

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

2023年 02月 17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。

17 FEB 2023

This document is received on _____
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/19
	Date Received 收到日期	17 FEB 2023

- 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)

Giant Star International Limited 貴星國際有限公司

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)

Arup Hong Kong Limited 奧雅納香港有限公司

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) Full address/ location/ demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1391 S.A, 1391 S.C, 1391 S.D, 1392 S.A, 1392 S.C, 1392 S.D, 1865 RP, 1865 S.C, 1868 RP, 1869 RP, 1869 S.C, 1870 S.C and 1870 RP in D.D.120, and adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories
(c) Site Area 申請地點面積	6,290sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	2,968sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>Formed land occupied by temporary structures including squatters and brownfield uses including rural workshops, vehicular repair workshops and an open-air car park</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 13/01/2023 (DD/MM/YYYY)
於 13/01/2023 (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 11/01/2023 (DD/MM/YYYY)
於 11/01/2023 (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	Draft Yuen Long Outline Zoning Plan No. S/YL/26
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Village Type Development" ("V")

7. Proposed Amendments 擬議修訂

(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 [] <input checked="" type="checkbox"/> Residential (Group <input checked="" type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [9] 住宅 (<input checked="" type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [9] <input type="checkbox"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 [] <input type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input type="checkbox"/> Others (please specify _____)) [] 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) [] <input type="checkbox"/> Road 道路	<input type="checkbox"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] <input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)
Please insert subzone in [] as appropriate. 請於[]內註明支區，如適用。	

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

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

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

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

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please refer to the attached Supporting Planning Statement for details of the Proposed Amendments

☒ 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.

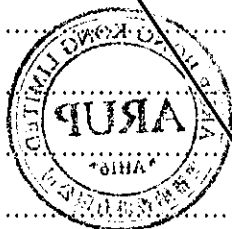
附錄包括一個擬議發展的細節。

☐ 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 Supporting Planning Statement for justifications in support of the Application



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

Yeung Wing Shan, Theresa

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 香港園境師學會 /
☐ RPP 註冊專業規劃師

MRTPI

Others 其他



on behalf of
代表

Arup Hong Kong Limited

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

Date 日期 13/01/2023

(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 號北角政府合署 15 樓。

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

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃	
<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積 <input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率 <input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積 <input checked="" type="checkbox"/> Proposed number of blocks 擬議座數 <input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	37,740 (domestic) + not less than 200 (non-domestic for Social Welfare Facility) sq.m. 平方米 <input checked="" type="checkbox"/> About 約 Not more than 6 (domestic) + not less than 0.0318 (non-domestic for Social Welfare Facility) <input checked="" type="checkbox"/> About 約 Not more than 33.3% (below and above 15m) % <input checked="" type="checkbox"/> About 約 2 Residential Towers + 1 Social Welfare Facility block Residential Towers: 29-35 Social Welfare Facility block: 2 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	T1: 99.4 (for T1A) - 118.3 (for T1B) m 米 <input type="checkbox"/> About 約 T2: 99.4 mPD 米(主水平基準上) <input checked="" type="checkbox"/> About 約 Social Welfare Facility block: 13.35
<input checked="" type="checkbox"/> Domestic part 住用部分 GFA 總樓面面積 number of units 單位數目 average unit size 單位平均面積 estimated number of residents 估計住客數目	37,740 sq.m. 平方米 <input checked="" type="checkbox"/> About 約 1,116 33.8 sq.m. 平方米 <input checked="" type="checkbox"/> About 約 3,125
<input checked="" type="checkbox"/> Non-domestic part 非住用部分 <input type="checkbox"/> hotel 酒店 <input type="checkbox"/> office 辦公室 <input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆 <input checked="" type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施 <input type="checkbox"/> other(s)其他	GFA 總樓面面積 sq.m.平方米 <input type="checkbox"/> About 約 sq.m.平方米 <input type="checkbox"/> About 約 (please specify the number of rooms 請註明房間數目:) sq.m.平方米 <input type="checkbox"/> About 約 sq.m.平方米 <input type="checkbox"/> About 約 (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) One 70-place Community Care Services facility: Not less than 200 sq. m. (please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)
<input checked="" type="checkbox"/> Open space 休憩用地 <input checked="" type="checkbox"/> private open space 私人休憩用地 <input type="checkbox"/> public open space 公共休憩用地	(please specify land area(s)) (請註明面積) 3,125 sq.m.平方米 <input checked="" type="checkbox"/> Not less than 不少於 sq.m.平方米 <input type="checkbox"/> Not less than 不少於

☒ 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 137 (for residential towers) + 1 (for Social Welfare Facility)

Motorcycle Parking Spaces 電單車車位 12

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) 76 bicycle parking spaces

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位 2 (for residential towers) + 1 (for Social Welfare Facility)

Others (Please Specify) 其他 (請列明)

☐ 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)

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]
T1A	B1/F G/F 1/F-28/F	Basement Car Park E/M, Clubhouse, Lift Lobby Residential Units
T1B	B1/F G/F 1/F-34/F	Basement Car Park E/M, Clubhouse, Lift Lobby Residential Units
T2	B1/F G/F 1/F-28/F	Basement Car Park E/M, Clubhouse, Lift Lobby Residential Units
Social Welfare Facility Block	G/F-1/F	Social Welfare Facility

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

Vehicular access road/ emergency vehicular access, private open space, landscaped area, loading/unloading bays, etc

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))
an access road connecting Shap Pat Heung 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.

如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。

2. Impacts of Development Proposal 擬議發展計劃的影響																																							
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>																																							
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p>																																					
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 4,900 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 6 m 米 <input checked="" type="checkbox"/> About 約 (Please refer to Attachment A for the Potential Excavation Area Decarnation Plan)</p>																																					
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Sewage (No Adverse Impact)</td> <td colspan="2"></td> </tr> <tr> <td>Air Ventilation (No Adverse Impact)</td> <td colspan="2"></td> </tr> </table> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to Appendix E of the Supporting Planning Statement for the Landscape Proposal, Tree Survey and Tree Preservation Proposal</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Sewage (No Adverse Impact)			Air Ventilation (No Adverse Impact)		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																					
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Sewage (No Adverse Impact)																																							
Air Ventilation (No Adverse Impact)																																							

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.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Lots 1391 S.A, 1391 S.C, 1391 S.D, 1392 S.A, 1392 S.C, 1392 S.D, 1865 RP, 1865 S.C, 1868 RP, 1869 RP, 1869 S.C, 1870 S.C and 1870 RP in D.D.120, and adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories 新界元朗十八鄉路丈量約份第120約地段第1391號A分段、第1391號C分段、第1391號D分段、第1392號A分段、第1392號C分段、第1392號D分段、第1865號餘段、第1865號C分段、第1868號餘段、第1869號餘段、第1869號C分段、第1870號C分段及第1870號餘段和毗連政府土地		
Site area 地盤面積	6,290	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 2,968	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Yuen Long Outline Zoning Plan No. S/YL/26 元朗分區計劃大綱草圖編號S/YL/26		
Zoning 地帶	"Village Type Development" ("V") 「鄉村式發展」		
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 "Village Type Development" to "Residential (Group A)9" 把申請地點由「鄉村式發展」地帶改劃為「住宅(甲類)9」		

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	37,740 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	6 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	200 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.0318 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	2 Towers 大廈	
	Non-domestic 非住用	1 Social Welfare Facility block 社會福利設施	
	Composite 綜合用途		

(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)
		99.4mPD to 118.3mPD (Not more than 不多於 120mPD)	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		29 to 35	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		13.35	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	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 33.3% (below and above 15m) % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	1,116		
(vi) Open space 休憩用地	Private 私人	3,125	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	226
	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) 76 bicycle parking spaces	138 12 ✓
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	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)	3

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Landscape Proposal and Tree Preservation Proposal		
Air Ventilation Assessment ✓		
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。

Your ref TPB/Y/YL/19
Our ref 289749/01/WSTR/MYNL/PLML/CMCK/05484

ARUP

Level 5, Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong

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f +
d +

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By Hand and By Email (tpbpd@pland.gov.hk)

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

2 January 2025

Dear Sir/Madam,

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

To Rezone the Application Site from “Village Type Development” to “Residential (Group A)9” for Proposed Residential Development at Various Lots in D.D.120, and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories (Planning Application No. Y/YL/19)

Submission of Consolidated Set of Supporting Planning Statement and Submitted Further Information

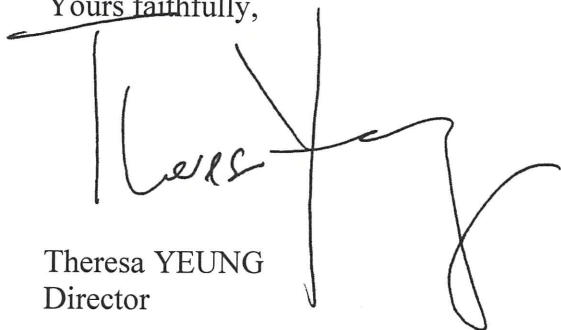
We refer to the captioned S12A Planning Application. As requested by the Tuen Mun and Yuen Long West District Planning Office of the Planning Department, we hereby submit 16 hard copies of the consolidated set of the Final Supporting Planning Statement with Final Technical Assessments (**Attachment A**) and Further Information Submissions with Response to Comment Tables and Supplementary Information (**Attachments B to N**), in two volumes, that have been accepted by the Town Planning Board (TPB) for your consideration.

Please note that the above only serve as a consolidated version of previous Further Information Submissions already accepted by the TPB and has not involved any new information/ findings of the technical assessments nor changes in the scheme, and thus should be exempted from the recounting requirement.

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

Should you have any queries, please contact the undersigned or our Ms. Natalie LEUNG at [REDACTED] or our Ms. Catherine KWONG at [REDACTED]

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Theresa', followed by a large, stylized flourish that extends to the right.

Theresa YEUNG
Director

- Encl. - **Attachment A** - Final Supporting Planning Statement with Final Technical Assessments
- **Attachments B to N** - Further Information with Response to Comment Tables and Supplementary Information
- c.c. - DPO/TMYLW, PlanD (Attn.: Ms. Carol KAN) (By email: klkan@pland.gov.hk)
- DPO/TMYLW, PlanD (Attn.: Mr. Ajyum D. CHAN) (By email: adchan@pland.gov.hk)
- DPO/TMYLW, PlanD (Attn.: Ms. Eva Tam) (By email: ekytam@pland.gov.hk)

Your ref TPB/Y/YL/19
Our ref 289749/01/WSY/MYNL/PLML/CMCK/05486

ARUP

Level 5, Festival Walk
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Kowloon
Hong Kong

t +
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d +

www.arup.com

By Hand and By Email (tpbpd@pland.gov.hk)

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

3 January 2025

Dear Sir/Madam,

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

**To Rezone the Application Site from “Village Type Development” to “Residential (Group A)9”
for Proposed Residential Development at Various Lots in D.D.120,
and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories
(Planning Application No. Y/YL/19)**

Submission of Supplementary Information

We refer to the captioned S12A Planning Application.

In response to the request from the Planning Department for more information on the land ownership pattern and the phasing approach, we are pleased to provide the below supplementary information for your kind consideration.

To avoid piecemeal zoning, the Proposed Amendment considers land integrity to consolidate the private land lots at the corner of the current “V” zone yet outside the VE boundary of Ma Tin Tsuen, including the Applicant’s landholdings and a few third-party lots, for comprehensive residential development in a pragmatic phasing approach, with due respect to the existing Shap Pat Heung Road and Tai Shu Ha Road East, and the adjacent planned RCHE development.

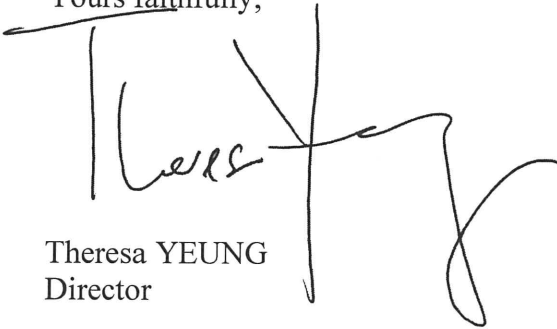
The Indicative Scheme is prepared in a holistic manner integrating both Phase 1 and Phase 2 developments with appropriate architectural layout while having considered various site constraints and technical considerations. With all the private lots in Phase 1 (about 70% of the Phase 1 development) being fully acquired by the Applicant, the Applicant will ensure certainty and timely delivery of the Phase 1 development for the proposed residential development at the Application Site with the anticipated completion year by 2030. While the Application is under active progress of land acquisition for the current 12% of the land lots in the Phase 2 development, the Application would also provide incentive to catalyse the Phase 2 development which is technically feasible and could be planned to be developed via different necessary market arrangement. The Proposed Amendment could not only phase out the temporary structures and brownfield operations including rural workshops, vehicle repair workshops and open-air car park which are environmental nuisance and visual eye-sore, but also unleash the development potential for high-dense residential development compatible with the surroundings and expedite the development of the Northern Metropolis without compromising the demand for Small House development.

In full respect to the land interest of the third-party lot owners, each phase will be self-contained in terms of development potential, layout design, provision of ancillary private open space, internal transport facilities with separate car parking provision and L/UL bay as well as equipping with separate internal access point as demonstrated in the Indicative Scheme. Taking on board the pragmatic phasing approach, all technical assessments have been conducted to ascertain the feasibility for both Phase 1 and Phase 2 developments under the Indicative, such that the secured implementation of Phase 1 development will provide incentive for spearheading the Phase 2 development.

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

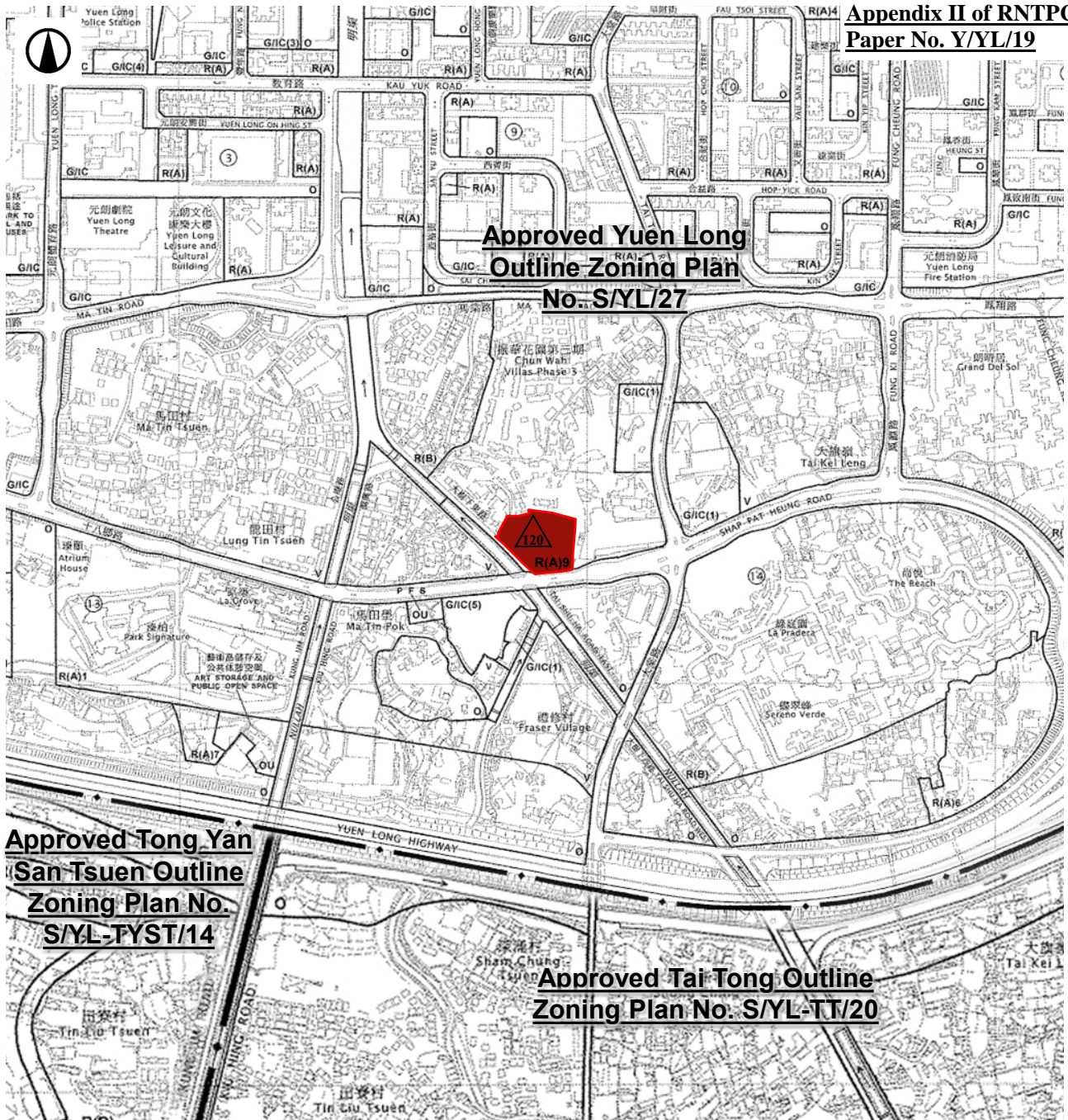
Should you have any queries, please contact the undersigned or our Ms. Natalie LEUNG at [REDACTED] or our Ms. Catherine KWONG at [REDACTED]

Yours faithfully,




A handwritten signature in black ink, appearing to read 'Theresa', followed by a long, sweeping horizontal line that extends to the right.

Theresa YEUNG
Director

- c.c.
- DPO/TMYLW, PlanD (Attn.: Ms. Carol KAN) (By email: klkan@pland.gov.hk)
 - DPO/TMYLW, PlanD (Attn.: Mr. Ajyum D. CHAN) (By email: adchan@pland.gov.hk)
 - DPO/TMYLW, PlanD (Attn.: Ms. Eva Tam) (By email: ekytam@pland.gov.hk)



LEGEND

-  Application Site
-  Proposed “Residential (Group A)9” Zone
-  Proposed Building Height Restriction (in mPD)

ZONING

- C Commercial
- R(A) Residential (Group A)
- R(B) Residential (Group B)
- R(E) Residential (Group E)
- V Village Type Development
- G/IC Government, Institution or Community
- O Open Space
- OU Other Specified Uses
- GB Green Belt

Figure No.	Scale	Figure Title
5.1	N/A	Proposed Amendments to the Approved Yuen Long Outline Zoning Plan (No. S/YL/27)
ARUP	Date December 2024	Source N/A

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Office
Public Vehicle Park (excluding container vehicle) (on land designated "R(A)6" only)	Petrol Filling Station
Residential Institution	Place of Entertainment
School (in free-standing purpose-designed building only)	Private Club
Social Welfare Facility	Public Convenience
Utility Installation for Private Project	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle) (not elsewhere specified)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

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

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

Figure No.	Scale	Figure Title
5.2a	N/A	Proposed Amendments to the Approved Yuen Long OZP (No. S/YL/27) – Notes of the "R(A)" Zone
ARUP	Date	Source
	December 2024	N/A

RESIDENTIAL (GROUP A) (cont'd)Planning Intention

This zone is intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (a) On land designated “Residential (Group A)” (“R(A)”), “Residential (Group A)2” (“R(A)2”), “Residential (Group A)3” (“R(A)3”), “Residential (Group A)4” (“R(A)4”), “Residential (Group A)5” (“R(A)5”) and “Residential (Group A)8” (“R(A)8”), no new development for a domestic or non-domestic building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 30 storeys excluding basement(s) for “R(A)” and “R(A)2” zones, a maximum building height of 25 storeys excluding basement(s) for “R(A)3” and “R(A)4” zones, a maximum building height of 90mPD for “R(A)5” zone and a maximum building height of 100mPD for “R(A)8” zone. For new development of a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (b) On land designated “R(A)”, “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5”, ~~and~~ “R(A)8” *and* “~~R(A)9~~”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above, or the domestic and/or non-domestic plot ratio(s), and the height of the existing building, whichever is the greater, subject to, as applicable -
- the plot ratio(s) and height of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
 - the maximum domestic and/or non-domestic plot ratio(s), and the maximum building height stated in paragraph (a) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (c) On land designated “R(A)2” and “R(A)3”, no new development or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum site coverage of 80%. No addition, alteration and/or modification to an existing building shall exceed the site coverage restriction stated above or the site coverage of the existing building, whichever is the greater.

(Please see next page)

Figure No.	Scale	Figure Title
5.2b	N/A	Proposed Amendments to the Approved Yuen Long OZP (No. S/YL/27) – Notes of the “R(A)” Zone
ARUP	Date	Source
	December 2024	N/A

RESIDENTIAL (GROUP A) (cont'd)

(cont'd)

- (d) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall exceed a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5, as the case may be, and a maximum building height of 25 storeys excluding basement(s). For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum non-domestic plot ratio of 9.5 and the actual non-domestic plot ratio proposed for the building and the maximum domestic plot ratio of 5 divided by the maximum non-domestic plot ratio of 9.5.
- (e) On land designated “Residential (Group A)6” (“R(A)6”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.7 and a maximum building height of 185mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (f) On land designated “Residential (Group A)7” (“R(A)7”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 90mPD, or the plot ratio and height of the existing building, whichever is the greater.
- (g) ***On land designated “Residential (Group A)9”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 6 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.***
- (h) In determining the maximum plot ratio for the purposes of paragraphs (a), (b), (d), (e), ~~and (f)~~ ***and (g)*** 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.
- (i) In determining the maximum plot ratio on land designated “R(A)5”, “R(A)6” and “R(A)8”, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.
- (j) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (a), (b), (d), (e), ~~or (f)~~ ***or (g)*** applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraphs (a), (b), (d), (e), ~~and (f)~~ ***and (g)*** above may thereby be exceeded.

(Please see next page)

Figure No.	Scale	Figure Title
5.2c	N/A	Proposed Amendments to the Approved Yuen Long OZP (No. S/YL/27) – Notes of the “R(A)” Zone
ARUP	Date	Source
	December 2024	N/A

RESIDENTIAL (GROUP A) (cont'd)

(cont'd)

- (k) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, building height and/or site coverage restrictions stated in paragraphs (a), (b), (c), (d), (e), ~~and~~ (f) **and (g)** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

Figure No.	Scale	Figure Title
5.2d	N/A	Proposed Amendments to the Approved Yuen Long OZP (No. S/YL/27) – Notes of the “R(A)” Zone
ARUP	Date	Source
	December 2024	N/A

- 9.2.8 A site in Area 7 zoned “R(A)5” has been developed for residential use known as “The Spectra”, which is subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5 and a maximum building height of 90mPD.
- 9.2.9 A site in Area 14 at Tai Kei Leng zoned “R(A)6” is intended for public housing development. GIC facilities and local open space will be provided within the site. The area is subject to a maximum plot ratio of 6.7 and a maximum building height of 185mPD. To facilitate the provision of public vehicle parking spaces to meet the local demand, ‘Public Vehicle Park (excluding container vehicle)’ use is always permitted within the “R(A)6” sub-area.
- 9.2.10 A planning brief setting out the planning parameters and the design requirements of public housing development at the “R(A)6” zone will be provided to guide its future development.
- 9.2.11 For the site zoned “R(A)6”, an Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been carried out for the site and concluded that design measures, including building separations, setbacks and open areas, would alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA shall be incorporated in the planning brief for implementation as appropriate.
- 9.2.12 A site in Area 13 zoned “R(A)7” is intended for private subsidised housing development. The area is subject to a maximum plot ratio of 5 and a maximum building height of 90mPD.
- 9.2.13 A site in Area 2 zoned “R(A)8” has been developed for residential use known as “Sol City”, which is subject to a maximum domestic plot ratio of 5 or a maximum non-domestic plot ratio of 9.5 and a maximum building height of 100mPD.
- 9.2.14 *A site located to the north of Shap Pat Heung Road is zoned “R(A)9”. Development/redevelopment within this zoning is subject to a maximum domestic plot ratio of 6 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater. In order to enhance compatibility with the local environment, development/ redevelopment within this zoning should consider adopting suitable design measures such as stepped building height profile, building separation and building voids etc.***
- 9.2.15 For the “R(A)5”, “R(A)6” and “R(A)8” zones, in determining the maximum plot ratio of the developments and/or redevelopments, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded to facilitate the provision of these facilities.
- 9.2.16 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio, building height and/or site coverage restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits with reference to the criteria in paragraph 9.1.7 above.

Figure No.	Scale	Figure Title
5.3a	N/A	Proposed Amendments to the Approved Yuen Long OZP No. S/YL/27 – Explanatory Statement of the “R(A)” Zone
ARUP	Date	Source
	December 2024	N/A

- 9.2.17** The residential developments along Castle Peak Road – Yuen Long are subject to traffic noise impacts. Where appropriate, the building design of new developments/redevelopments should incorporate the best practicable environmental mitigation measures. The Director of Environmental Protection should be consulted on the environmental mitigation measures if needed. Efforts should also be made to reduce the noise level at source, such as the provision of noise reducing friction course on road surface.
- 9.2.18** According to the YL AVA(EI) Study, future developers are encouraged to adopt other design measures that could minimize negative air ventilation impact. These include, inter alia, lower podium height, greater permeability of podium, wider gap between buildings, reducing building height for buildings with wide façade facing prevailing wind directions, irregular building heights stepping towards the north and minimizing the blocking of breezeway through positioning of building towers and podiums.
- 9.2.19** The width of some sections of the footways along Castle Peak Road – Yuen Long falls short of the standard requirement. Setting back of some new buildings may be required for widening the footways. The maximum site coverage restriction mentioned in paragraphs 9.2.5 and 9.2.6 above are also relevant for the purpose of footway widening.
- 9.2.20** The plot ratio control under “R(A)6”, ~~and~~ “R(A)7” and “R(A)9” zones is regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

9.3 Residential (Group B) (“R(B)”) : Total Area 36.93 ha

- 9.3.1** Residential sites within this zone are in Areas 6, 13, 14 and 16 mainly located in the southern part of the Town. This zone is intended primarily for medium-density residential development where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.3.2** “Park Royale”, “Scenic Gardens”, “Parkside Villa” and “Emerald Green”, amongst others, in Areas 6 and 13 and “The Reach”, “Serenio Verde”, “Grand Del Sol” and “Villa Premiere” in Area 14 are zoned “R(B)”. Within the “R(B)” zone, residential development is restricted to a maximum plot ratio of 3.5 and a maximum building height of 25 storeys (excluding basement car park).
- 9.3.3** According to the YL AVA(EI) Study, Areas 13 and 14 would enjoy ample breezes. However, to avoid potential local adverse air ventilation problem, the concepts of ‘inter-building spacing’ or ‘courtyard’ by providing adequate space between buildings at wind direction should be applied as far as practicable in the design and layout of future developments in the “R(B)” zone in Areas 13 and 14.
- 9.3.4** In Area 16, a site zoned “R(B)1” has been developed for residential use known as “One Regent Place” with a maximum plot ratio of 3 and a maximum building height of 25 storeys (excluding basement car park) so as to be compatible with the developments in the surrounding areas. Similarly, another site zoned “R(B)2” has been developed for residential use known as “The Parcville” with a maximum plot ratio of 3 and a maximum building height of 55mPD. According to the YL AVA(EI) Study, buildings on these sites should avoid blocking north-easterlies or easterlies, which are the prevailing wind directions.

Figure No.	Scale	Figure Title
5.3b	N/A	Proposed Amendments to the Approved Yuen Long OZP No. S/YL/27 – Explanatory Statement of the “R(A)” Zone
ARUP	Date	Source
	December 2024	N/A

Previous Rezoning Application covering the Application Site

Rejected Application

Application No.	Proposed Amendments	Date of Consideration (RNTPC)	Rejection Reason(s)
Z/YL/6	Request for Amendment to the Draft Yuen Long Outline Zoning Plan No. S/YL/16 from “Village Type Development” to “Residential (Group B)”	13.4.2007	(1), (2), (3) and (4)

Rejection Reasons

- (1) The “Village Type Development” zone was intended for retention of existing villages and the reservation of land for village expansion purpose. The rezoning of the site to “Residential (Group B)” would reduce the amount of land reserved for Small House development which was in great demand in the Yuen Long area.
- (2) There was insufficient information to demonstrate that the proposed zoning amendment would not have adverse infrastructural, traffic, drainage, sewerage, environmental and landscaping impacts on the surrounding areas.
- (3) The proposed zoning amendment to facilitate a residential development of 25-storey high was considered not compatible with the surrounding low-rise low-density residential developments in terms of scale, intensity and nature.
- (4) The approval of the rezoning request would set an undesirable precedent for other similar requests for medium-density residential developments to proliferate in the area. The cumulative effect would reduce the land available for Small House development.

Appendix IV of RNTPC
Paper No. Y/YL/19

Detailed Comments of Relevant Government Departments

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

- (a) The application site (the Site) has an area of about 6,290m² including about 2,968m² of Government Land (GL), of which the actual site area, site boundary of the private lots, lease details, etc. are subject to verification upon receipt of land exchange application.
- (b) According to the records of the Land Registry, the private lots within the Site are owned by different owners. The ownership particulars of the private lots forming the Site have to be examined in details at the land exchange application stage, if applied.
- (c) *In the event the rezoning application under s.12A of the Ordinance is accepted or partially accepted by the Town Planning Board (the Board) with a set of clear development parameters (including but not limited to the proposed user, gross floor area and car parking provisions, as appropriate) defined/firmed up and further submission to the Board (including application(s) for permission under s.16 of the Ordinance after the corresponding amendment to the Outline Zoning Plan (OZP) has been made) is not required, the land owners may submit request for streamlined processing of land exchange application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the land owners, commence the streamlined processing of the land exchange application on a without prejudice and non-committal basis while Planning Department is taking forward the relevant OZP amendment.*

Comments of the Commissioner for Transport:

- (a) As setback is allowed at the Tai Shu Ha Road East and Shap Pat Heung Road for the road improvement works in the future, relevant clauses and non-building area shall be specified under the lease if the case is further proceeded.
- (b) The proposed development would affect the existing vehicular access to the lots at the north (i.e. Lot 1391 S.B ss.1 in D.D.120). The Traffic Impact Assessment report indicated that a right-of-way will be granted to the users of the existing vehicular access. In this connection, appropriate clauses shall be specified under the lease if the case is further proceeded.

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

- (a) The proposed access arrangement of the Site from Shap Pat Heung Road should be commented and approved by the Transport Department (TD).
- (b) HyD shall not be responsible for the maintenance of any accesses connecting the Site and Shap Pat Heung Road.
- (c) The applicant proposed to have vehicular connection to the Site under application No. A/YL/263.

- (d) If the proposed access on Shap Pat Heung Road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, 5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (e) If any road improvements on the public road including road improvements proposed in the Traffic Impact Assessment are considered necessary by TD due to the proposed development, they shall not be implemented by HyD and shall be implemented by the applicant to the satisfaction of TD and HyD at the applicant's own cost.
- (f) Adequate drainage measures should 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.
- (b) The provision of emergency vehicular access (EVA) at the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation [B(P)R] 41D which is administrated by the Buildings Department (BD).

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

- (a) The applicant is reminded that approval of the s.12A application by the Town Planning Board (the Board) does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is required to approach relevant authority/Government department(s) direct to obtain the necessary approval on tree works where appropriate.
- (b) The applicant is reminded that approval of the s.12A application by the Board does not imply approval of site coverage of greenery requirements under PNAP APP-152 and/or under the lease. The site coverage of greening calculation should be submitted separately to the Buildings Department (BD).

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

- (a) Presumably the Site abuts on Shap Pat Heung Road and is a Class A site, its permitted development intensity shall be determined under the First Schedule of the Building (Planning) Regulations [B(P)R] at the building plan submission stage. Otherwise, the permitted development intensity of the Site shall be determined under Regulation 19(3) of the B(P)R.
- (b) The Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the B(P)R and EVA shall be provided for all the buildings to be erected on the Site in accordance with the requirements under Regulation 41(D) of the B(P)R.
- (c) The proposed high headroom of Ground Floor (minimum 10m as indicated in the schematic section 'A'- 'A' and 'B'- 'B') at Tower T1B and T2 should be justified and considered during the building plans submission stage.

- (d) If the proposed plot ratio is based on the assumption that gross floor area (GFA) concession will be granted, the pre-requisites for GFA concession in Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and the Sustainable Building Design Guidelines stipulated in PNAP APP-152 should be complied with.
- (e) 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 GEO, CEDD:

- (a) The Site encroaches onto Feature No. 6NW-B/F232 while a nullah appears to be present at the Site.
- (b) The applicant is reminded to submit plans of proposed building works, as necessary, to BD for approval as required under the provisions of the Buildings Ordinance.
- (c) 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 Director of Electrical and Mechanical Services (DEMS):

- (a) In the interest of the public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the Regulation) and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

致 城市規劃委員會

(申請編號: Y/YL/19)

本人係大旗嶺村民，近日發現城規會張貼告示(Y/YL/19)，此申請對於村民路口出入有極大影響，現村民聯名簽署反對。

謝謝

村民聯名簽署:

林曉生
Lam Chau Lung
李志騰

王耀杰
范奕生
莫彩霞
Crystal
林文

李高記
li Chun Wan
張天存
李 瑞
林耀輝

劉 達 Timothy Lam 郭錦羅

周良軒 Brunden

黃健佳 SP

日期: 14-3-2023

陳婉雲 吳門 朱佛妹

LAM LAM HING

致：城市規劃委員會

有關：申請編號 Y/YL/19

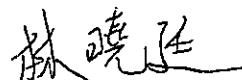
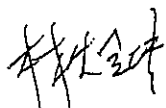
本人等為元朗地段 [REDACTED] 業權持
有人，現就有關申請編號 Y/YL/19，擬將鄉村式發展地帶申
請改劃為「住宅(甲類)9 地帶」的改劃提出以下意見：

地段改劃應整個區域的，有連貫性的，有效益的(包括整體公共
設施)

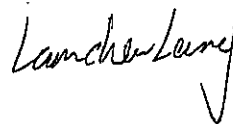
本人等建議將上述 DD120:Lot1391SB 及 1391SBRP 及其他相連
地段一併改劃為「住宅(甲類)9 地帶」。

提交意見人： 聯絡電話： 簽署：

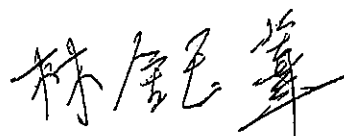
林煜偉



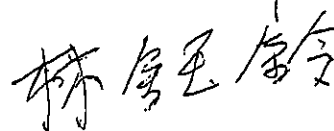
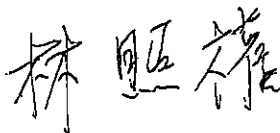
林柱樑



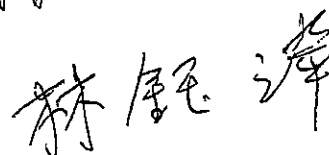
林盛興



林照權



照權發展有限公司



日期：13-3-2023

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

230225-095539-01993

Reference Number:**提交限期**

17/03/2023

Deadline for submission:**提交日期及時間**

25/02/2023 09:55:39

Date and time of submission:**有關的規劃申請編號**

Y/YL/19

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Yip wing cheong

Name of person making this comment:**意見詳情****Details of the Comment :**

反對此項目，因為十八鄉路及元朗市的交通已經不能負荷現時人口需要，每日都塞車，行人仲多過旺角。麻煩正視道路規劃問題，處理好先再起樓。

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

參考編號

Reference Number:

230225-120311-15757

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

25/02/2023 12:03:11

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/19

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 中科監察 Jason Poon

意見詳情

Details of the Comment :

本人反對上述規劃申請，在短期房屋供應短缺的情況下，基於新界北大都會的構想在區內尋求提供住宅供應土地本來無可厚非，但問題的重點是「規劃」。私人發展商應該遵照規劃大綱圖使用土地，整個社會絕對不能容許私人發展商因應自身盈利追求而胡亂要求將本來已經規劃的地塊用途作出更改。政府應該盡快完成新界北大都會的整體和詳細規劃，並且盡快修改分區規劃大綱圖。

詳細而言，政府本來就需要因應未來人口結構趨勢和產業發展等因素，為「新界北大都會」這個構想提供詳盡整體規劃。這個程序提供了有效運用土地的公義基礎和保障庫房根據土地最新發展趨勢而獲得最有效和適當的公帑收益。在政府未有公布新的詳盡規劃前，社會不應接受私人機構自行提出的更改用途規劃申請。社會必須留意，某些私人機構如果預早得知區域發展定位而早着先機提出規劃申請，這或許會破壞庫房公帑本來應該在規劃公布後獲得應有的土地收益。變相令香港公共財政受到某程度上的損害。

本規劃申請本來是鄉村式發展地帶，規劃上根本不容許興建超過三層的建築物，道路交通和甚至乎社區和公共設施根本不能滿足該規劃申請所涉及的居住發展。由於該區域並不屬於規劃成為人口密集的区域，道路和社區配套根本不足，社會根本沒有實際理由容許這個申請。

再者，申請內容佔了一半本來就是政府土地，我們社會怎可能容許私人機構在相對廉宜的代價下變相將並未公開招標或拍賣的政府土地「私有化」。就算社會需要房屋，本來兩年前開始已經有「土地共享計劃」，私人發展商可以透過這個計劃在一定規範下補助香港公營和私營房屋的供應，基於存在現有政策上的選擇，所以「房屋供應」並不是容許是次規劃申請的基礎。

所以，本人反對是次規劃申請。

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

230225-144900-43234

提交限期**Deadline for submission:**

17/03/2023

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

25/02/2023 14:49:00

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

Y/YL/19

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

先生 Mr. Kwok ying wai

意見詳情**Details of the Comment :**

大棠路現時已非常擠塞，上班高峰期更加難以出入，把此地段改為高樓大廈增加人口數量，直接增加大棠路附近路段的負荷，如未能改善現時路面擠塞情況，本人反對申請更改規劃

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

230225-150603-70033

提交限期**Deadline for submission:**

17/03/2023

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

25/02/2023 15:06:03

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

Y/YL/19

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

女士 Ms. Christine Ng

意見詳情**Details of the Comment :****我反對。**

1. 破壞環境以及雀鳥居所
2. 過於密集發展
3. 太多地盤，造成污染
4. 隨著人口流失，住屋需求因而減少，政府不應該再以增加住宅供應為藉口，破壞環境，反而應該從配套著手，例如增加公屋租金，拉近私樓和公屋生活成本，減少濫用政府資源，社會福利處應該著手處理極端案例，減少社會衝突。

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

參考編號

Reference Number:

230312-002819-70442

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

12/03/2023 00:28:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/19

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李燕芳

意見詳情

Details of the Comment :

本人反對上述申請，

申請前沒有廣泛諮詢民意，

村民毫不知情，

施工期間會帶來很大噪音。

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

參考編號
Reference Number: 230312-003105-30407

提交限期
Deadline for submission: 17/03/2023

提交日期及時間
Date and time of submission: 12/03/2023 00:31:05

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/19

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

意見詳情
Details of the Comment :

本人反對上述申請,影響本村長期水浸。
業主沒有處理。

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

參考編號
Reference Number: 230312-003422-08845

提交限期
Deadline for submission: 17/03/2023

提交日期及時間
Date and time of submission: 12/03/2023 00:34:22

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/19

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 陳佩恩

意見詳情
Details of the Comment :

反對申請，
上址原先是申請興建老人院，
造福社區，
如今只為謀取暴利興建多幢住宅，
違反回饋社會原則。

本人表示強烈反對。

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

參考編號
Reference Number: 230312-003540-99003

提交限期
Deadline for submission: 17/03/2023

提交日期及時間
Date and time of submission: 12/03/2023 00:35:40

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/19

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

意見詳情
Details of the Comment :

反對申請，
上址原先是申請興建老人院，
造福社區，
如今只為謀取暴利興建多幢住宅，
違反回饋社會原則。

本人表示強烈反對。

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

參考編號
Reference Number: 230312-003702-83419

提交限期
Deadline for submission: 17/03/2023

提交日期及時間
Date and time of submission: 12/03/2023 00:37:02

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/19

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

意見詳情
Details of the Comment :

反對申請，
上址原先是申請興建老人院，
造福社區，
如今只為謀取暴利興建多幢住宅，
違反回饋社會原則。

本人表示強烈反對。

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

參考編號
Reference Number: 230312-003833-41523

提交限期
Deadline for submission: 17/03/2023

提交日期及時間
Date and time of submission: 12/03/2023 00:38:33

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/19

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

意見詳情
Details of the Comment :

反對申請，
上址原先是申請興建老人院，
造福社區，
如今只為謀取暴利興建多幢住宅，
違反回饋社會原則。

本人表示強烈反對。

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

參考編號

Reference Number:

230312-004149-08190

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

12/03/2023 00:41:49

有關的規劃申請編號

The application no. to which the comment relates: Y/YL/19

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 李燕瑜

意見詳情

Details of the Comment :

本人提出反對，過往地址是申請興建大型的老人院，
如今出爾反爾，老人院不見了。
老人家如何在
貧乏的資源下
安享晚年。

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

參考編號
Reference Number: 230312-004413-65031

提交限期
Deadline for submission: 17/03/2023

提交日期及時間
Date and time of submission: 12/03/2023 00:44:13

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/19

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 童三德

意見詳情
Details of the Comment :

本人提出反對，
十八鄉路在早上7點半至八點半繁忙時段非常擠塞，
現在由申請地點塞上去迴旋處起碼要半小時，
現時再申請起屋只會雪上加霜更加擠塞。

提出強烈反對。

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

參考編號

Reference Number:

230312-004535-87033

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

12/03/2023 00:45:35

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/19

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 梁國賢

意見詳情

Details of the Comment :

本人提出反對，
十八鄉路在早上7點半至八點半繁忙時段非常擠塞，
現在由申請地點塞上去迴旋處起碼要半小時，
現時再申請起屋只會雪上加霜更加擠塞。

提出強烈反對。

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

參考編號
Reference Number: 230312-004649-50125

提交限期
Deadline for submission: 17/03/2023

提交日期及時間
Date and time of submission: 12/03/2023 00:46:49

有關的規劃申請編號
The application no. to which the comment relates: Y/YL/19

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

意見詳情
Details of the Comment :

本人提出反對，
十八鄉路在早上7點半至八點半繁忙時段非常擠塞，
現在由申請地點塞上去迴旋處起碼要半小時，
現時再申請起屋只會雪上加霜更加擠塞。

提出強烈反對。

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

230315-121040-50918

提交限期**Deadline for submission:**

17/03/2023

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

15/03/2023 12:10:40

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

Y/YL/19

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

先生 Mr. 陳其偉

意見詳情**Details of the Comment :****反對，申請老人院項目，洗白後，變起屋，無社會責任。**

17

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

參考編號

Reference Number:

230315-120919-42949

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

15/03/2023 12:09:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/19

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳家昌

意見詳情

Details of the Comment :

反對，申請老人院項目，洗白後，變起屋，無社會責任。

18

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

參考編號

Reference Number:

230315-120721-17639

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

15/03/2023 12:07:21

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/19

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 黃考怡

意見詳情

Details of the Comment :

反對申請，原本申請做老人院，突然改規劃賺錢，無良心，不為民生，只顧賺錢，反對
反對反對。

19

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

參考編號

Reference Number:

230315-120617-40985

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

15/03/2023 12:06:17

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/19

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 張家文

意見詳情

Details of the Comment :

反對申請，原本申請做老人院，突然改規劃賺錢，無良心，不為民生，只顧賺錢，反對反對反對。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Y/YL/19 DD 120 Shap Pat Heung Road

15/03/2023 02:40

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

1 attachment



Tai Shu Ha Road - Google Maps.pdf

Y/YL/19

Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long

Site area: About 6,290sq.m Includes Government Land of about 2,968sq.m

Zoning: "VTD"

Proposed Amendment: Rezone to "Res (Group A) 9" / 2 Towers – 1,116 Units / PR 6.032 / 120mPD / OS 3,125sq.m / 153 Vehicle Parking / 200m2 for 'GIC" social welfare facility

Dear TPB Members,

Strong Objections. In exchange for almost 3,000sq.m of Government Land the community would get One tiny social welfare centre. Not only tiny but also surrounded by roads. This is totally unacceptable. The public land element is large enough to accommodate a RCHE and other facilities.

No indication as to whether this is TSO land and data on demand for small houses. If this demand is greater than the lots then the outcome would be that villagers would subsequently make applications to build homes on lots designated "Open Space", "Green Belt", Agriculture", etc on the excuse that there is no land available in the "V" zone.

Concern also with regard to the tree groves at the Shap Pat Heung side of the site as no information provided with regard to trees on the site and their retention.

Mary Mulvihill




致 城市規劃委員會


(申請編號: Y/YL/19)

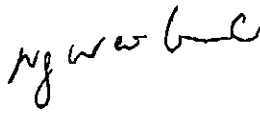
本人係大旗嶺村民，近日發現城規會張貼告示(Y/YL/19)，此申請對於村民路口出入有極大影響，現村民聯名簽署反對。

謝謝

村民聯名簽署:



林曉長
Lam Chau Lung
李志騰


王偉志
黃奕生
黃彩霞
Crystal
林文


李高立
li Chun Wan
張天存
李 瑞
吳祖輝

劉 達 Timothy Lam 郭錦羅

周良軒 Brander

黃健佳 

日期: 14-3-2023

陳婉雲 吳門 朱佛妹

LAM LAM HING

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

230317-164556-77507

提交限期**Deadline for submission:**

17/03/2023

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

17/03/2023 16:45:56

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

Y/YL/19

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

先生 Mr. John Moore

意見詳情**Details of the Comment :**

I object to this application. In exchange for obtaining almost 3,000sq.m of Government Land, the community would get only a tiny social welfare centre surrounded by roads. The public land element is large enough to accommodate a RCHE and other facilities.

If there is still sufficient demand in the area for small village houses, then villagers will subsequently make applications to build homes on lots designated "Open Space", "Green Belt", Agriculture", etc on the excuse that there is no land available in the "V" zone.

There is also a grove of trees at the Shap Pat Heung side of the site. No information is provided by the applicant with regard to trees on the site and their retention.

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

230317-164818-42438

提交限期**Deadline for submission:**

17/03/2023

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

17/03/2023 16:48:18

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

Y/YL/19

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

小姐 Miss Genevieve James Moore

意見詳情**Details of the Comment :**

I object to this application. In exchange for obtaining almost 3,000sq.m of Government Land, the community would get only a tiny social welfare centre surrounded by roads. The public land element is large enough to accommodate a RCHE and other facilities.

If there is still sufficient demand in the area for small village houses, then villagers will subsequently make applications to build homes on lots designated "Open Space", "Green Belt", Agriculture", etc on the excuse that there is no land available in the "V" zone.

There is also a grove of trees at the Shap Pat Heung side of the site. No information is provided by the applicant with regard to trees on the site and their retention.

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

230317-164709-75183

提交限期**Deadline for submission:**

17/03/2023

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

17/03/2023 16:47:09

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

Y/YL/19

「提意見人」姓名/名稱**Name of person making this comment:**小姐 Miss Wilhelmina Evelyn
Moore**意見詳情****Details of the Comment :**

I object to this application. In exchange for obtaining almost 3,000sq.m of Government Land, the community would get only a tiny social welfare centre surrounded by roads. The public land element is large enough to accommodate a RCHE and other facilities.

If there is still sufficient demand in the area for small village houses, then villagers will subsequently make applications to build homes on lots designated "Open Space", "Green Belt", Agriculture", etc on the excuse that there is no land available in the "V" zone.

There is also a grove of trees at the Shap Pat Heung side of the site. No information is provided by the applicant with regard to trees on the site and their retention.

25

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

230317-164444-74178

提交限期**Deadline for submission:**

17/03/2023

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

17/03/2023 16:44:44

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

Y/YL/19

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

女士 Ms. Melanie Moore

意見詳情**Details of the Comment :**

I object to this application. In exchange for obtaining almost 3,000sq.m of Government Land, the community would get only a tiny social welfare centre surrounded by roads. The public land element is large enough to accommodate a RCHE and other facilities.

If there is still sufficient demand in the area for small village houses, then villagers will subsequently make applications to build homes on lots designated "Open Space", "Green Belt", Agriculture", etc on the excuse that there is no land available in the "V" zone.

There is also a grove of trees at the Shap Pat Heung side of the site. No information is provided by the applicant with regard to trees on the site and their retention.

The application no. to which the comment relates: Y/YL/19

The traffic impact of the proposed development will be particularly severe in critical junctions, where traffic from multiple directions converges. The construction of high-rise buildings with a plot ratio of 6 will result in a significant increase in traffic volume in these junctions, exacerbating existing traffic problems.

Name of person/company making this comment TO YI WAH EVA

Signature: 

Date: 14/3/2023



The application no. to which the comment relates: Y/YL/19

The proposed development will also have a negative impact on the health and wellbeing of nearby residents. The increased noise levels and air pollution will have a significant impact on the quality of life of those living in the area. There are no mitigation measures how to reduce the noise level to the surrounding.

Name of person/company making this comment Chan Wai Yuen

Signature: 

Date: 15-03-2023



The application no. to which the comment relates: Y/YL/19

Given that the traffic capacity of Shap Pat Heung Road is nearly full, the proposed development will only exacerbate the existing traffic issues in the area. The increased traffic flow will result in more congestion and air pollution, which will be particularly harmful to the elderly residents living in the adjacent development.

Name of person/company making this comment

張家偉

Signature:

偉

Date:

3月12日 2023年



The application no. to which the comment relates: Y/YL/19

The proposed development will also have a negative impact on the environment. The high-rise residential development will increase the heat island effect in the area. During construction, it will produce air, noise, waste, and dust to the adjacent sensitive users. The application does not address properly in detail how to cope with these environmental issues.

Name of person/company making this comment Eyan Chan

Signature: Chan

Date: 13 MAR 2023



The application no. to which the comment relates: Y/YL/19

The proposed development will also have a negative impact on property values in the area. The high-rise buildings will result in an oversupply of housing, which will drive down prices and have a negative impact on the local economy.

Name of person/company making this comment Janice Wan

Signature: _____



Date: _____

12/03/2023.



The application no. to which the comment relates: Y/YL/19

The proposed development will have a significant impact on traffic in the surrounding area, particularly in critical junctions. The increase in traffic flow will result in more congestion, longer wait times at traffic lights, and increased air pollution.

Name of person/company making this comment

Ho Kai Man

Signature:

Allen

Date:

14-3-2023



The application no. to which the comment relates: Y/YL/19

The proposed development will also result in a loss of community spirit and social cohesion. The high-rise buildings will be out of scale with the existing community and will not encourage social interaction and community engagement.

Name of person/company making this comment

Liu, Pui Man Jasmine

Signature: _____



Date: _____

15 - 3 - 23



致城市規劃委員會秘書

反對 申請編號: Y/YL/19

我反對 Y/YL/19 規劃申請。恆香餅廠對出十八鄉路燈位開始排長龍，將來已規劃一大群公屋，現在仲要放多 1,100 個單位，3,125 人，不敢想像交通負荷有幾大！公家行人路又沒有因此多咗公共空間，行人環境不見改善。

姓名：賈哲然
心心心心

簽署：賈哲然
心心心心

2023 年 3 月 13 日



致城市規劃委員會秘書

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

有關規劃申請編號：Y/YL/19

意見詳請：

我不支持 Y/YL/19 申請。該位置十幾年前早就申請過改劃住宅用地，城規會已不准許，如今又想做住宅，理應同樣拒絕，保留 V zone 地。

姓名：麥麗嫻

簽署：Monita

聯絡電話：


2023 年 3 月 13 日



The application no. to which the comment relates: Y/YL/19

The proposed development may also lead to microclimate changes, such as an increase in temperature and humidity in the surrounding area. This can lead to discomfort and health problems for nearby residents, particularly vulnerable populations such as the surrounded elderly and young children. A suitable assessment is required to examine the human health and well-being.

Name of person/company making this comment CHAN SUB MEI CATHERINE

Signature: 

Date: 14-3-2023



The application no. to which the comment relates: Y/YL/19

Negative impact on the environment: The proposed development may have a negative impact on the environment, such as the loss of biodiversity, increased air pollution, and higher levels of noise pollution. This can have a long-term impact on the health and wellbeing of nearby residents and can also result in harm to the local ecosystem.

Name of person/company making this comment KWOK KA WO

Signature: 

Date: 12/03/2023



The application no. to which the comment relates: Y/YL/19

Inadequate infrastructure and public facilities: The proposed development may not have adequate infrastructure and public facilities to support the increased population density, leading to problems such as traffic congestion, inadequate public transportation, and insufficient access to schools, medical facilities, and other essential services. The TIA underestimates the traffic flow to be brought in some critical junctions. Some calculations as shown in the TIA are also wrong. As such, it is not a good submission satisfying with the public's aspiration overall.

Name of person/company making this comment Lau Man Hung

Signature: 

Date: 15/03/2023



The application no. to which the comment relates: Y/YL/19

The traffic impact of the proposed development will also be felt by emergency services, such as ambulances and fire engines. The increased traffic volume will make it more difficult for these services to access the area, potentially putting lives at risk.

Name of person/company making this comment MAM KA CHUN

Signature: 

Date: 12 / 03 / 23



The application no. to which the comment relates: Y/YL/19

The proposed development may not comply with the relevant air ventilation requirements and guidelines set by the government, which are designed to ensure adequate circulation and ventilation in the built environment. A quantitative assessment for air ventilation is required, in view of a dramatic change to the local character for the proposal.

Name of person/company making this comment Ng Man Fong

Signature: 

Date: 13/03/2023



The application no. to which the comment relates: Y/YL/19

I think the proposed development may block or reduce the flow of natural air and ventilation in the surrounding area. This can lead to stagnant air and increased levels of air pollution, which can have a negative impact on the health and well-being of nearby residents.

Name of person/company making this comment Katemi

Signature: Katemi

Date: 14-3-2023



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

有關規劃申請編號：Y/YL/19

意見詳請：

本人不支持 Y/YL/19 申請。申請人擬議將「鄉村式發展」地帶改劃為「住宅(甲類)9」地帶，在相若地點早在 13/04/2007 申請過改劃作「住宅(乙類)」(個案編號 Z/YL/6)但遭城規會拒絕/不同意，理由主要因為元朗區的丁屋需求很大，而且當時的 25 層建築物不符合周邊低密度住宅發展。希望城規會以此個案作為參考，拒絕相類申請。

姓名：MA KING MAN

簽署：

聯絡電話：

2023 年 3 月 12 日



The application no. to which the comment relates: Y/YL/19

The proposed development will also have a negative impact on pedestrian safety in the surrounding area. The increased traffic flow will make it more difficult for pedestrians to cross roads safely, particularly in critical junctions where multiple roads converge.

Name of person/company making this comment

Yip Pui Lai

Signature: _____



Date: _____

15/3/2023



The application no. to which the comment relates: Y/YL/19

The adjacent future elderly development and the villagers will be severely impacted by the proposed development. The ingress and egress issues to the future elderly development will be a major concern, and it is essential that these issues are addressed before any construction is allowed to proceed.

Name of person/company making this comment TOBY TANG

Signature: _____



Date: 13 - 3 - 2023



The application no. to which the comment relates: Y/YL/19

The proposed development is not in the best interests of the local community. The negative impacts of the development far outweigh any potential benefits, and it is essential that the Town Planning Board listens to the concerns of the community and rejects this planning application.

Name of person/company making this comment Winnie Ng.

Signature: 

Date: 14 1 3 1 2023



The application no. to which the comment relates: Y/YL/19

The Application Site is located in a "V" zone, and rezoning it for constructing residential development will have a significant impact on the character of the area. The proposed development is not consistent with the existing character of the low-rise neighborhood and will significantly result in a loss of visual openness from public viewpoints as demonstrated in the submitted VIA from the applicant.

Name of person/company making this comment

韓偉志

Signature:

[Signature]

Date:

14 - 3 - 23



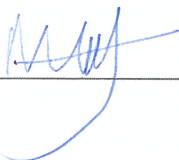
The application no. to which the comment relates: Y/YL/19

Inadequate consultation with the public: The developer may not have adequately consulted with the public, the indigenous inhabitant representative in Yuen Long or taken into account the concerns of nearby residents and other stakeholders. This can lead to a lack of support for the proposed development and may also result in a lack of trust in the planning process.

Name of person/company making this comment

Kuen, Wing Lan May

Signature: _____



Date: _____

15 1 3 1 2023



致城市規劃委員會秘書

有關申請編號：Y/YL/19

我不支持 Y/YL/19。規劃申請將鄉村式發展改劃為住宅，該計劃沒有考慮到提供公共空間，周邊的居民的行人環境沒有改善；該地盤北面一帶鄉村地的行人行車路被封堵，進出十八鄉路變得更困難！

姓名：張凱成

簽署：張凱成

2023 年 3 月 18 日



The application no. to which the comment relates: Y/YL/19

It is well noted that there are some mitigation measures for air ventilation. The air voids suggested from the developer are not enough. The prevailing summer winds from S, SSW and SSE directions enjoyed by the dwellings behind such as the houses in 574 and 575 Tai Kei Leng are totally shielded by the proposed development. Without further mitigation measures, the proposal is considered unacceptable in term of air ventilation.

Name of person/company making this comment CHAN TSZ HO

Signature: 

Date: 12 13 23



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

有關規劃申請編號：Y/YL/19

我反對該規劃申請。該發展周邊的行人環境沒有改善。該地盤北面一帶 V zone 地的行人行車路被封堵，進出十八鄉路變得更困難。

姓名：

簽署：

王科

2023 年 3 月 15 日



The application no. to which the comment relates: Y/YL/19

Non-compliance with zoning regulations: The proposed development may not comply with the "V" zoning planning intention that is intended to building NTEH within this zone for a more orderly development pattern. This can result in a lack of consistency in the planning and development of the area.

Name of person/company making this comment NG, Merrisa Man Yuk

Signature: Merrisa

Date: 15 - 8 - 2023



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

有關規劃申請編號: Y/YL/19

意見詳請：

本人反對這項規劃申請。很擔心越來越多的發展項目會加重附近道路的行車負荷，尤其十八鄉路已經出現燈位擠塞問題，此住宅項目帶來過千個單位，真不敢相信區內交通造成的惡果有多大！

姓名：馬更強

簽署：

聯絡電話：

2023 年 03 月 12 日



致城市規劃委員會秘書：

反對規劃申請編號: Y/YL/19

本人反對申請編號 Y/YL/19。該 V zone 曾經在 2007 年申請過改劃住宅用地但遭城規會拒絕 (Z/YL/6)，所以應該用當時同樣理由再拒絕此申請。

//

The Committee decided not to agree to the request for amendment to the Yuen Long Outline Zoning Plan for the following reasons :

(a) the "Village Type Development" zone was intended for retention of existing villages and the reservation of land for village expansion purpose. The rezoning of the site to "Residential (Group B)" would reduce the amount of land reserved for Small House development which was in great demand in the Yuen Long area;

(b) there was insufficient information to demonstrate that the proposed zoning amendment would not have adverse infrastructural, traffic, drainage, sewerage, environmental and landscaping impacts on the surrounding areas;

(c) the proposed zoning amendment to facilitate a residential development of 25-storey high was considered not compatible with the surrounding low-rise low-density residential developments in terms of scale, intensity and nature; and

(d) the approval of the rezoning request would set an undesirable precedent for other similar requests for medium-density residential developments to proliferate in the area. The cumulative effect would reduce the land available for Small House development. //



2023 年 3 月 12 日



The application no. to which the comment relates: Y/YL/19

The proposed two high-rise residential towers with a plot ratio of 6 is excessive, which is incompatible with the surroundings and will cause traffic congestion and overcrowding in the area. The development will also have a negative impact on the quality of life of nearby residents.

Name of person/company making this comment Suki Chan

Signature: 

Date: 16 MAR 2023



致城市規劃委員會秘書：

反對申請編號: Y/YL/19

我反對申請編號 Y/YL/19。交通影響變得更嚴重。高達二三十層的住宅住用地積比率達到 6，規模大，提供達 1,100 個單位，3,125 人口，附近車路口和迴旋處飽和。將帶來更多交通、附近基礎設施負荷。

刁嘉文

2023 年 3 月 12 日





Objection to S12A Planning Application (No. Y/YL/19)

To rezone the application site from "Village Type Development" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site at Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

The proposal **conflicts with** the adjacent lots 1695 S.D RP, 1741 RP and 1394 S.B RP in D.D.120.

The TPB is invited to consider to request the applicant to follow up my requests as follows. I will be very appreciated to relax my position, if the developer can optimise their proposal:

- Incompatibility to the existing use of Bakery workshop and the surrounding low-rise buildings
- Insufficient details on the edge treatment
- Invitation for more design merits and planning gains
- Showing a disproportionately high level of encroachment into government land

Date: 17th March 2023

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

Re: Objection on the Planning Application (No. Y/YL/19)

Dear Sir/Madam,

I am writing to **deeply sceptical** about the planning application (No. Y/YL/19) for a proposed high-rise residential development with a maximum domestic plot ratio of 6. As an adjacent registered landowner in Lots 1695 S.D RP, 1741 RP and 1394 S.B RP in D.D.120 (i.e. one of the shareholders of Brilliant Great Investment Limited) (see **Figure 1**), I am deeply concerned about the impact this proposed development will have on my our own land, as well as the wider community.

1. Incompatibility to the existing use of Bakery workshop and the surrounding low-rise buildings

Our remaining portion of our land (i.e. Lots 1695 S.D RP, 1741 RP in D.D. 120) currently house a bakery workshop that has been in existence before the publication in the Gazette of the notice of the first statutory plan. It should be an '**existing use**' tolerated under the Town Planning Ordinance. Any surrounding developments, if any, should pay due respect on it. While the proposed S12A rezoning application claimed that it will ensure compatibility with the surrounding context, it seems that there are no concrete measures to be implemented by the applicant on how to respect our bakery workshop. The proposed T1B residential tower is a 34-storey building with a height of approximately 118.3mPD. It is located extremely close to the existing 1 to 2-storey bakery workshop, at a distance just **less than 8 meters**. Its sheer size **will dwarf our workshop**, looking it insignificant by comparison. In such a close distance, the proposed high-rise development situated in the west of the existing bakery workshop will generally cast a shadow in the afternoon, which can have a significant impact on the amount of natural daylight that reaches our site. This can make the concerned area feel daker and less inviting, leading to a negative impact on the quality of life for the adjacent sensitive receivers. However, the applicant **has not provided any assessments** to address this issue properly. They asserted the proposed development will incorporate a sensitive building design, which seems to be empty rhetoric.

2. Insufficient details on the edge treatment

The proposed S12A application including the landscape proposal **did not illustrate clearly on the boundary treatments**, in particular to the eastern boundary facing with our bakery workshop. For instance, as shown in **Figure 2** of the highlighted red circle, a large blank wall of a residential tower will face with our bakery workshop and the existing pedestrian walkway. It is also questionable on whether a solid boundary wall will be gated in the periphery of the application site, significantly reducing the visual permeability of the pedestrian walkway. While it is understandable that the high-class residential development sometimes requires privacy and security to the future residents, it is reminded that visual permeability and openness to the neighbourhood should also be weighted equally with them. It is highly suggested that the applicant should **show in detail (including 3D illustrations and the height of the perimeter wall) how their boundary will seamlessly integrate with our bakery workshop and the existing adjoining walkway, so as to make the development less visually intrusive to the neighbourhood.**

3. Invitation for more design merits and planning gains

The design merits and planning gains provided in the application are **only a stoppage measure**. The effectiveness of them is debatable. As one of the stakeholders to develop a standalone building for residential care home for the elderly (RCHE) in the adjacent site, I am very pleased that the private developer is proposed to provide a 70-place Community Care Service (CCS) with GFA of around 200m² to alleviate the shortfall of elderly facilities in Yuen Long. Yet, as compared to our site developing a new and independent RCHE with 320-380 beds and a GFA of about 5400m², **the scale of the CCS is incomprehensibly small in scale** relative to their proposed domestic GFA of around 37,740m², let alone that the application is proposed to encroach around 47% of government land. In the general practice, the government will reserve a 5% of total GFA for social welfare facilities for their public housing projects. With reference to some recent land sales record in 2022 such as a site in Stanley (Rural Building Lot No. 1204) and a site in Kai Tak (New Kowloon Inland Lot No. 6649), the government usually impose land conditions providing social welfare facilities with a net operational floor area of not less than 1913m². Hence, provision of CCS with the GFA of just around 200m² in their application site can only demonstrate that the developer has not show their good faith in tackling the long-standing issue for elderly services. It is just a piece of patchwork remedy. There is still **a large room for improvement on their proposed scheme.**

With a view of the size of the application site, the periphery of the application site can be done much better **to create a more pleasing and attractive public realm enjoyed by the neighbourhood.** Architectural features, such as vertical greening, trees and shrubs, suitable lighting installations, mural, graffiti, impermeable materials, shelters, water features, street furniture etc., can be adopted and to

create an active frontage along the boundary and introduce texture. Unfortunately, neither of them has been mentioned in their proposal. Besides, the existing pedestrian walkway in the eastern boundary of the application site is only 2.5m wide. The applicant did not provide enough building setbacks in the eastern boundary under the current proposal.

The building dispositions of the residential towers are unjustified. Given that the summer prevailing wind directions of the area is in the south direction accounting for 23.7%, the application seems to propose one of the worst scenarios to block the prevailing summer wind to the downstream area of Chun Wah Villas, Pretticoins Garden and the village houses at 574 and 575 Tai Kei Leng (see **Figure 5**). A rectangular shape of the residential towers T1A and T1B are interlocked with the longer façade face counteracting against the S wind. It is also noted the current proposal by the developer is a bad practice as laid down in the Expert Evaluation on Air Ventilation Assessment of Yuen Long Town (AVR/G/11) (see **Figures 3&4** in the next page). Yet, the developer has proposed a mitigation measure by providing a ground level void with 10mx10m (width x height) in the eastern end of tower 1, the effectiveness is considered extremely insignificant. It is a way better option if they could provide a 15m building separation between tower T1A and T1B. After all, it is advised that the applicant should optimise their proposal by careful positioning their building dispositions as recommended in the AVE EE (AVR/G/11), so that it can facilitate air breezes penetrating to the street level of the downstream area, particularly the village houses at 574 and 575 Tai Kei Leng. Alternatively, I think that the applicant should provide a quantitative air ventilation assessment such as wind tunnel studies or computational fluid dynamics to analyse that the development would not undermine the local wind patterns.

4. Showing a disproportionately high level of encroachment into government land

It is contentious that the application is proposed to privatize a disproportionate 47% of the government land, but the developer has not provided sufficient justifications to explain their rational behind. As shown in **Figure 6**, the current proposal will turn a noticeable degree of the government lands into a private open space. The private open space proposed for the exclusive use of future residents comes at the cost of public benefits, which is considered egoistic and unjustified means. In my opinion, while it is understood that the privatization of government land for development may be necessary in some cases, the developer should ensure that the public interest is well-justified when involving government land into a private development project. For example, some of the open space after construction can be used by the public or other public gains to compensate the public due to the loss of the government land. After all, it is important to ensure that the proposed development should be done in a way that a proportional amount of planning gains should outweigh the costs of privatizing public lands and that can be shared fairly among all members of the neighbourhood.

To sum up, I believe that the planning application for the high-rise residential development has the potential to bring some benefits to the community such as solving the acute demand of housing flats. But, in light of the above, it is important to duly take into account of the concerns of the community and the wider context. And, the development is designed in a way that is attractive place to live, to work and to play, while also aligning with the principles of sustainable development and responsible land use. If the abovementioned issues are properly addressed, I may consider to relax my position.

Thank you for your attention to this matter.

Yours faithfully,

For and on behalf of

Brilliant Great Investment Limited



Yuan Lei

Fax:

E-mail

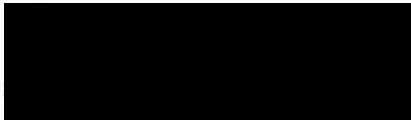


Figure 1: Relationships between the proposed S12A application and my adjacent lots

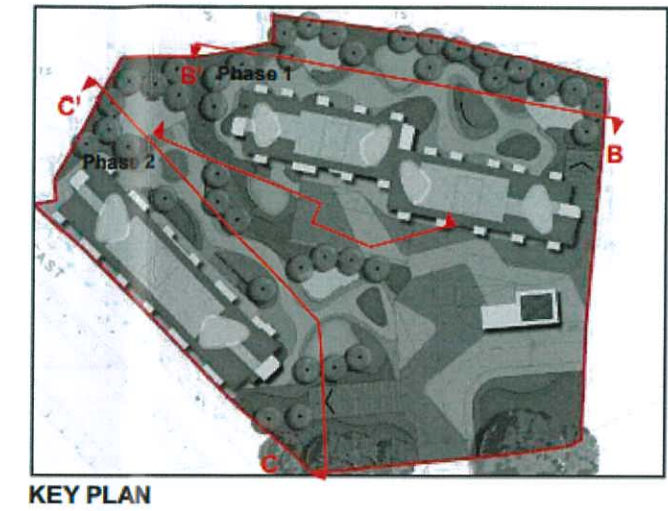
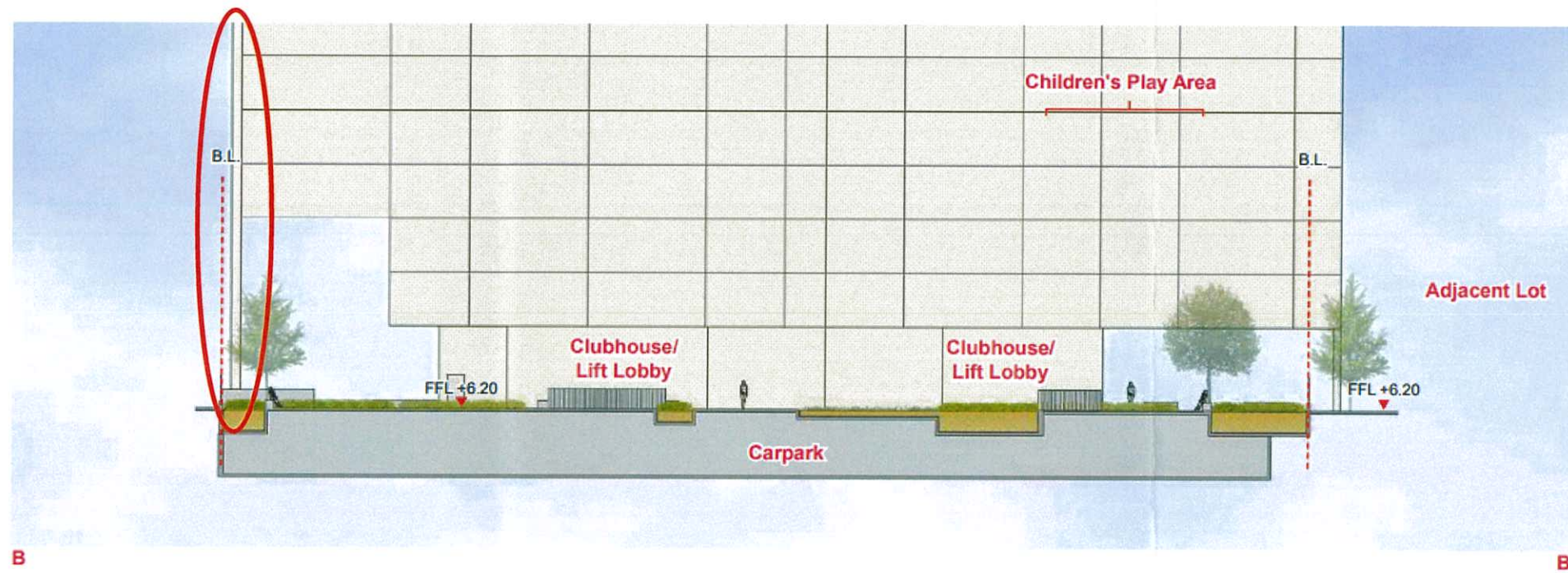
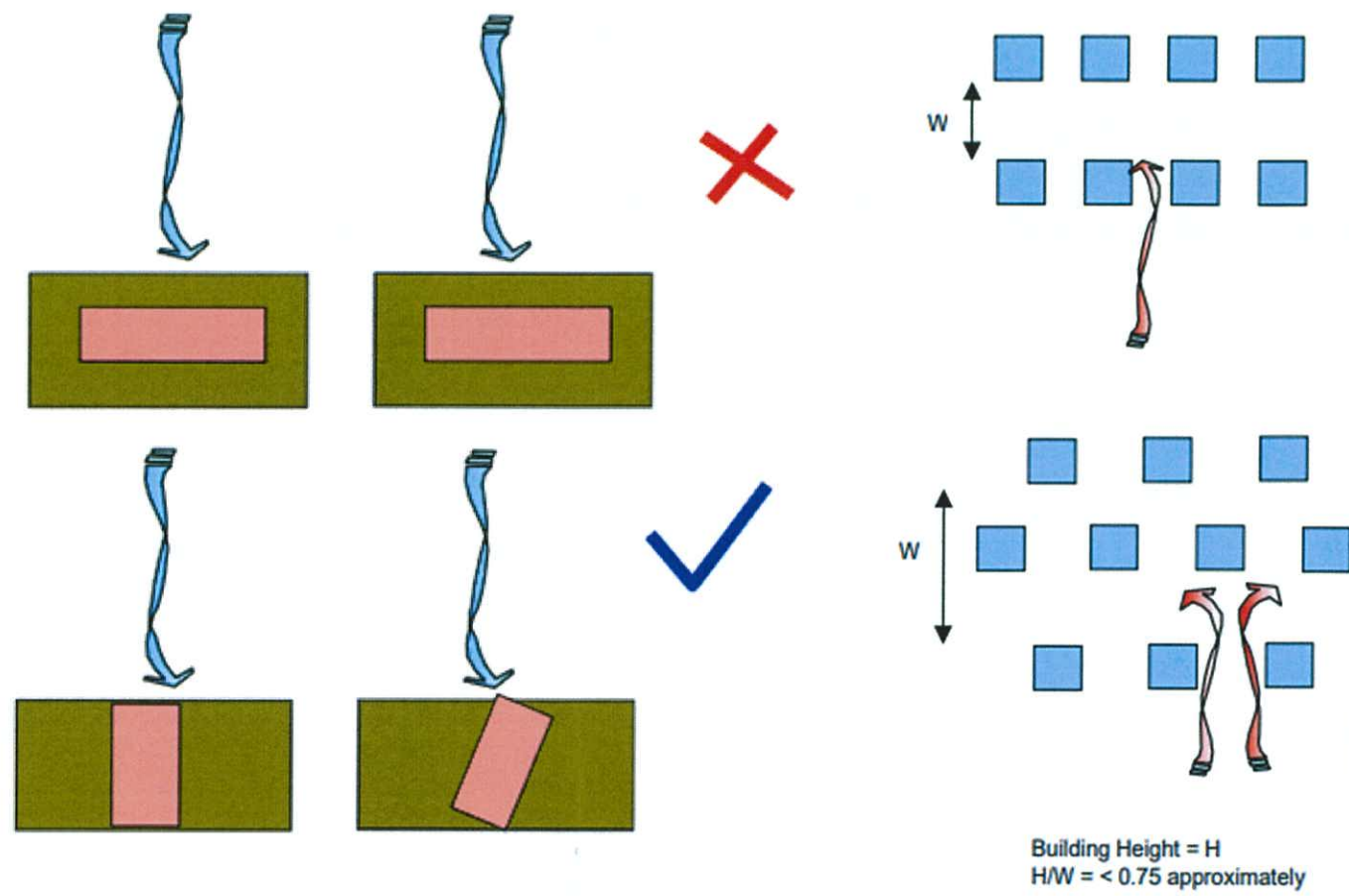


Figure 2: A large blank wall adjoining to my lots (source: the application (no. Y/YL/19))



Figures 3&4: Recommendations for building alignment and Recommendations of inter-building or courtyard spacing in windward direction (source: AVA(EE) (AVR/G/11))

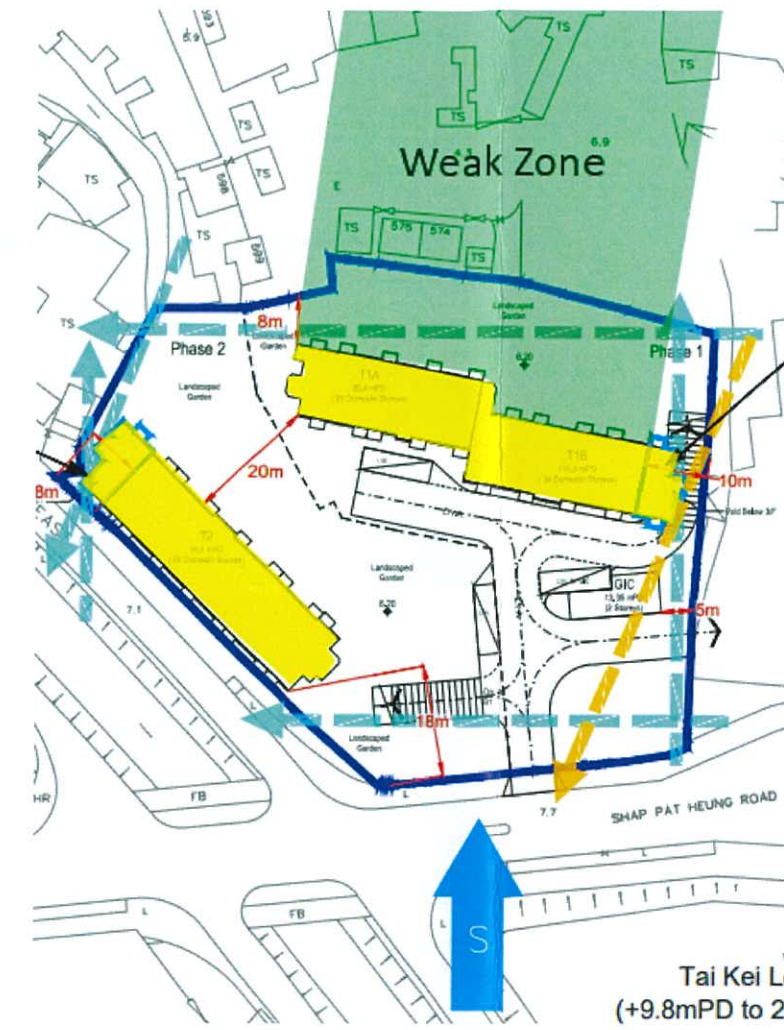


Figure 5: Illustration of the Proposed Development under the south wind flow

Figure 6: Location of Private Open Space and the government land in the application site (source: the application (no. Y/YL/19))



Making Objection to Section 12A Application No. Y/YL/19

To rezone the application site from "Village Type Development" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site

Objection Grounds as the Stakeholder of Adjacent Planned RCHE Development under the Planning Approval No. **A/YL/263**:

- 1. Application Boundary Interface**
- 2. Adverse Traffic Impacts to the Future RCHE**
- 3. Nuisance to the Future RCHE**



Date: 17th March 2023

BY HAND

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

Dear Sir/Madam,

Objection to Planning Application No. Y/YL/19

I am writing to raise my objection, express my concerns and seek for clarifications as the shareholder of Brilliant Great Investment Limited ("**Our Company**"), the registered land owner of Lots 1695 S.D RP, 1741 RP and 1394 S.B RP in D.D. 120, Tai Kei Leng, Yuen Long on planning application No. Y/YL/19 for the proposal to rezone the application site from "Village Type Development" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site at various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories.

Our Company has obtained the planning approval with conditions on 5th February 2021 for Proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE)) at the adjacent Lots 1695 S.D RP, 1741 RP(Part) and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land under application No. A/YL/263. I hereby raise queries and concerns on the possible impacts the proposed residential development and social welfare facility would impose on our planned RCHE development based on the following grounds:

1. Application Boundary Interface

By overlaying the approved application boundary of A/YL/263 on the proposed schematic plan of Y/YL/19 (see **Figure 1**), interfacing is clearly observed at the south-eastern corner of the Subject Site. Portions of the proposed EVA and G/IC Building clash with the vehicular access of the planned RCHE development. Part of the existing bakery workshop is also affected.

My major concern is, once the planning application is approved under the said application boundary, the Applicant may be entitled to enclose the whole site under a newly granted PRIVATE lot (normally as 'Pink Area') during Land Exchange. If this is the case, the critical run-in/out of our planned RCHE development will be blocked. How can Our Company secure the right-of-way? Or, how does the Applicant guarantee an unobstructed access?



While the Applicant of Y/YL/19 has the intension to reserve space for “Vehicular Connection to Planned Residential Care Home for the Elderly under Planning Application No. A/YL/263”, I notice that the proposed run-in/out and EVA are shifted westward as compared to our planned one, thus overlapping is observed (**Figure 1**). I seek for the Applicant’s clarification if there is an additional run-in/out or new proposal to amend the planned road alignment.

Regarding the overlapping run-in/out and vehicular access, Lands Department (LandsD) and Transport Department (TD) are invited to review and comment on the acceptability and handling of such arrangement.

Up to now, Our Company has not received any notification from third party about the relocation of run-in/out or vehicular access. The on-going Land Exchange for the planned RCHE will be continue to proceed with the original planned run-in/out and vehicular access location. To ensure there is no delay on the processing of land exchange and subsequent construction because of the run-in/out or vehicular access issues, I seek for the revision of the proposed road alignment and relocation of the G/IC Building by the Applicant of Y/YL/19 to tally with our planned development in avoidance of any potential dispute over land.

Town Planning Board is invited to note that our planned vehicular access has already gone through departmental circulations, particularly being accepted by TD on the dimension, size and turning speed adopted in the swept path, swept path for vehicles going into the site and going out from the site simultaneously, and location of pedestrian crossing, etc. The Applicant should have taken these into consideration in designing the run-in/out and vehicular access but no such information or analysis is found in the submitted Traffic Impact Assessment (TIA). Therefore, I maintain my stance NOT to amend the road alignment unless there is no impact imposed to the traffic arrangement of the planned RCHE development.

2. Adverse Traffic Impacts to the Future RCHE

It is well-noted that TD emphasizes on the provision of sufficient space within the Site for manoeuvring of vehicles and no parking, queuing and reverse movement of vehicles on public road are allowed. Yet, I can barely see in the submitted TIA any qualitative nor quantitative analysis on the traffic impact possibly incurred by the shared run-in/out and vehicular access of the two developments. I hereby raise my real concern that the proposed residential development providing more than 1,000 flats and accommodating 3,125 population together with a 70-place Community Care Services (CCS) facility will impose a heavy burden on the future run-in/out and vehicular access, which was not expected to be shared with such a high-density development. Lack of manoeuvring space, queuing and reverse movement of vehicles



are anticipated to happen near the run-in/out. In case of emergency in the future RCHE development, the efficiency of emergency vehicle's circulation to and from the RCHE is seriously in doubt, posing a significant hazard to the timely delivery of emergency services particularly to patients with life-threatening conditions. The future vulnerable elderly residents are at risk.

I have a few questions – Will there be additional lay-by(s) provided within the residential development site? What is the proposed pedestrian routing? Will pedestrians, the disabled and vehicles share the same access?

In this connection, I seek for further information in the TIA from the Applicant providing (i) a layout plan showing the future footpath arrangement and wheelchair consideration; (ii) a set of drawings showing the dimensions of the affected footpath and carriageway and the kerblin with the future traffic signs, directional signs, street furniture and road marking arrangement; and (iii) the potential adverse traffic impacts on the shared run-in/out and vehicular access in a qualitative approach, including but not limited to traffic survey and queue length analysis, in conjunction with the corresponding traffic improvement schemes and traffic management measures to reduce the potential impediment to the emergency traffic for our consideration.

3. Nuisance to the Future RCHE

The anticipated completion year of the planned RCHE development is 2024 whereas that of the proposed Phase 1 development is 2030. The completion year of Phase 2 is unknown. Given the phased construction of the proposed residential development, I am concerned about the continuous nuisance to the future RCHE operation for years. For instance, the use of heavy vehicles would generate noise and exhaust fume, which would disturb the tranquil living environment of the RCHE and affect residents' health. Information on the protective and mitigation measures in construction stage should be provided by the Applicant for our consideration. Moreover, clarification from the Applicant on the management and maintenance responsibility of the shared access is sought, since the road paving at the shared portion is anticipated to be damaged by frequent travelling of heavy vehicles to and from the residential development, not to mention the residential development will use the shared access more frequently than our RCHE. There is no way Our Company takes up all the responsibility incurred thereon.



It is very likely that the subject vehicular access is already formed and in operation to serve the RCHE before the construction of such Phase 1 development. In case the Applicant insists in re-aligning the vehicular access, the incurred road construction works will surely obstruct the daily operation of the RCHE, let alone the future emergency traffic. I hereby seek for further information from the Applicant for the construction program of the interfacing area and corresponding temporary traffic arrangement during construction stage.

All in all, the Town Planning Board should take this opportunity to request the Applicant to make clarifications and revision of the proposal and provide further information on technical assessments especially from traffic impact perspective. I look forward to hearing the comprehensive response from the Applicant regarding my concerns and queries as the key stakeholder of the adjacent RCHE development. If the abovementioned technical issues are addressed, I may consider to relax my position.

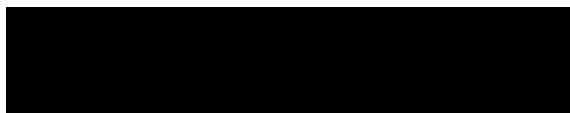
Yours faithfully,

For and on behalf of

Brilliant Great Investment Limited



Chan Shing Yiu



(Printed in A3, Colour)

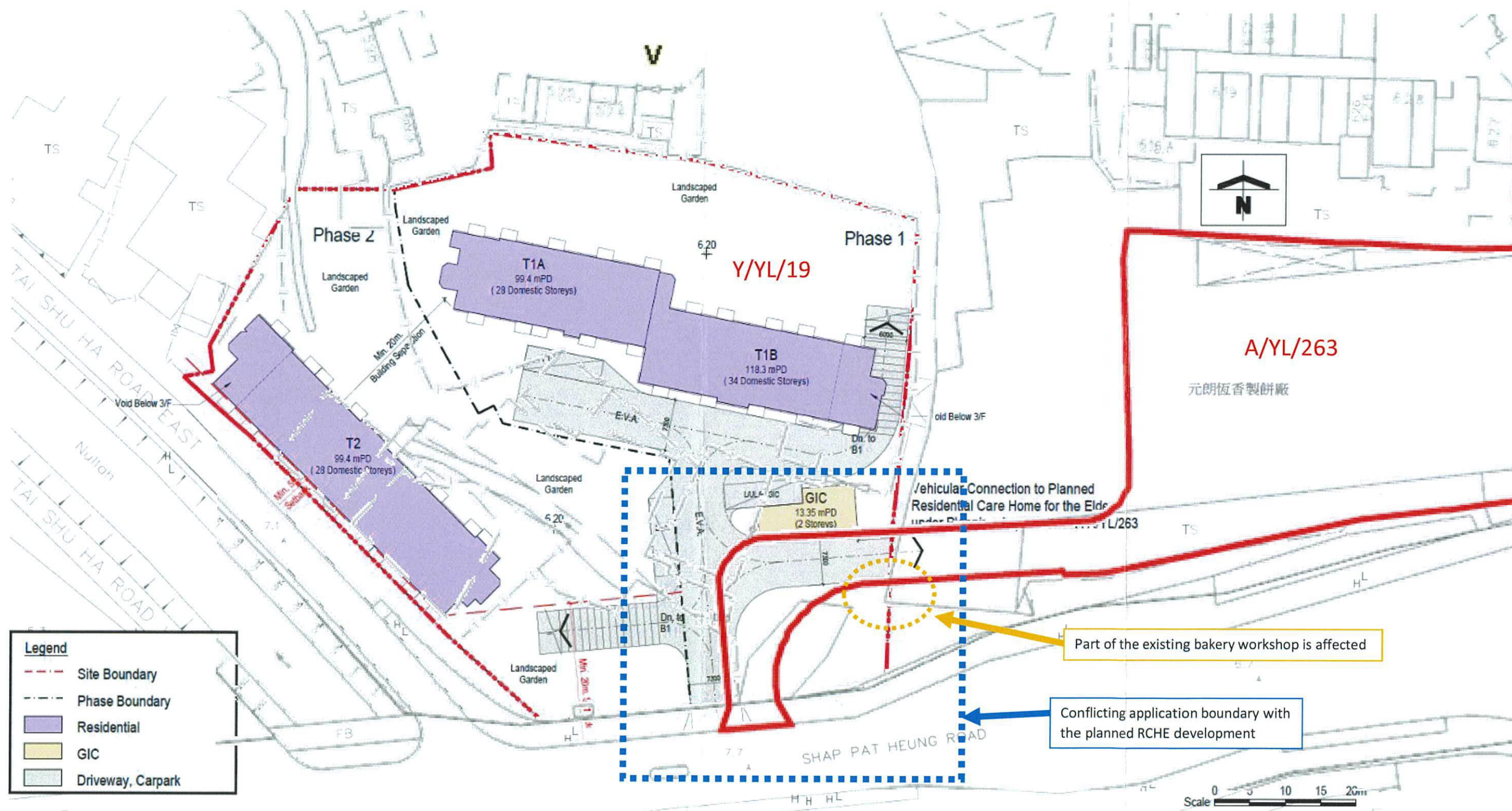


Figure 1 – Overlay Plan

鄭鴻杰

Seq 1

58

致：城市規劃委員會

有關：再次強烈反對申請編號 Y/YL/19 未得恆香餅家同意而涉及恆香制餅廠出入口通道之規劃

本人鄭鴻杰，恆香餅家東主，恆香制餅廠持牌人，現強烈反對有關申請編號Y/YL/19，擬將鄉村式發展地帶申請改劃為「住宅(甲類)9地帶」其中影響及恆香餅家及制餅廠的部分的改劃。

反對理由

該申請涉及：

1/ 恆香制餅廠貨運行車專用出入通道，該通道為多年前政府擴闊十八鄉路時，因徵收恆香合記投資有限公司持有業權的地段，恆香制餅廠出入口通道，地政署因而對恆香制餅廠作出的特別安排。

2/ 恆香制餅廠專用垃圾站。

3/ 公用綠化地段。

提交反對人簽署：

For and on behalf of
恆香合記投資有限公司
Hang Heung Hop Kee Investment Company Limited

.....
Authorized Signature(s)

日期：

16/5/2023



Objection to S12A Planning Application (No. Y/YL/19)

To rezone the application site from "Village Type Development" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site at Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories

The proposal **conflicts with** the adjacent lots 1695 S.D RP, 1741 RP and 1394 S.B RP in D.D.120.

The TPB is invited to consider to request the applicant to follow up my requests as follows. I will be very appreciated to relax my position, if the developer can optimise their proposal:

- **Incompatibility to existing use of Bakery workshop and the surrounding, low-rise buildings**
- **Insufficient details on the edge treatment**
- **Showing a disproportionately high level of encroachment into government land**
- **Adverse visual impacts from the proposed development**



Date: 26 July, 2023

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

Re: Objection on the Planning Application (No. Y/YL/19)

Dear Sir/Madam,

I am writing to deeply sceptical about the planning application (No. Y/YL/19) for a proposed high-rise residential development with a maximum domestic plot ratio of 6. As adjacent registered landowner in Lots 1695 S.D RP, 1741 RP and 1394 S.B RP in D.D.120 (i.e. one of the shareholders of Brilliant Great Investment Limited) (see **Figure 1**), I still have concerns on the proposed development as the Applicant has not addressed all my comments as at 17 March 2023. My comments are expressed below:

1. Incompatibility to existing use of Bakery workshop and the surrounding, low-rise buildings

Our remaining portion of our land (i.e. Lots 1695 S.D RP, 1741 RP in D.D. 120) currently house a bakery workshop that has been in existence before the publication in the Gazette of the notice of the first statutory plan. It should be an **'existing use'** tolerated under the Town Planning Ordinance. Any surrounding developments, if any, should pay due respect on it. While the proposed S12A rezoning application claimed that it will ensure compatibility with the surrounding context, it seems that there are no concrete measures to be implemented by the applicant on how to respect our bakery workshop. The proposed T1B residential tower is a 35-storey building with a height of approximately 120mPD. It is located extremely close to the existing 1 to 2-storey bakery workshop, at a distance just **less than 8 meters**. Its sheer size **will dwarf our workshop**, looking it insignificant by comparison. In such a close distance, the proposed high-rise development situated in the west of the existing bakery workshop will generally cast a shadow in the afternoon, which can have a significant impact on the amount of natural daylight that reaches our site. This can make the concerned area feel daker and less inviting, leading to a negative impact on the quality of life for the adjacent sensitive receivers. However, the applicant **has not provided any assessments** to address this issue properly. They asserted the proposed development will incorporate a sensitive building design, which seems to be empty rhetoric.

2. Insufficient details on the edge treatment

As commented on 17 March 2023, the boundary treatments were not illustrated clearly on the proposed S12A planning application, in particular to the eastern boundary facing with our bakery workshop. For instance, as shown in **Figure 2** of the highlighted red circle (extracted from the Landscape Proposal that was published on 24 February 2023), a large blank wall of a residential tower will face with our bakery workshop and the existing pedestrian walkway. As there is no further information to illustrate the relevant section layout plans, it is still questionable on whether a solid boundary wall will be gated in the periphery of the application site, significantly reducing the visual permeability of the pedestrian walkway. While it is understandable that the high-class residential development sometimes requires privacy and security to the future residents, it is reminded that visual permeability and openness to the neighbourhood should also be weighted equally with them. It is highly suggested that the applicant should show in detail (including 3D illustrations and the height of the perimeter wall) how their boundary will seamlessly integrate with our bakery workshop and the existing adjoining walkway, so as to make the development less visually intrusive to the neighbourhood.

3. Showing a disproportionately high level of encroachment into government land

As commented on 17 March 2023, it is contentious that the application is proposed to privatize a disproportionate 47% of the government land, but the developer has not provided sufficient justifications to explain their rational behind. As shown in **Figure 3**, the current proposal will turn a noticeable degree of the government lands into a private open space. The private open space proposed for the exclusive use of future residents comes at the cost of public benefits, which is considered egoistic and unjustified means. In my opinion, while it is understood that the privatization of government land for development may be necessary in some cases, it is reiterated that the developer should ensure that the public interest is well-justified when involving government land into a private development project. For example, some of the open space after construction can be used by the public or other public gains to compensate the public due to the loss of the government land. After all, it is important to ensure that the proposed development should be done in a way that a proportional amount of planning gains should outweigh the costs of privatizing public lands and that can be shared fairly among all members of the neighbourhood.

4. **Adverse visual impacts from the proposed development**

According to the latest Visual Impact Assessment of the proposed development, it concludes that the **more than a half of the viewpoints have a potential adverse visual impact** to the surroundings due to its incompatible building height. It is not very convincing for the applicant to adverse that the layout and disposition of the Indicative Scheme is fully acceptable in terms of visual impact. The applicant should adjust the mitigation measures to resolve the effects on public views and visual resources, such as relocating the direction of the towers and reviewing whether building height profile of the towers could further reduce to minimise the effect of slenderness ratio and enhance visual interest in terms of stepped building height profile.

To sum up, I understand that the proposed residential development can resolve the acute demand of housing flats, but it is important to duly take into account of the concerns of the community and the wider context. The Applicant should consider maintaining the harmony of the surrounding area. If the abovementioned technical issues are addressed, I may consider to relax my position.

Thank you for your attention to this matter.

Yours faithfully,

For and on behalf of

Brilliant Great Investment Limited



Yuan Lei



Fax:

E-mail :

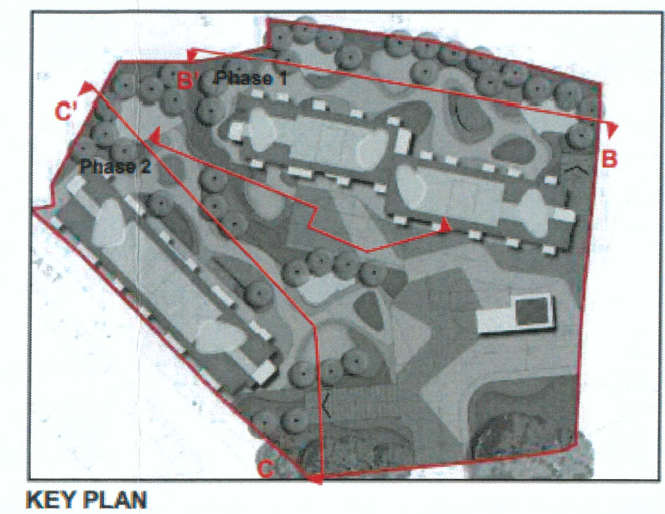
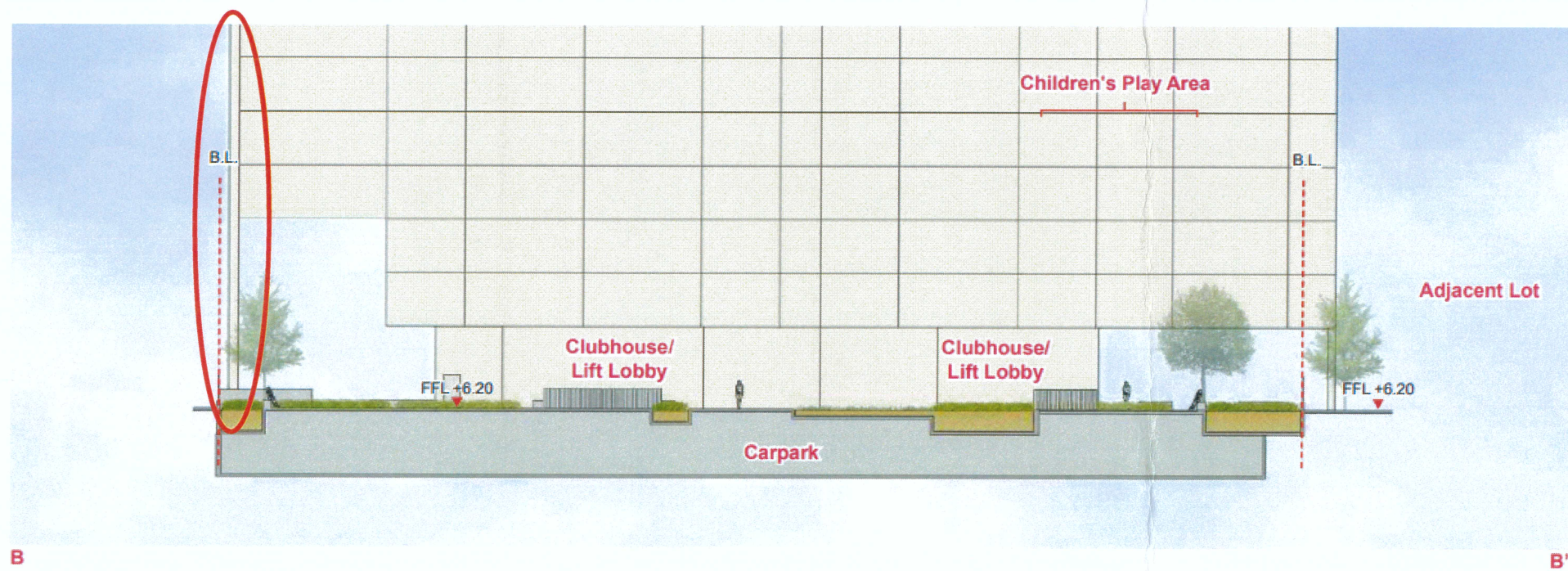


Figure 2: A large blank wall adjoining to my lots (source: Landscape Proposal from the Application (no. Y/YL/19))

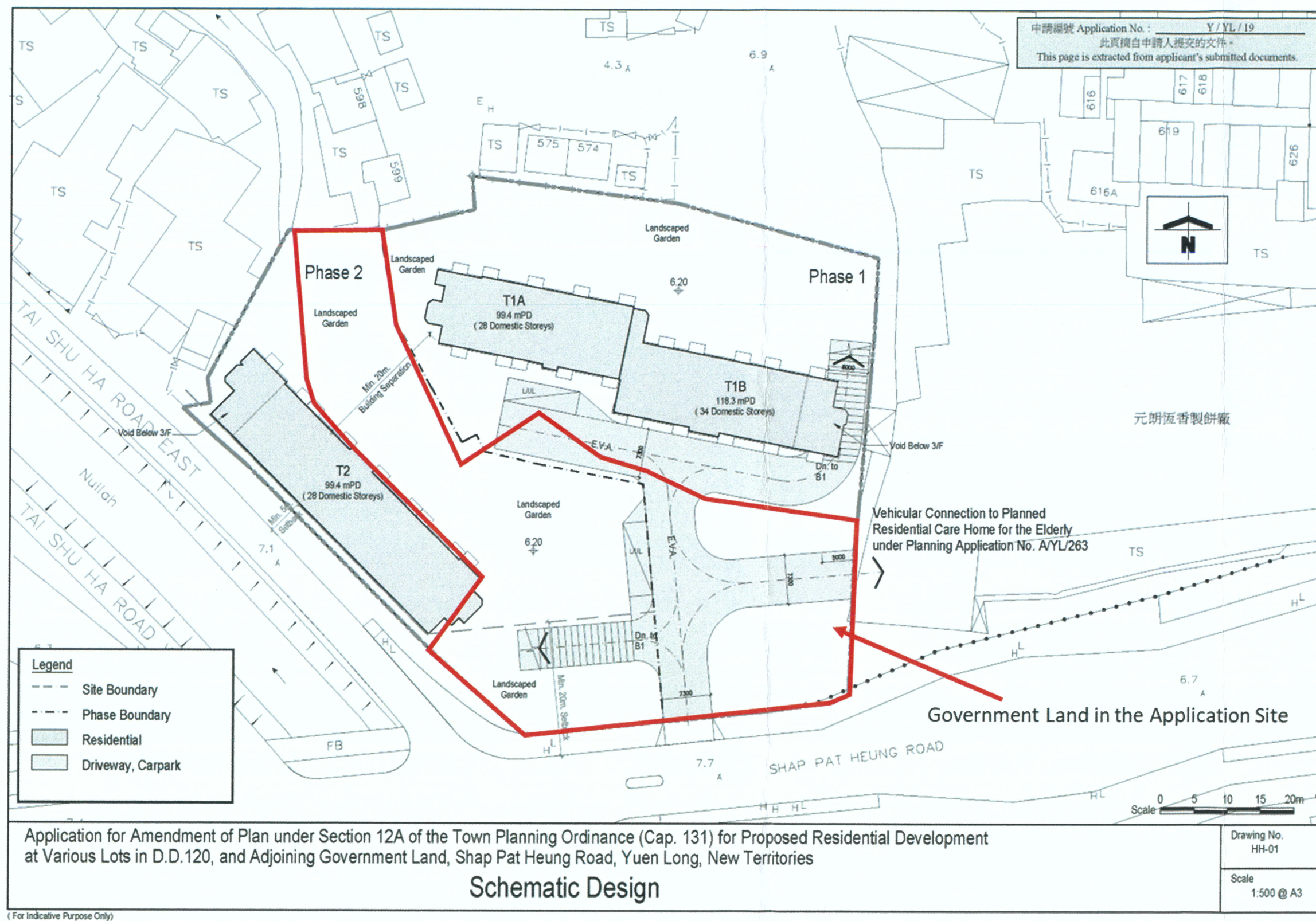


Figure 3: Location of Private Open Space and the government land in the application site (source: the application (no. Y/YL/19))

Making Objection to Section 12A Application No. Y/YL/19

To rezone the application site from "Village Type Development" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site

Objection Grounds as the Stakeholder of Adjacent Planned RCHE Development under the Planning Approval No. **A/YL/263**:

- 1. Application Boundary Interface**
- 2. Management and Maintenance Responsibility of the Shared Access**
- 3. Objections from General Public**



Date: 26 July 2023

BY HAND

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

Dear Sir/Madam,

Objection to Planning Application No. Y/YL/19

I am writing to raise my objection, express my concerns and seek for clarifications as the shareholder of Brilliant Great Investment Limited ("**Our Company**"), the registered land owner of Lots 1695 S.D RP, 1741 RP and 1394 S.B RP in D.D. 120, Tai Kei Leng, Yuen Long on planning application No. Y/YL/19 for the proposal to rezone the application site from "Village Type Development" to "Residential (Group A) 9" and to amend the Notes of the zone applicable to the site at various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long, New Territories.

Our Company has obtained the planning approval with conditions on 5 February 2021 for Proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE)) at the adjacent Lots 1695 S.D RP, 1741 RP(Part) and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land under application No. A/YL/263. I hereby raise queries and concerns on the possible impacts the proposed residential development and social welfare facility would impose on our planned RCHE development based on the following grounds:

1. Application Boundary Interface

By overlaying the approved application boundary of A/YL/263 on the proposed schematic plan of Y/YL/19 (see **Figure 1**), interfacing is still observed at the south-eastern corner of the Subject Site. Portions of the proposed EVA clash with the vehicular access of the planned RCHE development. Part of the existing bakery workshop is still affected.

I would like to reiterate my concern that once the planning application is approved under the said application boundary, the Applicant may be entitled to enclose the whole site under a newly granted PRIVATE lot (normally as 'Pink Area') during Land Exchange. If this is the case, the critical run-in/out of our planned RCHE development will be blocked. How can Our Company secure the right-of-way? Or, how does the Applicant guarantee an unobstructed access?

2. Management and Maintenance Responsibility of The Shared Access

According to the revised Traffic Impact Assessment of the Planning Application No. Y/YL/19, the Site is currently accessible at an existing run-in/out formed at Shap Pat Heung Road, which shares right-of-way with our approved application (No. A/YL/263). In this connection, the clarification from the Applicant on the management and maintenance responsibility of the shared access should be sought, since the road paving at the shared portion is anticipated to be damaged by frequent travelling of heavy vehicles to and from the residential development, not to mention the residential development will use the shared access more frequently than our RCHE. There is no way Our Company takes up all the responsibility incurred thereon.

3. Objections from the General Public

Since the proposed S12A Planning Application is published to the general public, it is observed that **majority of the public views are disagreed and opposed** on the proposed development. Their main concerns are the incompatibility to the surrounding area, the negative impacts on human health and entire community from the forthcoming noise and air pollutions and traffic congestion. The **traffic congestion is the most concerned matter** among the public comments, it is noticed that the traffic congestion is happened currently near the proposed development. It could be sure that the traffic condition would be turned intensively bad if the proposed development was formed.

The feedback on the proposed development is important to the applicant to understand the needs and desires of the surrounding villagers/ residents. It is understood that the proposed residential development has the potential to bring some benefits to the community such as solving the acute demand of housing units, but the applicant should also take public concerns into account and make the alternative approaches that could better address the need of the community. I believe raising more public consultation can be ensure the transparency and accountability of the planning progress.

Despite my previous comments, the Applicant has not yet addressed several concerns regarding the proposed development. The Town Planning Board should take this opportunity to request the Applicant to make clarifications and revision of the proposal and provide further information on technical assessments especially from traffic impact perspective. I look forward to hearing the comprehensive response from the Applicant regarding my concerns and queries as the key stakeholder of the adjacent RCHE development. If the abovementioned technical issues are addressed, I may consider to relax my position.

Yours faithfully,

For and on behalf of

Brilliant Great Investment Limited



Chan Shing Yiu



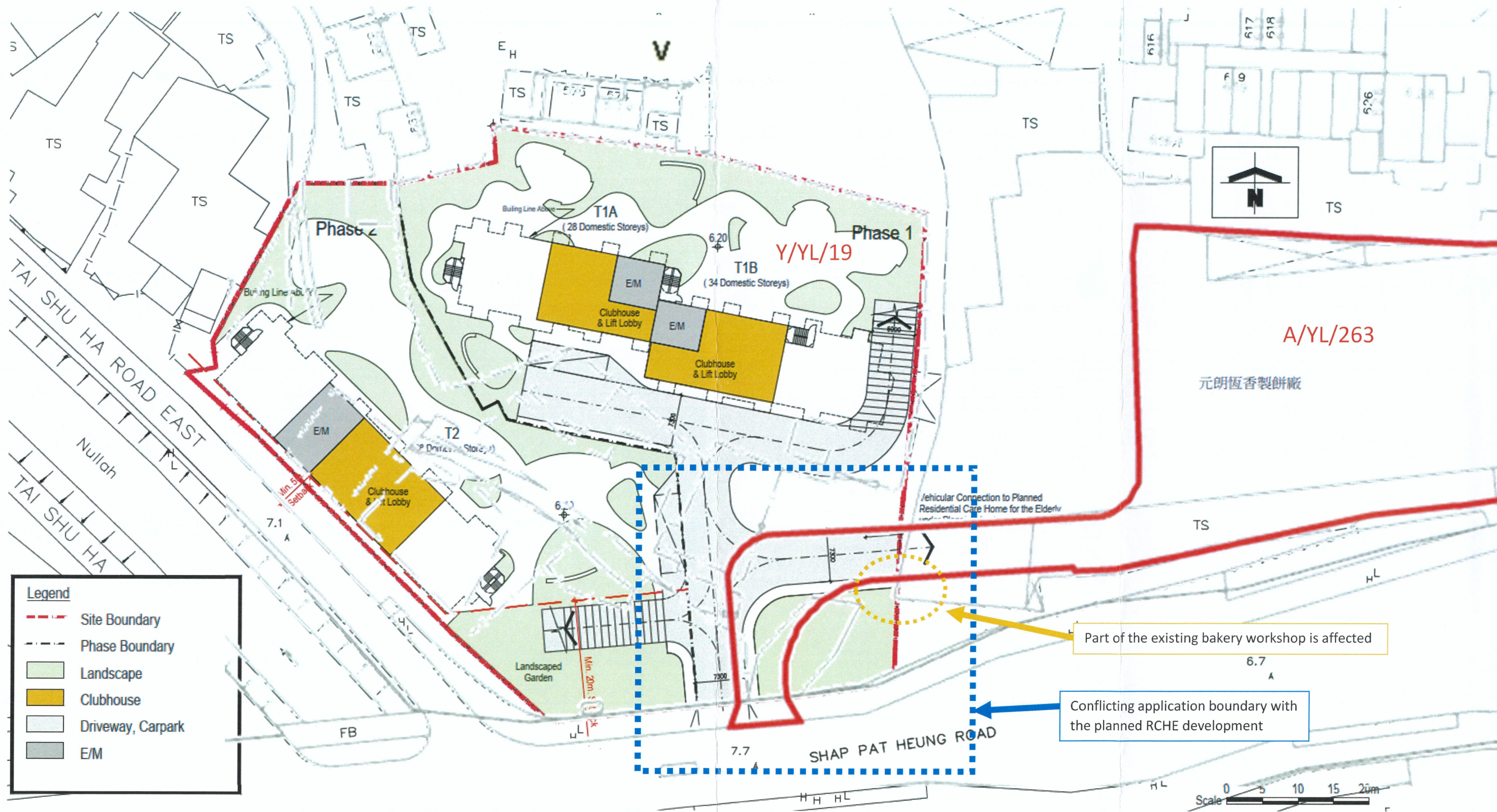


Figure 1: Overlay Plan

The application no. to which the comment relates: Y/YL/19

There were lot of objections from the general public on the proposed development previously. This shows a lack of consideration on public interests for the applicant and developer. The Town Planning Board should consider the concerns from the general public and reject the proposed application.

Name of person/company making this comment Cham pin lin

Signature: 

Date: 26/7/2023



The application no. to which the comment relates: Y/YL/19

The proposed development is expected to adversely affect pedestrian safety in the surrounding area. With the increased traffic flow, it will be more challenging for pedestrians to safely cross roads, especially at critical junctions where multiple roads converge.

Name of person/company making this comment Chau Chiu Kuen

Signature: 

Date: 26 - 7 - 2023



The application no. to which the comment relates: Y/YL/19

The proposed development may also lead to microclimate changes, such as an increase in temperature and humidity in the surrounding area. This can lead to discomfort and health problems for nearby residents, particularly vulnerable populations such as the surrounded elderly and young children. A suitable assessment is required to examine the human health and well-being.

Name of person/company making this comment

李奕華

Signature:

李奕華

Date:

26/7/2023



The application no. to which the comment relates: Y/YL/19

There are potential adverse visual impacts for the proposed development. Majority of viewpoints are even shown as "slightly adverse" in the Visual Impact Assessment. This means the development is not compatible to the surrounding area. The proposed site is not a suitable choice for developing residential buildings.

Name of person/company making this comment

Chan Yik Chung

Signature:

[Signature]

Date:

26/7/2023



The application no. to which the comment relates: Y/YL/19

The temperature would be increased if the proposed residential development was erected, air pollution and noise pollution will be led due to the construction and the increasing access of light vehicle. The proposed development is not benefit to the surrounding environment and harmful for the young children and elderly.

Name of person/company making this comment Cheung Ka Wai

Signature: Wai

Date: 26/7



The application no. to which the comment relates: Y/YL/19

The proposed development is expected to have an adverse impact on pedestrian safety in the surrounding area. With the anticipated increase in traffic flow, pedestrians will likely face greater difficulty crossing roads safely, particularly at critical junctions where multiple roads converge, this is not safety for the children and elderly.

Name of person/company making this comment

刁嘉文

Signature:

刁嘉文

Date:

26/7.



The application no. to which the comment relates: Y/YL/19

The large scale of development will affect the visual view for the pedestrian as the surrounding area is mostly clustered by low-rise buildings. The entire community will be altered and will result in a loss of community spirit and social cohesion. Social interaction would be reduced if the proposed development was completed. In this connection, the proposed application should be rejected.

Name of person/company making this comment

韓偉杰

Signature:

Kt.

Date:

26-7-23

RECEIVED

27 JUL 2023

Town Planning
Board

The application no. to which the comment relates: Y/YL/19

There is lack of support on the Shap Patr Heung Road from the planned road improvement works for YLSDA, the traffic congestion will be still happened rapidly in the surrounding area as it is not a suitable site to develop a high-rise building. Thus, it is not a good idea to construct residential blocks.

Name of person/company making this comment

鞠佩怡

Signature:

Mae

Date:

2023年7月26日



The application no. to which the comment relates: Y/YL/19

The building height for the proposed development is not compatible with the surrounding villages. More mitigation measures should be implemented to resolve the visual impact. For instance, reducing the building height of the proposed residential buildings and increasing the building separation.

Name of person/company making this comment

鞠景良

Signature:

良

Date:

2023年7月26日



The application no. to which the comment relates: Y/YL/19

The proposed development should be rejected as there is no point to insert residential buildings into village area which is not match with the surrounding land intention. Furthermore, traffic congestion will be caused as more vehicle will be accessed the Shap Pat Heng Road. It will seriously damage the characteristic of the low-rise neighborhood and the life style of local residents/ villagers.

Name of person/company making this comment

鞠欣怡

Signature: _____

Coey

Date: _____

2023年7月26日



The application no. to which the comment relates: Y/YL/19

Although a road improvement works will be implemented for Shap Pat Heung Road in the future, there are still have many uncertainties on the proposed development, such as the serious traffic jam at the conjunction point particularly, noise pollution and air pollution.

Name of person/company making this comment

Wong Wai Ho

Signature:

[Signature]

Date:

27-Jul-2023



The application no. to which the comment relates: Y/YL/19

I don't agree on building several high residential structures in the there no potential benefits for the local residents and villagers, but only negative impacts will be caused. The Town Planning Board should listen to the concerns of the community and rejects this planning application.

Name of person/company making this comment

陳淑琪

Signature:

Gykei

Date:

27-7-2023



The application no. to which the comment relates: Y/YL/19

The proposed development will have a severe impact on the adjacent future elderly development and the villagers. Before allowing any construction to proceed, it is essential to address the major concern of ingress and egress issues to the future elderly development.

Name of person/company making this comment

Kitty Man

Signature:

Kitty

Date:

26 Jul 2023



The application no. to which the comment relates: Y/YL/19

The proposed two high-rise residential towers with a plot ratio of 6 is excessive, which is incompatible with the surroundings. Visual and traffic impacts will be caused which affect the nearby residents.

Name of person/company making this comment Li Man Ling Gladys

Signature: 

Date: 26-7-2023



The application no. to which the comment relates: Y/YL/19

The planning intention of the surrounding area is to build New Territories Exempted Houses, according to the regulation in "V" zone. The proposed development is not compatible with the surrounding area entirely.

Name of person/company making this comment WONG Pui MAN .

Signature:  Date: 26/07/2023



The application no. to which the comment relates: Y/YL/19

The further information for the proposed development seems does not address the blockage of air ventilation for the dwellings behind the proposed development, such as the houses in 574 and 575 Tai Keu Leng. The developer should review on the prevailing summer winds from S, SSW and SSE directions. Without further mitigation measures, the proposal is considered unacceptable in term of air ventilation.

Name of person/company making this comment

王桂華

Signature:

[Signature]

Date:

26/7/2023



The application no. to which the comment relates: Y/YL/19

I do not agree on the proposed development as there are lack of consultation during the planning progress, the developer should take into accounts the concerns of the local residents, villagers and other stakeholders. Otherwise, lack of support and trust will be lead on the applicant and developer at the end.

Name of person/company making this comment

黃 15 15
15 15 15 15

Signature:

黃 15 15
15 15 15 15

Date:

26-7-2023

RECEIVED

27 JUL 2023

Town Planning
Board

The application no. to which the comment relates: Y/YL/19

I believe that the high-rise buildings will make a negative impact on social interaction and community engagement. Please advise on the advantages of the proposed residential development.

Name of person/company making this comment YIP YUEN WO

Signature: _____



Date: _____

26-7-2023

RECEIVED

27 JUL 2023

Town Planning
Board

84

The application no. to which the comment relates: Y/YL/19

Please specify the mitigation measures on reducing the dust or other air pollutants during the construction of the proposed development as I still have a big concern on the impact on health and wellbeing of the nearby residents.

Name of person/company making this comment WAN MAN KI

Signature: 

Date: 26 / 07 / 2023



The application no. to which the comment relates: Y/YL/19

As the traffic capacity of Shap Pat Heung Road is nearly full recently, the proposed development will exacerbate the existing condition and will in more congestion and air pollution, which will be particularly harmful to the elderly residents living in the adjacent development.

Name of person/company making this comment

MA KING MAN

Signature: _____



Date: _____

26 JUL 2023

RECEIVED

27 JUL 2023

Town Planning
Board

The application no. to which the comment relates: Y/YL/19

The proposed high-rise residential development will have a negative impact on the environment, including an increase in the heat island effect in the area. During construction, it will also produce air and noise pollution, waste, and dust that will affect adjacent sensitive users. The application does not provide sufficient detail on how to address these environmental concerns.

Name of person/company making this comment

李麗華

Signature:

Monita

Date:

26-7-2023

RECEIVED

27 JUL 2023

Town Planning
Board

The application no. to which the comment relates: Y/YL/19

The Application Site is located in a "V" zone, and rezoning it for constructing residential development will not match the low-rise neighborhood in the surrounding area. Public viewpoints will be lost once the residential structures are erected.

Name of person/company making this comment

馬更強

Signature:



Date:

26/7/2023

RECEIVED

27 JUL 2023

Town Planning
Board

The application no. to which the comment relates: Y/YL/19

Increasing residential buildings will intensify the surrounding air pollution and noise pollution. It is not good for human health in long-term, especially for the elderly.

Name of person/company making this comment Oscar Lau

Signature: Lau

Date: 26-7-2023



The application no. to which the comment relates: Y/YL/19

There are lack of infrastructure and public facilities around the proposed area, and the increasing population will lead an imbalance on public transportation and medical services. The proposed application does not consider the current condition of the local community, thus the application should be rejected.

Name of person/company making this comment

劉麗容

Signature:

Ada

Date:

2023年7月26日



90

The application no. to which the comment relates: Y/YL/19

The emergency services, such as ambulances and fire engines, will be affected by the future traffic congestion, especially there are 2 anticipated junction points which near the proposed development, the increasing congestion would put lives at risk.

Name of person/company making this comment Kou Kuan Veng

Signature: Veng

Date: 23 July 2023



91

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: Y/YL/19 DD 120 Shap Pat Heung Road
06/10/2023 02:12

From:

To: tpbpd <tpbpd@pland.gov.hk>

Y/YL/19

Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road,
Yuen Long

Site area: About 6,290sq.m Includes Government Land of about 2,968sq.m

Zoning: "VTD"

Proposed Amendment: Rezone to "Res (Group A) 9" / 2 Towers – 1,116 Units / PR
6 / 120mPD / OS 3,125sq.m / 139 Vehicle Parking

Dear TPB Members,

So the small community facility has been dropped. Number of bicycle parking
increased.

The striking issue of this plan is the incredible amount of space devoted to asphalt,
50% of the site is devoted to roads or the artfully described 'decorative paving'. No
wonder temperatures are soaring in NT with so much concrete covering the land.

So now in return for almost 3,000sq.mt of government land the community gets
NADA. This is totally unacceptable. Government land should be used for the
benefit of the community.

The Visual Impact is also quite shocking as the high towers overwhelm the low rise
district.

Previous objections upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 15 March 2023 2:38 AM CST

Subject: Y/YL/19 DD 120 Shap Pat Heung Road

Y/YL/19

Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long

Site area: About 6,290sq.m Includes Government Land of about 2,968sq.m

Zoning: "VTD"

Proposed Amendment: Rezone to "Res (Group A) 9" / 2 Towers – 1,116 Units / PR 6.032 / 120mPD / OS 3,125sq.m / 139 Vehicle Parking / 200m2 for 'GIC" social welfare facility

Dear TPB Members,

Strong Objections. In exchange for almost 3,000sq.m of Government Land the community would get One tiny social welfare centre. Not only tiny but also surrounded by roads. This is totally unacceptable. The public land element is large enough to accommodate a RCHE and other facilities.

No indication as to whether this is TSO land and data on demand for small houses. If this demand is greater than the lots then the outcome would be that villagers would subsequently make applications to build homes on lots designated "Open Space", "Green Belt", Agriculture", etc on the excuse that there is no land available in the "V" zone.

Concern also with regard to the tree groves at the Shap Pat Heung side of the site as no information provided with regard to trees on the site and their retention.

Mary Mulvihill

鄭鴻杰

92

電話： 傳真：

致：城市規劃委員會

有關：申請編號 Y/YL/19

本人鄭鴻杰，恆香餅家東主，恆香合記投資有限公司大股東，恆香制餅廠持牌人，現聯同恆香合記投資有限公司其他持份者，杰通控股有限公司，鴻樂投資有限公司強烈反對有關申請編號 Y/YL/19，擬將鄉村式發展地帶申請改劃為「住宅(甲類)9地帶」其中影響及恆香餅家及制餅廠的部分的改劃。

反對理由

該申請涉及影響：

- 1/ 恆香制餅廠貨運行車專用出入通道。
- 2/ 恆香制餅廠專用垃圾站。
- 3/ 公用綠化地段。

提交反對人簽署：

For and on behalf of
恆香合記投資有限公司
Hang Heung Hop Kee Investment Company Limited
.....
Authorized Signature(s)

For and on behalf of
杰通控股有限公司
K. T. HOLDINGS LIMITED
.....
Authorized Signature(s)

For and on behalf of
HONLEX INVESTMENT LIMITED
鴻樂投資有限公司
.....
Authorized Signature(s)

日期：5/10/2023



鄭鴻杰

Seq 4

93

致：城市規劃委員會

有關：申請編號 Y/YL/19



本人鄭鴻杰，恆香餅家東主，恆香合記投資有限公司大股東，恆香制餅廠持牌人，現聯同恆香合記投資有限公司其他持份者，杰通控股有限公司，鴻樂投資有限公司強烈反對有關申請編號 Y/YL/19，擬將鄉村式發展地帶申請改劃為「住宅(甲類)9地帶」其中影響及恆香餅家及制餅廠的部分的改劃。

反對理由

該申請涉及影響：

- 1/ 恆香制餅廠貨運行車專用出入通道。
- 2/ 恆香制餅廠專用垃圾站。
- 3/ 公用綠化地段。

本人等曾就此改劃申請曾多次提出上述意見及反對，但申請人一直未有作出相關修定或回應，故本人等繼續作出反對。

提交反對人簽署：

For and on behalf of
HONLEX INVESTMENT LIMITED
鴻樂投資有限公司

鄭鴻杰

Authorized Signature(s)

For and on behalf of
K. T. HOLDINGS LIMITED
杰通控股有限公司

鄭鴻杰

Authorized Signature(s)

For and on behalf of
恆香合記投資有限公司
Hang Heung Hop Kee Investment Company Limited

鄭鴻杰

Authorized Signature(s)

日期：20/12/2023

Date: 18 December 2023

BY HAND

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

94

Dear Sir/Madam,

Re: Objection on the Planning Application (No. Y/YL/19)

I am writing to deeply sceptical about the planning application (No. Y/YL/19) for a proposed high-rise residential development. As an adjacent registered landowner in

in D.D.120 (i.e. one of the shareholders of Brilliant Great Investment Limited), I would like to reiterate my concerns on the subject development as the Applicant still has not addressed my previous comments as below:

1. Incompatibility with the existing use of the Bakery workshop and the surrounding, low-rise buildings;
2. Insufficient details on the edge treatment that the applicant should show in detail (including 3D illustrations and the height of the perimeter wall) how their boundary will seamlessly integrate with our bakery workshop and the existing adjoining walkway, so as to make the development less visually intrusive to the neighbourhood;
3. Showing a disproportionately high level of encroachment into government land; and
4. Adverse visual impacts from the proposed development, noted that the overall visual impact is revised from slightly adverse to moderately adverse according to the latest information, I am doubtful of the effectiveness of their mitigation measure.

To sum up, the approval of the subject planning application would set a bad precedent for other proposed residential developments. The Applicant should consider maintaining the harmony of the surrounding area. If the abovementioned technical issues are addressed, I may consider to relax my position.

Thank you for your attention to this matter.

Yours faithfully,

For and on behalf of

Brilliant Great Investment Limited



Yuan Lei

Fax:

E-mail:



Date: 18 December 2023

BY HAND

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

95

Dear Sir/Madam,

Objection to Planning Application No. Y/YL/19

As the shareholder of Brilliant Great Investment Limited ("Our Company"), the registered land owner of _____ in D.D. 120, Tai Kei Leng, Yuen Long, I would like to express that the Applicant of the proposed development is failure to respond my comments as at March and July 2023. I would like to reiterate that we have obtained the planning approval with conditions on 5 February 2021 for Proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE)) at the adjacent Lots 1695 S.D RP, 1741 RP(Part) and 1394 S.B RP (Part) in D.D. 120 and adjoining Government Land under application No. A/YL/263. In gist:

1. By overlaying the approved application boundary of A/YL/263 on the proposed schematic plan of Y/YL/19 (see **Figure 1**), interfacing is still observed at the south-eastern corner of the Subject Site. Portions of the proposed EVA clash with the vehicular access of the planned RCHE development;
2. Management and maintenance responsibility of the shared access; and
3. Majority of objections from the general public.

The Town Planning Board should take this opportunity to request the Applicant to make clarifications and revision of the proposal and provide further information on technical assessments. I look forward to hearing the comprehensive response from the Applicant regarding my concerns and queries as the key stakeholder of the adjacent RCHE development. If the abovementioned technical issues are addressed, I may consider to relax my position.

Yours faithfully,

For and on behalf of

Brilliant Great Investment Limited


Chan Shing Yiu



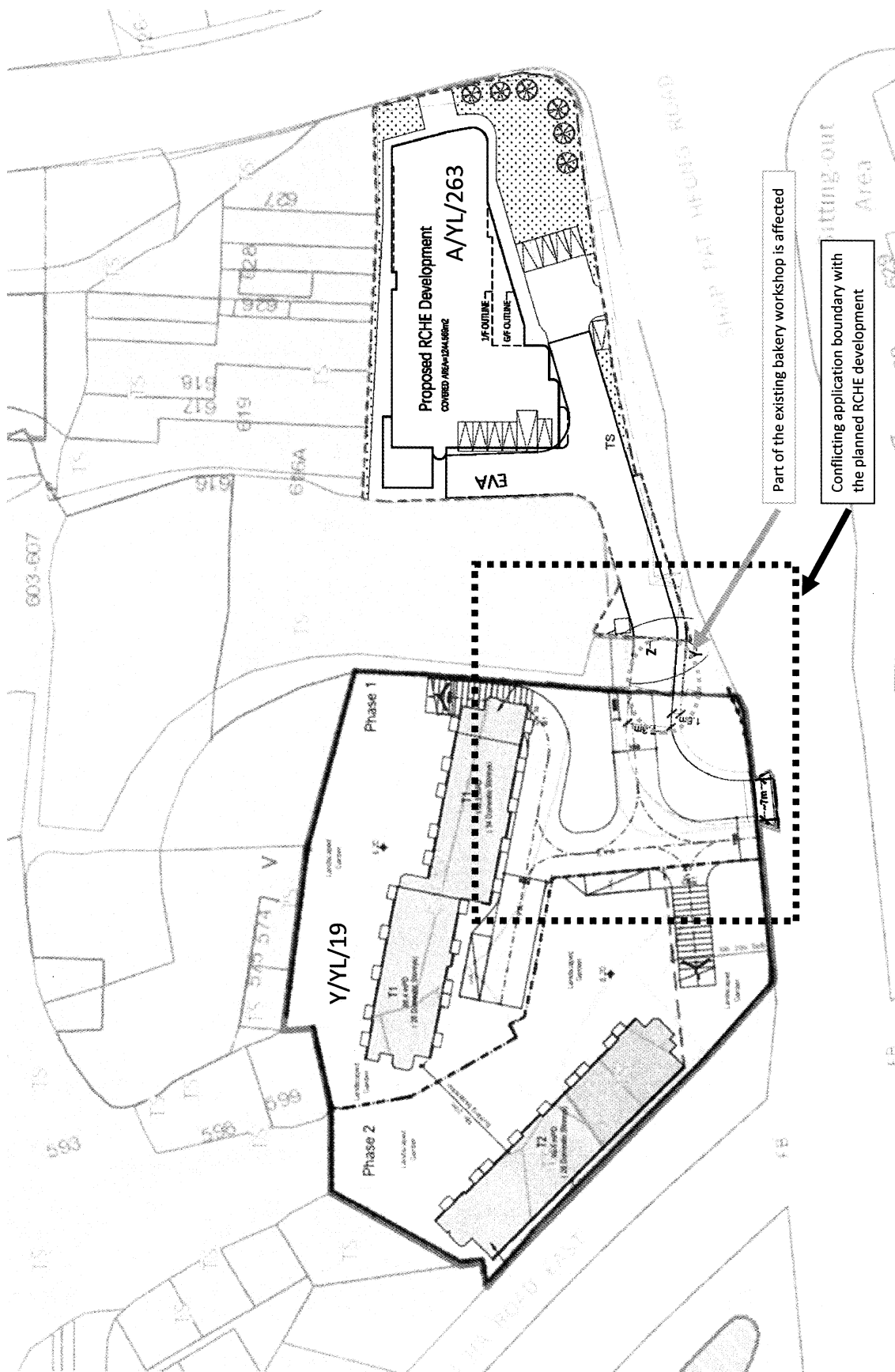


Figure 1: Overlay Plan

反對 Y/YL/19 規劃申請

住宅項目中建築物的密度和高度增加可能對鄰近物業的隱私產生影響。由於較高建築物的遮蔽或俯瞰，居民的隱私可能會受到影響。

姓名：馬更強

身份：元朗居民

日期：2023年12月20日

聯絡電話：_



97

The application no. to which the comment relates: Y/YL/19

I found that the visual effect is revised from slightly adverse to moderately adverse in the latest Further Submission. The Town Planning Board should consider the seriousness of the proposed development! The application should be rejected!!

Name of person/company making this comment KING MA

Contact No.

Signature: KK

Date: 20 DEC 2023



The application no. to which the comment relates: Y/YL/19

I disagree with the subject proposed development. I have a concern about the pipe capacity as there are several villages in this area which may fail to support once the residential buildings are completed.

Name of person/company making this comment Monita Mak

Contact No.

Signature: Monita

Date: 20/12/2023



反對 Y/YL/19 規劃申請

新的住宅項目的設計和建築風格應與現有的村莊環境相協調，以確保視覺和諧。如果開發的設計與當地的建築風格不一致，可能會產生視覺上的不協調，從而降低了整個地區的美感。

姓名： 陳希文身份： Chair日期： 20/12/2023

聯絡電話：



反對 Y/YL/19 規劃申請

本人非常擔心是項申請帶來的光污染問題。不合適的照明控制可能對夜間氛圍產生負面影響，影響開發案內外的視覺體驗。

姓名：劉麗容

身份：Ada

日期：2023年12月19日

聯絡電話：



The application no. to which the comment relates: Y/YL/19

It is not the right location to incorporate some tall buildings in the village area. The introduction of a comprehensive residential development may significantly alter the existing skyline and landscape of the village area. Tall buildings or a dense cluster of structures can change the visual character and scale of the surroundings, potentially impacting views from both within and outside the community. I disagree with this planning application.

Name of person/company making this comment Li Man Ling Gladys

Contact No.

Signature: 

Date: 20-12-2023



The application no. to which the comment relates: Y/YL/19

I don't agree on this case as there are no potential benefits for the local residents and villagers, but only negative impacts will be caused, such as the blockage of sky view, traffic congestion and existing drainage capacity. The Town Planning Board should listen to the concerns of the community and reject this planning application.

Name of person/company making this comment Cheung Chun Lam.

Contact No. _

Signature: 

Date: 16/12/2023



103

The application no. to which the comment relates: Y/YL/19

Given that the planning application for the proposed Residential Care Home for the Elderly (RCHE) to the east has been approved, I have concerns regarding the management and maintenance matters as the proposed residential development intends to share the right-of-way with it. It is not a good idea to develop a massive development close to the proposed RCHE.

Name of person/company making this comment Chan Pak Yut.

Contact No.

Signature: 

Date: 18/12/2023




104

The application no. to which the comment relates: Y/YL/19

I do not agree with the proposed development, considering the lack of infrastructure and public facilities in the proposed area, as well as the potential strain on public transportation and medical services due to the increased population, it is necessary for the application to take into account the current conditions of the local community.

Name of person/company making this comment Wong Pui Ling

Contact No.

Signature: 

Date: 20 / 12 / 2023



反對 Y/YL/19 規劃申請

此項申請會改變村落地區的天際線和景觀。高樓或密集的建築群可能改變周圍環境的視覺特徵和規模，可能影響社區內外的視野！

姓名： Wong Pak Hei

身份： Mom.

日期： 19/12/2023

聯絡電話：



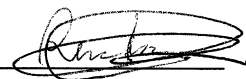
The application no. to which the comment relates: Y/YL/19

The design and architectural style of the new residential development should be compatible with the existing village context to ensure visual harmony. If the design of the development does not align with the local architectural vernacular, it may create a visual disconnect and detract from the overall aesthetic appeal of the area. I disagree with the proposed development!

Name of person/company making this comment LEE WAI KEI RICKY

Contact No.

Signature: _____



Date: 19-12-2023



反對 Y/YL/19 規劃申請

村落地區通常具有開放空間，如田野、公園或自然景觀，這些空間對周圍的視覺吸引力和寧靜感起到重要作用。綜合住宅項目的開發可能導致這些開放空間的喪失，使環境變得更加建設密集和城市化。

姓名： Lee On Kin身份： GM日期： 17/12/2023

聯絡電話： .



108

The application no. to which the comment relates: Y/YL/19

I do not agree with the proposed development as it has not considered the nearby development. The access road layout for the near-approved site, the proposed elderly centre, is different with its latest scheme according to the Statutory Planning Portal 3. The subject case should consider the accessibility of vehicles to elderly centre.

Name of person/company making this comment Jane Yip

Contact No.

Signature: Jane Yip

Date: 20.12.2023



The application no. to which the comment relates: Y/YL/19

I do not agree on the application as traffic congestion and visual impact is still the main concerns to the local community. It is not compatible to the surrounding area!

Name of person/company making this comment Kou KWA1 V2V6

Contact No.

Signature: Kou

Date: 20.12.2023



The application no. to which the comment relates: Y/YL/19

I disagree with the proposed planning application as it will set a bad precedent for turning the village area into a massive residential area. I am afraid that more developers would like to following this proposal to occupy more village area. The government should maintain its original planning intention and reject this case!!

Name of person/company making this comment MANIS KOU

Contact No.

Signature: manis

Date: 20-12-2023



The application no. to which the comment relates: Y/YL/19

I disagree with this planning application. Village areas often feature open spaces such as fields, parks, or natural landscapes that contribute to the visual appeal and tranquility of the surroundings. Developing a comprehensive residential project may result in the loss of these open spaces, leading to a more built-up and urbanized environment.

Name of person/company making this comment KOBE Kou

Contact No. -

Signature: Kobe

Date: 20.12.2023



The application no. to which the comment relates: Y/YL/19

It is not reasonable to develop the massive residential development in the village area instead of proposing it in the urban area. The developer should consider the local environment and community needs in every development project. I disagree with the planning application.

Name of person/company making this comment

Moey

Contact No.

Signature:

Moey

Date:

20-12-2023



The application no. to which the comment relates: Y/YL/19

I disagree with the proposed development! The surrounding sky view will be blocked by the high-rise residential building, it is not the right choice to develop a mass development in this area!

Name of person/company making this comment Li Man Wa

Contact No.

Signature: Co Co

Date: 20 Dec. 2023



反對 Y/YL/19 規劃申請

本人認為該發展項目規模較大，難以用綠化空間及景觀設計去填補本身缺憾，希望城市規劃委員能不批准這個申請。

姓名： Coey Kok

身份： Coey

日期： 20-12-2023

聯絡電話： _



115

反對 Y/YL/19 規劃申請

保持地方感和社區認同非常重要。規劃發展會令到社區失去原有特色，希望該區不會被城市化。

姓名： 鞠景良

身份： 良

日期： 19/12/2023

聯絡電話：



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

231222-154905-04789

提交限期**Deadline for submission:**

22/12/2023

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

22/12/2023 15:49:05

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

Y/YL/19

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

女士 Ms. 簡

意見詳情**Details of the Comment :****城規會主席及各委員：****強力反對申請編號Y/YL/19**

本人反對把新界元朗十八鄉路丈量約份第120約多個地段和毗連政府土（該地點）由「鄉村式發展」地帶改劃為{「住宅(甲類)9」地帶及修訂適用於申請地點土地用途地帶的《註釋》}。

申請人早前提出了下列9點所謂理由去支持改劃申請:

- 積極回應周邊規劃環境的改變，於元朗新市鎮的延伸部分的位置，善用申請地點的發展潛力以作房屋供應；
- 尊重原來「鄉村式發展」地帶作為居住用途的規劃意向及性質；
- 不影響有關「鄉村式發展」地帶日後的小型屋宇發展；
- 擬議發展與周邊的發展相互協調；
- 提供分期發展策略，以推動申請地點的整體發展；
- 提供社會福利設施，以滿足社區需要及改善附近居民的生活質素；
- 透過保留現有樹木和改善景觀設計，以提升整體景觀環境；
- 不會對周邊環境造成負面影響；及
- 為在合適地點優化發展潛力作綜合發展創立良好先例。

我現在就申請人提出的理由逐點駁斥如下：

積極回應周邊規劃環境的改變，於元朗新市鎮的延伸部分的位置，善用申請地點的發展潛力以作房屋供應

元朗新市鎮周邊有大量不會影響原居民村落發展的土地可供改劃，例如在元朗公路東南方的「農業」用地，該處亦有成功改劃的個案，何必一定要將原居民的建屋用地改劃呢？

尊重原來「鄉村式發展」地帶作為居住用途的規劃意向及性質

申請人這標題是誤導城規會各委員的，因為「元朗分區計劃大綱核准圖編號S/YL/27」內的『說明書』只有「規劃意向」，並沒有「性質」的。

讓我引述『說明書』的有關內容如下：

"9.5鄉村式發展：總面積100.00公頃

9.5.1此地帶的規劃意向，是反映現有的認可鄉村和其他鄉村的範圍，以及提供合適土地以作鄉村擴展和重置受政府計劃影響的村屋。地帶內的土地，主要預算供原居村民興建小型屋宇之用。設立此地帶的目的，亦是要把鄉村式發展集中在地帶內，使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面，較具經濟效益。"

由此可見，本改劃申請並不符合現有「鄉村式發展」的規劃意向。而強將原居民可用作興建村屋的用地改劃作起大樓用則更顯得沒有對原居民和新界鄉議局的一份尊重。

不影響有關「鄉村式發展」地帶日後的小型屋宇發展

若本改劃申請不幸地獲得批准，即意味少了6290平方米的「鄉村式發展」用地可供原居民申請，又怎可以說不影響有關「鄉村式發展」地帶日後的小型屋宇發展呢？最慘是本「鄉村式發展」用地位置周邊為馬路包圍，跟本就沒有多餘土地可供再改劃為「鄉村式發展」用地去補償此次因申請人奪去的土地。

擬議發展與周邊的發展相互協調

改劃申請地塊位處「鄉村式發展」用地範圍內，周邊發展應指鄉村式發展。當區內還有大量可供住宅發展土地使用的情况下，若不必要地在村屋旁邊起了高達35層樓的大廈是否一個相互協調的好發展呢？

提供分期發展策略，以推動申請地點的整體發展

村民建屋的需求亦是隨時間而產生的。整體而言，整幅「鄉村式發展」用地都會適時發展，村民最終都會在此地塊上興建村屋。若申請人用此為理由，亦務請城規會各委員考慮原居村民的情況。

提供社會福利設施，以滿足社區需要及改善附近居民的生活質素

申請人提議的社會福利設施只是小修小補的安排。區內元政街光明英來小學南面有一幅比本申請用地更大面積的GI/C土地已經空置了逾20年，若政府現在將這幅地發展不是更能滿足社區需要及改善附近居民的生活質素嗎？

透過保留現有樹木和改善景觀設計，以提升整體景觀環境

原居民同樣地對「鄉村式發展」用地範圍內的一花一草都非常珍惜，因為這些植物會提昇他們的居住環境質素。相反地，建設大型屋園則無可避免地剷除了好一些所謂沒有保留價值的植物而只保留一些樹木以符合改劃申請的要求。

不會對周邊環境造成負面影響

(a) 原居民的村屋只有3層，高度不會超過8.23米，反觀改劃申請後擬建大廈的樓高29-35層，高度超過110米；

(b) 按"城市規劃上訴委員會 - 城市規劃上訴個案編號：2022年第3號"文件內第24段所提及有關規劃署如何估算原居民村屋用地

....."鄉村式發展"地帶內仍然可供使用的土地面積約為7.91公頃(相等於316幅小型屋宇用地)"

得到的結論是平均每一間小型屋宇佔地約250平方米。

本改劃申請用地的面積是6290平方米，即最多可提供26幅小型屋宇用地。反觀改劃申請後擬建大廈的住屋單位超過1100多個單位。

以每棟小型屋宇可分為3層，每層樓居住了4人計，26棟小型屋宇可住312人，而1100個大廈單位按行政摘要所說就會有3125人居住，人口是原本「鄉村式發展」用地的10倍。

人口多了不單會對對周邊環境造成負面影響，亦會加重公共設施，包括公共交通的負荷。別忘記，元朗區內現在的人口已經非常稠密，大棠路及十八鄉路的交通亦不勝負荷，亦因此申請人須要在這一次要提交多份研究/影響評估資料。

所以，申請人說不會對周邊環境造成負面影響的說法是站不住腳的。我亦對申請人這一次所提交的多份研究/影響評估資料提出反對，原因是區內的資源不能承受此地改劃的發展。

為在合適地點優化發展潛力作綜合發展創立良好先例

申請人在此處作高樓大廈發展是一個不適當的、錯誤的選擇。與一向安守本份的原居村落爭相用地只會製造城鄉矛盾，甚或會引到族群分裂，社會不安的壞先河。

尊貴的主席和委員們，我想指出申請人在其行政摘要內聲稱「申請地點已閒置超過30年」並非全是事實，全部的事實是申請人一開始明知該處是劃作「鄉村式發展」用地，但仍然大量搜購這些地塊並坐擁著它不作為，有意建屋的村民又如何有地可用呢？最慘的是申請人連「鄉村式發展」範圍內可用作申請建村屋用的政府土地都不放過，這是否一個有良心的發展呢？相信你們不會坐視申請人掠奪可供原居民建屋的用地不理，更不會助紂為虐。退一步看，若此次申請改劃的地塊是適合興建高樓大廈用的，我相信政府早已主動行使『收回土地條例』去徵收了它，情況見元朗 Yoho Midtown 附連一幅已徵收了的土地，何需申請人多次遞交補充資料。

我想多講一句，請不要簡單地相信申請人所聲稱的善用資源～這改劃可提供若干個居住單位，更需慎密地考慮批准此改劃申請將會對政府帶來的其他更重要的負面影響。

最後，請城規會秘書處不要把我的個人資料列於會議討論文件內

鄭鴻杰

Seq 5 117

RECEIVED

23 FEB 2024

Town Planning Board

致：城市規劃委員會

有關：申請編號 Y/YL/19

就上述申請進一步提交資料並未有回應本人等提出的反對理由，再作出反對。

本人鄭鴻杰，恆香餅家東主，恆香合記投資有限公司大股東，恆香制餅廠持牌人，現聯同恆香合記投資有限公司其他持份者，杰通控股有限公司，鴻樂投資有限公司強烈反對有關申請編號 Y/YL/19，擬將鄉村式發展地帶申請改劃為「住宅(甲類)9 地帶」其中影響及恆香餅家及制餅廠的部分的改劃。

反對理由

該申請涉及影響：

- 1/ 恆香制餅廠貨運行車專用出入通道。
- 2/ 恆香制餅廠專用垃圾站。
- 3/ 公用綠化地段。

本人等曾就此改劃申請曾多次提出上述意見及反對，但申請人一直未有作出相關修定或回應，故本人等繼續作出反對。

提交反對人簽署：



日期：23/2/2024

For and on behalf of
恆香合記投資有限公司
Hang Heung Hop Kee Investment Company Limited

Authorized Signature(s)

For and on behalf of
HONLEX INVESTMENT LIMITED
鴻樂投資有限公司

Authorized Signature(s)

For and on behalf of
杰通控股有限公司
K. T. HOLDINGS LIMITED

Authorized Signature(s)

反對 Y/YL/19 規劃申請

申請人應該在其他土地上進行開發，而不是使用鄉村區域。他們應該尊重周圍環境的外觀。
我不同意提議的發展！

姓名： Chan Pui Shan身份： [Signature]日期： 27/02/2024

反對 Y/YL/19 規劃申請

此項申請會改變村落地區的天際線和景觀。高樓或密集的建築群可能改變周圍環境的視覺特徵和規模，可能影響社區內外的視野！我不同意提出的發展計畫！我發現此申請和已批准的規劃案 A/YL/263 之間存在著不一致的車輛道路，該規劃案是一個擬建的社會福利設施。我認為申請人應該參考已批准的規劃案作車輛道路。

姓名： 蕭戈榮身份： 吳日期： 27/2/2024

聯絡電話： _



反對 Y/YL/19 規劃申請

此發展與周遭環境不相容，因為它們都是村屋。申請人應尊重環境的和諧。我不同意這個申請！我不同意這個案件，因為對當地居民和村民來說沒有任何好處，當地居民和村民只會遭受交通噪音和視覺影響的折磨。城市規劃委員會應聽取社區的聲音，並拒絕這個規劃申請。

姓名：周昭娟

身份：胡

日期：27 / 2 / 2024

聯絡電話：_



122

The application no. to which the comment relates: Y/YL/19

The Applicant should find another land for their development instead of using the village area. They should respect the harmony of the surrounding environment. I disagree with the proposed development!

Name of person/company making this comment Lee Ka Man

Contact No.

Signature: 

Date:



123

The application no. to which the comment relates: Y/YL/19

I disagree with the proposed development! I found that there is an inconsistent vehicle road between the proposed application and the approved planning case A/YL/263 which is a proposed social welfare facility. I think the subject development should tally with the approved application.

Name of person/company making this comment Wong Pui Yee

Contact No.

Signature: [Signature]

Date: 27 Feb 2024



124

反對 Y/YL/19 規劃申請

新的住宅項目的設計和建築風格應與現有的村莊環境相協調，以確保視覺和諧。如果開發的設計與當地的建築風格不一致，可能會產生視覺上的不協調，從而降低了整個地區的美感。鑑於擬建發展附近有幾條特許巴士和綠色小巴路線，以及附近有許多道路交叉口，我認為車輛道路無法支援擬建發展，因此交通擁堵很容易發生。我強烈反對這個規劃申請，並真誠希望城市規劃委員會重新考慮或仔細審查這個案件。

姓名：馬更強身份：元朗居民日期：2024年2月27日

聯絡電話：_



125

The application no. to which the comment relates: Y/YL/19

I don't agree with this case as there are no potential benefits for the local residents and villagers, they will only suffer from traffic noise and poor visual view. The Town Planning Board should listen to the concerns of the community and reject this planning application.

Name of person/company making this comment

Monita Mak

Contact No.

Signature:

Monita


Date:

28/2/2024



反對 Y/YL/19 規劃申請

我不同意這個發展。我相信元朗將會有其他房屋項目來滿足人口增長。過度的高層住宅發展將導致更多的交通擁堵和車禍。申請人應找到另一塊潛在的土地進行住宅發展！

姓名：Chan Chi Hin身份：日期：27/02/2024

聯絡電話：_



127

反對 Y/YL/19 規劃申請

鑒於排水問題，我不同意提議的發展。擬建的發展四周都是村屋，排水量與住宅大樓完全不同。若排水工程安排不妥當，可能會發生水浸。

姓名：劉麗容

身份：Ada

日期：2024-2-27

聯絡電話：



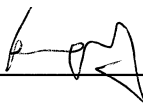
128

The application no. to which the comment relates: Y/YL/19

Given that there are public transport services with a few franchised bus and green minibus routes and many road junction points near the proposed development, I believe the vehicle road cannot support the proposed development, thus traffic congestion would happen easily. I strongly disagree with this planning application and sincerely hope the Town Planning Board to reconsider or review this case carefully.

Name of person/company making this comment Kok King Leung

Contact No.

Signature: 

Date: 27/02/2024



129

反對 Y/YL/19 規劃申請

擬建發展的建築高度高於周圍的村屋，而且安排近擬建養老院進行大規模開發不是一個好主意。我不同意這個申請！

姓名：鞠佩怡

身份：張

日期：2024-2-27

聯絡電話：



反對 Y/YL/19 規劃申請

此發展與周遭環境不相容，因為它們都是村屋。申請人應尊重環境的和諧。我不同意這個申請！

姓名：鞠欣怡

身份：

日期：2024-2-27

聯絡電話：



131

The application no. to which the comment relates: Y/YL/19

I do not agree with the proposed development due to the drainage concern. The proposed development is surrounded by village houses and the drainage amount is hugely different with the residential buildings. Flooding may happen if the upgrade works of drainage is not done appropriately.

Name of person/company making this comment Grace Chan

Contact No. _____

Signature: 

Date: 28 Feb 24



132

The application no. to which the comment relates: Y/YL/19

I want to emphasized that the proposed development is not compatible to the surrounding environment since they are all village housing. The Applicant should respect the harmony of the environment. I do not agree on the application!

Name of person/company making this comment Chan Shuk Yee

Contact No. _____

Signature: Mic

Date: 27-2-2024



反對 Y/YL/19 規劃申請

本人認為該發展項目規模較大，難以用綠化空間及景觀設計去填補本身缺憾，希望城市規劃委員能不批准這個申請。我不同意這個規劃申請。本人對於在元朗區插入另一個大規模住宅開發感到疑惑。據我了解，未來將會有許多房屋項目，例如十八鄉路的住房開發和元朗南區。申請人應重新考慮開發其他類型的項目，如老人中心或社區中心。

姓名： 李敏華身份： Co Co日期： 27-2-2024

聯絡電話： _



反對 Y/YL/19 規劃申請

住宅項目中建築物的密度和高度增加可能對鄰近物業的隱私產生影響。由於較高建築物的遮蔽或俯瞰，居民的隱私可能會受到影響。我不同意這個規劃申請。我認為在規劃階段時必須建立一個良好的先例。申請人應該找到另一塊適合開發的土地，以減少對周圍社區的衝突。

姓名： 李奕華

身份： 華

日期： 2024 / 2 / 27

聯絡電話： _



135

The application no. to which the comment relates: Y/YL/19

The building height of the proposed development is higher than the surrounding village house, and it is not a good idea to develop a massive development close to the proposed RCHE. I do not agree on the application!

Name of person/company making this comment KING MA

Contact No. _

Signature: 

Date: 27 FEB 2024



136

The application no. to which the comment relates: Y/YL/19

I do not agree with the proposed development. I believe there will be other housing developments in Yuen Long which can fulfil the population growth. Over-installation of high-rise housing will result in more traffic congestion and car accidents. The Applicant should find another potential land for housing development!

Name of person/company making this comment SUKI CHAN

Contact No. _

Signature: Suki

Date: 26/2/24



137

The application no. to which the comment relates: Y/YL/19

I disagree with this planning application. I think it is necessary to set up a good precedent during planning stage and land acquisition. The Applicant should find another appropriate development land which will produce less conflict for the surrounding community.

Name of person/company making this comment Lee Wai Rei Ricky

Contact No. _

Signature: 

Date: 27 Feb, 2024



138

The application no. to which the comment relates: Y/YL/19

I disagree with this planning application. I am curious on inserting another massive residential development in Yuen Long district. Based on my understanding, there will be a lot of forthcoming housing developments, such as the housing development in Shap Pat Heung Road and the Yuen Long South Area. The Applicant should reconsider to develop another types of development, like elderly centre or community centre.

Name of person/company making this comment Li Man Ling Gladys

Contact No. _____

Signature: 

Date: 27-2-2024



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: Y/YL/19 DD 120 Shap Pat Heung Road

01/03/2024 01:50

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

No improvement re provision of community services.

No data re the demand and supply for small houses in the 'V' zone. Members can refer to 26 Jan decision re Y/SK-SKT/4

32. The Chairman concluded that while Members considered that the proposed residential development at the Site might not be unacceptable, there was still a need to

reserve suitable land as "V" zone to address the potential demand for Small House development in Sha Ha. Hence, it was appropriate to retain the zoning of "V" for the Site,

unless it could be demonstrated that the potential Small House demand could be met even if part of the "V" zone was rezoned for other uses. For rezoning of the "V" zone, adequate

land must be retained to cater for the future Small House demand, and the reserved land should be of adequate size, e.g. at least should be more than the government land currently within the Site.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 6 October 2023 2:12 AM HKT

Subject: Re: Y/YL/19 DD 120 Shap Pat Heung Road

Y/YL/19

Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long

Site area: About 6,290sq.m Includes Government Land of about 2,968sq.m

Zoning: "VTD"

Proposed Amendment: Rezone to "Res (Group A) 9" / 2 Towers – 1,116 Units / PR 6 / 120mPD / OS 3,125sq.m / 139 Vehicle Parking

Dear TPB Members,

So the small community facility has been dropped. Number of bicycle parking increased.

The striking issue of this plan is the incredible amount of space devoted to asphalt, 50% of the site is devoted to roads or the artfully described 'decorative paving'. No wonder temperatures are soaring in NT with so much concrete covering the land.

So now in return for almost 3,000sq.mt of government land the community gets NADA. This is totally unacceptable. Government land should be used for the benefit of the community.

The Visual Impact is also quite shocking as the high towers overwhelm the low rise district.

Previous objections upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 15 March 2023 2:38 AM CST

Subject: Y/YL/19 DD 120 Shap Pat Heung Road

Y/YL/19

Various Lots in D.D. 120 and Adjoining Government Land, Shap Pat Heung Road, Yuen Long

Site area: About 6,290sq.m Includes Government Land of about 2,968sq.m

Zoning: "VTD"

Proposed Amendment: Rezone to "Res (Group A) 9" / 2 Towers – 1,116 Units / PR 6.032 / 120mPD / OS 3,125sq.m / 139 Vehicle Parking / 200m2 for 'GIC' social welfare facility

Dear TPB Members,

Strong Objections. In exchange for almost 3,000sq.m of Government Land the community would get One tiny social welfare centre. Not only tiny but also surrounded by roads. This is totally unacceptable. The public land element is large enough to accommodate a RCHE and other facilities.

No indication as to whether this is TSO land and data on demand for small houses. If this demand is greater than the lots then the outcome would be that villagers would subsequently make applications to build homes on lots designated "Open Space", "Green Belt", Agriculture", etc on the excuse that there is no land available in the "V" zone.

Concern also with regard to the tree groves at the Shap Pat Heung side of the site as no information provided with regard to trees on the site and their retention.

Mary Mulvihill

鄭鴻杰

Seq 6 140

致：城市規劃委員會

有關：申請編號 Y/YL/19

貴委員會 2024 年 4 月 12 日發出之通告

就上述申請人進一步提交的資料並未有回應本人等提出的反對理由，本人等再作出反對。

本人鄭鴻杰，恆香餅家東主，恆香合記投資有限公司大股東，恆香制餅廠持牌人，現聯同恆香合記投資有限公司其他持份者，杰通控股有限公司，鴻樂投資有限公司強烈反對有關申請編號 Y/YL/19，擬將鄉村式發展地帶申請改劃為「住宅(甲類)9 地帶」其中影響及恆香餅家及制餅廠的部分的改劃。

反對理由

該申請涉及影響：

- 1/ 恆香制餅廠貨運行車專用出入通道。
- 2/ 恆香制餅廠專用垃圾站。
- 3/ 公用綠化地段。



本人等曾就此改劃申請曾多次提出上述意見及反對，但申請人一直未有作出相關修定或回應，故本人等繼續作出反對。

提交反對人簽署：

(Handwritten signature of Zheng Hongjie)

19/4/2024

日期：



For and on behalf of
恆香合記投資有限公司
Hang Heung Hon Yee Investment Company Limited

(Handwritten signature of Zheng Hongjie)

Authorized Signature(s)

For and on behalf of
HONLEX INVESTMENT LIMITED
鴻樂投資有限公司
(Handwritten signature of Zheng Hongjie)
Authorized Signature(s)

For and on behalf of
杰通控股有限公司
K. T. HOLDINGS LIMITED
(Handwritten signature of Zheng Hongjie)
Authorized Signature(s)

141

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

240501-201916-22043

提交限期**Deadline for submission:**

03/05/2024

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

01/05/2024 20:19:16

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

Y/YL/19

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

先生 Mr. 朱先生

意見詳情**Details of the Comment :****我對這個改劃申請提出下列反對理由：****A. 申請人並沒誠意辦理好這份改劃申請**

公佈改劃申請的詳細資料的目的是讓市民/可能受有關改劃申請影響的居民向城規會提出意見/反對，以便讓城規會各委員參閱和審批有關申請。

就這個改劃申請而言，它的「行政摘要」(摘要)的中文版的版頭竟然出現了一句不能接受的聲明~「內文與英文版有任何差異應以英文版為準」。

現時，中文和英文兩樣都是香港特區的法定語言，所以，摘要的中、英版內容應該是一致的，好讓市民/有關居民能正確地了解申請書的內意(城規會網站內的文件就是一個好例子)。別忘記，大部份居於受改劃申請範圍內的居民皆為華籍人士，大多只會參閱中文版摘要，若中文版摘要並不能反映正確資料，他們可能被誤導而引至所提出的意見/反對都會不足或有誤。

如果申請人連這起碼的要求都辦不到，他何來有誠意呢？所以，申請人在摘要末段第一句所講的「申請人對推進此指示性方案持有誠懇和積極的態度」是誤導城規會各委員的。

B. 改劃申請的論據是偷換概念，完全不恰當

申請人首先在摘要的第三段內聲稱「鑒於週邊環境已漸劃為更高密度的住宅區，申請人藉此機會探討更有效善用申請地點的發展潛力.....」，原因是「政府近年積極在該區域(即申請地點所在區域)覓地，作高密度公營房屋發展，並已計劃在附近發展兩個公營房屋項目」。

這樣將高密度的私人住宅區與高密度的公營房屋强行混為一談實在是偷換概念，簡直是拿蘋果與橙作比較-公營房屋的用地是 'GI/C5' 而申請人現時是打算將 'V' 用地改劃為 'R(A)9' 。

C. 元朗分區計劃大綱核准圖編號 S/YL/27 (OZP) 已預足夠的土地供「政府、機構或社區」發展之用

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OZP 說明書內第9.6.9 段清楚列明："該圖上已預留足夠土地供遵照「香港規劃標準與準則」的規定設置政府機構個社區設施"，總面積達44.35公頃之多。
改劃申請書內第4段稱提供"非住用總樓面面積為不少於200平方米(作社會福利設施之用)"的建議實在作用不大，相信純粹是用來博取各委員的好感而已。

D. 申請人可能無法履行改劃批准

申請書摘要內文第四段已清楚指出「申請人會採用務實可行的分期發展策略，以確保申請人能盡早於第一期發展提供超過600個單位，同時推動第二期發展，而指示性方案最終將可在申請地點提供超過1100個單位.....」

在不影響我提出的反對的情況下，我懷疑申請人現時是否已經擁有申請改劃範圍內的所有土地業權，若然申請人只擁有第一期大部份土地業權，我怕申請人只是想藉進行第一期發展去賺取最大的利益，然後爛尾。

E. 大樓T1 與T2的設計是屏風樓 (Fig. 4 & 5)

Figure 4 清楚顯示出Annual Wind Direction 的"S" 吹風被大樓T1/T2遮擋了，地界內旁的構築物(第574、575號)及其北面對開的土地在任何情況下都不能享受他們原本應有的南風。另一張圖(Fig.5)更清楚顯示出在夏季時，SSE、S 和SSW的風跟本無法吹到上述地方，形成熱島效應。

F. 整個改劃申請只帶來負面規劃增益(Negative Planning Gains)

香港特區政府一向鼓勵城鄉共容，規劃當局本已做好規劃工作，將適量的土地劃撥作合適用途，社會可各取所需。

但申請人卻徹底地破壞了這個原則。他想藉這個改劃申請謀奪本屬原居民建屋安居樂業的用地以供他們牟取暴利。這樣做只會增加在地的原居民對申請人/發展商的一份惡感，產生不必要城鄉矛盾，何來有規劃增益呢？

G. 交通、排水、排污影響等評估

基於規劃當局早已將此地塊劃定作“V”用，政府提供的所有有關交通、排水、排污等設施都是按原本規劃來設計。現場客觀環境根本就容不下這改劃申請內所提議的高密度建屋發展，例如大棠路的交通堵塞情況現況；當然，申請人大可動用其龐大資源去聘請專家顧問去做好各份評估報告去淡化1100個住戶單位帶來的額外交通問題以便贏取各委員的支持，但我覺得這是不可取的。

我謹請各委員認真考慮這份反對書。

最後，請城規會秘書處不要把我的個人資料列於會議討論文件內

反對人：朱先生

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2024年5月1日

鄭鴻杰

致：城市規劃委員會

有關：申請編號 Y/YL/19

貴委員會 2024 年 6 月 28 日發出之通告

就上述申請人進一步提交的資料並未有回應本人等提出的反對理由，本人等再作出反對。

本人鄭鴻杰，恆香餅家東主，恆香合記投資有限公司大股東，恆香制餅廠持牌人，現聯同恆香合記投資有限公司其他持份者，杰通控股有限公司，鴻樂投資有限公司強烈反對有關申請編號 Y/YL/19，擬將鄉村式發展地帶申請改劃為「住宅(甲類)9 地帶」其中影響及恆香餅家及制餅廠的部分的改劃。

反對理由

該申請涉及影響：

1/ 恆香制餅廠貨運行車專用出入通道。

地 2/ 恆香制餅廠專用垃圾站。

3/ 公用綠化地段。

上述第 1 及 2 項：當年由於政府需地擴闊十八鄉路，徵用恆香制餅廠部份地段及出入口，故地政署撥出現時出入口及垃圾房位置作為補償。

本人等曾就此改劃申請曾多次提出上述意見及反對，但申



請人一直未有作出相關修定或回應，故本人等繼續作出反對。

提交反對人簽署：

鄭鳴堯

For and on behalf of
恒香合記投資有限公司
Hang Heung Hop Kee Investment Company Limited

鄭鳴堯
Authorized Signature(s)



For and on behalf of
HONLEX INVESTMENT LIMITED
鴻樂投資有限公司

鄭勤
Authorized Signature(s)

16/7/2024

日期：

For and on behalf of
杰通控股有限公司
K. T. HOLDINGS LIMITED

鄭鳴堯
Authorized Signature(s)

From:

Sent:

2024-07-18 星期四 15:47:46

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

反對 Y/YL/19 規劃申請

致城市規劃委員會

本人就上述規劃申請 (No.Y/YL/19)提出反對。

原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足，及影響雀鳥棲息。

Nicole Lee

From:

Sent:

2024-07-18 星期四 12:23:40

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

本人就上述規劃申請 (No.Y/YL/19)提出反對。

現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足，及影響雀鳥棲息。

From:

Sent:

2024-07-18 星期四 08:51:11

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

本人就上述規劃申請 (No.Y/YL/19)提出反對。 原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足，及影響雀鳥棲息。

從我的 iPhone 傳送

From:
Sent: 2024-08-23 星期五 12:06:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關：規劃申請 (No.Y/YL/19)提出反對

敬啟者：

本人就上述規劃申請 (No.Y/YL/19)提出反對。因現時該段路面使用量已飽和，經常出現嚴重擠塞道路情況，而且公共交通配套設施亦嚴重不足。

From:

Sent:

2024-08-23 星期五 08:21:33

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

本人就上述規劃申請 (No.Y/YL/19)提出反對。原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足。

從我的 iPhone 傳送

鄭鴻杰

致：城市規劃委員會

有關：申請編號 Y/YL/19

貴委員會 2024 年 8 月 9 日發出之通告

就上述申請人進一步提交的資料，並未有回應本人等提出的反對理由及作出修訂，本人等再作出反對。

本人鄭鴻杰，恆香餅家東主，恆香合記投資有限公司大股東，恆香制餅廠持牌人，現聯同恆香合記投資有限公司其他持份者，杰通控股有限公司，鴻樂投資有限公司強烈反對有關申請編號 Y/YL/19，擬將鄉村式發展地帶申請改劃為「住宅(甲類)9 地帶」其中影響及恆香餅家及制餅廠的部分的改劃。

反對理由

該申請涉及影響：

1/ 恆香制餅廠貨運行車專用出入通道。

地 2/ 恆香制餅廠專用垃圾站。

3/ 公用綠化地段。

上述第 1 及 2 項：當年由於政府需地擴闊十八鄉路，徵用恆香制餅廠部份地段及出入口，故地政署撥出現時出入口及垃圾房位置作為補償。



本人等曾就此改劃申請曾多次提出上述意見及反對，但申請人一直未有作出相關修定或回應，故本人等繼續作出反對。

提交反對人簽署：



For and on behalf of
HONLEX INVESTMENT LIMITED
鴻樂投資有限公司

(Signature)

Authorized Signature(s)

For and on behalf of
K. T. HOLDINGS LIMITED
杰通控股有限公司

(Signature)

Authorized Signature(s)



(Signature)

日期：

20/8/2024

From:

Sent:

2024-08-30 星期五 01:09:06

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

本人就上述規劃申請 (No.Y/YL/19)提出反對。

現時該段路面使用量已飽和，經常出現擠塞道路，交通配套設施嚴重不足，而且路面亦因工程導致凹凸不平。

另外，該地段的地盤經常工作至深夜，至深夜 3 點鐘仍然因地盤機器運作的聲音而難以入睡

From:
Sent: 2024-08-30 星期五 22:36:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 本人就上述規劃申請 (No.Y/YL/19)提出反對

本人就上述規劃申請 (No.Y/YL/19)提出反對。原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足。

From:
Sent: 2024-08-30 星期五 22:35:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 本人就上述規劃申請 (No.Y/YL/19)提出反對

本人就上述規劃申請 (No.Y/YL/19)提出反對。原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足。

From:

Sent:

2024-08-30 星期五 22:28:45

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

返對規劃申請

本人就上述規劃申請 (No.Y/YL/19)提出反對。

原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足。

From:
Sent: 2024-08-30 星期五 21:25:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對元朗十八鄉路政府地規劃申請

本人就上述規劃申請 (No.Y/YL/19)提出反對。

原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足。(草稿)

從我的 iPhone 傳送

From:
Sent: 2024-08-30 星期五 21:25:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對 No.Y/YL/19 規劃申請

To 城市規劃委員會

本人就上述規劃申請 (No.Y/YL/19)提出反對。

原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足。

Best regards,
Yuet

From:
Sent: 2024-08-30 星期五 21:21:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對 No.Y/YL/19 規劃申請

To 城市規劃委員會

本人就上述規劃申請 (No.Y/YL/19)提出反對。

原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足。

Best
Lee

從我的 iPhone 傳送

From:

Sent:

2024-08-30 星期五 23:15:01

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

城市規劃委員會

本人就上述規劃申請 (No.Y/YL/19)提出反對。

原因：現時該段路面使用量已飽和，經常出現擠塞道路，而且交通配套設施嚴重不足。

鄭鴻杰



致：城市規劃委員會

有關：申請編號 Y/YL/19

貴委員會 2024 年 10 月 18 日發出之通告

就上述申請人進一步提交的資料，並未有回應本人等提出的反對理由及作出修訂，本人等再作出反對。

本人鄭鴻杰，恆香餅家東主，恆香合記投資有限公司大股東，恆香制餅廠持牌人，現聯同恆香合記投資有限公司其他持份者，杰通控股有限公司，鴻樂投資有限公司強烈反對有關申請編號 Y/YL/19，擬將鄉村式發展地帶申請改劃為「住宅(甲類)9 地帶」其中影響及恆香餅家及制餅廠的部分的改劃。

反對理由

該申請涉及影響：

1/ 恆香制餅廠貨運行車專用出入通道。

地 2/ 恆香制餅廠專用垃圾站。

3/ 公用綠化地段。

上述第 1 及 2 項：當年由於政府需地擴闊十八鄉路，徵用恆香制餅廠部份地段及出入口，故地政署撥出現時出入口及垃圾房位置作為補償。

本人等曾就此改劃申請曾多次提出上述意見及反對，但申

請人一直未有作出相關修定或回應，故本人等繼續作出反對。

提交反對人簽署：

鄭鳴志



For and on behalf of
杰通控股有限公司
K. T. HOLDINGS LIMITED

鄭鳴志

Authorized Signature(s)

29/10/2024

日期：

For and on behalf of
恒香合記投資有限公司
Hang Heung Hop Kee Investment Company Limited

鄭鳴志

Authorized Signature(s)

For and on behalf of
HONLEX INVESTMENT LIMITED
鴻樂投資有限公司

鄭振華

Authorized Signature(s)

致：城市規劃委員會

有關：申請編號 Y/YL/19

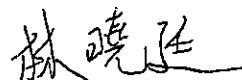
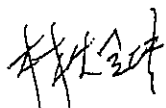
本人等為元朗地段 [REDACTED] 業權持有人，現就有關申請編號 Y/YL/19，擬將鄉村式發展地帶申請改劃為「住宅(甲類)9 地帶」的改劃提出以下意見：

地段改劃應整個區域的，有連貫性的，有效益的(包括整體公共設施)

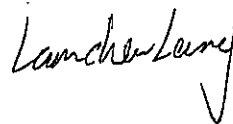
本人等建議將上述 DD120:Lot1391SB 及 1391SBRP 及其他相連地段一併改劃為「住宅(甲類)9 地帶」。

提交意見人： 聯絡電話： 簽署：

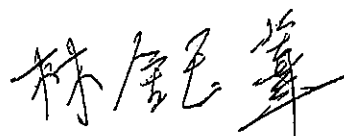
林煜偉



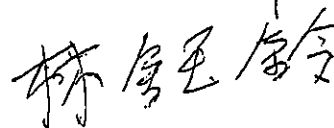
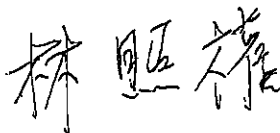
林柱樑



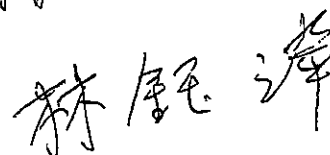
林盛興



林照權



照權發展有限公司



日期：

13-3-2023

The application no. to which the comment relates: Y/YL/19

The proposed development does not include any plans to mitigate the traffic impact on the surrounding area, particularly in critical junctions. It is essential that the government requires the developer to include measures to reduce traffic volume and improve pedestrian safety in the area before any construction is allowed to proceed.

Name of person/company making this comment Chan Tsz Yui

Signature: Tsz Yui

Date: 14-3-2023



The application no. to which the comment relates: Y/YL/19

It seems the boundary for the proposed development is very close to the existing Hang Heung Cake Shop at the east, or even overlapping, a suitable buffer distance or other boundary treatments should be provided by the developer.

Name of person/company making this comment LEE WAI KEI RICKY

Signature: _____



Date: 26 - 7 - 2023



The application no. to which the comment relates: Y/YL/19

It is noted that the proposed access road for the proposed residential development will be shared with the proposed RCHE, but I believe that the residential development will use the shared access more frequently than the proposed RCHE. The applicant should clarify on the management and maintenance responsibility.

Name of person/company making this comment

Phoebe CHAN

Signature: _____



Date: _____

26 July 2023



The application no. to which the comment relates: Y/YL/19

I am wondering on the management and maintenance matters since the proposed residential development will plan to share right-of-way with the proposed Residential Care Home Elderly at the east which its planning application is approved previously.

Name of person/company making this comment

張凱威

Signature:

張凱威

Date:

26-7-2023



The application no. to which the comment relates: Y/YL/19

The proposed development may not meet the necessary air ventilation requirements and guidelines established by the government to ensure sufficient circulation and ventilation in the built environment. Given the substantial change to the local character that this proposal could bring, a quantitative assessment of air ventilation is necessary.

Name of person/company making this comment 文潤楮

Signature: 文潤楮

Date: 26-7-2023



The application no. to which the comment relates: Y/YL/19

The circulation and air ventilation will be affected after the completion of the proposed development, especially for the houses behind the proposed blocks at the south. Given the substantial change to the local character that this proposal could bring, a quantitative assessment of air ventilation is necessary.

Name of person/company making this comment Kou Long Yin

Signature: Kou

Date: 23-7-2023





中華人民共和國香港特別行政區

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



元朗區議會

Yuen Long District Council

施駿興區議員辦事處

118



本處檔號: YLPC202402002

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

**提交：反映元朗十八鄉路第120份約多個地段
申請土地用途規劃，申請編號:Y/YL/19及Y/YL/20意見書**

有關 貴委員會提出新界元朗十八鄉路丈量約份第120約多個地段和毗連政府土地將由「鄉村式發展」申請編號:Y/YL/19及「政府、機構或社區」申請編號:Y/YL/20地帶改劃為「住宅(甲類)9」地帶及修訂規劃，本處收到許多居民的意見及擔憂，因此，本處就有關規劃提出的意見如下：

1. 元朗十八鄉地段長期交通擠塞的問題

據了解，土木工程拓展署將於十八鄉交匯處東行一帶斜坡建造一條地面左轉新連接路，前往博愛交匯處，以減低十八鄉交匯處的交通負荷。工程已於 2022 年年底展開，鑑於現場環境的複雜性，承建商需進行相關的斜坡改善工程。根據他們最新估算，相關的斜坡改善工程及新連接路的建造工程將於本年內展開，並預計於 2025-26 年度完成。

本處及許多居民擔心建造新的房屋，人口及車輛急速上升，在交通配套及道路情況未能進一步改善時，只會引發更嚴重的交通擠塞問題。因此，我們期望此工程可有效地改善公庵路、十八鄉路、大棠路、大樹下東西路一帶道路的擠塞問題。並監察其成效，再作出長遠的元朗南發展規劃。



施駿興



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2. 樓宇屏風效應，加劇空氣污染的問題

元朗南這一區的住宅多數是低密度設計，大多都是25層高的樓宇，此設計令這一區環境開揚，環境舒適。隨著元朗區的急促發展，近年建設了許多高聳的樓宇。若然將新建的房屋增加至35層，更猶如天幕般形成屏風效應，有礙自然風的進出，阻礙空氣流通，加劇空氣污染的問題。

因此，元朗區十八鄉路一帶的交通及屏風效應所引致的問題，本處希望 貴委員會能與其他部門相互協調及商議有針對性的政策，在建設樓宇前作出適切的改善措施，以長遠地解決交通狀況及釋除居民的擔憂。如有查詢，歡迎致電 與本辦事處職員聯絡。佇候佳音。

順祝

鈞安

元朗區議員施駿興 謹啟

2024年2月20日



施駿興

Seq 7 142

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/19Received on 21/06/2024****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

No comments

「提意見人」姓名/名稱 Name of person/company making this comment 鍾就華**簽署 Signature** **日期 Date** 5-7-2024

Seq 9 147

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/19 Received on 29/07/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

NA.

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

簽署 Signature _____



日期 Date _____

13-8-24

鍾就華 主席

元朗市中心及鄉郊東分區委員會