

By Hand.

S/N. 197257.

Form No. S12A
表格第 S12A 號

Y/YL-NTM/4.

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

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

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

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

此文件在 2019年 7月 8日 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 8 JUL 2019
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/YL - NTM / 4
	Date Received 收到日期	8 JUL 2019

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Bonus Plus Company Limited

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

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

Llewelyn-Davies Hong Kong Ltd.

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) Full address/ location/ demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 435 S.A, 435 RP, 436 S.A, 436 RP, 438, 439, 442, 443, 444, 445, 446 (Part), 447, 448 (Part), 449 (Part), 450, 451, 452, 453, 454, 456 (Part), 457 (Part), 459 (Part), 460, 461 (Part), 462 (Part), 463 (Part), 464 (Part), 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 476, 478, 479, 480, 481, 482, 483, 484 S.A. (Part), 485, 486, 492, 493, 494, 495 (Part), 496 (Part), 516, 517, 518, 520, 521 S.A, 521 RP (Part), 522 (Part), 523, 524 (Part), 525 (Part), 539 (Part), 540 (Part), 541 S.A, 541 RP, 542 S.A, 542 RP, 543 S.A (Part), 545 S.A (Part), 547, 548, 549, 550, 551, 552, 555, 556, 559, 560, 562, 563, 564 S.A, 564 RP, 565, 566 (Part), 567 (Part), 570 RP (Part), 571 RP (Part), 572 S.A, 572 RP (Part), 573, 574, 575 S.A (Part), 575 RP (Part), 576 S.A (Part), 577 S.A. (Part) in DD 105 and Adjoining Government Land, Shek Wu Wai, Yuen Long
(c) Site Area 申請地點面積	143,171 sq.m 平方米 <input checked="" type="checkbox"/> About 約 (Development Site Area - about 101,625sqm.)

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	66,650sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	Vacant Land (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 4/6/2019 (DD/MM/YYYY), this application involves a total of⁴..... "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 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)"^{#&} on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

- ☒ published notices in local newspapers[&] on 10/06/2019 and 02/07/2019 (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises[&] on 29/06/2019 (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Comprehensive Development Area" & "Green Belt"

7. Proposed Amendments 擬議修訂

- (a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)
建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

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

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

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

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

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

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

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

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to Appendix A of the attached Supplementary Planning Statement.

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

☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.

現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to the attached Supplementary Planning Statement.

[illegible]

10. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



Winnie Wu

Name in Block Letters
姓名（請以正楷填寫）

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

Associate Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他 MRTPI

on behalf of
代表

Llewelyn-Davies Hong Kong Ltd.

Llewelyn-Davies

Hong Kong Limited

Authorized Signature

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

Date 日期

10/6/2019

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

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

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	558,937..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	5.5*(calculated based on development site area)	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	Below 15m(H): >30% ; Above 15m(H): <30% %	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	Phase 1: 5; Remaining Phases: 20	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	Please refer to SHEET 1..... storeys 層 <input type="checkbox"/> include 包括.....storeys of basements 層地庫 <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度 m 米 <input type="checkbox"/> About 約 Please refer to SHEET 1.mPD 米(主水平基準上) <input type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	508,125..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
number of units 單位數目	not more than 11,292	
average unit size 單位平均面積	45..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	about 30,036	
<input type="checkbox"/> Non-domestic part 非住用部分		
<input type="checkbox"/> hotel 酒店 sq.m.平方米 <input type="checkbox"/> About 約 sq.m.平方米 <input type="checkbox"/> About 約 (please specify the number of rooms 請註明房間數目:)	
<input type="checkbox"/> office 辦公室 sq.m.平方米 <input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆 sq.m.平方米 <input type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) 40-place Day Care Centre for the Elderly and 150-place Residential Care Home for the Elderly — 4,796sqm.	
<input checked="" type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) 'School' (nursery/kindergarten/special language, computer, commercial & tutorial schools/technical institutes/art school/ ballet/other types of schools providing interest/hobby related courses), 'Places of Entertainment', 'Eating Place' and 'Shop & Services' uses - 43,416sqm Covered Bus lay-by - 2,600sqm; Clubhouse - 13,598sqm(see remarks) (please specify land area(s)) (請註明面積) not less than 30,036sq.m.平方米 <input checked="" type="checkbox"/> Not less than 不少於 sq.m.平方米 <input type="checkbox"/> Not less than 不少於	

Clubhouse GFA is exempted from plot ratio calculation; the
provision of clubhouse GFA will be in accordance with the
sliding scale under PNAP APP-104

- ☒ Open space 休憩用地
- ☒ private open space 私人休憩用地
- ☐ public open space 公共休憩用地

☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位 (please specify type(s) and number(s))
(請註明種類及數目)

Private Car Parking Spaces 私家車車位 Residents-1,319; Visitors-125; Retail-364 (including 10 accessible parking spaces)

Motorcycle Parking Spaces 電單車車位 77

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces — 378

☒ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))
(請註明種類及數目)

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明) Resident Loading Bay — 25
Retail Loading Bay — 37
Clubhouse Loading Bay — 4

☒ other transport-related facilities (please specify type(s) and number(s))
(請註明種類及數目)

其他與運輸有關的設施 Covered Bus Lay-by - 1

Use(s) of different floors (if applicable) 各樓層的用途(如適用) Please refer to SHEET I

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途
Landscaped areas, swimming pool, garden and driveway

.....

.....

.....

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

Yes 是 ☐ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明道路名稱(如適用))

☒ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)
Please refer to Figure 3.2 of the attached Supplementary Planning Statement

No 否 ☐

For Development involving columbarium use, please complete the table in the Annex to this Appendix.
如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。

2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <div style="border: 1px solid black; padding: 5px;"> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....101,796 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度5.....m 米 <input checked="" type="checkbox"/> About 約</p> </div> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the Appendix B1 and B2 of the Supplementary Planning Statement.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 435 S.A, 435 RP, 436 S.A, 436 RP, 438, 439, 442, 443, 444, 445, 446 (Part), 447, 448 (Part), 449 (Part), 450, 451, 452, 453, 454, 456 (Part), 457 (Part), 459 (Part), 460, 461 (Part), 462 (Part), 463 (Part), 464 (Part), 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 476, 478, 479, 480, 481, 482, 483, 484 S.A (Part), 485, 486, 492, 493, 494, 495 (Part), 496 (Part), 516, 517, 518, 520, 521 S.A, 521 RP (Part), 522 (Part), 523, 524 (Part), 525 (Part), 539 (Part), 540 (Part), 541 S.A, 541 RP, 542 S.A, 542 RP, 543 S.A (Part), 545 S.A (Part), 547, 548, 549, 550, 551, 552, 555, 556, 559, 560, 562, 563, 564 S.A, 564 RP, 565, 566 (Part), 567 (Part), 570 RP (Part), 571 RP (Part), 572 S.A, 572 RP (Part), 573, 574, 575 S.A (Part), 575 RP (Part), 576 S.A (Part), 577 S.A (Part) in DD 105 and Adjoining Government Land, Shek Wu Wai, Yuen Long
Site area 地盤面積	(Development Site Area - about 101,625sqm.) 143,171 sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 66,650 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ngau Tam Mei Outline Zoning Plan No. S/YL-NTM/12 牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12
Zoning 地帶	'Comprehensive Development Area' & 'Green Belt' 「綜合發展區」、「綠化地帶」
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from 'CDA' & 'GB' to 'R(A)', 'CDA(1)' & 'G/IC' 把申請地點由「綜合發展區」、「綠化地帶」改劃為「住宅(甲類)」、「綜合發展區(1)」、 「政府、機構或社區」

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

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	508,125 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	5.0* <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	50,812 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.5* <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	Clubhouse / 會所 - 3	
	Composite 綜合用途	25 residential towers (with T1-T5 & T11-T17 above non-domestic podium) 25座住宅樓宇 (其中T1-T5 及 T11-T17座落於非住用平台上)	

*Remarks: plot ratio is calculated based on development site area

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用 (refer to standalone clubhouse)		m 米 <input type="checkbox"/> (Not more than 不多於)
		30	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		165	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		39 over 1 storey of lobby with domestic units at lobby floor at T6-T9, T18-T25 / 39層位於1層大堂連T6-T9, T18-T25 的地下花園單位上	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input checked="" type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Below / 少於 15m(H) > 30% Above / 高於 15m(H) < 30% % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	11,292		
(vi) Open space 休憩用地	Private 私人	30,036	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <u>Bicycle Parking Spaces / 單車泊位: 378</u>	Private Car Parking Spaces -1,808 (10 accessible parking spaces inclusive) Motorcycle Parking Spaces - 77
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Resident / 住戶: 25 Retail / 零售 - 37 Clubhouse / 會所: 4	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Supply Impact Assessment / 供水影響評估		
Air Ventilation Assessment - Expert Evaluation / 空氣流通評估 (專家評估)		
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

19 May 2022

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

By Hand

Dear Sir

**Section 12A Planning Application for Proposed Amendments
to the Ngau Tam Mei Outline Zoning Plan in Support of a Comprehensive
Development at Various Lots in DD105 and Adjoining Government Land in
Shek Wu Wai, Yuen Long (Application No. Y/YL-NTM/4)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 10 June 2019, the consideration of which by the Board was now scheduled to be on 1 June 2022.

To facilitate consideration of the captioned planning application, the Applicant herewith submits 35 hard copies and 33 soft copies of the consolidated Planning Statement for easy review of Government departments as well as members of the Board. It should be noted that, this enclosed set of documents mainly serves to consolidate all previously submitted Supplementary Submissions. It does not contain any new information nor make any revisions to the proposed development parameters.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Man Ho at / Mr. Wilken Lau at

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/MH/wl
Encl.

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cc

DPO/FS & YLE

Attn: Ms. Cherry Yuen

(2 copies by hand)

23 May 2022

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

By Hand

Dear Sir

**Section 12A Planning Application for Proposed Amendments
to the Ngau Tam Mei Outline Zoning Plan in Support of a Comprehensive
Development at Various Lots in DD105 and Adjoining Government Land in
Shek Wu Wai, Yuen Long (Application No. Y/YL-NTM/4)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 10 June 2019 and the consolidated Planning Statement recently submitted to the Board on 19 May 2022. In response to the verbal comments from Fanling, Sheung Shui & Yuen Long East District Planning Office of the Planning Department (DPO/FSYLE, PlanD) dated 20 May 2022, the Applicant would like to provide the below clarifications for consideration:

1. Proposed Zoning of the Phase 1 Developments

The submitted rezoning application proposes to rezone the Application Site from "CDA" and "GB" to "R(A)" zone to facilitate the development of the proposed Phase 1 Developments. If the Board considers more appropriate to impose greater development control on the proposed Phase 1 Developments, the Board could consider to rezone the portion of the proposed Phase 1 Developments into other more appropriate zonings, such as "CDA" zone instead of the proposed "R(A)" zone.

2. Existing Burial Grounds

While formulating the development scheme, the Applicant has paid due respect to the existing burial grounds nearby in addition to the development context of the Application Site falling within the ST / LMC PDA under the NTN Concept Plan. Please refer to the enclosed **Figure 1** for the relationship between the burial grounds and the Application Site. From the overlaid plan, the Application Site boundary has largely respected the existing Burial Ground of YL/12 and YL/13, except for some very minor overlapping between the Burial Ground YL/13 and the developments at the proposed Remaining Phases.

According to the indicative scheme submitted in support of the proposed Remaining Phases, the overlapped portion are mainly proposed for the planting strip of the Development Site as well as the reserved School Site, which a minor portion falls within the future public road and development portion of the residential towers. Nonetheless, it should be highlighted that the Remaining Phases have been formulated by making reference to and are to be implemented in parallel with the proposed developments under NTN Study. If required, the development site boundary of the Remaining Phases and the future detailed scheme layout can be fine-tuned at the subsequent Section 16 planning application stage and detailed design stage to avoid encroachment into the permitted burial grounds and /or to provide a right of way to those affected permitted burial grounds, while at the same time complementing the entire development for ST / LMC PDA.

.../2

Town Planning Board
Page 2 of 2
23 May 2022

3. Partially Agree Phase 1 Developments under "R(A)" zone

As mentioned in previous submissions, it is the Applicant's aim to immediately provide residential units to help relieve the acute housing shortage in the short term. If the Board considers it more appropriate to impose greater development control on future developments in the Remaining Phases, the Board could consider to partially agree to first rezone the proposed Phase 1 Developments under "R(A)" zone first. The long-term planning intention of the Remaining phases could be considered and rezoned in tandem with and subject to the future planning of the NTN Development. Please refer to the enclosed **Figure 2** summarising the proposed amendments to the Approved Ngau Tam Mei OZP No. S/YL-NTM/12 for reference.

It should be highlighted that the current clarification submission and the consolidated Planning Statement submitted to the Board on 19 May 2022 mainly serve to consolidate previous Supplementary Submissions in one report and to supersede all previous submissions to facilitate processing and approval of this planning application.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr. Man Ho at / Mr. Wilken Lau at

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

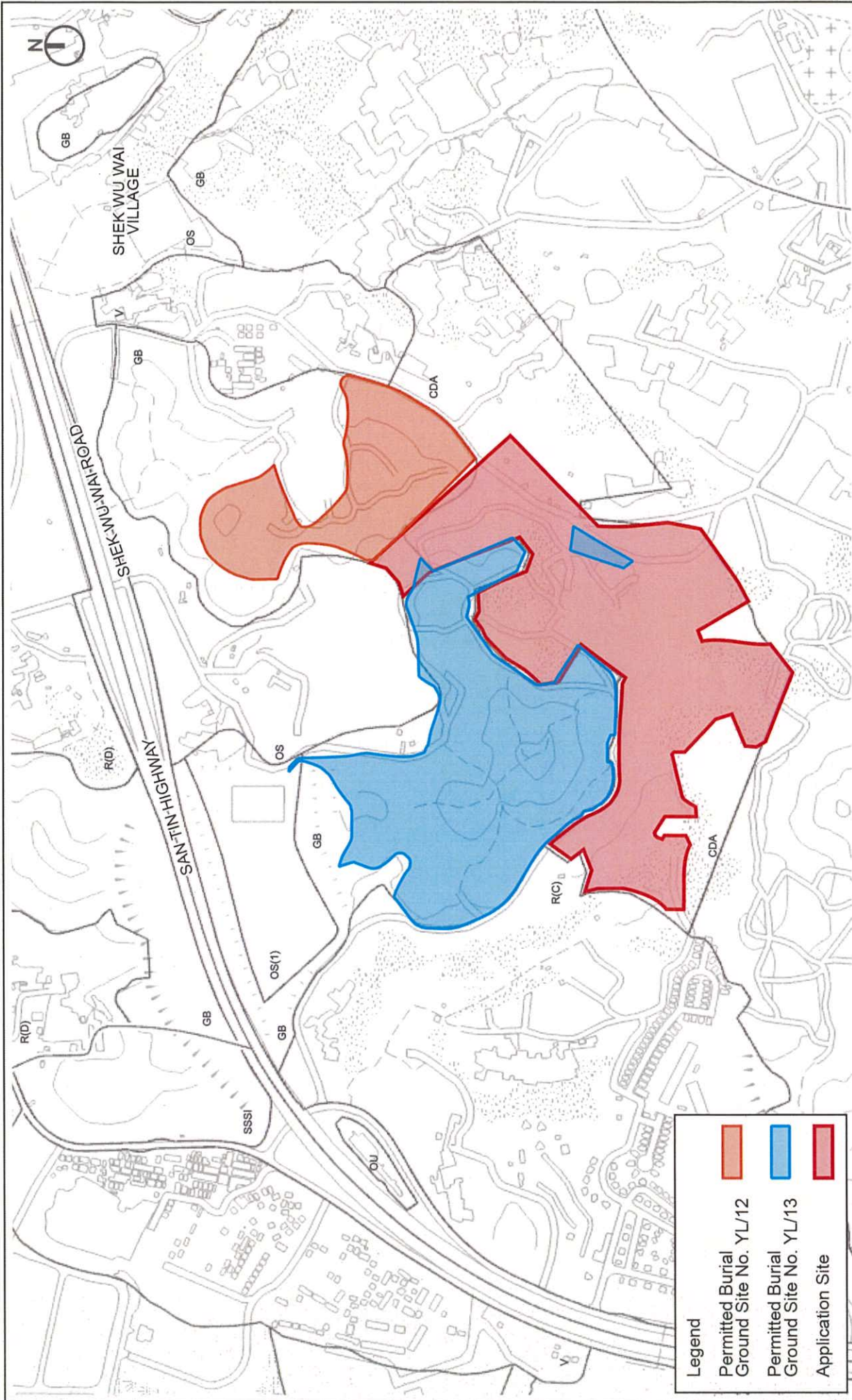
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cc (w/ encl.)
DPO/FS &YLE

Attn: Ms. Cherry Yuen

(by email)



Legend

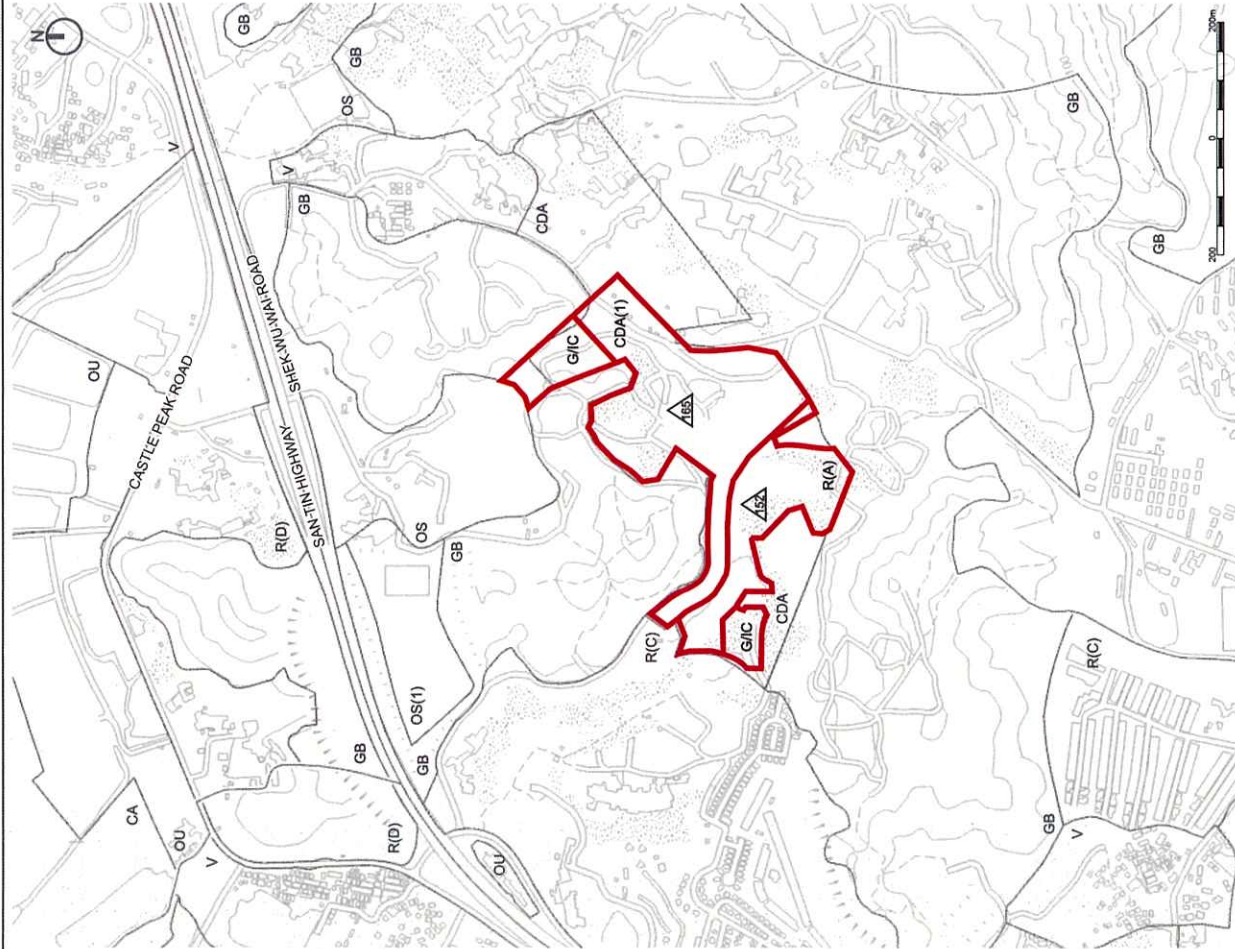
- Permitted Burial Ground Site No. YL/12
- Permitted Burial Ground Site No. YL/13
- Application Site



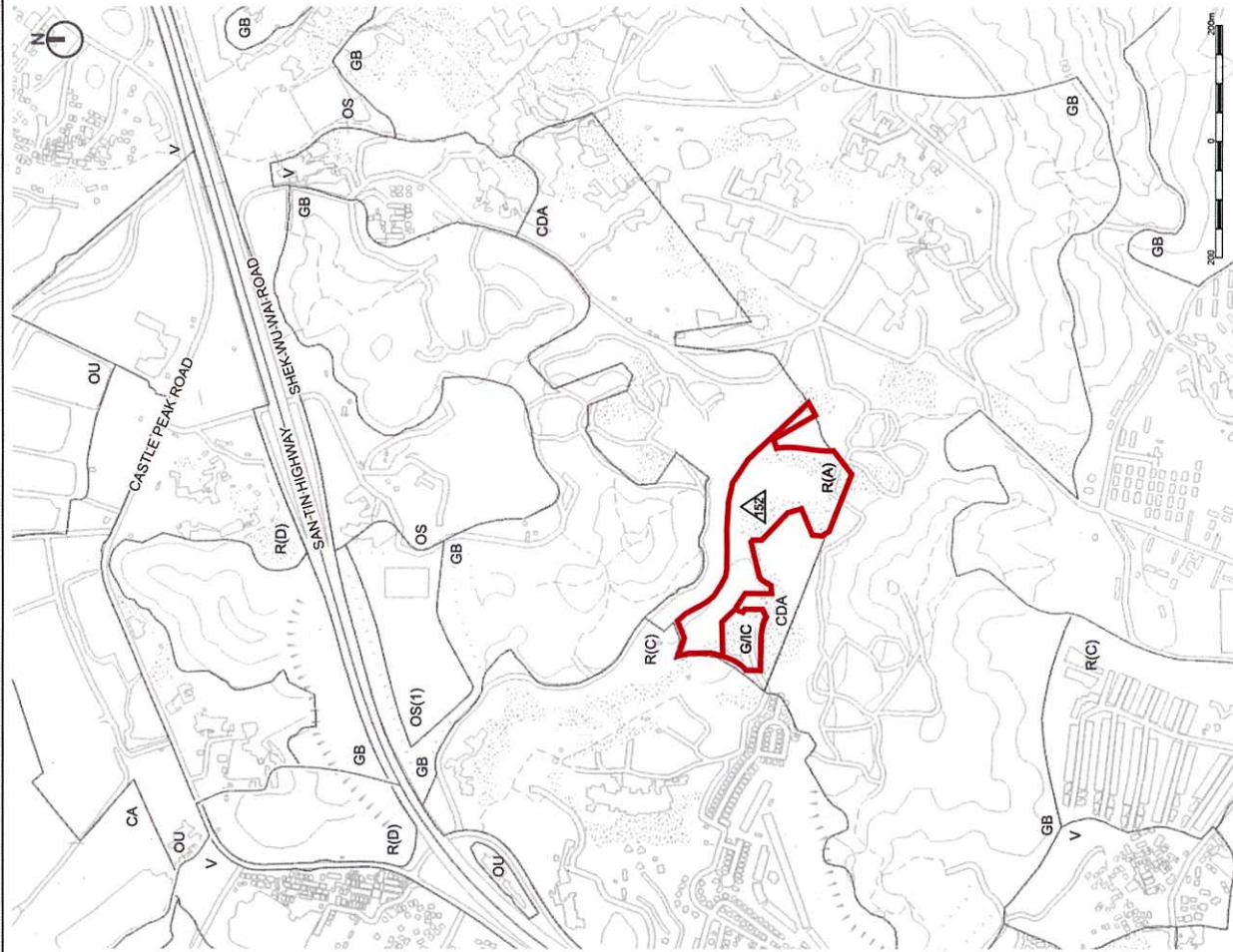
**llewelyn
d Davies**

Title Overlaid Plan of Application Site and Permitted Burial Ground Site No. YL/12 and YL/13

Checked	Rev	Scale	DH	Drawn	Date	PW
		N/A	0		Mar 2020	
Figure 1						



Proposed OZP Amendments under Original Indicative Development Scheme
or Hypothetical Development Scheme



To Partially Agree Phase 1 Developments ahead of the NTN Development
to expedite the immediate housing supply

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)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified+)
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys:

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

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 two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic buildings up to five storeys.

Remarks

- (a) On land designated "R(A)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan and a maximum total plot ratio of 5.5 (of which the domestic plot ratio should not exceed 5), or the plot ratio of the existing building, whichever is greater.
- (b) In determining the maximum plot ratio/site coverage for the purposes of paragraph (a) above, ***any floor space that is constructed or intended for use solely as public transport facilities or GIC facilities or social welfare facilities, as required by the Government, may be disregarded.***

Note:

Proposed revisions made to the existing Notes of the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12 is in ***bold and italic*** for easy reference.

Proposed Schedule of Uses for "Comprehensive Development Area (1)"

COMPREHENSIVE DEVELOPMENT AREA (1)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Barbecue Spot Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Library Market Picnic Area Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential uses with commercial, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
 - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
 - (x) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)

Remarks (Cont'd)

- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a ***maximum building height in terms of metres above Principal Datum as stipulated on the Plan and a maximum total plot ratio of 5.5 (of which the domestic plot ratio should not exceed 5). Area designated for public road should not be included to plot ratio / gross floor area / site coverage calculations.***
- (d) In determining the maximum plot ratio/site coverage for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. ***Any floor space that is constructed or intended for use solely as public transport facilities or GIC facilities or social welfare facilities, as required by the Government, may also be disregarded.***
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Note:

Proposed revisions made to the existing Notes of the approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12 is in ***bold and italic*** for easy reference.

Proposed Schedule of Uses for "Government, Institution or Community"

GOVERNMENT, INSTITUTION OR COMMUNITY

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	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Firing Range
Government Use (not elsewhere specified)	Flat
Hospital	Funeral Facility
Institutional Use (not elsewhere specified)	Helicopter Fuelling Station
Library	Helicopter Landing Pad
Market	Holiday Camp
Place of Recreation, Sports or Culture	Hotel
Public Clinic	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Office
Public Utility Installation	Petrol Filling Station
Public Vehicle Park (excluding container vehicle)	Place of Entertainment
Recyclable Collection Centre	Private Club
Residential Institution	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Research, Design and Development Centre	Refuse Disposal Installation (Refuse Transfer Station only)
Rural Committee/Village Office	Residential Institution
School	Sewage Treatment/Screening Plant
Service Reservoir	Shop and Services
Social Welfare Facility	Utility Installation for Private Project
Training Centre	Zoo
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community 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.

**Appendix III of RNTPC
Paper No. Y/YL-NTM/4**

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/DPA/YL-NTM/21	Proposed Residential Development with Ancillary Recreational Facilities	12.5.1995 by TPB “Unspecified Use” zone on the OZP No. DPA/YL-NTM/2	1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16
2.	A/YL-NTM/6	Proposed Residential Development with Ancillary Recreational Facilities	26.4.1996 “GB” on the OZP No. S/YL-NTM/1	1, 2, 4, 5, 6, 8, 9
3.	A/YL-NTM/19	Proposed Residential Development with Ancillary Recreational Facilities	6.6.1997 “GB” on the OZP No. S/YL-NTM/1	1, 2, 4, 5, 6, 7, 9
4.	A/YL-NTM/52	Proposed Residential Development with Ancillary Recreational Facilities	22.1.1999 “GB” on the OZP No. S/YL-NTM/1	1, 2, 3, 4, 5, 6, 9
5.	A/YL-NTM/61	Proposed Residential Development with Ancillary Recreational Facilities	31.3.2000 by TPB “CDA” on the OZP No. S/YL-NTM/4	1, 2, 3, 4, 5, 6, 9
6.	A/YL-NTM/178	Proposed Residential Development with Ancillary Recreational Facilities	18.8.2006 (A/YL-NTM/178-1 Validity period extended to 18.8.2014)	1, 2, 7, 17, 18, 19, 20
	A/YL-NTM/178-1	(Extension of time limit for commencement for the proposed development)	Approved by D of Plan under the delegated authority of the TPB (valid until 18.8.2014)	1, 2, 7, 17, 18, 19, 20
	A/YL-NTM/178-2	(Proposed Class B Amendments to Approved Scheme under Application No. A/YL-NTM/178)	23.5.2014 (Commenced)	1, 2, 7, 17, 18, 19, 20

Approval Conditions

1. The submission and implementation of a master layout plan
2. The submission and implementation of a master landscape plan
3. The provision of vehicular accesses and car parking spaces
4. The construction of the proposed section of Shek Wu Wai Road and the proposed vehicular access
5. The provision of habitat enhancement and mitigation measures to alleviate the impact of the proposed development

6. The submission of a noise impact assessment
7. The submission of a drainage impact assessment
8. The design and provision of drainage facilities and flood mitigation measures
9. Time clause
10. The designation of a railway reserve within the site
11. The provision of a dust monitoring programme and appropriate dust mitigation measures
12. The provision of adequate facilities for future connection to the public sewerage
13. The design and provision of sewage and effluent treatment and disposal facilities
14. The design, construction and handing over of the section of the proposed Shek Wu Wai Road affected by the proposed development and undertaking the necessary land acquisition for the construction at the applicant's own cost
15. The diversion of watermains affected by the proposed development
16. The submission of a detailed rail vibration assessment
17. The submission of an implementation programme
18. The setting back of the development site
19. The submission and implementation of the proposed access roads and the access arrangement
20. The design and provision of emergency vehicular access, water supplies for fire fighting and fire service installations

元朗區議會



文富穩 議員 BBS

YUEN LONG DISTRICT COUNCIL

Mr Man Fu Wan

辦事處地址：元朗新田青山公路新田段 190 號後座地下

E-MAIL: manfuwan@gmail.com

電話：51076173 51757568

敬啟者

本人份屬新田區議員，得知元朗新田牛潭尾石湖圍（下稱大幅發展地址）擬大幅增加私人住宅密度（申請編號 Y/YL-NTM/4），再次予以強烈反對！

就本人所知，現時石湖圍很多生活配套尚未完善，詳細問題如下：

1、交通堵塞問題需解決：

新潭路及錦繡迴旋處因是貨運主要交通通道，多有貨櫃車進出，於每日交通繁忙時間都會擠塞不堪。於大幅發展地址的樓宇現時尚未入伙，居民尚未遷入情況下交通已超出負荷，若大幅增加私人住宅密度發展，情況更不堪設想。本人認為交通堵塞問題必須首先解決！

2、如何安排村民前往發展區域周邊殮葬區的道路：

由新潭路前往上址發展的地段之道路，於路旁是新田鄉的殮葬區。對葬殮問題極為重視及信奉風水的村民每年清明節及重陽節皆會前往拜祭，因車輛未能駛入，故此會停泊於該無名路旁，再步行前往拜祭。若上址發展後，該路段將如何安排？

3、不應破壞村民祖先山墳：

申請發展地段的東北方發展區域旁又是一個新田鄉的大型殮葬區，發展商居然向地政署申請殮葬區的土地一併發展，村民對發展商的行為極之不滿！更甚者，發展商向地政署申請換地發展之前已經用鏟泥車在殮葬區的官地上大肆破壞村民祖先的山墳及村民重視的風水，而當時的地政署漠視此問題並批官地給發展商，

絕對漠視民意的表現！現希望此時的地政署聽取民意，勒令發展商取消靠近殮葬區的發展與設有一段距離的緩衝區。

4、 不應增加地積比例：

強烈反對增加地積比例！環繞新田鄉所屬地區，即元朗區的東北方向，從來地積比例都是在零點以下，以及高度發展都是局限三層的樓宇。在元朗區內唯一的小區朝著這個方向發展，期望各位能夠理解並支持上述見解。

5、 申請發展區域沒有排污設施：

申請發展的區域現時是沒有排污設施、沒有排洪設施、沒有排水設施，連基建設施都沒有，如何配合這麼大型的發展工程呢？

6、 發展商破壞原有道路：

在上述申請發展範圍內原本有一條道路由石湖圍村後通往米埔村前的舊青山公路米埔段，但發展商將原有道路用鏟車破壞！本人認為地區發展是為了造福居民及方便居民，而發展商只顧自己地方發展而妄顧其他道路使用者及居民便利，實為自私自利！現強烈要求保留該原有的道路！

7、 鄉村發展應張貼告示：

本人曾多次要求地政署及相關政府部門，如上址有任何人或發展商申請時，能在新田鄉新田文姓七村之告示牌上張貼告示，讓七村居民知曉此事。

8、 C D A 應一併發展：

C D A 西、南兩面面積相約，同屬一個發展區域，本人認為應將整個 C D A 一併發展，不能單一發展。

另：附上 Y/YL-NTM/4 發展位置圖則。

注：圖則上螢光黃線是殮葬區域。螢光綠線是原有通往殮葬區域通道。

此致

規劃署

副本抄送

民政事務總署

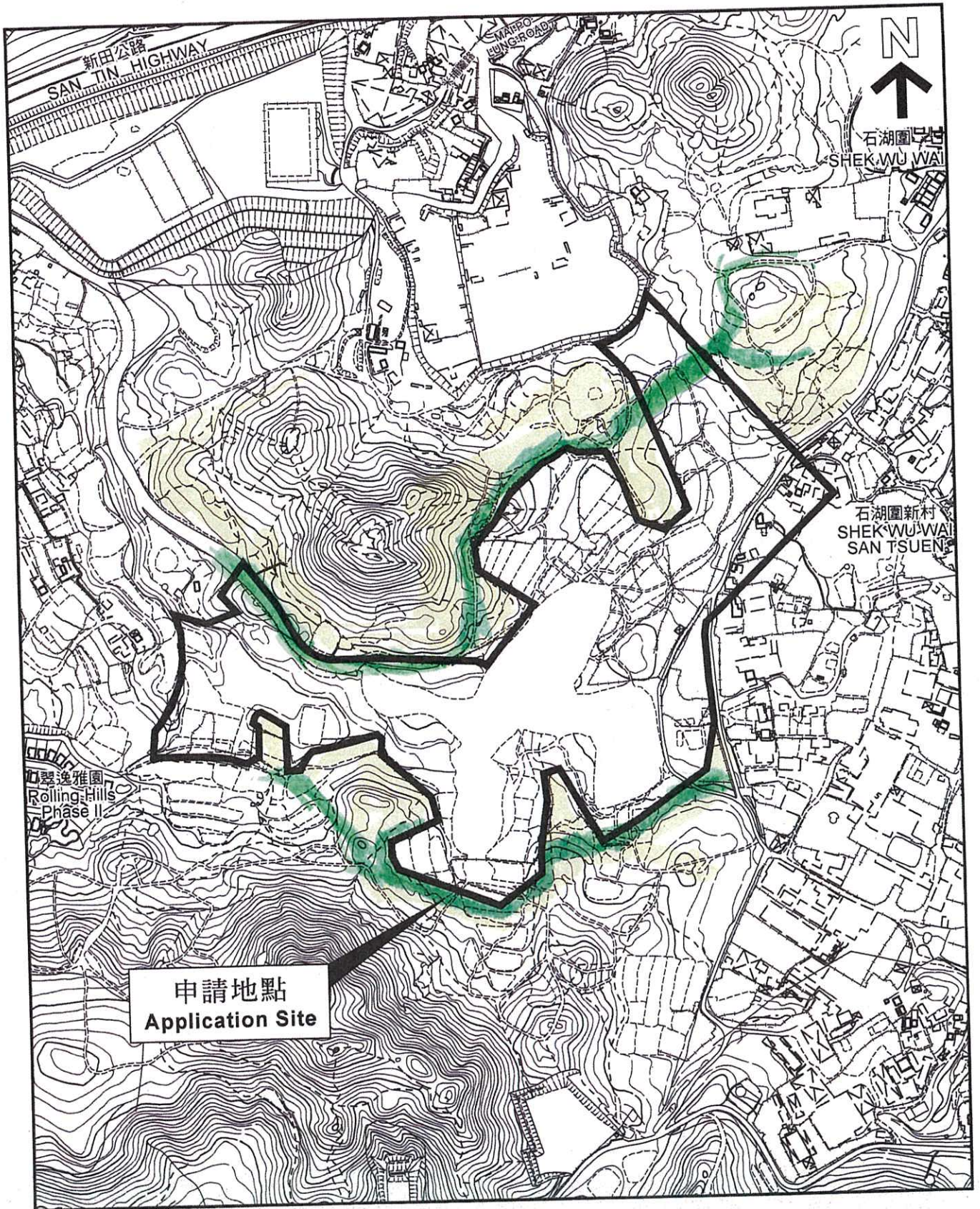
元朗區議員



文富穩

2020年3月3日

Y/YL-NTM/4





敬啟者：

本人查得新田鄉牛潭尾規劃大綱圖內位於石湖圍村隔鄰的土地已獲貴地政部門批准換地發展，即申請編號為 Y/YL/NTM/4。

現本人向貴署查詢貴署的批地條款可有考慮到會令本鄉村民日後帶來不便？因申請獲批的地段差不多四周都是本鄉的殮葬區，而本鄉的殮葬區原設有道路設施讓本鄉的村民進出及進行春秋二祭。現請問貴處，發展商於上址可有提供道路給村民進出現有新田鄉的殮葬區域呢？況且發展商於發展上址前就已破壞原有村民的道路及本鄉至為重要的山墳風水，實是村民所不能接受！因牽涉到村民極之重視之殮葬區域及山墳風水問題，貴處就上址發展發出批文前為何沒有諮詢新田鄉事委員會？現懇請貴處給予村民一個明確答覆！並將發展地域與山墳位置設有緩沖距離，留有通道方便村民日後前往殮葬區。

勞煩之處，敬請諒解！

另：附申請編號為 Y/YL/NTM/4 的申請位置圖。

注：圖則上螢光黃線是殮葬區域。螢光綠線是原有通往殮葬區域通道。

此致

規劃署

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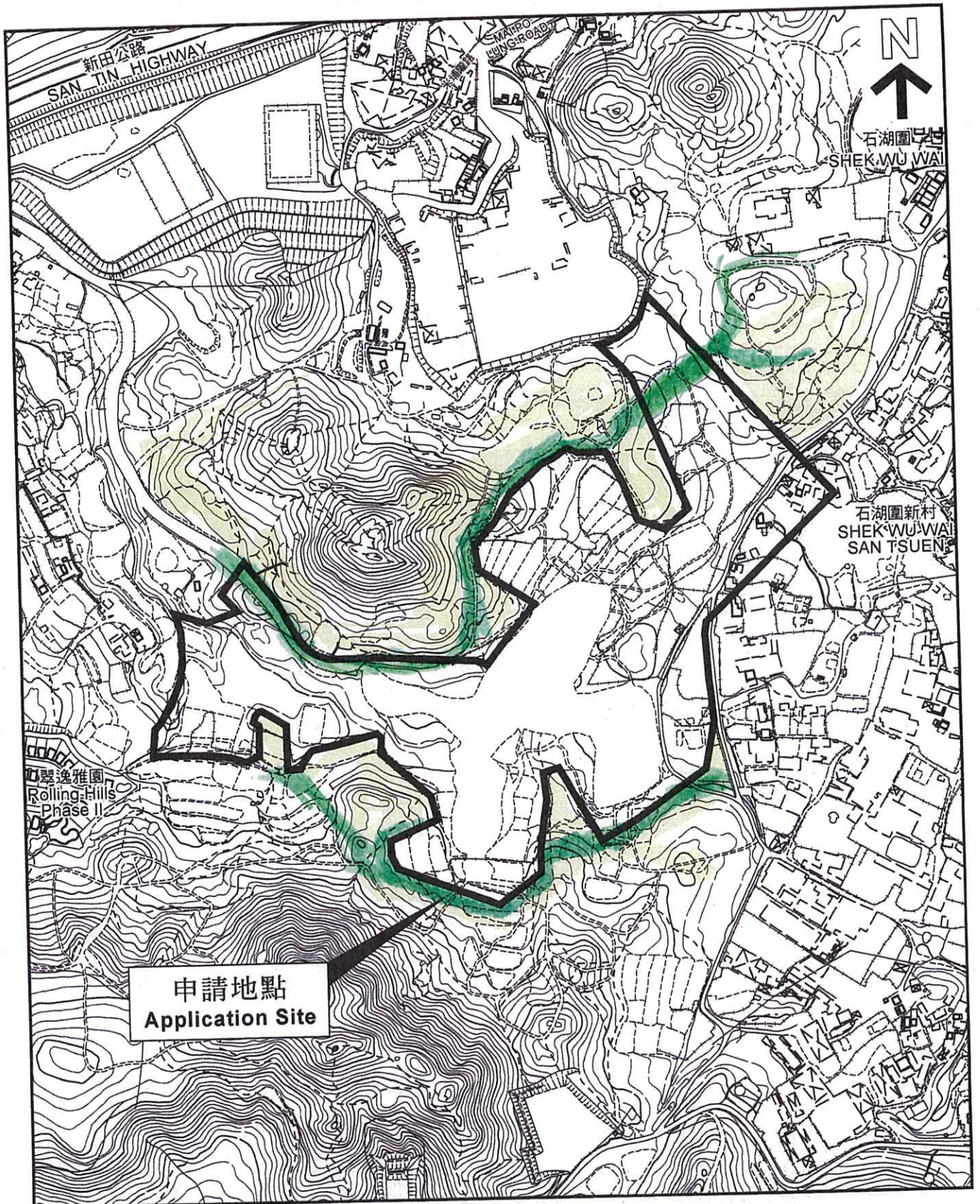
元朗民政事務專員

元朗區議員：

文富穩

2020 年 3 月 2 日

Y/YL-NTM/4



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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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/YL-NTM/4

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

嚴重失衡的住宅單位供應，使我不得不將眼光放遠一些。所有新界區多處的農地也好，發展成填海場也好，都請政府快點批核發展住宅吧！只有樓價低，市民才有機會買到自己的家，自己的安居窩。又有樓宇供應量增加，樓價才能有所下降。讓小市民有機會置業！有機會安居。最近所擬議的牛潭尾發展申請可興建約二千個平均 100 平方呎的住宅單位，正好能真正舒緩區內居民的需，亦能使區環境得到改善。而項目當中包括興建那區多間的商場，正好能解決區內市民日常購物設施不足的弊端。加上物業增加，交通配套亦稍後會發展北環線的鐵路站，所以我望政府加快審批。

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

簽署 Signature



日期 Date

23/7/2019

此
申
報
或
附
件



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/YL-NTM/4

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

是次改劃或可提供一萬一千多個中密度的住宅單位，若他日落實執行，必能使未獲已久的單位供求指數有稍為微的舒緩，亦能使一眾有住屋需求的小市民樂意。因這發展項目非常吸引！發展地段由於遠離元朗市中心，故不會對元朗中心造成任何壓力！本身項目包括有小型商場、基建及購物設施等均能不假外求，區內的住屋興建亦能加快環球零星的夕陽工業活動，使一切由荒地引起的種種問題都能解決（如臨時搭建物、污水問題、亂草叢生的問題等）！交通方面亦配合將來的北環線鐵路站建設，使入住的市民能更方便往來市區！這點是十分重要的！誰人都不願意搬遷孤島生活，這 25 幢 30 至 39 樓的項目發展如能早期實行，那真是香港市民之福哩！多謝垂注！ 啓

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

簽署 Signature

Winnie Cheung

日期 Date

25/10/2021



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

6

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/YL-NTM/4

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

I support this proposal in Ngau Lam Hei. The project will facilitate the development intention of the site by providing the housing that H.K. sorely needs. This site is ready to be developed into more than 11,000 residential flats. This is a much efficient and cost effective way of providing housing than reclaiming lands or converting country parks. There'll be also a station of the planned Northern Link near the project to address the population growth.

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

簽署 Signature

May Tsui

日期 Date

May Tsui
July 22, 2019



致城市規劃委員會秘書：

400

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

Y/YL-NTM/4

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

本人支持上述規劃申請，因為興建中密度房屋是適合該區的土地密度和用途。規劃能提供1萬多個中型4至5百平方呎住宅單位，最符合港人需要，並增加該區就業機會。項目會包括建小型商場，解決區內購物設施不足的問題，在基建、工程、視鏡及園境各方面都不會有不良影響。

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

簽署 Signature

Jonathan To

日期 Date

23-10-2021



致城市規劃委員會秘書：

411

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates Y/YL-NTM/4

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

我同意此規劃申請，並支持加快審批！

項目絕對可配合政府增加房屋供應的政策，
遠離市區之餘但不失鄰近公路，也將有北環
線的鐵路站配套，不會對元朗市中心構成
壓力，加上未來有小型商場，同時可解決區內
購物設施不足的問題。

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

簽署 Signature A. Lui 日期 Date 26.10.21



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

26

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/YL-NTM/4

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

這是一個值得支持的擬議申請，使本來是零星的工業活動和臨時搭建物的土地，轉化成適合港人應用的 11,292 新住宅單位，為港人增添住宅供應。尤其，地段之發展沒有對自然造成嚴重影響或破壞，更能在設計時兼顧環境，視覺及園景各方面之考慮，實在是十分恰當的申請。本港房屋供求失衡，供應多年嚴重滯後，此地段多年來已劃為綜合發展區，現擬議發展促進規劃原意提供房屋供應，急市民所急，而且，能促進這富發展潛質的牛潭尾地塊落實循以往香港不斷興建新市鎮以應發展所需，更能減輕已十分成熟及瀕臨飽和的市鎮如元朗市中心之壓力。

我贊成！

「提意見人」姓名／名稱 Name of person/company making this comment 蘇葉德
簽署 Signature [Signature] 日期 Date 22/7/2019



就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No. 收到日期 Date Received	Y/YL-NTM/4
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重要提示：意見必須於指定的法定期限屆滿前向城市規劃委員會(委員會)提出。

Important Note : The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period.

致城市規劃委員會秘書：

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓

傳真 : 2877 0245 或 2522 8426

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By 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

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

I refer to the further information on application Y/YL-NTM/4 submitted on 10-12-2020

Please be informed that after considering the information on the revised scheme, revised master layout plan, sectional plans, proposed amended plan, revised proposed development schedule, new visual impact assessments, and consult the residents in the vicinity of the application site, I maintain strongly objection on the application for the following reasons:

- (1) The Planning Department will commission the NTN Study, which will provide long term planning and land uses in the San Tin and adjacent area. The approval of the application will pre-empt the results and proposal of the NTN Study.
- (2) There is no acceptable justifications to re-zone the subject site from CDA and GB to CDA(1), R(A) and G/IC. All the developments in the vicinity (including Fairview Park, Palm Springs and Villages like Shek Wu Wai) are low density (the zoning are R(C), R(D) and V). Increase the plot ratio from 0.4 of existing CDA zone to 5 of the proposed zones is considered too excessive, and any development in that parameter is not in harmony and in line with the developments and the rural setting as well as the green hill landscape in the vicinity; and

of course, in that OZP.

- (3) Increase the building high from 3 storeys to 30-39 storeys (165mPD) with 25 towers and 11,292 residential units are considered too high. It is visually intrusive from the sectional plans and photo montage. The revised visual impact assessment is not acceptable as the development is on the high top of a slope, and the intrusive visual effect is not in line with the rural and green slope settings in the that area and the vicinity. Only in NDA like TSW or Hung Shui Kiu is suitable for development with plot ratio 5.5 (private development adjacent to TSW), it is even higher than the Kwu Tung NDA (3.4 for private development), which is very undesirable.
- (4) The site is adjacent to green hills and village settings, the development proposed by the applicant at the site with 25 towers and maximum of 39 storeys are considered too excessive and the proposed density of the development will affect the living environment of the nearby rural area. The proposed development in the re-zoning application is against the planning intention and direction mentioned in the Explanatory Statement. The indicative master layout plan and section plans cannot address the objection of nearby residents on a massive development on a hill slope with low rise development at the vicinity.
- (5) Piecemeal re-zoning without overall study and review of other zoning in the OZP will jeopardize the long-term planning and land use in this and other sensitive area in this OZP.
- (6) Such massive development in that area is considered undesirable on the traffic and environmental grounds. The development will affect the ventilation of the vicinity and is not acceptable on environmental point of views. 1990 flats in the first phase are considered excessive and will set an undesirable precedent case for other sites in the OZP.
- (7) The traffic generated by the developments will seriously affect the local traffic networks. Yuen Long District Council has raised concern on insufficient infrastructure (especially road networks) in Yuen Long and that area and the views have been conveyed to various planning and transport departments in many meetings. Massive development will further deteriorate the traffic in the vicinity area and Yuen Long.
- (8) The approval of the application will set an undesirable precedent for similar applications in this area.
- (9) The development will generate adverse drainage and environmental impacts on the surrounding areas.

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

Daniel K.H. CHAM B.B.S., M.H., B.H., J.P. (Chairman, Tin Shui Wai South Area Committee)

簽署 Signature



日期 Date : 7th Jan., 2021



關於規劃申請（編號 Y/YL-NTM/4）再次強烈反對原因

敬啟者

關於元朗新田石湖圍規劃申請（申請編號 Y/YL-NTM/4）擬改劃為「住宅（甲類）」、「政府、機構或社區」以及「綜合發展區（1）」地帶，再次予以強烈反對！

1、不應破壞村民祖先山墳：

申請發展地段的東北方發展區域旁是一個新田鄉的大型殮葬區，此處的祖墳於明朝時期已建立於此，發展商未向城規會申請換地發展之前已經用鏟泥車在殮葬區大肆破壞我等村民祖先的山墳，發展商的行為令我族人大為反感，而其破壞我祖墓風水之人其家族成員必有報應與不好的下場！城規會不能漠視此問題並批地給此等劣等發展商！現希望城規會能聽取民意，勒令發展商取消靠近殮葬區的發展並增設一段距離的緩衝區。

2、發展商破壞通往山墳原有道路：

在上述申請發展範圍內原本有一條由村民自資興建的道路由石湖圍村後通往米埔村前的舊青山公路米埔段，為方便四周村民土地及到達殮葬區而建。但發展商將原有道路用鏟車破壞！本人認為地區發展是為了造福居民及方便居民，而發展商只顧自己地方發展而妄顧其他道路使用者及居民便利，實為自私自利！現強烈要求保留該原有的道路！



3、村民前往發展區域周邊殮葬區的道路受阻：

由新潭路前往上址發展的地段之道路，於路旁是新田鄉的殮葬區。對葬殮問題極為重視及信奉風水的村民每年清明節及重陽節皆會前往拜祭，現有通往墓地的道路是村民自資興建，令車輛可進入拜祭區域，然後車輛停泊於該道路兩旁，再步行前往拜祭。若上址發展後，該路段將受到阻礙，從而影響村民拜祭祖先！

另：附上 Y/YL-NTM/4 發展位置圖則。

注：圖則上螢光綠是殮葬區域。螢光橙線是自資興建原有通往殮葬區域道路。螢光粉紅是被發展商破壞的山墳位置。

此致

城市規劃委員會

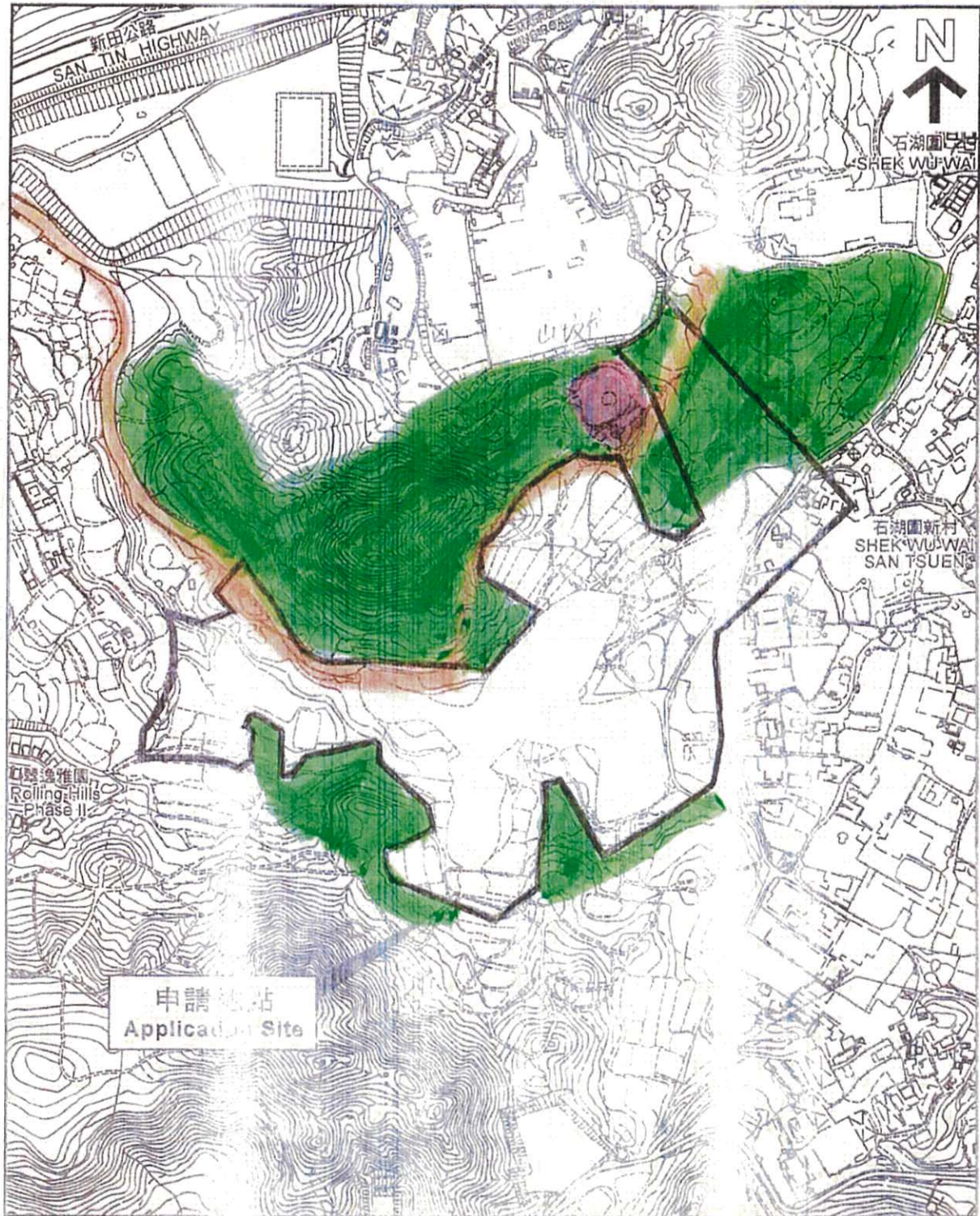
秘書處

簽署：

元朗區議員 文富穩 BBS

2021 年 5 月 18 日

Y/YL-NTM/4



- 被發展商破壞的山坡位置
- 殮葬區域
- 村民白資興建之道路



關於規劃申請（編號 Y/YL-NTM/4）
予以強烈反對

敬啟者

關於元朗新田石湖圍規劃申請（申請編號 Y/YL-NTM/4）發展
予以強烈反對！

申請發展地段的東北方發展區域（附件位置圖上綠色及藍色標示位置）是新田原居民的殮葬區，其中位置圖上藍色標示的山墳位置更是與申請發展的區域重疊。新田村民此處的殮葬區域存在至今已逾六百餘年，現在更加不容許破壞！現希望城規會能聽取民意，勒令發展商取消殮葬區域的發展！

另：附上 Y/YL-NTM/4 發展位置圖則。

注：圖則上螢光綠標示是殮葬區域；螢光橙線是自資興建原有
通往殮葬區域道路；螢光藍標示是殮葬區與發展區重疊
位置。

此致

城市規劃委員會

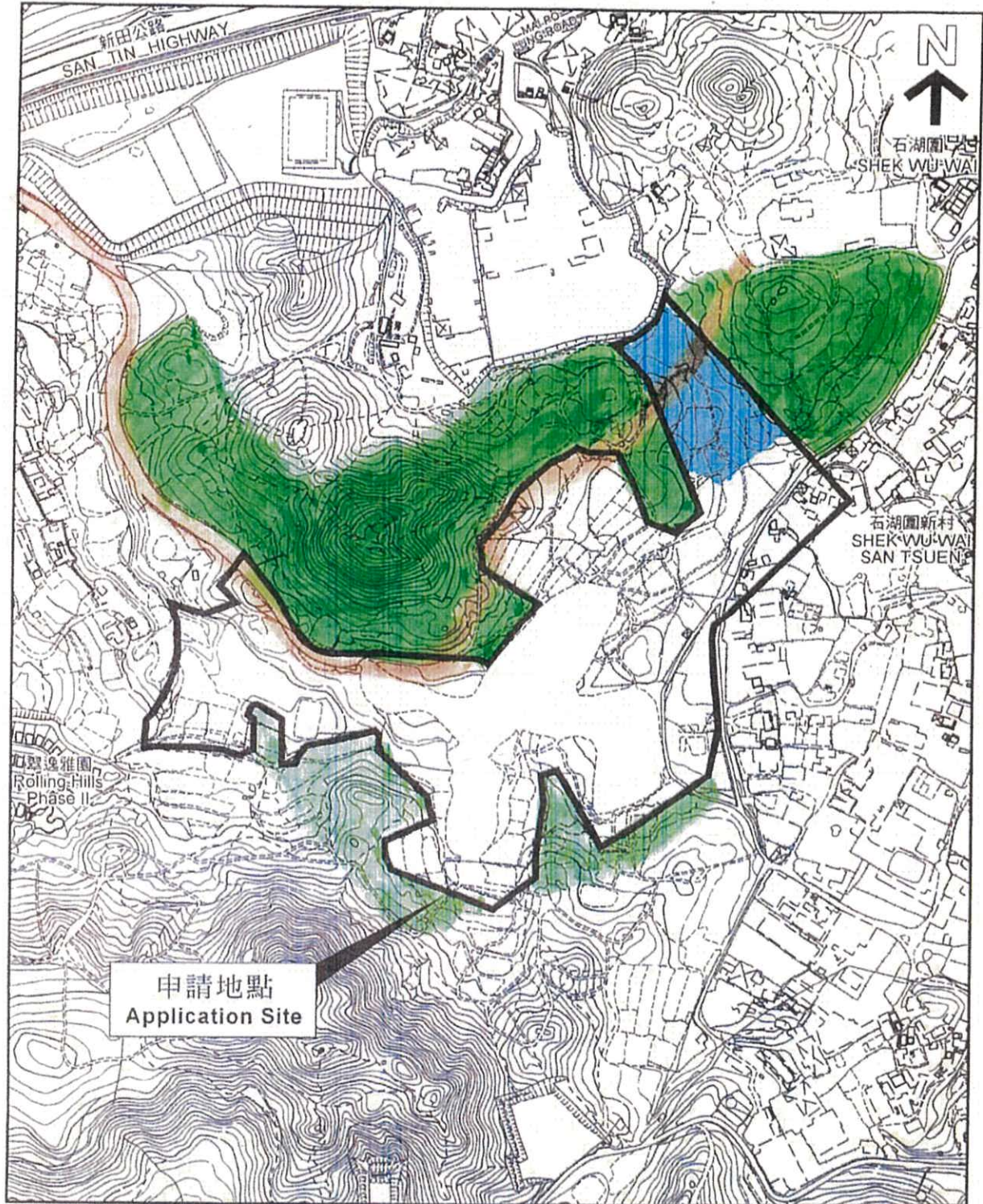
秘書處

簽署：

元朗區議員 文富穩 BBS

2021 年 5 月 18 日

Y/YL-NTM/4





關於規劃申請 Y/YL-NTM/4 再次反對原因（發展方式及不良影響）

敬啟者：

本人對於規劃申請（申請編號 Y/YL-NTM/4），強烈反對的原因如下：

1、不應增加地積比例及不應造成反向視覺衝擊：

強烈反對增加地積比例！環繞新田鄉所屬地區，即元朗區的東北方向，大部分環境均為低密度開發，從來地積比例都是在零點四或以下，擬分區發展比例與周邊的發展規模並不相容。周邊樓宇的高度發展都只是局限於三層的樓宇，若現時發展商擬興建的高層住宅為 32 至 43 層，此水平高度將會遮擋米埔地區及周邊住宅發展的現有開放景觀，造成反向視覺衝擊！

2、CDA 應一併發展：

上址 CDA 西、南兩面面積相約，同屬一個發展區域，當年制定規劃大綱圖時規劃署向新田鄉眾解釋：綜合發展區不可單一發展，若將 CDA 其餘部分分隔開，將增加該地區未來的發展困難！故應將整個 CDA 統一發展。

3、發展商擬這般利用土地，對農村地區造成不利影響：

發展商建議對現有 GB 區域進行分區發展，將會直接減少農村地區的綠化帶及影響周圍的原生態景觀，故此不應開設先例更改 GB 區域的土地規劃！

此致

城市規劃委員會

秘書處

簽署：

元朗區議員 文富穩 BBS

2021 年 5 月 18 日

關於規劃申請 Y/YL-NTM/4 的反對原因（交通及排污問題）

敬啟者：

本人對於石湖圍有發展商擬綜合發展的規劃申請（申請編號 Y/YL-NTM/4），再次予以強烈反對！

就實際情況，現時石湖圍很多生活配套尚未完善，及綜合各方因素，並不應該批准其申請發展的內容！詳細問題如下：

1、交通堵塞問題需解決：

新潭路及錦繡迴旋處因是主要交通通道，多有各類車輛進出，現時每日交通繁忙時間都會擠塞不堪。發展地址的樓宇現時尚未入伙，居民尚未遷入情況下交通已超出負荷，若大幅增加私人住宅密度發展，將會增加青山公路及新田段的交通負擔，如何解決現時錦繡迴旋處的交通問題！

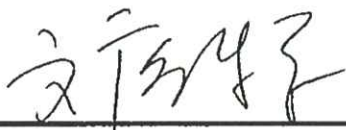
2、申請發展區域排污設施有問題：

申請發展的區域現時是沒有排污設施、沒有排洪設施、沒有排水設施，連基建設施都沒有。即便發展商有自己的排污設施，其後的污水也會排放到我們文氏的私人土地上，從而影響我們的土地！

此致

城市規劃委員會

秘書處

簽署： 
元朗區議員 文富穩 BBS

2021年5月18日

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



Fw: 申請編號 Application No. Y/YL-NTM/4
05/03/2021 10:47

To: tpbpd@pland.gov.hk

本人強烈反對是項申請。

無論交通，社區設施，配套，根本完全無法滿足如此大規模的發展。
執意推行的話，將是一個災難。

康展華
悅恩區議員



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：元朗新田大馬路七號

7, MAIN ROAD, SAN TIN, YUEN LONG, N. T.

TEL : 2471 1112 FAX : 2471 3838 EMAIL: 25thstrc@gmail.com



Our Ref: 07/001/2610/21

(傳真及郵遞)

敬啟者，

反對在石湖圍申請興綜合發展區

Y/YL-NTM/4

就石湖圍範圍內申請興建估計多達 12,000 個高密度單位。上述的申請損害原有的鄉村環境，影響居民的居住質素，新田鄉鄉事會就上述規劃申請 Y/YL-NTM/4 申請人的修訂交通補充資料的諮詢，新田鄉鄉事會亦進一步補充反對交通資料如下：

1. 上述住宅面積達 508,125 平方米的申請將涉及超過萬住宅單位，居住人數估計多達 5 萬多人，原有的排污、排水、交通、行人和空氣流通造成直接負面影響，直接影響村民的健康及生活模式，上述申請沒有提出怎樣解決突然倍增的人口問題，交通、道路及康樂設施等各項配套問題，由此而產生的污水及污染物的排放，將嚴重影響附近村民及鄰近土地，本鄉事委員會強烈要求有關部門要求相關發展商提交詳盡排污及防污染附近土地的方案，以免損害本鄉村民利益及資產。
2. 上述計劃需要完善交通運輸網絡，但在申請文件中只有一個出口到新潭路，以新潭路來回單線的行車路供 5 萬多人口，2 仟多輛車輛使用，負擔能力是遠遠不足，肯定會癱瘓青山公路、新潭路及錦繡迴旋處，令該區交通大塞車，就算 2034 年北環線完成，只能解決部份人流問題，但該發展計劃預計 2264 車輛的使用量及將來北環線的新田站啟用後所引致的車流量，肯定是當前新田區的現有交通設施所不能承受的，必須有獨立新建的交通系統直接接駁至高速公路才能疏導該發展項目所引致的車輛流量。
3. 另外由於北環線新田站草擬位於該大型發展區內，本鄉事委員會深恐將來新田站的長遠發展及擴展等方面會受到掣肘，要求預留足夠擴展土地供擴展轉乘功能，同時要該新田站不受任何限制開放予市民使用，否則要求將新田站位置轉移在該大型發展區外，以保障新田站長遠發展及擴展。

上述申請直接影響本區村民的健康及和諧，同時破壞風水和原有的生態環境，本會強烈反對。



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：元朗新田大馬路七號

7, MAIN ROAD, SAN TIN, YUEN LONG, N. T.

TEL : 2471 1112 FAX : 2471 3838 EMAIL: 25thstrc@gmail.com

423

此致

城市規劃委員會



新田鄉鄉事委員會

主席：文美桂

首副主席：黎志超

副主席：文貴旗 謹啟

2021 年 10 月 26 日

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年10月18日星期一 15:13
收件者: tpbpd@pland.gov.hk
主旨: 反對申請編號: Y/YL-NTM/4所述規劃申請

[REDACTED]
文錦濤原居民代表
[REDACTED]

敬啟者：

反對申請編號: Y/YL-NTM/4 所述規劃申請

就 貴會 10 月 8 日公告上述規劃申請(申請編號: Y/YL-NTM/4)向公眾諮詢，本人謹代表石湖圍就上述公告向 貴會提出有關反對。

反對理由如下：

1. 申請人提交的進一步資料：文件中提述提交進一步資料，公眾未能瞭解資料詳情。
2. 交通問題：建屋前需解決道路設施之不足。
3. 排污問題：當前需解決渠務排污。
4. 環境污染問題：規劃之大，人口之急增，對週圍環境，包括對本村做成環境污染。
5. 噪音問題：人口及車輛激增，產生嚴重噪音。
6. 治安問題：人口急增，危害本村治安。
7. 視覺影響：除破壞大自然生態，高樓大廈影響視覺。
8. 村民日常生活問題：打亂居民之生活習慣、模式及生活環境變差。
9. 環保問題：應照之前之申請密度為之合適。
10. 風水問題：因該地段靠近本村，建屋影響本村龍脈及風水。申請人需為本村重建公所及興建牌樓。

本人盼 貴會考慮上述問題，以免對本村做成重大的環境傷害，多謝合作！

此致

城市規劃委員會

文錦濤

謹

上

2021 年 10 月 18 日

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

參考編號

Reference Number:

210813-130642-61410

提交限期

Deadline for submission:

20/08/2021

提交日期及時間

Date and time of submission:

13/08/2021 13:06:42

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL-NTM/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 尹先生

意見詳情

Details of the Comment :

致 城市規劃委員會台鑒：

反對Y/YL-NTM/4 的申請項目

本村新田鄉牛潭尾圍仔村的村民們，對有發展商就鄰近牛潭尾區D.D105 Lot2091的綜合發展區及綠化地帶進行動土工程及發展大型屋苑，深表憂慮及不滿。村民就這個25幢樓高39層超過一萬戶的大型項目，改變土地用途、提高地積比例等，不但破壞本區的清幽環境及風水，更對新潭路的交通做成毀滅性擠塞。

村民有以下反對的訴求：

- 1) 新田鄉圍仔村屹立在牛潭尾區已數百年，太公祖墳亦安葬在D.D105 Lot2091 附近的清幽環境，屋苑興建時不但滋擾先人安寧，更對四周風水環境格局破壞，而屋苑大廈亦將祖墳遮擋及包圍，令人不安。
- 2) 發展項目對面的山巒為圍仔村村民的永久葬區，由於樓宇發展達39層之高，比本村的後山還高。村民擔心項目直接與本村及葬區先人們相沖。倘若村中老少有任何閃失，請問責任誰來負責？
- 3) 此項目出口接壤新潭路，而出口是錦繡花園迴旋處去高速公路；現時新潭路屋苑林立，上班繁忙時間塞車已是事實，但現時已出現非繁忙時段塞車情況，相關部門卻視而不見。突如其來超過一萬住戶人口及2000多部車輛進出本區居住，不但路面交通不能承受負荷，在未有足夠公共交通工具配合下，直接影響本區居民出行。
- 4) 由於上址發展的區域，屬於低窪農田地帶，在渠道堵塞下不時會發生水浸情況。在未有完善的大型排污渠建成而發展屋苑，有可能導致本區其他地方水浸，影響村民及農民生計。

5) 反對申請者由「綜合發展區」地帶及「綠化地帶」改劃為「住宅（甲類）」等申請，提高地積比率後每幢樓宇建得更高更密，不但影響本村的山巒環境，遠看更被石屎森林包圍本村，在屏風樓效應下，本村將會變得更熱、空氣更不流通；請問有關部門是否要我們搬村？

敬祈示覆，俾有遵循
順頌時祺

新田鄉圍仔村村委會 謹啟

反對在石湖圍申請興綜合發展區

Y/YL-NTM/4

就石湖圍範圍內申請興建多達 11,292 個高密度單位。上述的申請損害本村環境，影響居民的居住質素，本村就貴署上述規劃申請 Y/YL-NTM/4 補充資料的諮詢，一致通過繼續反對有關申請，理由如下：

1. 反對申請編號 Y/YL-NTM/4 改變地積比率由不多於 0.4，而屋宇高度不多於 3 層(連停車庫)，現以平均地盤高度以 165 米，地積比率急增至 5，而屋宇增至 30-39 層，住宅面積達 508,125 平方米。上述申請鄰近錦繡花園，加洲豪園、加洲花園、碧豪苑、翠逸雅園、翠逸豪園、葡萄園、夏威夷豪園等全都是低密度房屋。本區範圍內所有發展都是低密度房屋或小型屋宇為主，沒有理由特別批准此項目享有特權，以高密度高樓式發展，完全破壞此區環境及外觀。
2. 上述申請將會令本區人口暴增多 5 萬人，將會造成嚴重的環境污染，原有的排污、排水、交通、行人和空氣流通造成直接負面影響。直接影響村民的健康及生活模式。上述申請沒有提出怎樣解決突然倍增的人口問題，交通、道路及康樂設施等各項配套問題。
3. 本村鄰近上述發展區，帶來視覺，屏風效應及自然環境各方面的負面影響，上述的申請無論在基建、工程、環境、綠化、視覺及景觀各方面均會對本村造成負面影響，其規模和高度與週邊環境完全不相容，尤其是對本村視覺及景觀構成負面影響。

318

4. 上述計劃需要完善交通運輸網絡，但在申請文件中只有一個出口到新潭路，以新潭路來回單線的行車路供 5 萬多人口，2 千多輛車輛使用，負擔能力是遠遠不足，肯定會癱瘓錦繡迴旋處，令該區交通大塞車，就算 2034 年北環線完成，也不能改善該區交通。
5. 該大型發展對石湖圍、圍仔、加洲及鄰近屋苑均會產生屏風效應，阻礙風及空氣流動。

上述申請直接影響本區村民的健康及和諧，同時破壞風水和原有的生態環境，本村強烈反對。

此致

城市規劃委員會

二零二一年一月五日



圍仔村原居民代表

尹順利先生

反對在石湖圍申請興綜合發展區

319

Y/YL-NTM/4

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319

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此致

城市規劃委員會

二零二一年一月五日



圍仔村居民代表

尹偉傑先生



(傳真及郵遞文件)

敬啟者：

反對在石湖圍丈量約份第 105 約的多個地段和毗鄰政府土地
把申請地點由「綜合發展區」地帶及「綠化地帶」改劃為
「住宅(甲類)」、「政府、機構或社區」以及「綜合發展區(1)」
地帶(申請編號：Y/YL-NTM/4)

強烈反對申請編號 Y/YL-NTM/4 的規劃申請。理由如下：

1. 有違牛潭尾分區計劃大綱核准圖編號 S/YL-NTM/12 說明書(「說明書」)內有關整體規劃意向

根據「說明書」第 8 段有關整體規劃意向的說明，清楚列出：

該區的規劃意向是把近郊式低密度發展引導到適當的地點。這些近郊式發展包括私人住宅發展和鄉村房屋。此外，當局亦鼓勵在該區發展動態和靜態康樂用途。

當局指定該區的各個地帶時，已顧及自然環境、地形、現有民居、土地類別、基礎設施供應情況、區內發展壓力等因素，以及「全港發展策略檢討」和「新界西北發展策略檢討」等研究結果。此外，當局並致力保護區內具歷史和考古價值的建築物 and 地點。

細看「說明書」內土地用途的資料，申請地段是「綜合發展區」的第 3 個，「說明書」清楚指出地積比是 0.4。旨在反映一項已獲批准的發展計劃以及提供作住宅用途的土地。

再看「說明書」其他部分的內容，發覺只有住宅丙類、住宅丁類的發展，但卻沒有現時申請改劃的高地積比住宅用地，由此可知，城規會在批准本分區計劃大綱圖之前已經詳細考慮到現時地區各方面的實際情況是不能支持過量的發展。試想想，現時的改劃申請人是將有關地段的地積比由 0.4 倍增加到 5 倍或更多增幅達 1250% 或更多，這樣的發展根本與原本地方的市郊生活型態格格不合，缺乏和諧。

2. 改劃「綠化地帶」是壞先例

擬議的發展改劃了一些原來已劃定為「綠化地帶」的土地用作有關項目發展用途，借口將有關土地用作建設兩間學校為名而連接到「露天貯物」用地，肆意破壞「綠化地帶」的完整性，把公眾的利益轉化為發展商的私利，不但有違「說明書」內有關綠化地帶的規劃意向，更造成一個非常壞的先例。

3. 整個項目發展遠超現有設施的負荷（附件 2）

翻查統計處 2011 年的人口普查資料，新田區(M28)的人口總數是 19478 人。根據規劃申請 NTM4_1 的資料，有關發展是會分為第 1A、第 1B 和餘下部份三部份發展。第 1A 的規則人口數目是 5293 人、第 1B 的人數同樣是 5293 人、餘下的發展的人口是 19450 人，總人口數目為 30036 人。規劃申請 NTM4_4 再修訂，分為兩個發展方案，兩個方案的第 1A、1B 期方案的每期人口仍然維持為 5293 人，合共 10586 人，是新田區總人口的數目三分之二，而整項目整個項目發展後的人口可能遠遠超過新田區原本居民的人口數目百份之一百。申請項目內

人口數目之大，實在大得驚人。改劃後的擬議發展遠遠超越現時地區現有設施的負荷，這包括醫療、保安、交通運輸、購物設施等等。

4. 製造社會矛盾，導致社會不安

上述第3. 所提及的問題，引起爭用設施，只會令地區的原住居民對新搬進入發展區內的「新移民」產生不必要的反感，製造社會矛盾，導致社會不安。

5. 嚴重影響附近一個原居民的殮葬區（附件1）

擬議的發展會嚴重影響位處附近位的一個原居民殮葬區，不恰當的人流和車流（每天的車流量多達過千次）影響到殮葬區內先人長眠地的安寧，或引來不必要的滋擾，嚴重破壞了殮葬區的風水，引致有關原居民村落的後人受到嚴重負面影響。

而事實上，最近已察覺到有發展商涉嫌未經批准而破壞了該殮葬區，引致有若干位原居民身體嚴重不適及死亡，有關村落的原居民村長已就此事向有關部門投訴，尋求嚴辦。

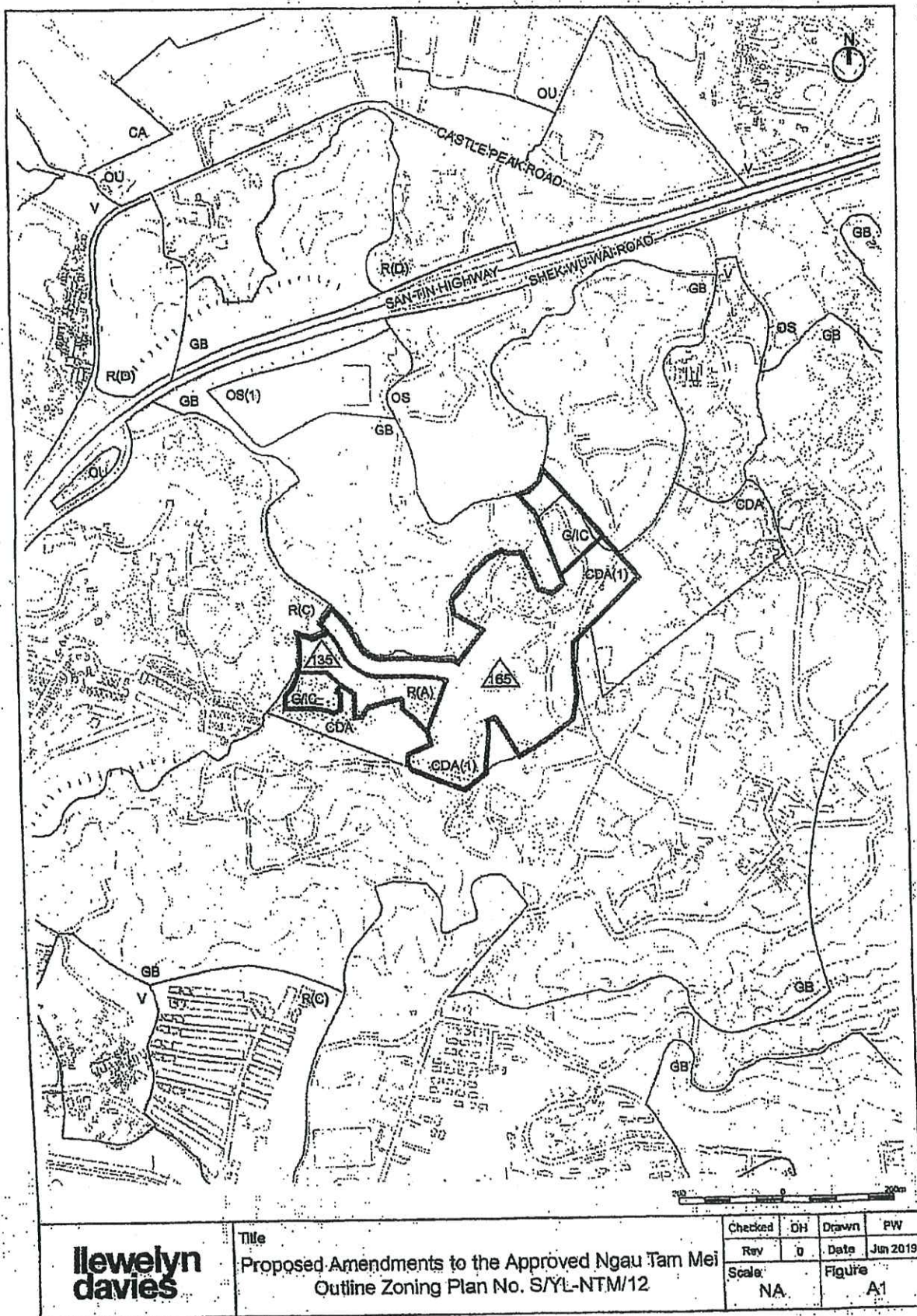
為保新田區居民的長遠安寧計，敬請城規會拒絕有關改劃的申請。

新田鄉鄉事委員會副主席：文貴旗先生

（米埔村原居民代表）



2021年1月4日



1

民族	总人口		35.9		30.5		32.1	
	男性	女性	男性	女性	男性	女性	男性	女性
汉族	263 375	334 163	10 713	10 799				
蒙古族	86		5 506	5 789			513 982	
维吾尔族	283		2 185	4 507			4 087	6 390
哈萨克族	2 322		1 045	2 383			10 102	18 079
塔吉克族	1 337		545	1 216			7 064	8 649
乌兹别克族	691		2 797	4 279			3 830	9 830
俄罗斯族	1 482						10 119	21 603
其他	271 576	308 953					308 953	578 529
总计	97.7	92.6						

□ | 47500000

教育程度	人口		總計
	十五歲以下	十五歲及以上	
(總計及分組)			
小學及以下			55 115
未受教育 / 學前教育			116 543
小學			37 261
中學 / 預科			83 647
初中			32 856
高中 / 預科			17 914
高中 / 預科			154
高中 / 預科			102 306
高中 / 預科			176 730
高中 / 預科			22 791
高中 / 預科			22 791

tpbpd

寄件者: [REDACTED]
寄件日期: 09日08月2019年星期五 10:01
收件者: tpbpd
主旨: s12a Shek Wu Wai Y_YL-NTM_4_2019 08 (Aug)_WWF
附件: s12a Y_YL-NTM_4_2019 08 (Aug)_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned rezoning application. See attached file:
s12a Y_YL-NTM_4_2019 08 (Aug)_WWF

Thank you for your attention.

Yours faithfully,
Tobi LAU
Manager, Local Biodiversity
World Wide Fund For Nature Hong Kong

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

9 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)

By E-mail ONLY

Dear Sir/Madam,

Re: Proposed rezoning the application site from "Comprehensive Development Area", "Green Belt" to "Residential (Group A)", "Government, Institution or Community" and "Comprehensive Development Area (1)" in Shek Wu Wai, Yuen Long (Y/YL-NTM/4)

WWF would like to lodge objection to the captioned. WWF is not agreed with the applicant's self-justification that the nature of the captioned is very similar to the Y/YL-NTM/2, hence the potential impacts due to the captioned is considered insignificant. The comparisons of Fig 1a and 1b, 2a and 2b of this submission, have clearly shown the material of the captioned application, including the building height, locations of the building blocks, development parameters and etc. are different to previous Y/YL-NTM/2 (Fig 1a and 1b, 2a and 2b). Besides, the data sets of Y/YL-NTM/2 collecting for ecological, environmental, noise, traffic, drainage, sewage, visual impacts and etc were conducted in 2015 and never had been approved by the Town Planning Board. The applicant should conduct new surveys for the captioned with new assessments to submit to the Town Planning Board that demonstrated that the proposed development would not result in significant adverse mentioned impacts of the area.

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

Yours faithfully,

Tobi Lau (Mr.)

Manager, Local Biodiversity

together possible™

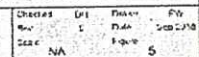
贊助人：香港特別行政區行政長官
梁振英先生, GBM, GBS, JP
主席：何潤達先生
行政總裁：江偉賢先生

國際策劃師：香港立信德華會計師事務所有限公司
商務公司秘書：瑞信秘書服務有限公司
商務律師：打士打律師行
商務司庫：匯豐銀行
註冊慈善機構

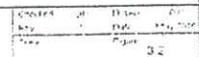
Patron: The Honourable CY Leung, GBM, GBS, JP
Chief Executive of the HKSAR
Chairman: Mr Edward M. Ho
CEO: Mr Peter Cornthwaite

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

註冊名詞 Registered Name: 世界自然基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的有限責任公司 Incorporated in Hong Kong with limited liability by guarantee)



NOL POTENTIAL
STATION - SAN TIN





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

By email only

20 August 2021

Dear Sir/Madam,

**Comments on the planning application for the rezoning of the application site from
"Comprehensive Development Area" and "Green Belt" to "Residential (Group A)",
"Government, Institution or Community" and "Comprehensive Development Area
(1)" at Shek Wu Wai, Yuen Long (Y/YL-NTM/4)**

In Table 1.1 – Summary of Development Scenarios of the further information submitted by the applicant in December 2020, three additional scenarios are proposed based on the same scheme and development parameters. A new phasing arrangement was proposed to exclude "phases 1A" from "Phase 1" so that Phase 1 would only generate 1,990 flats, while phase 1A would be covered in the "Remaining Phases" which would be developed in tandem with the New Territories North development.

In response to this new phasing, the Environmental Protection Department (EPD) commented in the Responses to Comments that, EPD did not agree with the applicant's idea to separate the projects to avoid constituting a designated project, by quoting Section 4(4) of the EIAO that *"contiguous projects which, if taken individually, do not meet the specified levels in Schedule 2 or 3 to qualify as a designated project, and which are proposed by the same person or associated person, if the purpose behind the separation of the projects is to avoid the purposes of the EIAO."* EPD stated the projects would be treated as a designated projects under EIAO in this case. Apart from the above issues raised by EPD, we are also concerned that the "piecemeal" approach taken by the applicant would seriously underplay the overall environmental and ecological impacts of the proposed large-scale residential development.

香港觀鳥會 Hong Kong Bird Watching Society

電話 Tel No. +852 2377 4387 電郵 E-mail info@hkbws.org.hk

傳真 Fax No. +852 2314 3687 網頁 Web site www.hkbws.org.hk

地址 香港九龍荔枝角青山道532號偉基大廈7C

Address 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee



We would like to reiterate that the proposed site area does not only provide foraging and roosting sites for various bird species, but also function as a well-vegetated ecological corridor and flight path linking the well-wooded habitats in the east and the Deep Bay area in the west. Meanwhile, the proposed residential development for the current application is a substantial increase in scale and density, in which it is highly visible over a large area, including the Mai Po wetlands, due to the building height.

According to the Response to Comments submitted by the applicant February 2020, the Agriculture, Fisheries and Conservation Department (AFCD) has expressed her concern on *"the potential light glare impact from the proposed development to the ecological sensitive areas, e.g. the Wetland Conservation Area and the Mai Po Nature Reserve"*. We do have the same concern that the proposed high-rise buildings would become well-lit façades during night time, and would have adverse impacts on the habitat quality and wildlife immediately adjacent to the application site and in the Deep Bay wetlands including the Mai Po area. Moreover, the approval of the application would also set an undesirable precedent for high-rise development in the Deep Bay area.

We consider that our concerns as stated in the previous letters submitted to the Town Planning Board on 9 August 2019 are still valid (Attachment 1a). Therefore, the HKBWS maintains our objection to the proposed residential development and respectfully requests the Town Planning Board to reject the application.

Thank you very much for your attention and consideration.

Yours faithfully,



Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association

Designing Hong Kong

Kadoorie Farm and Botanic Garden

WWF – Hong Kong

Trailwatch

Attachment 1a

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



By email only

9 August 2019

Dear Sir/Madam,

Comments on the planning application for the rezoning of the application site from "Comprehensive Development Area" and "Green Belt" to "Residential (Group A)", "Government, Institution or Community" and "Comprehensive Development Area (1)" at Shek Wu Wai, Yuen Long (Y/YL-NTM/4)

香港觀鳥會
THE
HONG
KONG
BIRD
WATCHING
SOCIETY
Since 1957 成立

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application for Y/YL-NTM/2 based on the following reasons:

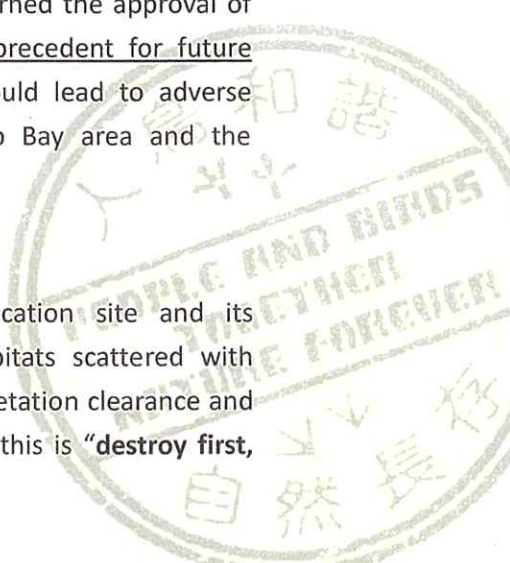


1 Not in line with the general planning intention of the approved Ngau Tam Mei Outline Zoning Plan (OZP) and set an undesirable precedent for future applications

According to the approved Ngau Tam Mei OZP No. S/YL-NTM/12, the general planning intention of the OZP is *"to direct suburban type low-density development to appropriate areas. These types of suburban developments include private residential development and village housing"*. Moreover, under the various approved OZPs in the Deep Bay area, most residential developments are restricted to a maximum plot ratio of 0.4. Currently, the Deep Bay area is of a rural setting with built-up areas usually of not more than 3-storey high. We consider that the proposed development is not in line with the general planning intention of the approved OZP and is not compatible with the surrounding rural setting. We are concerned the approval of the current rezoning application would set an undesirable precedent for future high-rise developments in the Deep Bay area, and thus would lead to adverse cumulative impacts on the ecological integrity of the Deep Bay area and the reduction of buffering capacity of the Wetland Buffer Area.

2 The Town Planning Board should not encourage eco-vandalism

From Google Earth aerial photograph in 2017, the application site and its surroundings mainly consist of grassland and shrubland habitats scattered with patches of woodlands. However, landscape changes such as vegetation clearance and land filling were seen at the site (Figure 1). We consider that this is **"destroy first,**



build later". We are concerned the approval of the current application would further legitimize the behavior of eco-vandalism, leading to the promotion of "*destroy first, develop later*" attitudes among landowners in the locality. As the Town Planning Board (the Board) has suggested that "*the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned.*" We urge the Board to reject this rezoning application.

3 Ecological value of the Shek Wu Wai area

- 3.1 According to the bird records from HKBWS, 127 species of birds were recorded in the Shek Wu Wai area and about one-third of the total are species of conservation concern (Appendix 1).
- 3.2 The site provides foraging and roosting habitats for a range of open country and shrubland species, including Golden-headed Cisticola (*Cisticola exilis*) of local concern, Red-billed Starling (*Spodiopsar sericeus*) of regional concern, White-cheeked Starling (*Spodiopsar cineraceus*) of potential regional concern, Chinese Grosbeak (*Eophona migratoria*) of local concern and the globally endangered Yellow-breasted Bunting (*Emberiza aureola*)¹.
- 3.3 The species of raptors recorded were exceptionally diverse, with over 20 species and many of them are large-sized raptors, such as the globally near threatened Eurasian Black Vulture (*Aegypius monachus*), the globally vulnerable Greater Spotted Eagle (*Clanga clanga*), the globally vulnerable Eastern Imperial Eagle (*Aquila heliaca*) and the nationally rare Bonelli's Eagle (*Aquila fasciata*)¹. The high number of raptor species found in the Shek Wu Wai area is likely due to its special geographical location – to the east is hills with woodlands and shrublands which are suitable roosting sites for the birds, whereas to the west is continuous strips of fishponds and wetlands which are suitable foraging grounds.
- 3.4 Therefore, the Shek Wu Wai area (including the current application site) not only provides foraging and roosting sites for various bird species, but is also an ecological corridor and flight path linking the well-wooded habitats in the east and the Deep Bay area in the west.

¹ All local, regional and global conservation status follows Fellowes *et al.* (2002), China Red Data Book and the IUCN Red List.

4 Adverse ecological impacts of the proposed high-rise residential development

- 4.1 The proposed development consists of 25 blocks of 32 to 43-storey composite towers. Comparing with the previously approved application (A/YL-NTM/178), there is a substantial increase in the scale and density of the proposed residential development (Table 1).

Table 1. The changes between different development parameters of the proposed residential development (Y/YL-NTM/2) and that of the previously approved application (A/YL-NTM/178)

	Previously approved application (A/YL-NTM/178) ²	Current application (Y/YL-NTM/4)	Increase
Domestic Plot Ratio	0.4	5.0	12.5-fold
No. of Houses/Units	322 houses	11,292 units	~35-fold
Maximum Building Height	10.45 m	~145 m	~14-fold

- 4.2 The applicant stated in the supplementary information that *"since the nature of this Section 12A Planning Application is very similar to the previous one (Application No. Y/YL-NTM/2), it is anticipated that the ecological impact due to the current scheme is considered insignificant with the implementation of the mitigation measures."* We do not agree with this conclusion not only because the application (No. Y/YL-NTM/2) was not approved by the Board, it is also because we consider both the proposed high-rise developments (Application No. Y/YL-NTM/2 and Y/YL-NTM/4) will cause adverse ecological impacts to the Shek Wu Wai area and Deep Bay area.
- 4.3 For instance, the proposed development is highly visible over a large area, including the Mai Po wetlands, due to the building height. The maximum building height (i.e. +165mPD, excluding rooftop features) is much taller than the hill to the north (i.e. about +60mPD) and the hill to the south (i.e. about +100mPD). This is clearly incompatible with the surrounding rural setting, in which the general development intensity is of a maximum plot ratio of 0.4 and not more than 3-storey high.

² Development parameters for A/YL-NTM/178 were extracted from Rural and New Town Planning Committee Paper No. 8/15

- 4.4 The high-rise development will significantly affect the flight path of birds, especially for the large-sized raptors and their activities (i.e. foraging, soaring and gliding), hence threatening their survival and their population. During night time, the high-rise residential towers would become well-lit façades (created by lightings from each household).
- 4.5 Moreover, as the anticipated population is 30,036, this massive population caused by the proposed high-rise development would also lead to adverse ecological impacts (i.e. increase in disturbance to surrounding habitats and wildlife due to human activities, construction work, light and noise pollution, etc.).
- 4.6 We are concerned the proposed development would have adverse impacts on the habitat quality and wildlife immediately adjacent to the application site and in the Deep Bay wetlands including the Mai Po area. Furthermore, the approval of this rezoning application for the high-rise development would set undesirable precedent to the similar applications in both Shek Wu Wai area and Deep Bay area. As such, we object to the proposed high-rise residential development.
-

5 Justifications for the decision and comments made by Government departments and the Town Planning Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the TPB has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the TPB on the ecological and planning aspects in particular³. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity⁴ and the proposed development is not in line with the general planning intention of the statutory plan, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or TPB feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Town Planning Board to reject the current rezoning application. Thank you very much for your attention and consideration.

³ AFCD Role of Department. Available at: http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

⁴ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Yours faithfully,

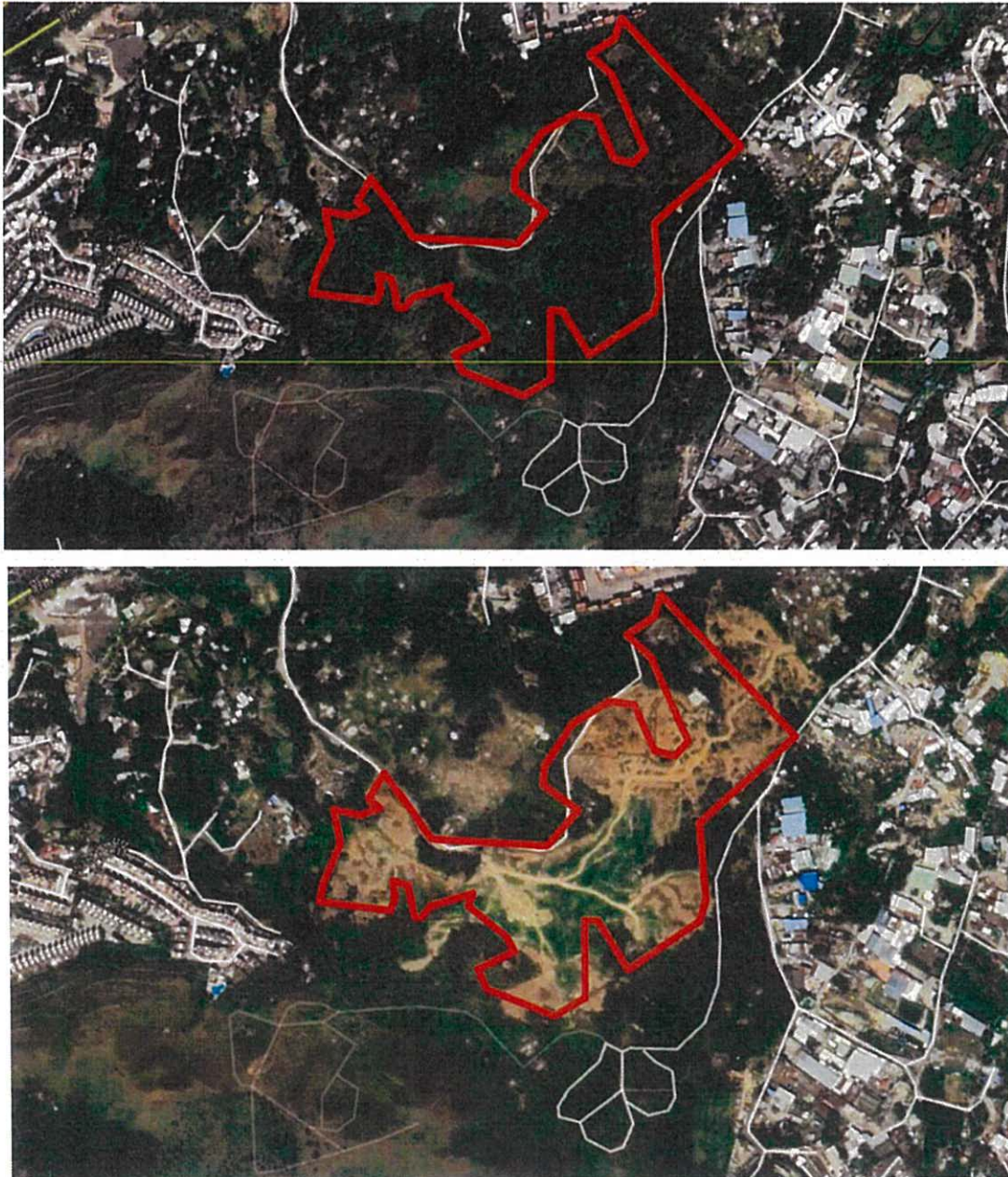
A handwritten signature in black ink, appearing to read 'Suet Mei', written in a cursive style.

Wong Suet Mei
Assistant Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
TrailWatch

Figure 1. The Google Earth aerial photograph in December 2017 reveals the application site and its surroundings mainly consist of grassland and shrubland habitats scattered with patches of woodlands. However, landscape changes such as vegetation clearance and land filling were seen at the site in October 2018. We consider that this is “destroy first, build later”. We are concerned the approval of the current application would further legitimize the behavior of eco-vandalism, leading to the promotion of “destroy first, develop later” attitudes among landowners in the locality.



創建 Designing Hong Kong 香港 .com

3rd April, 2020
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245
Email: tpbpd@pland.gov.hk

**Re: To rezone the application site from "Comprehensive Development Area", "Green Belt" to "Residential (Group A)", "Government, Institution or Community" and "Comprehensive Development Area (1)"
(Application No. Y/YL-NTM/4)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reason:

- The development proposal with the plot ratio of 5 does not compatible with the surrounding area which are low-rise, low-density development, and bring negative impacts to the surrounding environment and landscape.
- The transportation network in the area cannot support the increase of population, especially the government has not approved the construction of the Northern Link and the construction of the railway as well as the proposed location for the train station are still subject to change.
- Our concerns and comments that submitted to the Town Planning Board previously on 9th August 2019 are still valid (attachment 1)
- The approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such similar applications would result in the encroachment on the zones and a general degradation of the landscape character of the region.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong limited

創建 Designing Hong Kong 香港 .com

280

Hong Kong, 9th August, 2019
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

**Re: To rezone the application site from "Comprehensive Development Area" and "Green Belt" to
"Residential (Group A)", "Government, Institution or Community" and
"Comprehensive Development Area (1)"**

(Application No. Y/YL-NTM/4)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- Part of the proposed development is zoned as **"Green Belt (GB)"**, which is primarily for defining the limits of urban and sub-urban development areas by natural features. It emphasizes the limits of development to retain natural environment and there is a general presumption against development within "GB" zone.
- The plan of Northern Link station has not yet been approved by the Government which may mislead the public that comprehensive transportation will be built on time.
- The capacity of West Rail Line and San Tin Highway are nearly saturated, the number of both private and public vehicles will increase dramatically when proposed 30 thousand population move into the proposed area.
- A comprehensive land use review and planning exercise is required for the area first before approving individual applications of this nature and impact.
- The proposed development only aims to offer private housing of 11,292 units. It cannot meet the huge demand of public housing and thus fails to meet the demand for housing supply.
- It is noted that an enforcement notice (Case No. E/YL-NTM/139) has been issued for illegal site formation, lorry parking and open storage on 16th October, 2002. The approval of the application will further legitimize unauthorized development and set an undesirable precedent to regularize unlawful activities through planning applications.
- The approval of the application would set an undesirable precedent for similar applications within the "GB" zone. The cumulative effect of approving such similar applications would result in the encroachment on the zones and a general degradation of the landscape character of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

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

參考編號

Reference Number:

190806-203715-42587

提交限期

Deadline for submission:

09/08/2019

提交日期及時間

Date and time of submission:

06/08/2019 20:37:15

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL-NTM/4

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lee Yiu Kai

意見詳情

Details of the Comment :

我的反對意見:

1. 珍惜香港珍貴鄉郊地貌, 反對進一步將鄉郊地貌, 石屎森林化
2. 單一項目提供11,292居住單位, 如平均每單位提供三至四人居住, 居民人口大概30,000-45,000人, 附近地區根本沒足夠社區配套設施提供。
3. 交通配套, 東鐵西鐵新田公路基本上已經超乎飽和, 此建築項目似乎依賴只聞樓梯響的北環線鐵路項目提供交通配套服務給此項目居民。再者, 北環線鐵路站是否會設立在發展商所期望的位置, 言之尚早。再加上, 如果鐵路站真的設在這地方又會給香港市民感覺政府再一次偏袒地產商, 將龐大以公帑發展的鐵路利益輸送。
4. 發展商以河套發展及粵港澳大灣區發展為申請理由, 根本就是風馬牛不相及十分牽強。

綜合以上理由本人強烈反對此項目的申請

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

參考編號

Reference Number:

190806-235639-43652

提交限期

Deadline for submission:

09/08/2019

提交日期及時間

Date and time of submission:

06/08/2019 23:56:39

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL-NTM/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jimi Wong

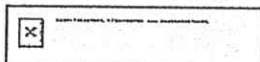
意見詳情

Details of the Comment :

It's ridiculous to build another 10,000 apartments in this area, exist traffic is already heavy enough and no room to grow. Railway is saturated. There's nothing related to Greater Bay area which is a lie from the developer. I strongly express my opinion that this area should be remain in green zone.

寄件者: [REDACTED]
寄件日期: 09日08月2019年星期五 12:52
收件者: tpbpd@pland.gov.hk
主旨: 反對石湖圍起大型豪宅Y/YL-NTM/4

為環境和動物發聲



聯署訴求：反對石湖圍起大型豪宅Y/YL-NTM/4

致：城規會

我對Y/YL-NTM/4 的反對意見:

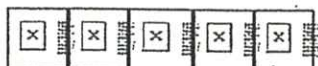
1. 珍惜香港珍貴鄉郊地貌, 反對進一步將鄉郊地貌, 石屎森林化
 2. 單一項目提供11,292居住單位, 如平均每單位提供三至四人居住, 居民人口大概30,000-45,000人, 附近地區根本沒足夠社區配套設施提供。
 3. 交通配套, 東鐵西鐵新田公路基本上已經超乎飽和, 此建築項目似乎依賴只聞樓梯響的北環線鐵路項目提供交通配套服務給此項目居民。再者, 北環線鐵路站是否會設立在發展商所期望的位置, 言之尚早。再加上, 如果鐵路站真的設在這地方又會給香港市民感覺政府再一次偏袒地產商, 將龐大以公帑發展的鐵路利益輸送。
 4. 發展商以河套發展及粵港澳大灣區發展為申請理由, 根本就是風馬牛不相及十分牽強。
- 綜合以上理由本人強烈反對此項目的申請

其他意見(如有): 補充: 以上密集式建屋方案將破壞區內原有叢林, 有礙居於叢林的禽畜繼續棲息與繁衍後代, 大家亦失去可認識牠們、感受生物多樣性bio-diversity之機會。再者, 上述建屋構思既伐木造地並興建多幢高層住宅、交通幹線, 將使當區空氣不再清新, 有礙大家度過健康生活, 違背執政要旨——造福市民。

姓名: 偉文 葉 謹上

[REDACTED]

想改善香港的環保問題? 馬上發起聯署, 找朋友撐你!



[REDACTED]

