

OTHER SPECIFIED USES (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “*Private Subsidised Housing and* Art Storage *with* Public Open Space” only

As specified on the Plan

Government Use
Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is primarily intended for *private subsidised housing and* art storage *with* provision of public open space.

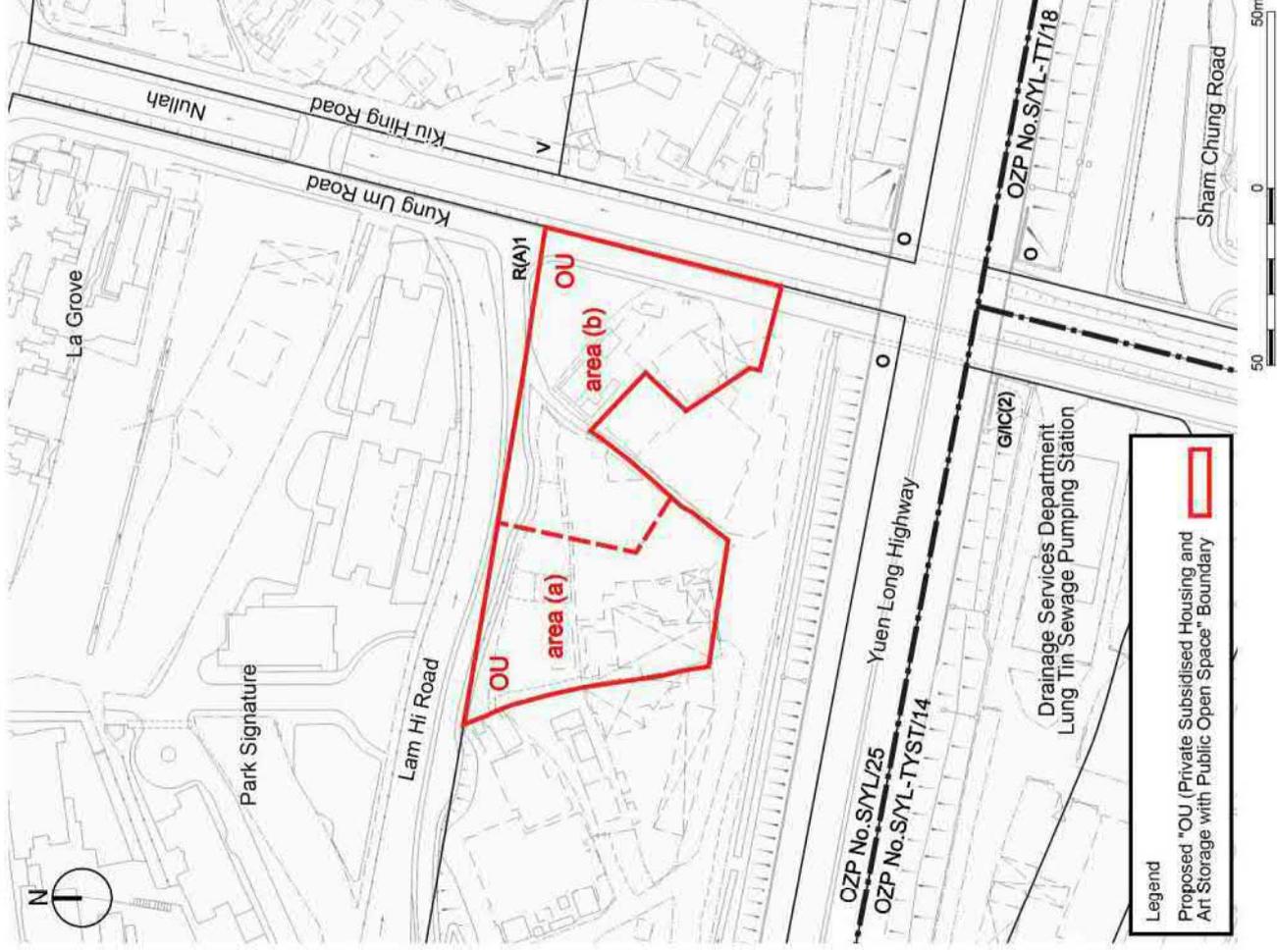
Remarks

- (a) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building within Area (a) (Private Subsidised Housing Portion) shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 5 and a maximum building height of 25 storeys (above ground), whereas within Area (b) (Art Storage Portion) a maximum gross floor area of 5,968m² and a maximum building height of 23mPD. Public open space of not less than 590m² shall be provided.*
- (b) *In determining the maximum gross floor area for private subsidised housing purpose of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.*
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Original Zoning



Proposed Zoning



Title

Proposed Amendments to the Approved Yuen Long Outline Zoning Plan No. SYL/25

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2022
Scale		Figure	A1

Detailed Departmental Comments

Comments of the District Lands Officer/Yuen Long, Lands Department:

- (a) According to the application, the applicant applies for rezoning the Site from “Other Specified Uses” annotated “Art Storage and Public Open Space” on the approved Yuen Long Outline Zoning Plan No. S/YL/25 (the OZP) to “Other Specified Uses” annotated “Private Subsidised Housing and Art Storage with Public Open Space” so as to facilitate a redevelopment proposal, comprising a residential block of 25 storeys for PSH and an art storage facility of 3 storeys, together with 35 private car parking spaces, 21 bicycle parking spaces, 3 loading/unloading bays, etc. These proposed development parameters are considered in contravention of the Block Government Lease and the proposal would involve unleased Government Land (G.L.).
- (b) The Site involves not only private lots and the G.L. adjoining to those private lots but also part of Lam Hi Road and Kung Um Road (“the Concerned Roads”), while it is noted from the indicative layout plan that the Concerned Roads would be excluded from the Development Site, there is an array of road improvement works proposed at the Concerned Roads. Relevant Government departments should be consulted in this regard on whether they will take up the upgraded road portion along Lam Hi Road and Kung Um Road for management and/or maintenance.
- (c) As regards the road improvement works, the applicant is advised to liaise with relevant departments on whether the works should be gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). If affirmative, sufficient time should be allowed in the implementation programme for preparation of scheme/plan, gazetting and handing statutory objections, if any. The proposed road works on GL for implementation of the proposed road widening would be considered upon the receipt of formal land exchange application from the lot owner. In this connection, he would reserve his comments in this regard.
- (d) As per the Planning Statement, a Public Open Space (POS) of not less than 590m² would be constructed and managed by the project proponent, which is located at the G.L. near junction of Lam Hi Road and Kung Um Road contiguous to the “Art Storage Portion”. In the light of the POS literally detaching from the “Private Subsidised Housing (PSH) Portion”, the management and maintenance arrangements in respect of the POS as proposed by the applicant would be further deliberated with Government departments during the land exchange processing stage.
- (e) It is supported that the respective development parameters of the “PSH Portion” at area (a) and the “Art Storage with Public Open Space Portion” at area (b) to be separately stipulated on the OZP upon rezoning amendment as suggested in Attachment 1 of the Planning Statement.

Comments of the Commissioner for Transport:

- (a) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles.
- (b) In addition, no parking, queuing and reverse movement of vehicles on public road should be allowed.

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- (a) The proposed vehicular access arrangement at Lam Hi Road and the proposed road improvement works at Lam Hi Road/Kung Um Road should be commented by the Transport Department (TD). If the above proposals are agreed by TD, the applicant should ensure the proposed road improvement works at Lam Hi Road/Kung Um Road and the proposed run-in/outs at Lam Hi Road would be designed and constructed in accordance with the prevailing Highways Department (HyD) and Transport Planning and Design Manual (TPDM) standards to the satisfactions of TD and HyD at the applicant's own expenses.
- (b) Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.

Comments of the Director of Fire Services:

- (a) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority.
- (b) Furthermore, the emergency vehicular access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administrated by the Buildings Department (BD).

Comments of the Chief Engineer/Construction, Water Supplies Department:

- (a) Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.
- (b) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the center line of the water mains shall be provided to the Water Supplies Department. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and his contractor to carry out construction, inspection, operation, maintenance and repair works.
- (c) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on the plan.
- (d) The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (a) According to the Tree Treatment Schedule (Tree Group) in Appendix A, approximate 107 Nos. of existing trees of common species within the Site are proposed to be felled. From the new planting proposal, the Landscape Master Plans and Landscape Sections, a minimum of 142 Nos. of new heavy-standard trees, shrubs, groundcovers and lawn would be proposed on ground level, first floor and roof floor within the Site. Moreover, according to Section 5.0 "Landscape Proposal" in Appendix A, landscape provisions with hard and soft landscape treatments, including communal gathering space at

residential area, outdoor seating area and multi-purpose lawn at art storage, water feature, outdoor seating and children's play area with landscape planting at POS are proposed within the Site. According to the Section 7.2 "Open Space Provision (Appendix F) and "Open Space Demarcation Plan", not less than 811m² of private open space for the exclusive use of PSH would be provided for about 811 persons. With reference to Section 7.3 "Greening Provision", an appropriate 20% of greening coverage would be provided within the Site. As such, significant adverse landscape impact arising from the proposed rezoning is not envisaged. She has no comment from landscape planning perspective.

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- (a) As there is no record of approval granted by the Building Authority (BA) for existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application
- (b) The applicant is advised that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
- (c) For UBW erected on leased land, enforcement action may be taken by the Buildings Department (BD) to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (d) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW. An authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (e) The Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively.
- (f) If the development sites do not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage.
- (g) For features applied to be excluded from the calculation of the total GFA, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP), such as the requirements of building set back, building separation and site coverage of greenery as stipulated in PNAP APP-152 if applicable.
- (h) For any car parking spaces to be disregarded from GFA calculation under Regulation 23(3)(b) of the B(P)R, the applicant shall comply with PNAP APP-2.

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

- (a) The applicant is reminded to submit plans of proposed building works, as necessary, to the BD for approval as required under the provisions of BO.
- (b) The applicant is reminded that the Site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the new development proposed at the Site, extensive geotechnical investigation may be required as necessary, and may require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on the Site.

Comments of the Project Manager/West, CEDD:

- (a) The proposed road works under Yuen Long South Development Stage 1 and Stage 2 Phase 1 was gazetted by the Government on 26.3.2021. The applicant should ensure the boundary of the proposed development of the proposed development would not encroach upon the proposed road works which have been authorized. If the application is approved, the applicant shall approach his office for discussion of the interfacing details and the construction programme.

Comments of Director of Electrical and Mechanical Services:

- (a) The project proponent is required to observe the requirement of the Electrical and Mechanical Services Department's "Guidance Note on Quantitative Risk Assessment (QRA) Study for High Pressure Town Gas Installations in Hong Kong" for carrying out the QRA.
- (b) The project proponent should liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity to the Site to carry out the QRA and maintain any minimum set back distance away from them during the planning, design and construction stages of the proposed development.

漆柏業主委員會

Park Signature Owners Committee

元朗公庵路 68 號漆柏客務處

Park Signature Guest Service Centre, G/F, No.68 Kung Um Road, Yuen Long, New Territories

電話(Tel) : 3719 3799 傳真(Fax) : 3719 3733

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檔案編號: PSG/02/2022/0002

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會秘書

城市規劃委員會秘書:

有關擬議改劃元朗第十三區位於攬喜路丈量約份第 120 約內不同的私人地段及部份毗

連政府土地的用途地帶以作藝術品儲存及私人資助房屋發展諮詢事宜

(規劃申請編號: Y/YL/18)

我們是漆柏業主委員會及客務處，現代表漆柏 1620 戶，400 餘個單位業主及多間商舖就有關興建上述私人資助房屋表示強烈不滿。

漆柏居民自入伙以來每日受盡公庵路、橋興路及十八鄉路交通擠塞苦況困擾。縱使漆柏往十八鄉路通道於去年開通，本區交通問題仍未撤實解決。而政府早前已表示鄰近本苑及十八鄉路興建公營房屋，現在就攬喜路路段進行諮詢再次興建資助房屋，令本區交通不勝負荷，本苑居民長期受交通擠塞所困擾。現特此敦促貴署反映加快本區地區交通建設，急市民所急，並積極舒緩道路阻塞及行人安全問題。

我們祈望各有關部門儘快回應以上訴求及付諸行動。謝謝。

漆柏業主委員會

主席

漆柏客務處

物業經理



李宗靄 代行

2022 年 6 月 10 日



何俊豪

2022 年 6 月 10 日

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

參考編號
Reference Number: 220523-202840-51239

提交限期
Deadline for submission: 10/06/2022

提交日期及時間
Date and time of submission: 23/05/2022 20:28:40

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/18

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 黃世東

意見詳情
Details of the Comment :

本人就溱柏附近新世界主導推出的新規劃發展私人居屋提出以下問題以及意見

1.公庵路交通狀況

現時還未開始建設新樓宇，公庵路到白沙村的交通狀況出入都十分惡劣，除了禮拜日。平日的交通都是會塞車的。不止如此，公庵路的行人路都非常狹窄，再有多的大車出入是對行人十分危險的，希望政府官員可以解決了此處交通堵塞問題才考慮這範圍內新的發展。

2.停車問題

溱柏附近有兩個新的規劃發展用地，如有新的居屋。是否考慮過居住附近的居民泊車問題？就算是現時原築以及溱柏已經很多居民已經嚴重不夠車位停泊，溱柏有1600多個單位，而停車場屬於居民可以購買租憑使用的不足400個，需要到附近的寶億停車場或者附近私人停車場內停泊，那麼新的樓宇建成時。不止是原有居民，新樓宇的居民一樣，將會有更多人不能找到泊車位置。

3.居屋居住密度

居屋是想解決市民上樓難以及居住問題，那麼最細為300呎的居屋是否與這個原意背道而馳？因為就溱柏，最細的單位都不足300呎。那麼新居屋是否應該使用小戶型的方法。在有限使用的空間下，建造得更多單位，可以幫助更多市民可以上樓？

4.建造時噪音以及塵埃問題

樓宇建造噪音和塵埃是必然的，但是否能用你們再大的限度，把這類型滋擾減少到最低。因為附近居住家庭大多是家中有嬰兒或兒童才挑選偏僻但居住環境寧靜的公庵路一帶。

5.溱柏推銷時的問題

在買這個單位時，溱柏是以面山景色作為推廣。那麼新的樓宇建成時，第1-3座居民嚴重被遮擋了視線，和新世界溱柏推出時的銷售言辭有所出入。因為新樓宇建成時，那麼兩座樓宇間距非常近，不止遮擋了視線，更對1-3座溱柏居民沒有隱私可言。

6.沟通交流問題

收地以及建造前，對附近的公眾諮詢太少。附近居民沒有相關資訊獲得，本人祇有從業主群組才得悉這個消息以及提意見的方法，希望可以做得更好。

謝謝

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

參考編號
Reference Number: 220529-010839-48630

提交限期
Deadline for submission: 10/06/2022

提交日期及時間
Date and time of submission: 29/05/2022 01:08:39

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/18

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 黃世東

意見詳情
Details of the Comment :

1. 交通路面現已超出負荷，公庵路是單程。無論是繁忙時間(i.e. 8am)或是非繁忙時間 (i.e. 3pm)，公庵路及十八鄉路每天塞車。
2. 交通配套完全不足。只有2線路線去元朗市中心地方，分別是39專線小巴（到公庵路時已滿座），及68F巴士（但30分鐘1班）
3. 沒有民生設施。餐廳或購物需到元朗市中心地方
4. 私營房屋與廉價房屋距離太近，只是一條很窄的馬路相隔。完全沒有保障購買私人物業的人士。

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

參考編號
Reference Number: 220524-083054-71283

提交限期
Deadline for submission: 10/06/2022

提交日期及時間
Date and time of submission: 24/05/2022 08:30:54

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/18

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Clement

意見詳情
Details of the Comment :

While I am not against the idea of increasing housing supply in HK, there are a few points that I would like to highlight which has to be addressed before approving the proposal from NW.

First is the traffic issue of Kung Um Road at most times. There is serious issue during peak hours, due to the design of the traffic system, i.e. the bridge connecting Kung Um Road and across. Unless this is solved, there is no good rationale increasing the number of residents along the entire Kung Um Road.

Second is the provision of public transportation. If there is an increase in incumbents, there must be an increase of supply for public transportation, such as more bus routes. But this causes a serious loading to Shap Pat Heung Road which is as congested as Kung Um Road during peak hours. It can take up to half an hour just to get to the highway in some extreme days. 15 minutes is always assumed.

Thirdly, the design of the floor plan is entirely blocking the views of Tower 3 at Park Signature. There is no necessity to design the building this way such that a number of flats are facing Tower 3. It's creating an annoying wall of residents facing each other, and causes serious issue to those lower flats from sunlight.

The proximity of the site Vs Park Signature. It's not an urban area where such proximity is assumed. The density is not relevant to rural areas like this site.

The height of the building is ridiculous. It's even higher than Park Signature which is not justified. I would question the legality of such proposal under urban planning rules, and given this site wasn't planned for such density anyway.

Lack of parking space is causing sky rocketing prices of carpark. I would urge for better urban planning when further increasing the number of residents where cars is almost a necessity given the location.

The supply of commercial area is lacking. Despite a supermarket and convenient store is in Park Signature, there is nothing else. The lack of choice is pushing residents to walk 20 minutes to the city center for daily necessities.

The proximity of the site to the Yuen Long highway will also bring adverse effect to the living quality.

quality of residents.

As such, unless the above are all thought through and addressed, I would strongly object the current proposal from the implementation perspective due to the lack of considerations for the existing residents. This proposal is simply loading the current transportation and road system which makes us suffer. The benefit to tradeoff is entirely not justified, unless NW can suggest solutions to the above.

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Against Y/YL/18
06/06/2022 11:32

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

2 attachments



Against Y-YL-18-Chinese.pdf Against Y-YL-18-Eng.pdf

Dear Sir or Madam,

This comment is made under TPB PG No. 30B and an objection view is made to the Town Planning Board in respect of Application No. Y/YL/18. The Chinese version is the original, and this English version is for reference only.

Thank you.

Wu Yingshi, CFA, FRM

Name: Wu Yingshi

Correspondence address: [REDACTED]

Phone number: [REDACTED]

Email address: [REDACTED]

就申請編號 Y/YL/18 向城市規劃委員會提出反對意見

本意見根據規劃指引編號 30B 作出，就申請編號 Y/YL/18 向城市規劃委員會提出反對意見。本反對意見提供了英文版本予以參考，如有歧義，以中文版本為準。

1. 公眾意見的性質

本意見的性質為反對。本人反對「新世界建好生活」所提交的「其他指定用途」註明的「藝術品儲存及公共休憩空間」地帶改劃為「其他指定用途」註明「私人資助房屋和藝術品儲存及公共休憩空間」地帶的申請（申請編號 Y/YL/18）。

2. 反對的特定事項及該反對意見的詳情

規劃意向情況

2.1. 規劃意向不符合實際情況

新世界持有有關土地（以下簡稱「本地地」），原本土地的意向在於為周邊社區提供配套的公共休憩空間，以及儲存藝術品。該地區的改劃，必須考慮元朗南的發展情況，根據經修訂的建議發展大綱圖^[1]來綜合考慮土地的使用意向。

2.1.1. 維持原規劃，將為社區帶來裨益。該土地在過去的若干年份，遲遲未能開發，新世界為公眾提供休憩空間的動力明顯不足。隨著元朗南的整體規劃和發展，未來元朗南按計劃將興建約 32,900 個新住宅單位，容納新增人口約 98,700 人，此處作為元朗南規劃所未能覆蓋的區域，將需要綜合考慮元朗南部的規劃，仍然按照公共休憩空間來發展將為社區帶來裨益。

2.1.2. 新世界原本之土地使用涉嫌違規。新世界在出租有關土地供私人儲存等用途的過程中，默認該土地存在眾多涉嫌違規的構築物的存在，對於原本的土地用途不符，卻不予以糾正。現如今，新規劃僅以少量土地作為公共休憩用地，卻試圖更改原本不連貫、面積不大的土地範圍興建高層房屋，該規劃意向與元朗南整體建議發展大綱的匹配成疑。

土地用途的協調及影響

2.2. 本地地需要與周邊土地用途進行協調

2.2.1. 本地地在元朗公路北邊，根據元朗南經修訂的建議發展大綱圖，在元朗公路南邊的地塊，分別為「美化市容地帶」「其他土地用途」和「地區休憩用地」，元朗南這樣的規劃，可以為南部的土地做出緩衝。因元朗公路車流量大，噪音問題嚴重，低層因已有路邊的短隔音板，可得到一定程度的緩解。但靠近元朗公路的高層住宅，比如漆柏第 1-3 座之中高層單位，一直受到較大的噪音影響，尤其是夜間賽車的聲音，非常影響休息。從新世界提供的噪音情況說明可以推測，其人員並不了解本地區 30 米以上高度的噪音情況，沒有意識到，中高層單位的噪音比低層單位的噪音大很多。故自以為是地認為噪音主要來源於公庵路，實則噪音主要來源於元朗公路。

[1] https://www.yuenlongsouth.hk/links/Revised_RODP.pdf

從其住宅選址在本土地的西邊，而非東邊，可見新世界對噪音問題的不甚了解。如本土地繼續興建高層住宅，其將比漆柏更為靠近元朗公路，該住宅的中高層單位勢必受到更為嚴重的噪音污染。故本土地應用於休憩空間，讓元朗公路南北兩邊的土地均可以作為有效的緩衝地帶。

- 2.2.2. 本土地面積不大，且中間的土地業權分散，周邊均為棕地之環境，時常有大貨車出入。如若貿然在一片鐵皮房屋之中興建單棟的居屋，將嚴重影響本區域未來興建更多社區基礎設施的可能性，亦顯得極為突兀。
- 2.2.3. **存在一定的安全隱患。**2018年9月16日，山竹風球吹襲本港之際，本土地臨近的鐵皮屋屋頂鐵皮被吹起，可見附圖，本人拍攝。如若被吹飛，附近作為住宅單位，難免在8號風球下仍有人員來往，存在一定的安全隱患。除此之外，附近鐵皮貨櫃中儲藏物品情況不明朗，元朗這類構築物不時引發火災^[2]，本土地在這樣的周邊環境下興建高層住宅，實屬不明智的做法。



2.3. 改劃為住宅單位將嚴重影響交通情況

本處改劃為住宅將嚴重影響原本已不勝負荷的交通狀況。

- 2.3.1. **公庵路與十八鄉路交通狀況不容樂觀。**土地所在地的東邊為公庵路，根據元朗南發展規劃，未來將有數以萬計的新增居民搬入元朗南的房屋，並依賴公庵路往返。即便公庵路明渠將拓展為道路，在公庵路靠近十八鄉路的地段改劃公共休憩用地為住宅單位，相當於在道路的樽頸位增加負荷，讓原本已經非常擁堵的公庵路不勝負荷。現時包括漆柏和原築兩個屋苑，均需要在靠近十八鄉路的樽頸位出入接駁巴士和私家車，已經對公庵路和

[2] 元朗八鄉叉車起火 回收場陷火海 約 60 人疏散 | 香港 01 <https://www.hk01.com/sns/article/690870>

十八鄉路交匯處的交通產生了影響。溱柏花了數年時間，在十八鄉路增加了單方向出口，才稍微緩和了公庵路的情況。如此時額外樽頸位又增加住宅樓，則在交通問題上缺乏考慮。

- 2.3.2. **狹窄的欖喜路難以作為新增住宅的入口道路。**本土地北邊為欖喜路，且未來該住宅單位將以欖喜路為出入口。請留意，欖喜路僅為一條狹窄的小路，現時允許雙向通行，每當兩輛車交匯，均需要一輛車開往路邊讓行，或倒車到較寬處方能讓行。此路作為新住宅的出入口，並不合理。
- 2.3.3. 本土地的居民亦需要面臨交通不便的困境。倘若一意孤行，讓本土地改劃為住宅，新增 300 餘單位，約一千人居住，但無法新增前往西鐵的接駁巴士，僅能靠 39 路等村巴接駁。由於此地已處於公庵路的樽頸位，小巴由元朗南一路北上抵達時，往往已經滿座。相比之下，溱柏和原築的居民均可以使用屋苑接駁巴士。

2.4. 改劃為住宅單位將嚴重影響溱柏和原築社區情況

- 2.4.1. **第 1-3 座南向景觀將受到嚴重影響。**本土地所擬建的住宅，建築密度和高度均與不足百米遠的溱柏相若，該座大廈正處於溱柏第 1-3 座南向方位，對於原社區的**視覺觀感**，**窗口開陽景觀環境**，以及**私隱程度**，均造成嚴重負面影響。**新世界作為溱柏的發展商**，其在售樓說明書中僅列出元朗公路南面處於規劃發展區域，而對於本土地的業權、未來發展情況隻字不提。售樓時的開陽景觀作為招徠用家的優勢，現如今卻不顧當初以真金白銀支持新世界發展項目的用家利益，在**原本應作為公共休憩空間**的土地試圖改為利益仍有爭議的私人屋居項目，對本社區居民似不公道。
- 2.4.2. 政府已動用土地收回條例，將溱柏北面十八鄉路之停車場地帶收回興建**高密度資助單位**，這一安排已經為溱柏和原築本地社區帶來嚴重負面影響，如停車位將減少，十八鄉路通勤巴士等候人數將倍增。產業測量師張宏業更指出，元朗溱柏中低層單位如果面向資助房屋，景觀會受影響，若部份低層單位成為握手樓、面壁樓，**該等受影響最大的單位樓價有機會下挫 20%**。^[3]這種潛在的損失將由現有業主承擔，在已有如此高密度資助房屋在溱柏和原築社區周圍發展的前提下，**再貿然增加一座私人屋居遮擋住溱柏的開陽景觀，是否對於溱柏社區的業主過於殘酷？**
- 2.4.3. 溱柏及原築社區東邊僅 300 米，為元朗馬田壘青年宿舍，目前已完成住宅樓的興建，這是全港最大的青年宿舍物業，25 層的高密度樓宇。青年宿舍也是一種社會政策的創新，香港 01 的記者實地視察，表示「該處與港鐵站或輕鐵站相距甚遠，平日多依賴小巴出入，只有上班繁忙時間有特別巴士班次前往銅鑼灣或觀塘。」^[4]可以說，基本上這類試驗性質的規劃發展，均未有考慮實際的交通需求。在對本社區沒有任何交通改善的情況下，興建一千餘伙青年宿舍單位，已讓本地區原本擁堵的交通雪上加霜。
- 2.4.4. 從**社會政策推行**的角度，讓同一個私人屋苑附近承受三種不同的社會政策試驗，無法彰顯社會政策的公義。政府動用土地收回條例已然是讓溱柏

[3] 收回土地 | 影響三私樓 最多跌價兩成 YOHO Midtown 或現頂心杉 | 香港 01
<https://www.hk01.com/sns/article/624866>

[4] 元朗馬田壘青年宿舍最新設計圖曝光 部分樓層租戶或可養寵物 | 香港 01
<https://www.hk01.com/sns/article/151684>

等私人屋苑充當白老鼠，居民反對亦毫無作用。東面青年宿舍已接近竣工。此時，溱柏的發展商新世界更在南面搞所謂的創新項目，創新意味著項目前途不明朗，既然是做社會政策的試驗，能否不要總是圍繞著溱柏來做，為什麼溱柏的住戶需要承擔如此多政策試驗的負面影響？

2.5. 改劃為住宅單位將擠壓原本可以用於公共休憩的空間

一個地區的公共休憩空間，屬於該社區的基礎設施，溱柏和原築所在的區域，附近缺乏可供公眾休憩的空間，以往均需前往西北方向的元朗體育場和元朗公園，但附近新增了很多資助房屋的規劃，本處作為公共休憩空間是最為合適的規劃。

2.5.1. **590 平方米的公共休憩空間明顯不足。**一個長寬各 25 米的地塊，其面積就已經是 625 平方米了，這個地塊僅比一個籃球場大一點。在這麼小的地方，還要設置各種樹木和景觀，實際上可供社區人士休憩的空間非常狹小。參看新世界提供的示意圖，僅有一條小路，這對於社區休憩空間的貢獻過於吝嗇，僅讓人們在一條小道上使用該公共休憩空間。

2.5.2. 整個區域完全可以配合元朗南發展規劃，構建成**較大型且擁有多種設施的公共休憩空間**，配合藝術品的展覽室，並增加一定數量的公共座椅。如此安排，包括新搬入的溱柏北面停車場所規劃的高密度資助房屋的居民可以就近來此休憩，亦可供前往南面大棠山觀賞楓葉的市民在沿途休憩和使用。此處將真正成為附近社區數萬居民的公共休憩空間，而不是葉公好龍般，打著休憩空間的幌子，發展住宅單位。

2.6. 特別與擬議計劃有關的意見

作為特許金融分析師（CFA）持證人，以及作為金融風險管理師（FRM）持證人，本人對於本項目在貸款融資，以及業權轉讓等方面所做的創新探索表達擔憂。

2.6.1. **漸進式按揭所帶來高槓桿存在金融風險。**私人居屋在銷售上，是否仍按照合資格人士抽籤的方式？在私樓市場，抽得較前籌號的買家往往不願意浪費機會，導致在購買時不夠理性。時常有私樓撻定的新聞傳出。本單位為創新的私人居屋，或將吸引眾多符合居屋申請條件的人士踴躍參與抽籤，其中必定包含在個人財務上不適合漸進式按揭的人士。本項目頭重腳輕的還款方式，在本物業的情況中會帶來額外的風險，漸進式意味著買家的槓桿比例較大，如手頭缺乏一定的現金，或工作發生變動，將無法承擔房屋價格波動的風險。即便銀行不催促收樓，亦存在難以按時償還貸款的風險。

2.6.2. 在經濟學上，設置與政府居屋相同的購買門檻，卻提供不同類型的物業，必定帶來潛在的影響。市場時常出現居屋在購買 3 年後炒賣的新聞^[5]，對於這類私人居屋，前期的低價策略，在某種程度上，激勵更多並無真正需求的人士參與認購炒賣。該擬發展的私人居屋和政府居屋形成競爭關係，3 年期滿後，該私人居屋因其私人發展商的介入，勢必比政府居屋更具有吸引力，且市場沒有同類的居屋，供需不平衡將導致炒賣。

2.7. 駁斥新世界聲稱發展理據及規劃增益

[5] 東方日報 居屋炒賣兩年翻倍 平均賺 253 萬

https://orientaldaily.on.cc/content/%E8%A6%81%E8%81%9E%E6%B8%AF%E8%81%9E/odn-20211202-1202_00176_241/%E5%B1%85%E5%B1%8B%E7%82%92%E8%B3%A3%E5%85%A9%E5%B9%B4%E7%BF%BB%E5%80%8D--%E5%B9%B3%E5%9D%87%E8%B3%BA253%E8%90%AC

新世界建好生活在擬議發展計劃的概括發展規範中，列出了發展理據和增益，現逐一駁斥。

新世界建好生活聲稱	駁斥
改劃用途地帶符合政府的房屋政策，以滿足房屋需求。	僅 300 餘單位，杯水車薪，且會為社區帶來一系列負面影響。應配合元朗南發展規劃，維持休憩用途。
提供並不盈利的嶄新質素及呎數兼備的可負擔房屋，同時希望帶動其他私營機構推出相類似的項目，為社會盡一份力。	發展商可以通過 <u>減少利潤的方式</u> 提供更多可負擔的房屋，而非不盈利的方式，這才更具有經濟學上的 <u>可持續性</u> 。本創新計劃的理據與必須在本土地發展無關，良好的願景可於更為合適的地方實踐。
私人資助房屋發展可配合降低市民首次置業經濟負擔，滿足市民置業的需要。	本條屬於政策創新上的理據，與必須在本土地發展無關。 發展商完全可以 <u>減少利潤</u> ，以真正降低市民的負擔。
政府倡導一地多用的土地政策，更加善用申請地點的土地資源。	本土地面積狹小，本身已是一地多用，包括儲存藝術品及提供公共休憩空間，本土地全部用作公共休憩空間尚且不夠，更遑論額外興建高層住宅。另，一地多用政策是政府對預留作單一公共設施的「政府、機構或社區」用地的建議，不要混淆。
藝術品儲存的土地所佔空間可以減少，公共休憩空間不受影響。	為什麼不能讓公共休憩空間增加，僅 590 平米，一條小道的休憩空間，無法滿足周邊數萬居民的使用需求。
私人資助房屋的發展密度與臨近的發展相約。	臨近發展的溱柏及原築均擁有接駁巴士，本論點並不構成發展理據，亦沒有任何增益。
精心的設計，讓擬議發展與臨近發展相互融合。	從擬議發展將為社區帶來的負面影響看， <u>毫無融合，只有拖累</u> 。本人亦相信，如此 <u>所謂的精心的設計</u> 不至於只為公共休憩空間 <u>設計一條小道</u> 。
全面的技術評估證明本規劃項目不會帶來不良影響。	本理據全然不顧眾多負面影響， <u>所做結論與實際情況不符合</u> 。本人全面駁斥認為，該規劃項目將帶來嚴重負面影響。

提交意見人士：吳應時，CFA, FRM

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A comment to the Town Planning Board against the Application No.

Y/YL/18

This comment is made under TPB PG No. 30B and an **objection view is** made to the Town Planning Board in respect of Application No. Y/YL/18. The Chinese version is the original, and this English version is for reference only.

1. The Nature of the Public Comments

The nature of this comment is **against the submission. I object to the** application submitted by “New World Built for Good” for rezoning from “Other Specified Uses” annotated “Artwork Storage and Public Open Space” to “Other Specified Uses” annotated “Private Subsidized Housing and Artwork Storage and Public Open Space”(Application No. Y/YL/18).

2. Details of the particular matters of the objection

The Planning Intention

2.1. Planning intention does not meet the actual situation

New World holds the land (hereinafter referred to as “the Land”) and the original intention of the Land was to **provide supporting public open space for the surrounding community and to store artworks.** The rezoning of the area has to take into account the development of Yuen Long South and the intention of the land use should be considered in a comprehensive manner in accordance with the revised Recommended Outline Development Plan^[1].

2.1.1. The community would benefit from maintaining the original plan. In the past years, the site has not been developed for a long time, and the **motivation of New World to provide open space for the public is obviously insufficient.** With the overall planning and development of Yuen Long South, **about 32,900 new residential units will be built in Yuen Long South in the future, accommodating an additional population of about 98,700 people.** As an area not covered by the planning of Yuen Long South, the planning of Yuen Long South will need to be considered comprehensively, and it will be beneficial to the community if the development is still in accordance to the original plan, which is the public open space and the storage of artwork.

2.1.2. New World's original land use was suspected of being in violation of the law. In the process of leasing the land for private storage, etc., New World tacitly acknowledged the existence of numerous **structures** suspected to be in violation of the law, but did not correct the discrepancies in the original land use. And now, in the new plan, only a small amount of land was used as public open space,

[1] https://www.yuenlongsouth.hk/links/Revised_RODP.pdf

but the attempt to change the original disjointed and small area of land to build high-rise housing is questionable as to how the planning intention fits into the overall proposed revised Recommended Outline Development Plan for Yuen Long South.

Land-use compatibility and impacts

2.2. This land needs to be coordinated with surrounding land uses

- 2.2.1. The site is on the northern side of Yuen Long Highway. According to the revised RODP of Yuen Long South, the plots on the southern side of Yuen Long Highway are designated as “Amenity Zone” “Other Land Uses” and “District Open Space” respectively. Such planning of Yuen Long South can provide a buffer for the southern part of the site. Due to the high traffic flow on Yuen Long Highway, the noise problem is serious, and the lower floors can be mitigated to a certain extent by the short sound insulation panels at the roadside. However, the upper floors near the Yuen Long Highway, such as the upper floors in the middle of Towers 1-3, Park Signature, have been affected by the noise, especially the sound of racing cars at night, which is very disturbing to rest. From the noise description provided by New World, it can be inferred that the designers do not understand the noise situation in the local area at a height of more than 30 meters and do not realize that the noise of the middle and upper flats is much louder than the noise of the lower flats. Therefore, they think that the main source of noise is from Kung Um Road, but in fact the main source of noise is from Yuen Long Highway. New World's lack of understanding of the noise problem can be seen from the fact that its residential units are located on the western side of the land instead of the eastern side. If this site continues to build high rise residential units, it will be closer to Yuen Long Highway than Park Signature, and the middle and high rise units of this site will be exposed to more serious noise pollution. Therefore, the land should be used as open space, so that the land on the north and south side of Yuen Long Highway can be used as an effective buffer zone.
- 2.2.2. The site is small in size and the land in the middle is scattered, surrounded by brownfield environment and often frequented by large trucks. If we rashly build a single building of Private Subsidized Housing in the midst of a bunch of iron sheet houses, it will seriously affect the possibility of building more community infrastructure in this area in the future, and it will be extremely abrupt.
- 2.2.3. On September 16, 2018, the iron roof of the iron sheet house near the land was blown up when the mangosteen typhoon hit Hong Kong, as seen in the attached photo, taken by me. If it was blown away, it is inevitable that people will still come and go under the typhoon signal No 8 as residential units nearby, which poses some safety risks. In addition, the situation of items stored in the nearby iron containers is unclear, and such structures in Yuen Long have caused fires

from time to time.^[2] It is not wise to build high-rise residential units on this land in such a surrounding environment.



2.3. Rezoning to residential units will severely affect traffic conditions

The rezoning of this site to residential will severely impact the already overburdened traffic conditions.

- 2.3.1. **The traffic condition of Kung Um Road and Shap Pat Heung Road is not good.** According to the Yuen Long South Development Plan, tens of thousands of new residents will move into the housing estates in Yuen Long South and rely on Kung Um Road to commute to and from the site. Even if the river of Kung Um Road will be developed into a road, the rezoning of the public open space near Shap Pat Heung Road to residential units will add load to the bottleneck of the road and overload the already congested Kung Um Road. Currently, shuttle buses and private cars of the Park Signature and the La Grove have to access the bottleneck near Shap Pat Heung Road, which has already affected the traffic at the intersection of Kung Um Road and Shap Pat Heung Road. It took a few years for Park Signature to add a one-way exit on Shap Pat Heung Road to slightly alleviate the situation on Kung Um Road. Adding additional residential buildings at the bottleneck at this time is a lack of consideration for traffic issues.
- 2.3.2. **It is difficult to use the Lam Hi Road as an access road for the additional residential units.** The site is bounded by Lam Hi Road to the north and the

[2] Yuen Long Pat Heung forklift fire recycling yard into the sea of fire about 60 people evacuated | Hong Kong 01
<https://www.hk01.com/sns/article/690870>

future residential units will use Lam Hi Road as the entrance/exit. Please note that Lam Hi Road is only a narrow side road and currently **allows two-way traffic**. Whenever two cars intersect, one car has to drive to the side of the road or reverse to a wider area to make way. It is not reasonable for this road to be used as an entrance/exit for new residences.

- 2.3.3. The residents of this site will also have to face the dilemma of poor transportation. If we are bent on rezoning the site for residential use, there will be more than 300 new units for about 1,000 people, but there will be no new shuttle bus to the MTR West Rail Line, and we can only rely on village minibuses such as No. 39. As this place is already at the bottleneck of Kung Um Road, the minibus arrives from Yuen Long South all the way to the north and is often already full. In contrast, the residents of the Park Signature and the La Grove can use the shuttle buses.

2.4. Rezoning to residential units will severely impact the Park Signature and the La Grove community

- 2.4.1. **The south-facing view of Tower 1-3 will be severely affected.** The proposed residential development on the land is of similar density and height to the Park Signature, which is within less than 100 meters away. The building is located in the south facing direction of Tower 1-3 of the Park Signature, which will have a serious negative impact on the **visual perception** of the original community, the window views, and the **degree of privacy**. **New World, as the developer of the Park Signature**, only listed in the sales brochure that the south side of Yuen Long Highway is in the planned development area, but did not mention anything about the ownership of the land and its future development. The open mountain view at the time of the sale is an advantage to attract users, but now it ignores the interests of the users who supported New World's development project with real money, and tries to change the land which **should be a public open space** into a Private Subsidized Housing project whose interests are still in dispute.

- 2.4.2. The government has used the Land Resumption Ordinance to resume the parking lot area on Shap Pat Heung Road north of The Riverpark to build **high-density subsidized units**. This arrangement has already brought serious negative impacts to the Park Signature and the La Grove local community, such as the reduction of parking spaces and the doubling of the number of people waiting for commuter buses on Shap Pat Heung Road. Property surveyor Andrew Cheung also pointed out that the landscape of the low-rise units in the Park Signature, Yuen Long will be affected if they are facing subsidized housing closely.^[3] This potential loss will be borne by the existing owners. With such a high density of subsidized housing development around the Park Signature and the La Grove community, it is **too cruel to the owners of the Park Signature community to build a new Private Subsidized**

[3] Resumption of land | Impact on three private buildings up to 20% drop in price YOHO Midtown or now top heart fir | Hong Kong 01 <https://www.hk01.com/sns/article/624866>

Housing blocking their northern open view?

- 2.4.3. Just 300 meters east of the Park Signature and the La Grove community is the **Yuen Long Youth Hostel in Ma Tin Pok**, where the construction of a residential building has been completed. The youth hostel is also a kind of social policy innovation, Hong Kong 01 reporter made a site visit, said “the place is far away from the MTR station or Light Rail station, usually rely on minibuses to enter and exit, only the peak working hours there are special bus schedule to Causeway Bay or Kwun Tong.”^[4] It can be said that this kind of experimental planning and development has not taken into account the actual traffic demand. The construction of more than 1,000 youth hostel units without any traffic improvement to the local community has added to the already congested traffic in the district.
- 2.4.4. From the perspective of **social policy implementation**, letting the Park Signature owners to bear the costs of three different social policy trials nearby does not demonstrate the justice of social policy. The government's use of the Land Resumption Ordinance is already making private housing estates like the Park Signature to act as a white mouse, and the residents' objection was useless. The East Youth Hostel is nearing completion. Currently, the developer of The Park Signature, New World, is working on a so-called innovative project in the south, innovation means that the future of the project is not clear. Now that we are going to do social policy trials, can we not just do these trials around the Park Signature all alone? Why the residence of the Park Signature has to bear all the negative effects of these trials?

2.5. The rezoning to residential units will squeeze the space that could be used for public open space

The area where the Park Signature and the La Grove is located lacks public open space. In the past, it was necessary to go to the Yuen Long Stadium and Yuen Long Park, but there are many new subsidized housing projects in the vicinity.

- 2.5.1. **The 590 square meters of public open space is clearly insufficient.** A plot of 25 meters in length and width is already 625 square meters in size, and this plot is only a little larger than a basketball court. In such a small area, various trees and landscaping have to be set up, which actually leaves very little space for the community to relax. Referring to the plan provided by New World, there is only one pathway, which is a miserly contribution to the community open space. What the open space provides is only a pathway.
- 2.5.2. The whole area could be developed in accordance to the Yuen Long South development plan, with a larger **public open space with a variety of facilities**, an exhibition room for artworks, and a certain number of public seats. In this way, the residents of the newly moved residents of the high-density subsidized housing in the north parking lot can come here to rest, and the people who go to the Tai Tong to enjoy the maple leaves can also rest and use it along the way.

[4] Yuen Long Ma Tin Pok Youth Hostel latest design revealed Some floor tenants may be able to keep pets | Hong Kong 01 <https://www.hk01.com/sns/article/151684>

This will truly become a public open space for tens of thousands of residents in the neighborhood, rather than a residential development under the guise of an open space.

2.6. Comments specifically related to the proposed plan

As a CFA charterholder and FRM charterholder, I am concerned about the innovative exploration of loan financing and transfer of ownership in this project.

2.6.1. **There are financial risks associated with the high leverage associated with progressive mortgages.** Is the sale of private HOS properties still based on the lottery for eligible persons? In the private housing market, buyers who have been drawn ahead of others are often reluctant to waste the opportunity and are less rational in their purchases. There are often news about private housing forfeits. This is an innovative private housing project that may attract a large number of eligible applicants, including those whose personal finances are not suitable for a progressive mortgage, to participate in the lottery. The top-heavy repayment method of this project brings additional risk in the case of this property, as progressive means that buyers are more leveraged and cannot afford the risk of price fluctuations if they lack a certain amount of cash on hand, or if they have a job change. Even if the bank does not press for repossession, there is still the risk that the loan will not be repaid on time.

2.6.2. In terms of economics, setting the same purchase threshold as government HOS but offering a different type of property must have potential effects. There is often news of speculation in the market after 3 years of purchase.^[5] The low initial price strategy for this type of private HOS has, to some extent, encouraged more people who do not really need it to participate in the speculation. The proposed private HOS is in competition with the government HOS. After the 3-year period, the private HOS will be more attractive than the government HOS due to the involvement of the private developer, and there is no similar HOS in the market, so the imbalance between supply and demand will lead to speculation.

2.7. Refuting New World's claim of development justifications and merits

New World Living sets out the justifications and merits in the proposed development plan, which are refuted in turn.

New World Living Claims	Refutation
<i>The rezoning is in line with the Government's housing policy to meet housing demand.</i>	With only 300 units, it is a drop in the bucket and will bring a series of negative impacts to the community. The open space use should be maintained in line with the Yuen Long South development plan.

[5] Oriental Daily News HOS speculation doubled in two years with an average profit of 2.53 million
https://orientaldaily.on.cc/content/%E8%A6%81%E8%81%9E%E6%B8%AF%E8%81%9E/odn-20211202-1202_00176_241/%E5%B1%85%E5%B1%8B%E7%82%92%E8%B3%A3%E5%85%A9%E5%B9%B4%E7%BF%BB%E5%80%8D--%E5%B9%B3%E5%9D%87%E8%B3%BA253%E8%90%AC

<p><i>It will be the first not-for-profit private subsidized housing to provide new, high quality and affordable flats to the society which will also encourage the private sector to create similar projects and give back to the community.</i></p>	<p>It is more <u>economically sustainable</u> for developers to make profits instead of not-for-profit. What's more, it could simply provide more affordable housing by <u>reducing their profits directly</u>. The rationale for this innovative program is not related to the need to develop on the site; a good vision can be realized in a more appropriate location.</p>
<p><i>The rezoning complements to the government's efforts in enhancing the housing ladder and encouraging home ownership.</i></p>	<p>This one is a policy innovation justification, not related to the need to develop in the land. Developers can <u>reduce their profits directly in order to truly enhance the housing ladder</u>.</p>
<p><i>The rezoning proposal duly adopts Government's policy of "Single Site, Multiple Use" for better utilization of the application site.</i></p>	<p>The <u>small size of the site</u> is already a multiple-use site, including <u>storage of artwork and public open space</u>. In addition, the multiple use policy is a government proposal for Government, Institution or Community sites reserved for a single public facility, please not be confused.</p>
<p><i>Opportunities arise from site review to condense the original use and free up portion of the application site for the purpose of affordable housing, while maintaining the original provision of public open space.</i></p>	<p>Why can't we <u>allow more public open space</u>, only 590 square meters, a small pathway open space, which can't meet the needs of tens of thousands of residents around the use. Please do make contribution to the community by providing a real open space, not a small pathway.</p>
<p><i>The development intensity of the scheme is comparable with the surrounding area.</i></p>	<p>This argument does not justify or add anything to the justification or merits. Please note that the Park Signature and the La Grove are both served by shuttle buses, while this one hasn't.</p>
<p><i>The careful design of the scheme is in harmony with the surrounding area.</i></p>	<p>In terms of the negative impact that the proposed development will have on the community, <u>there is no harmony, only negative impacts</u>. I think all residents nearby will not appreciate the so-called <u>careful design for a one pathway open space</u>.</p>
<p><i>There will not be insurmountable problems proven by various technical assessments.</i></p>	<p>This rationale disregards the many negative impacts and is inconsistent with the <u>reality of the situation</u>. I object to the plan entirely that the project will have serious negative impacts.</p>

Submitted by: Wu Ying Shi, CFA, FRM

Name: Wu Yingshi

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Phone number: [REDACTED]

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編號 Y/YL/18 意見書_20220606
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To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

1 attachment



編號 YYL18 意見書 20220606.pdf

致城市規劃委員會:

編號 Y/YL/18 意見書

就申請編號 Y/YL/18 而只作指示用途的擬議發展計劃的概括發展規範，本人附上有關意見書，謝謝。

市民
李紫婷上
2022年6月6日

關乎申請編號 Y/YL/18 而只作指示用途的擬議發展計劃的概括發展規範

反對意見書

位置/地址: 新界元朗第十三區欖喜路丈量約份第 120 約地段第 2281 號 A 分段、第 2282 號餘段、第 2283 號餘段、第 2960 號餘段及第 2964 號 B 分段和毗連政府土地

1. 本人反對申請編號 Y/YL/18 的擬議發展計劃的概括發展規範(下稱此計劃), 即反對將此地帶由 (1) 「其他指定用途」註明「藝術品儲存及公共休憩空間」擬議修訂為(2) 「其他指定用途」註明「私人資助房屋和藝術品儲存及公共休憩空間」地帶。理由如下:

2.

2.1 理由一:



此計劃申請地點

城規會法定規劃意向

- 2.2 上圖是由<城規會法定規劃綜合網站 2>取得之欖喜路一帶法定規劃意向, 由圖中可見, 此計劃申請地點完全在「休憩」地帶內, 擬議的屋宇發展根本不符合該地帶的原本的規劃意向。本人深信, 該地帶其實是一條城市的緩衝地帶, 是作為附近居民或將來元朗南發展計劃居民將來的休憩空間。

2.3 根據過往網上資料，此計劃申請地點原本在 2015 年前亦屬「休憩」地帶，不過於約 2015 年尾至 2016 年初被新世界發展有限公司(下稱新世界)向城規會以支持藝術產業持續發展為由，將此計劃申請地點由「休憩」地帶成功向城規會申請改為「其他指定用途」註明「藝術品儲存及公共休憩空間」，其後一直未有發展；於今年(即 2022 年 5 月)，新世界公司再次向城規會申請，以將此計劃由(1)「其他指定用途」註明「藝術品儲存及公共休憩空間」擬議修訂為(2)「其他指定用途」註明「私人資助房屋和藝術品儲存及公共休憩空間」地帶。

2.4 此計劃申請地點完全在整條「休憩」地帶內企圖建設一座樓宇，因此，本人認為由上述更改此計劃地點規劃用途之時間線看，本人認為新世界一直是想將此計劃申請地點建屋，只是一步步向前進發，以試探方式去測試城規會委員的底線，會否容許私人公司在原本整個欖喜路法定規劃意向之「休憩」地帶上，容許其興建第一座樓宇。若城規會委員通過是之申請，本人深信會有更多私人地產發展公司，將來會以此計劃申請地點成功為由，再向城規會申請於欖喜路一帶之休憩地帶，發展更多房屋。此舉會開創一個先例，讓私人地產發展公司嚴重剝削附近居民或將來元朗南發展計劃之新增人口擁有一條完整的「休憩」地帶之權利，同時有違該地帶的原本的規劃意向，即是完整的「休憩」地帶。

3. 理由二:

此計劃地點不應更改發展用途，應繼續維持為藝術品儲存及公共休憩空間，以配合政府元朗南發展計劃。本人是支持政府的元朗南發展計劃。元朗南發展計劃包括沿公庵路及僑興路兩旁建設數以萬計的公營/私營房屋，並計劃以容納新增人口約十萬人。此計劃地點(即編號 Y/YL/18)，原以為是應發展為藝術品儲存及公共休憩空間，亦並未納入政府於 2012 年開展的元朗南發展計劃之研究，若現在改變成建屋用途，必會令將來元朗南發展計劃完成後，令元朗南的新增之龐大人口少了一些重要的公共休憩空間。香港人口密度高，建築物林立，公共空間更是買少見少。當政府已有一個完整的元朗南發展計劃的佈局，我認為政府和私人公司能多加注意，履行讓公眾使用合適休憩空間的權利，維持此計劃地點(即編號 Y/YL/18)為發展藝術品儲存及公共休憩空間，令將來新增的元朗南市民有權利享用更多的地方及設施去作不同的活動，讓他們建立身心健康的城市生活。

4. 理由三:

此計劃涉及於欖喜路與公庵路交界附近位置興建私人房屋，會加劇原已超負荷的僑興路、公庵路交通問題。一直以來，公庵路與十八鄉路交匯處周邊近幾年興建溱柏、原築大型屋苑，兩個屋苑的屋苑出入處位於公庵路，每天有幾百輛私家車經屋苑出入處駛入公庵路。此外，公庵路沿途還有千餘個工場或倉庫，許多大型貨櫃車亦經該條路往來工場，因此每當早上 8 時至 10 時、中午 12 時至 2 時及下午 5 時至 7 時這 3 個高峰時段，公庵路與十八鄉路交匯處的燈位處，每次紅燈亮起很多時都會出現長長車龍。若日後於欖喜路與公庵路交界再興建高密度房屋(即此計劃)，必然會造成更多車輛出入公庵路，繼而再加劇僑興路、公庵路交通問題。此計劃若通過，會令每日經公庵路出入的居民要承受更嚴重的交通擠塞問題，影響附近居民出入要便利的基本條件。

5. 理由四:

根據政府元朗南發展計劃第一期發展，第一期發展工程範圍包括重建/擴闊現有公庵路和僑興路的部分路段，包括覆蓋明渠工程。元朗南發展計劃第一期發展最早約於 2022 年第三季展開，目標是於 2024 年年底開始提供已平整的土地，以發展第一批約 4 300 個公營房屋單位，讓元朗南發展首批居民可於 2028-29 年度或之前遷入。而此計劃申請地點亦涉及公庵路附近建屋，若此計劃成功通過，新世界發展有限公司亦會於 2023 年開始動工，最快 2027 年建成。此計劃建屋時間，正正與元朗南發展計劃第一期發展重建/擴闊現有公庵路和僑興路的部分路段工程重疊，到時兩項工程時間重疊，公庵路和僑興路的交通擠塞問題肯定更加嚴重，定會為附近居民交通帶來不必要的嚴重影響，此影響是起碼三至四年，直至兩項工程完成。

6. 理由五:

此計劃申請地點完全在整條「休憩」地帶內建設一座樓宇，而新世界於是次申請並未有一個向城規會遞交的景觀影響評估，本人對此深表關注。試想像，在一條城市的緩衝地帶中將會有一座樓宇，這明顯會對原本整個水平地帶的景觀變得突兀，為整條地帶的景觀帶來相當大的影響。

7. 因此，基於上述原因，本人**反對**申請編號 Y/YL/18 之申請，並請城規會各委員在考慮欖喜路一帶整個法定規劃意向、此計劃對僑興路、公庵路交通問題之影響、並考慮將來元朗南發展計劃完成後，此休憩地帶能作為新元朗南市與元朗市之間的緩衝地帶等不同方面，加以考慮，並否決是項申請。

市民

李紫婷

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Y/YL/18 NWD DD 120 Area 13, Yuen Long
10/06/2022 22:40

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

Y/YL/18 NWD

Lots No. 2281 S.A, 2282 RP, 2283 RP, 2960 RP, 2964 S.B in D.D. 120 and adjoining Government Land at Lam Hi Road, Area 13, Yuen Long

Site area : 7,304sq.m Includes Government Land of 2,544sq.m

Zoning : "Other Specified Uses" annotated "Art Storage and Public Open Space"

Proposed Amendment : Rezone to "Other Specified Uses" annotated "Private Subsidised Housing and Art Storage with Public Open Space" : 312 Units / PR 7.4 / 88mPD / 811sq.m OS / 590sq.m POS / 2,486.8sq.m Art Storage / 40 Vehicle Parking

Dear TPB Members,

Strongest objections.

Our property developers know how to milk the system and play the long game. This tricky venture has been years in the making. The site was originally zoned OS and in early 2016 the first steps were taken:

Y/YL/11

Lots in D.D. 120 and adjoining Government Land, Yuen Long

Site area : About 6,080m² Includes Government Land of about 1,274m²

Zoning : "Open Space"

Proposed Amendment(s): Rezone to "Art Storage"

Some members were not convinced, the plan was deferred a number of times and eventually only partially approved 25 Aug 2017:

"The Committee decided to partially agree to the application by rezoning the application site from "O" to "OU (Art Storage with POS)" with 'As specified on the Plan' under Column 1 of the Notes of the OZP. The Committee also agreed that the zoning boundary and the proposed Notes for the "OU (Art Storage with POS)" zone would be reviewed by PlanD. The relevant proposed amendments to the Approved

Yuen Long OZP No. S/YL/21 together with the revised Notes and Explanatory Statement would be submitted to the Committee for agreement prior to gazetting under section 5 of the Town Planning Ordinance.”

I would remind members that at the time PlanD itself did not support the warehouse

*The Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) considered that should the site be rezoned to the specified use and given that the proposal submitted by the applicant was an indicative scheme, there was no guarantee on the implementation of mitigation measures to minimise visual impacts. In addition, **the proposed rezoning would segregate the “O” zone which would in turn constrain the design of the future POS. The compensation of an open space at the site was not comparable to attaining a continuous open space along Yuen Long Highway. The proposal might also create some localised adverse air ventilation impact on Park Signature, Lam Hi Road and the proposed open space at the northeastern corner of the site.***

*PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The site formed an integral part of a wider open space network in the area and served as a buffer to screen off the adverse environmental effects from Yuen Long Highway. It also allowed a continuous and direct pedestrian link to the proposed landscape walkway as shown on the Layout Plan (LP). **Moreover, cycle park and associated facilities could be incorporated into the “O” zone as an attraction of Yuen Long Town. Approval of the proposed piecemeal rezoning would affect the overall integrity of the “O” zone. The proposed rezoning was considered not compatible with the planned open space and the existing residential developments nearby.** In addition to the adverse comments from DEP and CTP/UD&L, PlanD, the applicant failed to demonstrate the proposed rezoning would not create environmental nuisance to **and adverse visual impact on the surrounding area.** Should the site be rezoned as proposed, there would be no planning control on the building form. The approval of the application would set an undesirable precedent for other similar applications and the cumulative effect of which would result in adverse implications on the POS provision and jeopardise the planning concept of the open space network in the area*

*A Member asked if there was any definite programme for the proposed park. In response, Mr David C.M. Lam said that there was no timetable for the development of the subject “O” zone. Yet, **in view of the possible increase in population due to the future development in Yuen Long South, it was considered more appropriate to retain the site as “O” zone in the long-term.** Noting that the “O” zone was divided by nullah and roads, the Member asked how the continuity of the future open space could be guaranteed. In response, Mr David C.M. Lam said the detailed design of the “O” zone had not yet commenced. As an initial thought, footbridges could be one of the options to enhance the connectivity of the future open space, subject to detailed design and technical feasibility. Ms Theresa Yeung, the applicant’s representative, supplemented that a strip of land located along the southern fringe of the site was government land and was not part of the*

site. The cycle track, if provided in the future open space, would not be disrupted as it could run along that strip of land.

The Chairman noted most of the Members' views that the site might not be the ideal location for the proposed art storage facility, but given the "O" zoning for the site had been in place for 26 years and LCSD had no plan to **develop the site into a POS at present**, some Members were of the view that sympathetic consideration could be given to the application.

SO IN OTHER WORDS WHILE THE OS IS CURRENTLY REDUCED TO A STRIP, AS THE POPULATION GROWS SO DOES THE NEED FOR THE OS AND THE ART STORAGE COULD BE EVENTUALLY REMOVED IN ORDER TO FACILITATE DEVELOPMENT OF AN ADEQUATE AND SPACIOUS OPEN SPACE

PROPOSED AMENDMENTS TO THE APPROVED YUEN LONG OUTLINE ZONING PLAN NO. S/YL/23

Item B – Rezoning of a site at the junction of Kung Um Road and Lam Hi Road from "Open Space" ("O") to "Other Specified Uses" annotated Art Storage and POS.

On 25.8.2017, the Committee agreed to a s.12A application (No.Y /YL/11) to rezone a site of about 6,096m² near the junction of Kung Um Road and Lam Hi Road from "O" to "OU (Art Storage and Public Open Space)" to facilitate a development of a 3-storey art storage warehouse (BH at 22.2mPD) with a **total GFA of about 12,694m²** and a public open space (POS) of about 590m²

Reasons given for need of facility that that location include –

*international art market continued to expand in recent years as art investment funds had grown in popularity and the number of art galleries was increasing at a rapid rate, which led to an **increase in demand for high quality art storage facilities***

Currently, most of the artworks in Hong Kong were stored in industrial buildings, where fire safety, security, humidity and temperature control and internal layout were not up to standard for art storage

*The vacancy rate of industrial buildings in Hong Kong was merely about 3.5% which would not be able to accommodate the strong demand for art storage. **The lack of high quality art storage facilities had seriously hindered the development of art industry in Hong Kong;***

My comment "the developer behind the project, NWD, had a massive land bank in the New Territories and needed not use the concerned piece of land, which included a strip of government land, for art storage. **She suspected that the developer might convert the site for residential use later;**" **INDEED**

Air Ventilation (o) CTP/UD&L, *PlanD considered that **the proposed low-rise development would not generate significant adverse impact on the overall***

pedestrian wind environment in the surroundings;

OZP was approved: the rezoning of the site from "Open Space" ("O") to "Other Specified Uses annotated "Art Storage and Public Open Space (POS)" with the provision of not less than 590m² POS **to facilitate the development of a 3-storey art storage warehouse is considered appropriate** to support art and cultural development in Hong Kong.

But after all the hoo haw about the need for high class art storage facilities, suddenly its GFA can be substantially reduced.

Strenuous efforts made to find alternative sites for art storage!!!!

Moreover it was originally stated that the roof top of the facilities would be closed to the public but now it is part of the landscape garden! Members of course could question how the trees in the image could grown on a roof top.

So under the guise of charitable works and not-for-profit, NWD is proposing to build a subsidized housing development. It knows that approval would not be granted for regular development. However it will certainly make healthy profits as this will be a No Frills development and we know from the scandal exposed at Tai Wai Pavilia Farm resulting in two towers under construction being demolished, that this is a developer that knows how to skimp on quality. In addition there are always the lucrative sidelines of installing its own management company and other services provided by its many subsidiaries.

Note that 1,270sq.m government land and site now includes 2 public roads, presumably to increase the developable GFA.

the zoning boundaries on the OZP were broadbrush in nature. The government land abutting the private lot that were part of the existing public roads were included in the "OU(AS&POS)" zone but they would not be granted to the applicant for art storage development;

But by including them in the site the developer can gain substantially.

There is also the issue of the wall effect. The previous approval was for a low rise development only.

Approval of this application would not only encourage further development on the OS thus depriving a community set to grow by many thousands of recreational space, it would also send out the message that by wrapping their plans in Do Good Wash developers can effectively overcome all impediment set by zoning and regulations.

Members must not support this deceitful manipulation of the community.

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:

220810-154101-02816

提交限期

Deadline for submission:

12/08/2022

提交日期及時間

Date and time of submission:

10/08/2022 15:41:01

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/18

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Law

意見詳情

Details of the Comment :

致 城規會

這次新世界建議發展的項目, 從規劃到選址至評估都是十分有問題的, 表面上看似是幫助市民置業的方案, 實際上是 1) 破壞附近欖喜路、公庵路及十八鄉路附近一帶居民的生活環境, 2) 加重公庵路已在發生的嚴重交通堵塞問題, 及3) 影響政府花多時對元朗及元朗南的長遠發展。

發展商不斷用些所謂的數據來顯示項目不會帶來不良影響, 但方案已很明顯看到是發展商的自私行為, 區區為了可以賣出300個單位而影響附近幾千戶居民的日常生活。做事的人都知道, 數據是參考而已, 每天生活在內的人和事才是真實的 (請問在做數據和提交報告的人有在項目附近一帶生活過嗎? 有試過每天在這塞車嗎? 有試過救護車因道路堵塞而沒法前進去救人嗎?)

真心因預算問題買樓的人也不用特別選在這個偏遠的位置上車, 連政府在發展元朗南時也需計劃開建新道路或工程來支持附近一帶的交通配套, 目的就是為了不要在原有的問題上再加重負荷。

在公庵路的交通堵塞仍未得到改善前及欖喜路仍不是全面的雙線行車前, 請城規會” 否決” 是次Y/YL/18的地帶改劃申請。

謝謝用心的城規會!

羅小姐

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

參考編號

Reference Number:

220811-085641-98738

提交限期

Deadline for submission:

12/08/2022

提交日期及時間

Date and time of submission:

11/08/2022 08:56:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/18

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yip yuk kei

意見詳情

Details of the Comment :

本人反對在此地點建私人資助房屋！

要點如下：

1. 元朗南交通設施配套上，未能配合人口上的發展！尤其公庵路的交通現在已經非常擠塞，嚴重影響居民生活交通出入上班，順利方便的狀況，另外，此區休憩的地方也不足夠!!! 建議城規會，再派要員到現場實地再視察交通擠塞，和交通配套路面的狀況，和休憩空間在此區是否足夠。
2. 新世界發展多次更改申請，這片土地都未完全整合之下，利用「私人居屋」之名，來增加十五萬一千多呎住宅利潤。
- 3.. 新世界發展就是強搶公眾休憩空間。
4. 整個發展項目，50%用在住宅，另外50%用在私人倉庫。原本這片休憩空間，又成為了新世界發展的利潤。
5. 現時公庵路已非常擠塞，就算擴闊工程完成，樽頸仍然在十八鄉路交界出現，欖喜路應擴建去連續高速。但新世界發展保持欖喜路單線雙程闊度，而且倉庫入口亦設於這路上，可見將來交通擠塞景象，十分水洩不通！
6. 現時建築物都是6米高內，新世界卻要建3層高23米的倉庫，約一般住宅事7樓高，非常不合理。屋頂還建一個不是公眾隨時進入的公園。即是不受政府監管，衍生環境衛生問題，又難以追究。
7. 元朗南發展第一階段，公庵路近龍田污水泵站至天龍村，都是預留非住宅用地，因為太近高速公路，為何卻可在公路另一邊，給發展商任意莽為？
8. 現時這區嚴重欠缺公共設施配套，交通亦非常擠塞，望貴部門認真審視這項目，能否一並與元朗南發展管理。
- 9.. 本人建議發展商不能建住宅，只能建不高於17米2層高倉庫，天台建設一個全天候公眾公園，還這區居民一片真正的休憩空間，還要擴闊欖喜路連接未來交通出口。因為十八鄉路與公庵路，根本容納不到未來元朗南發展的交通。

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

參考編號
Reference Number: 220727-104554-16378

提交限期
Deadline for submission: 12/08/2022

提交日期及時間
Date and time of submission: 27/07/2022 10:45:54

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/18

「提意見人」姓名/名稱
Name of person making this comment: 油尖旺青年社

意見詳情
Details of the Comment :

我們同意及支持此私人資助房屋項目，理由如下：

本港房屋供不應求，公屋平均輪候時間增至6.1年，創23年以來新高；近年居屋申請平均超額逾20倍，導致有置業需要的青年或年輕家庭上樓無望，更遑論向上流動。是次的申請項目將有助年輕人上樓。

此外，政府已計劃分階段推行元朗南發展，日後將為社區帶來更完善的社區配套及交通網絡，而發展範圍亦與是次的申請項目接近，預期可產生協同效應，長遠便利區內居民。

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

參考編號
Reference Number: 220525-142922-90465

提交限期
Deadline for submission: 10/06/2022

提交日期及時間
Date and time of submission: 25/05/2022 14:29:22

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/18

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

意見詳情
Details of the Comment :

I support this application.

The youngsters in Hong Kong have already been suffering from the lack of Government's support in many ways, the greatest of which is the housing policy. There had been no comprehensive and forward-looking policy on land and housing supply since the days of Donald Tsang, leading to a serious lag behind of supply. The new development areas have also been conservatively planned with some waste of land resources too. The high prices of property brings the older generation some fortune, but the younger generation (those born in 1980s onwards) are the ones who suffer with no opportunities.

In this project, the developer proactively proposes subsidized housing project. Disregarding what intention the developer has, the subsidized housing itself should be encouraged. Government cannot do all the things and why not letting the private sector does part of it to help the society? Early approval for this subsidized housing should be given. Any objection to this case is in fact a selfish act, probably only to protect his/her own interest without considering collectively.

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

參考編號

Reference Number:

220729-160817-55816

提交限期

Deadline for submission:

提交日期及時間

Date and time of submission:

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jacky Lee

意見詳情

Details of the Comment :

Housing problem is critical to the development of Hong Kong in the future decade. The whole Yuen Long South area will be developed, so I don't see the point of objecting a subsidized housing project with only a humble site area (except selfishness of the nearby residents who worry about their view being blocked).

When the subsidized housing is completed, the roads in the area will have been upgraded. Building Yuen Long South is a fact and its scale is far far bigger than this site. So traffic problem won't be because of this small site for subsidized housing.

The site is located conveniently in residential area. I think in any case it will be better than the existing warehouses and broken houses as is now. For those who object, do they prefer facing these broken houses instead? But sorry, their view will be blocked by the Yuen Long South development in future anyway. Face the reality!

We need subsidized housing. This is the view of the general citizens in Hong Kong except a few rich homebuyers in the district.

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

參考編號

Reference Number:

220610-162443-87944

提交限期

Deadline for submission:

10/06/2022

提交日期及時間

Date and time of submission:

10/06/2022 16:24:43

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/18

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Edmond Fong for
The Hong Kong and China
Gas Company Limited

意見詳情

Details of the Comment :

Since the proposed rezoning from "Other Specified Uses" annotated "Art Storage and Public Open Space" to "Other Specified Uses" annotated "Private Subsidized Housing and Art Storage with Public Open Space" is in close vicinity to existing High Pressure gas pipeline along Yuen Long Highway, the rezoning/project proponent should conduct Quantitative Risk Assessment (QRA) to evaluate the potential risk and determine/implement the necessary mitigation measure(s) if required. The QRA should take into account the future population of the area, such as those in the existing buildings, in the proposed development, and in other approved developments, etc. where applicable. The rezoning/project proponent should consult our company in the design stage and closely coordinate with our company during the construction stage, and provide protective measures.



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/18

意見詳情 (如有需要，請另頁說明) 本人是漆柏 [REDACTED] 陳雪梅

Details of the Comment (use separate sheet if necessary) 本人意見表達如下：

1. 關於建造休憩公園：十分好，因為在這個地區週邊範圍都欠缺休憩地方，尤其是長者和小孩得益。(本人是 71 歲長者)

2. 關於建造一棟矮的文化藝術中心，本人覺得可有可無，因為週邊已有圖書館及元朗劇院，如能用此面積加大休憩公園更佳。

3. 關於興建惠及年青人的上車棧位，也是一件好事。

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

簽署 Signature 陳雪梅 [REDACTED] 日期 Date 2022.5.31

總語：如果上述構想，必需是一個組合性的考慮，
即是必然是 1+2+3 的話，也可以接受。

如果理想一點，就最好是能夠 1+3 (省去文化藝術中心)
讓休憩公園面積更大。謝謝！

陳雪梅 [REDACTED]

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

參考編號
Reference Number: 220728-104443-69640

提交限期
Deadline for submission: 12/08/2022

提交日期及時間
Date and time of submission: 28/07/2022 10:44:43

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/18

「提意見人」姓名/名稱
Name of person making this comment: Fung Shing Property Development Limited

意見詳情
Details of the Comment :

The commentator is the occupier of Lots 2961RP and 2963RP in DD120 and adjoining Government Land with short term tenancy and short term waiver to operate a warehouse for storage of metal at the above-mentioned address. It is the concern of the commentator that the proposed development may affect the access of heavy goods vehicle to the above-mentioned site for loading and unloading of metal. The commentator needs additional information from the applicant to ensure that the access of heavy goods vehicle from Kung Um Road would not be affected by the proposed development.



上圖是規劃申請編號 Y /Y L/18 鳥瞰圖。
我們是上述規劃申請毗鄰地段業主

我們的地段及規劃申請地段 DD120.2964 S B 旁邊的
共用消防通道(劃上螢光筆位置),這是我們重要消防行車
通道,規劃後應保持原有的行車標準,不可以有任何障礙
物或建築物,即是不可以製造「倔頭路」。
我的聯絡電話 [REDACTED] 黃樹文。



Form No. S12A
表格第 S12A 號

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

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

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

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

2022年 05月 12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 12 MAY 2022
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/18
	Date Received 收到日期	12 MAY 2022

- 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)

Winpo Development 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
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)

Lots 2281 S.A, 2282 RP, 2283 RP, 2964 S.B, 2960 RP in D.D.120 and Adjoining Government Land at Lam Hi Road, Area 13, Yuen Long

(c) Site Area 申請地點面積

.....7,304.....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)	2,544 -----sq.m 平方米	<input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p style="text-align: center;">Temporary structures</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>	

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

The applicant 申請人 -

- is the sole "current land owner"^{#&} (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，或有關係的鄉事委員會&

Others 其他

- others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則	
(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Yuen Long Outline Zoning Plan No. S/YL/25
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Other Specified Uses" annotated "Art Storage and Public Open Space"

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 type="checkbox"/> Commercial [] 商業 [] |
| <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) []
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"/> 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 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 checked="" 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/
Private Subsidised Housing and
<input checked="" type="checkbox"/> Others (please specify Art Storage with Public Open Space)) [] | |
| 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。

(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 Attachment 1 of the attached Supplementary Planning Statement.

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Proposed Notes of Schedule of Uses of the zone attached
夾附對《註釋》的擬議修訂

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.

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A large rectangular area containing numerous horizontal dotted lines, intended for handwritten input.

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 this application 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.
本人現准許委員會的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

HUI CHAK HUNG DICKSON

Director

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s) Member 會員 / Fellow of 資深會員
專業資格

- HKIP 香港規劃師學會 / HKIA 香港建築師學會 /
 HKIS 香港測量師學會 / HKIE 香港工程師學會 /
 HKILA 香港園境師學會 / HKIUD 香港城市設計學會
 RPP 註冊專業規劃師

Others 其他 RTPI Llewelyn-Davies.....

Hong Kong Limited
Authorized Signature

on behalf of
代表

Llewelyn-Davies Hong Kong Ltd.

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

Date 日期

06/05/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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

- 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：
 - 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
 - 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。
- 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。
- 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 號北角政府台署 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	About 14,076 (Private Subsidised Housing) About 5,968 (Art Storage) sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Proposed plot ratio 擬議地積比率	Not more than 5 (Private Subsidised Housing)	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Proposed site coverage 擬議上蓋面積	Not more than 2.4 (Art Storage) * Not more than 33.33% (Private Subsidised Housing) * %	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/>	Proposed number of blocks 擬議座數	Not more than 100% (Art Storage) * 1 (Private Subsidised Housing) 1 (Art Storage)	
<input checked="" type="checkbox"/>	Proposed number of storeys of each block 每座建築物的擬議層數	Not more than 25 (above ground) (Private Subsidised Housing) Not more than 3 (above ground) (Art Storage) storeys 層	
		<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
		<input checked="" 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	Not more than 68.05mPD (at main roof level) (Private Subsidised Housing) Not more than 23mPD (at main roof level) (Art Storage) m 米	<input type="checkbox"/> About 約
		..... 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	14,076	<input checked="" type="checkbox"/> About 約
	number of units 單位數目	About 312	
	average unit size 單位平均面積	45	<input checked="" type="checkbox"/> About 約
	estimated number of residents 估計住客數目	811	
<input checked="" 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
	<input type="checkbox"/> office 辦公室	..... sq.m.平方米	<input type="checkbox"/> About 約
	<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	..... sq.m.平方米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
	<input checked="" type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) Art Storage - GFA: About 5,968 sq.m.	
<input checked="" type="checkbox"/>	Open space 休憩用地		
	<input checked="" type="checkbox"/> private open space 私人休憩用地	(please specify land area(s)) (請註明面積) 811	<input checked="" type="checkbox"/> Not less than 不少於
	<input checked="" type="checkbox"/> public open space 公共休憩用地	..... 590	<input checked="" type="checkbox"/> Not less than 不少於

Transport-related facilities 與運輸有關的設施

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

Private Car Parking Spaces 私家車車位 33 (Private Subsidised Housing), 2 (Art Storage)
 Motorcycle Parking Spaces 電單車車位 3 (Private Subsidised Housing)
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 2 (Private Subsidised Housing)*
 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)

**Share-use* LGV and Light Bus; Size: 8m (L) x 3.5m (W) x 3.6m (H)

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 2 (Private Subsidised Housing)^, 1 (Art Storage)
 Heavy Goods Vehicle Spaces 重型貨車車位
 Others (Please Specify) 其他 (請列明)

^*Share-use* coaches/buses and M/HGV; Size: 12m (L) x 3.5m (W) x 4.7m (H)

other transport-related facilities (please specify type(s) and number(s))
其他與運輸有關的設施 (請註明種類及數目)
Bicycle Parking Space: 21 (Private Subsidised Housing)

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]
Private Subsidised Housing 1	B/F	Carpark
	G/F	Lift Lobby and Clubhouse
	1/F-24/F	Flats
Art Storage 1	G/F	Registration Area, Packing / Unpacking and Crating Area, Loading / Unloading Area
	1/F-2/F	

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

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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))
 Lam Hi Road

There is a proposed access. (please illustrate on plan and specify the width)
 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否

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

如發展涉及蠟灰安置所用途, 請填妥於此附件後附錄的表格。

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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Various Lots in D.D.120 and Adjoining Government Land at Lam Hi Road, Area 13, Yuen Long		
Site area 地盤面積	7,304	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	2,544	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/25		
Zoning 地帶	"Other Specified Uses" annotated "Art Storage and Public Open Space"		
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 <u>"Other Specified Uses" annotated "Art Storage and Public Open Space"</u> to <u>"Other Specified Uses" annotated "Private Subsidised Housing and Art Storage with Public Open Space"</u> 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	14,076	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	5 *	☐ About 約 ☒ Not more than 不多於
Non-domestic 非住用	5,968	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.4 ^	<input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	1 (Private Subsidised Housing)		
	Non-domestic 非住用	1 (Art Storage)		
	Composite 綜合用途			

* Plot Ratio of not more than 5 and Site Coverage of not more than 33.33% are based on Development Site Area of about 2,815.2 sq.m. for Private Subsidised Housing Portion
^ Plot Ratio of not more than 2.4 and Site Coverage of not more than 100% are based on Development Site Area of about 2,486.8 sq.m. for Art Storage Portion

(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)	
		88.05	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		25	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)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		23	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		3	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	Not more than 33.33% (Private Subsidised Housing) * Not more than 100% (Art Storage) ^ % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	About 312		
(vi) Open space 休憩用地	Private 私人	811	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	590	sq.m 平方米 <input checked="" 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 * "Shared-use" LGV and Light Bus; Size: 8m (L) x 3.5m (W) x 3.6m (H)	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)	33 (Private Subsidised Housing), 2 (Art Storage) 3 (Private Subsidised Housing) 2 (Private Subsidised Housing)
	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)	2 (Private Subsidised Housing)*, 1 (Art Storage)
^ "Share-use" coaches/buses and M/HGV; Size: 12m (L) x 3.5m (W) x 4.7m (H)		

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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input 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 Impact Assessment 空氣流通評估		
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。

7 October 2022

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

By Hand and By Email

Dear Sir

Section 12A Planning Application for Proposed Amendments to the Approved Yuen Long Outline Zoning Plan to Rezone the Application Site from “Other Specified Uses” annotated “Art Storage and Public Open Space” to “Other Specified Uses” annotated “Private Subsidized Housing and Art Storage with Public Open Space” in support of Proposed Private Subsidized Housing and Art Storage with Public Open Space at Various Lots in D.D.120 and Adjoining Government Land at Lam Hi Road, Area 13, Yuen Long, New Territories (Application No.: Y/YL/18)

Reference is made to the captioned application, the consideration of which was deferred by the Town Planning Board (the Board) on 9 September 2022 as requested by the Applicant.

We now wish to submit herewith the Consolidated Planning Statement (30 copies) as requested by the Planning Department to facilitate processing of the captioned application. The Consolidated Planning Statement covers all previous submissions in one report and serves to supersede all previous submissions for easy reference of the Board. It should be noted that there is no change to the submitted scheme, development parameters and technical assessments.

Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or Ms Amanda Yu at 2957 9661.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/ay
Encl.

cc (w/ encl)
DPO/TMYLW

Attn: Ms Carol Kan / Mr Distinction Chan

(by email)

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