

Y/YL/16

Form No. S12A
表格第 S12A 號

TPB 16/15

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

STP/YLW1+1CD.
TP/YLW1+1CD.
TPB1
STO/YLW1
SSO/YLW2+1CD

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

2020年 9月 11日
此文件在 收到 - 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 11 SEP 2020
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/16
	Date Received 收到日期	11 SEP 2020

- 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 樓及新界沙田上禾輋路 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)

Star Success International Limited

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

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

Kenneth To & Associates Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site?
申請是否直接與某地點有關?

Yes 是 ☒

No 否 ☐ (Please proceed to Part 6 請繼續填寫第 6 部分)

(b) Full address/ location/ demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

21 - 35 Wang Yip Street East in Yuen Long
Yuen Long Town Lot 362

(c) Site Area 申請地點面積

.....7271.....sq.m 平方米 ☒ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... Nil .....sq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	Industrial/Warehouse/Office (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 (DD/MM/YYYY), this application involves a total of "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 (DD/MM/YYYY)
於 (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☐ posted notice in a prominent position on or near application site/premises^{*} on (DD/MM/YYYY)
於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee^{*} on (DD/MM/YYYY)
於 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會^{*}

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 Yuen Long Outline Zoning Plan No. SY/L/23
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Other Specified Uses" annotated "Business"

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 [] <input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input checked="" type="checkbox"/> D/ <input type="checkbox"/> E) [2] 住宅 (<input 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"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 [] <input type="checkbox"/> Other Specified Uses (<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"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] <input 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。	
<input checked="" type="checkbox"/> 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)

[illegible]

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

- ☒ Particulars of development are included in the Appendix.
附錄包括一個擬議發展的細節。
- ☐ No specific development proposal is included in this application.
這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

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

現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to the attached Supporting Planning Statement

[illegible]

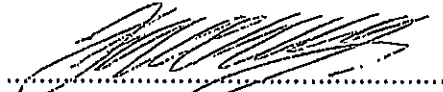
This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly aged or off-white appearance. The edges of the paper are visible, showing it's a full sheet. There is no handwriting or other markings on the page.

10. Declaration 聲明

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

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

Signature
簽署



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

KENNETH TO

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他

on behalf of
代表

Kenneth To & Associates Limited

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

Date 日期

31 July 2020

(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	.....37,955..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	.....5.22.....	<input checked="" type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	.....30..... %	<input checked="" type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	2 + Clubhouse Block		
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	.....24..... storeys 層		
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫		
	<input checked="" type="checkbox"/> exclude 不包括.....1.....storeys of basements 層地庫		
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	Tower A, B: 80.575; Clubhouse: 15 m 米 Tower A, B: 85; Clubhouse: 19.45 / mPD 米(主水平基準上)		<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分			
GFA 總樓面面積	.....36,355..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約	
number of units 單位數目	.....828.....		
average unit size 單位平均面積	.....44..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約	
estimated number of residents 估計住客數目	.....2,319.....		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分			
<input type="checkbox"/> hotel 酒店	.....1,600..... sq.m. 平方米	<input checked="" 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 checked="" type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	.....1,600..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約	
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) (請註明用途及有關的地面面積/總樓面面積)		
		
		
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) (請註明用途及有關的地面面積/總樓面面積)		
		
		
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)		
<input checked="" type="checkbox"/> private open space 私人休憩用地	.....2,382..... sq.m. 平方米	<input checked="" type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公共休憩用地	.....sq.m. 平方米	<input type="checkbox"/> Not less than 不少於	

<input checked="" type="checkbox"/> Transport-related facilities 與運輸有關的設施		
<input checked="" type="checkbox"/> parking spaces 停車位		
		(please specify type(s) and number(s)) (請註明種類及數目)
Private Car Parking Spaces 私家車車位		83
Motorcycle Parking Spaces 電單車車位		10
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: 53
<input checked="" type="checkbox"/> loading/unloading spaces 上落客貨車位		
		(please specify type(s) and number(s)) (請註明種類及數目)
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴士車位		
Light Goods Vehicle Spaces 輕型貨車車位		1
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		3
Others (Please Specify) 其他 (請列明)		
<input type="checkbox"/> other transport-related facilities 其他與運輸有關的設施		(please specify type(s) and number(s)) (請註明種類及數目)
Use(s) of different floors (if applicable) 各樓層的用途(如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Tower A & B	1-23/F	Flat
	G/F	Shop/Eating Place, L/UL Bays, E&M
Clubhouse	1-2/F	Residents' Clubhouse
Block	G/F	Shop/Eating Place, Residents' Clubhouse
Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途		
Landscaped Area		
Any vehicular access to the site? 是否有車路通往地盤?		
Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用)) Wang Yip Street East		
<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)		
No 否 <input type="checkbox"/>		
For Development involving columbarium use, please complete the table in the Annex to this Appendix. 如發展涉及靈灰安置用途, 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> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積4,630... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度5.15.....m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input 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>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(尚可)</p> <p>Please refer to the Supporting Planning Statement</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"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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

Ash interment capacity 骨灰安放容量[@]

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	21 - 35 Wang Yip Street East in Yuen Long Yuen Long Town Lot 362		
Site area 地盤面積	7271	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	Nil	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/23		
Zoning 地帶	"Other Specified Uses" annotated "Business"		
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 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 "OU(B)" to "R(E)2" 把申請地點由 地帶改劃為		

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	36,355	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,600	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	2 + Clubhouse Block	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	80.575	m 米 <input type="checkbox"/> (Not more than 不多於)
		85	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		24	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	1	(<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)
		15	m 米 <input type="checkbox"/> (Not more than 不多於)
		19.45	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
	Composite 綜合用途	3	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
			(<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input 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)
			m 米 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	Not more than 30 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	828		
(vi) Open space 休憩用地	Private 私人	2,382	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	93
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle	83 10 53
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	4
	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)	 1 3

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 checked="" 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 type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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"/>
Air Ventilation Impact Assessment		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Our Ref: S1175a/21-35WYSE/19/011Lg

19 August 2021

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

By Hand

Dear Sir/Madam,

**Section 12A Amendment of Plan Application
Rezoning from "OU(B)" to "R(E) 2" Zone
for the Proposed Residential Development
at 21 – 35 Wang Yip Street East, Yuen Long
TPB Ref.: Y/YL/16**

Reference is made to the captioned S12A Amendment of Plan Application submitted to the Town Planning Board ("TPB") on 31 July 2020 and the request for a Consolidated Supporting Planning Statement by the Planning Department.

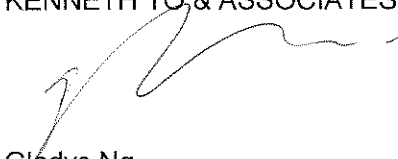
Please find attached 35 hard copies and 35 soft copies of the Consolidated Supporting Planning Statement to facilitate the consideration by TPB. The attached report does not contain any new information other than the supplementary information and Further Information ("F.I.") already submitted and accepted by TPB. Upon acceptance of the attached by TPB, the report shall supersede the previous supplementary information and F.I. submissions.

In addition, a set of revised application form is also attached to reflect the latest development parameters.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

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


Gladys Ng

cc. DPO/TMYLW – Mr K K Ng (By Email: kknng@pland.gov.hk)
the Applicant & Team

KT/GN/vy

RESIDENTIAL (GROUP E)

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

Figure 4.2 Proposed Statutory Notes for "Residential (Group E) 2"

RESIDENTIAL (GROUP E) (cont'd)

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

Schedule I: for open-air development or for building other than industrial or industrial-office building[@] (cont'd)

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

Eating Place

Educational Institution
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports and Culture
Private Club
Public Clinic
Public Convenience
Recyclable Collection Centre
School

Shop and Services

Social Welfare Facility

Training Centre

Figure 5.2 (Cont'd) Proposed Statutory Notes for “Residential (Group E) 2”

RESIDENTIAL (GROUP E) (cont'd)

Planning Intention

This zone is primarily intended for the phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

Remarks

- (a) On land designated “Residential (Group E)”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 30 storeys excluding basement(s).
- (b) On land designated “Residential (Group E)1”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above, and a maximum building height of 85mPD.
- (c) On land designated “Residential (Group E)2”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 5, a maximum non-domestic plot ratio of 0.22, a maximum site coverage of 60% for the lowest two floors (excluding basement(s)) and 30% for the floors above, and a maximum building height of 85mPD.
- (d) No addition, alteration and/or modification to an existing building shall result in a total development in excess of the plot ratio, building height and site coverage stated in paragraphs (a) and (b) above, or the plot ratio, height and site coverage of the existing building, whichever is the greater, except for modification of an existing building to a domestic building or a building that is partly domestic and partly non-domestic, in which case the development shall not exceed the relevant maximum plot ratio, building height and site coverage specified in paragraphs (a) and (b) above.
- (e) On land designated “Residential (Group E)2”, in determining the maximum GFA for the purpose of paragraph (c) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (f) In determining the maximum plot ratio for the purposes of paragraphs (a), (b) and (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.

(Please see next page)

Figure 5.2 (Cont'd) Proposed Statutory Notes for “Residential (Group E) 2”

RESIDENTIAL (GROUP E) (cont'd)

Remarks (cont'd)

- (g) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a), (b) or (c) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b) and (c) above may thereby be exceeded.
- (h) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, building height and site coverage restrictions stated in paragraphs (a), (b) and (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (i) On land designated "Residential (Group E)1", non-building area(s) with a minimum width of 1.5m from the lot boundaries abutting Wang Yip Street West and Tak Yip Street shall be provided.
- (j) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction stated in paragraph (i) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Figure 5.2 (Cont'd) Proposed Statutory Notes for "Residential (Group E) 2"

Previous Applications covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL/259	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office, Shop and Services and Eating Place Uses	15.5.2020	(1), (2), (3), (4), (5), (6)

Approval Condition(s):

- (1) Submission of a consolidated Traffic Impact Assessment.
- (2) Design and implementation of relocated parking meter for goods vehicle at Wang Yip Street East.
- (3) Design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development.
- (4) Submission of documentary justification to substantiate whether there is any land contamination issue for the site and, where appropriate, the implementation of appropriate land decontamination works in accordance with relevant prevailing guidelines prior to the construction works or development of the site.
- (5) Submission and implementation of drainage proposal.
- (6) Submission and implementation of sewerage proposal.

Withdrawn Application

	<u>Application No.</u>	<u>Proposed Use/Development</u>	<u>Date of Withdrawal</u>
1	Y/YL/7	To rezone the application site from “Other Specified Uses” annotated “Business” to “Residential (Group E)1”	26.8.2015

Detailed Departmental Comments

Comments of the Director of Environmental Protection

- (a) While the application site (the Site) is currently for industrial use and excavation of land for redevelopment is expected, the rezoning application does not contain any land contamination assessment. If there is land contamination issue for the Site, appropriate decontamination works should be carried out in accordance with relevant prevailing guidelines prior to the commencement of redevelopment works.
- (b) The applicant is reminded to follow the Recommended Pollution Control Clauses for Construction Contracts to minimise the environmental impacts during the construction stage of the proposed development.

Noise Impact Assessment

- (c) Appendix 4.4: For better clarity, the “Reference SEL” in the last row of the last table should read as “Reference SEL (with 9-car train and 180° view angle at 25m from track)”. The “Min LA,eq” in the first table should also read as “Background Noise”. The last Note for the table should be revised as “Background Noise was taken as the minimum 1sec Leq just before and after the train pass-by event”.
- (d) Appendices 5.1 & 5.2: The SWLs of C2 & C3 have been swapped based on the information given in Appendix 5.3.
- (e) Error message appears in the last sentence of S.5.3.4(d).
- (f) Appendix 5.1: Please elaborate further on the appropriateness of using point source to estimate the SWL of transformers in the substation as compared to using the area of measurement surfaces for the estimation.

Comments of the Director of Fire Services

- (a) The emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulations (B(P)R) 41D which is administered by the Buildings Department (BD).
- (b) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.

Comments of the Chief Building Surveyor/New Territories West, BD

- (a) The Site shall be provided with means of obtaining access thereto from a street under the B(P)R 5 and EVA shall be provided for all the buildings to be erected on the Site in accordance with the requirements under the B(P)R 41D.
- (b) The applicant should be reminded that the proposed development should follow and comply with the pre-requisites for gross floor area (GFA) concession in Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and the Sustainable Building Design Guidelines stipulated in PNAP APP-152 during the preparation of detailed building design.
- (c) The storey height of G/F (5.025m) and B/F (5.15m) should be justified during building plan submission stage.
- (d) Disregarding public and private car parking spaces from GFA calculation under the Buildings Ordinance will be considered on the basis of the criteria set out in PNAP APP-2 during building plan submission stage.
- (e) The proposed building may be subject to the issue of licence and should comply with the building and safety requirements as may be imposed by the relevant licensing authorities.
- (f) Detailed checking of plans will be carried out during building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/16

將意見詳情 (如有需要，請另頁說明)

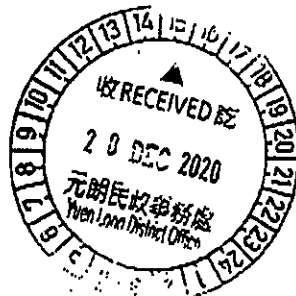
Details of the Comment (use separate sheet if necessary)

本人為北角西邊圍村代表，現反對申請編號：Y/YL/16
 興建大型屋苑，反對理由：(1) 人口太密集，附近道路不勝負荷
 (2) 人口密集，影響區內治安
 (3) 區內公共設施，不勝負荷

西邊圍村代表：林銓光、吳永章、林啟新聯署上

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

簽署 Signature 林銓光、吳永章、林啟新 日期 Date 21-12-2020



-2-

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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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/16 Received on 24/02/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

現有有關規畫申請編號 Y/YL/16 興建大型住宅

本村現書面提出反對，因影響本村風水問題，

不論任何修改本村一律反對。

西邊圍村代表聯署上

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

簽署 Signature 林光榮, 吳永章, 林錦新 日期 Date 24/02/2021

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

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

Y/YL/16

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人為西邊圍村代表，現反對申請編號 Y/YL/16
興建大型屋苑，反對理由 (1) 人口太密集，附近道路不勝負荷
(2) 人口密集，影響區內治安
(3) 區內公共設施，不勝負荷

西邊圍村代表：林衛光、吳永章、林啟新聯署

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

簽署 Signature

林衛光、吳永章、林啟新

日期 Date

11-10-2020

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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

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

Y/YL/16

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人為西邊圍村代表，現反對申請編號 Y/YL/16
興建大型屋苑，反對理由：(1) 人口太密集，附近道路不勝負荷
(2) 人口密集，影響區內治安
(3) 區內公共設施，不勝負荷

西邊圍村代表：林衛光、吳永章、林啟新 聯署上

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

簽署 Signature

林衛光 吳永章 林啟新 日期 Date 11-10-2020

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

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By 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/16 Received on
14/01/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

現西邊圍就申請編號 Y/YL/16 興建大型住宅
提出反對 ① 嚴重影響本村風水
② 人口密集，車輛太多，導致車位不足問題
③ 屋內公共設施已不足夠，所以不勝負荷

西邊圍村代表聯署

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

簽署 Signature 吳永章 林偉光 林紹新 日期 Date 9/2/2021

70

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角澄華道 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/16 Received on 22/03/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人為元朗西邊圍村代表，現提出反對 Y/YL/16 興建大型住宅，反對①嚴重影響本村風水

②人口太密集，令到區內公共設施不足

③人口多了，車輛多了，停車位嚴重不足

「提意見人」姓名/名稱 Name of person/company making this comment 西邊圍村代表聯署

簽署 Signature 吳永章 林衛光

日期 Date 20/4/2021

林衛光

致城市規劃委員會秘書：

72

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/16 Received on 03/06/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

現有關於規畫申請編號 Y/YL/16 興建大型住宅

本村現書面提出反對，因為影響本村風水問題，

不論任何修改本村一律反對。

西邊圍村代表聯署上

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

簽署 Signature 林德光、吳永章、林紹新 日期 Date 24/06/2021

73

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

Y/YL/16 Received on 03/06/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

現時元朗區人口超過六十萬人，交通及社區設施嚴重
負荷，但現時未有效改善措施。上述規劃申請擬議將
「隔置」地帶改劃為住宅（或類）2-1 地帶，擬議興建
住宅單位將應付人口增加，未來交通情況更趨惡劣，
對現有居民造成壓力。因此，本層提出反對上述規劃
申請，希望貴委員會顧及現有居民的需要。

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

簽署 Signature

鄧志強



日期 Date

2-7-2021

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年10月16日星期五 1:34
收件者: tpbpd
主旨: Y/YL/16 21-35 Wang Yip Street Lai Sun

Y/YL/16

21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long

Site area : About 7,271sq.m

Zoning : "Other Specified Uses" annotated "Business"

Proposed Amendment(s) : Rezone the application site from "Other Specified Uses" annotated "Business" to "Res (Group E) 2" / 3 Blocks / 828 Units / PR 5.22 / 85mPD / 87 Vehicle Parking / OS 2,382sq.m

Dear TPB Members,

So Lai Sun believes there is more money to be made with a residential development. The duplicity of the blurb in the application is distasteful.

When it applied for Minor Relaxation of Plot Ratio Restriction A/YL/259 for the redevelopment of the existing 10-storey industrial building into a 15-storey (excluding one basement carpark floor) commercial building, which was within the building height restriction on the Outline Zoning Plan one of the justifications then was "Increase in employment opportunities"???

Plan D: The proposed commercial uses would help facilitate the gradual transformation of the Tung Tau Industrial Area for non-polluting commercial uses. The proposed minor relaxation of plot ratio (PR) generally followed the policy on revitalisation of pre-1987 industrial buildings. The proposal was in line with the building height restriction of the "OU(B)" zone and was considered not incompatible with the adjacent developments.

Members generally considered that the application was in line with the Government's policy on revitalising industrial buildings, and the proposed voluntary setbacks and green design features were design merits of the current scheme.

Again the housing mantra is being touted. However this is no longer such an urgent issue as the economy has weakened and immigration is rising. Experts predict that developers will have problems offloading the 11,000+ units to be released in coming months.

What Hong Kong needs going forward, particularly NT, is JOBS. The Covid crisis has demonstrated the importance of having a certain level of local production to rely on when transport is limited and there are restrictions on the usual supply chains.

Members should recommend that Lai Sun work with its approved plan and that 'Business' zoning be kept in tact to ensure a supply of premises for manufacturing, logistics and other employment generating activities.

Mary Mulvihill

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

參考編號

Reference Number:

201012-223304-70021

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

12/10/2020 22:33:04

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 陳小姐

意見詳情

Details of the Comment :

本人為香港駕駛學院元朗分校學員, 本人反對在宏業東街興建住宅, 建議地點位於駕駛考試路線之上, 興建住宅期間, 會有很多重型汽車出入該地盤, 對正在學習駕駛和進行駕駛考試的學員帶來危險, 因為學員駕駛經驗尚淺, 未必能應付突發情況, 輕則駕駛考試不合格, 重則發生交通意外, 帶來人命傷亡. 因此本人堅決反對在宏業東街進行大型工程.

(Y/YL/16)

反對有關元朗麗新工廠大廈申請改建住宅用地

本人強烈反對是項改劃申請。本人為元朗居民，多年以來也難以在元朗區覓得文職工作，全因元朗區缺乏商業大廈，所以市場上沒有提供文職工作機會予本區居民。元朗區居民如想在當區工作，只可當一些低收入工種如飲食、保安、零售等。願此，本人懇求地政總署反對是項申請，保留是幅用地作為商業用途，以提供更多就業機會及元朗區居民，尤其是在如此艱難的疫症時刻，謝謝！

元朗區民

區先生

2020年9月30日

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

參考編號

Reference Number:

200926-161909-77235

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

26/09/2020 16:19:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Frank Wong

意見詳情

Details of the Comment :

標題：反對元朗東頭工業區規劃申請Y/YL/16

敬啟者：

本人謹就元朗東頭工業區規劃申請Y/YL/16嚴正提出反對意見，原因如下：

1. 加劇西鐵線的負荷

西鐵線沿線人口不斷增加，早已超出西鐵線設計時的最高容量。早上繁忙時間，元朗站和朗屏站非常擠塞，居民往往要等待多班列車才能夠上車。朗屏站朗城匯及元朗站上蓋項目將陸續入伙，本區人口將會大大增加，西鐵線繁忙時間擠塞情況只會一直惡化。是次改劃申請將興建八百個單位，額外增加三千人口，勢必令西鐵線擠塞情況雪上加霜。

2. 區內社區配套不足

過去數年，朗屏站及東頭工業區一帶相繼有住宅落成，人口不斷遷入元朗，但區內社區配套卻未有相應增加。元朗作為已發展數十年的舊區，人口密度高，元朗大馬路作為居民日常生活的中心點，卻因空間問題不能擴充，常常出現人車爭路的情況，險象橫生。另外區內民娛康樂設施亦未有因應人口暴增而增加或擴建。而且設施大多在幾十年前興建，早已日久失修及未能應付居民的需要。

3. 減少元朗居民當區就業的機會

元朗東頭工業區鄰近元朗市區，一直為元朗居民提供當區就業的機會。當區就業一直是城市規劃的考慮重點。當區就業可以減省居民跨區工作的時間和交通費，亦令更多婦女可以在照顧家庭的同時，尋找適合的工作機會。是次改劃必定會減少工業區提供的職位，令更多元朗居民被迫跨區工作，亦加劇元朗區對外交通的負荷。

謹此請求城規會成員否決是次改劃申請，謝謝。

此致

城市規劃委員會

元朗居民

Frank Wong 謹啟

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

參考編號

Reference Number:

200927-150919-98569

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

27/09/2020 15:09:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Joey Chan

意見詳情

Details of the Comment :

我反對此項申請(Y/YL/16)

申請地址和東頭工業區遊樂場只有一街之隔，而每年農曆新年元朗區年宵市場都在此遊樂場舉行。舉辦年宵市場期間，警方都會在附近宏業東街和強業街實施封路及人潮管制，而且年宵市場會發出強光及嘈音至深夜。若然此項目改建成住宅，年宵市場必定對該住宅項目做成滋擾，新入伙的居民必定會反對年宵市場在毗鄰的遊樂場舉行。年宵市場作為元朗居民慶祝農曆新年的傳統定必受到影響，若然因該項目居民反對而未能舉辦，實屬可惜。

反對

Appendix VI-8 of RNTPC
Paper No. Y/YL/16

新界元朗東頭工業區宏業東街 21-35 號(元朗市地段第 362 號)把其他指定用途」
註明「商貿」地帶改劃為「住宅(住宅戊類 2)」地帶
(申請編號: Y/YL/16)

敬啟者:

本人就有關上述發展(申請編號: Y/YL/16), 提出反對意見, 本人不是要阻礙香港任何發展, 只是想香港政府肯定去落實地區政策, 去保護香港少數的工業地區。懇請城市規劃委員會用你們明亮的眼光和智慧去審定這次申請帶來的影響。

當初為何要設立工業區地帶呢? 就是想香港持續有工業發展, 雖然香港的工業發展已不能與鄰近地區比較, 但是否要杜絕佢哋呢? 上述地方是元朗至重要的工業區東頭工業區, 雖然現時未至於車水馬龍, 但亦十分興旺的。但香港政府不知道為什麼原因, 數年前未經任何資訊下將東頭工業區宏業西街內的一幅土地更改為興建居屋住宅區, 現在問題來了, 個個有樣學樣, 在工業區的土地很多都向成規申請興建高樓賺大錢的住宅大廈了。

原本就是工廈靜悄悄地中改建商廈, 現又想靜悄悄地改建豪華住宅。你們是怎樣把關呢? 日後所有工業用地商業用地都可改變申請興建豪華住宅。要你們城規會把關都是廢的, 香港的土地就是由於你們這班廢柴把關, 所有地綠化地保育地工業地商業地, 在大發展商收購後, 都可向你們申請興建豪宅, 你們城規會已變成了大發展商的顧問, 所有申請都會批准, 最多只是等候數年時間, 一幅一幅咁批, 其他的就有樣學樣, 在元朗東頭工業區, 最先批了新鴻基尚豪庭, 然後, 政府又在宏業西街建了宏富苑, 跟住新鴻基又在德業街見了映御豪宅。

另外, 發展商在宏業世界又建了朗屏 8 號, 康業街的巴士廠見有機會發展即申請建豪宅, 向政府申請將巴士晚上停泊在附近車路, 原有巴士站就改建豪宅, 現已在建設中。總之, 整個東頭工業區都在蠢蠢欲動, 原因是興建豪宅可賺大錢, 話知你什麼地, 向你們這班廢物城規申請就可以了, 究竟你們有沒有人收受咗乜嘢着數, 不然為什麼全都批准呢? 要你們做乜嘢呢? 為什麼規劃了的工業地都可興建豪宅呢?

請你們把守最後龍門, 什麼地就做什麼用途啦! 隨意可改動就變成發展商可用廉價收購土地去改變用途, 亦間接造成很多不合理或非法事情發生的, 希望城規會做好本身的規劃工作, 不要輕易去批出土地改變用途, 造成許多不公平現象, 附圖指出已改變工業區情況。

在此順祝城規會各員工身體健康, 工作愉快!

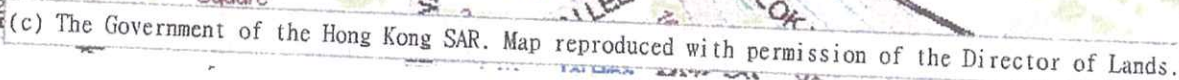


林煥富

電話: [REDACTED]

日期: 2020 年 10 月 15 日





代表工業區

申請或興建中的豪宅

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

參考編號

Reference Number:

200929-180605-43323

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

29/09/2020 18:06:05

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CY Leung

意見詳情

Details of the Comment :

我反對

重建24層太高，會變成屏風樓，影響對面朗晴邨向北的景觀，採光同通風
城規會唔應該批准

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

參考編號

Reference Number:

201005-195213-37387

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

05/10/2020 19:52:13

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tony Chan

意見詳情

Details of the Comment :

我反對將麗新元朗中心重建成住宅

元朗已經住左好多人, 就算平日行出大馬路, 都係人山人海. 我每朝係元朗站上車返工都要迫西鐵, 有時要等幾班車先上到, 有啲人直程要搭回頭車去天水圍再搭返出九龍. 西鐵就算加左一卡車變八卡, 都係杯水車薪, 跟本就載唔到咁多人. 政府淨係識得塞啲人入嚟元朗住, 但又唔起鐵路出市區, 屯門直出荃灣講左十幾年影都有. 起左三號幹線係快左, 但係都十幾年前啦, 依家元朗又多左幾十萬人, 又變返以前塞屯門公路咁, 應該再起多條公路出去啦. 總之政府一日唔改好呢度嘅交通, 我都會反對係元朗起樓.

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

參考編號

Reference Number:

200930-165810-81060

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

30/09/2020 16:58:10

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chris Tse

意見詳情

Details of the Comment :

Dear Sir / Madam,

I am writing to express my concern on application Y/YL/16. There are indeed plenty of residential buildings to be built in Yuen Long, including Yuen Long station, Kam Sheung Road station, Wang Chau, Yuen Long South and Hung Shui Kiu new development area. The population are expected to increase explosively in the next decade. On the other hand, there are lack of commercial buildings in Yuen Long, such as office space, hotel and shopping mall. The commercial buildings are important to complement the residential area, which can provide job opportunity and different functions to Yuen Long residents.

I strongly believe that Town Planning Board should REJECT the application Y/YL/16.

Yours Sincerely,

Chris Tse

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

參考編號

Reference Number:

201008-132056-88673

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

08/10/2020 13:20:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kiki Wong

意見詳情

Details of the Comment :

I STRONGLY DISAGREE with this application.

As someone who studied in urban planning, I feel that it is wrong that the government only focus on increasing the supply of residential area. The industrial and commercial area are equally important to the wellbeing of the Kong Kong people. Yuen Long industrial area is an established and active industrial area which still provide thousands of job opportunity to Yuen Long people as well as people outside Yuen Long. This will not be the last application which propose to convert Yuen Long industrial area to residential area. I can foresee that if this is approved, more applications will follow suit. At the end of the day, the entire Yuen Long industrial area will be gone and no more jobs are available to the Yuen Long people. It is vital to keep more jobs given the economic down turn due to COVID. Otherwise even new houses are built and no one can afford it anyway because people have no jobs. I sincerely hope that the committee to REJECT this application.

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

參考編號

Reference Number:

201009-192851-02468

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

09/10/2020 19:28:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 冼生

意見詳情

Details of the Comment :

我反對這項改劃申請

新界西北(元朗屯門天水圍)出入市區主要依靠屯門公路, 三號幹線及港鐵西鐵綫, 多年來飽受交通問題困擾. 市區人口過去十多年來不斷遷入大西北, 但交通配套卻十年如一日. 每天上下班擠塞情況日益嚴重. 是次改劃申請位置鄰近朗屏西鐵站, 每天西鐵綫繁忙時間再多幾千乘客, 只會令已經非常多人的朗屏及元朗站塞上加塞, 乘客又要再等多幾班車才能成功上車. 西鐵綫已經超出其設計容量, 月台限制令西鐵不能再增加車箱. 港鐵亦不願投資加密班次. 在交通問題得到改善之前, 實在不應該再增加西鐵沿線的人口. 因此我反對這項申請.

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

參考編號

Reference Number:

201002-175201-36429

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

02/10/2020 17:52:01

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andy Tsang

意見詳情

Details of the Comment :

本人為鈞樂新邨住戶, 本人反對重建麗新元朗中心. 麗新元朗中心鄰近鈞樂新邨, 重建的嘈音, 塵埃, 貨車出入 都會對鈞樂新邨住戶做成嚴重滋擾. 如果城規會批准重建, 本人將會保留從其他法律途徑申請阻止重建的權利.

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

參考編號

Reference Number:

201011-235851-58549

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

11/10/2020 23:58:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Vincent Chung

意見詳情

Details of the Comment :

Dear Town Planning Board,

Re. Application Y/YL/16

I disagree with the said application. There are many negative impact for this application to the nearby area and people. First, there is not enough transportation option for this residential site. MTR and bus are already overloaded by the existing high demands in Yuen Long. Any extra population are going to put more stress onto the traffic. Second, the traffic in Yuen Long industrial area are mostly heavy trucks which cause a lot of air and sound pollution, which made the area not good for residential use. Third, it is bad to see Yuen Long industrial area to shrink in size and less jobs are available. It is always good to have more jobs and the jobs are close by so that people do not need to travel far to work.

Regards,

Vincent Chung

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

201008-164939-78980

提交限期**Deadline for submission:**

16/10/2020

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

08/10/2020 16:49:39

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

Y/YL/16

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

先生 Mr. lau roy roy

意見詳情**Details of the Comment :**

元朗住宅除了Yoho就沒別的了，有多一點選擇也不錯

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

201015-104547-29674

提交限期**Deadline for submission:**

16/10/2020

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

15/10/2020 10:45:47

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

Y/YL/16

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

小姐 Miss Ka Ling

意見詳情**Details of the Comment :****希望建新房能帶動區內基建，多建點商場，讓元朗多點人來消費**

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

參考編號

Reference Number:

201007-164823-03519

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

07/10/2020 16:48:23

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Y Leong Ip

意見詳情

Details of the Comment :

Yuen Long really need residence to lower down the psf in here. The psf now is too high



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

Our ref: T&ESD/TS&SE/EnvE/L1059

Date: 14 OCT 2020

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

Dear Sir/Madam,

Comments on the Section 12A Planning Application to rezone the application site at 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long, New Territories (Yuen Long Town Lot No. 362) (Application No. Y/YL/16)
Operational Railway Noise Concerns

The Corporation has, in general, no objection to the Section 12A Planning Application (No. Y/YL/16) seeking to rezone a site from "Other Specified Uses" annotated "Business" to "Residential (Group E)2". However, as the proposed development is situated close to the MTR West Rail Line (WRL) viaducts, noise from train operations could have a potential impact on any future occupants.

We understand that the applicant has already conducted an Environmental Assessment, including a Railway Noise Impact Assessment (RNIA), which will be reviewed by the Environmental Protection Department (EPD) to ensure full compliance with the statutory requirements. From the RNIA, we noticed that building re-entrant design with fixed glazing window facing the railway tracks is the key mitigation measure of railway noise impact. 1m to 2.6m long architectural fins are also proposed to further reduce the view angle towards the railway tracks. However, we wish to caution that the proposed development can be sensitive to air-borne noise impact, especially the noise emitted from the nearby curved track sections of the WRL viaduct near noise sensitive receiver B16-04 of Tower B which could result in additional adverse noise impacts to the future occupants. It is crucial for the development proponent and its consultant to ensure the proposed mitigation measures are fit-for-purpose so that the potential train noise issue can be satisfactorily addressed.

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

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

Yours faithfully,



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

c.c Mr. TSANG Sai Wing, Terence -Assistant Director of EPD (Environmental Assessment)
Mr. LEE Chee Kwan -Principal Environmental Protection Officer (Assessment & Noise)

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

參考編號

Reference Number:

200927-152207-12069

提交限期

Deadline for submission:

16/10/2020

提交日期及時間

Date and time of submission:

27/09/2020 15:22:07

有關的規劃申請編號

The application no. to which the comment relates: Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Fung

意見詳情

Details of the Comment :

希望發展項目能附帶條件，發展商能美化變電站的設計和改善強業街休憩公園，現在環境不美觀並且髒亂。

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

參考編號

Reference Number:

210430-122411-41356

提交限期

Deadline for submission:

30/04/2021

提交日期及時間

Date and time of submission:

30/04/2021 12:24:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/16

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. David Wong

意見詳情

Details of the Comment :

Expecting more shops

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

200930-093112-68128

提交限期**Deadline for submission:**

16/10/2020

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

30/09/2020 09:31:12

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

Y/YL/16

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

先生 Mr. Wong Ka Chun

意見詳情**Details of the Comment :**

本人是尚豪庭居民, 不論麗新元朗中心重建為商廈或住宅, 我相信本區居民都會贊同, 但如有更多商舖就更為理想。另一方面, 麗新元朗中心是尚豪庭、采葉庭等居民步行至朗屏站主要途經路線, 希望於地面沿地界都能提供有蓋行人通道, 相信有蓋通道同時能吸引人流駐腳, 帶旺商舖。例如, 地界DX提供1.5m setback, 地界AX都應提供setback, 並在所有setback上空位置提供上蓋。
希望麗新元朗中心能早日重建發展。