

RESIDENTIAL (GROUP A) (cont'd)

Remarks (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” (“R(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 plot ratio of 6.5 (of which the domestic plot ratio should not exceed 6.0) and a maximum building height of 25 storeys excluding basement(s). GIC facilities of gross floor area not less than 2,495m² shall be provided.*
- (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.

(Please see next page)

Figure No.	Scale	Figure Title
5.2a	-	Proposed Remarks of the OZP (Sheet 1 of 2)
ARUP	Date May 2023	Source Adapted from Draft Yuen Long Outline Zoning Plan No. S/YL/26

RESIDENTIAL (GROUP A) (cont'd)

Remarks (cont'd)

- (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.
- (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.

Figure No.	Scale	Figure Title
5.2b	-	Proposed Remarks of the OZP (Sheet 2 of 2)
ARUP	Date	Source
	May 2023	Adapted from Draft Yuen Long Outline Zoning Plan No. S/YL/26

Detailed Comments of Relevant Government Departments

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

- (a) With reference to the Planning Statement, the area of the application site (the Site) is about 6,060m² including about 744m² of Government Land (GL) lying between Shap Pat Heung Road and the private lots within the Site (i.e. about 12% of the site are of the Site). The actual site area, site boundary and lease details, etc., of the Site involved will be subject to survey and verification at the stage of land exchange, if applied.
- (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) The southern portion of Lot 2300 in D.D.120, which is not owned by the applicant, would be landlocked by the Site, if approved.
- (d) From the correspondence between the applicant and the Transport Department (TD), it is noted that the applicant proposed to construct a vehicular bridge over an existing nullah as the permanent vehicular access at the southwestern side of the Site, which may require additional GL. The applicant should be reminded to directly liaise with the Drainage Services Department (DSD) for the feasibility, management and maintenance responsibility of the proposed vehicular bridge over the nullah. As regards the proposed shared use of the Brown Area of the adjoining proposed Lot 4067 in D.D.120, the applicant should be reminded that there is no guarantee of such right of way.
- (e) It is noted that road widening works at the section of Shap Pat Heung Road abutting the Site may be required. The applicant should directly liaise with TD on the management and maintenance responsibility of the future footpath.

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

- (a) The Traffic Impact Assessment report and the conclusion made therein should be commented by TD.
- (b) The permanent vehicular access proposed on the local track connecting Shap Pat Heung Road and Lam Hi Road will not be maintained by his office and should be maintained by the applicant.
- (c) The proposed vehicular and pedestrian access arrangement should be commented by TD. If it is accepted by TD, the applicant should ensure the run-in/outs proposed on public road during the interim and permanent stages should be designed and constructed to the standards and satisfactions of TD and the Highways Department (HyD) at the applicant's own cost. Once the interim run-in/out located on Shap Pat Heung Road is no longer required, the applicant should be responsible to remove the interim run-in/out and reinstate the footpath to the standards and satisfactions of TD and HyD at the applicant's own cost.

- (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) The Site includes part of SIMAR feature No. 6NW-B/FR225 currently maintained by his office. The above part of the SIMAR feature should no longer be maintained by his office once the Site is granted to the applicant. The applicant should be responsible for the design and re-provision of affected upstream slope drain connection to the public drainage system, and the application, liaison and co-ordination with the Geotechnical Engineering Office of the Civil Engineering and Development Department (GEO of CEDD) and LandsD for the modifications of the concerned SIMAR feature including the updating of as-built drawings and maintenance manuals to delineate clearly the updated feature boundary/extent.
- (f) It is noted that the applicant proposed to construct a vehicular bridge spanning over the nullah connect with an existing no name road at the western side of the Site. Please note that the maintenance of the concerned no name road is outside HyD's jurisdiction. It should be noted that HyD shall not be responsible for the construction or maintenance of the aforementioned vehicular bridge or any access road connecting between the Site and the public roads maintained by his office.
- (g) Adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains.

Comments of the Director of Fire Services:

- (a) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (b) The provision of emergency vehicular access (EVA) shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administrated by the Buildings Authority.
- (c) Furthermore, it is advised that any proposal with the nature of School, Child Care Centre, Residential Care Home for the Elderly and Residential Care Home for Persons with Disabilities, the height restrictions as stipulated in the respective Regulations and Code of Practice shall be observed.

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

- (a) Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.
- (b) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and his contractor to carry out construction, inspection, operation, maintenance and repair works.

- (c) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on the plan.
- (d) The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

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

- (a) 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) 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.
- (d) 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.
- (e) The proposed community care service facilities may subject to the issue of a licence/registration. It is reminded that any proposed structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.

Comments of the Head of GEO, CEDD:

- (a) 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.
- (b) The applicant is reminded that the Site is located within Scheduled Area No. 2 and may be underlain by cavernous marble. Depending on the nature of foundation of the new development proposed at the Site, extensive geotechnical investigation may be required as necessary, and may require a high-level involvement of experienced geotechnical engineer(s), both in the design and supervision of geotechnical aspects of the works to be carried out on the Site.
- (c) The Site encroaches onto an existing man-made slope Feature No. 6NW-B/FR225 and is adjacent to an existing nullah. Comments from relevant Government departments are relevant.

致：城市規劃委員會秘書：

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
把申請地點由「政府、機構或社區」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》
(申請編號：Y/YL/20 - 申請人提交進一步資料)
元朗民政事務處檔號：(28) in HAD YL C&D 17-45/45/01/348 P.2

本村對附近地段申請改劃為住宅，本村提出反對。有關在本村附近興建住宅單位，現時十八鄉路每天交通非常擠塞，未有改善或擴闊道路，尤其週邊多間學校每天上學或放學交通非常擠塞，對本村村巴及村民駛車出入極不方便。若上述規劃申請的住宅落成後，車輛流量將會增加。敬希貴委員會關注，上述規劃申請未有提及交通流量評估，切勿批准。

屏山鄉欖口村村代表：

張錦福

張錦福 (身份證號碼:

莫福能

莫福能 (身份證號碼:

)

張家慶

張家慶 (身份證號碼

副本送：元朗民政事務處元朗民政事務專員胡天祐先生, JP
屯門及元朗西規劃署城市規劃市陳江瑋先生

2024 年 2 月 29 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/YL/20 Received on 28/03/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

屏山鄉樓口村提出反對這個項目申請 理由如下

1. 因十八鄉興建住宅土地用途地帶落成後人口不致增加。
2. 交通問題未有改善 每天交通非常擠塞會引致本村輾轉入市區 極之不便。
3. 本村要求政府作出過渡一帶做環評佈告先審批以免影響村民及居民生活。

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

簽署 Signature

張錦南 莫福能
張家虎

日期 Date

15-4-2024

Seq 9 61

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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By Fax : 2877 0245 or 2522 8426

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

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

Y/YL/20Received on 22/08/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我們對該項申請繼續反對 申請地點交通制
 損失對嚴重影響兩車村車輛出入市區週邊一帶市
 民將會影響、政府要申請者做好評估作古。

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

馬山鄉親口村村代表

簽署 Signature

張祥福 莫福能
張家慶

日期 Date

16-9-2024

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 10 63

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/20 Received on 09/10/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我們再次堅決反對上述規劃申請，申請地帶興建私人住宅，對交通制造擠塞，人流層多，要做好周邊一帶評估報告，道路要擴闊，交通層數重疊，對村巴出入市區，對村民返工會造成，後果不堪設想

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

屏山鄉規時代表

簽署 Signature

張新福 黃福能
張家慶

日期 Date

31-10-2024

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

參考編號

230727-162821-82266

Reference Number:

提交限期

28/07/2023

Deadline for submission:

提交日期及時間

27/07/2023 16:28:21

Date and time of submission:

有關的規劃申請編號

Y/YL/20

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Andrew Sin

Name of person making this comment:

意見詳情

Details of the Comment :

1. The Government should be aware of the over-supply of the school places. The birth rate in Hong Kong keeps dropping and the number of school children is actually decreasing. There is no point to "cordon off" the land for the school use with no basis to be realized. I believe the Government cannot even find a organization which is willing to open a new school because there is heavy burden financially to operate the school but with few school children to support.

2. The brownfield uses in the surroundings should be replaced for the safety of residents and pedestrians in the area, especially because there have been a lot of new developments nearby in the past 10 years. Yuen Long South Development will further inject population in the surroundings. The original brownfield uses are not compatible anymore.

3. Early completion of the social services in the development can serve the local residents. The child care center can really help the young working couples with small kids in the area, especially that the residents in the surrounding developments are quite young. In future there is another private subsidized housing available to young families and so this service will be needed even more.

Based on the above points, I support this application.

Seq 8 59

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

參考編號

Reference Number:

240816-163555-87384

提交限期

Deadline for submission:

16/08/2024

提交日期及時間

Date and time of submission:

16/08/2024 16:35:55

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Zhang Hui

意見詳情

Details of the Comment :

本人支持改劃此用地作商住項目，為十八鄉路一帶的環境帶來轉變，提升整體居住環境質素。用地已沒有被好好打理多年，現在卻被用作棕地用途，帶來噪音問題，騷擾附近居民！！懇請規劃署加快當區發展！！

近年來政府大力推廣北部都會區，融入國家發展。現時前往深圳灣口岸及福田口岸十分方便快捷，能實現港深一小時生活圈，方便本人北上消費娛樂，與大灣區有緊密聯繫，促進兩地經濟發展。現時深圳福田區及南山區發展蓬勃，但香港元朗區發展仍然十分緩慢，阻礙樓價及經濟增長，導致兩地樓價差異甚大！！請政府當局盡快考慮改劃建議，加快商住項目發展。

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

參考編號

Reference Number:

230710-162106-00531

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

10/07/2023 16:21:06

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃先生

意見詳情

Details of the Comment :

致 城市規劃委員會 主席：

就申請編號為Y/YL/20，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和毗鄰政府土地，由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶，本人現正向城市規劃委員會表達強烈不滿。理由如下：

1. 十八鄉路交通負荷過大：

新樓宇落成後定必加重十八鄉路交通負荷。每日早上繁忙時間，長長車龍因駕車上班及送子女上學而出現。十八鄉路及體育路塞車情況屢見不鮮。公庵路有意外時，交通擠塞情況更甚。新樓宇設有約200車位，預計不少新居民將以車代步，此舉必定會加重本已非常擠塞十八鄉路的交通負擔。

2. 社區設施不足：附近多個屋苑包括：原築、溱柏、臻頤、翹翠峰、欖口村及馬田村等，區內人口眾多，但社區設施欠缺。區內居民最希望政府建立多些民生設施，既可便利區內住戶，又可減輕元朗市中心的人流及交通擠塞。我明白市民對安老及幼兒服務的需求，但知道附近恒香餅家廠房已獲批准改建安老院舍、十八鄉路規劃公共房屋亦有社會福利設施(綜合家居照顧服務)、溱柏已設有幼兒服務，那應已符合區民期許。考慮現有樓宇及將來落成新樓的住戶數目，街市、民生商舖、康樂設施等應更符合貴民所需。

3. 破壞景觀一致性：十八鄉路一帶的土地用途為鄉村式發展，馬田村及欖口村多數為三層高的村屋。90米高的新樓宇會使得其與同區的鄉村式發展明顯地不一致，顯得突兀。

4. 建築密度過高：文件顯示十八鄉路有多個公共房屋改劃申請。從報章資料得知，有關公共房屋將提供約3000伙，增加過萬人口入住十八鄉路。在沒有增加其他社區設施的前提下，嚴重地增加人口密度將增加居民對使用社區設施的競爭，結果將惡化鄰里關係、熱土區和諧。未能安居，如何樂業？相信這絕對不是政府樂見的情況及期望的結果。

5. 環境保育受損：十八鄉路一帶原本是新界的鄉村地區，環境清幽。但這些自然環境隨著棕地過度擴展而受到破壞。政府不是希望堵截棕地發展，保護大自然環境嗎？若批准有關申請，根本是聯合發展商破壞現有生態。希望政府再考慎重考慮。

6. 最後，規劃署既然將有關用地劃定為GIC，相信不是隨便而為，一定經過研究及心思熟慮。希望TPB 可以落實執行有關規劃，讓區內居民福祉可以被守護。

綜合以上各項，本人反對申請編號Y/YL/20，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和毗鄰政府土地，由「政府、機構或社區」地帶改劃為「住宅(甲類) 9」地帶。

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

230710-122521-69056

提交限期**Deadline for submission:**

28/07/2023

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

10/07/2023 12:25:21

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

Y/YL/20

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

女士 Ms. ma k wai hung william

意見詳情**Details of the Comment :**

交通配套不足,馬路不夠,現早上已經常塞車,根本不合再起新樓,希望能起一間健康院或公園.

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

230710-124929-13085

Reference Number:**提交限期**

28/07/2023

Deadline for submission:**提交日期及時間**

10/07/2023 12:49:29

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

Y/YL/20

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

女士 Ms. Charmaine

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

"G/IC" 應該興建為大眾民生提供服務的設施/ 商店, 例如超級市場, 小型商場, 街市, 餐廳食店, 不希望是 child care centre 及 老人日間照顧中心, 這樣不單止不能提供民生配套, 而只會導致更多交通擠塞的問題. 這區規劃興建更多住宅, 但是欠缺周邊配套, 所以不要再增加現時的交通流量了.

5

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

230718-110904-52985

提交限期**Deadline for submission:**

28/07/2023

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

18/07/2023 11:09:04

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

Y/YL/20

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

先生 Mr. Lai

意見詳情**Details of the Comment :**

1. Although the applicant addressed that the over-supply in school uses in Yuen Long, there is still huge population growth near the G/IC site, which is going supply the school demand. Government departments should not support the application which “murders” the only precious land supply for public servicing fulfilling the growth of population in the vicinity.
2. The site should be enabled to provide public services to fulfil the closest local demands nearby, e.g. Shap Pat Heung Road, Yuen Long Park and Ma Tin Tsuen. The applicant should consider providing market and public transport terminus at the Proposed Development to serve the local needs.
3. In view that there is “Po Yik Open space car park” which parked over hundreds private car, and the only access is for the car park will be fenced off by the Proposed Development in both construction stage and operation stage. Please advise the alternative access to the car park.
4. Only 500sqm Shop and Services at the site is obviously not sufficient to satisfy the local demand and nearby.
5. Public vehicle park should be provided at the site to fulfil parking demand nearby.
6. Junction of Shap Pat Heung Road / Yuen Long Tai Yuk Road is a crucial junction accessing developments and providing public services along Shap Pat Heung Road. Should there be any kerbside activities at the run-in/out of the Proposed Development, it could cause serious traffic congestion in the area. The applicant should consider relocating the run-in/out as far as possible from the junction of Shap Pat Heung Road / Yuen Long Tai Yuk Road.
7. Please seek relevant Government departments if there is any potential plan on signalisation at the junction of Shap Pat Heung Road / Yuen Long Tai Yuk Road. The run-in/out design shall comply with relevant statutory requirements.
8. It is foreseeable that there will be plenty pedestrians will leave from the Proposed Development during AM and PM peak, the pedestrian facilities in the vicinity may be unsustainable, please review to improve bus stop, footpath and pedestrian crossing nearby.

9. The public transport assessment in Traffic Impact Assessment didn't reveal the fact of the existing occupancy of public transport upon intake of Po Leung Kuk Lee Shau Kee Youth Oasis, especially KMB 968 at AM peak and 68E at PM Peak. KMB 968 is usually fully occupied when it comes to Sereno Verde during AM Peak. And public has no room to board 68E at Hop Yik Road during PM Peak.

6

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

230720-181146-50615

Reference Number:**提交限期**

28/07/2023

Deadline for submission:**提交日期及時間**

20/07/2023 18:11:46

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

Y/YL/20

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

先生 Mr. Ho

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

反對修改

十八鄉路交通不勝負荷

加劇塞車情況

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

參考編號

Reference Number:

230721-155436-20795

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

21/07/2023 15:54:36

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HAR

意見詳情

Details of the Comment :

The proposed planning application may create burden on the existing transportation system, which may lead to significant traffic impact to Shap Pat Heung Road. Besides, nearby social facilities may be not sufficient to support the proposed development in the district.

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

參考編號

Reference Number:

230721-214326-07646

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

21/07/2023 21:43:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cheung

意見詳情

Details of the Comment :

本人反對將本住宅附近的地改建為住宅用地，附近已經有多個大型屋苑，很快便有居屋落成，附近只有2個超市，另只有4條巴士路線，平日早上交通已很擠塞，恐怕日後居屋落成，交通會不勝負荷，若再將本住宅附近劃為住宅地，會加重交通擠塞問題，生活環境也會大受影響；另外隨著移民潮及不斷興建公屋，請問還有這麼大的住宅需求嗎？在私人住宅需求減少下，樓價已下跌不少，若生活機能差了、景觀沒了，樓價將進一步下跌，本住宅已成負資產，請問政府可以幫幫我這些小業主嗎？希望政府考慮不要把附近劃為住宅地，給我一個適合居住的環境，謝謝。

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

參考編號

Reference Number:

230723-110307-13423

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

23/07/2023 11:03:07

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Maggie Fung

意見詳情

Details of the Comment :

仲起樓？顧下民生，搞好啲交通同啲巴士班次啦。咁多人住車又塞，班次又差，仲要生活配套都勁差！搞返街市，起下天橋好過啦！仲想起樓賣樓，發展商為賺錢，政府係咪應該唔比呀！

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

參考編號

Reference Number:

230723-150148-15703

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

23/07/2023 15:01:48

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lotto

意見詳情

Details of the Comment :

- 十八鄉路全程都是單程線，路面很窄
- 附近公庵路更加是單線雙程行車，容易在交通燈位下出現互相阻塞 & 倒塞問題。
- 此段路亦是元朗十八鄉各村出口途經路，所以私家車 & 村巴非常多。
- 巴士時間班次非常疏，半小時一班車，居民出門要預較長時間！
所以覺得這地區是不應容納太多人居住的。
但事實卻相反，沿路已批核更多新樓將會陸續興建，加上政府已批出的居屋，這樣會不停增加這條路負荷 & 擠塞！！
何況這地區旁已是規劃為住宅，所以不應更改土地用途，再增加人口量，嚴重影響居民生活質素 & 漠視我們居住環境，謝謝！

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

參考編號

Reference Number:

230723-152337-72787

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

23/07/2023 15:23:37

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. IP

意見詳情

Details of the Comment :

本人住了十八鄉路超過兩年，發現這處有嚴重交通問題，每天繁忙時間都會嚴重塞車....

1) 十八鄉路全程都是單程線，路面很窄.

2) 附近公庵路更加是單線雙程行車，容易在交通燈位下出現互相阻塞 & 倒塞問題.

3) 此段路亦是元朗十八鄉各村出口途經路，所以私家車 & 村巴非常多。

4) 巴士時間班次非常疏，半小時一班車，居民出門要預較長時間！

所以覺得這地區是不應容納太多人居住的。

但事實卻相反，沿路已批核了多個申請，更多新樓將會陸續興建，加上政府已批出的居屋，這樣會不停增加這條路負荷 & 擠塞！！

何況這地區旁已是規劃為住宅，所以不應更改土地用途，無端端再增加人口量，嚴重影響居民生活質素 & 漠視我們居住環境，謝謝！

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

參考編號

Reference Number:

230726-095632-56980

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

26/07/2023 09:56:32

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LAM

意見詳情

Details of the Comment :

本人堅決反對此地段更改用途...

此地段側旁已是規劃為甲類住宅用地 及 將會興建居屋，所以不應該更改用途而再加建住宅！！

因此地段已一向存在交通不便 & 嚴重擠塞的先天性不足問題，加上缺乏民生設施，如再增加人口數量，定必雪上加霜，居民每天都要面對加劇交通問題的煎熬！

請各位理解 & 體諒！謝謝！

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

230726-121806-72135

提交限期**Deadline for submission:**

28/07/2023

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

26/07/2023 12:18:06

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

Y/YL/20

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

小姐 Miss S.C. Ho

意見詳情**Details of the Comment :**

Referring to the proposed G/F layout plan, it is concerned about the children and elderly's safety when they are passing the driveway towards the entrance of Social Welfare Facilities located at Tower 2. It doesn't provide any footpath for pedestrians walking to the Social Welfare Facilities located at T2, which has prone a risk to the young and older pedestrians.

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

參考編號

Reference Number:

230726-122337-46933

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

26/07/2023 12:23:37

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Charles Yu

意見詳情

Details of the Comment :

The proposed high-density development in Shap Pat Heung, Yuen Long raises several concerns. I therefore object to the above proposals. The following are some of the justifications for objecting to the proposed development:

1. Increased population and traffic impact: The proposed development will increase the population in the area, which will create an extra burden on the existing transportation system. The increased traffic will cause significant traffic impact to Shap Pat Heung Road, which is already congested during peak hours. The traffic congestion will not only inconvenience the residents but also affect the air quality due to vehicle emissions.
2. Adverse impact on air ventilation: The proposed development will also have adverse air ventilation impact on the environment. The high-density buildings will block the natural airflow, which will affect the air quality in the surrounding areas. This can lead to health issues for the residents, especially those with respiratory problems.
3. Insufficient community facilities: The proposed development lacks sufficient community facilities, which is unfavourable to the increased population. The lack of community facilities such as parks, playgrounds, and community centers will affect the quality of life for the residents. There is also a risk of overcrowding in the existing community facilities, which will affect their usability and safety.
4. Safety concerns: The proposed G/F layout plan raises safety concerns, especially for children and the elderly. The driveway towards the entrance of Social Welfare Facilities located at Tower 2 does not provide any footpath for pedestrians walking to the Social Welfare Facilities located at T2. This poses a risk to young and older pedestrians, who may have difficulty navigating the area safely.
5. Noise and air pollution: The proposed development is located right next to South Yuen Long Government Primary School, Buddhist Chan Wing Kan Memorial School, and Lutheran Academy. During the construction period, it will create significant noise and air pollution to the students studying nearby. This can affect the learning environment and the health of the students.

6. Adverse impact on the environment: The proposed development will execute tree felling, which would cause an adverse impact on the nature and environment. Trees play a crucial role in maintaining the ecological balance and providing a green cover. The loss of trees will not only affect the environment but also affect the health of the residents.

7. Adverse impact on water supply and drainage system in the area.

8. Adverse Ecological Impact: It may also affect the biodiversity in the nearby areas, as high-density developments often lead to the loss of natural habitats. Tall buildings may pose danger to migrating birds as their migrating paths may be blocked.

To conclude, the above issues need to be carefully evaluated to ensure that the project does not have any adverse impact on the residents and the surrounding areas.

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

參考編號

Reference Number:

230726-163727-25925

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

26/07/2023 16:37:27

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wong

意見詳情

Details of the Comment :

The proposed development will create adverse air ventilation impact to the environment.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角濟華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/YL/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我們反對上述申請興建私人住宅，每天早上交通非常繁忙，影響本村車輛出入市區及回港學校車輛及學生，造成人車爭路之危險，要求政府擴闊道路，在未有交通評估流量造成嚴重損失，我們堅決反對。

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

新山鄉 楊村代表

簽署 Signature

張錦輝 莫福能

日期 Date

28-7-2023

19

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/20

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

意見另頁

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

簽署 Signature

日期 Date 26-7-2023



翹翠峰業主立案法團

致 貴會秘書

回應有關十八鄉路有新屋苑申請興建問題。

有關上述標題地段近豐裕路周邊有多所學校及很多行車出入路口，如該地段附近即將興建新屋苑，到時又會增多一個行車出入路口。而該地段之路邊有些劃了斜線的凹位，時常有違例泊車情況出現(尤期晚上)，此等違泊情況會影響駕駛人士視線，對車輛及行人也會構成危險。故此，希望貴會能考慮將十八鄉路近豐裕路部份路段設立為「雙黃線」及設置「不准停車」指示牌，以減低不必要的交通意外，保障駕駛者及行人安全。

此外，因學校及屋苑林立於新地盆附近，懇請有關部門能督促承建商，於施工期間要注意及妥善管理噪音、塵埃及泥頭廢料處理等問題，以免影響周邊學校及本區居民的健康及日常生活。

此致

翹翠峰業主立案法團

主席譚秉智

二零二三年七月二十六日

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



Y/YL/20 DD 120 Shap Pat Heung Road

28/07/2023 03:43

From:

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

File Ref:

Y/YL/20

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

Site area: About 6,060sq.m Includes Government Land of about 744sq.m

Zoning: "GIC"

Proposed Amendment: Rezone to "Res (Group A) 9 / 2 Towers / 943 Units / PR 6.5 / 90mPD / Clubhouse / OS 2,640 / 127 Vehicle Parking / 150-place Child Care Centre and a 60-place Day Care Centre for the Elderly

Dear TPB Members,

Strong Objections. Zoning is "GIC" and site includes around 750sq.m Government Land but the only community facilities mentioned are two small day care centres.

While the original GIC zoning may have been intended for a school that is no longer required, with the changes in demographics and societal aspirations there are alternative community facilities that need to be added urgently, like the increased provision of RCHE to accommodate the growing number of elderly who have nobody to care for them.

Moreover NWD has approval to build what it describes as assisted housing close by, so the concept could be extended to include this site.

The two paltry facilities "proposed as the Applicant's efforts in promoting intergenerational-friendly concept in response to Hong Kong's changing demographic structure for serving the public" are merely some window dressing and do not impress Joe Public.

Then there is the issue of the 'multi-functional courtyard' that effectively bridges over what appears to be a public road providing access to a number of operations. This is to facilitate the inclusion of additional land to accommodate the PR by extending the footprint of the site. It is bad enough that more footbridges are enclosing roads in urban areas, totally unacceptable in new development districts.

Ventilation is blocked by the podium extension, 11.15mPD, between the two towers, despite that fact that this is a wind corridor.

Members should reject this application. The need for more private units is a ship that has now sailed. HK is effectively facing a glut of private units.

What is required is more affordable housing and facilities to accommodate the elderly.

Mary Mulvihill

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

230728-152426-20230

Reference Number:**提交限期**

28/07/2023

Deadline for submission:**提交日期及時間**

28/07/2023 15:24:26

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

Y/YL/20

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

小姐 Miss Chung

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

十八鄉路臻頤臻柏附近，巴士太少，半小時才有一架巴士，而且這邊越來越多人住，公共交通非常不足夠
這附近的居民出入都是日曬雨淋，附近交通非常不足，巴士半小時才經過，全日都不多車，所以任何車都開得好快，過路設施不足，發生過幾次交通意外
遲些還有樓宇興建，要盡早跟進處理

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

參考編號

Reference Number:

231004-104148-92895

提交限期

Deadline for submission:

06/10/2023

提交日期及時間

Date and time of submission:

04/10/2023 10:41:48

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andrew Wong

意見詳情

Details of the Comment :

致 城市規劃委員會 主席：

就申請編號為Y/YL/20，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和毗鄰政府土地，由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶，本人現正向城市規劃委員會表達強烈不滿。理由如下：

1. 十八鄉路交通負荷過大：

新樓宇落成後定必加重十八鄉路交通負荷。每日早上繁忙時間，長長車龍因駕車上班及送子女上學而出現。十八鄉路及體育路塞車情況屢見不鮮。公庵路有意外時，交通擠塞情況更甚。新樓宇設有約200車位，預計不少新居民將以車代步，此舉必定會加重本已非常擠塞十八鄉路的交通負擔。

2. 社區設施不足：附近多個屋苑包括：原築、濠柏、臻頤、翹翠峰、欖口村及馬田村等，區內人口眾多，但社區設施欠缺。區內居民最希望政府建立多些民生設施，既可便利區內住戶，又可減輕元朗市中心的人流及交通擠塞。我明白市民對安老及幼兒服務的需求，但知道附近恒香餅家廠房已獲批准改建為安老院舍、十八鄉路規劃公共房屋亦有社會福利設施(綜合家居照顧服務)、濠柏已設有幼兒服務，那應已符合區民期許。考慮現有樓宇及將來落成新樓的住戶數目，街市、民生商舖、康樂設施等應更符合貴民所需。

3. 破壞景觀一致性：十八鄉路一帶的土地用途為鄉村式發展，馬田村及欖口村多數為三層高的村屋。90米高的新樓宇會使得其與同區的鄉村式發展明顯地不一致，顯得突兀。

4. 建築密度過高：文件顯示十八鄉路有多個公共房屋改劃申請。從報章資料得知，有關公共房屋將提供約3000伙，增加過萬人口入住十八鄉路。在沒有增加其他社區設施的前提下，嚴重地增加人口密度將增加居民對使用社區設施的競爭，結果將惡化鄰里關係、熱土區和諧。未能安居，如何樂業？相信這絕對不是政府樂見的情況及期望的結果。

5. 環境保育受損：十八鄉路一帶原本是新界的鄉村地區，環境清幽。但這些自然環境隨著棕地過度擴展而受到破壞。政府不是希望堵截棕地發展，保護大自然環境嗎？若批准有關申請，根本是聯合發展商破壞現有生態。希望政府再考慎重考慮。

6. 最後，規劃署既然將有關用地劃定為GIC，相信不是隨便而為，一定經過研究及心思熟慮。希望TPB 可以落實執行有關規劃，讓區內居民福祉可以被守護。

綜合以上各項，本人反對申請編號Y/YL/20，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和毗鄰政府土地，由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶。

Seq 2 24

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

參考編號

Reference Number:

231209-212635-60647

提交限期

Deadline for submission:

22/12/2023

提交日期及時間

Date and time of submission:

09/12/2023 21:26:35

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss HO MAN TING

意見詳情

Details of the Comment :

本身元朗南發展規劃已久，已可提供很多服務及居住單位，但進展緩慢，卻在十八鄉路不斷發展，但元朗南發展還未開始，所有配套都還未完善，包括交通和週邊配套規劃，十八鄉路附近一直沒有足夠的基本配套，包括超市，商場，交通配套等應付本地段的居民的生活需要

如果再將原定為「政府，機構或社區」用途改為住宅用途，就等同在沒好好規劃的地塊上再擠上一班居民，為該帶居民雪上加霜，交通及日常所需定必成大問題

希望政府能三思，不要一直只顧發展住宅用地，要考慮當地的配套問題，該地段用作其他用途嘅用地已經少之有少，雖然學校用途未能實現，但是否應該考慮用作其他用途？例如商業用途？交通樞紐用途？興建商場？停車場？而非一直只顧住宅用途，因為其實將會落實的元朗南計劃已能夠提供很多住宅單位，反之，用以對該地段未來發展有益的用途卻一直未好好利用或規劃，若更改此用地用途後，用作住宅以外其他用途的用地便所剩無幾，想再作更好規劃便變得更沒希望了。

因此本人極力反對再將該地段用途更改為住宅以興建房屋，因為附近已有將會落成的公共房屋提供住宅用途

反之，本人極力建議該用地可作公共停車場用途，

由於附近大型露天停車場已經被政府強制收回用地，附近屋苑的車位不足以應付該地段居民的車輛，希望城規會可在該地段興建政府多層停車場，既可增加收入，又可好好利用該地用途，同時又能利及該地段附近居民增加民望！謝謝

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

參考編號

Reference Number:

231205-115842-47492

提交限期

Deadline for submission:

22/12/2023

提交日期及時間

Date and time of submission:

05/12/2023 11:58:42

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Cheng

意見詳情

Details of the Comment :

本人強烈反對地段改為住宅用地！

首先，交通配套問題。地段交通配套不足以應付現有居民，特別上下班時段交通十分擠塞！若再興建房屋，就算有交通配套的改善，都難以應付龐大的人口急增！只會使道路交通情況，變得更嚴重！

第二，影響私樓景觀及樓價！本人住在溱柏第十座的開放式單位，受建屋影響最大！溱柏第九和十座的建築多以開放式單位為主。多個單位的開放式單位的唯一景觀是面向元朗市中心。若興建房屋，唯一景觀亦會被受影響，引致樓價大跌！

第三，插針式興建房屋！這地段面積本來就不大，最多只能興建2棟房屋，經濟成效不大！插針式興建房屋，與鄰近住宅十分接近，空間感不足！本港擁有大量空置土地、大面積地方未曾開發、正在動工的公營房屋，為何會選擇這小地段作插針式興建房屋呢？效果成疑！

第四，興建房屋時產生的嘈音和空氣污染。正如第二點提到，深受最大影響的溱柏第九和十座，多數以開放式單位為主，若興建插針式房屋，受影響的溱柏住戶只能每天關掉唯一的門窗，防止嘈音和空氣污染，影響身心精神健康！

第五，與鄰近私樓格格不入！十八鄉路延伸地段皆作為私樓用途，沒有公營房屋！私樓樓宇有尚悅、蝶翠峰、溱柏、原築、臻頤和翹翠峰，並沒有興建公營房屋！當初，十八鄉路選擇興建私人樓宇與市中心有一段距離，讓私樓居民能享受寧靜。若興建公營房屋，實在格格不入和背道而馳！

反對此用地作為住宅用途的聲音不斷，請慎重考慮，將此地改變為住宅用途，是否可行和合適？是否能達到經濟效能？請使用其他地段代替！

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

231205-184657-71169

提交限期**Deadline for submission:**

22/12/2023

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

05/12/2023 18:46:57

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

Y/YL/20

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

小姐 Miss Wong

意見詳情**Details of the Comment :**

十八鄉路附近越黎越多住宅，破壞左原來的寧靜。人越來人多，公共設施和社區措施越黎越少，如何能塑造優質的社區環境？加上十八鄉路附近交通配套差，經常大塞車，未解決前係咪應該先好好計劃下？政府也應該為社區發展和市民生活質素打算，不應只是起住宅起住宅，忽略他人感受。

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

參考編號

Reference Number:

231214-001923-54250

提交限期

Deadline for submission:

22/12/2023

提交日期及時間

Date and time of submission:

14/12/2023 00:19:23

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ko

意見詳情

Details of the Comment :

1.不同意更改使用用途，主要有以下幾方面：

1.1 環境，圖中所顯示地皮不大，卻要起容納如此多的公屋戶數，剛好全包圍了原本的地皮。與前後私樓太近，屏風效應，加上路上交通污染較多，造成區內空氣質量更差。

1.2 交通配置與道路安全。

所申請區域本身交通配置並不足夠，包括燈位少，燈位等候時間長，人行斑馬線間相隔甚遠，車速較快等因素，加上十八鄉路本身長期交通繁忙，公共交通設施太少，離地鐵輕鐵巴士總站距離都偏遠，增加如此多的住戶和人口會給當地交通造成巨大壓力。對本身生活在十八鄉路沿線的居民造成不便。交通擠塞與不穩定因素增加行人與交通意外風險。區內本身有三間學校，接送保母車，校車，加上私人屋苑的接駁車，交通負荷已經很重，如何能負荷上千人的屋苑再加入？十八鄉路及相關支線，本身已是大棠路入面多個屋苑，物流倉庫的主要使用道路，繁忙時間交通給出擠塞，完全不能容納如此多人且公共交通要繼續增加的屋苑。車多人多，使得本身安靜的區域變成事故多發路段！

1.3 人文居住環境與治安。十八鄉路沿線全線是多個環境與治安較好的私人屋苑，附近也是傳統村落的馬田村，長期以內治安良好，鄰里間衝突較少，甚至延伸一條街之隔的範圍都是眾多私人屋苑，如御庭居等分佈在元朗公園附近，三公里範圍內並無公屋的存在。屋苑也有年輕化的明顯跡象，區內嬰幼兒小朋友較多需要更穩定長治久安的環境。貿然加入居屋甚至公屋此類住宅，明顯不適宜，會造成區內眾多不穩定因素，破壞本身本區的人文環境平衡。本區居民追求寧靜安全而捨棄交通便利，顯而易見申請更改此地用途大大損害本區居民原本的生活質素與治安。尤其對建成後入住的居民質素與本區治安存在極大憂慮，可能造成本區多個屋苑樓價出現波動。長此以往，必然增加元朗區治安風險，實屬原區居民不願意睇到的情況。

1.4 使用率，所申請土地使用率並不高，用作居屋活公屋用途其實使用率並不高，座數少更無地方起相應的公共設施配合，倒不如將此用地保留私人屋苑，綠化帶，停車場，小型商場等商業等用途，方便本區居民有更好的居住與治安環境。作為城市規劃，以人文生態為重要依歸才是適合的選擇，而不是盲目配置不適合的人群聚居，不利社會和諧穩定。

1.5 學位壓力 此屋苑的加入無疑增加74區派位壓力，另原區居民不滿，增加矛盾請充分考慮本區居民的意見與憂慮，十八鄉路多個屋苑都對此規劃有重大疑慮。非常反對在此土地改變用途並投入發展公共房屋相關用途住宅，整體弊大於利。應選擇其他更相宜地區投入發展，而不是在私人屋苑集中地帶突然插入如此不合適的安排！

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

231214-000611-37024

提交限期**Deadline for submission:**

22/12/2023

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

14/12/2023 00:06:11

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

Y/YL/20

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

先生 Mr. K Ho

意見詳情**Details of the Comment :****反對，交通配套未能配合人口增加**

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

231213-185858-88649

提交限期**Deadline for submission:**

22/12/2023

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

13/12/2023 18:58:58

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

Y/YL/20

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

女士 Ms. Lau Chung Sze

意見詳情**Details of the Comment :**

I am a local resident. I object to change the land use from GIC to residential on the ground that there isn't enough GIC land available around the area to support the local residents community and there is no immediate demand for more residential flats around the area. In addition, the roads are very small around and the current road layout and design does not really support more residents to this area. Thanks.

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

231216-141656-24523

提交限期**Deadline for submission:**

22/12/2023

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

16/12/2023 14:16:56

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

Y/YL/20

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

女士 Ms. Tang Wai Kwan

意見詳情**Details of the Comment :**

十八鄉路嘅交通問題未解決之前是否應該暫停發展住宿項目？十八鄉路、公庵路、大棠路、大樹下西路一帶交通早已飽和。還未計已落實或興建中嘅房屋項目，單單早期入伙嘅李兆基青年綠洲就已經帶嚟一批新居民，即時加劇擠塞情況，令需要出市區工作嘅市民進一步延長交通時間，苦不堪言，若果強行繼續發展新項目會出現咩景況？道路規劃未有完善配合之前，強行發展元朗南追趕政府嘅計劃，未免係拔苗助長，結果只會弄巧反拙。

溱柏將會喺不久嘅將來被重重包圍，民生需要未被顧及，弊多於利，競爭力薄弱，於樓市大地震下將會首當其衝，百業蕭條經濟不穩嘅時期樓市進一步下跌，無疑係對小業主黎講雪上加霜。

好多人一生中只有能力買一層樓，以血汗錢去換取一個安樂窩，入市前必會做資料蒐集，政府嘅土地規劃更加係考量之一。如今政府要更改土地用途，生活質素必受影響，看似一個微不足道嘅決定，實質影響幾多家庭？

希望政府聆聽市民意見，回收計劃。

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

參考編號

Reference Number:

231205-165928-71391

提交限期

Deadline for submission:

22/12/2023

提交日期及時間

Date and time of submission:

05/12/2023 16:59:28

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃先生

意見詳情

Details of the Comment :

致 城市規劃委員會 主席：

就申請編號為Y/YL/20，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和毗鄰政府土地，由「政府、機構或社區」地帶改劃為「住宅(甲類)9」地帶，本人現正向城市規劃委員會表達強烈不滿。理由如下：

1. 十八鄉路交通負荷過大：

新樓宇落成後定必加重十八鄉路交通負荷。每日早上繁忙時間，長長車龍因駕車上班及送子女上學而出現。十八鄉路及體育路塞車情況屢見不鮮。公庵路有意外時，交通擠塞情況更甚。新樓宇設有約200車位，預計不少新居民將以車代步，此舉必定會加重本已非常擠塞十八鄉路的交通負擔。

2. 社區設施不足：附近多個屋苑包括：原築、濠柏、臻頤、翹翠峰、青年綠洲、欖口村及馬田村等，區內人口眾多，但社區設施欠缺。區內居民最希望政府建立多些民生設施，既可便利區內住戶，又可減輕元朗市中心的人流及交通擠塞。我明白市民對安老及幼兒服務的需求，但知道附近恒香餅家廠房已獲批准建安老院舍、十八鄉路規劃公共房屋亦有社會福利設施(綜合家居照顧服務)、濠柏已設有幼兒服務，那應已符合區民期許。考慮現有樓宇及將來落成新樓的住戶數目，街市、民生商舖、康樂設施等應更符合貴民所需。

3. 破壞景觀一致性：十八鄉路一帶的土地用途為鄉村式發展，馬田村及欖口村多數為三層高的村屋。90米高的新樓宇會使得其與同區的鄉村式發展明顯地不一致，顯得突兀。

4. 建築密度過高：文件顯示十八鄉路有多個公共房屋改劃申請。從報章資料得知，有關公共房屋將提供約3000伙，增加過萬人口入住十八鄉路。在沒有增加其他社區設施的前提下，嚴重地增加人口密度將增加居民對使用社區設施的競爭，結果將惡化鄰里關係、煞土區和諧。未能安居，如何樂業？相信這絕對不是政府樂見的情況及期望的結果。

5. 環境保育受損：十八鄉路一帶原本是新界的鄉村地區，環境清幽。但這些自然環境隨著棕地過度擴展而受到破壞。政府不是希望堵截棕地發展，保護大自然環境嗎？若批准

有關申請，根本是聯合發展商破壞現有生態。希望政府再考慎重考慮。

6. 最後，規劃署既然將有關用地劃定為GIC，相信不是隨便而為，一定經過研究及心思熟慮。希望TPB 可以落實執行有關規劃，讓區內居民福祉可以被守護。

綜合以上各項，本人反對申請編號Y/YL/20，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和毗鄰政府土地，由「政府、機構或社區」地帶改劃為「住宅(甲類) 9」地帶。



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

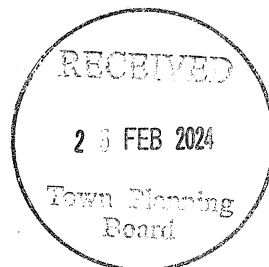


元朗區議會

Yuen Long District Council

施 駿 興 區議員辦事處

34



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



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

34

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 3 35

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

240228-115209-82603

提交限期**Deadline for submission:**

01/03/2024

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

28/02/2024 11:52:09

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

Y/YL/20

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

先生 Mr. Kwok

意見詳情**Details of the Comment :**

考慮交通和基礎設施壓力：我擔憂及反對將政府機構社區用地轉換為住宅發展可能增加對交通和基礎設施的壓力，特別是在元朗南將來有大量公居屋發展，十八鄉路及公庵路交通擠塞問題只會更加嚴重及不能解決。住宅發展通常會引起人口增加，進而導致交通擁擠和基礎設施負荷增加。現有的交通和基礎設施無法應對這種增加，導致生活品質下降和居民不便。

致：城市規劃委員會秘書：

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
把申請地點由「政府、機構或社區」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》
(申請編號：Y/YL/20 - 申請人提交進一步資料)
元朗民政事務處檔號：(28) in HAD YL C&D 17-45/45/01/348 P.2

本村對附近地段申請改劃為住宅，本村提出反對。有關在本村附近興建住宅單位，現時十八鄉路每天交通非常擠塞，未有改善或擴闊道路，尤其週邊多間學校每天上學或放學交通非常擠塞，對本村村巴及村民駛車出入極不方便。若上述規劃申請的住宅落成後，車輛流量將會增加。敬希貴委員會關注，上述規劃申請未有提及交通流量評估，切勿批准。

屏山鄉欖口村村代表：

張錦福

張錦福 (身份證號碼:

莫福能

莫福能 (身份證號碼:

)

張家慶

張家慶 (身份證號碼

副本送：元朗民政事務處元朗民政事務專員胡天祐先生, JP
屯門及元朗西規劃署城市規劃市陳江瑋先生

2024 年 2 月 29 日

Seq 3 37

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

240301-215116-09303

提交限期**Deadline for submission:**

01/03/2024

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

01/03/2024 21:51:16

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

Y/YL/20

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

女士 Ms. Luk

意見詳情**Details of the Comment :**

本人反對以上更改土地規劃用途，該位置附近有大量充足的住宅用地(R(A)及V)，申請人再根據土地規劃用途後便會計劃將該土地發展住宅，但附近住宅供應量非常充足，甚至過多，而且缺乏康樂用途之用地，居民需要步行10至15分鐘前往元朗教育路一帶。而且十八鄉路根本不能負荷新住宅所帶來的人流，即使只有現有的住宅居民，十八鄉路在早上繁忙時間、中午、下午或夜晚繁忙時間均出現塞車的情況，短短5分鐘的車程可以花20-30分鐘，五、六倍以上時間。

現在溱柏及溱頤之間的公屋地盤發展，已砍伐了大量的樹木，令大量生長了20年以上的樹木砍伐、破壞環境、減少綠化空間。如果在附近發展住宅項目，附近變成沒有任何綠化空間，天然環境住宅擠得密不可分，沒有空間作空氣對流，影響居民健康，亦增加環境溫度。

Seq 4 38

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

參考編號

Reference Number:

240411-204316-48120

提交限期

Deadline for submission:

26/04/2024

提交日期及時間

Date and time of submission:

11/04/2024 20:43:16

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. ERIC HO

意見詳情

Details of the Comment :

反對規劃申請。交通根本不能負荷。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

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To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

Y/YL/20 Received on 28/03/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

屏山鄉樓口村提出反對這個項目申請理由如下

1. 因十八鄉興建住宅土地用途地帶落成後人口不致增加。
2. 交通問題未有改善 每天交通非常擠塞會引致本村輻射入市區極大不便。
3. 本村要求政府作出過渡一帶做環評佈告先審批被棄影響村民及居民生活。

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

簽署 Signature

張錦福 莫福能
張家虎

日期 Date

15-4-2024

Seq 4 40



十八鄉鄉事委員會

Shap Pat Heung Rural Committee

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會

秘書處

敬啟者：

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

(申請編號：Y/YL/20)

本會反對上述標題規劃申請。本會接獲原有地段業權人投訴，經了解申請位置封閉了原有道路，所以本會支持原有業權人，反對上述規劃申請，並且要求保留原有道路(附圖藍色部份)。專函奉達，懇請 貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會



十八鄉鄉事委員會

主席：程振明 謹啟
(秘書處代行)

連附圖

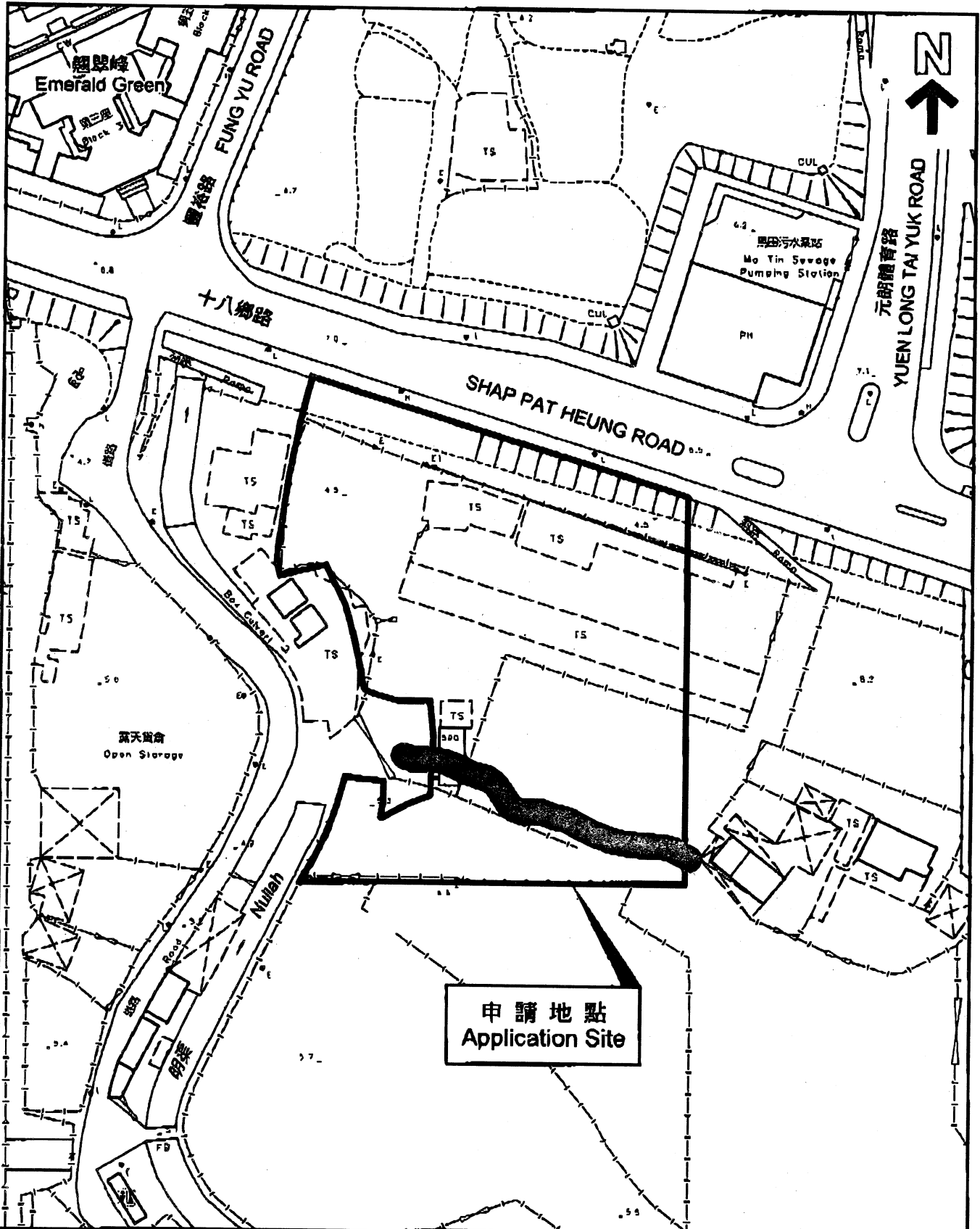
2024 年 4 月 24 日

40

附圖

100 0 100 200 METRES

Y/YL/20



申請地點
Application Site

41

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



反對規劃申請 y/yl/20
24/04/2024 15:51

From:

To: tpbpd@pland.gov.hk
Sent by: tpbpd@pland.gov.hk
File Ref:

反對規劃申請 y/yl/20

對我的土地帶來交通問題影響原有的車路

聯絡人

Alan Tang

電話:

42

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

240424-130828-78440

提交限期**Deadline for submission:**

26/04/2024

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

24/04/2024 13:08:28

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

Y/YL/20

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

先生 Mr. Lui wing sang

意見詳情**Details of the Comment :**

強烈反對政府未有諮詢附近屋苑所有居民同意而改變建築量積比例造成屏風樓效應，在沒有完善交通工具情況下，造成附近的居民出入吾方便，因此強烈反對。

Y/YL/20

Seq 4 43

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



反對書

25/04/2024 18:13

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

1 attachment



反對書 (2024.4.25) .pdf

反對書

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關地點：新界元朗十八鄉路丈量約第 120 約多個地段和毗連政府土地。

有關圖則：元朗分區計劃大綱核准圖編號 S/YL/27。

申請編號：Y/YL/20。

本人乃馬田村的居民及代表部分居民，現反對該地段上由政府、機構或社區地改劃為住宅用地。

反對內容：因興建高層住宅會有屏風樓效應，空氣質量變差，有計劃衍生水浸問題，附近排污也會受到污染，當區交通流量也會增加。

如批准動工有大量沙塵污染，如建設高樓宇會影響當區通風問題及阻礙陽光日照，現懇請城市規劃委員會拒絕申請人的申請。

反對人代表姓名：黃生

反對人電話：

日期：2024 年 4 月 25 日

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



反對書 (2024.4.26)

26/04/2024 15:27

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

1 attachment



反對書 (2024.4.26) .pdf

反對書

To: 城市規劃委員會

Add: 香港北角渣華道 333 號北角政府合署 15 樓

地點：新界元朗十八鄉路丈量約第 120 約多個地段和毗連政府土地。

圖則：元朗分區計劃大綱核准圖編號 S/YL/27。

規劃申請編號：Y/YL/20。

本人為上述地點鄰近的業主，現反對上述地點的規劃變更：

- 1、因上述申請規劃會影響到範圍內原來的道路佈局，現有公眾車路會因規劃改動而無法通車，影響鄰近原各業主們的交通出行。
- 2、興建高層建築物會對原有住宅的空氣及陽光照射造成影響，導致鄰近原各業主們的居住環境質量下降。

懇請城市規劃委員會拒絕上述規劃變更申請，謝謝！

反對人姓名：鄧渭升祖（鄧生）

反對人電話：

日期：2024 年 4 月 25 日

45

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

240425-183152-34118

提交限期**Deadline for submission:**

26/04/2024

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

25/04/2024 18:31:52

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

Y/YL/20

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

先生 Mr. TAM PING CHI

意見詳情**Details of the Comment :****致：城市規劃委員會****規劃申請編號 Y/YL/20**

近期，本法團收到城規會通知，本屋苑附近的一幅土地將會改規劃，法團曾諮詢屋苑各業戶及法團委員意見，大部分持分者都不贊成城規會將該幅土地改規劃。因為我們屋苑位於校網區，每天於返學及放學時間，已經有大量學生及家長採用附近路段，同時路面亦會有較多車輛，形成人車擠塞情況。而附近亦即將會有一間駕駛學院遷入，到時更會導致附近交通擠塞情況變本加厲，對於這一區的寧靜及綠化生態會產生不良效果，嚴重影響業戶居住環境，懇請城規會能重新考慮有關該地段之規劃改動，不勝感謝！

翹翠峰業主立案法團主席**譚秉智****聯絡電話：**

46

有關：新界元朗十八鄉路丈量約份第 120 約多個地段和毗連
政府土地把申請地點由「政府、機構或社區」地帶改劃為
「住宅(甲類)9」地帶 申請人提交的進一步資料意見表

姓名：陳雪梅 單位：

電話：

詳列意見：

應該保留原有的用途 政府、機構或社
原因：

1. 這個區域周圍 缺乏社區服
缺乏系統化休息, 長者及兒童休憩
地方

2. 希望能保持這一個區域的
密度住宅方式。 陳雪梅

業主/住戶簽署：

歡迎各住戶踴躍提出意見，敬請於 2024 年 4 月 25 日或之前將妥妥的意見表交回客務處或大堂禮賓部。

47

有關：新界元朗十八鄉路丈量約份第120約多個地段和毗連
政府土地把申請地點由「政府、機構或社區」地帶改劃為
「住宅(甲類)9」地帶 申請人提交的進一步資料意見表

姓名： 陳麗萍 單位：

電話：

詳列意見：

~~反對~~ 反對

業主/住戶簽署： 陳麗萍

歡迎各住戶踴躍提出意見，敬請於 2024年4月25日或之前 將妥妥的意見表交回客務處或大堂禮賓部。

48

有關：新界元朗十八鄉路丈量約份第 120 約多個地段和毗連
政府土地把申請地點由「政府、機構或社區」地帶改劃為
「住宅(甲類)9」地帶 申請人提交的進一步資料意見表

姓名：黃錦林 單位：

電話：

詳列意見：

反對

業主/住戶簽署：



歡迎各住戶踴躍提出意見，敬請於 2024 年 4 月 25 日或之前 將填妥的意見表交回客務處或大堂禮賓部。

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

Seq 5 49

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 c-mail : tpbpd@pland.gov.hk

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

Y/YL/20 Received on 30/04/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

1. 屏山鄉鎮口村這個項目申請多次依然繼續反對理由如下
1. 該項目申請興建住宅土地用途，環境評估未有改善對
2. 交通問題未有解決道路問題交通非常擁擠，嚴重影響
車輛出入市區，極大不便
3. 政府有權週知做還評佈告，被免影響村民及市民生活

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

屏山鄉鎮口村村代表

簽署 Signature

張錦輝 莫福能

日期 Date

13-5-2024

張家慶



翹翠峰業主立案法團

50


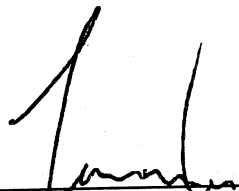
檔案編號：EG/I0/L/2024/024

致：城市規劃委員會（規劃申請編號 Y/YL/20）

近期，本法團收到城規會通知，本屋苑附近的一幅土地將會改規劃，法團曾諮詢屋苑各業戶及法團委員意見，大部分持分者都不贊成城規會將該幅土地改規劃。

因為我們屋苑位於校網區，每天於返學及放學時間，已經有大量學生及家長採用附近路段，同時路面亦會有較多車輛，形成人車擠塞情況。而附近亦即將會有一間駕駛學院遷入，到時更會導致附近交通擠塞情況變本加厲，對於這一區的寧靜及綠化生態會產生不良效果，嚴重影響業戶居住環境，懇請城規會能重新考慮有關該地段之規劃改動，不勝感謝！

翹翠峰業主立案法團
第四屆管理委員會



副主席 盧嘉俊
2024年5月16日

Seq 6 51

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

240618-191106-71892

提交限期**Deadline for submission:**

05/07/2024

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

18/06/2024 19:11:06

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

Y/YL/20

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

小姐 Miss KWOK CHIU TUNG

意見詳情**Details of the Comment :**

反對批准再建築，交通塞車尚未處，樓層過於迫，狹窄，旁邊已有2樓高過晒附近的2樓公營房屋，市民的空間過於細小，在元朗南發展下，為何不先考慮起好元朗南？

為何不能在附近起公園？或休閒設施？

52

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

240624-011152-51053

提交限期**Deadline for submission:**

05/07/2024

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

24/06/2024 01:11:52

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

Y/YL/20

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

先生 Mr. HO

意見詳情**Details of the Comment :****反對變更土地用途。交通配套不足，建築物緩衝空間不足**

Seq 6 53

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/20Received on 06/06/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

鼻山鄉鏡口村村代表，我們繼續反對該項目申請，反對理由如下：

1. 交通落成後會造成擠塞。

2. 興建私人屋苑，政府要關注週邊居民生活，應提交評估報告。

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

鼻山鄉鏡口村村代表

簽署 Signature

張錦福 莫橋能

日期 Date

2-7-2024

張富慶

漆柏業主委員會
Park Signature Owners Committee

Sq 6 54

檔案編號: PSG/02/2024/0016

香港北角渣華道 333 號
北角政府合署 15 樓
城規會委員會秘書

執事先生：

有關：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把申請地點由「政府、機構或社區」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》(申請編號:Y/YL/20)

本處為元朗公庵路 68 號漆柏業主委員會。現代表漆柏 1620 戶、約 400 個車位及多間商舖就上述項目表達意見。

漆柏入伙多年至今本區交通條件配套尚未完善，尤其是體育路、公庵路、橋興路及十八鄉路一帶之交通擠塞情況極為嚴重；於繁忙時間長期成為擠塞黑點。雖然漆柏通往十八鄉路的人車通道啟用後，給本區居民帶來便捷，惟已落成的青年旅舍已令本區交通不勝負荷；加上十八鄉路興建公營房屋已放寬地積比增加單位數目，如十八鄉路新增住宅項目預計未來人口數目及交通擠塞情況日趨嚴重，情況不堪設想。

我們現階段得悉本區內未有任何民生社區設施服務；本區居住人口多達數萬人，居民每日需要花時前往元朗市處理日常民生所需；在沒有任何民生基建發展基礎下，不應再增加本區私人房屋項目。

作為負責任的政府部門，應持續改善本區交通基建及社區設施發展以利民舒困措施，本會促請 貴署作出嚴肅審視及盡快回覆上述訴求。如 貴署對上述事宜有任何疑問，歡迎致電 與本人或物業服務主管 聯絡。

漆柏業主委員會
主席



李宗霈

2024 年 7 月 4 日



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 8 35

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/20 Received on 19/07/2024

意見詳情 (如有需要 請另頁說明)

Details of the Comment (use separate sheet if necessary)

就有關該項規劃申請多次，我們繼續提出反對，反對理由交通問題未解決，政府交通未有改善，製造嚴重失車，本村村巴行走十八鄉路，每天早上未有準確時間回村接送村民出市區，所以延時失誤，本村要求政府關注。

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

屏山鄉親村代表

簽署 Signature

張家良

日期 Date

8-8-2024

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Y/YL/20
Seq 8

56

From:

Sent:

2024-08-16 星期五 11:10:34

To:

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

Subject:

反對書(2024.08.12)

Attachment:

反對書(2024.08.12).pdf

反對書

致：城市規劃委員會

香港北角渣華道 333 號

北角政府合署 15 樓

有關地點：新界元朗十八鄉路丈量約第 120 約多個地段和毗連政府土地。

有關圖則：元朗分區計劃大綱核准圖編號 S/YL/27。

申請編號：Y/YL/20。

本人乃馬田村的居民及代表部分居民，現反對該地段上由政府、機構或社區地改劃為住宅用地。

反對內容：因興建高層住宅會有屏風樓效應，空氣質量變差，有計劃衍生水浸問題，附近排污也會受到污染，當區交通流量也會增加。

如批准動工有大量沙塵污染，如建設高樓宇會影響當區通風問題及阻礙陽光日照，現懇請城市規劃委員會拒絕申請人的申請。

反對人代表姓名：黃生

反對人電話：

日期：2024 年 8 月 12 日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Y/YL/20

57

From:

Sent:

2024-08-16 星期五 11:23:53

To:

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

Subject:

反對規劃申請（編號：Y/YL/20）

Attachment:

反對書-1(2024.08.12).pdf

反對書

致：城市規劃委員會

香港北角渣華道 333 號北角政府合署 15 樓

有關地點：新界元朗十八鄉路丈量約第 120 約多個地段和毗連政府土地。

圖則編號：元朗分區計劃大綱核准圖編號 S/YL/27。

規劃申請編號：Y/YL/20。

本人乃上述申請地點毗鄰的業主，現反對上述的申請，因上述的申請範圍有部分地段現狀是公眾車路，該申請會引致附近地段不能通車，請求城市規劃委員會拒絕上述申請。

代表：鄧東海（鄧燕翼堂）

電話：

日期：2024 年 8 月 12 日

Y/YL/20

58

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:

Sent:

2024-08-16 星期五 11:03:56

To:

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

Subject:

反對書(2024.08.13)

Attachment:

反對書(2024.08.13).pdf

反對書

To: 城市規劃委員會

Add: 香港北角渣華道 333 號北角政府合署 15 樓

地點：新界元朗十八鄉路丈量約第 120 約多個地段和毗連政府土地。

圖則：元朗分區計劃大綱核准圖編號 S/YL/27。

規劃申請編號：Y/YL/20。

本人為上述地點鄰近的業主，現反對上述地點的規劃變更：

1、因上述申請規劃會影響到範圍內原來的道路佈局，現有公眾車路會因規劃改動而無法通車，影響鄰近原各業主們的交通出行。

2、興建高層建築物會對原有住宅的空氣及陽光照射造成影響，導致鄰近原各業主們的居住環境質量下降。

懇請城市規劃委員會拒絕上述規劃變更申請，謝謝！

反對人姓名：鄧渭升祖（鄧生）

反對人電話：

日期：2024 年 8 月 12 日

Seq 9 61

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/20Received on 22/08/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我們對該項申請繼續反對 申請地點交通製造
損失對嚴重影響兩車村車輛出入市區週邊一帶市
民將會影響、政府要申請者做好評估報告

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

馬山鄉親口村村代表

簽署 Signature

張祥福 莫福能
張家慶

日期 Date

16-9-2024

Seq 10 62

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

241022-173815-32344

Reference Number:**提交限期**

08/11/2024

Deadline for submission:**提交日期及時間**

22/10/2024 17:38:15

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

Y/YL/20

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

夫人 Mrs. Tiffany Hwang

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

不贊成作為住宅用地，因為十八鄉路已經不能再容納更多車輛。而且公共交通線路不足，再加上公共房屋的落成，交通只會更加擠塞。不贊成再多住宅落成。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 10 63

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/20 Received on 09/10/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

我們再次堅決反對上述規劃申請，申請地帶興建私人住宅，對公共交通造成擠塞，人流層多，要做好周邊一帶評估報告，道路要擴闊，交通層數重疊，對村巴出入市區，對村民返工會造成，後果不堪設想

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

屏山鄉規時代表

簽署 Signature

張錦福 黃福能
張家慶

日期 Date

31-10-2024

4

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

參考編號

Reference Number:

230710-122819-57146

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

10/07/2023 12:28:19

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Crystal Li

意見詳情

Details of the Comment :

十八鄉路一帶人口急升. 希望提供更多民生設施 如商場 巴士總站 地鐵站等等。因為經常交通擠塞

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

參考編號

Reference Number:

230722-132309-48915

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

22/07/2023 13:23:09

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Leung Pui Yi

意見詳情

Details of the Comment :**提議土地轉為私人住宅，並且擴建鐵路接駁線以疏導人口溢增**

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

參考編號

Reference Number:

230722-143645-10643

提交限期

Deadline for submission:

28/07/2023

提交日期及時間

Date and time of submission:

22/07/2023 14:36:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. NgTsz Fung

意見詳情

Details of the Comment :**建議起私人住宅及停車場，建設鐵路以舒緩區內交通壓力以應付人口日益增長**

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

231218-175559-79019

Reference Number:**提交限期**

22/12/2023

Deadline for submission:**提交日期及時間**

18/12/2023 17:55:59

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

Y/YL/20

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

小姐 Miss Yeung Fany

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

本人居住元朗南已有數年，但據觀察所得，反映以下幾點意見：

1) 元朗南比較多年輕人士居住，但附近一帶都沒有特色商場或食肆可提供選擇，我相信年輕人士的消費能力甚高，亦願意花費在一些可以提供高質素的服務或飲色方面，如可以興建特色大型商場以及公共交通交匯處，便可吸引更多市民入內消費及帶動區內居民消費

2) 近年元朗南周邊一帶都已有較多住宅，人口亦越趨向上，買家居用品或飲食只可靠公共巴士，但附近交通配套設施及與接駁西鐵綫鐵路站的交通十分不足，而等候時間亦比較長，至少15分鐘或以上，真的不方便，而很多巴士線都沒有這邊的巴士站，因此每次買完較多東西都要由大馬路抽回元朗南，真的很不便，如可增加巴士線及縮短等候巴士時間會大大增加元朗南往來其他區域的方便性

3) 政府亦已宣布發展元朗南，相信政府現時已規劃發展更多住宅或工商廈用途，反而現在增加交通配套設施發展零售業或飲食業以迎合附近年輕居民，亦可提供給他們一個聚腳點，甚至待元朗南發展中時再規劃其他更具潛力的用途或留待稍後時間再作彈性用途更為合適

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

240224-160419-88410

提交限期**Deadline for submission:**

01/03/2024

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

24/02/2024 16:04:19

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

Y/YL/20

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

先生 Mr. Kwok Tsz Fung

意見詳情**Details of the Comment :****建議屋苑設有商場提供餐飲，零售和門診服務，方便附近居民解決日常需要。謝謝**

Seq 9 60

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

參考編號

Reference Number:

240904-121141-79556

提交限期

Deadline for submission:

20/09/2024

提交日期及時間

Date and time of submission:

04/09/2024 12:11:41

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL/20

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. yu

意見詳情

Details of the Comment :

請注意項目對環境造成的視覺污染。

請在批准項目時增設附加要求，建築物用色和設計需要與附近翹翠峰、溱柏等相近。

2023年 6月 3 08

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。

Form No. S12A
表格第 S12A 號

This document is received on 30 JUN 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2301691

19.6.2023 By Hand

Form No. S12A 表格第 S12A 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/YL / 20
	Date Received 收到日期	30 JUN 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)

Join Base Development Limited

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

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

Arup Hong Kong Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <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)	Lot Nos. 2231 RP, 2232, 2233, 2235, 2236, 2237, 2238, 2239 RP, 2240 RP, 2241 (Part), 2296 S.A, 2297 RP, 2300 (Part), 2302 S.A, 2303 RP, 2305 RP and 2306 S.B in D.D. 120 and adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long
(c) Site Area 申請地點面積	6,060 .....sq.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)	744.....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	Partially vegetated/ vacant paved land, and partially with temporary structures and vehicle services (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers& on 16/06/2023 (DD/MM/YYYY)
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises& on
15/06/2023 (DD/MM/YYYY)
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee& on _____ (DD/MM/YYYY)
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則	
(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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)	"Government, Institution or Community" ("G/IC")

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 amendments.

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

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

- ☒
- Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

- ☐
- No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to the attached Supporting Planning Statement for justifications.

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.....

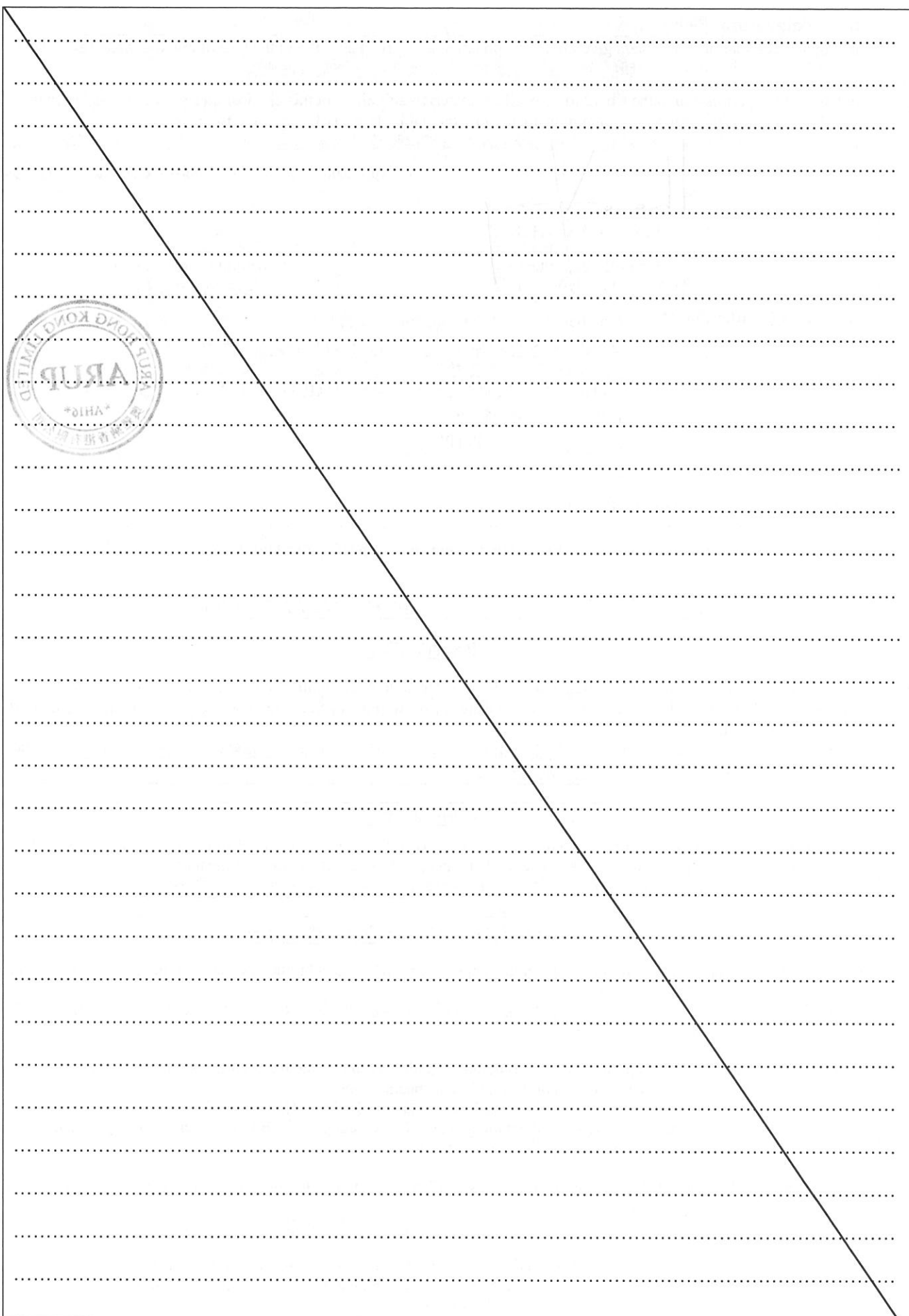
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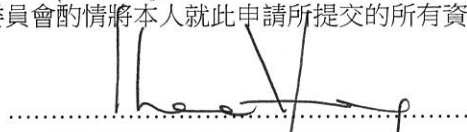
10. Declaration 聲明

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.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
YEUNG WING SHAN, THERESA
.....
Name in Block/Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

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

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

☐ RPP 註冊專業規劃師

Others 其他 MRTPI



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 19/06/2023 (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

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

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

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

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

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

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

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

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

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	Not more than 39,390 / sq.m. 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	Not more than 6.5 (of which domestic plot ratio not exceeding 6)	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	Not more than 33.33% (above 15m)	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	Composite: 2; Ancillary clubhouse: 1 /	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	Composite: 25 storeys (excluding basement); Ancillary clubhouse: 3 storeys /	
	<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 (for composite blocks)	
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	..... m 米	<input type="checkbox"/> About 約
	Not more than 90 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	Not more than 36,360 / sq.m. 平方米	<input type="checkbox"/> About 約
number of units 單位數目	About 943 /	
average unit size 單位平均面積	38.6 / sq.m. 平方米	<input checked="" type="checkbox"/> About 約
estimated number of residents 估計住客數目	About 2,640 /	
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
<input type="checkbox"/> hotel 酒店	Not more than 3,030 / sq.m. 平方米	<input type="checkbox"/> About 約
	N/A / sq.m. 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目:)	
<input type="checkbox"/> office 辦公室	N/A / sq.m. 平方米	<input type="checkbox"/> About 約
<input checked="" type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	535 / sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
	Social Welfare Facilities: Not less than 2,495 sq.m. including: /	
	- 150-place Child Care Centre: About 1,707 sq.m. /	
	- 60-place Day Care Centre for the Elderly: About 788 sq.m. /	
<input checked="" type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
	Clubhouse Facilities - GFA: about 1,818 sq.m. (exempted from GFA calculation) /	
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)	
<input checked="" type="checkbox"/> private open space 私人休憩用地	2,640 / sq.m. 平方米	<input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地	..... sq.m. 平方米	<input type="checkbox"/> Not less than 不少於

<input checked="" type="checkbox"/> Transport-related facilities 與運輸有關的設施		
<input checked="" type="checkbox"/> parking spaces 停車位		
		(please specify type(s) and number(s)) (請註明種類及數目)
Private Car Parking Spaces 私家車車位	123 ✓	.....
Motorcycle Parking Spaces 電單車車位	11 ✓	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		.....
Others (Please Specify) 其他 (請列明)	Bicycle Parking Spaces: 63 ✓	.....
<input checked="" type="checkbox"/> loading/unloading spaces 上落客貨車位		
		(please specify type(s) and number(s)) (請註明種類及數目)
Taxi Spaces 的士車位		.....
Coach Spaces 旅遊巴車位		.....
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	4 (including 2 for residential; 1 for social welfare facilities; 1 for shop and services)	.....
Others (Please Specify) 其他 (請列明)		.....
<input type="checkbox"/> other transport-related facilities 其他與運輸有關的設施		(please specify type(s) and number(s)) (請註明種類及數目)
Use(s) of different floors (if applicable) 各樓層的用途(如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Tower 1 and 2	Basement	Car park, Residential lift lobby
.....	G/F	Shop and Services, Social Welfare Facilities, Residential lift lobby, Clubhouse, E&M facilities, Landscaped area
.....	1/F	Social Welfare Facilities, Clubhouse
.....	2-24/F	Residential Units
Clubhouse	G/F - 2/F	Clubhouse
Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途		
Emergency Vehicular Access/ Internal Roads, Landscaped Area/ Landscaped Roof, Loading/ Unloading Spaces		
.....		
.....		
Any vehicular access to the site? 是否有車路通往地盤?		
Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用)) Shap Pat Heung Road	
	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
No 否	<input type="checkbox"/>	
For Development involving columbarium use, please complete the table in the Annex to this Appendix. 如發展涉及靈灰安置所用途, 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>																																			
<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																	
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</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 4,860 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 5-7 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																																	
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On Air Ventilation 對空氣流通</td> <td></td> <td></td> </tr> </table> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the technical assessments in Appendices B to I of the Supporting Planning Statement for details.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On Air Ventilation 對空氣流通		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																	
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On Air Ventilation 對空氣流通																																			

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot Nos. 2231 RP, 2232, 2233, 2235, 2236, 2237, 2238, 2239 RP, 2240 RP, 2241 (Part), 2296 S.A, 2297 RP, 2300 (Part), 2302 S.A, 2303 RP, 2305 RP and 2306 S.B in D.D. 120 and adjoining Government Land at Shap Pat Heung Road, Area 13, Yuen Long 元朗第十三區十八鄉路丈量約份第120約地段第2231號餘段、第2232號、第2233號、第2235號、第2236號、第2237號、第2238號、第2239號餘段、第2240號餘段、第2241號(部分)、第2296號A分段、第2297號餘段、第2300號(部分)、第2302號A分段、第2303號餘段、第2305號餘段、第2306號B分段及毗連政府土地		
Site area 地盤面積	6,060	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 744	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	“Government, Institution or Community” (“G/IC”) 「政府、機構或社區」		
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 “G/IC” to “R(A)9” 把申請地點由「政府、機構或社區」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	36,360 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	Total plot ratio not more than 6.5 (of which domestic plot ratio not exceeding 6) 總地積比率不多於6.5倍（當中住用地積比率不超過6倍）
	Non-domestic 非住用	3,030 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	Ancillary clubhouse 附屬會所: 1	
	Composite 綜合用途	Residential Towers above Non-domestic Podium 座落於非住用平台的住宅樓宇: 2	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用	About 約 9.75	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)
		3	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		90	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		25	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Within 15m from ground level 地面15米以內: <100%; 15m above ground level 地面15米以上: <33.3%		
	About 約 943		
(v) No. of units 單位數目	About 約 943		
(vi) Open space 休憩用地	Private 私人	2,640 sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Bicycle Parking Spaces 單車泊車位 _____ _____	123 11 63
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	4

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input 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"/>
<hr/>		
Landscape Master Plan and Tree Preservation Proposals 園境設計總圖及樹木保育建議書、		
Air Ventilation Assessment 空氣流通評估, Water Supply Impact Assessment 供水影響評估		
<hr/>		
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/20
Our Ref 293595/00/WSTY/MYNL/YAW/WLYRC/05471

ARUP

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

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5 December 2024

Dear Sir/Madam,

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

**Proposed Residential Development, Social Welfare Facilities and Shop and Services
at Various Lots in D.D. 120 and Adjoining Government Land at Shap Pat Heung
Road, Area 13, Yuen Long, New Territories
(Planning Application No. Y/YL/20)**

Submission of Consolidated Set

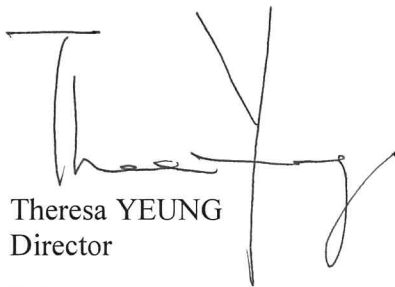
We refer to the captioned S12A Planning Application. As requested by the Tuen Mun and Yuen Long West District Planning Office of the Planning Department, we hereby submit 14 hard copies of the consolidated set of the Final Supporting Planning Statement with Final Technical Assessments (**Attachment A**) and Further Information Submissions with Response to Comment Tables and Supplementary Information (**Attachments B to M**) 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 have not involved any new information/ findings of the technical assessments nor changes in the scheme, and thus should be exempted from 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 2268 3612 or our Ms. Amy WONG at 2268 3270.

Yours faithfully,



Theresa YEUNG
Director

Encl.

- **Attachment A** – Final Supporting Planning Statement with Final Technical Assessments
- **Attachments B to M** – Further Information with Response-to-Comments Tables

c.c.

- Tuen Mun and Yuen Long West District Planning Office – Ms. KAN Ka Lo, Carol (email: kkan@pland.gov.hk)
- Tuen Mun and Yuen Long West District Planning Office – Mr. CHAN Distinction, Ajyum (email: adchan@pland.gov.hk)