,131.8 (about 約)		平方米 m <sup>2</sup>
(d) 圖則 Plan :	屯門分區計劃大綱草圖編號 S/TM/23 Draft Tuen Mun Outline Zoning Plan No. S/TM/23		
(e) 地帶 Zoning :	「綠化地帶」、「政府、機構或社區」及「道路」 “Green Belt”, “Government, Institution or Community” and “Road”		
(f) 申請用途／發展 Applied Use/Development :	擬議屋宇 (重建現有屋宇) Proposed House (Redevelopment of Existing House)		
(g) 總樓面面積及／或地積比率: Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic :	852.72	0.4
	非住用 Non-domestic	—	—
	- 辦公室 office :	—	不適用 N.A.
	- 酒店 hotel :	—	
	- 零售 retail :	—	
	- 其他 (請說明) others (please specify)		
	—	不適用 N.A.	
(h) 幢數 No. of block :	住用 Domestic :	1	
	非住用 Non-domestic :	—	
(i) 層數／建築物高度 No. of storeys/building height :	住用 Domestic :	2 層 storey(s)	8 (about 米 m 約)
		— 米 (主水平基準以上) mPD	
	非住用 Non-domestic :	1 (basement carpark 地庫停車場) 層 storey(s)	3 (about 米 m 約)
		— 米 (主水平基準以上) mPD	
(j) 單位／酒店客房數目 No. of units/hotel guestrooms :	1		
(k) 休憩用地 Open Space :	私人 Private :	300	平方米 m <sup>2</sup>
	公眾 Public :	—	平方米 m <sup>2</sup>
(l) 停車位及上落客貨車位數目: No. of parking spaces and loading/unloading spaces	私家車車位 car parking spaces :	3 (including 1 visitor parking space 包括 1 個訪客車位)	
	貨車車位 lorry parking spaces :	—	
	旅遊車車位 coach parking spaces :	—	
	電單車車位 motorcycle parking spaces:	—	



A/TM/370





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

Our ref: T&ESD/TS&SE/EnvE/L904

3 April 2018

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 from "Green Belt", "Government, Institution or Community" and "Road" to "Residential (Group A)27" at No. 436, Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories**

**(Application No. Y/TM/20)**

**Operational Railway Noise Concerns**

We refer to the Section 12A Planning Application, seeking to rezone a site located near Pui To Light Rail Stop from "Green Belt", "Government, Institution or Community" and "Road" to "Residential (Group A) 27". As the proposed development is close to the Light Rail System (LRL), noise from train operations could have a potential impact on the future occupants.

We understand that the applicant has already conducted an Environmental Assessment Study (EAS), 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, we notice that the predicted noise levels at some of the noise sensitive receivers were marginally within the noise limit and therefore no additional mitigation measures for railway noise was proposed. However, we wish to caution that the proposed development can be sensitive to air-borne noise nuisances, especially the noise emitted from the nearby curved tracks of LRL. The RNIA should take into account and address any air-borne noise issue as it could result in nuisances to the future occupants. We also recommend that the project proponent conducts their own noise measurement at the subject development site to collect more specific on-site noise source data for the noise assessment.

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

Page 1 of 2

MTR Corporation Limited  
香港鐵路有限公司  
www.mtr.com.hk



41

Our ref: T&ESD/TS&SE/EnvE/L904  
3 April 2018

Should you have any queries, please feel free to contact our Environmental Engineering Manager, Ms. Catherine Leung at [REDACTED]

Yours sincerely,

J W Manho  
Deputy General Manager – Train Services & Systems Engineering

c.c Mr. WONG Chuen Fai - Assistant Director of EPD  
Dr. LAU Kwok Keung - Principal Environmental Protection Officer

Page 2 of 2

tpbpd

寄件者: [REDACTED]  
寄件日期: 01日04月2018年星期日 3:25  
收件者: tpbpd  
主旨: Y/TM/20 436 Castle Peak Road GB

42

Y/TM/20

No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun

Site area : About 2,364m<sup>2</sup>

Zoning : "Green Belt", "GIC" and "Road"

Proposed Amendment(s) : Rezone to "Res (Group A)27 600 Units / 54 Parking / 100mPD

Dear TPB Members,

It is quite obvious that Arup is being 'economical with the truth' in this application. The site was formed, for a small residential home, not for a large development.

10 August 2008: A/TM/370 Proposed House (Redevelopment of Existing House) in "Green Belt", "Government, Institution or Community" and 'Road' zone

The application site was currently occupied by a single house of about 100m<sup>2</sup> and was subject to **lease conditions restricting development to a maximum site coverage of 66.67% and 2 storeys.**

PD : According to the Town Planning Board Guidelines for "Application for Development within Green Belt Zone", **redevelopment of existing residential development would generally be permitted up to the intensity of the existing development.** For the subject application, the proposed redevelopment to a single house with a gross floor area of about 852.72m<sup>2</sup> (equivalent to a plot ratio of about 0.4), though exceeded the development intensity of the existing development, was still permissible under the lease.

**No extensive clearance of existing natural vegetation would be affected, and no significant adverse visual impact was expected,** sympathetic consideration might be given to the application.

There is also mention of water mains running underneath the site.

Approval was granted with a number of conditions.

Now the applicant proposes to cover the entire site. There is no mention of how many trees would be uprooted. The negative impact on the ridge line is significant. The GIC element is reduced to a commercial amenity. Since when has 'early education', read fee paying kindergarten, become social welfare?

Strongly object to this application. The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification in the submission for a departure from the planning intention. The proposed development is not in line with the Town Planning Board Guidelines No. 10 for 'Application for Development within "GB" Zone' in that there are no exceptional circumstances or strong planning grounds to justify the application.



The GIC zoning is intended for genuine community services not commercial activities.

TPB should reject this application as it has no merit.

42

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:

180403-215415-85420

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 21:54:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Michael Chu

意見詳情

Details of the Comment :

I object the application.

This will block the air circulation among the areas.

This will also create a lot of population pressure in the surrounding area, and aggravate the impact on the Castle Peak Road. Bear in mind the Castle Peak Road is very congested. Further new parking spaces and high-rise building will deteriorate the road condition.

This also destroy the green belt and contradict with purpose of green belt.

This also act as a dangerous precedent as the government will approve the change to a high-rise building, which is not suitable in the green belt area.

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

參考編號

Reference Number:

180403-233552-57842

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 23:35:52

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kayan Ho

意見詳情

Details of the Comment :

土地分配不公 該處建高樓亦有礙觀瞻，影響通風

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

參考編號

Reference Number:

180403-231905-42480

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 23:19:05

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 吳偉明

意見詳情

Details of the Comment :

不同意改劃有關土地去建私人住宅物業，應保留綠化地及柳園，做好保育。

Form No. S6A  
表格第 S 6 A 號

**COMMENT ON REPRESENTATION RELATING TO  
DRAFT PLAN UNDER SECTION 6A(1) OF  
THE TOWN PLANNING ORDINANCE (CAP.131)**

根據《城市規劃條例》（第131章）  
第6A(1)條對草圖的申述提出意見





For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (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), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（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，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- 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, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.  
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。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視為不曾提出論。

<b>1. Person Making This Comment (known as "Commenter" hereafter)</b> 提出此份意見的人士（下稱「提意見人」）
Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構*)  歐志遠議員辦事處

<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>
Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構*)  

<b>3. Details of the Comment</b> 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	分區計劃大綱核圖編號  S/TM/34
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	反對申請編號: Y/TM/20

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

**3. Details of the Comment (Continued) (use separate sheet if necessary)**  
**意見詳情 (續) (如有需要, 請另頁說明)**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

請見附件檔案編號: ACY/18/0/012



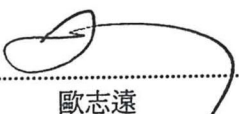
**4. Plans, Drawings and Documents 圖則、繪圖及文件**

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

**5. Signature 簽署**

Signature  
簽署

  
歐志遠

"Commenter" / Authorized Agent\*  
「提意見人」/ 獲授權代理人\*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of  
代表

歐志遠議員辦事處

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

Date

日期 03/04/2018

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:

- the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
- facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這份意見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：

- 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "commenter" in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "commenter" 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，「提意見人」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。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號



中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China



屯門區議會 Tuen Mun District Council

歐志遠議員(市中心選區) District Councillor Au Chi Yuen

檔案編號 : ACY/18/0/012

2018 年 4 月 3 日

城市規劃委員會秘書處  
香港北角渣華道 333 號  
北角政府合署 15 樓

敬啟者：

反對申請編號 : Y/TM/20

有關上述項目原是在 2008 年已被城規會審批可建一幢 3 樓高面積約 9200 平方呎的建築物，暫未見到該申請地點的地積比率 0.4 何時已改到 5.87，是否已經批准及已補了地價？

我們對此申請有以下意見：

- 1) 申請地點為新墟區，每區原設計人口約 18000 人，此項目建 600 個單位，估計將來會增加人口約 1200 人，即佔新墟區人口比例約 6%，令該區整體配套設施增加壓力。
- 2) 申請地點附近一帶都是綠化地帶，把它改變成高樓大廈並不適合。
- 3) 如果每幅土地買了之後都可以隨心所欲改變地積比率和用途，先不談補地價，這是一個非常危險的先例，所謂城市規劃已盪然無存。
- 4) 雖然香港現時房屋供應需求熱切，但不代表可以任意改變既定規劃，私人房屋供應問題全是發展商屯積居奇及策略性擠牙膏出貨做成，如果發展商把手上土儲全發展根本是供過於求，我們若縱容任意改動，有助發展商謀取暴利之疑。





中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China

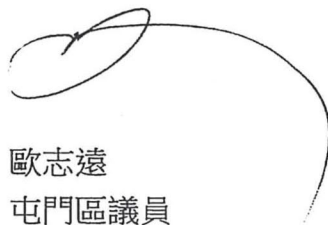


屯門區議會 Tuen Mun District Council

歐志遠議員(市中心選區) District Councillor Au Chi Yuen

- 5) 此例一開，旁邊何福堂中學地盤一旦申請，勢必又把地積比率改變，不知何福堂的業主和此申請者是否屬關連人士？
- 6) 一個本來只建一幢三層高的建築物，驟然變成 30 層高 600 個單位，勢必令周邊環境帶來車輛、行人、視覺、景觀、排水、排污和噪音的影響，而該申請設計在附圖 6 可見，其實是一幢大屏風樓，它是直接破壞了該區山邊的空氣流通。

總括而言，我們反對上述申請。

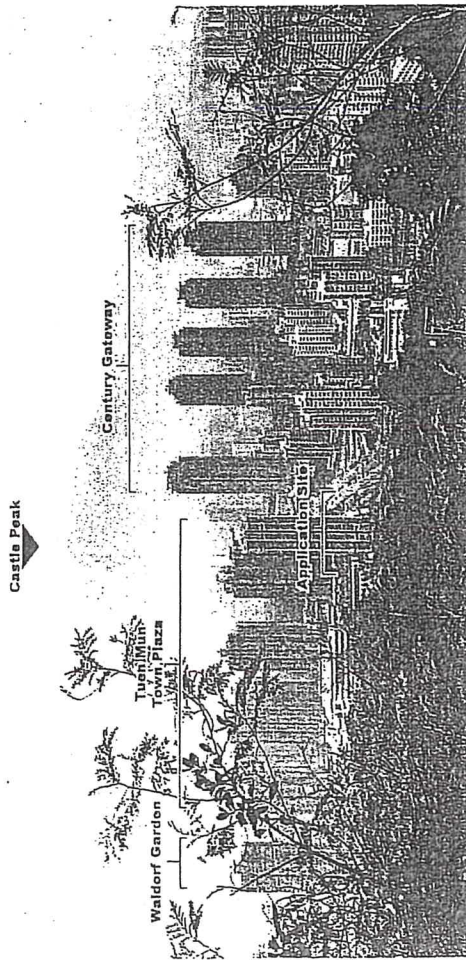


歐志遠  
屯門區議員



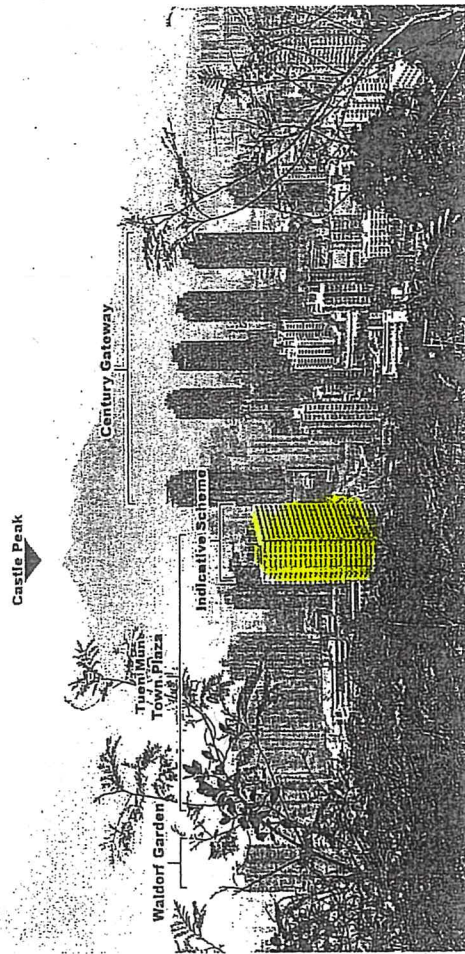


12



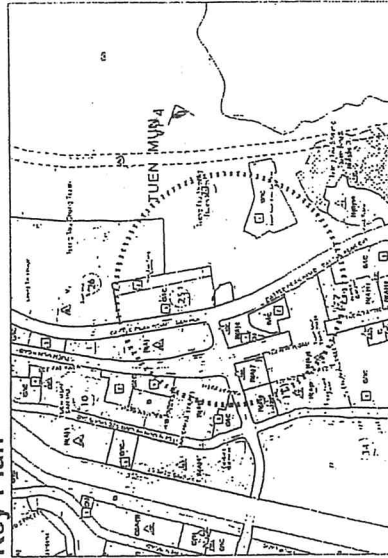
### WITH APPROVED SCHEME

\*The Approved Scheme is not visible from this Viewing Point.



### WITH INDICATIVE SCHEME

Key Plan



屏風樓  
阻礙了沿青山公路以遠  
的風向及空氣流通

申請編號 Application No.: Y / TM / 20  
此頁摘自申請人提交的文件。  
This page is extracted from applicant's submitted documents.

ARUP

Viewing Point 4: An Area of Sitting on Tuen Mun Trail Section 1

Dec 2017

Not to Scale

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

參考編號

Reference Number:

180728-045720-59383

提交限期

Deadline for submission:

17/08/2018

提交日期及時間

Date and time of submission:

28/07/2018 04:57:20

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung

意見詳情

Details of the Comment :

香港公營房屋需求非常殷切，公屋輪候時間極長，在2018年3月底，約有153 300宗一般公屋申請，以及約119 000宗配額及計分制下的非長者一人申請。一般申請者的平均輪候時間為5.1年，當中長者一人申請者的平均輪候時間為2.8年。房委會四月十二日在公布收表數字，收到16.6萬份申請表，超額認購36倍，即約37人爭1單位。香港公營房屋具有逼切需求。此地位於巴士轉車站旁用地，建成公營房屋能方便基層市民往返市區上理及來往各地。鄰近亦有大多道路直出都會。把這土地用作非公營房屋發展，實為浪費市區土地資源。在公營房屋目標數目未達時作如此決定，實在浪費政府各部門覓地建屋的心血時間，沒有有效運用土地及無視特首重中之中房策目標。



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

參考編號

180802-170344-33513

Reference Number:

提交限期

17/08/2018

Deadline for submission:

提交日期及時間

02/08/2018 17:03:44

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Brian Ng for The Hong Kong and China Gas Co Ltd

Name of person making this comment:

意見詳情

Details of the Comment :

Since the proposed development is in close vicinity to an existing Intermediate Pressure B pipeline along Castle Peak road, the project proponent should conduct a quantitative risk assessment to evaluate the potential risk and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and close coordinate with our company during construction stage and provide protective measures.



致城市規劃委員會秘書：

49

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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

土地用途，必須即時並進。市民須要，公眾利益必先  
考慮。

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

簽署 Signature

日期 Date

1/8/2018

城市規劃委員會秘書 台鑒

50

敬啟者：

新界屯門青山公路-青山灣段 436 號  
把「綠化地帶」、「政府、機構或社區」、「道路」地帶  
改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

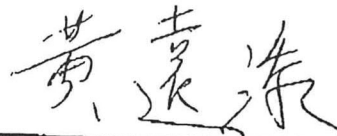
鑑於上述申請地段就在屯門井頭上、中、下村正前方，若於該處興建 30 層的樓宇，定必阻擋本村村屋的光線及阻礙自然風進出，令地區的空气流動減弱，影響周邊居民的健康、生活環境、空氣質素、景觀及自然光，對本村環境及村民生活有明顯的負面影響。再者，附近的交通道路已經不勝負荷，若貴會批准此規劃申請，該處的车辆流量必大大提升，勢會造成阻塞及混亂，亦妨礙緊急救援服務，故本村人等極力反對上述申請。

專此奉達 貴會諸公請體察民情，尊重民意，保護本村的環境，實感公便。



屯門鄉井頭(上)村村代表

李維苑



屯門鄉井頭(中/下)村村代表

黃遠添

二零一八年八月七日

tpbpd

---

寄件者: Peter Lai Wai Hang <peterlai@sino-estates.com>  
寄件日期: 13日08月2018年星期一 9:28  
收件者: tpbpd@pland.gov.hk  
主旨: Comment on Y/TM/20 from I.O. of Tuen Mun Town Plaza Tower 8  
附件: Letter to Planning Department.pdf

51

Dear Sir,

Attached please find our comment on Y/TM/20, for your handling.

Regards,

Peter W. H. LAI  
Assistant Property Manager  
Tuen Mun Town Plaza Phase 3  
New Territories West District  
Sino Estates Management Limited  
T: (852) 2407 4316 F: (852) 2407 3037  
E: [peterlai@sino-estates.com](mailto:peterlai@sino-estates.com)



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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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對的理據：

1. 因為街市，食肆，銀行等主要民生設施均設於屯門新墟，屯門市廣場第 1、2 期一帶，而往來屯門市廣場第 3 期(即本大廈)及屯門青山公路其他樓宇(包括該申請建設之項目)之唯一接駁通道，只有輕鐵杯渡站天橋一途(詳見附件 1)。現時輕鐵杯渡站天橋經已出現人滿之患，而唯一的無障礙設施(升降機)更是大排長龍，該設施由本大廈根據地契條款免費向各公眾人士提供服務，但該升降機亦同時服務本大廈地庫共 3 層的停車場使用者，現在已經出現許多投訴，

「提意見人」姓名/名稱 Name of person/company making this comment 屯門市廣場第 8 座  
業主立案法團主席梁友  
簽署 Signature [Signature] 日期 Date 10-2-2018



### 反對的理據：

因為根本已經飽和，而且高密度使用下，令該升降機經常出現故障，令情況更加惡劣。可以想像，如果本大廈對面興建一座達 600 個單位的樓宇，粗略估計增加 1,800 人口，以現時輕鐵杯渡站天橋設施之可承載量，人滿之患的問題將更加嚴重，而無障礙設施(升降機)的問題更是有增無減。結果誓必嚴重影響本大廈及鄰近居民的出入。所以有關項目不論是否合規格通過，貴會理應先解決上述的社區問題，而不是無視目前的狀況，只顧批出空地去增加住宅單位。我們認為政府應立即在本大廈提供的升降機之對面，建設另一個大面積的升降機(詳見附件 2)，不然這情況只會越來越糟糕，令居民無法安居樂業。(鄰近本大廈有一所老人院，長者如果需要到市中心必須使用本大廈的升降機)

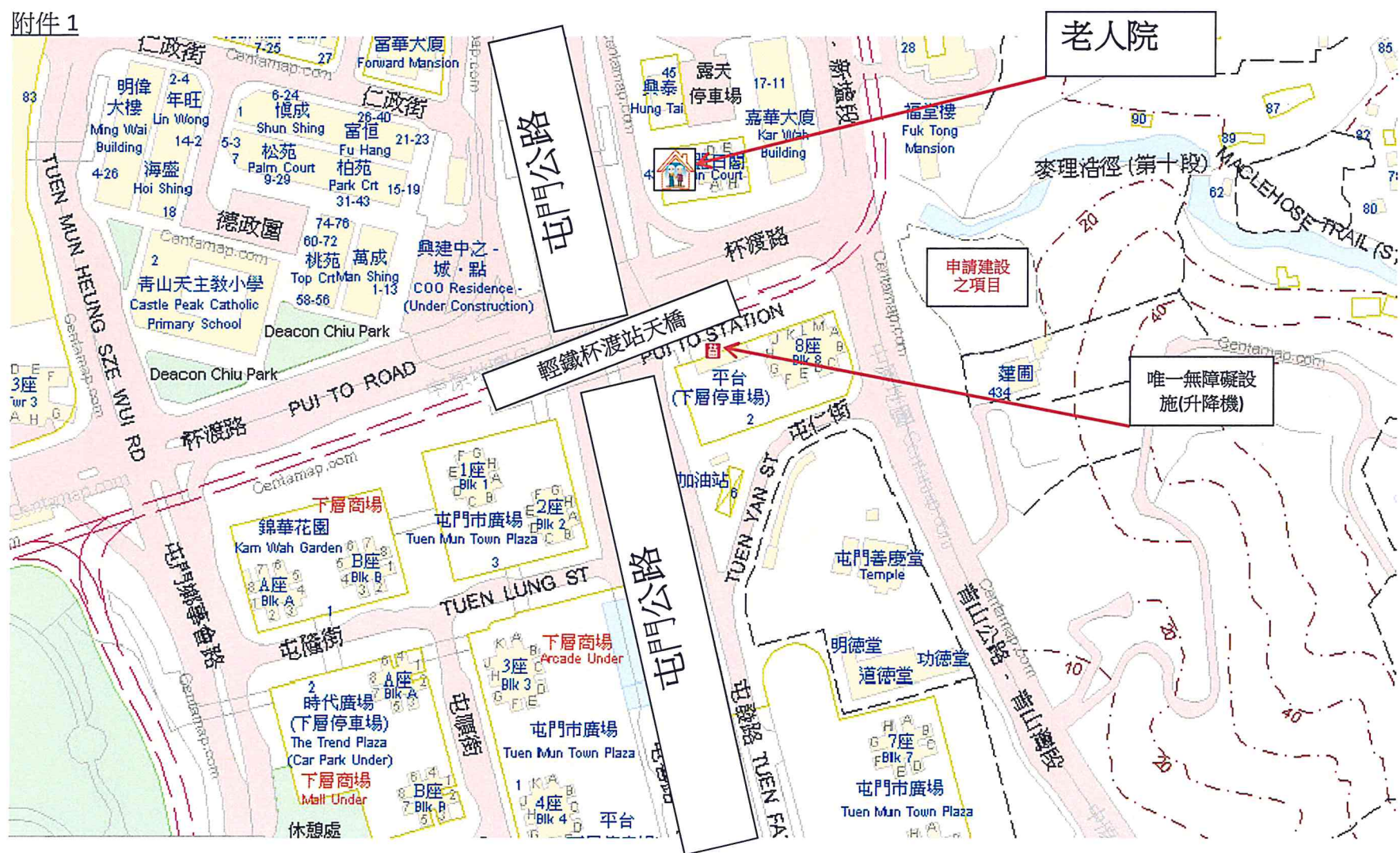
2. 現時屯門青山公路-青山灣段以南一帶之山脊線，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅，對屯門青山公路一帶之山脊線並無影響(詳見附件 3)，而現時有關之申請的大廈高達 100 米，嚴重破壞屯門青山公路一帶之山脊線，對景觀有著嚴重的影響更對郊野公園沿路的景觀造成破壞。

基於以上的原因，所以反對有關之申請。

隨函附上：附件 1，2 及 3

續下頁 ...

附件 1





附件 2



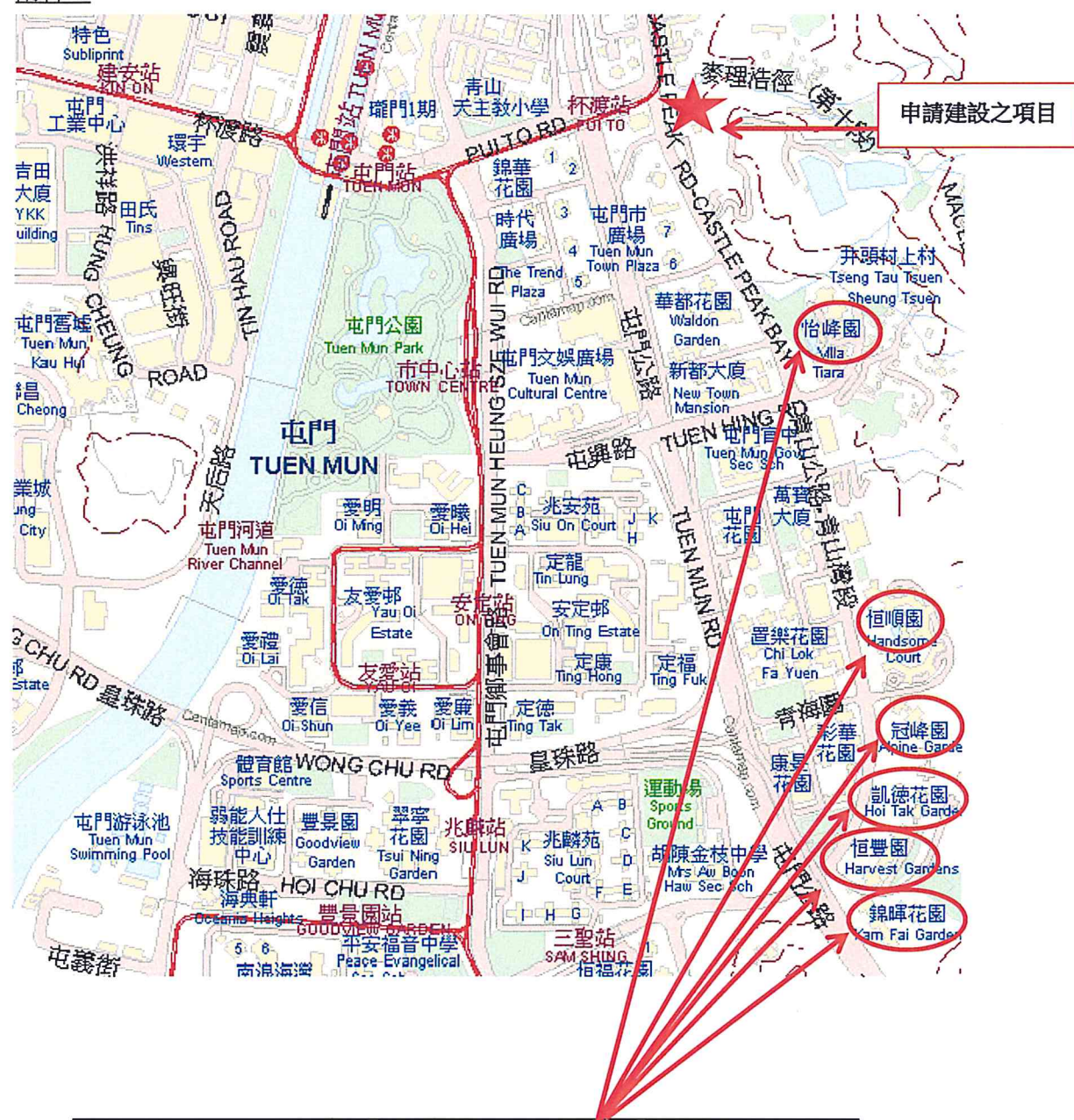


附件 2





附件 3



屯門青山公路-青山灣段以南，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅。對屯門青山公路一帶之山脊線並無影響

致: 城市規劃委員會  
貴處檔案: Y/TM/20

52

DATE: 09/08/2018

反對改劃為住宅(甲類)用途  
地段: 屯門青山公路-青山灣段436號

Y/TM/20

有關上述反對事宜, 本村於3月份已出信城規會, 感激城規會邀請本村就上述反對理由提出置評, 本村現致信城規會因本村在上述事件出席討論, 本村對上述反對事宜展開會議現代表本村嚴正作出反對理由如下:

- 按本圍傳統於本圍範圍內大興土木, 挖掘地基務必按照傳統習俗向本圍社稷神前問杯祺福, 擇定吉期遇有相沖方向, 父老務必大事酬神討論, 而上述地段本於本圍面向青山公路圍口, 故興建小型屋宇的形狀座向與顏色都會影響本圍, 最重要在挖掘地基時與本圍立圍龍脈是否相沖, 若挖穿龍脈輕則傷家, 禽, 重則人命福祉, 煩請貴處討論上述反對時審慎考慮這重點.
- 建屋施工期間, 重型車輛出入屋苑門口會構成本圍村民危險, 因上述屋苑門前與本圍主要行人徑相當接近, 該行人路與市中心相連, 本村村民出入務必使用, 這大型車輛與田螺車會對村民出入構成嚴重的危險.

綜合上述理由, 希望貴處於會議上深入討論, 如貴處漠視本圍村民父老的意見, 輟顧本圍的福祉, 本人不排除聯同兄弟父老有更激烈的行動抗爭, 表達本圍對上述事件的重視.

出席會議村委會:

黃遠榮  
村代表

梅漢傑 居民代表

井頭中村村委員會

李聯超 居民代表

梅漢傑 (代辦)



城市規劃委員會秘書 台鑒

敬啟者：



新界屯門青山公路-青山灣段 436 號  
把「綠化地帶」、「政府、機構或社區」、「道路」地帶  
改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

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專此奉達 貴會諸公請體察民情，尊重民意，保護本村的環境，實感公便。

A handwritten signature in black ink, appearing to read "李維苑".

屯門鄉井頭(上)村村代表

李維苑

A handwritten signature in black ink, appearing to read "黃遠添".

屯門鄉井頭(中/下)村村代表

黃遠添

二零一八年八月七日

54

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

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有關的規劃申請編號 The application no. to which the comment relates Y/TM/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對的理據：

1. 因為街市，食肆，銀行等主要民生設施均設於屯門新墟，屯門市廣場第 1、2 期一帶，而往來屯門市廣場第 3 期(即本大廈)及屯門青山公路其他樓宇(包括該申請建設之項目)之唯一接駁通道，只有輕鐵杯渡站天橋一途(詳見附件 1)。現時輕鐵杯渡站天橋經已出現人滿之患，而唯一的無障礙設施(升降機)更是大排長龍，該設施由本大廈根據地契條款免費向各公眾人士提供服務，但該升降機亦同時服務本大廈地庫共 3 層的停車場使用者，現在已經出現許多投訴，

屯門市廣場第 8 座

「提意見人」姓名/名稱 Name of person/company making this comment 業主立案法團主席梁友

簽署 Signature [Signature] 日期 Date 10-8-2018



續下頁 ...

### 反對的理據：

因為根本已經飽和，而且高密度使用下，令該升降機經常出現故障，令情況更加惡劣。可以想像，如果本大廈對面興建一座達 600 個單位的樓宇，粗略估計增加 1,800 人口，以現時輕鐵杯渡站天橋設施之可承載量，人滿之患的問題將更加嚴重，而無障礙設施(升降機)的問題更是有增無減。結果誓必嚴重影響本大廈及鄰近居民的出入。所以有關項目不論是否合規格通過，貴會理應先解決上述的社區問題，而不是無視目前的狀況，只顧批出空地去增加住宅單位。我們認為政府應立即在本大廈提供的升降機之對面，建設另一個大面積的升降機(詳見附件 2)，不然這情況只會越來越糟糕，令居民無法安居樂業。(鄰近本大廈有一所老人院，長者如果需要到市中心必須使用本大廈的升降機)

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基於以上的原因，所以反對有關之申請。

隨函附上：附件 1，2 及 3

續下頁 ...



附件 1

The map shows the Tuen Mun Town Plaza area, including the Tuen Mun Station (輕鐵杯渡站) and the proposed lift installation location (申請建設之項目). The map highlights the unique unobstructed facility (唯一無障礙設施(升降機)) and the location of the lift installation (申請建設之項目). The map also shows the surrounding area, including the Tuen Mun Town Plaza, Tuen Mun Station, and the Tuen Mun Road.

麥理浩徑 (第十段)

申請建設  
之項目

唯一無障礙  
施(升降機)

屯門公路

輕鐵杯渡站天橋  
PORT STATION  
平台

路

A map of the Tuen Mun area in Hong Kong. It shows Tuen Yan St (屯門大道) and Tuen Mun St (屯門街). A yellow rectangle highlights a specific location on Tuen Yan St, near the intersection with Tuen Mun St. The map also shows other streets like Tuen Mun St (屯門街) and Tuen Mun St (屯門街).

普山公路



附件 2



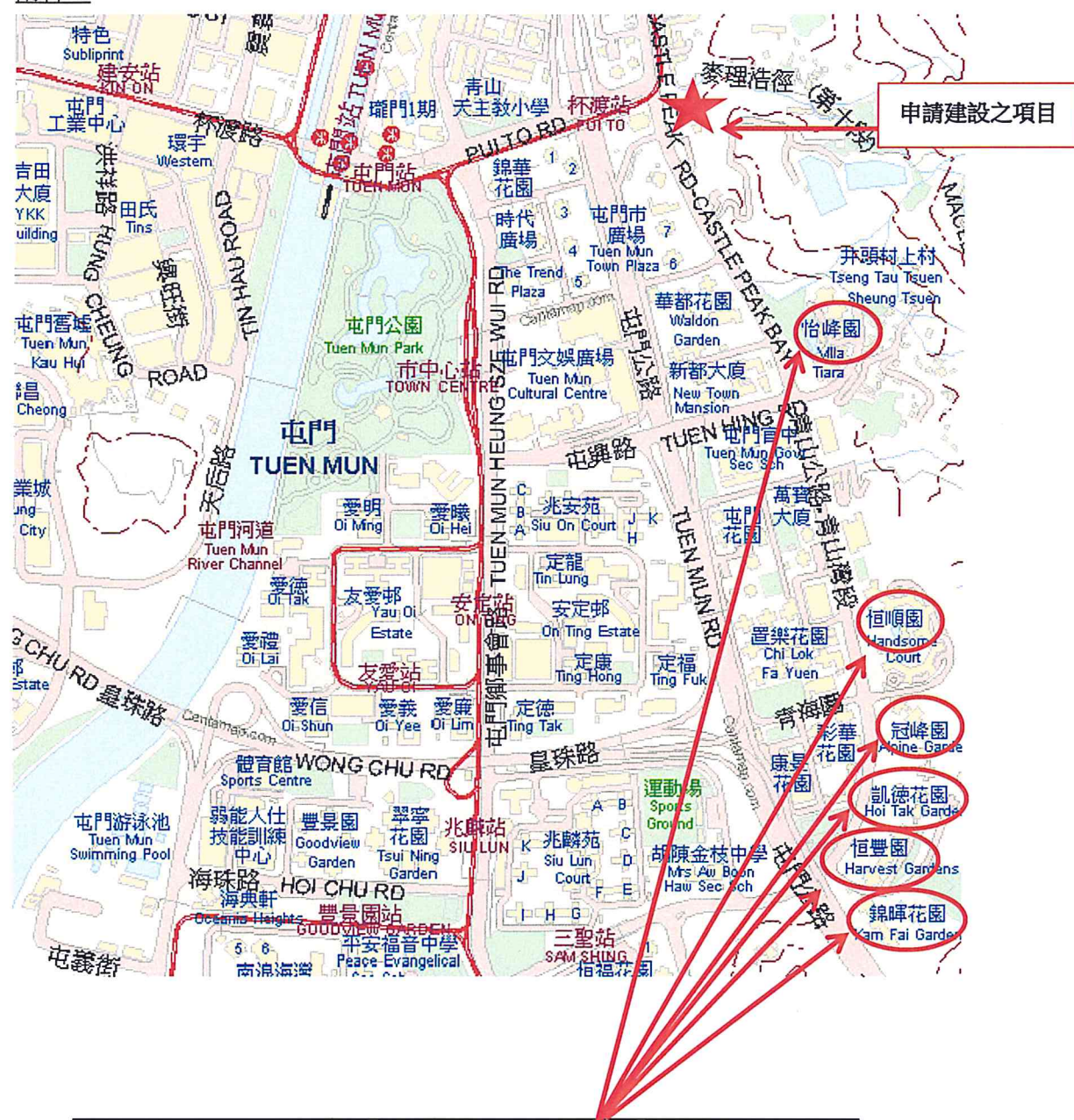


附件 2





附件 3



屯門青山公路-青山灣段以南，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅。對屯門青山公路一帶之山脊線並無影響

# 新墟村村公所

55

地址: [REDACTED]

電話: [REDACTED]

致 城市規劃委員會秘書:

新界屯門青山公路 - 青山灣段 436 號 把「綠化地帶」、  
「政府、機構或社區」、「道路」地帶改劃為「住宅(甲類) 27」地帶  
(規劃申請編號 Y/TM/20)

就上述 申請地段 屯門 青山公路 - 青山灣段 436 號, 該處興建 30 層的多層樓宇本區居民極力  
反對上述申請理由如下:

- 把「綠化地帶」改劃為「住宅甲類」必定會破壞大自然生態, 尤其影響現有 麥理浩徑之  
環境生態及景觀。
- 青山公路-青山灣段路面交通, 未能負荷多層樓宇使用量 (車輛進出、校巴接送上落、的士  
上落等.), 日後青山灣段必定交通擠塞, 造成各方不便。
- 公共運輸服務, 現有的服務還未能滿足本區 (青山公路 - 青山灣段) 的人口, 如多加 600  
戶必定不勝負荷。
- 未有對周邊的歷史建築物 或 附近 60 年以上之建築物作影響評估。
- 摘要上的社會福利設施發展, 未有詳細交代此設施是由政府負責管理? 還是由私人公司負  
責? Clubhouse 會否開放給予公眾人士使用?

懇請貴署跟進, 謝謝!



屯門 新墟 村代表  
許卓豪



屯門 新墟 村代表  
關志華



屯門 新墟 村代表  
許澤儀

二零一八年八月八日



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

56

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/20

意見詳情 (如有需要、請另頁說明)

Details of the Comment (use separate sheet if necessary)

就此改變用途，本人表示反對！如果斜地盤面積增大，  
借用此機會，改善周圍環境，方便山上居民出入，我方就會  
改變主意。香港太多單幢（冇鐵樓）！管理成本貴，不美  
觀，加上在主要道路旁，交通和停車場出入口必定有衝突。

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

NGAI SHI SHING, GODFREY

簽署 Signature

日期 Date

NGAI SHI SHING, GODFREY

16-01-2019

致城市規劃委員會秘書：

57

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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意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

交通：(1) 前面為行人過路處，很危險。(2) 三叉路口車車兩出入危險，  
(3) 現時的巴士服務不足，如何改善未有進展。(4) 該處為井上頭上村  
之天然山溪是否危險。

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

簽署 Signature 古漢強日期 Date 15-1-19


城市規劃委員會秘書 台鑒

敬啟者：

新界屯門青山公路-青山灣段 436 號  
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改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

鑑於上述申請地段就在屯門井頭上、中、下村正前方，若於該處興建 30 層的樓宇，定必阻擋本村村屋的光線及阻礙自然風進出，令地區的空氣流動減弱，影響周邊居民的健康、生活環境、空氣質素、景觀及自然光，對本村環境及村民生活有明顯的負面影響。再者，附近的交通道路已經不勝負荷，若貴會批准此規劃申請，該處的车辆流量必大大提升，勢會造成阻塞及混亂，亦妨礙緊急救援服務，故本村人等極力反對上述申請。

專此奉達 貴會諸公請體察民情，尊重民意，保護本村的環境，實感公便。



屯門鄉井頭(上)村村代表

李維苑



屯門鄉井頭(中/下)村村代表

黃遠添

二零一九年一月廿四日





tpbpd

寄件者: [REDACTED]  
寄件日期: 31日01月2019年星期四 2:02  
收件者: tpbpd  
主旨: Re: Y/TM/20 436 Castle Peak Road GB

59

Dear TPB Members,

It is totally unacceptable that a very tall and long wall of concrete be erected at the entrance to a section of one of Hong Kong's most well known nature trails, the MacLehose.

The respected ex-Governor would turn in his grave if he were to see the plans.

Previous objections upheld.

Mary Mulvihill

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From: "mm1947" <[REDACTED]>  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Sunday, April 1, 2018 3:24:46 AM  
Subject: Y/TM/20 436 Castle Peak Road GB

Y/TM/20

No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun

Site area : About 2,364m<sup>2</sup>

Zoning : "Green Belt", "GIC" and "Road"

Proposed Amendment(s) : Rezone to "Res (Group A)27 600 Units / 54 Parking / 100mPD

Dear TPB Members,

It is quite obvious that Arup is being 'economical with the truth' in this application. The site was formed, for a small residential home, not for a large development.

August 2008: A/TM/370 Proposed House (Redevelopment of Existing House) in "Green Belt", "Government, Institution or Community" and 'Road' zone

The application site was currently occupied by a single house of about 100m<sup>2</sup> and was subject to **lease conditions restricting development to a maximum site coverage of 66.67% and 2 storeys.**

PD : According to the Town Planning Board Guidelines for "Application for Development within Green Belt Zone", **redevelopment of existing residential development would generally be permitted up to the intensity of the existing development.** For the subject application, the proposed redevelopment to a single house with a gross floor area of about 852.72m<sup>2</sup> (equivalent to a plot ratio of about 0.4), though exceeded the development intensity of the existing development, was still permissible under the lease.

**No extensive clearance of existing natural vegetation would be affected, and no significant adverse visual impact was expected,** sympathetic consideration might be given to the application.

There is also mention of water mains running underneath the site.



Approval was granted with a number of conditions.

Now the applicant proposes to cover the entire site. There is no mention of how many trees would be uprooted. The negative impact on the ridge line is significant.

The GIC element is reduced to a commercial amenity. Since when has 'early education', read fee paying kindergarten, become social welfare?

Strongly object to this application. The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification in the submission for a departure from the planning intention. The proposed development is not in line with the Town Planning Board Guidelines No. 10 for 'Application for Development within "GB" Zone' in that there are no exceptional circumstances or strong planning grounds to justify the application.

The GIC zoning is intended for genuine community services not commercial activities.

TPB should reject this application as it has no merit.

Mary Mulvihill

## 意見書

Y/TM/20

新界屯門青山公路-青山灣段 436 號

大家好

我是屯門華都花園居民，請各位留意屯門上班繁忙時間的交通迫爆問題！雖然我不知道你們打算起多少戶，但請弄好交通配套才能降低交通負荷。

華都花園和吉之島的巴士站是出九龍方向的尾站，有時在 7:45-8am 的時段會因巴士爆滿而上不到車！屯門公路轉車站的候車乘客更沒機會轉到車！

西鐵負荷也會因人流多了而加重，幸好屯門站是西鐵的頭站，屯門居民都可以在繁忙時間上到車！但眼見天水圍站或較後站的乘客跟本上不到車！

請各高官先了解屯門交通情況和人流才決定怎樣起建設。希望到時會有交通配套去配合建設，不會出現交通更迫爆情況。

屯門居民上

RECEIVED

2019 JAN 31 P 12:27

TOWN PLANNING BOARD

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展期屆滿前向城市規劃委員會（下稱「委員會」）提出，填寫的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (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., Tin Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- 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, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
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。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

屯門華都花園業主立案法團

182(TM) 法團主席- 廖榮棠先生

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

王國傑先生  
佳定物業管理有限公司

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)  
與申述相關的草圖（請註明草圖名稱及編號）

有關的規劃申請編號：Y/TM/20

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (Continued) (use separate sheet if necessary)<sup>#</sup>  
 申述詳情(續)(如有需要,請另頁說明)<sup>#</sup>

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	華都花園位處屯利街一號,本法團有以下意見向貴會表達: (一) 破壞綠化地帶環境 (二) 對區內交通造成負荷 (三) 對區內人流加重負擔 (四) 地區公眾資源分配未能配合,包括醫療、教育、體育活動、休憩場地
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.  
 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
 若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 印文本和 50 份電子複本)。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項,如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

5-62

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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- (一) 交通配套不足，未有提交數目及如何安排出入口行人路，  
因引前是班馬路行人過路處，如該項建築物之入口車路如何  
安排。
- (二) 旺角東邊之山溪又如何安排，因該山溪水在雨季時係由井上排  
之溪水流下至市門河是需要很大的排水系統才可以解。
- (三) 地理及社區，該處有一間中學一間小學，亦有井坑上村村民，村內人仕等  
出入，對他們又有何安排，因他們都要由旺馬路過路。

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

簽署 Signature

古漢強

日期 Date

15-7-2019

古漢強 (本局區議員)



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

參考編號

Reference Number:

190719-183009-31630

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

19/07/2019 18:30:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong Wing Yan

意見詳情

Details of the Comment :

反對興建計劃

- 1/ 青山公路及屯門公路交通網負荷不了
- 2/ 私人地發展，但當中會佔用部分斜坡政府土地
- 3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋
- 4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢氣影響，空氣質素將大幅下降
- 5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生
- 6/ 除非大廈發展內將提供足夠車位，否則將使區內車位需求增加
- 7/ 鄰近杯渡路及青山公路交界處，大廈的私家連接道路將直接駛入青山公路，並影響青山公路交通流量
- 8/ 輕鐵置樂段雖永久擱置，但其預留空間將無法為大廈及青山公路作出有效分隔，如需興建大廈，則無可避免對26層高大廈做成噪音污染
- 9/ 對鄰近屋苑做成永久採光不足及私穩問題
- 10/ 屯門區近年已經建成大量公屋、居屋及私家屋苑，但相關教育、醫療及娛樂配套都沒有做好，公共空間反而日益減少

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

參考編號

Reference Number:

190720-093214-05349

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

20/07/2019 09:32:14

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YUK FAI CHAN

意見詳情

Details of the Comment :

雖然屯門市中心一帶新樓宇建成比較少,但基於該位置是市中心一帶交通要道,若然建造新樓宇,必定有大量工程車輛駛入,或等候. 阻礙交通.

再者,該門口已經有很多違例泊車,試過好幾次被迫行上馬路,令險象環生.

所以本人強烈反對興建新樓宇,影響附近民生,空氣,交通.

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

參考編號

190718-163308-65478

Reference Number:

提交限期

02/08/2019

Deadline for submission:

提交日期及時間

18/07/2019 16:33:08

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. KWOK

Name of person making this comment:

意見詳情

Details of the Comment :

公路附近已經多車,再多住宅會影響交通  
停車位不足  
令輕鐵噪音更嚴重  
影響空氣流動和空氣質素

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

參考編號

Reference Number:

190718-163845-99995

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

18/07/2019 16:38:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Anonymous

意見詳情

Details of the Comment :

1/ 青山公路及屯門公路交通網負荷不了

2/ 私人地發展，但當中會佔用部分斜坡政府土地

3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋

4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢氣影響，空氣質素將大幅下降

5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生

6/ 除非大廈發展內將提供足夠車位，否則將使區內車位需求增加

7/ 鄰近杯渡路及青山公路交界處，大廈的私家連接道路將直接駛入青山公路，並影響青山公路交通流量

8/ 輕鐵置樂段雖永久擱置，但其預留空間將無法為大廈及青山公路作出有效分隔，如需興建大廈，則無可避免對26層高大廈做成噪音污染

9/ 對鄰近屋苑做成永久採光不足及私穩問題

利申: 鄰近屋苑居民



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

參考編號

190718-161510-27599

Reference Number:

提交限期

02/08/2019

Deadline for submission:

提交日期及時間

18/07/2019 16:15:10

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. PATRICK WU

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對該處興建高密度住宅, 因為:

1. 青山公路狹窄, 新建樓宇會增加人流車流, 加劇該路段擠塞情況
2. 該處為麥理浩徑出入口, 新建樓宇的車輛出入口會對行山人士構成風險



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

參考編號

Reference Number:

190718-182244-09394

### 提交限期

**Deadline for submission:**

02/08/2019

### 提交日期及時間

Date and time of submission:

18/07/2019 18:22:44

有關的規劃申請編號

**The application no. to which the comment relates:**

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 鄭麗英

## 意見詳情

### Details of the Comment :

屯門區內康樂設施、醫療設施已飽和多年，而且區內交通、停車場位、出市區交通（西鐵及屯門公路於上下班時間）也早不勝負荷。擬興建樓宇的地方乃是當區數屋苑和屯門鄉事會路的綠帶地區，在該址建大量房屋將大大降低附近居民之居住質素。建議另選址，或於該址只建低樓層樓宇，以取平衡。謝謝。

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

參考編號

190718-184449-57905

Reference Number:

提交限期

02/08/2019

Deadline for submission:

提交日期及時間

18/07/2019 18:44:49

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Vicky Sing

Name of person making this comment:

意見詳情

Details of the Comment :

已修正反對內容

1/ 青山公路及屯門公路交通網負荷不了

2/ 私人地發展，但當中會佔用部分斜坡政府土地

3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋

4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢氣影響，空氣質素將大幅下降

5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生

6/ 除非大廈發展內將提供足夠車位，否則將使區內車位需求增加

7/ 鄰近杯渡路及青山公路交界處，大廈的私家連接道路將直接駛入青山公路，並影響青山公路交通流量

8/ 輕鐵置樂段雖永久擱置，但其預留空間將無法為大廈及青山公路作出有效分隔，如需興建大廈，則無可避免對26層高大廈做成噪音污染

9/ 對鄰近屋苑做成永久採光不足及私穩問題

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

參考編號

Reference Number:

190719-013432-19523

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

19/07/2019 01:34:32

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andy Po

意見詳情

Details of the Comment :

反對柳園舊址興建26層樓高的住宅。

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

參考編號

190719-122350-14536

Reference Number:

提交限期

02/08/2019

Deadline for submission:

提交日期及時間

19/07/2019 12:23:50

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Cheung Man Wah

Name of person making this comment:

意見詳情

Details of the Comment :

我反對建屋，理由如下

- 1/ 青山公路及屯門公路交通網負荷不了
- 2/ 私人地發展，但當中會佔用部分斜坡政府土地
- 3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋
- 4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢氣影響，空氣質素將大幅下降
- 5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生
- 6/ 除非大廈發展內將提供足夠車位，否則將使區內車位需求增加
- 7/ 鄰近杯渡路及青山公路交界處，大廈的私家連接道路將直接駛入青山公路，並影響青山公路交通流量
- 8/ 輕鐵置樂段雖永久擱置，但其預留空間將無法為大廈及青山公路作出有效分隔，如需興建大廈，則無可避免對26層高大廈做成噪音污染
- 9/ 對鄰近屋苑做成永久採光不足及私穩問題
- 10/ 整個屯門近年已經興建大量屋邨，但沒有相關醫療、教育及娛樂設施配套



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

參考編號

Reference Number:

190719-133803-40011

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

19/07/2019 13:38:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong Hoi Yee

意見詳情

Details of the Comment :

反對起樓，附近已有好多新樓宇，交通配套冇改善，屯門逼爆，好多自由行，屯公日日塞車，西鐵返工時間超多人，上都上唔到車，之後仲行多個屯門南站，唔使搭車了



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

參考編號

Reference Number:

190717-202750-46091

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

17/07/2019 20:27:50

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Yeung Man Ching

意見詳情

Details of the Comment :

本人不贊成在上述位址建住宅，因為附近有學校，施工期間影響學生上課，加上屯門區人口太多，以及大陸自由行在屯門市中心及新墟購物，令街道更擠迫，再增添屯門區人口，令屯門區交通不敷應用。還有施工位置附近有登山徑，施工時亦會對附近山坡和環境造成破壞，需要封路，令屯門人少了行山的路徑。

### 參考編號

190717-221857-15400

**Deadline for submission:**

02/08/2019

Date and time of submission:

17/07/2019 22:18:57

The application no. to which the comment relates:

Y/TM/20

Name of person making this comment:

先生 Mr. Chan

### Details of the Comment :

It is unnecessary to build that building on that small area and the traffic there is already too full and it will defiantly add pressure on the basic infrastructure.

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

參考編號

Reference Number:

190718-145249-15247

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

18/07/2019 14:52:49

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. TSANG LAI FUNG

意見詳情

Details of the Comment :

- 1/ 青山公路及屯門公路交通網負荷不了
- 2/ 私人地發展，但當中會佔用部分斜坡政府土地
- 3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋
- 4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢氣影響，空氣質素將大幅下降
- 5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生
- 6/ 除非大廈發展內將提供車位，否則將使區內車位需求增加
- 7/ 鄰近杯渡路及青山公路交介處，如大廈並無提供私家道路，車輛將無法直接駛入大廈，並影響青山公路交通流量
- 8/ 輕鐵置樂段將永久無法興建，如需興建，則對26層高大廈做成噪音污染
- 9/ 對鄰近屋苑做成永久採光不足及私穩問題

利申: 鄰近屋苑居民

城市規劃委員會秘書 台鑒

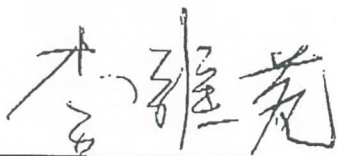
Appendix IV-76 of RNTPC  
Paper No. Y/TM/20D

敬啟者：

新界屯門青山公路-青山灣段 436 號  
把「綠化地帶」、「政府、機構或社區」、「道路」地帶  
改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

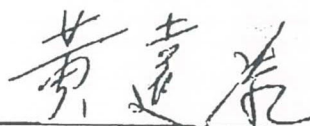
鑑於上述申請地段就在屯門井頭上、中、下村正前方，若於該處興建 30 層的樓宇，定必阻擋本村村屋的光線及阻礙自然風進出，令地區的空气流動減弱，影響周邊居民的健康、生活環境、空氣質素、景觀及自然光，對本村環境及村民生活有明顯的負面影響。再者，附近的交通道路已經不勝負荷，若貴會批准此規劃申請，該處的车辆流量必大大提升，勢會造成阻塞及混亂，亦妨礙緊急救援服務，故本村人等極力反對上述申請。

專此奉達 貴會諸公請體察民情，尊重民意，保護本村的環境，實感公便。



屯門鄉井頭(上)村村代表

李維苑



屯門鄉井頭(中/下)村村代表

黃遠添

2019 年 7 月 24 日

有關城市規劃申請一事(申請編號 Y/TM/20)  
新界屯門青山公路, 青山灣段 436 號.

29/6/2019

本人是屯門居民, 本人同意上述申請, 因上址已荒廢了十多年, 土地資源被浪費,  
本人希望上述發展, 能提供一些附合屯門社區需要之設施, 造福當地居民.





致城市規劃委員會秘書處  
申請個案編號 Y/TM/20

23/7/2019

我本人是屯門居民，得悉上述申請改規劃申請，本人明白到土地資源應妥善運用，可供建屋的土地供應短缺，本人也明白增加房屋供應會引致交通負荷增加，考慮上述因素後，若然運輸署及規劃署不反對上述申請，本人也支持上述申請。

謝謝



致城市規劃委員會：

申請編號 Y/TM/20

本人子女成才，急需置業以便成家立室，  
但是現在香港房屋短缺，很希望屯門  
可以繼續增加住宅樓宇。

因此希望城規會盡快批出 Y/TM/20  
的興建。

此致

屯門區居民劉美娟

敬上

29/7/2019



致城市規劃委員會：

有關申請編號 Y/TM/20 的建議 80

本人就以申請編號 Y/TM/20 提供一些意見，本人是屯門區居民，發現屯門區的住宅樓宇不多，希望區內能夠提供更多的住宅單位。

基於香港房屋短缺的問題日益嚴重，政府未能在短時間內大量興建房屋，本人更會多留意一些私人發展項目，而這項目正是本人值得關注及贊成興建的。此項目發展的地方是鄰近大型商場，輕鐵站，地理位置極好，是為想置業的市民提供一個好選擇。

有見及此，希望城規會盡快實行此發展計劃，謝謝。

屯門區居民譚志生敬上

二零一九年七月二十三日



本人就 Y/TM/20 的規劃申請提出  
贊成建議，原因香港需要大量房屋，才可以  
解決住屋問題。

本人一直想在屯門置業，奈何遲遲未有  
心水樓宇，全與住屯門公屋的年邁父親  
相隔多個地區。（本人現居元朗）。

希望政府批多的屋，當然也多些

選擇。

張家

Ms. Cheung Chu Fun 及  
父親 Mr. Cheung Ka  
張家



tpbpd

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寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 12:56  
收件者: tpbpd@pland.gov.hk  
主旨: Fw: 致城市規劃委員會秘書  
附件: 20190802\_124443.pdf

請查閱附件。



致城市規劃委員會秘書  
15/F 北角政府合署  
333 渣華道 北角 香港  
傳真：28770245 25228426  
電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

申請編號：Y/TM/20

親愛的城市規劃委員會委員：

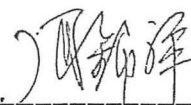
有關事項 支持對屯門分計劃大綱圖核准圖編號 S/TM/33 所作修訂項目  
A1 A2 A3 A4 及 A5

本人支持以上列出的修訂項目。原因如下：

1. 現在本港的房屋供應十分緊張。以上的修訂項目可以大大增加本港的公營及私營房屋供應，讓公屋輪候時間可以縮短，而有能力置業的年青人亦可以盡快上樓。
2. 當中改劃鄰近市中心及已發展的“綠化地帶”及“政府、機構及社區”作為“住宅”用途，對增加區內房屋供應的作用尤其顯著，又可更有效利用市中心的交通網絡、基礎及社區設施。
3. 相關的修訂項目照顧了在不同置業階梯人士的需要，既提供公屋、亦提供私樓，是應對本港房屋問題的恰當對策。
4. 有關修訂項目確切實施《2017 施政報告》增加土地供應的目標。
5. 與其他增加土地供應的建議比較，例如維港以外近岸填海、發展郊野公園及填平水塘等等，這些修訂項目較為實際，及能夠於短期內提供住宅單位，解決房屋需求的燃眉之急。
6. 這些修訂項目不具重大的爭議性，不會造成社會上重大的意見分歧，令社會進一步撕裂。

希望這些修訂項目能夠順利獲得通過，讓香港的房屋短缺問題得以早日解決。

謹啟



周錦祥 BBS MH

2019 年 8 月 1 日  
周錦祥 BBS MH 簡歷  
屯門區議員(2008-2015)  
屯門區撲滅罪行委員會主席(4/2009-3/2015)  
屯門西北分區委員會主席(4/2006-3/2020)

致：城市規劃委員會秘書

申請編號：Y/TM/20

香港北角渣華道 333 號

北角政府合署 15 樓

傳真：2877 0245, 2522 8426

電郵：tpbpd@pland.gov.hk

親愛的城市規劃委員會：

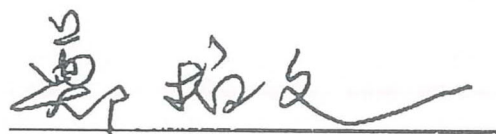
有關事項：支持對屯門分區計劃大綱圖核准圖編號 S/TM/33 所作修訂項目 A1, A2, A3, A4 及 A5

本人支持以上列出的修訂項目，原因如下：

1. 現在本港的房屋供應十分緊張，以上的修訂項目可以大大增加本港的公營及私營房屋供應，讓公屋輪候時間可以縮短，而有能力置業的年青人亦可以盡快上樓。
2. 當中改劃鄰近市中心及已發展的“綠化地帶”及“政府、機構及社區”作為“住宅”用途，對增加區內房屋供應的作用尤其顯著，又可更有效利用市中心的交通網絡、基礎及社區設施。
3. 相關的修訂項目照顧了在不同置業階梯人士的需要，既提供公屋，亦提供私樓，應對本港房屋問題的恰當對策。
4. 有關修訂項目確切實施《2017 施政報告》增加土地供應的目標。
5. 與其他增加土地供應的建議比較，例如維港以外近岸填海、發展郊野公園及填平水塘等等，這些修訂項目較為實際，及能夠於短期內提供住宅單位，解決房屋需求的燃眉之急。
6. 這些修訂項目不是重大的爭議性，不會造成社會上重大的意見分歧，令社會進一步撕裂。

希望這些修訂項目能夠順利通過，讓香港的房屋短缺問題得以早日解決！

此致



鄭栢文 謹啟

裕銀國際控股有限公司

主席

港澳深圳市僑聯聯誼會

首席會長

深圳市歸國華僑聯合會

常委

聖約翰救傷隊新界西分區聯隊

副會長

屯門商會

榮譽主席

稻苗學會

副主席

日期：2019 年 8 月 2 日

tpbpd

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寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 3:19  
收件者: tpbpd  
主旨: Y/TM/20 436 Castle Peak Road GB GIC

Y/TM/20

No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun

Site area : About 2,364m<sup>2</sup>

Zoning : "Green Belt", "GIC" and "Road"

Proposed Amendment(s) : Rezone to "Residential (Group A)27"

1 Tower - 600 Units – 100mPD – Private OS 1,615m<sup>2</sup> – 48 Vehicle Parking

Dear TPB Members,

Another audacious plan to convert a site obviously intended to serve the community in the form of a buffer zone and community facilities.

The token gesture to the community " Providing much needed social welfare facility for benefit of community" is an Early Education and Training Centre that would effectively be nothing more than a fee paying kindergarten.

This at a time when there is such a critical need for various community facilities that the government is now talking about buying units in commercial properties to cover the shortfall.

The negative visual impact of the development is obvious; the ridge line is obscured from many angles.

Tuen Mun Town Plaza Block 8 should not have been approved, the mistake should not be compounded.

The previous approved scheme respected the need at this junction for a low rise development.

The demand for housing is diminishing, there are 10,000 unsold units on the market.

Members must now give more weight to the need for community facilities and the need to retain green backdrops rather than the overplayed mantra of need for housing.

Mary Mulvihill

tpbpd

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寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 11:27  
收件者: tpbpd@pland.gov.hk  
主旨: KFBG's comments on four planning applications  
附件: 190802 s17 TCV 8.pdf; 190802 s16 LI 30.pdf; 190802 s12a TM 20.pdf; 190802 s16 NTM 391.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden





嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

2nd August, 2019.

By email only

Dear Sir/ Madam,

To rezone the application site from "Green Belt", "Government, Institution or  
Community", "Road" to "Residential (Group A)27"  
(Y/TM/20)

1. We refer to the captioned.
2. As shown in the gist, the application site covers a watercourse. We would like the Board to liaise with relevant authorities as to whether this watercourse would be directly/ indirectly impacted.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



tpbpd

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寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 9:49  
收件者: tpbpd@pland.gov.hk  
主旨: 致城市規劃委員會秘書 申請編號Y/TM/20  
附件: MX-2630N\_20190802\_095036.pdf

你好,以下附件是本會對屯明分區計劃的意見,謝謝

--  
屯門商會秘書處  
李小姐

[REDACTED]

[REDACTED]

致城市規劃委員會秘書

申請編號: Y/TM/20

15/F 北角政府合署

333 渣華道, 北角, 香港

傳真: 28770245 25228426

電郵: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

尊貴的城市規劃委員會委員:

屯門是香港的衛星城市, 人口雖然眾多, 但由於屯門區內土地供應能解決全港面對的更迫切問題。

因此, 屯門商會讚成屯門分區計劃大綱圖編號 Y/TM/20 的建議修訂。雖然修訂可能為屯門區內交通及公共設施帶來一定壓力, 或許帶來更多人口, 不過在大規模的規劃, 是必定會有其影響的, 增加土地供應是全港的更迫切問題, 權衡輕重, 以上修訂項目所帶來的實在是利多於弊, 也可配合 2017 年施政報告, 增加土地供應, 也可在短期內提供住宅單位, 減低住宅需求的壓力。

此外, 有關當局已透過各項技術評估證明以上修訂不會造成重大的影響, 屯門商會謹此表達對以上修訂的支持。

在此謹祝工作愉快 !



屯門商會會長楊江 主席陳光裕

暨全體會董及會員

敬啟

01/08/2019

tpbpd

寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 9:19  
收件者: tpbpd@pland.gov.hk  
主旨: Comment with Application no. Y/TM/20  
附件: doc06466120190802092045.pdf

Dear Secretary

Please find the enclosed comment with application no. Y/TM/20 for your work processing.

Regards,

Marco M. F. Chan  
Assistant Property Manager  
Tuen Mun Town Plaza Phase III  
New Territories West District  
Sino Estates Management Limited  
T: [REDACTED]

B1, Carpark, Customer Service Centre, Tuen Mun Town Plaza Ph3, 2 Tuen Yan Street, Tuen Mun, N.T.  
[www.sino.com](http://www.sino.com)

Untitled Document

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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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對的理據：

1. 區內街市，食肆，銀行等主要民生設施均設於屯門新墟，屯門市廣場第 1、2 期一帶。而往來屯門市廣場第 3 期(即本大廈)及屯門青山公路其他樓宇(包括該申請建設之項目)之唯一接駁通道，只有輕鐵杯渡站天橋一途(詳見附件 1)。現時輕鐵杯渡站天橋經已出現人滿之患，而唯一的無障礙設施(設於本大廈的升降機)更是大排長龍出現飽和情況，該設施由本大廈根據地契條款免費向各公眾人士提供服務，但該升降機亦同時服務本大廈地庫共 3 層的停車場使用者，現在已經出現許多投訴，關於該升降機等候長及停車場使用者經常未能升降機到 1 樓及 4 樓輕鐵站平台。

屯門市廣場

「提意見人」姓名/名稱 Name of person/company making this comment 業主立案法團主席梁友  
簽署 Signature [Signature] 日期 Date 2/8/19



反對的理據：

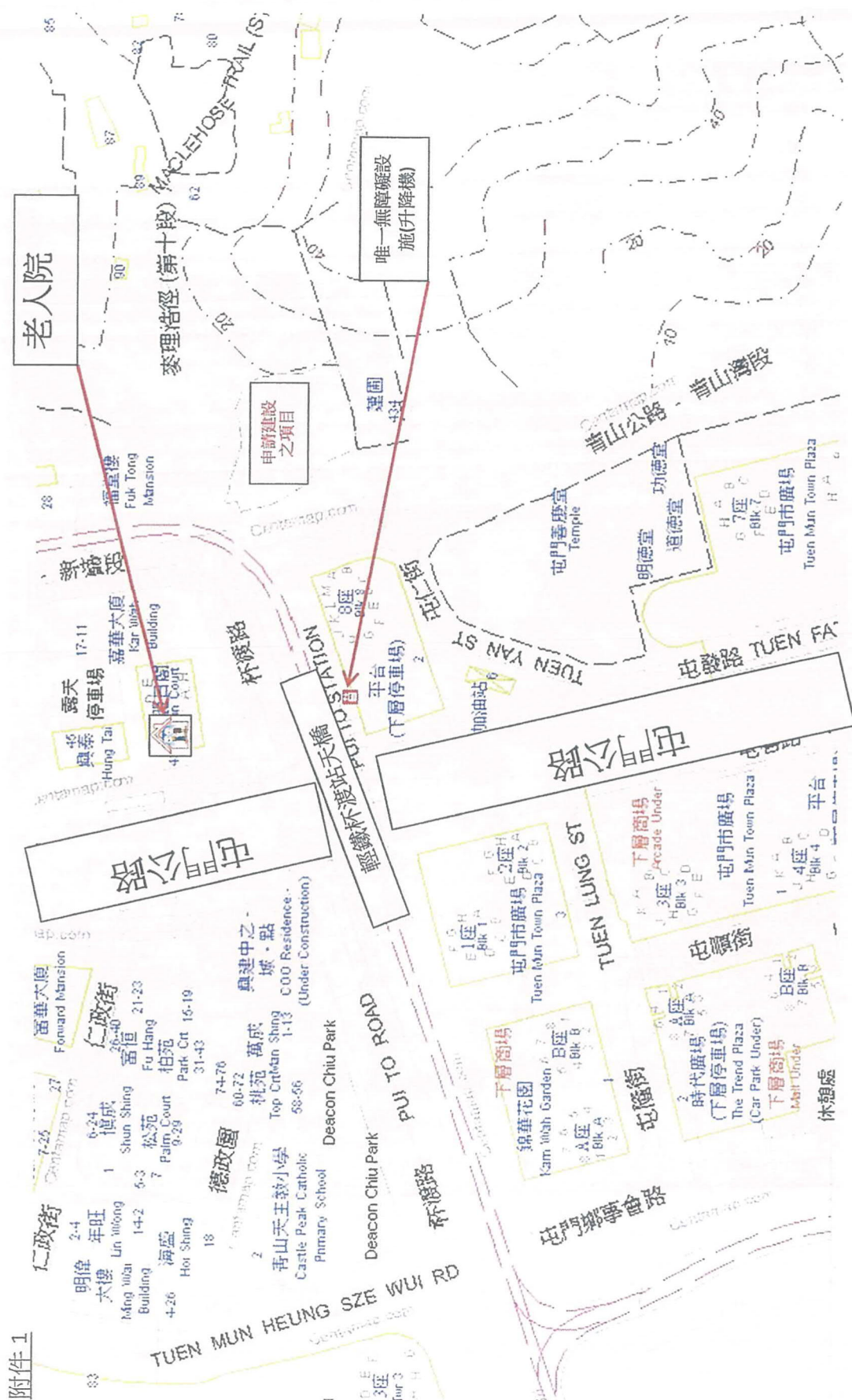
2. 區內各項設施在高密度使用情況下，已達到飽和程度。可以想像，如果本大廈對面興建一座達 600 個單位的樓宇，以每戶一家三口計算，粗略估計增加 1,800 人口。以現時輕鐵杯渡站天橋設施之可承載量，人滿之患的問題將更加嚴重，而無障礙設施(本大廈的升降機)的高使用量問題更是有增無減，預計損壞及維修次數必定增加。結果誓必嚴重影響本大廈及鄰近居民的出入，同時亦會增加本大廈日常營運開支。所以有關項目不論是否合規格通過，貴會理應先解決上述的社區問題，而不是無視目前的狀況，只顧盲目地批出空地去增加住宅單位。我們認為政府應立即在本大廈提供的升降機之對面，建設另一個大面積的升降機(詳見附件 2)，不然這情況只會越來越糟糕，令居民無法安居樂業。(鄰近本大廈有一所老人院，長者如果需要到市中心必須使用本大廈的升降機)
3. 現時屯門青山公路-青山灣段以南一帶之山脊線，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅，對屯門青山公路一帶之山脊線並無影響(詳見附件 3)，而現時有關之申請的大廈高達 100 米，嚴重破壞屯門青山公路一帶之山脊線，除對景觀有著嚴重的影響更對郊野公園沿路的景觀造成破壞，更會造成屏風效應。

基於以上的原因，所以反對有關之申請。

隨函附上：附件 1，2 及 3



附件 1



附件 2

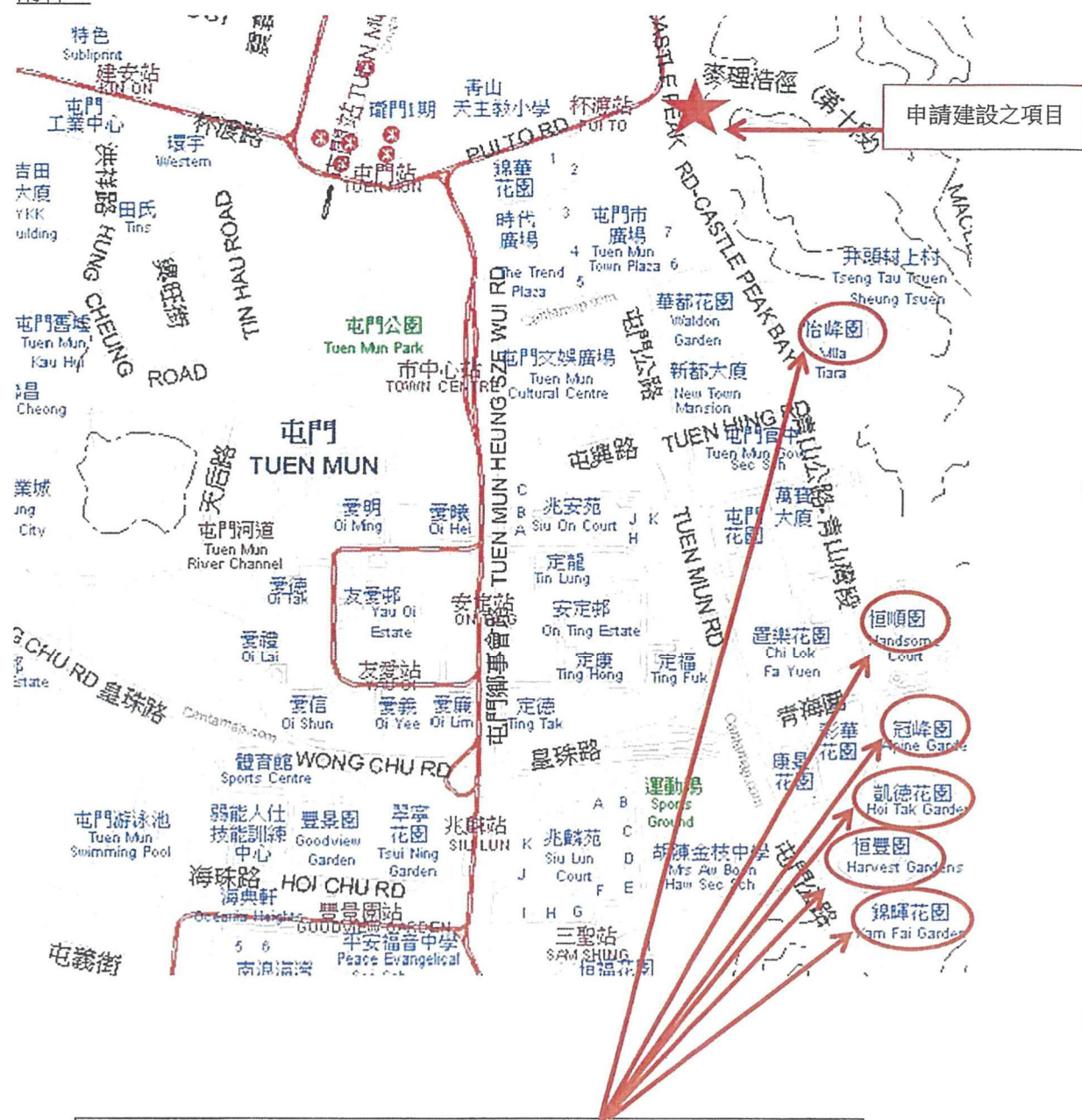




附件 2



附件 3



屯門青山公路-青山灣段以南，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅。對屯門青山公路一帶之山脊線並無影響



tpbpd

---

寄件者: Andrew Chan (WWF-HK) [REDACTED]  
寄件日期: 02日08月2019年星期五 18:45  
收件者: tpbpd@pland.gov.hk  
主旨: s12afi\_Y\_TM\_20\_6\_Tuen Mun\_WWF\_2019 08(Aug)  
附件: s12afi\_Y\_TM\_20\_6\_Tuen Mun\_WWF\_2019 08(Aug).pdf

Dear Sir/Madam,

Please find attached our submission of the captioned.

Best regards,

Andrew Chan  
Senior Conservation Officer, Policy  
WWF-Hong Kong 世界自然基金會香港分會

**together possible** 

Find out more and get involved at [wwf.org.hk](http://wwf.org.hk)

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)





世界自然基金會  
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路8號  
萬泰中心15樓  
15/F, Manhattan Centre  
8 Kwai Cheong Road  
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011  
傳真 Fax: +852 2845 2764  
wwf@wwf.org.hk  
wwf.org.hk

2 August 2019

Chairman and Members  
Town Planning Board  
15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

By E-mail ONLY

Dear Sir/Madam,

**Re: To rezone the application site from "Green Belt", "Government, Institution or Community", "Road" to "Residential (Group A)27" (Y/TM/20)**

WWF would like to lodge objection to the captioned rezoning application.

**Set undesirable precedent for further encroachment on the concerned "Green Belt"**

Majority of the captioned site locates on a "Green Belt" ("GB") zone that locates between Tuen Mun town and the Tai Lam Country Park. As such, we consider this "GB" zone is serving as an important buffer between the urban area and the country park. We are of grave concern that approval of the captioned rezoning application will set an undesirable precedent for future developments in other areas of the concerned "GB" zone, which will eventually deteriorate its buffer function between developed area and the conservation important country park in the long term. Therefore, we opine that the captioned application should be rejected.

We would be grateful if our objection could be duly considered by the Town Planning Board.

Yours faithfully,

Andrew Chan  
Senior Conservation Officer, Policy

together possible™

贊助人：香港特別行政區行政長官  
林鄭月娥女士、大紫荊勳章、GBS  
主席：何國建先生  
行政總裁：江偉智先生

核數師：香港立信德業會計師事務所有限公司  
秘書公司秘書：嘉信秘書服務有限公司  
註冊司庫：匯豐銀行  
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS  
The Chief Executive of the HKSAR  
Chairman: Mr Edward M. Ho  
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited  
Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

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
Residential Institution	Petrol Filling Station
School (in free-standing purpose-designed building only)	Place of Entertainment
Social Welfare Facility	Private Club
Utility Installation for Private Project	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

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

(please see next page)

# RESIDENTIAL (GROUP A) (cont'd)

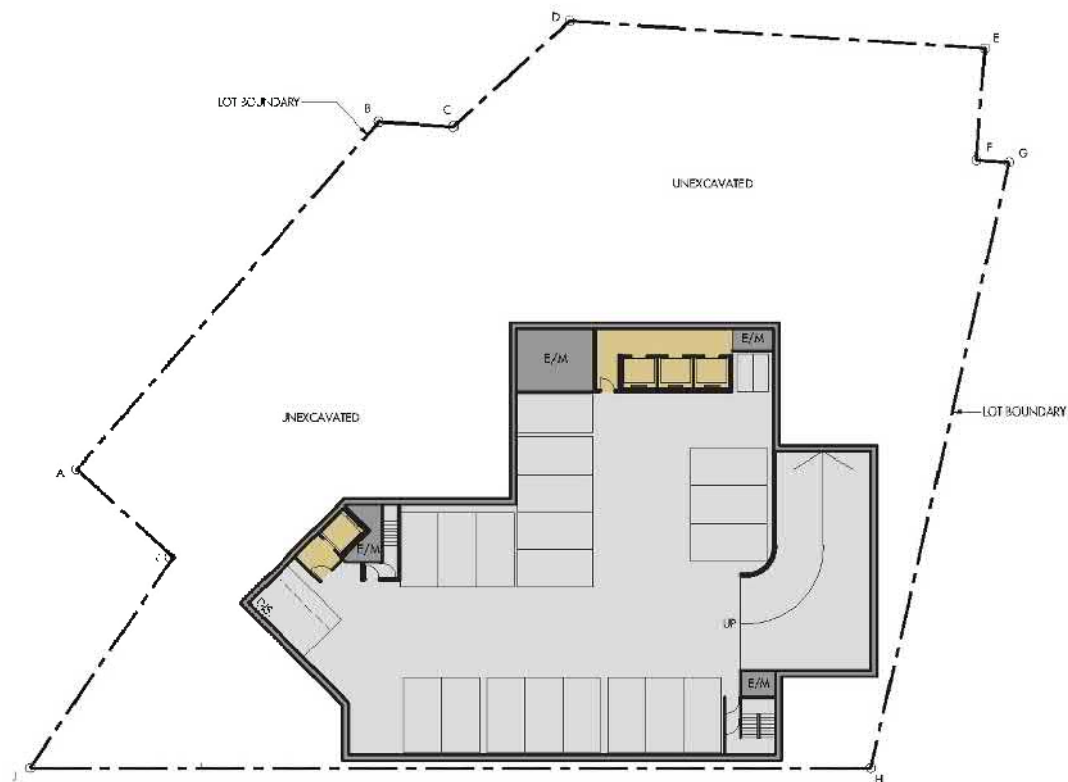
## Planning Intention

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. For the “Residential (Group A) 21”, “Residential (Group A) 23”, “Residential (Group A) 24”, “Residential (Group A) 25” and “Residential (Group A) 26” zones, the planning intention is for public housing development.

## Remarks

- (a) On land designated “Residential (Group A)” (“R(A)”), “R(A)1” and “R(A)24”, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated “R(A)22”, “R(A)23” and **“R(A)27”**, no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 6 or a maximum non-domestic plot ratio of 9.5, as the case may be. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 6 divided by the maximum non-domestic plot ratio of 9.5. **On land designated “R(A)27”, Office Base of On-site Pre-school Rehabilitation Services of not less than 500m2 with provision standards satisfactory to the Director of the Social Welfare Department should be provided in the non-domestic portion of the building.**
- (c) On land designated “R(A)”, “R(A)1”, “R(A)22”, “R(A)23” and “R(A)24”, no 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 relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) and (b) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –
  - (i) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
  - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraphs (a) and (b) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(please see next page)



# SPIRAL

CARPARK PROVISION		
GF PRIVATE CARPARK FOR RESIDENTIAL	27	47
B1 PRIVATE CARPARK FOR VISITOR	20	



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DWG TITLE  
B1 FLOOR PLAN

PROJECT  
PROPOSED DEVELOPMENT  
NO.435 CASTLE PEAK ROAD  
TUEN MUN, N.T.

SCALE  
DATE 02/02/2018  
DWG NO SK71  
REVISION

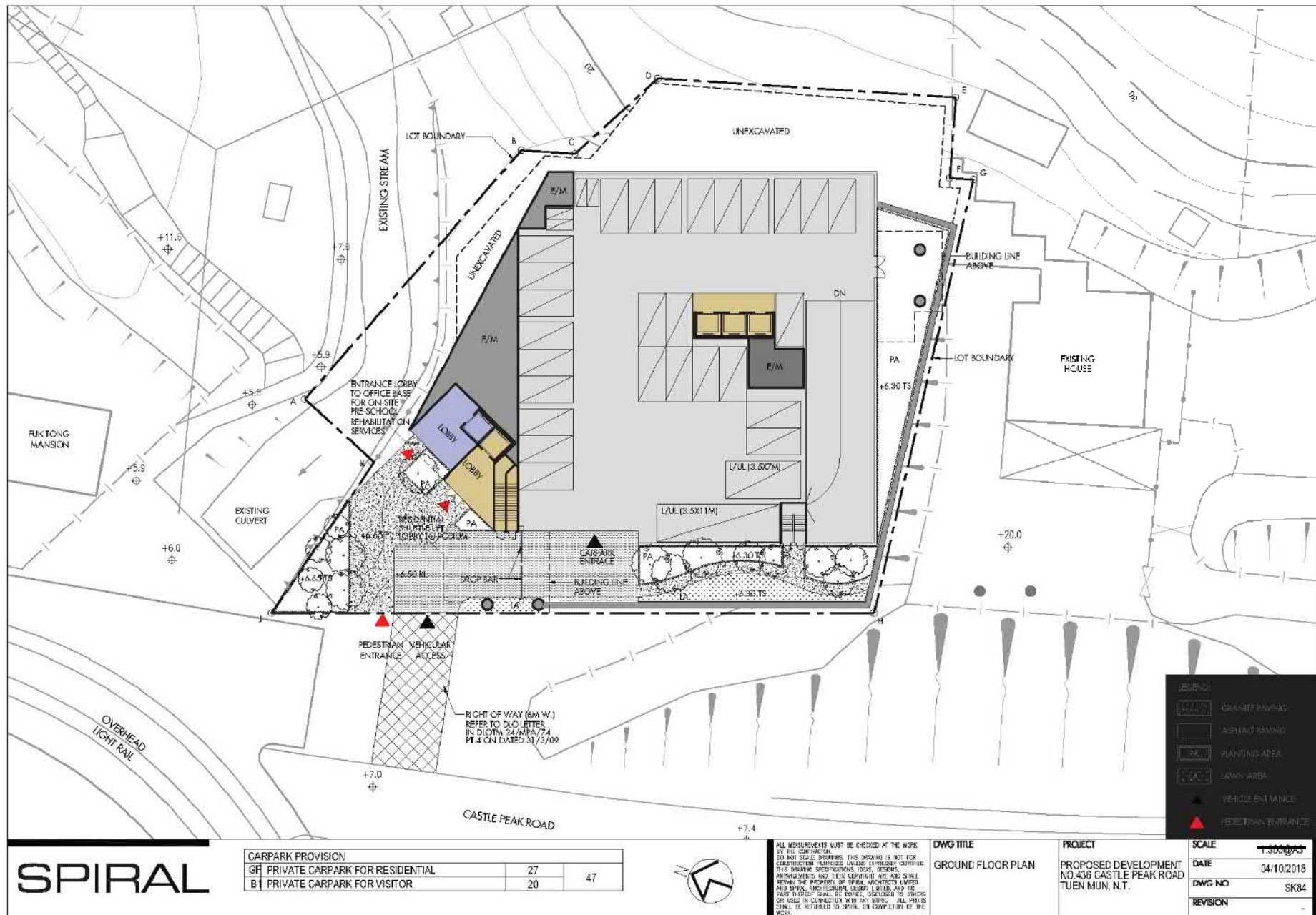
參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
Z-1

(摘錄自申請人於5. 11. 2019呈交的申請書)

(Extract from Applicant's  
Submission Dated 5.11.2019)



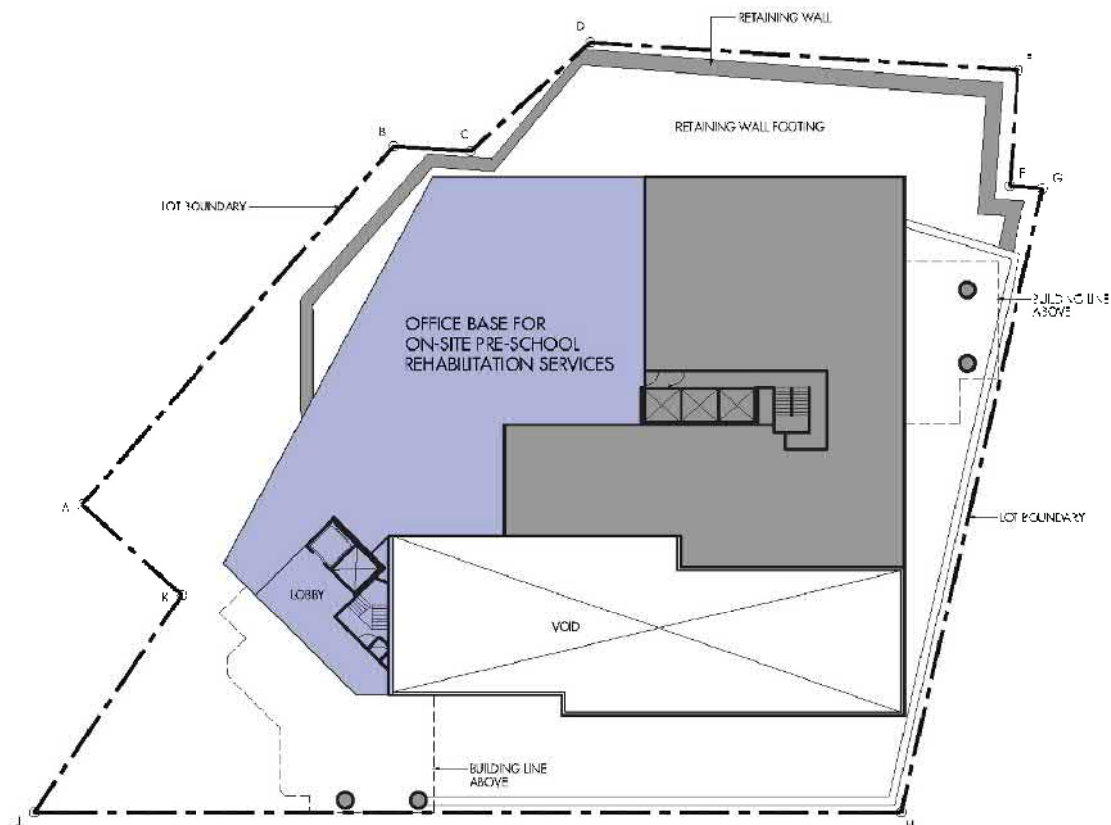


參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		Z-2	

(摘錄自申請人於5. 11. 2019呈交的申請書)

(Extract from Applicant's  
Submission Dated 5.11.2019)





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DWG TITLE  
1F FLOOR PLAN

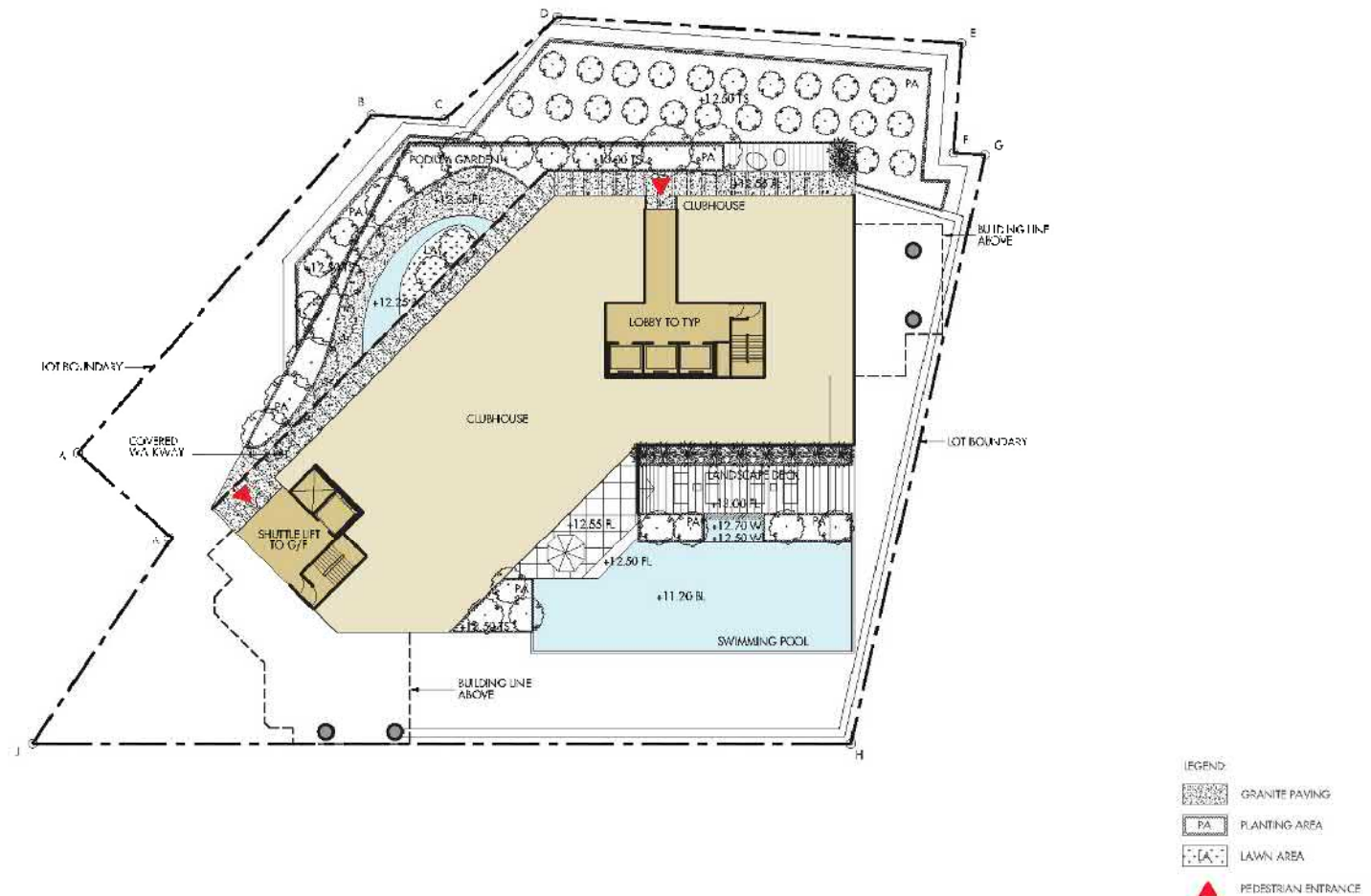
PROJECT  
PROPOSED DEVELOPMENT  
NO.438 CASTLE PEAK ROAD  
TUEN MUN, N.T.

SCALE  
1:300 @ A4  
DATE  
04/10/2018  
DWG NO  
SK83  
REVISION

參考編號 Y/TM/20	REFERENCE No. Y/TM/20	繪圖 DRAWING Z-3
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(摘錄自申請人於5. 11. 2019呈交的申請書)

(Extract from Applicant's  
Submission Dated 5.11.2019)



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DWG TITLE  
2/F FLOOR PLAN

PROJECT  
PROPOSED DEVELOPMENT  
NO.436 CASTLE PEAK ROAD  
TUEN MUN, N.T.

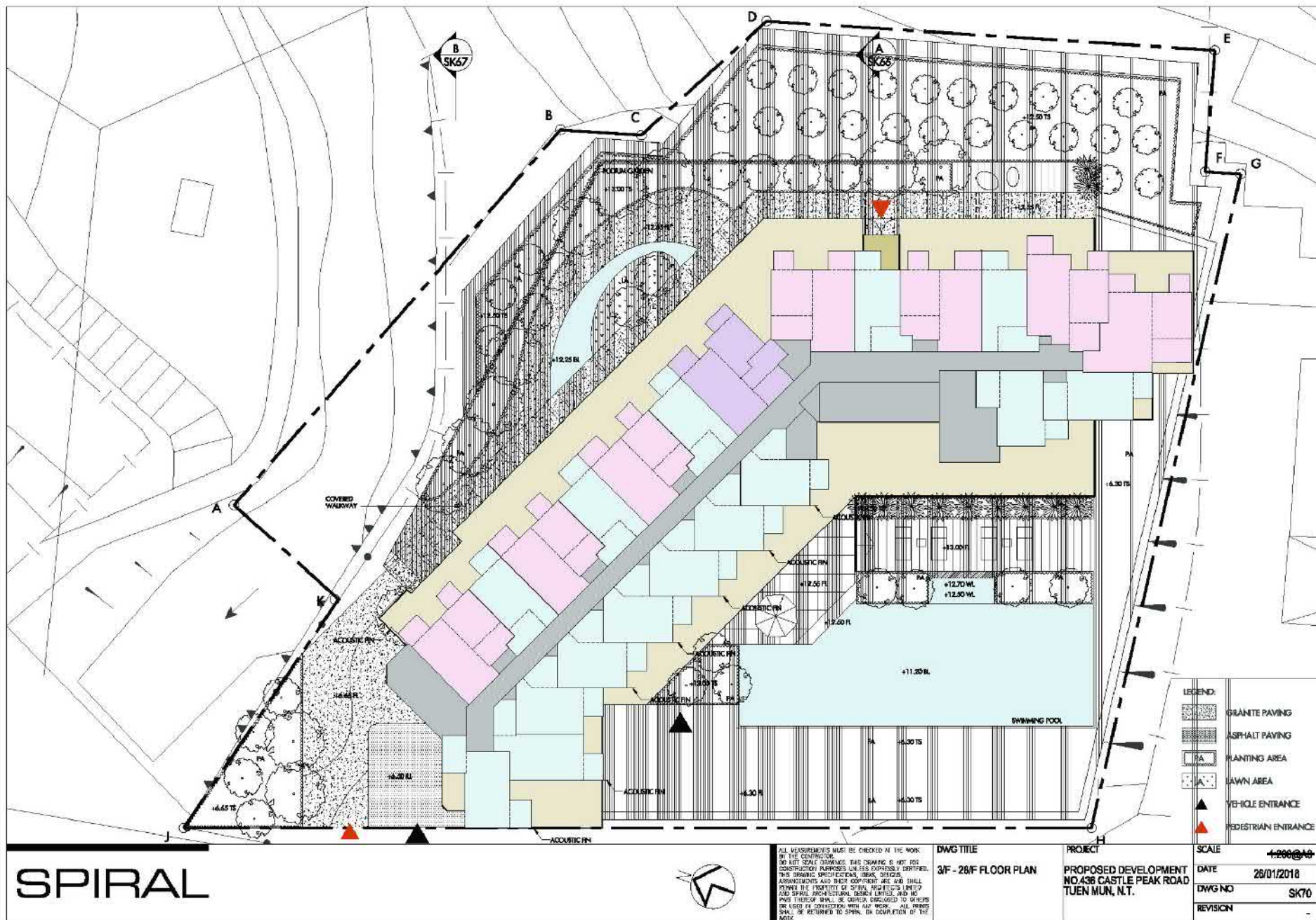
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DATE 26/01/2015  
DWG NO SK89  
REVISION

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
Z-4

(摘錄自申請人於5. 11. 2019呈交的申請書)

(Extract from Applicant's  
Submission Dated 5.11.2019)

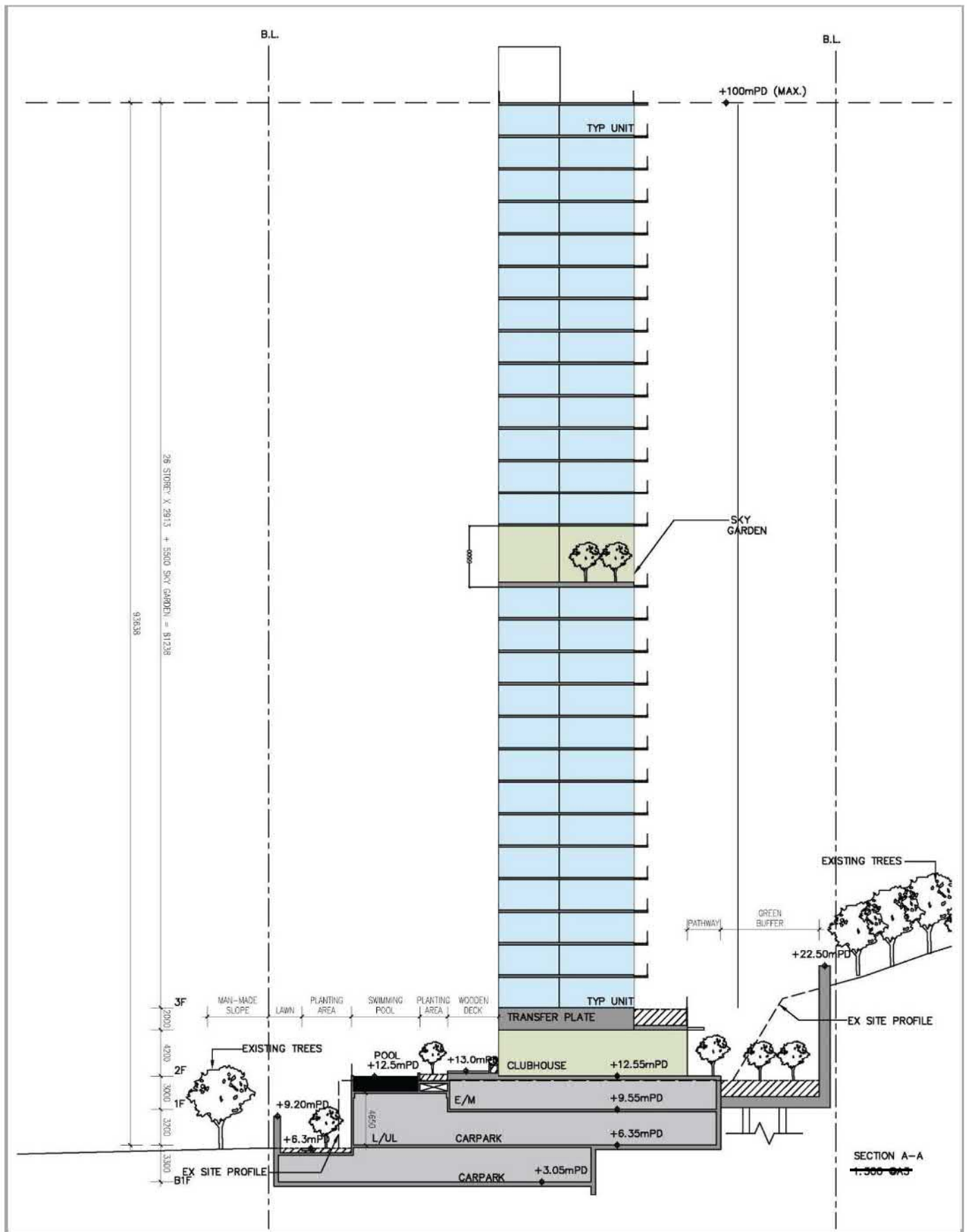


X:\J75 S12 LOT 977 IN DD 131\DESIGN\SK70 - 3F-28F FLOOR PLAN.dwg, SK68, 8/2/2018 12:09:04, 1:1, SPIRAL-05, SPIRAL-05

參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		Z-5	

(摘錄自申請人於5. 11. 2019呈交的申請書)

(Extract from Applicant's  
Submission Dated 5.11.2019)



ARUP

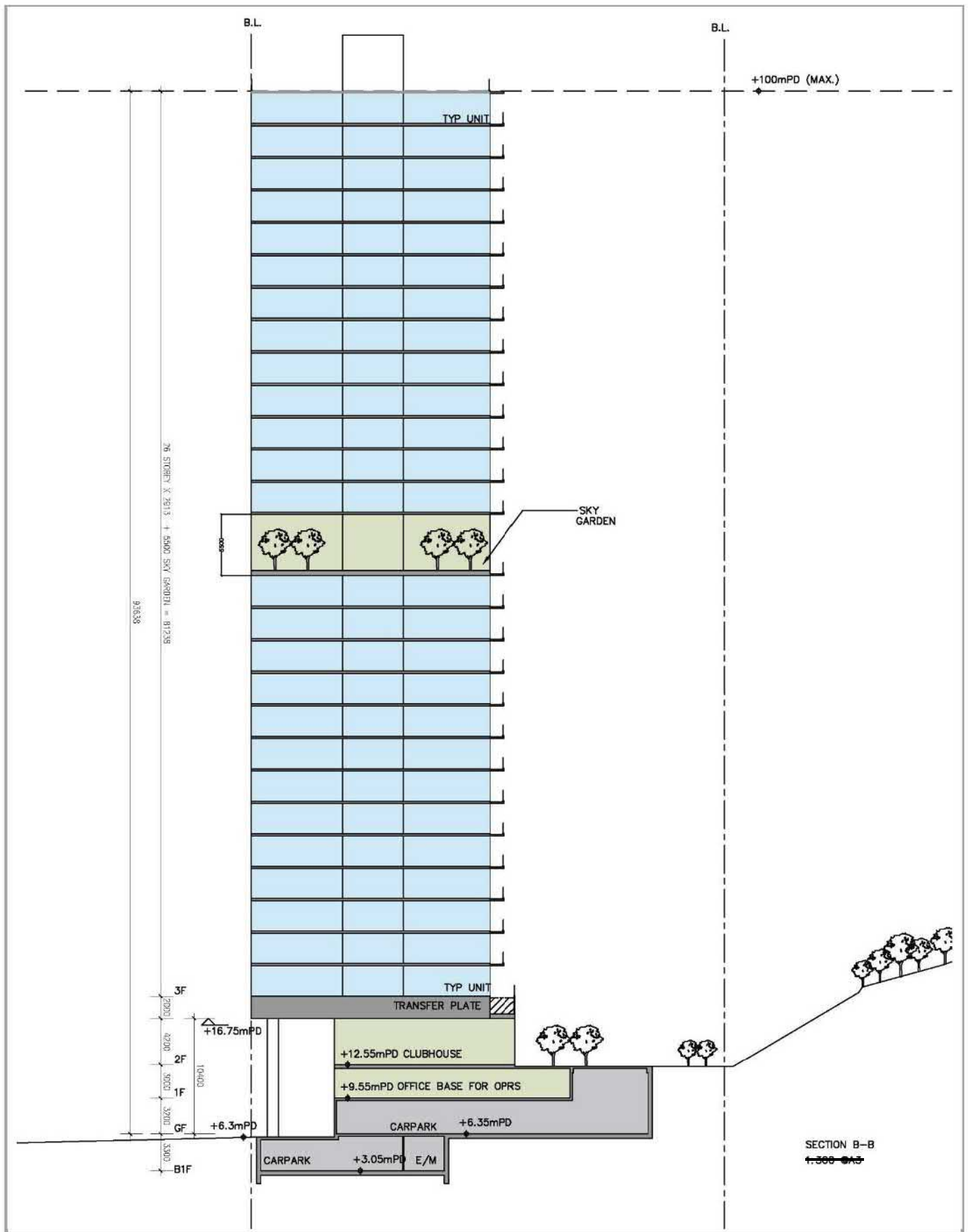
Figure Title  
Section A-A

Source	Date	Figure No.
/	Dec 2018	SK66
Scale 1:500 @ A3		

參考編號 REFERENCE No. 繪圖 DRAWING  
Y/TM/20 Z-6

(摘錄自申請人於5.11.2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





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Figure Title

Section B-B

Source

/

Date

Dec  
2018

Figure No.

SK67

Scale

1:300 @ A3

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
Z-7

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





ARUP

Figure Title  
Landscape Master Plan (Overall)

System

Date  
SEP 2018

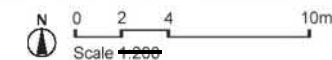
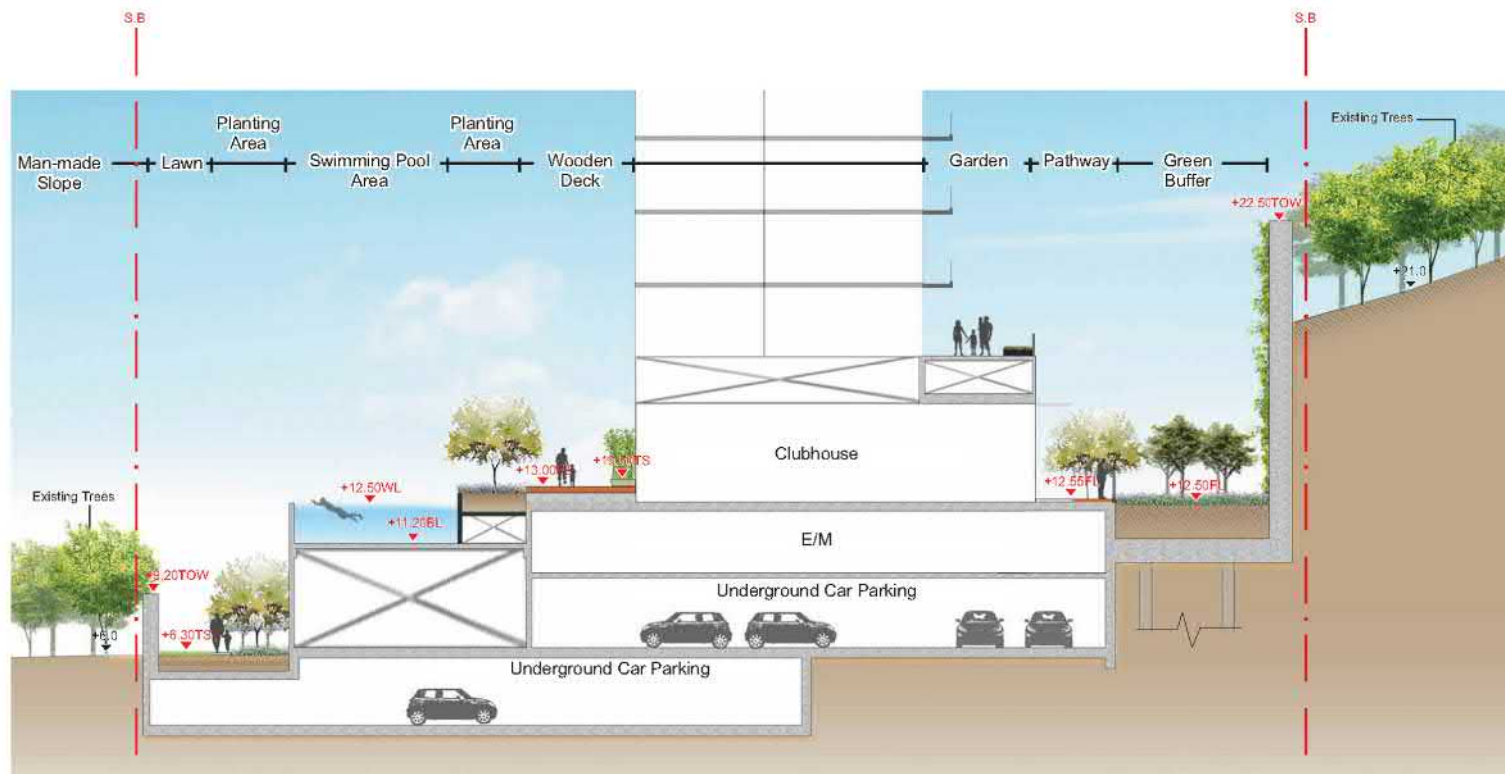
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Figure No.  
LMP\_001

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
Z-8

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



ARUP

Figure Title  
Typical Section AA''

Source

Date SEP 2018

Scale 1:200

Figure No.  
LMP\_002

參考編號	REFERENCE No.	繪圖	DRAWING
	Y/TM/20		Z-9

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





The total open space area is not less than 1,615 sqm.

ARUP

Figure Title	Source	Date	Figure No.
Calculation of Open Space		SEP 2018	COS_001
		Scale	
		NTS	

參考編號 Y/TM/20	繪圖 DRAWING Z-10
-----------------	-----------------------

(摘錄自申請人於5. 11. 2019呈交的申請書)  
 (Extract from Applicant's  
 Submission Dated 5.11.2019)

Tuen Mun Town Plaza Block 8



WITH APPROVED SCHEME

Tuen Mun Town Plaza Block 8



WITH INDICATIVE SCHEME

Key Plan



ARUP

Figure Title

Viewing Point 1: Castle Peak Road by the Entrance of Hong Kong Society for the Promotion of Virtue

Scale

Date

Dec 2017

Figure No.

3

Scale

Not to Scale

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
Z-11

(摘錄自申請人於5. 11. 2019呈交的申請書)

(Extract from Applicant's  
Submission Dated 5.11.2019)





**WITH APPROVED SCHEME**

\*The Approved Scheme is not visible from this Viewing Point.



**WITH INDICATIVE SCHEME**

**Key Plan**



**ARUP**

Figure Title  
Viewing Point 2: Hoh Fuk Tong LRT Station

Revision

Date  
Dec 2017

Scale  
Not to Scale

Figure No.  
4

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
Z-12

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



WITH APPROVED SCHEME



WITH INDICATIVE SCHEME

Key Plan



ARUP

Figure Title  
Viewing Point 3: Pui To LRT Station

Drawn

Client  
Dec 2017

Figure No.  
5

Scale  
Not to Scale

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
Z-13

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





## WITH APPROVED SCHEME

\*The Approved Scheme is not visible from this Viewing Point.



## WITH INDICATIVE SCHEME

### Key Plan

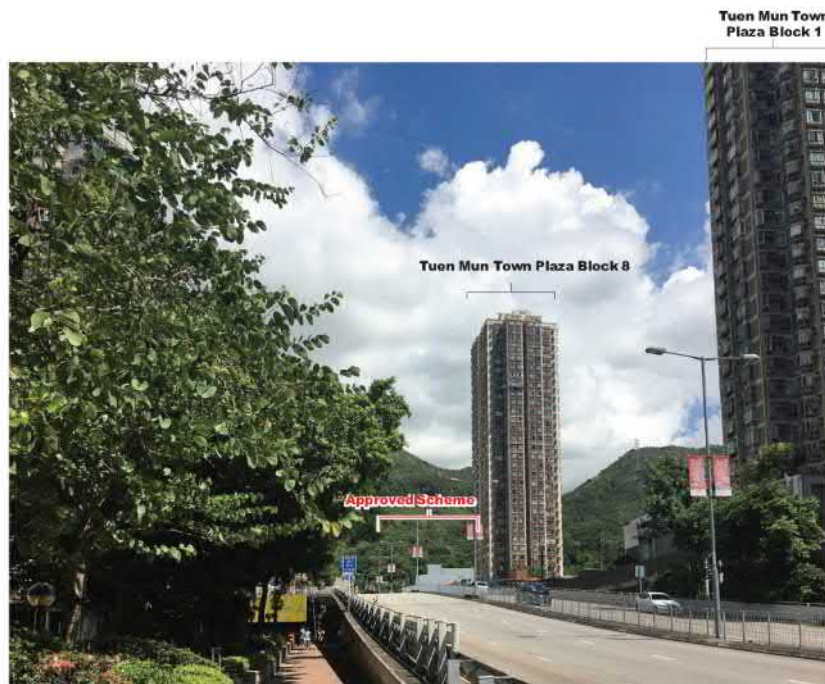


ARUP

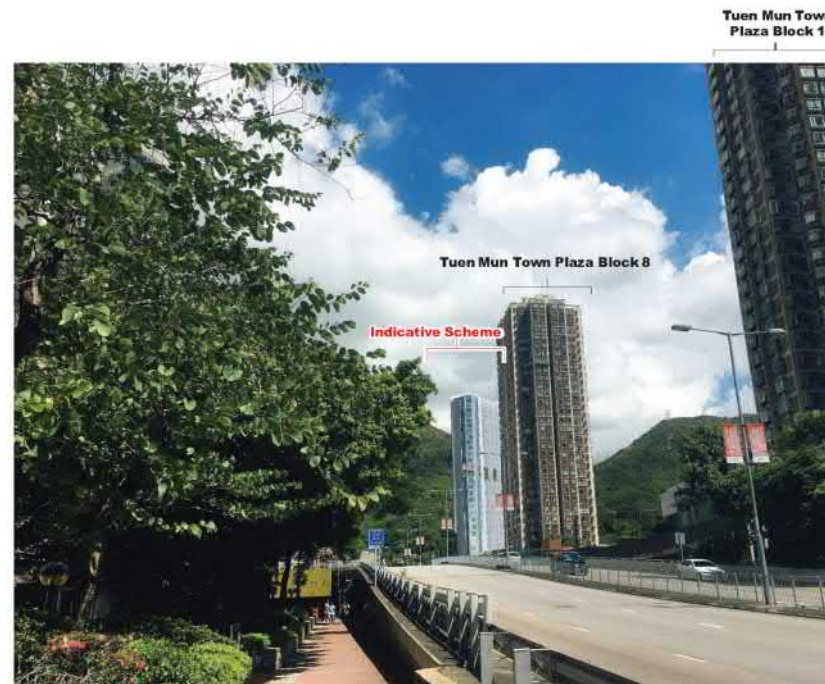
Figure Title	Source	Date	Figure No.
Viewing Point 4: An Area of Sitting on Tuen Mun Trail Section 1		Dec 2017	6
		Scale	
		Not to Scale	

參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		Z-14	

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



WITH APPROVED SCHEME



WITH INDICATIVE SCHEME

Key Plan



ARUP

Figure Title  
Viewing Point 5: Pui To Road near Deacon Chiu Park

Source

Date

Dec 2017

Figure No.

7

Scale

Not to Scale

參考編號 REFERENCE No.  
Y/TM/20

繪圖 DRAWING  
Z-15

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





WITH APPROVED SCHEME



WITH INDICATIVE SCHEME

Key Plan



ARUP

Figure Title  
Viewing Point 6: Public Open Space at Tuen Mun Town Plaza

Source

Date  
Dec 2017

Scale  
Not to Scale

Figure No.  
8

參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		Z-16	

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



### WITH APPROVED SCHEME

\*The Approved Scheme is not visible from this Viewing Point.



### WITH INDICATIVE SCHEME

\*The Indicative Scheme is not visible from this Viewing Point.

### Key Plan



ARUP

Figures Title  
Viewing Point 7: Yan Oi Town Square

Source

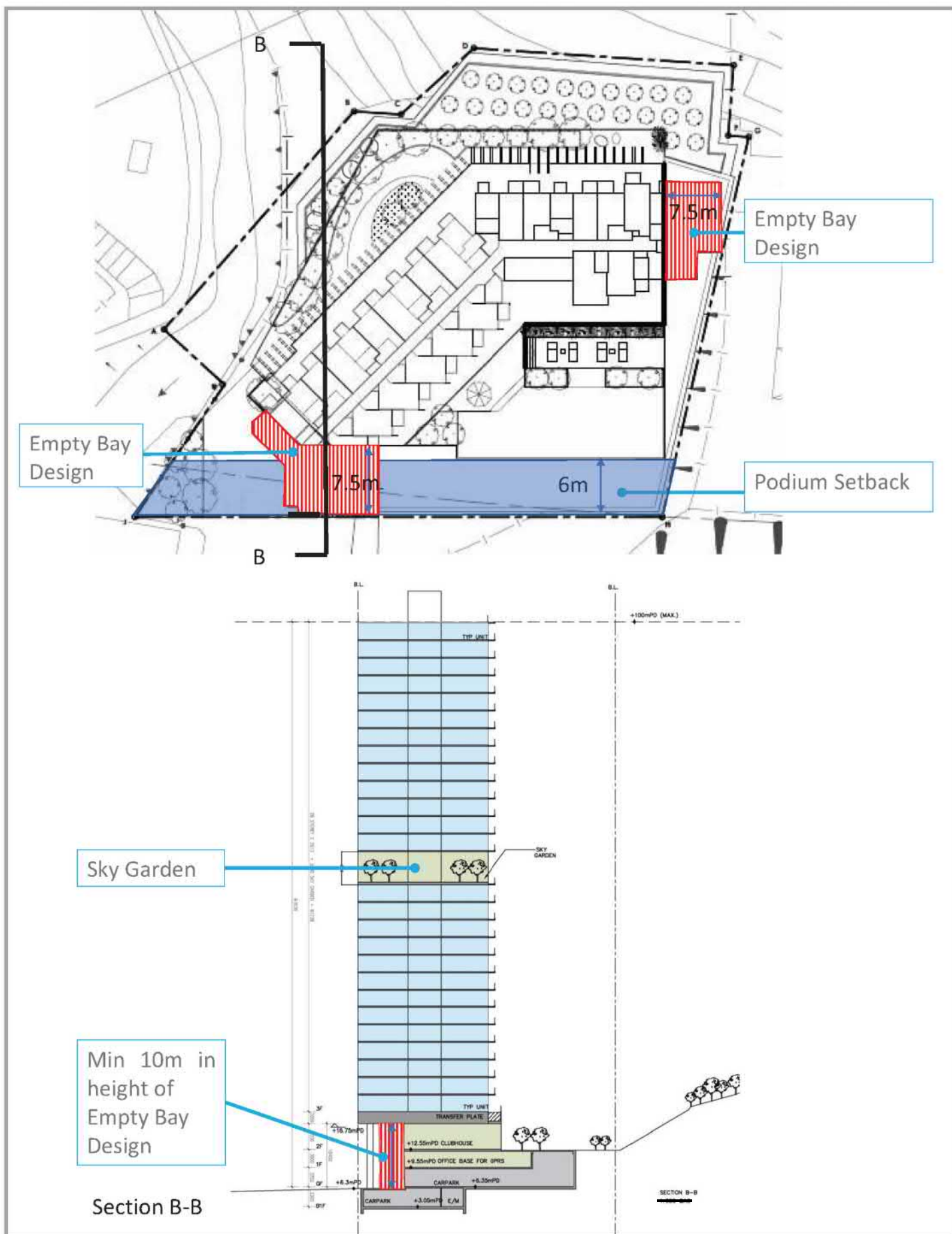
Drawn  
Dec 2017  
Scale  
Not to Scale

Figure No.  
9

參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		Z-17	

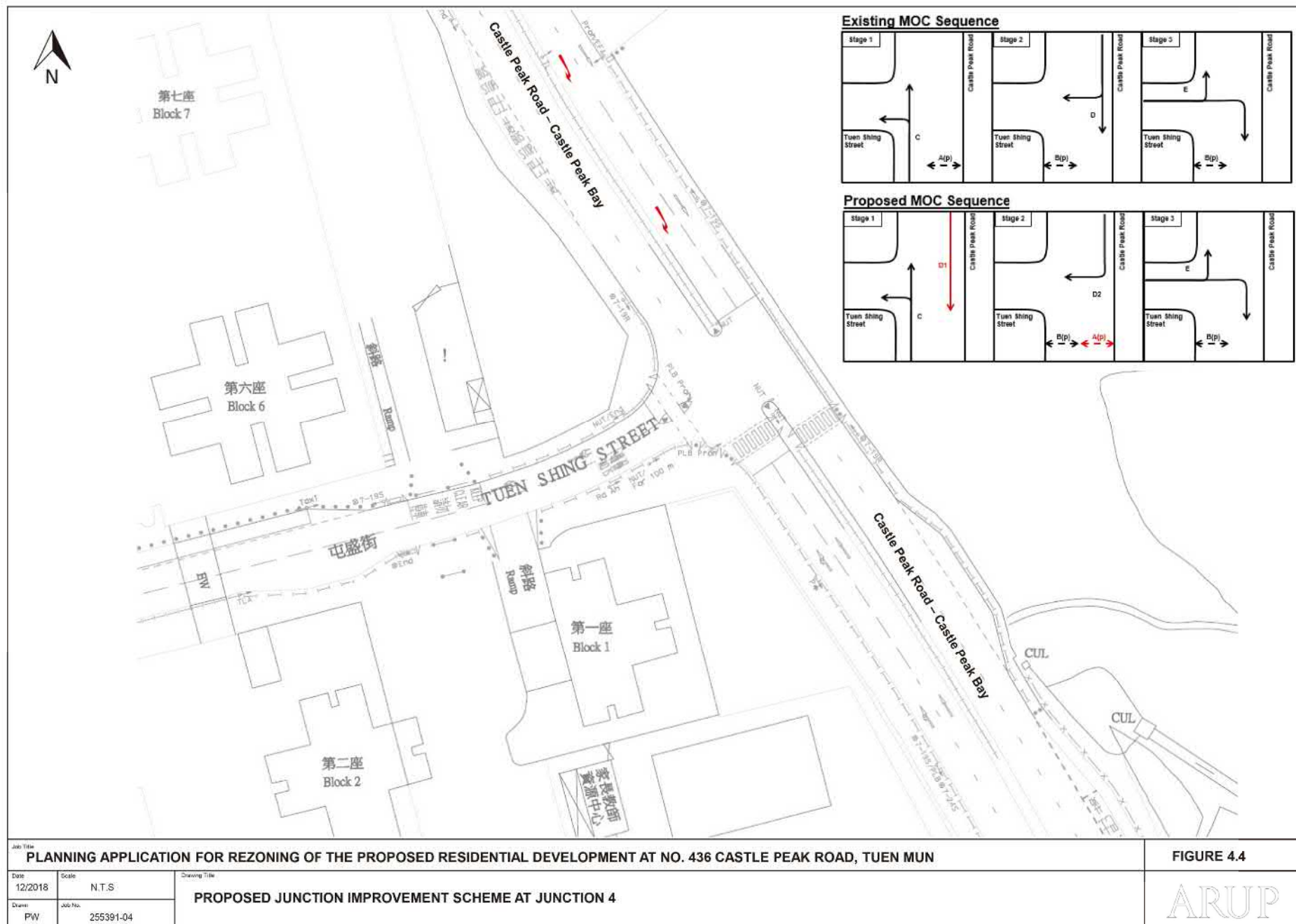
(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)





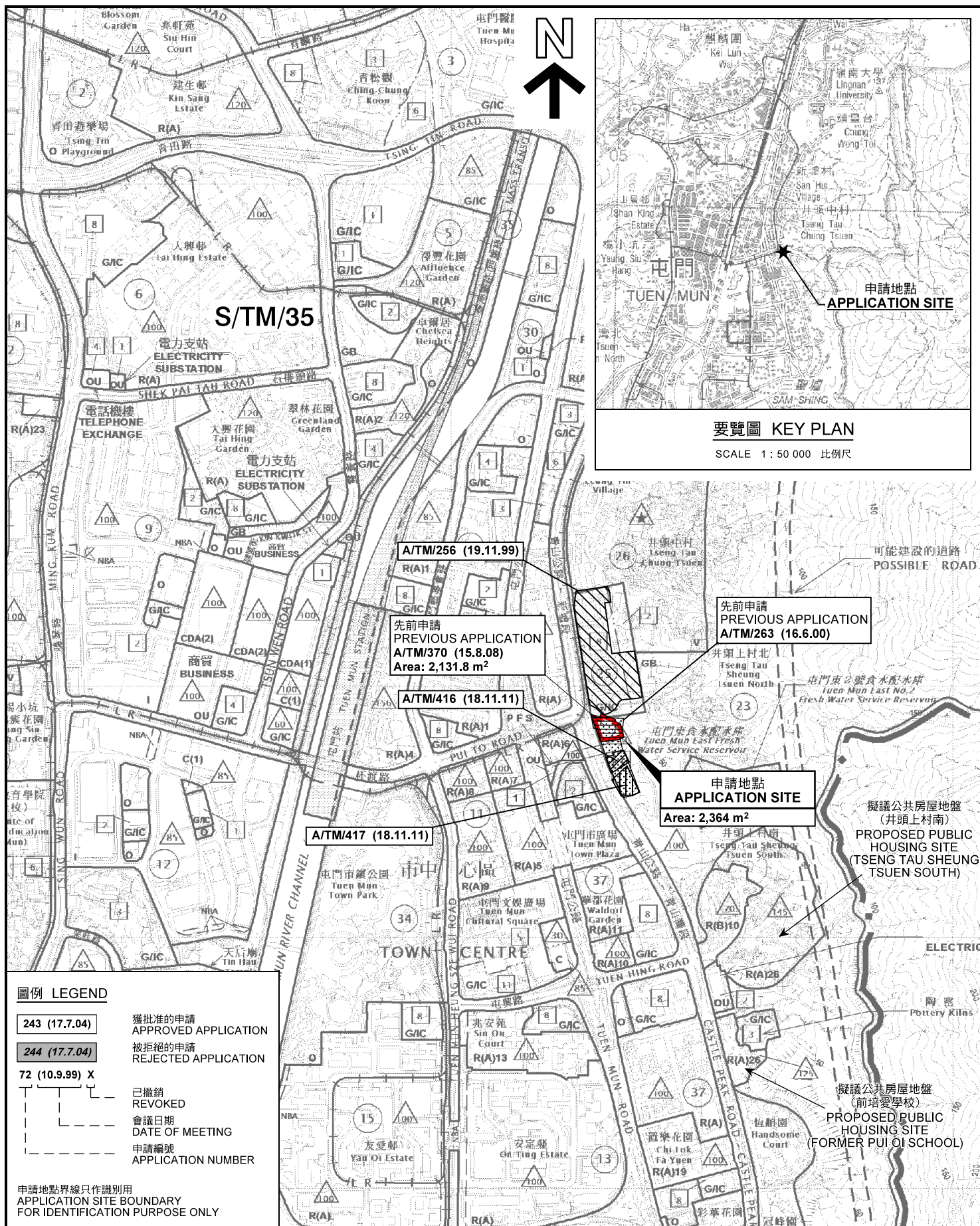
參考編號	REFERENCE No.	繪圖	DRAWING
Y/TM/20		Z-18	

(摘錄自申請人於5. 11. 2019呈交的申請書)  
(Extract from Applicant's  
Submission Dated 5.11.2019)



(Extract from Applicant's Submission Dated 5.11.2019)





#### 圖例 LEGEND

- |                |                                |
|----------------|--------------------------------|
| 243 (17.7.04)  | 獲批准的申請<br>APPROVED APPLICATION |
| 244 (17.7.04)  | 被拒絕的申請<br>REJECTED APPLICATION |
| 72 (10.9.99) X | 已撤銷<br>REVOKED                 |
|                | 會議日期<br>DATE OF MEETING        |
|                | 申請編號<br>APPLICATION NUMBER     |

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

#### 位置圖 LOCATION PLAN

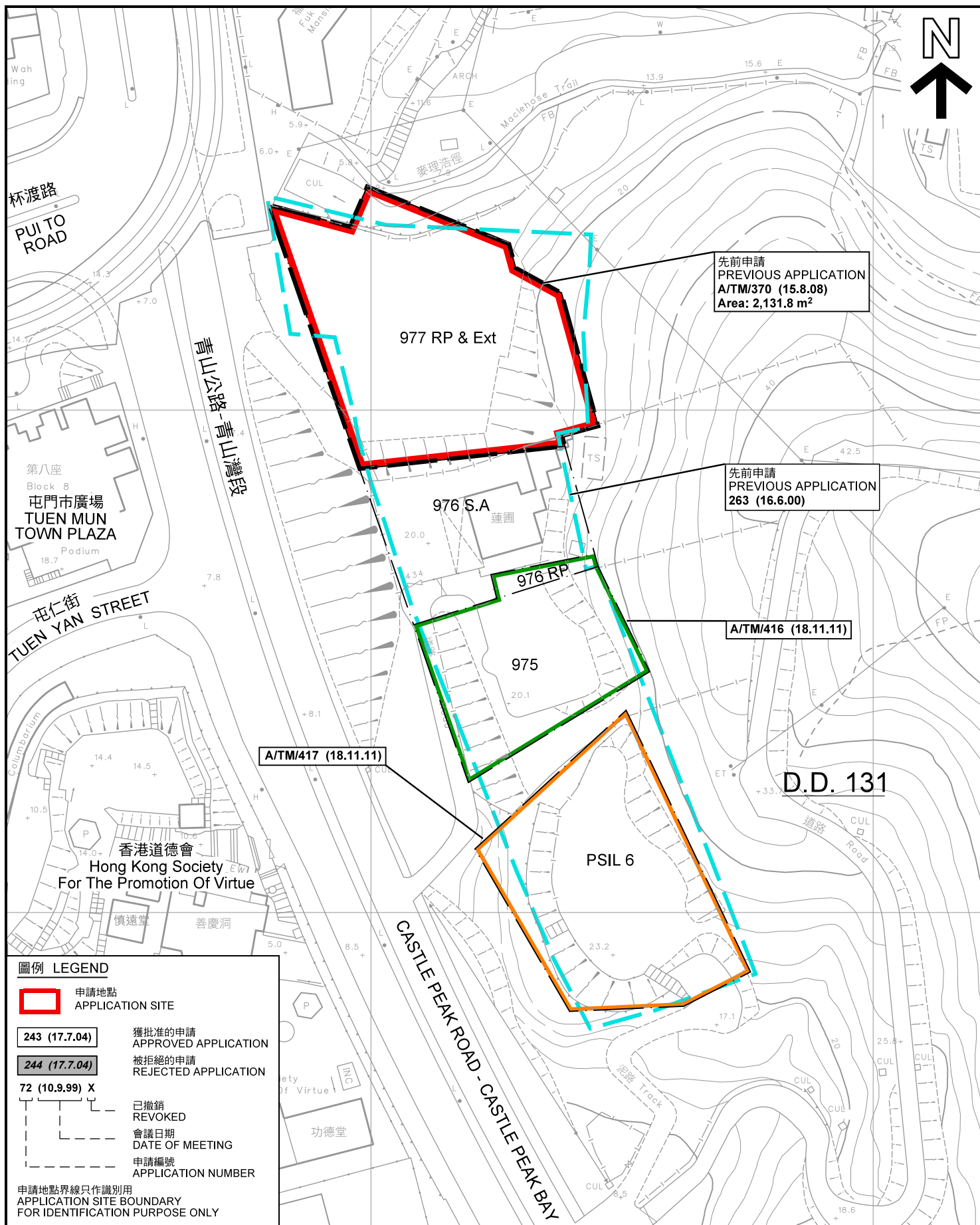
把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅(甲類)27」地帶  
新界屯門青山公路—青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT",  
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"  
TO "RESIDENTIAL (GROUP A) 27"  
No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY,  
TUEN MUN, NEW TERRITORIES  
SCALE 1 : 10 000 比例尺

米 200 0 200 400 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
Z-1



#### 先前及類似的申請 PREVIOUS AND SIMILAR APPLICATION

把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅（甲類）27」地帶  
新界屯門青山公路—青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT",  
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"  
TO "RESIDENTIAL (GROUP A) 27"  
No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY,  
TUEN MUN, NEW TERRITORIES

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米  
METRES

規劃署  
PLANNING  
DEPARTMENT

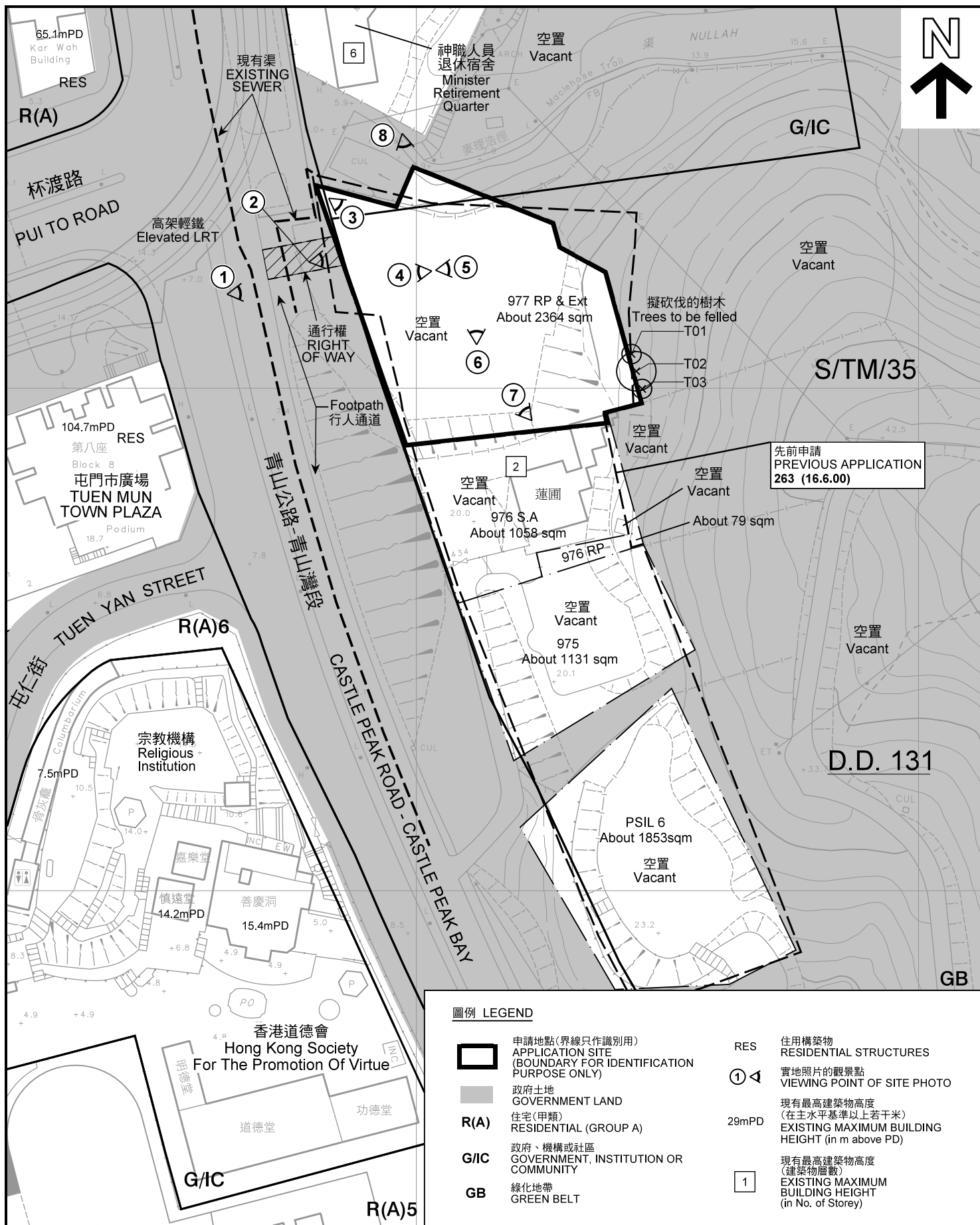


參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
Z-1a

本摘要圖於2019年12月12日擬備，所根據的資料為測量圖編號 6-SW-6A 和 B  
EXTRACT PLAN PREPARED ON 12.12.2019  
BASED ON SURVEY SHEETS No.  
6-SW-6A & B





### 平面圖 SITE PLAN

把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅(甲類)27」地帶  
新界屯門青山公路-青山灣段436號

TO REZONE THE APPLICATION SITE FROM "GREEN BELT",  
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"  
TO "RESIDENTIAL (GROUP A) 27"  
No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY,  
TUEN MUN, NEW TERRITORIES

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米  
METRES

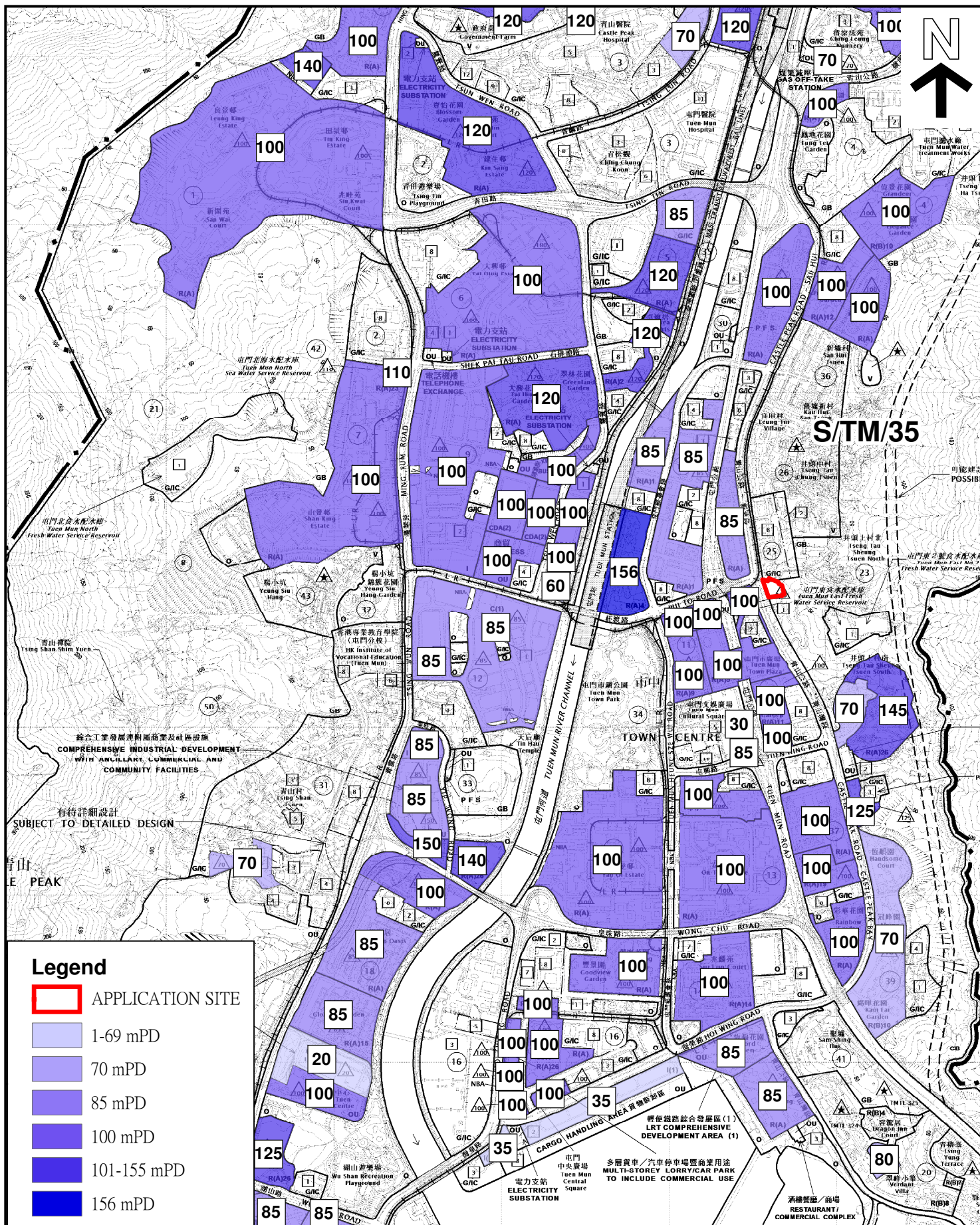
本摘要圖於2020年1月8日擬備，所根據的資料為測量圖編號 6-SW-6A 和 6-SW-6B  
EXTRACT PLAN PREPARED ON 8.1.2020  
BASED ON SURVEY SHEETS No.  
6-SW-6A & 6-SW-6B

規劃署  
PLANNING  
DEPARTMENT



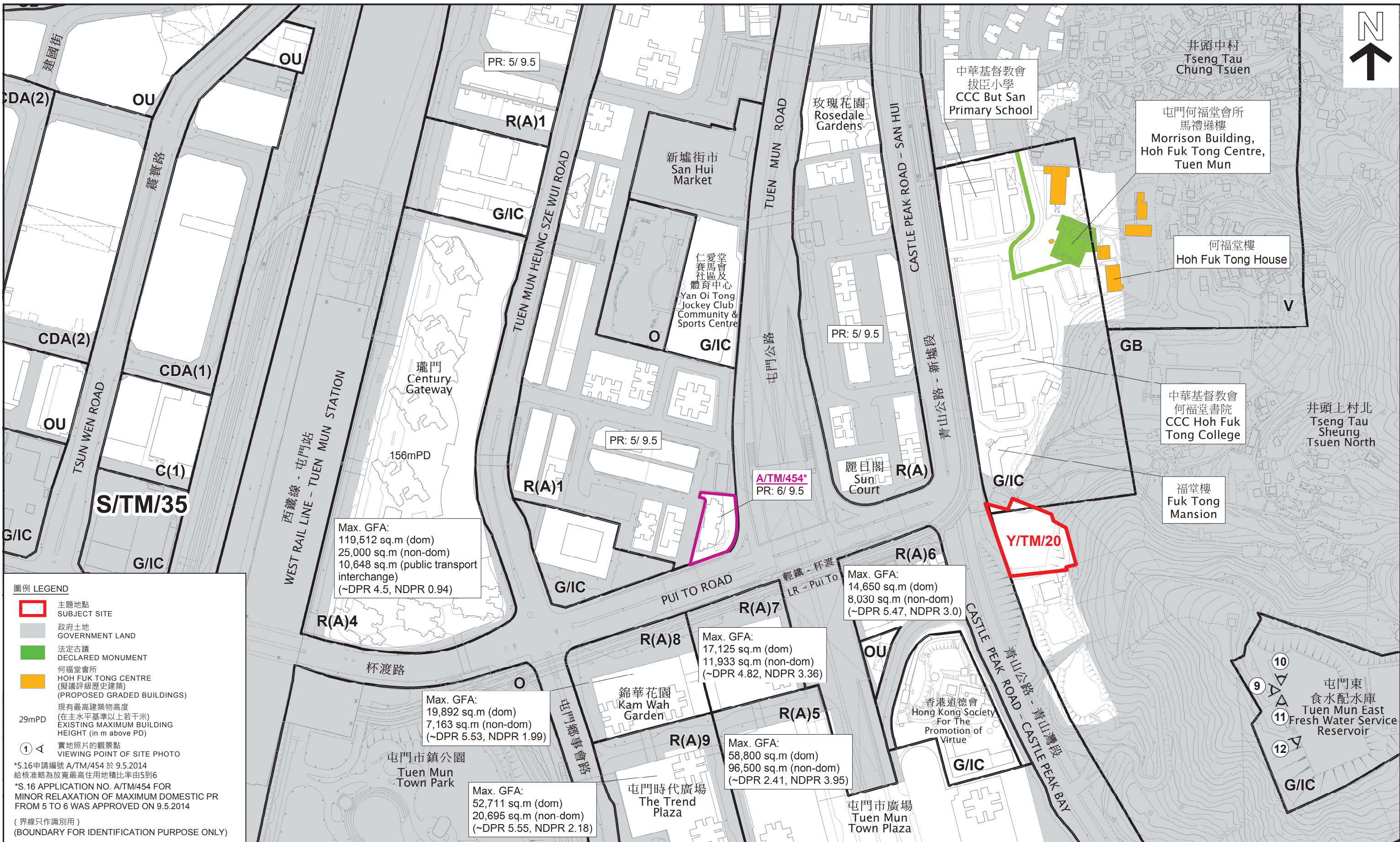
參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
Z-2



<p>本摘要圖於2019年11月22日擬備，所根據的資料為於2018年12月11日核准的分區計劃大綱圖編號 S/TM/35</p> <p>EXTRACT PLAN PREPARED ON 22.11.2019 BASED ON OUTLINE ZONING PLAN No. S/TM/35 APPROVED ON 11.12.2018</p>	<p align="center"><b>平面圖 SITE PLAN</b></p> <p align="center">把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅（甲類）27」地帶</p> <p align="center">新界屯門青山公路 - 青山灣段436號</p> <p align="center">TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD" TO "RESIDENTIAL (GROUP A) 27"</p> <p align="center">No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES</p> <p align="center">SCALE 1:15 000 比例尺</p> <p align="center">米 200 0 200 400 600 米</p> <p align="center">METRES</p>	<p align="center">規劃署 <b>PLANNING DEPARTMENT</b></p> <p align="center">參考編號 REFERENCE No. Y/TM/20</p> <p align="center">圖 PLAN Z-2a</p>
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圖例 LEGEND

- 主體地點  
SUBJECT SITE
- 政府土地  
GOVERNMENT LAND
- 法定古蹟  
DECLARED MONUMENT
- 何福堂會所  
HOH FUK TONG CENTRE  
(擬議評級歷史建築)  
(PROPOSED GRADED BUILDINGS)
- 現有最高建築物高度  
(在主水平基準以上若干米)  
EXISTING MAXIMUM BUILDING  
HEIGHT (in m above PD)
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

\*S.16申請編號 A/TM/454 於 9.5.2014  
給核准略為放寬最高住宅地積比率由5到6  
\*S.16 APPLICATION NO. A/TM/454 FOR  
MINOR RELAXATION OF MAXIMUM DOMESTIC PR  
FROM 5 TO 6 WAS APPROVED ON 9.5.2014  
(界線只作識別用)  
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

#### 平面圖 SITE PLAN

把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅(甲類)27」地帶  
新界屯門青山公路—青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"  
TO "RESIDENTIAL (GROUP A) 27"  
No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES

SCALE 1:2 500 比例尺  
米 50 0 50 100 米  
METRES

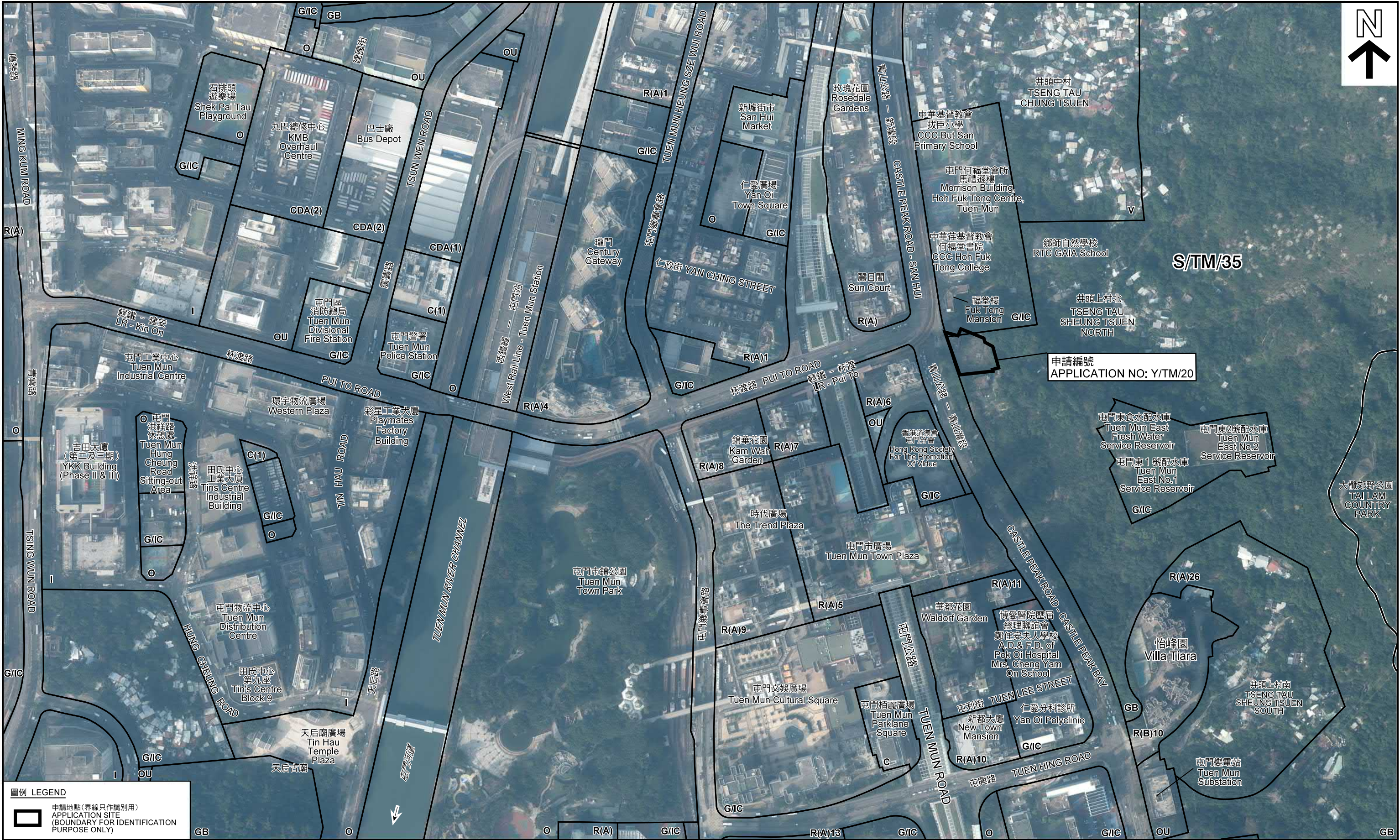
規劃署  
PLANNING DEPARTMENT



參考編號 REFERENCE No.  
Y/TM/20

圖 PLAN  
Z-2b





<p>本摘要圖於2020年1月7日擬備，所根據的資料為地政總署於2018年11月23日拍得的航攝照片編號 E049176C、E049177C、E049178C、E049179C、E049180C 及 E049181C EXTRACT PLAN PREPARED ON 7.1.2020 BASED ON AERIAL PHOTOS No. E049176C, E049177C, E049178C, E049179C, E049180C &amp; E049181C TAKEN ON 23.11.2018 BY LANDS DEPARTMENT</p>	<p>航攝照片 AERIAL PHOTO</p> <p>把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅（甲類）27」地帶 新界屯門青山公路—青山灣段436號 TO REZONE THE APPLICATION SITE FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD" TO "RESIDENTIAL (GROUP A) 27" No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY, TUEN MUN, NEW TERRITORIES</p>		<p>規 劃 署 PLANNING DEPARTMENT</p> 
	<p>參考編號 REFERENCE No. Y/TM/20</p>	<p>圖 PLAN Z-3</p>	





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

### 實地照片 SITE PHOTO

把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅（甲類）27」地帶  
新界屯門青山公路—青山灣段436號

TO REZONE THE APPLICATION SITE FROM "GREEN BELT",  
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"  
TO "RESIDENTIAL (GROUP A) 27"  
No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY,  
TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
Z-4a

本圖於2020年1月9日擬備，所根據的資料為攝於2019年12月5日的實地照片  
PLAN PREPARED ON 9.1.2020  
BASED ON SITE PHOTOS  
TAKEN ON 5.12.2019



5

申請地點  
APPLICATION SITE



6

申請地點  
APPLICATION SITE



7



8

申請地點  
APPLICATION SITE



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

本圖於2019年12月19日擬備，所根據的資料為攝於2019年12月5日的實地照片  
PLAN PREPARED ON 19.12.2019  
BASED ON SITE PHOTOS  
TAKEN ON 5.12.2019

### 實地照片 SITE PHOTO

把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅（甲類）27」地帶  
新界屯門青山公路—青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT",  
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"  
TO "RESIDENTIAL (GROUP A) 27"  
No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY,  
TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
Z-4b





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

本圖於2020年1月8日擬備，所根據的資料為攝於2020年1月6日的實地照片  
PLAN PREPARED ON 8.1.2020  
BASED ON SITE PHOTOS  
TAKEN ON 6.1.2020

### 實地照片 SITE PHOTO

把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅（甲類）27」地帶  
新界屯門青山公路—青山灣段436號  
TO REZONE THE APPLICATION SITE FROM "GREEN BELT",  
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"  
TO "RESIDENTIAL (GROUP A) 27"  
No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY,  
TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TM/20

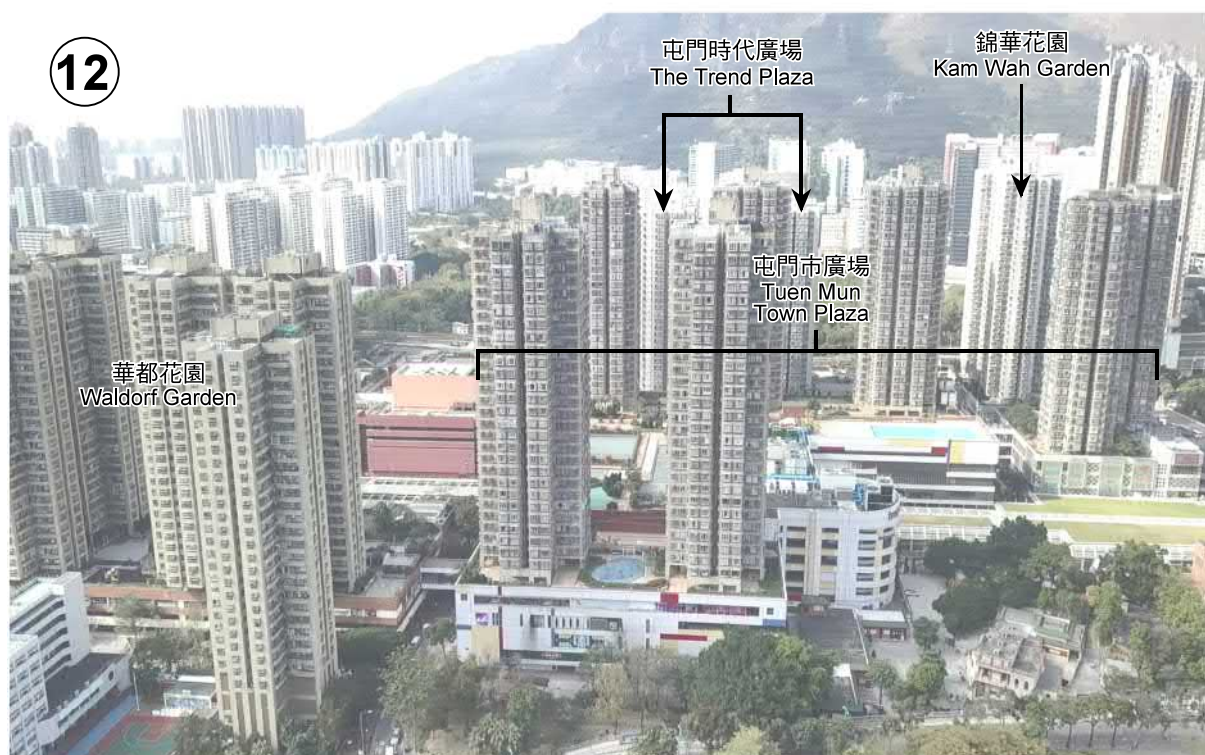
圖 PLAN  
Z-4c



11



12



# 實地照片 SITE PHOTO

把「綠化地帶」、「政府、機構或社區」、「道路」地帶改劃為「住宅（甲類）27」地帶  
新界屯門青山公路—青山灣段436號

TO REZONE THE APPLICATION SITE FROM "GREEN BELT",  
"GOVERNMENT, INSTITUTION OR COMMUNITY", "ROAD"  
TO "RESIDENTIAL (GROUP A) 27"  
No. 436, CASTLE PEAK ROAD - CASTLE PEAK BAY,  
TUEN MUN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/TM/20

圖 PLAN  
Z-4d

本圖於2020年1月8日擬備，所根據的資料為攝於2020年1月6日的實地照片  
PLAN PREPARED ON 8.1.2020  
BASED ON SITE PHOTOS  
TAKEN ON 6.1.2020

Our ref 255391/01/WSTY/WLL/MCSK/03706

ARUP

By Hand, Email ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)) and Fax  
(2877 0245, 2522 8426)

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

Level 5 Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon  
Hong Kong  
d +852 2268 3721  
f +852 2779 8428  
[theresa.yeung@arup.com](mailto:theresa.yeung@arup.com)  
[www.arup.com](http://www.arup.com)

5 November 2019

Dear Sir/ Madam,

**Application for Amendment of Plan  
Under Section 12A of the Town Planning Ordinance (Cap. 131)**

**No. 436 Castle Peak Road, Tuen Mun, New Territories (Application No.:  
Y/TM/20)**

**Submission of Further Information**

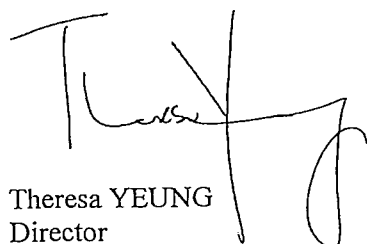
We refer to the captioned S12A Planning Application (No.: Y/TM/20) submitted to Town Planning Board on 01 March 2018.

We are pleased to provide a consolidated submission of Planning Statement and Technical Reports, as attached at **Appendix A** to **Appendix I**. Please note that this submission does not involve changing the scheme or involving the submission of a new or revised technical assessment.

We sincerely seek for the favourable consideration from the Town Planning Board to approve this S12A Planning Application.

Should you have any queries, please feel free to contact the undersigned at [REDACTED] our Mr Wai-lam LEE at [REDACTED] or Mr. Sam KOK at [REDACTED]

Yours faithfully,



Theresa YEUNG  
Director

cc - Tuen Mun Yuen Long West DPO, PlanD – Ms. Jessica HO (STP/TM 1, email: [jycho@pland.gov.hk](mailto:jycho@pland.gov.hk))  
- Client  
Appendix - Appendices A- I

Agrade Holdings Limited

**Application for Amendment of  
Plan under Section 12A of the  
Town Planning Ordinance (Cap.  
131) at No. 436 Castle Peak Road,  
Tuen Mun, New Territories**

**Consolidated Supporting Planning  
Statement**

Final | November 2019

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 255391

**Ove Arup & Partners Hong Kong Ltd**  
Level 5 Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
Kowloon  
Hong Kong  
[www.arup.com](http://www.arup.com)

**ARUP**



## **Extract of Minutes of the RNTPC Meeting held on 17.1.2020**

### **Tuen Mun and Yuen Long West District**

#### **Agenda Item 3**

##### **Section 12A Application**

[Open Meeting (Presentation and Question Sessions only)]

Y/TM/20                      Application for Amendment to the Approved Tuen Mun Outline Zoning Plan No. S/TM/35, To Rezone the Application Site from “Green Belt” and “Government, Institution or Community” Zones and an area shown as ‘Road’ to “Residential (Group A)27” Zone, No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun  
(RNTPC Paper No. Y/TM/20D)

---

3.                      The Secretary reported that the application site was located in Tuen Mun.    Ove Arup & Partners Hong Kong Limited (ARUP) and LWK & Partner (Hong Kong) Limited (LWK) were two of the consultants of the applicant.    The following Members had declared interests on the item:

Mr Ivan C.S. Fu                      -                      being a director of LWK and having current

business dealings with ARUP;

- |                     |   |   |
|---------------------|---|---|
| Mr K.K. Cheung      | - | his firm having current business dealings with ARUP;    |
| Mr Ricky W.Y. Yu    | - | his firm having current business dealings with LWK; and |
| Mr Stephen L.H. Liu | - | having past business dealings with LWK.                 |

4. The Committee noted that Messrs Ivan C.S. Fu and Ricky W.Y. Yu had tendered apologies for being unable to attend the meeting. As Messrs K.K. Cheung and Stephen L.H. Liu had no involvement in the application, the Committee agreed that they could stay in the meeting.

#### Presentation and Question Sessions

5. The following representatives from the Planning Department (PlanD) and the applicant were invited to the meeting at this point:

##### PlanD's Representatives

- |                    |   |  |
|--------------------|---|--|
| Mr David Y.M. Ng   | - | District Planning Officer/Tuen Mun & Yuen Long West (DPO/TMYLW); |
| Ms Jessica Y.C. Ho | - | Senior Town Planner/Tuen Mun & Yuen Long West (STP/TMYLW);       |

##### Applicant's Representatives

###### *Agrade Holdings Limited (Agrade)*

- |                |   |                              |
|----------------|---|------------------------------|
| Mr George Chow | ] | Applicant's representatives; |
| Ms Cherry Lee  | ] |                              |
| Ms Clara Lee   | ] |                              |
| Mr Bruce Lee   | ] |                              |

###### *ARUP*

- |                  |   |                                   |
|------------------|---|-----------------------------------|
| Ms Theresa Yeung | ] | Consultant's representatives; and |
| Ms Carmen Chu    | ] |                                   |
| Ms Wai Lam Lee   | ] |                                   |
| Dr. Camby Se     | ] |                                   |
| Mr Johnny So     | ] |                                   |

Ms Claudia Yu	]
Mr Sam Kok	]
Mr Paul Wong	]

*Spiral Architectural Design Limited (Spiral)*

Mr Percy Choy - Consultant's representative.

6. The Chairman extended a welcome and explained the procedure of the hearing. He then invited PlanD's representative to brief Members on the background of the application.

7. With the aid of a PowerPoint presentation, Ms Jessica Y.C. Ho, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) proposed amendment to the approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35 to rezone the site from "Green Belt" ("GB") and "Government, Institution or Community" ("G/IC"), and an area shown as 'Road' to "Residential (Group A)27" ("R(A)27") to facilitate a proposed private residential development with domestic plot ratio (PR) of 6 or non-domestic PR of 9.5 and maximum building height (BH) of 100mPD;

[Mr Peter K.T. Yuen arrived to join the meeting at this point.]

- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned government departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication periods, 88 public comments were received with 21 supporting comments from Tuen Mun Merchants Association Limited and individuals. The remaining 67 comments from a former Tuen Mun District Council Member, Village Representatives of Tseng Tau Sheung Tsuen and Tseng Tau Chung/Ha Tsuen, San Hui and Tseng Tau Chung Tsuen Village Committee, Owner's Corporations of Tuen Mun Town Plaza Tower 8 and Waldorf Garden, World

Wide Fund for Nature Hong Kong, MTR Corporation Limited, Hong Kong and China Gas Company, Kadoorie Farm and Botanic Garden, a primary school in the vicinity and individuals either objected to or expressed concerns on the application. Their major views were set out in paragraph 10 of the Paper; and

- (e) the PlanD's views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. Noting that the site was primarily disturbed, the Director of Agriculture, Fisheries and Conservation had no major comment on the rezoning application. Considering that there were already a number of residential developments approved by the Town Planning Board (the Board) at and near the site, the Chief Town Planner/Urban Design and Landscape (CTP/UD&L) of PlanD had no objection to the application as the significance and function of the original “GB” zone serving as landscape buffer had been reduced. Located at the eastern fringe of Tuen Mun New Town and adjacent to Tuen Mun Town Centre, the proposed development was considered not incompatible with the surroundings. Compared to the permitted domestic PRs of other “R(A)” zones on the OZP (which ranged from 5 to 6) and the permitted total maximum PR of 6.5 for “R(A)26” zone, the proposed domestic PR of 6 was considered not unacceptable. The proposed development with a maximum BH of 100mPD was not incompatible with the permitted BH of the “R(A)” zones along Castle Peak Road – Castle Peak Bay and Castle Peak Road – San Hui, which ranged from 85mPD to 100mPD, including Tuen Mun Town Plaza, Waldorf Garden and Trend Plaza at 100mPD, whereas Century Gateway to the further west of the Site was at 156mPD. The proposed BH of the two planned public housing sites at Tseng Tau Sheung Tsuen South and former Pui Oi School were 145mPD and 125mPD respectively. The proposed development included an office base for On-site Pre-school Rehabilitation Services as requested by the Social Welfare Department. Various technical assessments had been submitted to demonstrate that the proposed development was technically feasible and relevant departments had no objection to or no adverse comment on the application. Approval of the current application would likely set a precedent and attract similar rezoning



applications for the other three sites to the south of the application sites. The applicant had assessed the cumulative traffic impacts arising from the development under the proposed rezoning of the subject site and the potential development of those three sites and concluded that the proposed developments would not generate major negative traffic impact on the surrounding road network. The Commissioner for Transport had no adverse comment on the proposed rezoning. Regarding the adverse public comments, comments of concerned departments and the planning assessments above were relevant.

[Miss Winnie W.M. Ng arrived to join the meeting at this point.]

8. The Chairman then invited the applicant's representatives to elaborate on the application. Ms Theresa Yeung, the applicant's representative, confirmed that no further elaboration was needed. As the presentation of the representative from PlanD was completed and the applicant had no further presentation, the Chairman invited questions from Members.

9. The Chairman and some Members raised the following questions:

- (a) the site context and its spatial relationship with the surrounding areas as well as the proposed public housing sites rezoned in 2017;
- (b) when the site was zoned "GB" and its condition at that time;
- (c) area of the application site and the three adjacent lots to the south, compared with the total area of "GB" zone on the OZP;
- (d) the BH difference and the distance between the proposed development and the existing residential tower of Tuen Mun Town Plaza Block 8;
- (e) possibility of setting a precedent for similar rezoning applications if the current application was agreed to; and
- (f) any similar applications to rezone "GB" sites for private residential

development involving private lots.

10. In response to Member's enquiries, Mr David Y.M. Ng, DPO/TMYLW, made the following main points:

- (a) as shown on Plan Z-4c of the Paper, the site was located adjacent to the Castle Peak Road – Castle Peak Bay and at the eastern fringe of the Tuen Mun New Town. The site was currently covered by vegetation with site formation works suspended for the house redevelopment with a PR of 0.4 under a previously approved application. To the west across Castle Peak Road were high-rise commercial/residential developments of Tuen Mun Town Centre which were mostly zoned “R(A)” with a domestic PR of 5/6 or non-domestic PR of 9.5. To the east was a larger area zoned “GB” with a few scattered low-rise residential structures and Maclehose Trail and Tai Lam Country Park to its further east. To its immediate south was a house lot occupied by an existing single storey house named “蓮圍” and two vacant house lots. To the further south was the “Residential (Group B)” (“R(B)”) zone for a residential development named Villa Tiara and two proposed public housing sites (“R(A)26”) included in the 2017 rezoning exercise at Tseng Tau Sheung Tsuen South and the former Pui Oi School site (which was adjacent to the Dragon Kiln). Those sites were located to the eastern side of Castle Peak Road- Castle Peak Bay. During the rezoning exercise in 2017, the public housing site at Tseng Tau Sheung Tsuen South was rezoned from “GB” to “R(A)26” while the public housing site at the former Pui Oi School site was rezoned from “R(A)22” to “R(A)26”. Compared with the current proposal, both public housing sites had slightly higher PR of 6.5 as well as higher BH restriction of 145mPD and 125mPD respectively;
- (b) the site had been zoned “GB” since the gazettal of the first Tuen Mun OZP in 1983. There was a house at the site at that time, which was now demolished;
- (c) the site area of the current application alone was about 2,364m<sup>2</sup>, together with the 3 adjoining lots to the south, the site area was about 6,658m<sup>2</sup>. The

total area of “GB” zone on the OZP was about 731ha;

- (d) as shown on Plan Z-2 of the Paper, the BH of the Tuen Mun Town Plaza Block 8 was 104.7mPD while the proposed maximum BH of the current application was 100mPD. The distance between the said existing buildings and the proposed development would be about 50m;
- (e) under the current application, the applicant had submitted various technical assessments to demonstrate that the proposed development was technically feasible and no insurmountable impacts were anticipated. If the three adjoining building lots to the south also sought for rezoning at a later stage, each prospective applicant would need to submit technical assessments to demonstrate the technical feasibility of the proposed development and the Board would consider them based on their own circumstances and individual merits; and
- (f) a site involving only government land (GL) to the east of Tuen Mun had been rezoned from “GB” to “R(B)” for private residential development during the rezoning exercise in 2017. There was no similar rezoning application from “GB” to residential zone on private land in Tuen Mun.

11. In response to a Member’s enquiry on the flat size of the proposed development, Ms Theresa Yeung, the applicant’s representative, said that the range of flat size (salesable area) was about 150 to 400 square feet. The Chairman further asked the implementation programme of the proposed development. Ms Theresa Yeung replied that the building construction would be completed in 2023.

12. As there were no further questions from Members, the Chairman informed the applicant’s representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee’s decision in due course. The Chairman thanked the representatives from PlanD and the applicant for attending the meeting. They left the meeting at this point.

Deliberation Session

13. Drawing Members' attention to the site background and context, the Chairman highlighted the following main points to facilitate Members' consideration of the application:

- (a) whether the buffer function of the site as "GB" had been reduced;
- (b) land use compatibility and spatial relationship between the proposed development and the surroundings, including the development pattern along Castle Peak Road as well as the recently rezoned "GB" sites for public housing to its further south; and
- (c) cumulative effect of approving the rezoning application as a precedent case.

14. Members generally considered that the site could be developed for residential use as the buffer function of the site as "GB" had diminished, the site had building entitlement and had previously been approved for residential development with PR of 0.4, its location was close to Tuen Mun Town Centre, and there were some "GB" sites rezoned for public housing developments with a higher PR and BH to its further south.

15. Noting that the site was previously approved for residential development with PR of 0.4, a Member considered the proposed domestic PR of 6 and BH of 100mPD under the rezoning application excessive as it was located within a "GB" zone, even though it was close to the Tuen Mun New Town. Moreover, similar rezoning applications would be expected from the three adjoining lots to its immediate south since they also had building entitlements with similar site context and history of previously approved applications for residential development with PR of 0.4.

16. Two Members also raised concerns that the proposed development would consist of many small size flats and should the Committee approve the rezoning application, the owners of the adjoining building lots would likely follow suit which would result in very high density developments on individual lots. A Member suggested that the application could be approved with a lower PR and BH but Members generally agreed that there was no basis for the Committee to counter propose a reduced PR and BH for the development. Some Members



considered that there was a need for comprehensive planning for the subject site and the three adjoining building lots instead of dealing with a series of piecemeal rezoning applications with its individual proposal. By adopting a comprehensive planning approach, a better design and layout could be formulated which could minimize the potential visual and air ventilation impacts, particularly on the residents of the Tuen Mun Town Plaza Block 8 and to allow more scope for tree preservation. Members, however, noted that the adoption of a comprehensive planning approach would be subject to the initiative of individual lot owners. The Vice-chairman reminded that the visual interest should be protected from public viewing points instead of from individual developments in the town centre area where high density development had already taken place.

17. Of those Members who considered it prudent to have a more comprehensive planning for residential developments at the site and the adjoining lots, a Member suggested that the comprehensive planning might be initiated by the Government and asked whether the site together with the adjoining lots could be rezoned to “Comprehensive Development Area” (“CDA”). The Chairman explained that there were pros and cons for “CDA” zoning. The “CDA” zoning mechanism would require submission of a Master Layout Plan and relevant technical assessments, and the implementation of “CDA” sites under multiple ownerships would often involve a protracted process. As such, biennial review of “CDA” sites would be undertaken to monitor their timely implementation.

18. Members noted that the Government had adopted a multi-pronged approach to increase land supply to meet the public demand and rezoning suitable “GB” sites to residential uses was one of the options to address the short-term land supply for public housing. In the past, the Government mainly rezoned GL in “GB” zone which was either de-vegetated or located at the fringe of the town centre with less “GB” buffer function for residential uses while the rezoning of private land within “GB” zone for residential uses was processed through s.16 or s.12A applications at the applicant’s initiative. The Vice-chairman remarked that some “GB” sites had been rezoned for public housing with higher PR with policy support and cautioned that the Board might need to adopt a consistent approach when considering private development proposal of similar nature. Another Member also opined that if residential development near the fringe of “GB” was acceptable, the subject rezoning application could be supported and it would be unnecessary to wait for the owners of the adjoining three sites to develop together as it would slow down the development process.

19. Since there were divergent views among Members on whether to agree to the proposed rezoning application, a vote was taken. Slightly more Members considered that the approval of the application might set a precedent for the three adjoining building lots to submit similar rezoning applications for high density development which might result in adverse cumulative impacts on the surrounding areas. There was a need for adopting a comprehensive planning approach of the site and the three adjoining lots so that a scheme with better design and layout could be formulated for the area. The application should be rejected on that basis.

20. After further deliberation, the Committee decided not to agree to the application for the following reasons :

- “(a) the proposed rezoning of the site may set an undesirable precedent for similar applications within the “Green Belt” zone, particularly the three adjoining building lots to its immediate south. The cumulative effect of approving such similar applications would result in adverse impacts on the surrounding areas; and
- (b) the rezoning of the site alone for high density development is inappropriate and adopting a comprehensive planning approach for the site and the adjoining lots is required so that a scheme with better design and layout could be formulated to minimize the potential adverse impacts on the surrounding areas.”

Your ref TPBY/TM/20  
Our ref 25539101AV3TYM/LMCSK/04020

**ARUP**

By Email ([tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)) and  
By Fax (2877 0245, 2522 8426)

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

Level 5 Festival Walk  
80 Tat Chee Avenue  
Kowloon Tong  
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t +852 2528 3031  
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[theresa.yeung@arup.com](mailto:theresa.yeung@arup.com)  
[www.arup.com](http://www.arup.com)

7 February 2022

Dear Sir/Madam,

**Application for Amendment of Plan  
Under Section 12A of the Town Planning Ordinance (Cap. 131)**

**No. 436 Castle Peak Road, Castle Peak Bay, Tuen Mun, New Territories  
(Application No.: Y/TM/20)**

**Re-consideration of S12A Planning Application**

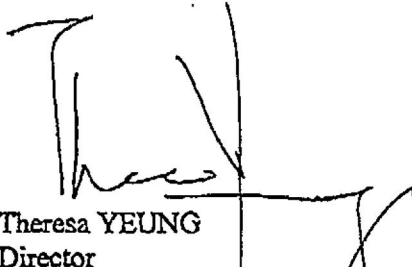
Thank you for the letter dated 26 January 2022 on the re-consideration of the captioned Planning Application..

On behalf of the Applicant, we would like to confirm that no further information would be submitted in relation to the captioned S12A Planning Application.

We sincerely hope that the Application could be re-considered by the Board as soon as possible.

Should you have any queries, please feel free to contact the undersigned at [REDACTED], our Mr. Wai-lam LEE at [REDACTED] or our Mr. Sam KOK at [REDACTED].

Yours faithfully,

  
Theresa YEUNG  
Director

cc - Dist Planning Offr/Tuen Mun & Yuen Long West, PlanD - Mr. Kepler YUEN (DPO/TMYLW, email: [ksyyuen@pland.gov.hk](mailto:ksyyuen@pland.gov.hk))

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

參考編號

Reference Number:

180311-111116-66078

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

11/03/2018 11:11:16

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng Chi Hin

意見詳情

Details of the Comment :

同意

香港需要更多土地發展



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

參考編號

Reference Number:

180311-231428-51865

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

11/03/2018 23:14:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leung Po Lun

意見詳情

Details of the Comment :

對於本方案而言，本人反對本方案提出的內容。原因有二

一，人口密度達到飽和，根據社會福利署於2016年的數字，屯門人口總數達481,200人。興建更多住宅意味將會更多人口搬入屯門，進一步加重區內人口密度。而區內資源例如醫院，商場，道路，商用樓宇，公園，學校等等卻沒有因為人口增加而增多，這樣對區內以上設施會進一步構成非常龐大的壓力。

二，屯門區進出道路，鐵路無法承受因為興建新樓增加的車流及乘客量。屯門公路，青山公路車流即將達到設計容量上限。而西鐵更已超過上限港鐵公司2015年內政府提交的文件中，就提到西鐵繁忙時間最高載客量達到104%。在有任何接駁屯門的新鐵路或新道路通車前，屯門實在不宜再興建住宅增加人口。就土地用途而且，城規會大可將土地改劃做商業用途，一來改善屯門商業用地不足問題，又可以鼓勵屯門區居民區內就業。間接改善屯公，西鐵飽和問題。一舉兩得，小弟不才，望以上意見及建議能獲接受及採納

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

參考編號

Reference Number:

180313-013156-62721

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

13/03/2018 01:31:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WAN HIU FAI

意見詳情

Details of the Comment :

只有以下數條問題:

1. 屯門已經夠逼了, 何必再將屯門人口不斷提升?
2. 此處鄰近鄉師自然學校, 如改建為高樓住宅大廈, 對該校一直以回歸大自然為宗旨的教學理念有重大的影響, 希望政府除著重稅收外, 會否影響該校?
3. 此處地勢險要, 是否一定要位於該處建立住宅?是否妄顧居民需要?

Appendix FA-IV(4) of  
RNTPC Paper No. Y/TM/  
20E

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

4

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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 有關發展計劃，本人懇請相關部門考慮在建築期內注意下列事項，以免構成對敝校教師、學生及家長的不便：
1. 管制噪音，讓學校保持寧靜環境進行教學，若有任何設施幫助學校，本人樂意商議。
  2. 保持青山公路-青山灣段交通暢順，此乃返放學其中一段主要道路。
  3. 注意重型交通工具的安全，保障使用者，包括師生的安全。

博愛醫院歷屆總理聯誼會  
鄭任安夫人學校

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

鄭筱薇

簽署 Signature

鄭筱薇

日期 Date

20 MAR 2018



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

參考編號

180320-141620-13595

Reference Number:

提交限期

03/04/2018

Deadline for submission:

提交日期及時間

20/03/2018 14:16:20

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Hero NG

Name of person making this comment:

意見詳情

Details of the Comment :

The current traffic of castle peak road is very busy and it is impossible to have a vehicle access next to the existing junction. The new vehicle access will be a potential damage to the junction users, both vehicles and pedestrians.

The proposed high rise building is not compatible with the existing and future adjacent development and conflict with the Explanatory Statement of S/TM/34 as below.

5.2

The basic design concept of Tuen Mun New Town envisages a corridor of developments running north-south flanked by the foothills of Tai Lam to the east and the ridges of Castle Peak to the west. The urban core of the New Town, accommodating relatively high-density residential, industrial and commercial developments, is on flat land of the Tuen Mun valley floor and reclaimed land in Castle Peak Bay. On the lower slopes of the valley are relatively lower density developments forming a transition zone between the urban core and the rural hinterland.



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

參考編號

Reference Number:

180324-201439-32364

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

24/03/2018 20:14:39

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tam Kwok Leung

意見詳情

Details of the Comment :

是否已考慮屯門市廣場8座的私隱問題。因為對面大部份是住宅睡房。
---------------------------------

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

參考編號

Reference Number:

180325-142021-02470

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 14:20:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tam Kwok Leung Alex

意見詳情

Details of the Comment :

政府將於屯興路東附近興建多座公共房屋，存在大量人口的增加，在人口及交通負荷情況尚未掌握的情況下，再大量增加住宅密度發展，本人質疑對附近環境及居民的影響評估是否全面及過於草率。

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

參考編號

Reference Number:

180325-221418-13330

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 22:14:18

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Man

意見詳情

Details of the Comment :

反對相關規劃。

現時屯門公路及西鐵的使用量極高，如需在屯門區起樓，應先解決交通問題後才可再相  
討。

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

參考編號

Reference Number:

180325-223718-80414

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 22:37:18

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李先生

意見詳情

Details of the Comment :

在此地建如此大型項目，對交通的影響很嚴重，就B3X由杯渡路右轉青山公路，將會出現可見的危險情況；另外輕鐵路噪音亦會使將來的居民，得不到良好的居住環境；而且附近還有廟宇焚燒冥鏹，會引致將來居民健康的影響；為避免對現在社會的和諧添加壓力，在此處增加地積比實為不志，如真的有需要放寬的話，應該由申請人提供交通、噪音及空氣的評估報告及改善方案，在收到有關方案前，不應隨便下決定。  
另外青山公路-屯門段為屯門區其中重要的交通樞紐，在興建時，請提出在不佔用現時路面的情況下的建議方案；以免因為興建時的佔用路面而令屯門區出現類似北區大塞車的情況。



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

參考編號

Reference Number:

180325-223109-54386

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 22:31:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WM Cheng

意見詳情

Details of the Comment :

本人反對是次申請.

申請地的前後地段已有大型屋苑, 對附近交通帶來一定的壓力. 如將地積比率增加至5.87倍, 則會令接近飽和的青山公路, 杯渡路和屯門鄉事會路一帶交通更加繁忙.

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

參考編號

Reference Number:

180325-221635-12833

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 22:16:35

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Connie chan

意見詳情

Details of the Comment :

屯門公路塞車問題嚴重，居民飽受困擾。在該處增建細面積房屋不能有效舒緩房屋短缺問題之餘，在該處增加私家車位更加加劇塞車問題，本人反對供應車位及發展細單位。該處臨近市中心及鐵路站，供應車位完全無視塞車對居民的困擾

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

參考編號

Reference Number:

180325-231241-98984

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:12:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Amy Cheung

意見詳情

Details of the Comment :

反對綠化地改建多層劏房，根本不能解決房屋問題，因為房價太貴，根本負擔不起，劏房根本不是給香港人住，只是呃香港人錢

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

參考編號

Reference Number:

180325-234110-11864

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:41:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. li hin

意見詳情

Details of the Comment :

反對起住宅，因為會影響到郊野公園的生態，我建議可以起停車場，一來可以減輕附近停車場不足的問題，二來可以減少對生態的破壞，再者可以減少對附近居民的影響，



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

參考編號

Reference Number:

180325-234702-14010

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:47:02

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ho Tze Kwan

意見詳情

Details of the Comment :

層數太多，原本計劃3層可接受

居住人數增加，交通不能負荷，原有的生活環境和質素下跌，不應因政府求地心切而應業主要求，不斷增加層樓，應再作規劃

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

參考編號

Reference Number:

180325-233652-38911

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:36:52

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Ng Mei Han

意見詳情

Details of the Comment :

反對興建26層樓高的住宅，因為會妨礙居民生活，又不美觀。

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

參考編號

Reference Number:

180325-234037-80095

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

25/03/2018 23:40:37

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WONG YIN CHUN

意見詳情

Details of the Comment :

反對興建26層樓高的住宅！！

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

參考編號

Reference Number:

180326-004054-92159

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 00:40:54

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ning Man Wai

意見詳情

Details of the Comment :

Object to build too much flat in tuen mun as the traffic is not enough to bear it.



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

參考編號

Reference Number:

180326-002700-27106

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 00:27:00

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kwan Po Lam

意見詳情

Details of the Comment :

屯門已十分擠逼，周日更妄想可以去周邊購物，買日用品都要等至晚上沒有自由行才可出街。日常上班已難以逼上西鐵，請不要再在戶外停車場一樣細的地方強行起樓，屯門已發展完成，不能再加重負荷！

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

參考編號

Reference Number:

180326-003048-47751

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 00:30:48

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Chan man yee

意見詳情

Details of the Comment :

反對起多層大廈,會十分影響隔離的何福堂書院,亦破壞這帶原本的清幽

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

參考編號

Reference Number:

180326-012820-19327

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 01:28:20

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

反對，因為交通不足，人口稠密

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

參考編號

Reference Number:

180326-175713-83587

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 17:57:13

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Chris

意見詳情

Details of the Comment :

極力反對.屯門市中心以經非常多人.交通配套措施以經不足夠現有居民享用.614無論何時何刻都係滿曬人架.  
等最小等兩班車自上倒.何況再起樓呢.唔通去邊都行咩  
市中心居民以經很多.還有很多很多自由嚟買日常用品.現在以經無路可行喇.  
有地方既 不如起公園遊樂場設施啦.市中心都有好多小朋友架.小朋友要有公園有地方可以比佢地  
跑跑跳跳先可以健康成長架.



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

參考編號

Reference Number:

180326-195043-28284

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

26/03/2018 19:50:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ho Pak Wai

意見詳情

Details of the Comment :

原本規劃三層可接受，但業主趁政府求地心切，而坐地起價則不能接受。屯門區交通已超出負荷，應再作規劃及諮詢

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

參考編號

Reference Number:

180402-071644-38995

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

02/04/2018 07:16:44

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

我的意見是反對更改規劃，因為會增加該區交通擠塞、環境污染、通風系統、而且現人已很多，會嚴重影響當區居民生活受影響，同時，該區康樂設施嚴重不足，若然更改規劃，會帶人口增長，領導原先康樂設施不足的問題嚴重惡化，另外更改規劃會改變附近景觀，影響原有居民利益，以及當區通風系統改變，造成屏風樓現象，影響原有居民健康。

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

參考編號

Reference Number:

180403-090822-15139

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 09:08:22

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cho Shek Man

意見詳情

Details of the Comment :

本人反對這項改劃,因興建26層高的住宅會嚴重影響附近景觀。而且該段青山公路,以至整個屯門都會超出負荷。

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

參考編號

Reference Number:

180403-093551-91045

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 09:35:51

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WONG IN PING

意見詳情

Details of the Comment :

本人反對是次申請，反對土地分配不公的逼遷。



敬城市規劃委員會。

編呈稿 = Y/TM/20

雖然土地規劃是政府的控制，但是批  
出的時間實際拖得太長，希望政府  
批出土地作為樓宇，可以住人或作  
為院社，等有需要的人可入住，以免  
發給社會不需要的動盪

此致

David Chan.

15/3/20

致城市規劃委員會：

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檔案號碼 = Y/TM/20 新界屯門青山公路青山灣段 436

以上地段以前是低密度的住宅，實在太浪費，  
以香港地少人多，等候公屋的等到不耐煩，  
何況等私樓，如果政府以民為先，應該考  
慮多批地建樓宇，快快解決住屋的  
問題。

此致

陳生仁

16/3/2018

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致城市規劃委員會：

參考號：Y/TM/20新界屯門青山公路青山灣段 436 号

因應人口增加及老化人口加速，好希望  
屯門可以建築多幾幢大廈供應住宿  
的樓，解決此種問題，俾到老人家不  
一定要返大陸退休。

此致

何女士 上

17/3/2018

敬啟者：

本人於二零一三至二零一四年擔任仁愛堂第三十四屆董事局主席，對屯門區區域發展甚為關注，現對修訂擬議發展計劃的申請 Y/TM/20 表示支持，支持重點如下：

一、 本港土地及房屋供應量不足，而 Y/TM/20 發展的區域鄰近近年落成的大型商場 V City，地理位置優越方便。隨著屯門區的多項交通配套設施落成，包括開展屯門西繞道研究、政府計劃向立法會申請撥款興建十一號幹線等，區內交通將大大改善，各項配套設施將於數年來到位，因此，拓展更多地方興建房屋予屯門區的新一代，讓他們有理想家居，是為迫切的發展需要。

二、 Y/TM/20 計劃中其中一項發展是將土地部分規劃作早期教育及發展中心，以舒緩區內基礎配套設施的壓力。相信發展中心的落成，有助提升學習及發展上有困難的幼兒的全面發展，有助舒緩家長的生活壓力，以及推動香港共融社會的素質。

本人謹此希望當局通過申請 Y/TM/20 的擬議修訂，讓市民能夠有更多的選擇。

此致

城市規劃委員會

仁愛堂第三十四屆董事局主席  
仁愛堂蔡黃玲玲教育基金董事局執行主席  
九龍醫院及香港眼科醫院管理委員會委員  
仁愛堂莊舜而醫療基金董事  
仁愛堂陳鄭玉而幼稚園暨幼兒園校監



陳鄭玉而博士 謹啟

二零一八年三月廿一日



Fax no. 2877 0245 / 2522 8426

敬啟者:

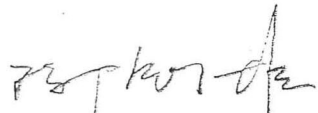
有關:屯門分區計畫編號 Y/TM/20

本人鄧錦雄，屯門仁愛堂第三十七屆董事局主席，對屯門區的社區規劃非常關注，尤其幼兒教育及復康工作更是本人關心的重點，對題述 Y/TM/20 計畫發展 5,000 呎幼兒中心的計畫十分支持。

有特殊教育需要的小朋友如果能及早識別，不單對幼兒未來康復有十分正面的影響，家長更能及早了解如何照護有特殊需要的小朋友，壓力得以舒緩，得益的就是整個家庭、社區、社會了！ 本人謹此撰文支持題述計畫。

尚祈貴會批准題述 Y/TM/20 計畫，幼兒幸甚，社會幸甚！

此致  
城市規劃委員會

  
仁愛堂第卅七屆董事局主席  
鄧錦雄博士 MH  
2018 年 3 月 29 日



貴署檔號: Y/TM/20  
城市規劃委員會

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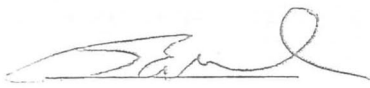
敬啟者:

新界屯門青山公路, 青山灣段 436 號  
規劃申請  
申請編號: Y/TM/20

本人是居住在屯門的市民, 就著一些申請建屋的申請, 屯門一些區議員及區內一些有勢力人士, 一直教唆我們提出反對, 在我個人而言, 我是支持政府及私人發展商在屯門申請興建住宅之申請, 本人籍此機會向貴會提出我的意見如下:

- (1) 香港嚴重缺乏土地供應, 引至樓價瘋狂上升, 市民將大部份收入用作供樓, 引至生活質素下降, 唯有大量增加土地供應, 才可壓抑樓價上升.
- (2) 把一些綠化及荒廢的土地改變用途, 不至浪費土地資源.
- (3) 興建一些新的住宅樓宇, 可美化當區的居住環境, 提升當區居民的居住質素, 使居民擁有舒適的生活環境.
- (4) 可帶旺建造業, 人人有工開, 減低失業人數, 不需倚賴綜援.

基於上述原因, 若然發展商能同時在樓宇內, 能提供一些與屯門居民日常生活有關的設施, 造福當區的居民, 我是支持上述申請的.



Paul Cheung

28/3/2018

城市規劃委員會秘書 台鑒

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敬啟者：

新界屯門青山公路-青山灣段 436 號  
把「綠化地帶」、「政府、機構或社區」、「道路」地帶  
改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

鑑於上述申請地段鄰近屯門井頭村，若於該處興建 30 層的樓宇，定必嚴重影響本村的環境。再者，附近的交通道路已經不勝負荷，若貴會批准此規劃申請，該處的車輛流量必大大提升，勢會造成阻塞及混亂，嚴重影響交通正常運作，亦妨礙緊急救援服務，故本人等極之反對。

專此奉達 貴會諸公請體察民情，尊重民意，實感公便。



屯門鄉井頭(上)村村代表李維苑



屯門鄉井頭(中/下)村村代表黃遠添 謹啟

二零一八年三月廿九日

Y/TM/20

屯門青山公路 - 青山灣段 436 號.

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- 本人在屯門<sup>(區)</sup>長大. 所有家人都在屯門居住.  
一直有置業打算, 但礙於未有合適地點或  
週圍的配套未有提到合適地方. 偶然機會  
下看到以上地段想發展住宅及社福設施.  
所以來信希望政府能大力支持此地段.  
原因: 交通方便. 鄰近有商場有學校  
主要原因. 此地段本人曾考慮購買. 社福  
設施絕對有利於兩地耆人及受高  
齡人士來說真的很有用.

耆民.

Ng Chi Yee.



城規會  
申請號碼 Y/TM/20

27/3/2018

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我支持上述申請，原因香港缺乏房屋供應，事實上規劃署最近在屯門區，將數幅綠化地申請改變用途興建居屋，雖然區議會反對，但仍獲城規會批准，那麼為何私人發展的申請會被阻攔呢？

屯門居民：王大海

日期A: 25 / 3 / 2018

致城規會:

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檔案編號: Y/TM/20

向來香港都是有著土地供應不足問題,以至樓價不斷創新高。屯門以前樓價都算是比較便宜,自從地鐵開通後,更多人選擇到屯門買樓。我個人希望買樓位置是鄰近地鐵站,方便日後上班。這項目我支持,並盡快完成。

Robert Li

敬啟者，

Y/TM/20

36

本人細閱本計劃的詳情後，對於本計劃將為  
區內居民提供住屋、康樂及休憩設施，感到非常認同，亦  
建議城規會多提供此類土地利用，以達到香港人人有樓住，  
人人住有樓，並取得各方平衡，以造就更和諧的社會，人  
人安居樂業，並及早發展此地方，為人民謀福利。

此致。

區傳權

上。

致城市規劃委員會秘書處：

Appendix FA-IV(37) of RNTPC  
Paper No. Y/TM/20E

有關項目 Y/TM/20 發表一些意見，我住在屯門近二十年，社會康樂設施比車交少，希望這項目能夠為屯門區帶來多元化的發展，亦為年青人提供上車的機會。

宋君材先生上



致城規委秘書：

就申請編號：Y/TM/20 青山灣段 436 號的發展計劃本人有意見想提出  
請接納。首先此路段已經空置了很久，再不發展很是浪費，而且該地段  
離中帶旺，附近有很多學校，有眼科中心，有嬰健康院，有婦女健康中心，  
亦有扶康會，絕對是興建住宅的好地方，另外敬請倡議發展商要有  
社會責任，一定要興建社會福利設施，便利居民，連同的老人家及殘  
疾人士需要幫助及照顧。

羅青梅女士

致:城市規劃委員會  
申請檔案:Y/TM/20

39

日期: 29/03/2018

### 反對興建分層樓宇事宜

地段編號:新界屯門青山公路-青山灣段436號

現致函城市規劃委員會有關上述發展,本村村委會現提出強烈的反對,鑑於有關發展事宜本村經會議後嚴正反對如下:

- 交通問題:若發展分層樓宇在建築期間造成大量重型車輛進出本村,交通上的造成嚴重問題,樓宇落成後道路出入口及本村的主要幹線用量會倍增增加本村村民嚴重交通危險。
- 風水問題:上述發展鄰近本村立村牌坊,上址附近一帶為本村保護的立圍龍脈之首,若興建樓宇務必掘地打樁將對本村村民福祉嚴重影響。
- 環境問題:發展分層式樓宇會對週邊環境嚴重影響,上發展項目樓宇高度超過50米,造成屏風影響,而上述附近為本村現有的泊車及兒童康樂設施,恐樓宇落成後村內的社區設施嚴重不足,影響村民生活環境。
- 噪音問題:上述發展樓宇,必須在興建地基時有大型的打樁及掘地機在日間時開動,造成嚴重噪音問題,興建樓宇往往造成嚴重污染問題,破壞本村週邊綠化環境。綜合上述各點本村望城市委員會在審批上述發展項目時納入本村村委會的意見與憂慮。  
謹此致謝。

主持會議井頭中村村委會:梅漢強會長

井頭中村村委會

梅漢傑

代辦

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

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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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對的理據：

1. 2013 年時該地段被批准可建 852.72m<sup>2</sup> 的低層住宅 (Application #. A/TM/370)(見附件 A)。
2. 遺憾的是在它對面的屯門市廣場第三期第 8 座，竟然沒有被諮詢。
3. 該地段之背景就是屯門麥理浩徑郊野公園，青山公路此路段沿線一向是只批准高度比較低的住宅，避免對郊野公園沿路的景觀造成破壞。
4. 現在的高達 100 米的高層建築，貴會也只是知會另一區的區議員，而沒有向直接受嚴重影響的屯門市廣場第三期第 8 座千多名住客諮詢，這令人失望。

屯門市廣場第 8 座

業主立案法團主席梁友

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

簽署 Signature

日期 Date

27-3-2018

反對的理據：

5. 我們也是透過友好途徑才知悉此計劃，我們不認為 貴會應通過該申請而是維持原來 2013 年的決定。
6. 作為屯門市中心地段，人口密度已極高，但相應的公共設施已經不足，其中特別明顯的是屯門市廣場第三期第 8 座向公眾開放的第七號電梯，因旁邊的老人院及城市的老人數目增加已不夠用， 貴會是否應先考慮在屯門市廣場第三期第 8 座旁邊先興建公眾電梯(由地面至屯門輕鐵杯渡站天橋)才去考慮其他住宅發展？我們知道該申請地段旁邊也會重新建住宅，是否 貴會先處理這些公共設施才去批核這種申請，同時請一定先諮詢受影響的居民。
7. 我們希望可以在增加住宅和美好環境中取得平衡，而不是把我們花上幾十年共同努力才弄出來的美好居住環境因此而失去。

隨函附上：附件 A

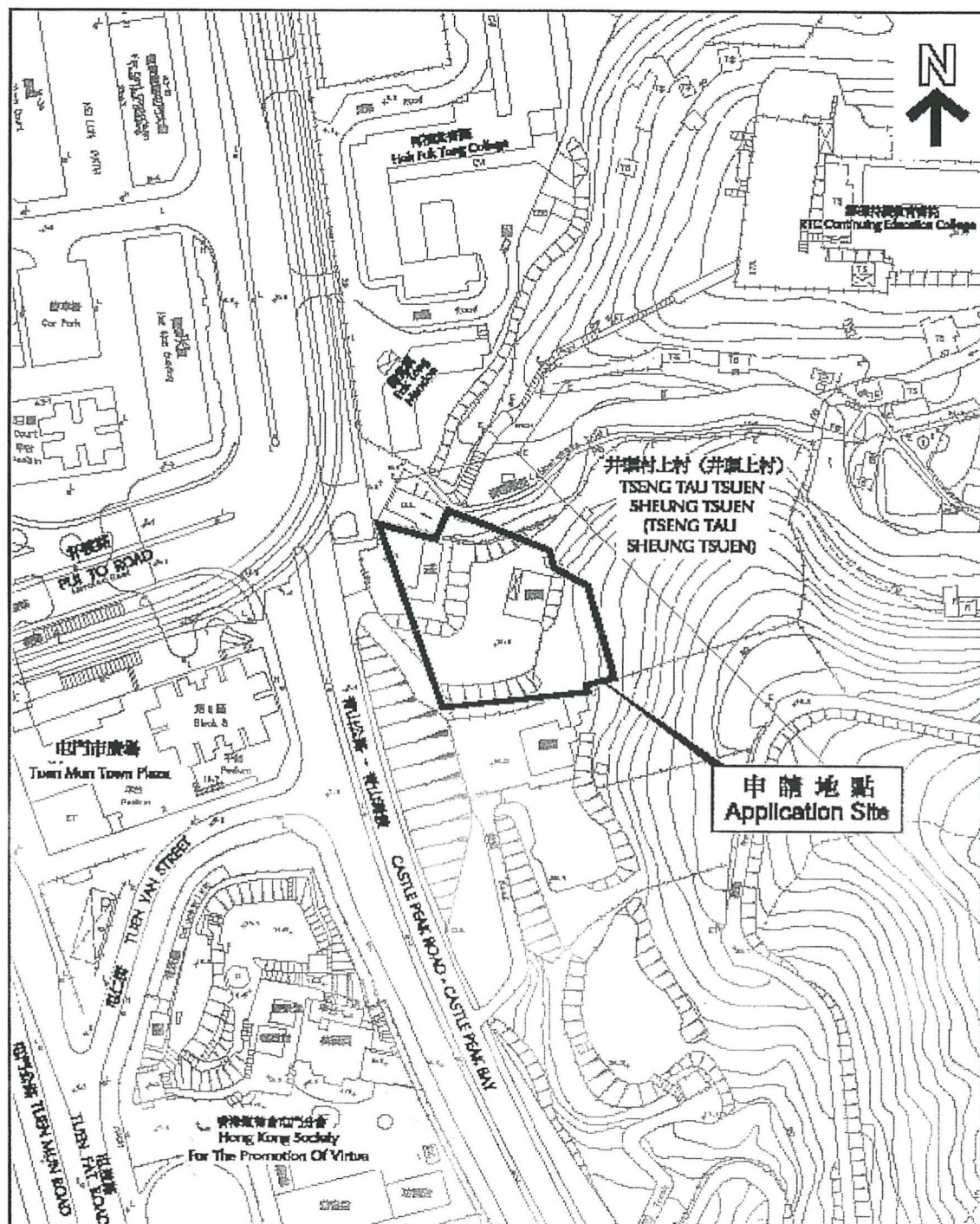
續下頁 ...



關於申請編號 A/TM/370 的擬議用途/發展的概括發展規範  
Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TM/370

(a) 申請編號 Application no. :	A/TM/370		
(b) 申請地點位置／地址 Location/Address of application site :	新界屯門青山公路 436 號 No. 436, Castle Peak Road, Tuen Mun, New Territories		
(c) 地盤面積 Site area :	2,131.8 (about 約)		平方米 m <sup>2</sup>
(d) 圖則 Plan :	屯門分區計劃大綱草圖編號 S/TM/23 Draft Tuen Mun Outline Zoning Plan No. S/TM/23		
(e) 地帶 Zoning :	「綠化地帶」、「政府、機構或社區」及「道路」 “Green Belt”, “Government, Institution or Community” and “Road”		
(f) 申請用途／發展 Applied Use/Development :	擬議屋宇 (重建現有屋宇) Proposed House (Redevelopment of Existing House)		
(g) 總樓面面積及／或地積比率: Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic :	852.72	0.4
	非住用 Non-domestic	—	—
	- 辦公室 office :	—	不適用 N.A.
	- 酒店 hotel :	—	
	- 零售 retail :	—	
	- 其他 (請說明) others (please specify)		
	—	不適用 N.A.	
(h) 幢數 No. of block :	住用 Domestic :	1	
	非住用 Non-domestic :	—	
(i) 層數／建築物高度 No. of storeys/building height :	住用 Domestic :	2 層 storey(s)	8 (about 米 m 約)
		— 米 (主水平基準以上) mPD	
	非住用 Non-domestic :	1 (basement carpark 地庫停車場) 層 storey(s)	3 (about 米 m 約)
		— 米 (主水平基準以上) mPD	
(j) 單位／酒店客房數目 No. of units/hotel guestrooms :	1		
(k) 休憩用地 Open Space :	私人 Private :	300	平方米 m <sup>2</sup>
	公眾 Public :	—	平方米 m <sup>2</sup>
(l) 停車位及上落客貨車位數目: No. of parking spaces and loading/unloading spaces	私家車車位 car parking spaces :		3 (including 1 visitor parking space 包括 1 個訪客車位)
	貨車車位 lorry parking spaces :		—
	旅遊車車位 coach parking spaces :		—
	電單車車位 motorcycle parking spaces:		—

# A/TM/370





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

Our ref: T&ESD/TS&SE/EnvE/L904

3 April 2018

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 from "Green Belt", "Government, Institution or Community" and "Road" to "Residential (Group A)27" at No. 436, Castle Peak Road – Castle Peak Bay, Tuen Mun, New Territories**

**(Application No. Y/TM/20)**

**Operational Railway Noise Concerns**

We refer to the Section 12A Planning Application, seeking to rezone a site located near Pui To Light Rail Stop from "Green Belt", "Government, Institution or Community" and "Road" to "Residential (Group A) 27". As the proposed development is close to the Light Rail System (LRL), noise from train operations could have a potential impact on the future occupants.

We understand that the applicant has already conducted an Environmental Assessment Study (EAS), 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, we notice that the predicted noise levels at some of the noise sensitive receivers were marginally within the noise limit and therefore no additional mitigation measures for railway noise was proposed. However, we wish to caution that the proposed development can be sensitive to air-borne noise nuisances, especially the noise emitted from the nearby curved tracks of LRL. The RNIA should take into account and address any air-borne noise issue as it could result in nuisances to the future occupants. We also recommend that the project proponent conducts their own noise measurement at the subject development site to collect more specific on-site noise source data for the noise assessment.

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

Page 1 of 2

MTR Corporation Limited  
香港鐵路有限公司  
www.mtr.com.hk



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Our ref: T&ESD/TS&SE/EnvE/L904  
3 April 2018

Should you have any queries, please feel free to contact our Environmental Engineering Manager, Ms. Catherine Leung at [REDACTED]

Yours sincerely,

J W Manho  
Deputy General Manager – Train Services & Systems Engineering

c.c Mr. WONG Chuen Fai - Assistant Director of EPD  
Dr. LAU Kwok Keung - Principal Environmental Protection Officer

Page 2 of 2



tpbpd

寄件者: [REDACTED]  
寄件日期: 01日04月2018年星期日 3:25  
收件者: tpbpd  
主旨: Y/TM/20 436 Castle Peak Road GB

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Y/TM/20

No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun

Site area : About 2,364m<sup>2</sup>

Zoning : "Green Belt", "GIC" and "Road"

Proposed Amendment(s) : Rezone to "Res (Group A)27 600 Units / 54 Parking / 100mPD

Dear TPB Members,

It is quite obvious that Arup is being 'economical with the truth' in this application. The site was formed, for a small residential home, not for a large development.

10 August 2008: A/TM/370 Proposed House (Redevelopment of Existing House) in "Green Belt", "Government, Institution or Community" and 'Road' zone

The application site was currently occupied by a single house of about 100m<sup>2</sup> and was subject to **lease conditions restricting development to a maximum site coverage of 66.67% and 2 storeys.**

PD : According to the Town Planning Board Guidelines for "Application for Development within Green Belt Zone", **redevelopment of existing residential development would generally be permitted up to the intensity of the existing development.** For the subject application, the proposed redevelopment to a single house with a gross floor area of about 852.72m<sup>2</sup> (equivalent to a plot ratio of about 0.4), though exceeded the development intensity of the existing development, was still permissible under the lease.

**No extensive clearance of existing natural vegetation would be affected, and no significant adverse visual impact was expected,** sympathetic consideration might be given to the application.

There is also mention of water mains running underneath the site.

Approval was granted with a number of conditions.

Now the applicant proposes to cover the entire site. There is no mention of how many trees would be uprooted. The negative impact on the ridge line is significant. The GIC element is reduced to a commercial amenity. Since when has 'early education', read fee paying kindergarten, become social welfare?

Strongly object to this application. The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification in the submission for a departure from the planning intention. The proposed development is not in line with the Town Planning Board Guidelines No. 10 for 'Application for Development within "GB" Zone' in that there are no exceptional circumstances or strong planning grounds to justify the application.

The GIC zoning is intended for genuine community services not commercial activities.

TPB should reject this application as it has no merit.

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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:

180403-215415-85420

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 21:54:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Michael Chu

意見詳情

Details of the Comment :

I object the application.

This will block the air circulation among the areas.

This will also create a lot of population pressure in the surrounding area, and aggravate the impact on the Castle Peak Road. Bear in mind the Castle Peak Road is very congested. Further new parking spaces and high-rise building will deteriorate the road condition.

This also destroy the green belt and contradict with purpose of green belt.

This also act as a dangerous precedent as the government will approve the change to a high-rise building, which is not suitable in the green belt area.

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

參考編號

Reference Number:

180403-233552-57842

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 23:35:52

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kayan Ho

意見詳情

Details of the Comment :

土地分配不公 該處建高樓亦有礙觀瞻，影響通風



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

參考編號

Reference Number:

180403-231905-42480

提交限期

Deadline for submission:

03/04/2018

提交日期及時間

Date and time of submission:

03/04/2018 23:19:05

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 吳偉明

意見詳情

Details of the Comment :

不同意改劃有關土地去建私人住宅物業，應保留綠化地及柳園，做好保育。

Form No. S6A  
表格第 S 6 A 號

**COMMENT ON REPRESENTATION RELATING TO  
DRAFT PLAN UNDER SECTION 6A(1) OF  
THE TOWN PLANNING ORDINANCE (CAP.131)**

根據《城市規劃條例》（第131章）  
第6A(1)條對草圖的申述提出意見



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (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), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（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，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- 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, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.  
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。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視為不曾提出論。

<b>1. Person Making This Comment (known as "Commenter" hereafter)</b> 提出此份意見的人士（下稱「提意見人」）
Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構*)  歐志遠議員辦事處

<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>
Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構*)  

<b>3. Details of the Comment</b> 意見詳情	
Draft plan to which the comment relates 與意見相關的草圖	分區計劃大綱核圖編號  S/TM/34
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	反對申請編號: Y/TM/20

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

**3. Details of the Comment (Continued) (use separate sheet if necessary)**  
**意見詳情 (續) (如有需要, 請另頁說明)**

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

請見附件檔案編號: ACY/18/0/012



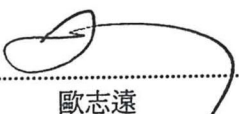
**4. Plans, Drawings and Documents 圖則、繪圖及文件**

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

**5. Signature 簽署**

Signature  
簽署

  
歐志遠

"Commenter" / Authorized Agent\*  
「提意見人」/ 獲授權代理人\*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of  
代表

歐志遠議員辦事處

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

Date

日期 03/04/2018

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and  
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這份意見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) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及  
(b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "commenter" in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "commenter" 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，「提意見人」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。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號



中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China



屯門區議會 Tuen Mun District Council

歐志遠議員(市中心選區) District Councillor Au Chi Yuen

檔案編號 : ACY/18/0/012

2018 年 4 月 3 日

城市規劃委員會秘書處  
香港北角渣華道 333 號  
北角政府合署 15 樓

敬啟者：

反對申請編號 : Y/TM/20

有關上述項目原是在 2008 年已被城規會審批可建一幢 3 樓高面積約 9200 平方呎的建築物，暫未見到該申請地點的地積比率 0.4 何時已改到 5.87，是否已經批准及已補了地價？

我們對此申請有以下意見：

- 1) 申請地點為新墟區，每區原設計人口約 18000 人，此項目建 600 個單位，估計將來會增加人口約 1200 人，即佔新墟區人口比例約 6%，令該區整體配套設施增加壓力。
- 2) 申請地點附近一帶都是綠化地帶，把它改變成高樓大廈並不適合。
- 3) 如果每幅土地買了之後都可以隨心所欲改變地積比率和用途，先不談補地價，這是一個非常危險的先例，所謂城市規劃已盪然無存。
- 4) 雖然香港現時房屋供應需求熱切，但不代表可以任意改變既定規劃，私人房屋供應問題全是發展商屯積居奇及策略性擠牙膏出貨做成，如果發展商把手上土儲全發展根本是供過於求，我們若縱容任意改動，有助發展商謀取暴利之疑。





中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China

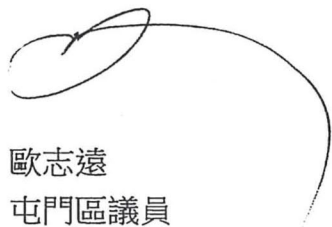


屯門區議會 Tuen Mun District Council

歐志遠議員(市中心選區) District Councillor Au Chi Yuen

- 5) 此例一開，旁邊何福堂中學地盤一旦申請，勢必又把地積比率改變，不知何福堂的業主和此申請者是否屬關連人士？
- 6) 一個本來只建一幢三層高的建築物，驟然變成 30 層高 600 個單位，勢必令周邊環境帶來車輛、行人、視覺、景觀、排水、排污和噪音的影響，而該申請設計在附圖 6 可見，其實是一幢大屏風樓，它是直接破壞了該區山邊的空氣流通。

總括而言，我們反對上述申請。

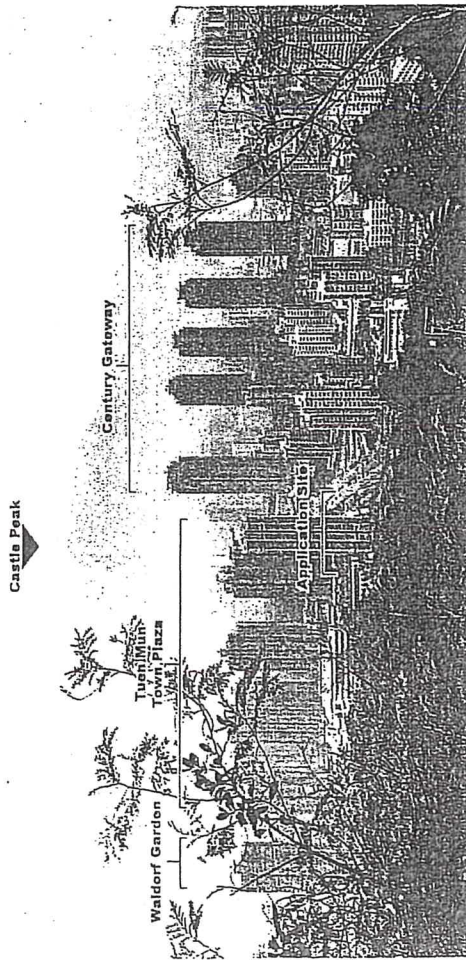


歐志遠  
屯門區議員



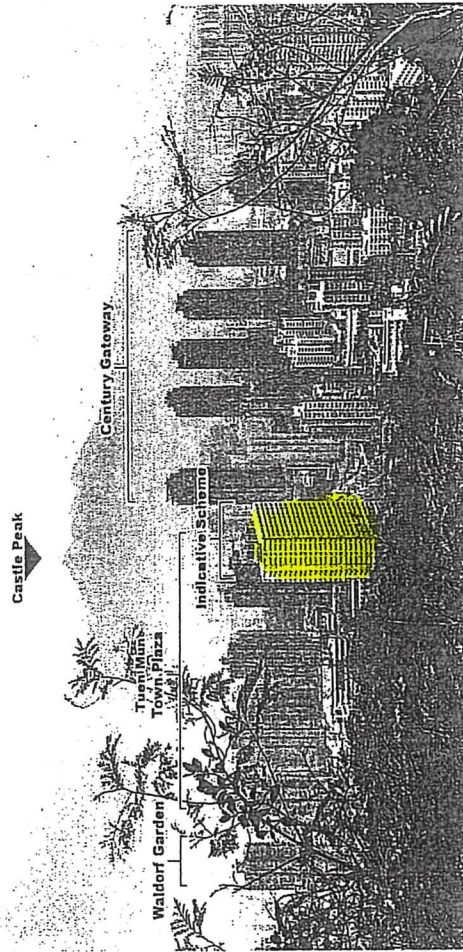


12



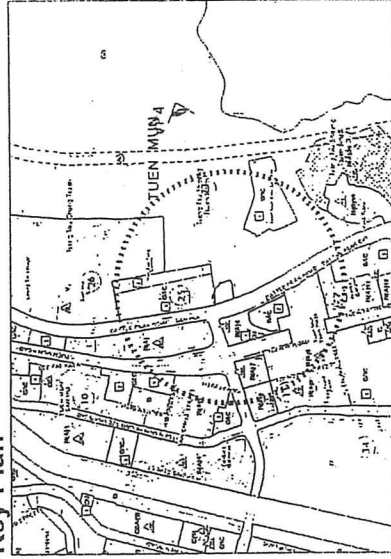
### WITH APPROVED SCHEME

\*The Approved Scheme is not visible from this Viewing Point.



### WITH INDICATIVE SCHEME

Key Plan



屏風樓  
阻截了沿青山公路以遠  
的風向及空氣流通

申請編號 Application No.: Y / TM / 20  
此頁摘自申請人提交的文件。  
This page is extracted from applicant's submitted documents.



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

參考編號

Reference Number:

180728-045720-59383

提交限期

Deadline for submission:

17/08/2018

提交日期及時間

Date and time of submission:

28/07/2018 04:57:20

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cheung

意見詳情

Details of the Comment :

香港公營房屋需求非常殷切，公屋輪候時間極長，在2018年3月底，約有153 300宗一般公屋申請，以及約119 000宗配額及計分制下的非長者一人申請。一般申請者的平均輪候時間為5.1年，當中長者一人申請者的平均輪候時間為2.8年。房委會四月十二日在公布收表數字，收到16.6萬份申請表，超額認購36倍，即約37人爭1單位。香港公營房屋具有逼切需求。此地位於巴士轉車站旁用地，建成公營房屋能方便基層市民往返市區上理及來往各地。鄰近亦有大多道路直出都會。把這土地用作非公營房屋發展，實為浪費市區土地資源。在公營房屋目標數目未達時作如此決定，實在浪費政府各部門覓地建屋的心血時間，沒有有效運用土地及無視特首重中之中房策目標。

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

參考編號

180802-170344-33513

Reference Number:

提交限期

17/08/2018

Deadline for submission:

提交日期及時間

02/08/2018 17:03:44

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Brian Ng for The Hong Kong and China Gas Co Ltd

Name of person making this comment:

意見詳情

Details of the Comment :

Since the proposed development is in close vicinity to an existing Intermediate Pressure B pipeline along Castle Peak road, the project proponent should conduct a quantitative risk assessment to evaluate the potential risk and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and close coordinate with our company during construction stage and provide protective measures.

致城市規劃委員會秘書：

49

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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

土地用途，必須即時並進。市民須要，公眾利益必先  
考慮。

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

簽署 Signature

日期 Date

1/8/2018

城市規劃委員會秘書 台鑒

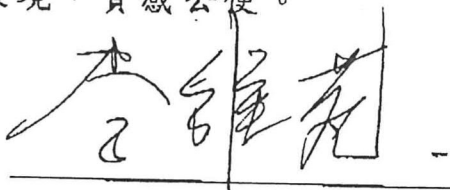
50

敬啟者：

新界屯門青山公路-青山灣段 436 號  
把「綠化地帶」、「政府、機構或社區」、「道路」地帶  
改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

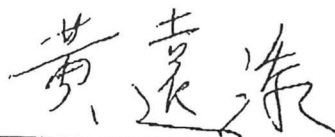
鑑於上述申請地段就在屯門井頭上、中、下村正前方，若於該處興建 30 層的樓宇，定必阻擋本村村屋的光線及阻礙自然風進出，令地區的空氣流動減弱，影響周邊居民的健康、生活環境、空氣質素、景觀及自然光，對本村環境及村民生活有明顯的負面影響。再者，附近的交通道路已經不勝負荷，若貴會批准此規劃申請，該處的车辆流量必大大提升，勢會造成阻塞及混亂，亦妨礙緊急救援服務，故本村人等極力反對上述申請。

專此奉達 貴會諸公請體察民情，尊重民意，保護本村的環境，實感公便。



屯門鄉井頭(上)村村代表

李維苑



屯門鄉井頭(中/下)村村代表

黃遠添

二零一八年八月七日



tpbpd

---

寄件者: Peter Lai Wai Hang <peterlai@sino-estates.com>  
寄件日期: 13日08月2018年星期一 9:28  
收件者: tpbpd@pland.gov.hk  
主旨: Comment on Y/TM/20 from I.O. of Tuen Mun Town Plaza Tower 8  
附件: Letter to Planning Department.pdf

51

Dear Sir,

Attached please find our comment on Y/TM/20, for your handling.

Regards,

Peter W. H. LAI  
Assistant Property Manager  
Tuen Mun Town Plaza Phase 3  
New Territories West District  
Sino Estates Management Limited  
T: (852) 2407 4316 F: (852) 2407 3037  
E: [peterlai@sino-estates.com](mailto:peterlai@sino-estates.com)



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By Fax : 2877 0245 or 2522 8426

By e-mail : 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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對的理據：

1. 因為街市，食肆，銀行等主要民生設施均設於屯門新墟，屯門市廣場第 1、2 期一帶，而往來屯門市廣場第 3 期(即本大廈)及屯門青山公路其他樓宇(包括該申請建設之項目)之唯一接駁通道，只有輕鐵杯渡站天橋一途(詳見附件 1)。現時輕鐵杯渡站天橋經已出現人滿之患，而唯一的無障礙設施(升降機)更是大排長龍，該設施由本大廈根據地契條款免費向各公眾人士提供服務，但該升降機亦同時服務本大廈地庫共 3 層的停車場使用者，現在已經出現許多投訴，

「提意見人」姓名/名稱 Name of person/company making this comment 屯門市廣場第 8 座  
業主立案法團主席梁友  
簽署 Signature [Signature] 日期 Date 10-2-2018

### 反對的理據：

因為根本已經飽和，而且高密度使用下，令該升降機經常出現故障，令情況更加惡劣。可以想像，如果本大廈對面興建一座達 600 個單位的樓宇，粗略估計增加 1,800 人口，以現時輕鐵杯渡站天橋設施之可承載量，人滿之患的問題將更加嚴重，而無障礙設施(升降機)的問題更是有增無減。結果誓必嚴重影響本大廈及鄰近居民的出入。所以有關項目不論是否合規格通過，貴會理應先解決上述的社區問題，而不是無視目前的狀況，只顧批出空地去增加住宅單位。我們認為政府應立即在本大廈提供的升降機之對面，建設另一個大面積的升降機(詳見附件 2)，不然這情況只會越來越糟糕，令居民無法安居樂業。(鄰近本大廈有一所老人院，長者如果需要到市中心必須使用本大廈的升降機)

2. 現時屯門青山公路-青山灣段以南一帶之山脊線，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅，對屯門青山公路一帶之山脊線並無影響(詳見附件 3)，而現時有關之申請的大廈高達 100 米，嚴重破壞屯門青山公路一帶之山脊線，對景觀有著嚴重的影響更對郊野公園沿路的景觀造成破壞。

基於以上的原因，所以反對有關之申請。

隨函附上：附件 1，2 及 3

續下頁 ...



The map illustrates the proposed light rail station at Pui To Road, Tuen Mun. Key features include:

- Station and Platform:** The station is located on Pui To Road, with a platform (平台) and an underground parking lot (下層停車場) adjacent to it.
- Surrounding Buildings and Landmarks:**
  - North:** Forward Mansion, Hung Tai, Kar Wah Building, Fuk Tong Mansion, and Ma Le Ho Trail (第十段).
  - West:** Tuen Mun Town Plaza (multiple blocks), Kam Wah Garden, and Deacon Chiu Park.
  - South:** Tuen Mun Town Plaza (multiple blocks), The Trend Plaza (Car Park Under), and Tuen Mun Town Plaza (multiple blocks).
  - East:** Tuen Mun Town Plaza (multiple blocks), Tuen Mun Town Plaza (multiple blocks), and Tuen Mun Town Plaza (multiple blocks).
- Infrastructure:** The map shows the proposed light rail line (輕鐵杯渡站天橋) and the Pui To Road bridge (杯渡路).
- Other Features:** A bus stop (申請建設之項目) and a unique barrier-free facility (唯一無障礙設施(升降機)) are also indicated.

老人院

麥理浩徑 (第十段)

申請建設  
之項目

唯一無障礙設計(升降機)

五門公路

輕鐵杯渡站天橋  
PORT STATION  
平台

五里門公路

Carta map.com  
青山公路 - 青山灣段



附件 2



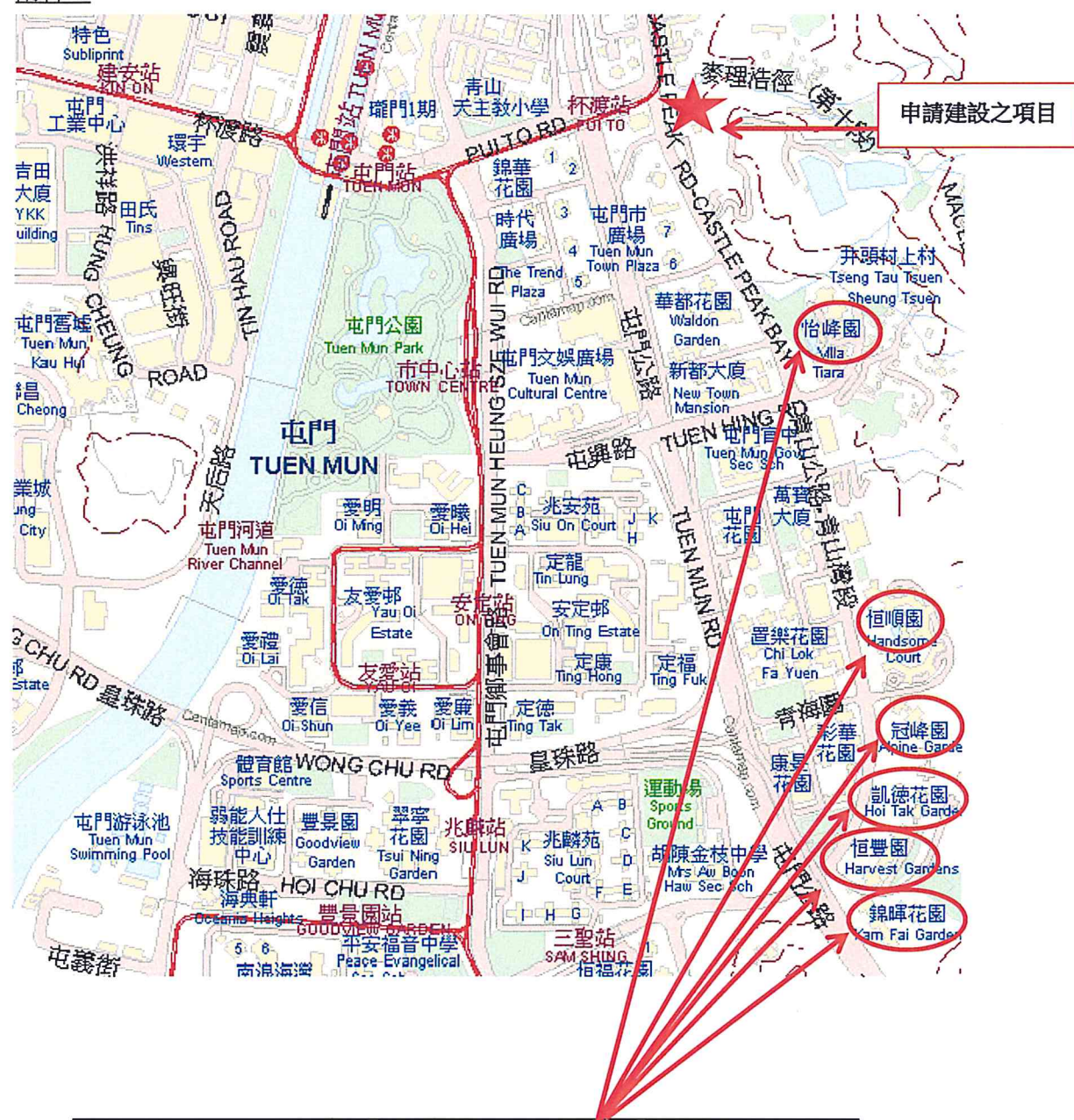


附件 2





附件 3



屯門青山公路-青山灣段以南，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅。對屯門青山公路一帶之山脊線並無影響

致: 城市規劃委員會  
貴處檔案: Y/TM/20

52

DATE: 09/08/2018

反對改劃為住宅(甲類)用途  
地段: 屯門青山公路-青山灣段436號

Y/TM/20

有關上述反對事宜, 本村於3月份已出信城規會, 感激城規會邀請本村就上述反對理由提出置評, 本村現致信城規會因本村在上述事件出席討論, 本村對上述反對事宜展開會議現代表本村嚴正作出反對理由如下:

- 按本圍傳統於本圍範圍內大興土木, 挖掘地基務必按照傳統習俗向本圍社稷神前問杯祺福, 擇定吉期遇有相沖方向, 父老務必大事酬神討論, 而上述地段本於本圍面向青山公路圍口, 故興建小型屋宇的形狀座向與顏色都會影響本圍, 最重要在挖掘地基時與本圍立圍龍脈是否相沖, 若挖穿龍脈輕則傷家, 禽, 重則人命福祉, 煩請貴處討論上述反對時審慎考慮這重點。
- 建屋施工期間, 重型車輛出入屋苑門口會構成本圍村民危險, 因上述屋苑門前與本圍主要行人徑相當接近, 該行人路與市中心相連, 本村村民出入務必使用, 這大型車輛與田螺車會對村民出入構成嚴重的危險。

綜合上述理由, 希望貴處於會議上深入討論, 如貴處漠視本圍村民父老的意見, 輟顧本圍的福祉, 本人不排除聯同兄弟父老有更激烈的行動抗爭, 表達本圍對上述事件的重視。

出席會議村委會:

黃遠榮  
村代表

梅漢傑 居民代表

井頭中村村委員會

李聯超 居民代表

梅漢傑 (代辦)



城市規劃委員會秘書 台鑒

敬啟者：



新界屯門青山公路-青山灣段 436 號  
把「綠化地帶」、「政府、機構或社區」、「道路」地帶  
改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

鑑於上述申請地段就在屯門井頭上、中、下村正前方，若於該處興建 30 層的樓宇，定必阻擋本村村屋的光線及阻礙自然風進出，令地區的空氣流動減弱，影響周邊居民的健康、生活環境、空氣質素、景觀及自然光，對本村環境及村民生活有明顯的負面影響。再者，附近的交通道路已經不勝負荷，若貴會批准此規劃申請，該處的車輛流量必大大提升，勢會造成阻塞及混亂，亦妨礙緊急救援服務，故本村人等極力反對上述申請。

專此奉達 貴會諸公請體察民情，尊重民意，保護本村的環境，實感公便。

A handwritten signature in black ink, appearing to read "李維苑".

屯門鄉井頭(上)村村代表

李維苑

A handwritten signature in black ink, appearing to read "黃遠添".

屯門鄉井頭(中/下)村村代表

黃遠添

二零一八年八月七日

54

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

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有關的規劃申請編號 The application no. to which the comment relates Y/TM/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對的理據：

1. 因為街市，食肆，銀行等主要民生設施均設於屯門新墟，屯門市廣場第 1、2 期一帶，而往來屯門市廣場第 3 期(即本大廈)及屯門青山公路其他樓宇(包括該申請建設之項目)之唯一接駁通道，只有輕鐵杯渡站天橋一途(詳見附件 1)。現時輕鐵杯渡站天橋經已出現人滿之患，而唯一的無障礙設施(升降機)更是大排長龍，該設施由本大廈根據地契條款免費向各公眾人士提供服務，但該升降機亦同時服務本大廈地庫共 3 層的停車場使用者，現在已經出現許多投訴，

屯門市廣場第 8 座

「提意見人」姓名/名稱 Name of person/company making this comment 業主立案法團主席梁友

簽署 Signature [Signature] 日期 Date 10-8-2018



續下頁 ...

### 反對的理據：

因為根本已經飽和，而且高密度使用下，令該升降機經常出現故障，令情況更加惡劣。可以想像，如果本大廈對面興建一座達 600 個單位的樓宇，粗略估計增加 1,800 人口，以現時輕鐵杯渡站天橋設施之可承載量，人滿之患的問題將更加嚴重，而無障礙設施(升降機)的問題更是有增無減。結果誓必嚴重影響本大廈及鄰近居民的出入。所以有關項目不論是否合規格通過，貴會理應先解決上述的社區問題，而不是無視目前的狀況，只顧批出空地去增加住宅單位。我們認為政府應立即在本大廈提供的升降機之對面，建設另一個大面積的升降機(詳見附件 2)，不然這情況只會越來越糟糕，令居民無法安居樂業。(鄰近本大廈有一所老人院，長者如果需要到市中心必須使用本大廈的升降機)

2. 現時屯門青山公路-青山灣段以南一帶之山脊線，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅，對屯門青山公路一帶之山脊線並無影響(詳見附件 3)，而現時有關之申請的大廈高達 100 米，嚴重破壞屯門青山公路一帶之山脊線，對景觀有著嚴重的影響更對郊野公園沿路的景觀造成破壞。

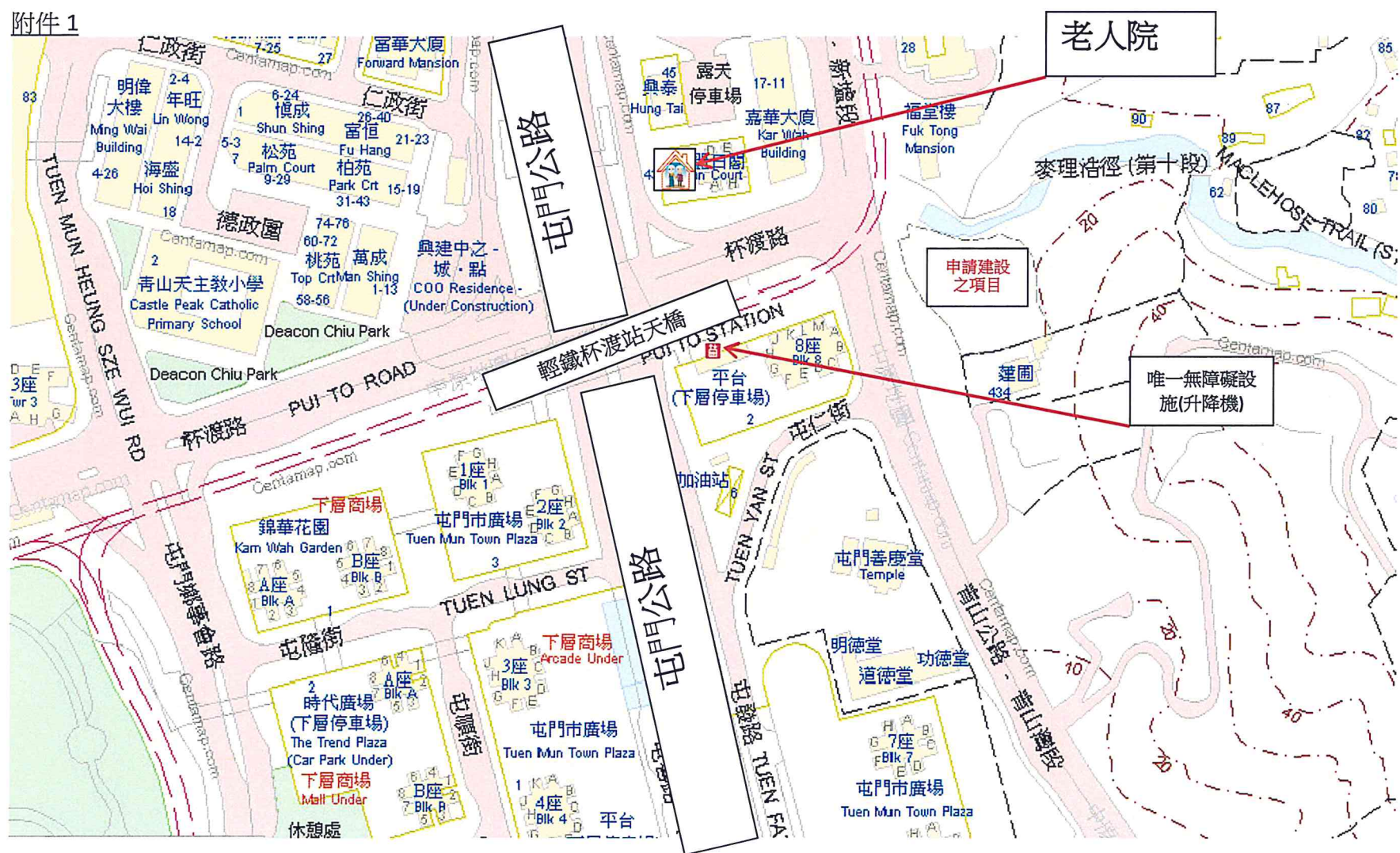
基於以上的原因，所以反對有關之申請。

隨函附上：附件 1，2 及 3

續下頁 ...



附件 1





附件 2



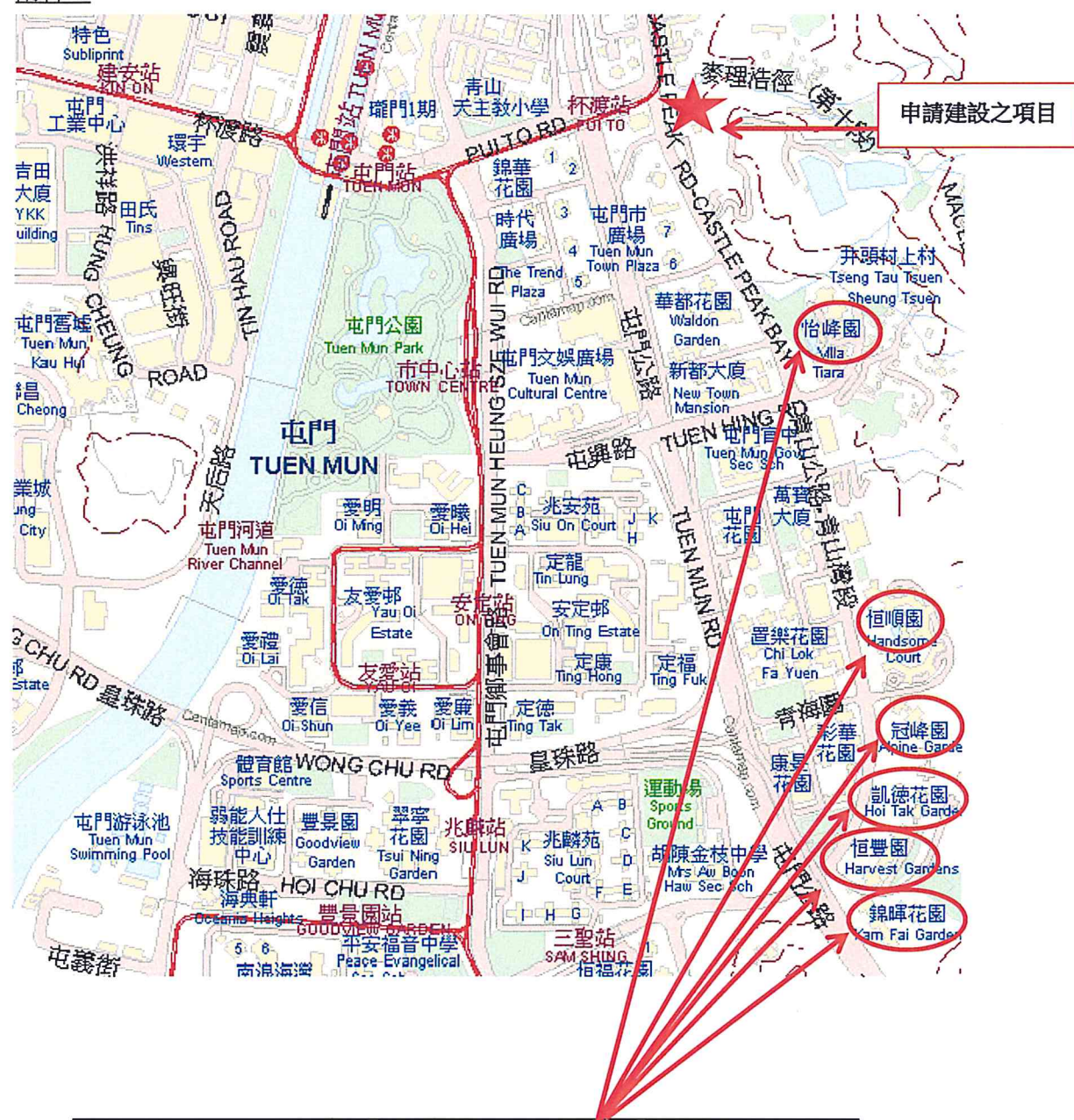


附件 2





附件 3



屯門青山公路-青山灣段以南，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅。對屯門青山公路一帶之山脊線並無影響

# 新墟村村公所

55

地址:

電話:

致 城市規劃委員會秘書:

新界屯門青山公路 - 青山灣段 436 號 把「綠化地帶」、  
「政府、機構或社區」、「道路」地帶改劃為「住宅(甲類) 27」地帶  
(規劃申請編號 Y/TM/20)

就上述 申請地段 屯門 青山公路 - 青山灣段 436 號，該處興建 30 層的多層樓宇本區居民極力  
反對上述申請理由如下:

- 把「綠化地帶」改劃為「住宅甲類」必定會破壞大自然生態，尤其影響現有 麥理浩徑之  
環境生態及景觀。
- 青山公路-青山灣段路面交通，未能負荷多層樓宇使用量（車輛進出、校巴接送上下、的士  
上下等..），日後青山灣段必定交通擠塞，造成各方不便。
- 公共運輸服務，現有的服務還未能滿足本區（青山公路 - 青山灣段）的人口，如多加 600  
戶必定不勝負荷。
- 未有對周邊的歷史建築物 或 附近 60 年以上之建築物作影響評估。
- 摘要上的社會福利設施發展，未有詳細交代此設施是由政府負責管理？還是由私人公司負  
責？Clubhouse 會否開放給予公眾人士使用？

懇請貴署跟進，謝謝！



屯門 新墟 村代表  
許卓豪



屯門 新墟 村代表  
關志華



屯門 新墟 村代表  
許澤儀

二零一八年八月八日



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

56

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/20

意見詳情 (如有需要、請另頁說明)

Details of the Comment (use separate sheet if necessary)

就此改變用途，本人表示反對！如果斜地盤面積增大，  
 借用此機會，改善周圍環境，方便山上居民出入，我方就會  
 改變主意。香港太多單幢（冇鐵樓）！管理成本貴，不美  
 觀，加上在主要道路旁，交通和停車場出入口必定有衝突。

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

NGAI SHI SHING, GODFREY

簽署 Signature

日期 Date

NGAI SHI SHING, GODFREY

16-01-2019

致城市規劃委員會秘書：

57

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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有關的規劃申請編號 The application no. to which the comment relates Y/TM/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

交通：(1) 前面為行人過路處，很危險。(2) 三叉路口車車兩出入危險，  
(3) 現時的巴士服務不足，如何改善未有進展。(4) 該處為井上頭上村  
之天然山溪是否危險。

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

簽署 Signature 古漢強日期 Date 15-1-19

城市規劃委員會秘書 台鑒


58

敬啟者：

新界屯門青山公路-青山灣段 436 號  
把「綠化地帶」、「政府、機構或社區」、「道路」地帶  
改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

鑑於上述申請地段就在屯門井頭上、中、下村正前方，若於該處興建 30 層的樓宇，定必阻擋本村村屋的光線及阻礙自然風進出，令地區的空气流動減弱，影響周邊居民的健康、生活環境、空氣質素、景觀及自然光，對本村環境及村民生活有明顯的負面影響。再者，附近的交通道路已經不勝負荷，若貴會批准此規劃申請，該處的车辆流量必大大提升，勢會造成阻塞及混亂，亦妨礙緊急救援服務，故本村人等極力反對上述申請。

專此奉達 貴會諸公請體察民情，尊重民意，保護本村的環境，實感公便。



屯門鄉井頭(上)村村代表

李維苑



屯門鄉井頭(中/下)村村代表

黃遠添

二零一九年一月廿四日





tpbpd

寄件者: [REDACTED]  
寄件日期: 31日01月2019年星期四 2:02  
收件者: tpbpd  
主旨: Re: Y/TM/20 436 Castle Peak Road GB

59

Dear TPB Members,

It is totally unacceptable that a very tall and long wall of concrete be erected at the entrance to a section of one of Hong Kong's most well known nature trails, the MacLehose.

The respected ex-Governor would turn in his grave if he were to see the plans.

Previous objections upheld.

Mary Mulvihill

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From: "mm1947" <[REDACTED]>  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Sunday, April 1, 2018 3:24:46 AM  
Subject: Y/TM/20 436 Castle Peak Road GB

Y/TM/20

No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun

Site area : About 2,364m<sup>2</sup>

Zoning : "Green Belt", "GIC" and "Road"

Proposed Amendment(s) : Rezone to "Res (Group A)27 600 Units / 54 Parking / 100mPD

Dear TPB Members,

It is quite obvious that Arup is being 'economical with the truth' in this application. The site was formed, for a small residential home, not for a large development.

August 2008: A/TM/370 Proposed House (Redevelopment of Existing House) in "Green Belt", "Government, Institution or Community" and 'Road' zone

The application site was currently occupied by a single house of about 100m<sup>2</sup> and was subject to **lease conditions restricting development to a maximum site coverage of 66.67% and 2 storeys.**

PD : According to the Town Planning Board Guidelines for "Application for Development within Green Belt Zone", **redevelopment of existing residential development would generally be permitted up to the intensity of the existing development.** For the subject application, the proposed redevelopment to a single house with a gross floor area of about 852.72m<sup>2</sup> (equivalent to a plot ratio of about 0.4), though exceeded the development intensity of the existing development, was still permissible under the lease.

**No extensive clearance of existing natural vegetation would be affected, and no significant adverse visual impact was expected,** sympathetic consideration might be given to the application.

There is also mention of water mains running underneath the site.



Approval was granted with a number of conditions.

Now the applicant proposes to cover the entire site. There is no mention of how many trees would be uprooted. The negative impact on the ridge line is significant.

The GIC element is reduced to a commercial amenity. Since when has 'early education', read fee paying kindergarten, become social welfare?

Strongly object to this application. The proposed development is not in line with the planning intention of the "Green Belt" ("GB") zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification in the submission for a departure from the planning intention. The proposed development is not in line with the Town Planning Board Guidelines No. 10 for 'Application for Development within "GB" Zone' in that there are no exceptional circumstances or strong planning grounds to justify the application.

The GIC zoning is intended for genuine community services not commercial activities.

TPB should reject this application as it has no merit.

Mary Mulvihill

## 意見書

Y/TM/20

新界屯門青山公路-青山灣段 436 號

大家好

我是屯門華都花園居民，請各位留意屯門上班繁忙時間的交通迫爆問題！雖然我不知道你們打算起多少戶，但請弄好交通配套才能降低交通負荷。

華都花園和吉之島的巴士站是出九龍方向的尾站，有時在 7:45-8am 的時段會因巴士爆滿而上不到車！屯門公路轉車站的候車乘客更沒機會轉到車！

西鐵負荷也會因人流多了而加重，幸好屯門站是西鐵的頭站，屯門居民都可以在繁忙時間上到車！但眼見天水圍站或較後站的乘客跟本上不到車！

請各高官先了解屯門交通情況和人流才決定怎樣起建設。希望到時會有交通配套去配合建設，不會出現交通更迫爆情況。

屯門居民上

RECEIVED

2019 JAN 31 P 12:27

TOWN PLANNING BOARD

Form No. S6 表格第 S6 號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申述必須於指定的圖則展期屆滿前向城市規劃委員會（下稱「委員會」）提出，填寫的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書處。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (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., Tin Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（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，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- 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, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.  
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。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。

1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

屯門華都花園業主立案法團

182(TM) 法團主席- 廖榮棠先生

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization\* 先生/女士/公司/機構\*)

王國傑先生  
佳定物業管理有限公司

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)  
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

3. Details of the Representation 申述詳情

Draft plan to which the representation relates (please specify the name and number of the draft plan)  
與申述相關的草圖（請註明草圖名稱及編號）

有關的規劃申請編號：Y/TM/20

\* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」



3. Details of the Representation (Continued) (use separate sheet if necessary)<sup>#</sup>  
 申述詳情(續)(如有需要,請另頁說明)<sup>#</sup>

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	華都花園位處屯利街一號,本法團有以下意見向貴會表達: (一) 破壞綠化地帶環境 (二) 對區內交通造成負荷 (三) 對區內人流加重負擔 (四) 地區公眾資源分配未能配合,包括醫療、教育、體育活動、休憩場地
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.  
 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。

<sup>#</sup> If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.  
 若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 印文本和 50 份電子複本)。

<sup>@</sup> Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項,如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號



5-62

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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- (一) 交通配套不足，未有提交數目及如何安排出入口行人路，  
因目前主要是班車行人過路處，如該項建築物之入口車路如何  
安排。
- (二) 旺角東邊之山溪又如何安排，因該山溪水在雨季時係由井上排  
之溪水流下至市門河是需要很大的排水系統才可以解。
- (三) 地理及社區，該處有一間中學一間小學，亦有井坑上村村民，村內人仕等  
出入，對他們又有何安排，因他們都要由旺角馬路過路。

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

簽署 Signature

古漢強

日期 Date

15-7-2019

古漢強 (本局區議員)

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

參考編號

Reference Number:

190719-183009-31630

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

19/07/2019 18:30:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong Wing Yan

意見詳情

Details of the Comment :

反對興建計劃

1/ 青山公路及屯門公路交通網負荷不了

2/ 私人地發展，但當中曾佔用部分斜坡政府土地

3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋

4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢

氣影響，空氣質素將大幅下降

5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生

6/ 除非大廈發展內將提供足夠車位，否則將使區內車位需求增加

7/ 鄰近杯渡路及青山公路交界處，大廈的私家連接道路將直接駛入青山公路，並影響青山公路交通流量

8/ 輕鐵置樂段雖永久擱置，但其預留空間將無法為大廈及青山公路作出有效分隔，如需興建大廈，則無可避免對26層高大廈做成噪音污染

9/ 對鄰近屋苑做成永久採光不足及私穩問題

10/ 屯門區近年已經建成大量公屋、居屋及私家屋苑，但相關教育、醫療及娛樂配套都沒有做好，公共空間反而日益減少

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

參考編號

Reference Number:

190720-093214-05349

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

20/07/2019 09:32:14

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YUK FAI CHAN

意見詳情

Details of the Comment :

雖然屯門市中心一帶新樓宇建成比較少,但基於該位置是市中心一帶交通要道,若然建造新樓宇,必定有大量工程車輛駛入,或等候. 阻礙交通.

再者,該門口已經有很多違例泊車,試過好幾次被迫行上馬路,令險象環生.

所以本人強烈反對興建新樓宇,影響附近民生,空氣,交通.

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

參考編號

190718-163308-65478

Reference Number:

提交限期

02/08/2019

Deadline for submission:

提交日期及時間

18/07/2019 16:33:08

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. KWOK

Name of person making this comment:

意見詳情

Details of the Comment :

公路附近已經多車,再多住宅會影響交通  
停車位不足  
令輕鐵噪音更嚴重  
影響空氣流動和空氣質素



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

參考編號

Reference Number:

190718-163845-99995

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

18/07/2019 16:38:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Anonymous

意見詳情

Details of the Comment :

- 1/ 青山公路及屯門公路交通網負荷不了
- 2/ 私人地發展，但當中會佔用部分斜坡政府土地
- 3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋
- 4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢氣影響，空氣質素將大幅下降
- 5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生
- 6/ 除非大廈發展內將提供足夠車位，否則將使區內車位需求增加
- 7/ 鄰近杯渡路及青山公路交界處，大廈的私家連接道路將直接駛入青山公路，並影響青山公路交通流量
- 8/ 輕鐵置樂段雖永久擱置，但其預留空間將無法為大廈及青山公路作出有效分隔，如需興建大廈，則無可避免對26層高大廈做成噪音污染
- 9/ 對鄰近屋苑做成永久採光不足及私穩問題

利申: 鄰近屋苑居民

67

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

參考編號

190718-161510-27599

Reference Number:

提交限期

02/08/2019

Deadline for submission:

提交日期及時間

18/07/2019 16:15:10

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. PATRICK WU

Name of person making this comment:

意見詳情

Details of the Comment :

本人反對該處興建高密度住宅, 因為:

1. 青山公路狹窄, 新建樓宇會增加人流車流, 加劇該路段擠塞情況
2. 該處為麥理浩徑出入口, 新建樓宇的車輛出入口會對行山人士構成風險



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

參考編號

190718-184449-57905

Reference Number:

提交限期

02/08/2019

Deadline for submission:

提交日期及時間

18/07/2019 18:44:49

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Vicky Sing

Name of person making this comment:

意見詳情

Details of the Comment :

已修正反對內容

1/ 青山公路及屯門公路交通網負荷不了

2/ 私人地發展，但當中會佔用部分斜坡政府土地

3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋

4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢氣影響，空氣質素將大幅下降

5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生

6/ 除非大廈發展內將提供足夠車位，否則將使區內車位需求增加

7/ 鄰近杯渡路及青山公路交界處，大廈的私家連接道路將直接駛入青山公路，並影響青山公路交通流量

8/ 輕鐵置樂段雖永久擱置，但其預留空間將無法為大廈及青山公路作出有效分隔，如需興建大廈，則無可避免對26層高大廈做成噪音污染

9/ 對鄰近屋苑做成永久採光不足及私穩問題



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

參考編號

Reference Number:

190719-013432-19523

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

19/07/2019 01:34:32

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andy Po

意見詳情

Details of the Comment :

反對柳園舊址興建26層樓高的住宅。

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

參考編號

190719-122350-14536

Reference Number:

提交限期

02/08/2019

Deadline for submission:

提交日期及時間

19/07/2019 12:23:50

Date and time of submission:

有關的規劃申請編號

Y/TM/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Cheung Man Wah

Name of person making this comment:

意見詳情

Details of the Comment :

我反對建屋，理由如下

- 1/ 青山公路及屯門公路交通網負荷不了
- 2/ 私人地發展，但當中會佔用部分斜坡政府土地
- 3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋
- 4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢氣影響，空氣質素將大幅下降
- 5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生
- 6/ 除非大廈發展內將提供足夠車位，否則將使區內車位需求增加
- 7/ 鄰近杯渡路及青山公路交界處，大廈的私家連接道路將直接駛入青山公路，並影響青山公路交通流量
- 8/ 輕鐵置樂段雖永久擱置，但其預留空間將無法為大廈及青山公路作出有效分隔，如需興建大廈，則無可避免對26層高大廈做成噪音污染
- 9/ 對鄰近屋苑做成永久採光不足及私穩問題
- 10/ 整個屯門近年已經興建大量屋邨，但沒有相關醫療、教育及娛樂設施配套

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

參考編號

Reference Number:

190719-133803-40011

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

19/07/2019 13:38:03

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Wong Hoi Yee

意見詳情

Details of the Comment :

反對起樓，附近已有好多新樓宇，交通配套冇改善，屯門逼爆，好多自由行，屯公日日塞車，西鐵返工時間超多人，上都上唔到車，之後仲行多個屯門南站，唔使搭車了

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

參考編號

Reference Number:

190717-202750-46091

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

17/07/2019 20:27:50

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Yeung Man Ching

意見詳情

Details of the Comment :

本人不贊成在上述位址建住宅，因為附近有學校，施工期間影響學生上課，加上屯門區人口太多，以及大陸自由行在屯門市中心及新墟購物，令街道更擠迫，再增添屯門區人口，令屯門區交通不敷應用。還有施工位置附近有登山徑，施工時亦會對附近山坡和環境造成破壞，需要封路，令屯門人少了行山的路徑。





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

參考編號

Reference Number:

190718-145249-15247

提交限期

Deadline for submission:

02/08/2019

提交日期及時間

Date and time of submission:

18/07/2019 14:52:49

有關的規劃申請編號

The application no. to which the comment relates: Y/TM/20

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. TSANG LAI FUNG

意見詳情

Details of the Comment :

- 1/ 青山公路及屯門公路交通網負荷不了
- 2/ 私人地發展，但當中會佔用部分斜坡政府土地
- 3/ 鄰近輕鐵路段，26層高大廈將加重 噪音回饋
- 4/ 除非大廈再現在26層高大幅減至6層樓高，否則將大幅減低空氣流通量，受青山公路廢氣影響，空氣質素將大幅下降
- 5/ 大廈發展將影響鄰近麥理浩徑第十段出口居民的自然光採光量，影響區內衛生
- 6/ 除非大廈發展內將提供車位，否則將使區內車位需求增加
- 7/ 鄰近杯渡路及青山公路交介處，如大廈並無提供私家道路，車輛將無法直接駛入大廈，並影響青山公路交通流量
- 8/ 輕鐵置樂段將永久無法興建，如需興建，則對26層高大廈做成噪音污染
- 9/ 對鄰近屋苑做成永久採光不足及私穩問題

利申: 鄰近屋苑居民

城市規劃委員會秘書 台鑒

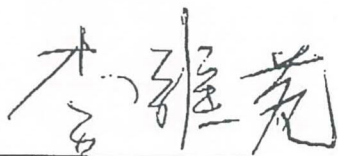
76

敬啟者：

新界屯門青山公路-青山灣段 436 號  
把「綠化地帶」、「政府、機構或社區」、「道路」地帶  
改劃為「住宅(甲類)27」地帶  
(申請編號 Y/TM/20)

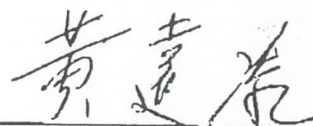
鑑於上述申請地段就在屯門井頭上、中、下村正前方，若於該處興建 30 層的樓宇，定必阻擋本村村屋的光線及阻礙自然風進出，令地區的空气流動減弱，影響周邊居民的健康、生活環境、空氣質素、景觀及自然光，對本村環境及村民生活有明顯的負面影響。再者，附近的交通道路已經不勝負荷，若貴會批准此規劃申請，該處的车辆流量必大大提升，勢會造成阻塞及混亂，亦妨礙緊急救援服務，故本村人等極力反對上述申請。

專此奉達 貴會諸公請體察民情，尊重民意，保護本村的環境，實感公便。



屯門鄉井頭(上)村村代表

李維苑



屯門鄉井頭(中/下)村村代表

黃遠添

2019 年 7 月 24 日

有關城市規劃申請一事(申請編號 Y/TM/20)  
新界屯門青山公路, 青山灣段 436 號.

29/6/2019

本人是屯門居民, 本人同意上述申請, 因上址已荒廢了十多年, 土地資源被浪費,  
本人希望上述發展, 能提供一些附合屯門社區需要之設施, 造福當地居民.





致城市規劃委員會秘書處  
申請個案編號 Y/TM/20

23/7/2019

我本人是屯門居民，得悉上述申請改規劃申請，本人明白到土地資源應妥善運用，可供建屋的土地供應短缺，本人也明白增加房屋供應會引致交通負荷增加，考慮上述因素後，若然運輸署及規劃署不反對上述申請，本人也支持上述申請。

謝謝



致城市規劃委員會：

79

申請編號 Y/TM/20

本人子女成才，急需置業以便成家立室，  
但是現在香港房屋短缺，很希望屯門  
可以繼續不斷增加住宅樓宇。

因此希望城規會盡快批出 Y/TM/20  
的興建。

此致

屯門區居民劉美娟

敬上

29/7/2019



致城市規劃委員會：

有關申請編號 Y/TM/20 的建議 80

本人就以申請編號 Y/TM/20 提供一些意見，本人是屯門區居民，發現屯門區的住宅樓宇不多，希望區內能夠提供更多的住宅單位。

基於香港房屋短缺的問題日益嚴重，政府未能在短時間內大量興建房屋，本人更會多留意一些私人發展項目，而這項目正是本人值得關注及贊成興建的。此項目發展的地方是鄰近大型商場，輕鐵站，地理位置極好，是為想置業的市民提供一個好選擇。

有見及此，希望城規會盡快實行此發展計劃，謝謝。

屯門區居民譚志生敬上

二零一九年七月二十三日



本人就 Y/TM/20 的規劃申請提出  
贊成建議，原因香港需要大量房屋，才可以  
解決住屋問題。

本人一直想在屯門置業，奈何遲遲未有  
心水樓宇，全與住屯門公屋的年邁父親  
相隔多個地區。（本人現居元朗）。

希望政府批多的屋，當然也多些

選擇。

張家

Ms. Chang Chu Fun 及  
父親 Mr. Chang Ka  
張家





tpbpd

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寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 12:56  
收件者: tpbpd@pland.gov.hk  
主旨: Fw: 致城市規劃委員會秘書  
附件: 20190802\_124443.pdf

請查閱附件。

致城市規劃委員會秘書  
15/F 北角政府合署  
333 渣華道 北角 香港  
傳真：28770245 25228426  
電郵：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

申請編號：Y/TM/20

親愛的城市規劃委員會委員：

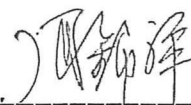
有關事項 支持對屯門分計劃大綱圖核准圖編號 S/TM/33 所作修訂項目  
A1 A2 A3 A4 及 A5

本人支持以上列出的修訂項目。原因如下：

1. 現在本港的房屋供應十分緊張。以上的修訂項目可以大大增加本港的公營及私營房屋供應，讓公屋輪候時間可以縮短，而有能力置業的年青人亦可以盡快上樓。
2. 當中改劃鄰近市中心及已發展的“綠化地帶”及“政府、機構及社區”作為“住宅”用途，對增加區內房屋供應的作用尤其顯著，又可更有效利用市中心的交通網絡、基礎及社區設施。
3. 相關的修訂項目照顧了在不同置業階梯人士的需要，既提供公屋、亦提供私樓，是應對本港房屋問題的恰當對策。
4. 有關修訂項目確切實施《2017 施政報告》增加土地供應的目標。
5. 與其他增加土地供應的建議比較，例如維港以外近岸填海、發展郊野公園及填平水塘等等，這些修訂項目較為實際，及能夠於短期內提供住宅單位，解決房屋需求的燃眉之急。
6. 這些修訂項目不具重大的爭議性，不會造成社會上重大的意見分歧，令社會進一步撕裂。

希望這些修訂項目能夠順利獲得通過，讓香港的房屋短缺問題得以早日解決。

謹啟



周錦祥 BBS MH

2019 年 8 月 1 日  
周錦祥 BBS MH 簡歷  
屯門區議員(2008-2015)  
屯門區撲滅罪行委員會主席(4/2009-3/2015)  
屯門西北分區委員會主席(4/2006-3/2020)

致：城市規劃委員會秘書

申請編號：Y/TM/20

香港北角渣華道 333 號

北角政府合署 15 樓

傳真：2877 0245, 2522 8426

電郵：tpbpd@pland.gov.hk

親愛的城市規劃委員會：

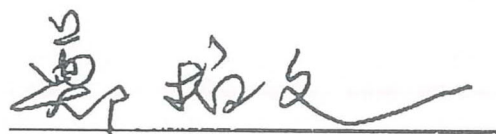
有關事項：支持對屯門分區計劃大綱圖核准圖編號 S/TM/33 所作修訂項目 A1, A2, A3, A4 及 A5

本人支持以上列出的修訂項目，原因如下：

1. 現在本港的房屋供應十分緊張，以上的修訂項目可以大大增加本港的公營及私營房屋供應，讓公屋輪候時間可以縮短，而有能力置業的年青人亦可以盡快上樓。
2. 當中改劃鄰近市中心及已發展的“綠化地帶”及“政府、機構及社區”作為“住宅”用途，對增加區內房屋供應的作用尤其顯著，又可更有效利用市中心的交通網絡、基礎及社區設施。
3. 相關的修訂項目照顧了在不同置業階梯人士的需要，既提供公屋，亦提供私樓，應對本港房屋問題的恰當對策。
4. 有關修訂項目確切實施《2017 施政報告》增加土地供應的目標。
5. 與其他增加土地供應的建議比較，例如維港以外近岸填海、發展郊野公園及填平水塘等等，這些修訂項目較為實際，及能夠於短期內提供住宅單位，解決房屋需求的燃眉之急。
6. 這些修訂項目不是重大的爭議性，不會造成社會上重大的意見分歧，令社會進一步撕裂。

希望這些修訂項目能夠順利通過，讓香港的房屋短缺問題得以早日解決！

此致



鄭栢文 謹啟

裕銀國際控股有限公司

主席

港澳深圳市僑聯聯誼會

首席會長

深圳市歸國華僑聯合會

常委

聖約翰救傷隊新界西分區聯隊

副會長

屯門商會

榮譽主席

稻苗學會

副主席

日期：2019 年 8 月 2 日

tpbpd

---

寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 3:19  
收件者: tpbpd  
主旨: Y/TM/20 436 Castle Peak Road GB GIC

Y/TM/20

No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun

Site area : About 2,364m<sup>2</sup>

Zoning : "Green Belt", "GIC" and "Road"

Proposed Amendment(s) : Rezone to "Residential (Group A)27"

1 Tower - 600 Units – 100mPD – Private OS 1,615m 2 – 48 Vehicle Parking

Dear TPB Members,

Another audacious plan to convert a site obviously intended to serve the community in the form of a buffer zone and community facilities.

The token gesture to the community " Providing much needed social welfare facility for benefit of community' is an Early Education and Training Centre that would effectively be nothing more than a fee paying kindergarten.

This at a time when there is such a critical need for various community facilities that the government is now talking about buying units in commercial properties to cover the shortfall.

The negative visual impact of the development is obvious; the ridge line is obscured from many angles.

Tuen Mun Town Plaza Block 8 should not have been approved, the mistake should not be compounded.

The previous approved scheme respected the need at this junction for a low rise development.

The demand for housing is diminishing, there are 10,000 unsold units on the market.

Members must now give more weight to the need for community facilities and the need to retain green backdrops rather than the overplayed mantra of need for housing.

Mary Mulvihill



tpbpd

寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 11:27  
收件者: tpbpd@pland.gov.hk  
主旨: KFBG's comments on four planning applications  
附件: 190802 s17 TCV 8.pdf; 190802 s16 LI 30.pdf; 190802 s12a TM 20.pdf; 190802 s16 NTM 391.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

2nd August, 2019.

By email only

Dear Sir/ Madam,

To rezone the application site from "Green Belt", "Government, Institution or  
Community", "Road" to "Residential (Group A)27"  
(Y/TM/20)

1. We refer to the captioned.
2. As shown in the gist, the application site covers a watercourse. We would like the Board to liaise with relevant authorities as to whether this watercourse would be directly/ indirectly impacted.
3. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

tpbpd

寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 9:49  
收件者: tpbpd@pland.gov.hk  
主旨: 致城市規劃委員會秘書 申請編號Y/TM/20  
附件: MX-2630N\_20190802\_095036.pdf

你好,以下附件是本會對屯明分區計劃的意見,謝謝

--  
屯門商會秘書處  
李小姐  
[REDACTED]  
[REDACTED]

致城市規劃委員會秘書

申請編號: Y/TM/20

15/F 北角政府合署

333 渣華道, 北角, 香港

傳真: 28770245 25228426

電郵: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

尊貴的城市規劃委員會委員:

屯門是香港的衛星城市, 人口雖然眾多, 但由於屯門區內土地供應能解決全港面對的更迫切問題。

因此, 屯門商會讚成屯門分區計劃大綱圖編號 Y/TM/20 的建議修訂。雖然修訂可能為屯門區內交通及公共設施帶來一定壓力, 或許帶來更多人口, 不過在大規模的規劃, 是必定會有其影響的, 增加土地供應是全港的更迫切問題, 權衡輕重, 以上修訂項目所帶來的實在是利多於弊, 也可配合 2017 年施政報告, 增加土地供應, 也可在短期內提供住宅單位, 減低住宅需求的壓力。

此外, 有關當局已透過各項技術評估證明以上修訂不會造成重大的影響, 屯門商會謹此表達對以上修訂的支持。

在此謹祝工作愉快 !



屯門商會會長楊江 主席陳光裕

暨全體會董及會員

敬啟

01/08/2019



tpbpd

87

寄件者: [REDACTED]  
寄件日期: 02日08月2019年星期五 9:19  
收件者: tpbpd@pland.gov.hk  
主旨: Comment with Application no. Y/TM/20  
附件: doc06466120190802092045.pdf

Dear Secretary

Please find the enclosed comment with application no. Y/TM/20 for your work processing.

Regards,

Marco M. F. Chan  
Assistant Property Manager  
Tuen Mun Town Plaza Phase III  
New Territories West District  
Sino Estates Management Limited

T: [REDACTED]

B1, Carpark, Customer Service Centre, Tuen Mun Town Plaza Ph3, 2 Tuen Yan Street, Tuen Mun, N.T.  
[www.sino.com](http://www.sino.com)

Untitled Document

Please consider the environment before printing this e-mail.

Confidential Caution: This email and its attachment are intended solely for the addressee(s) and contain information that is confidential and may be legally privileged. If you are not the intended recipient, any disclosure, copying, distribution or any use of it and/or its attachment(s) is prohibited and may be unlawful. In such case you should destroy this email and all attachment(s) transmitted with it and kindly notify the sender by reply email. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. No liability is accepted by Sino Group and the sender for any loss and damage for the content of this email, or for the consequences of any actions taken on the basis of the information provided, or as a result of transmission of this email.

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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對的理據：

1. 區內街市，食肆，銀行等主要民生設施均設於屯門新墟，屯門市廣場第 1、2 期一帶。而往來屯門市廣場第 3 期(即本大廈)及屯門青山公路其他樓宇(包括該申請建設之項目)之唯一接駁通道，只有輕鐵杯渡站天橋一途(詳見附件 1)。現時輕鐵杯渡站天橋經已出現人滿之患，而唯一的無障礙設施(設於本大廈的升降機)更是大排長龍出現飽和情況，該設施由本大廈根據地契條款免費向各公眾人士提供服務，但該升降機亦同時服務本大廈地庫共 3 層的停車場使用者，現在已經出現許多投訴，關於該升降機等候長及停車場使用者經常未能升降機到 1 樓及 4 樓輕鐵站平台。

屯門市廣場

「提意見人」姓名/名稱 Name of person/company making this comment 業主立案法團主席梁友

簽署 Signature

日期 Date

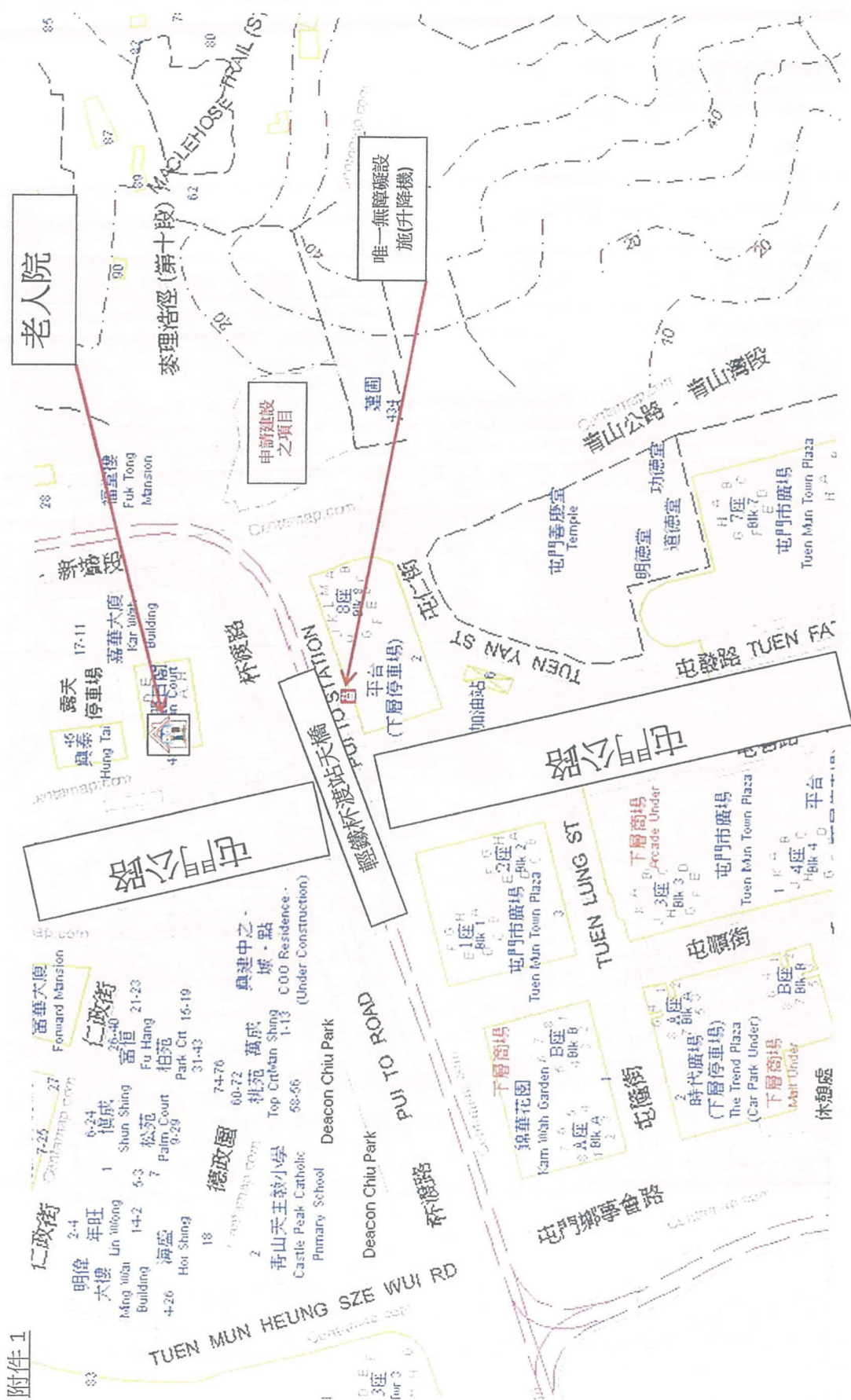
反對的理據：

2. 區內各項設施在高密度使用情況下，已達到飽和程度。可以想像，如果本大廈對面興建一座達 600 個單位的樓宇，以每戶一家三口計算，粗略估計增加 1,800 人口。以現時輕鐵杯渡站天橋設施之可承載量，人滿之患的問題將更加嚴重，而無障礙設施(本大廈的升降機)的高使用量問題更是有增無減，預計損壞及維修次數必定增加。結果誓必嚴重影響本大廈及鄰近居民的出入，同時亦會增加本大廈日常營運開支。所以有關項目不論是否合規格通過，貴會理應先解決上述的社區問題，而不是無視目前的狀況，只顧盲目地批出空地去增加住宅單位。我們認為政府應立即在本大廈提供的升降機之對面，建設另一個大面積的升降機(詳見附件 2)，不然這情況只會越來越糟糕，令居民無法安居樂業。(鄰近本大廈有一所老人院，長者如果需要到市中心必須使用本大廈的升降機)
3. 現時屯門青山公路-青山灣段以南一帶之山脊線，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅，對屯門青山公路一帶之山脊線並無影響(詳見附件 3)，而現時有關之申請的大廈高達 100 米，嚴重破壞屯門青山公路一帶之山脊線，除對景觀有著嚴重的影響更對郊野公園沿路的景觀造成破壞，更會造成屏風效應。

基於以上的原因，所以反對有關之申請。

隨函附上：附件 1，2 及 3







附件 2

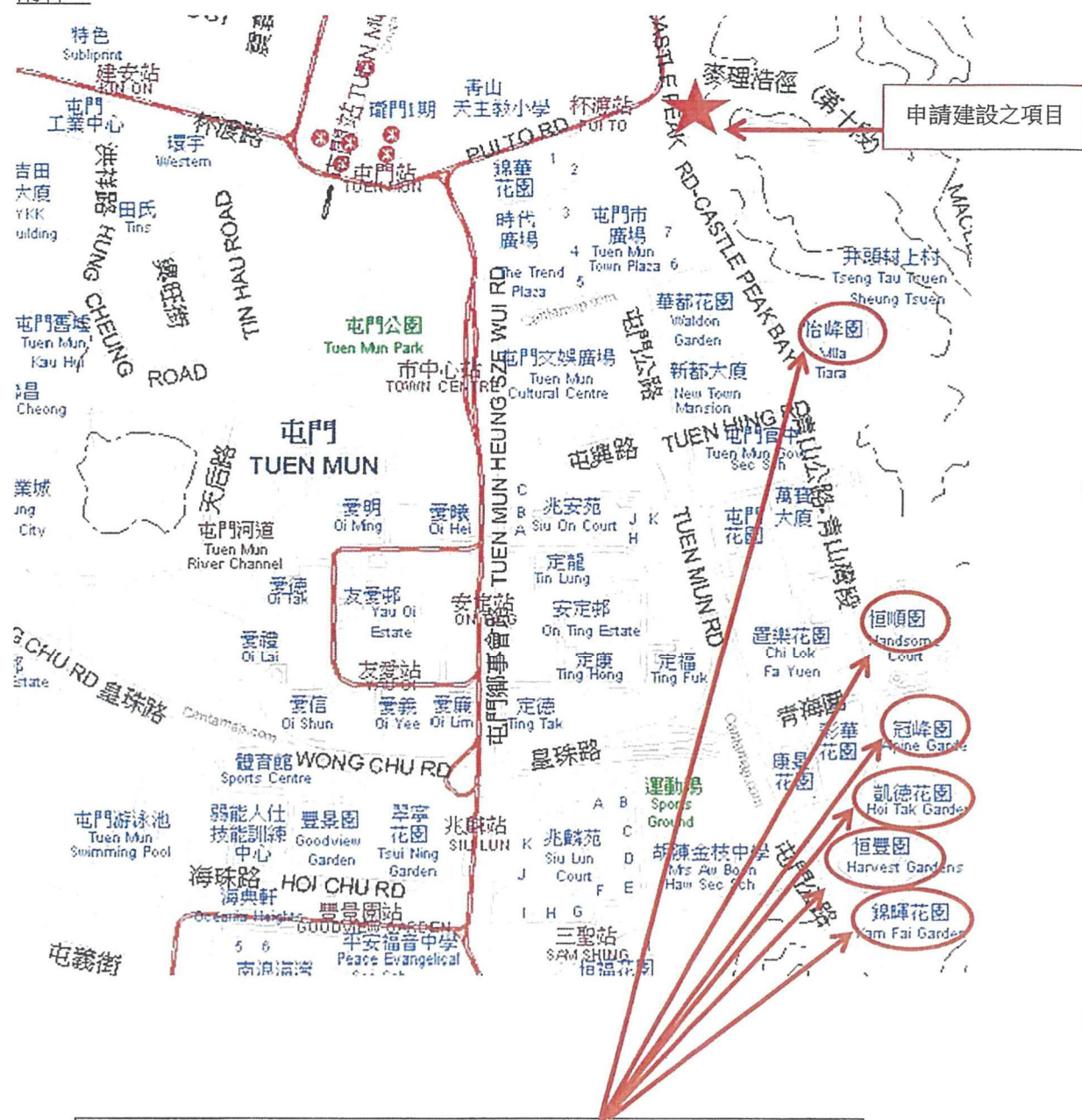




附件 2



附件 3



屯門青山公路-青山灣段以南，由錦暉花園、恆豐園、凱德花園、冠峰園、恆順園、到怡峰園均屬低密度，低層數的住宅。對屯門青山公路一帶之山脊線並無影響



tpbpd

寄件者: Andrew Chan (WWF-HK) [REDACTED]  
寄件日期: 02日08月2019年星期五 18:45  
收件者: tpbpd@pland.gov.hk  
主旨: s12afi\_Y\_TM\_20\_6\_Tuen Mun\_WWF\_2019 08(Aug)  
附件: s12afi\_Y\_TM\_20\_6\_Tuen Mun\_WWF\_2019 08(Aug).pdf

Dear Sir/Madam,

Please find attached our submission of the captioned.

Best regards,

Andrew Chan  
Senior Conservation Officer, Policy  
WWF-Hong Kong 世界自然基金會香港分會

**together possible** 

Find out more and get involved at [wwf.org.hk](http://wwf.org.hk)

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)





世界自然基金會  
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路8號  
萬泰中心15樓  
15/F, Manhattan Centre  
8 Kwai Cheong Road  
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011  
傳真 Fax: +852 2845 2764  
wwf@wwf.org.hk  
wwf.org.hk

2 August 2019

Chairman and Members  
Town Planning Board  
15/F North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(E-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

By E-mail ONLY

Dear Sir/Madam,

**Re: To rezone the application site from "Green Belt", "Government, Institution or Community", "Road" to "Residential (Group A)27" (Y/TM/20)**

WWF would like to lodge objection to the captioned rezoning application.

**Set undesirable precedent for further encroachment on the concerned "Green Belt"**

Majority of the captioned site locates on a "Green Belt" ("GB") zone that locates between Tuen Mun town and the Tai Lam Country Park. As such, we consider this "GB" zone is serving as an important buffer between the urban area and the country park. We are of grave concern that approval of the captioned rezoning application will set an undesirable precedent for future developments in other areas of the concerned "GB" zone, which will eventually deteriorate its buffer function between developed area and the conservation important country park in the long term. Therefore, we opine that the captioned application should be rejected.

We would be grateful if our objection could be duly considered by the Town Planning Board.

Yours faithfully,

Andrew Chan  
Senior Conservation Officer, Policy

together possible™

贊助人：香港特別行政區行政長官  
林鄭月娥女士、大紫荊勳章、GBS  
主席：何國建先生  
行政總裁：江偉智先生

核數師：香港立信德業會計師事務所有限公司  
秘書公司秘書：嘉信秘書服務有限公司  
註冊司庫：匯豐銀行  
註冊慈善機構

Patron: The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS  
The Chief Executive of the HKSAR  
Chairman: Mr Edward M. Ho  
CEO: Mr Peter Cornthwaite

Honorary Auditors: BDO Limited  
Honorary Company Secretary:  
McCabe Secretarial Services Limited  
Honorary Treasurer: HSBC  
Registered Charity  
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong  
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

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



**Y/TM/20 436 Castle Peak Road GB GIC**  
21/02/2022 01:47

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

Y/TM/20

436, Castle Peak Road - Castle Peak Bay, Tuen Mun

Site area : About 2,364sq.m

Zoning : "Green Belt 93%", "GIC 6%" and area shown as 'Road 1%'

Proposed Amendment : Rezone to "Res(Group A)27"

1 Tower – 600 (308 Units) – PR 6.08 (5) - 100mPD (95) – Private OS 1,615m<sup>2</sup>  
(832) – 49 (47) Vehicle Parking

Dear TPB Members,

It is difficult to keep up with developers constant moving of the posts. Application 27 was withdrawn.

How can a 2018 application in suspense since Dec 2019 be trotted out again? And with no supporting documents.

All previous objections upheld.

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 15 February 2021 3:29 AM CST  
**Subject:** Y/TM/27 436 Castle Peak Road GB GIC

Y/TM/27

436, Castle Peak Road - Castle Peak Bay, Tuen Mun

Site area : About 2,364sq.m

Zoning : "Green Belt 93%", "GIC 6%" and area shown as 'Road 1%'

20. After further deliberation, the Committee decided not to agree to the application for the following reasons :

“(a) the proposed rezoning of the site may set an undesirable precedent for similar applications within the “Green Belt” zone, particularly the three adjoining building lots to its immediate south. The cumulative effect of approving such similar applications would result in adverse impacts on the surrounding areas; and

(b) the rezoning of the site alone for high density development is inappropriate and adopting a comprehensive planning approach for the site and the adjoining lots is required so that a scheme with better design and layout could be formulated to minimize the potential adverse impacts on the surrounding areas.”

Recently appointed members must consider that there has already been extensive rezoning of GB in the district to accommodate a number of PH developments. These were met with strong opposition from the community and the OZP meeting was well attended by local representatives.

There is also the issue that both GB and GIC are intended for community benefit. The proposed residential cum social welfare facility development:

*The applicant is willing to incorporate an office base for On-site Pre-school Rehabilitation Services (OPRS) within the proposed development as requested by Social Welfare Department (SWD) to provide necessary social welfare facility to cater for the need of the community*

is nothing more than a dungeon above the car park and certainly not adequate to compensate the cumulative loss to the community in terms of visual and environmental impact and reduction in the GIC quota for the district.

Members must again apply a prudent approach to the process. Previous objections upheld.

Mary Mulvihill

---

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

**Sent:** Friday, August 2, 2019 3:18:58 AM  
**Subject:** Y/TM/20 436 Castle Peak Road GB GIC

Y/TM/20

No. 436, Castle Peak Road - Castle Peak Bay, Tuen Mun

Site area : About 2,364m<sup>2</sup>

Zoning : "Green Belt", "GIC" and "Road"

Proposed Amendment(s) : Rezone to "Residential (Group A)27"

1 Tower - 600 Units – 100mPD – Private OS 1,615m 2 – 48 Vehicle Parking

Dear TPB Members,

Another audacious plan to convert a site obviously intended to serve the community in the form of a buffer zone and community facilities.

The token gesture to the community " Providing much needed social welfare facility for benefit of community' is an **Early Education and Training Centre that would effectively be nothing more than a fee paying kindergarten.**

This at a time when there is such a critical need for various community facilities that the government is now talking about buying units in commercial properties to cover the shortfall.

The negative visual impact of the development is obvious; the ridge line is obscured from many angles.

Tuen Mun Town Plaza Block 8 should not have been approved, the mistake should not be compounded.

The previous approved scheme respected the need at this junction for a low rise development.

The demand for housing is diminishing, there are 10,000 unsold units on the market.

Members must now give more weight to the need for community facilities and the need to retain green backdrops rather than the overplayed mantra of need for housing.

Mary Mulvihill