金蘭觀
KAM LAN KOON

依公司條例成立之無股本擔保有限公司
依公司註冊處長根據公司條例第 21(2) 條特許正冊
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Incorporated under the Companies Ordinance as a company limited by guarantee and not having a share capital
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Exempted charitable institution under S.88 of the Inland Revenue Ordinance

本觀檔號：KLK 03 / 2016

規劃署(跨界基建發展組)及
土木工程拓展署(新界西拓展處)

有關：《元朗南房屋用地規劃及工程研究》第三階段社區參與---意見書
期望政府發展社區同時　維護本土傳統道教文化

敬啟者：

在對「政府元朗南房屋用地規劃及工程研究的規劃方案」(以下簡稱「元朗南規劃」)的第三階段公眾諮詢提出我們金蘭觀的看法及意見之前，我們必需先要指出，金蘭觀是一所在元朗屏山唐人新村服務全港市民及鄉親、超過四十五年歷史的宗教慈善非牟利團體，成員都是義工，沒有一絲一毫的個人利益及私人土地涉及其中。

我們所提出和要爭取的，是基於我們的道教文化信仰，亦是以廣大的元朗鄉親父老及全港市民的利益為依歸，這是我們首先要嚴肅地作出聲明的。

一、金蘭觀感謝政府從善如流，獲得原址保留

之前「元朗南規劃」的第二階段諮詢中，我們金蘭觀曾經表達了一些意見，元朗區的鄉親父老和關心本觀的公眾、以及工聯會新界西立法會議員麥美娟，亦為我們仗義執言，對此我們金蘭觀衷心感謝！規劃署對金蘭觀原址保留的訴求，特別是維持本觀現有的「機構及社區」(IC)用地的存在，能有所正面回應，我們認為是官民良好互動、有事共商的結果。政府能夠從善如流，值得欣賞！希望政府能夠繼續秉承這種精神，萬勿功虧一簣。

二、社區(IC)用地在計劃中比例仍存在巨大落差

「元朗南規劃」是一個具規模的方案，要得到完善，尚需多方參詳。不過我們留意到現今政府的方向，幾乎是住屋壓倒一切，這其中的理由我們理解，但認為很不全面。一個社區發展，除了住屋為重點，亦還需要有很多配套，「元朗南規劃」雖設有五個規劃區，好像面面兼顧，然而整體審視後，我們認為政府的視野，在社區用地這一硬件方面實在不足，仍有很大的改善空間。

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元朗南規劃，是考慮將一個本來二千多居民的社區發展成超過八萬人的新社區，規模極大，配合人口發展比例，各種規劃區似乎都考慮了，但是事實上當人口增加，居民住進來後，他們還需要有精神文化方面的生活，這正是規劃中應該兼顧考慮的方面。元朗各大族父老鄉親向來有敬仰天地、重視宗祠、禮拜神靈、族群團結、互相幫助這樣的傳統美德，此正是現今香港社會普遍忽視的，以致出現物質豐富，精神空虛，文化道德低落的現象。我們認為政府對此沒有足夠的重視，規劃中恰恰對精神文化起重要作用的硬件，基本上沒有著力配套發展：即社區(IC)用地(這次發展大綱草圖中以深藍色標示的土地)，並沒有依人口增加近乎40倍的比例作出適當合理的增加，反而還比過去縮減了，這令本觀感到憂心及失望，認為是元朗南規劃中的一個不足，應該引起有識人士的關注，元朗南發展應該在保育傳統文化及提供其發展方面起一定的作用。

三、社區論壇中關於社區(IC)用地的解釋有誤

在這裡特別要澄清，我們參加了剛過去的4月2日元朗社區論壇，論壇上政府官員向公眾解答社區(IC)用地比例並沒有減少的說法，顯然是資料掌握得不準確，否則便可能是誤導公眾了。首先，政府(G)用地和社區(IC)用地根本是兩種不同的用地規劃，用途似乎接近但實不相同，例如政府(G)用地是不可能提供作為宗教用途的，但往往在日後可以較方便的更改為屋地，所以政府在建議發展大綱草圖上，亦分別用上不同的深藍色和淺藍色作標示，而不是同一種顏色。政府官員以(G/IC)用地已增加的說法，去回應公眾對(IC)用地不足的查詢是不恰當的，且具有極高的藝術成份，令人感覺政府沒有真正誠意去解答公眾的疑慮。細閱第二階段諮詢的草圖，政府(G)用地是用深藍色、而社區(IC)用地是用淺藍色標示；但這次第三階段諮詢的草圖，政府(G)用地卻是用淺藍色、而社區(IC)用地卻改成用深藍色標示，不小心觀察的話，便會將兩類用地混淆。

政府官員所說在第三階段建議發展大綱草圖上，已經按人口比例增加(G/IC)用地作出配置，但實際上是將政府(G)用地和(IC)社區用地混為一談，令人有受到混淆之嫌。為釋除公眾疑慮，懇請政府將現行的唐人新村分區計劃大綱圖即2006年2月17刊登憲報，圖則號碼：S/YL-TY/10及現在第三階建議發展大綱草圖內的政府(G)、機構或社區(IC)用地分別公開其實際數字，讓市民參考是幸。

社區(IC)用地涉及社區居民的精神生活，涉及我們提出的傳統文化、宗教文化的用地，有必要在社區發展中，按合理比例增加。目前港九市區在社區用地的發展空間已然沒有太多餘地，以致節假日的時候，很多城市人口要到鄉郊尋找能幫助促進身心健康精神生活的環境。元朗南規劃應該兼及調整現今整體社會這方面出現的失衡，將精神文化部分的硬件

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重整，方便將來軟件的使用。我們建議除了現有五個規劃區，應考慮增加社區(IC)用地的比重，以符合本區甚至是更多的需要。

四、為社區發展，並請為金蘭觀發展，保留多些靠近大自然的社區地

金蘭觀現有用地實在嚴重不足。金蘭觀多年來，曾經為社區提供多年贈醫施藥、免費素食、宗教服務鄉民等慈善社會服務，並以廟觀作為核心基地，致力推廣中國傳統的氣功養生健身活動，舉辦過數以百計的氣功訓練班，教導了至今人數近八千多的學員，學習者包括元朗本區及港九新界各區的市民。而每星期日在廟觀內進行的扶乩、誦經、道家丹道、養生氣功等傳統宗教活動，在過去幾十年更是元朗區吸引港九各區熱愛此道者的熱點，每季更有大專學院的師生到廟進行學術研究。遺憾的是金蘭觀現在僅有的社區(IC)用地面積，其實非常細少，遠遠不敷應用，只靠暫時租借別人一些尚未發展的土地，而勉強維持目前各種宗教慈善活動的進行。政府為港九市民及社區居民的福祉，理應考慮收撥一些土地，提供給像我們金蘭觀這樣的宗教慈善非牟利團體使用，這對整體社會的發展，都是極具意義的事。元朗南新規劃中如不考慮添加社區(IC)用地，並提供部分給金蘭觀，將來無疑會扼殺我們金蘭觀的發展機會，亦錯失藉社區重組而平衡社會各種需要的良機。

金蘭觀懇請「元朗南規劃」中能考慮預留合適土地，提供給金蘭觀作未來擴大發展之用——本觀希望最理想預留土地能靠近金蘭觀現址，即金蘭觀現址後山，其重要的原因是這裡有適宜道觀的風水脈路，這是我們的宗教信仰；尤其此乃是遵守我觀仙師一貫的訓示，不能遠移離開此山，昔日金蘭觀先賢奉祖師之命在此立觀，至今快近五十年，本觀現今成員只有堅守祖師訓示，不敢辜負祖師期望；同時，如在此預留土地可以不太接近民區，能構建宗教環境並確保社區和諧；另外由於政府新規劃有車路可達，足以符合政府要求的基本標準及現在社區各種準則。這對整體社會的發展，都是極具意義的事，懇請政府特別是這次第三期規劃能給予支持。善哉！善哉！

我們認為政府在考慮「元朗南規劃」時，應關注現存在該地域內的可發展資源有沒有充分利用。這些資源的價值對香港整體發展的意義，並不是多建一、兩座高級住宅可以代替的。金蘭觀衷心懇請政府為社區的發展，亦為金蘭觀的可持續發展，千萬不要縮減社區(IC)用地的面積，反而應考慮增加此種用地的規劃，保留多些靠近大自然的社區地，供日後發展使用。

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五、兼顧元朗所具傳統歷史文化特色，將令整體規劃發出光彩

元朗南的發展有其獨特性，考慮其歷史元素，應更重視人性化，可從保育角度將新界西特有的宗祠文化、宗廟文化、書室文化、氣功養生、風水名穴、傳統風俗、節慶巡遊等本土特色，其中更有正進行非物質文化遺產研究的傳統活動，以之締造適當的硬件，比如傳統文化主題公園，傳統文化活動地標(如易經、氣功、養生、太極、武術、宗廟、中醫草藥露天資料庫、宗教素食，等等)，將現有的歷史建築、郊野特色串連成文物文化徑，範圍由元朗至洪水橋，吸引人流遊客到當區，同時加添經濟元素，以增加市集、農墟、旅遊名勝等商業硬件，以人流去帶動地區經濟發展，此既可有效保存歷史建築，亦可促進地區經濟，為未來新界西帶來多贏的局面。

我們金蘭觀從內地算起，已有一百八十年歷史，而傳承至元朗屏山，亦有四十五年以上的歷史。現時元朗南的發展區內，除了我們金蘭觀外，亦有不少歷史建築，如鄰近的屏山文物徑及文物館，唐人新村附近具歷史價值的楊侯古廟、山下村的達仁書室及興寶書室，以至欖口村門樓、神廳及仁壽堂等，政府在文化及旅遊的規劃上本來甚具潛力。何況正如專家學者及議員所說，「金蘭觀不只是宗教機構、建築那麼簡單，更重要它保留了很多珍貴的中國文化，如易經、氣功、道家養生等，所以我們不應為了發展而遺忘這些重要的中國歷史和文化。」我們希望政府不要只將眼光單單放在住屋上，而忽視發展當中人們在精神文化方面的需要。假如不趁新界發展特別是元朗南所具備的優勢作有關安排，豈非錯過大好良機？政府如能兼顧元朗所具傳統歷史文化特色，將令整個元朗南規劃發出傳承中國傳統文化的光彩，相信社會大眾均會樂觀其成。

本觀在之前第二階段諮詢論壇及提交的意見書中，均曾經提出過上述重點建議，認為應該有考慮和討論的空間，此亦是中文大學宗教及歷史學者黎志添教授、和工聯會立法會議員麥美娟提過的意見，即在新界西發展具本土文化特色的規劃。當時第二階段諮詢會上，我們的提議亦曾經得到時任規劃署助理署長的張綺薇女士正面的回應，認為值得深思，但在此次第三階段的規劃討論中，卻沒有得到適當的反映，希望政府能認真考慮，研究可行方案。

六、金蘭觀希望政府能考慮過去曾經的虧欠

事實上，由於過去在自己土地業權的問題上，金蘭觀曾多次受到政府部門特別是地政署的不公平對待，致令金蘭觀多年來受到停滯和阻礙，失去很多的發展機會。若非如此，金蘭觀已非現在的局面，這是政府一直有所虧欠金蘭觀的地方。這涉及當時地政部門的粗

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疏以至官商勾結，使金蘭觀失去本來自身擁有的土地業權，由業主變成官地的短期租戶，至今要付款租地才能使用原本屬於自己擁有的土地，這已非常不公；另外金蘭觀旁邊以前還曾有一條緊急通道車路可到達道觀，但後來發展過程中，又是地政部門沒有遵守承諾，而使該車路消失，致使金蘭觀在過去及未來可持續的發展中受到限制，本觀認為這些都是政府在未來總體規劃中應該重新照顧金蘭觀的方面。

此致

敬候安康

金蘭觀 主席

陳楚娟 謹啟

2016 年 4 月 18 日

CC：立法會議員麥美娟小姐

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，接納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

本人發現元朗南中有金蘭觀，是一所非牟利宗教慈善團體，免費幫助市民養生及健康，為追求物質以外的精神健康，抒緩平日緊張的都市生活及種種壓力，甚有幫助。有感像金蘭觀這種團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足，而阻礙其發展實感可惜，希望政府能予考慮幫忙！

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歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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聲明：凡在《元朗南房屋用地規劃及工程研究-勘查研究》過程中向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容（包括個人姓名及團體名稱）公布。如你不同意這個安排，請於提供意見和建議時作出聲明。
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收集個人資料的事項說明：[illegible] http://www.pcpd.org.hk/chinese/publications/files/Dforme.pdf）。
Notes about Collection of Personal Data: The personal data provided by means of this form (including the names of the individuals and organisations) will be used by the Planning Department and Civil Engineering and Development Department for the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" or related purposes, and your personal data may be transferred to relevant Government bureaux, departments and the consultant of this Study for the purposes mentioned above. The provision of personal data by means of this form is voluntary. Under the Personal Data (Privacy) Ordinance, you have the right to request access to or correction of your personal data provided. Such requests should be made in the Data Access Request Form (No. OPS003 issued by the Privacy Commissioner) and sent to us by mail to the Personal Data Controlling Officer, Planning Department, 17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong or the Personal Data Privacy Officer, Administration Division, Civil Engineering and Development Department, 14/F., Civil Engineering and Development Building, 101 Princess Margaret Road, Homantin, Kowloon. The Form is available in any District Office or can be downloaded at Office of the Privacy Commissioner for Personal Data's website (http://www.pcpd.org.hk/english/publications/files/Dforme.pdf).

規劃署 Planning Department | 土木工程拓展署 CEDD Civil Engineering and Development Department | 多謝 Thank you | ARUP

松蔭園佛道社有限公司

（香港政府認可慈善免稅法團）

九龍彌敦道578-580號、登打士街44-46號恆隆大廈13、14、15樓
電話：23854461-2
傳真：27702223

貴署檔號：CID D/YL/004D

規劃署
跨界基建發展組
北角渣華道 333 號
北角政府合署 16 樓

規劃署署長：

ARUP 087
Job No. 228238-21
Register No. 01102
Received 19 APR 2016
Initial NTC WSTY LYPC KYTY
Action
Info.
Copy

回應規劃署第三期諮詢有關元朗南發展研究

松蔭園佛道社的意見：

我們理解到在最新規劃藍圖，本社名下的地段或部份地段可能撥入建議低密度住宅區。本社樂於見到和配合這個發展方向。

在合理的交通基建和資源配合情況下，本社希望重新安排建壇計劃。壇場風格可以配合區內環境和發展，以殿堂式或民居式而成，務求協調周邊環境。不過壇場運作需要頗多人力支持，所以有意在名下地段申請興建若干宿舍及飯堂、廚房、儲物等設施。

希望這個意願能夠配合該區發展期望。謝謝規劃署和土木工程拓展署考慮。

CHUNG YAM YUEN BUDDHISM AND TAOISM SOCIETY LIMITED 松蔭園佛道社有限公司

松蔭園佛道社有限公司
黎翠珍
副主席兼義務秘書
黎翠珍

2016 年 4 月 15 日

副本送：土木工程拓展署
規劃署 - 麥榮業先生
經辦人 奧雅納公司 - 葉甘飴先生

7.59 2/8/16 (P)

The Director of Planning
(Cross-boundary Infrastructure and Development Section)
16/F, NPGO , 333 Java Road, North Point, H.K.



The Director of CEDD
(N.T. West Development Office)
9/F, STGO, 1 Sheung Wo Che Road, Sha Tin, N.T.

17.4.2016

Dear Sirs,

Planning & Engineering Study for
Housing Sites in Yuen Long South

I, the undersigned, am the land owner of [redacted]. Reference is made to your captioned Planning and Engineering Study.

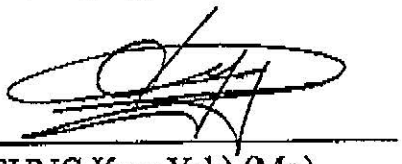
Whilst I have, in principle, no comment to your proposed housing development and the key issues in the area, I must register my objection to the traffic arrangement proposal in respect of the dual carriageway to be constructed along the nullah near my house lot. Such additional infrastructures and/or improvement works will pose serious adverse impact to the environmental conditions in the vicinity. As per your design, it would certainly be advisable and feasible to shift that particular section of the carriageway or even the whole part of it to the western side of the Long Hon Road.

I must also point out that upon reading your proposal of the captioned study, there is no detailed design on the road construction standards and its related works. As such, I and all the affected members of the public could not exactly have any knowledge on what are the works to be carried out in the area. We therefore demand that the detailed Traffic Impact Assessment and the Environment Impact Assessments reports must be presented to the public for inspection and comment. Otherwise, it would violate procedural justice and would be subject to the Judicial Review by the public.

I am ready to present my view or happy to discus with you in details on finding a solution to solve the problem.

Please do not hesitate to contact me.

Yours faithfully,



(CHEUNG Kam Yuk) (Mr.)

Address: [redacted]

E-mail Address: [redacted]

Tim Wong

From: [redacted]
Sent:
To:
Subject:

Date:19-Apr-2016 01:19:19
Name:區冠傑
Email:[redacted]
Fax:[redacted]
Phone:[redacted]
Address:
Comment
本人僅代表 DD[redacted]LOT[redacted] & LOT[redacted]兩幅土地業權擁有人，對面臨規劃更改地段原有用途為 DO(地方休憩用地)，提出堅決抗議及極力反對。
規劃改變原先已規劃之土地用途，對我們影響深遠，特提出本意見書，再次表示極力反對，望貴署各專員再三思量，謝謝！

Tim Wong

From: Luk Ngai [redacted]
Sent: Tuesday, 19 April 2016 11:54 AM
To: enquiry@yuenlongsouth.gov.hk
Subject: 元朗南第三階段諮詢的個人意見書----陸毅
Attachments: 元朗南個人意見信(陸毅意見書).pdf

元朗南第三階段諮詢的個人意見書----陸毅(金蘭觀永遠名譽會長)

從 Windows 10 的郵件傳送

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間

我們對其他宗教沒有不友好的態度和想法，但是看看香港九龍，基督教天主教都能獲得最好的土地使用，甚至連回教也能獲得市區最優質的土地建立清真寺。比較之下，撫心自問，委實感到政府有所不公。

道教多年來退縮在鄉郊，缺乏政府的政策支持，差不多自生自滅，多少小型的道觀所在土地，更因地產的蠶食而消失，道教今天能否獲得政府的公平對待，能否有政策支持，希望在這次元朗南規劃上能有所體現，特別在我們這已經存在超過四十五年的金蘭觀身上。

此次規劃大綱，保留了金蘭觀原地繼續使用，是元朗南規劃的一項德政，使傳統中國文化的存在和發展有了空間，可以造福國家和社會。但個人認為實際還不夠，因為金蘭觀周邊土地都是屋地，將來居民增加，與居民的矛盾會擴大，宗教特有的傳統活動會與居民因為缺乏緩衝而成為不和諧的誘因。因而這個規劃方案還有相當多的努力改善空間。……

(意見轉下頁)

姓名Name: 陸毅
團體/機構 (如適用)
Organisation (if applicable): 金蘭觀永遠名譽會長
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: [redacted]
電郵地址Email Address: [redacted]
郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

	規劃署 - 跨界基建發展組 **Planning Department** - Cross-boundary Infrastructure and Development Section	**土木工程拓展署** - 新界西拓展處 **Civil Engineering and Development Department** - New Territories West Development Office
地址Address:	北角渣華道333號北角政府合署16樓 16/F North Point Government Offices, 333 Java Road, North Point	沙田上禾輋路1號沙田政府合署9樓 9/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin
電話Tel No.:	(852) 2231 4713	(852) 2158 5680
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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收集個人資料目的事項說明：規劃署或土木工程拓展署會將閣下在本表格內提供的個人資料用於《元朗南房屋用地規劃及工程研究-勘查研究》或相關用途，並為了執行上述的目的可能提供閣下的個人資料供有關政府決策局和部門及本研究之顧問公司。在本表格內提供個人資料純屬自願。根據《個人資料(私隱)條例》，閣下有權要求查閱或改正已提供的個人資料。有關要求須透過查閱資料要求表格(由個人資料私隱專員發出的表格 OPS003)提出，填妥表格後，請以郵寄方式遞交(郵寄地址：香港北角渣華道333號北角政府合署17樓，個人資料管制人員或九龍何文田公主道101號，土木工程拓展署大樓14樓，土木工程拓展署行政事務部，個人資料私隱主任收)。各區民政事務處均備有這種表格，你亦可在個人資料私隱專員公署網頁下載(網頁地址：http://www.pcpd.org.hk/chinese/publications/files/Dformc.pdf)。
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規劃署 Planning Department
CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

(……續前頁)

政府重視住屋，我們能夠理解並且支持，但我們認為對宗教精神文化等方向，政府不應忽視，我認為第三階段規劃中的「機構或社區」(IC)用地嚴重不足，希望政府能夠正視和接納社會訴求，重新檢視，加強社區用地比例，以配合整體社區發展需要。更加考慮到如前面所說，政府多年來不重視我們道教的發展空間，現在應該重新檢討及作出兼顧，不應再讓我們受到欺凌，在一步步的地產蠶食中消失。所以我們希望此次規劃為了市民在精神文化方面的需求，為金蘭觀的未來發展，政府應增加『機構或社區』(IC)用地，其中一部分用地更應考慮為金蘭觀作增加，給予市民參加宗教文化活動的空間，締造多元和諧美好生活環境。

在剛過去的 4 月 2 日元朗社區論壇，政府官員向公眾解答社區(IC)用地比例並沒有減少的說法，要不是資料掌握得不準確，便可能是誤導公眾了。我們細心研究規劃中的社區(IC)用地(這次發展大綱草圖中以深藍色標示的土地)，認為並沒有依人口增加近乎 40 倍的比例作出適當合理的增加，反而還比過去縮減，這令我們感到憂心及失望。細閱第二階段諮詢的草圖，政府(G)用地是用深藍色、而社區(IC)用地是用淺藍色標示；但這次第三階段諮詢的草圖，政府(G)用地卻是用淺藍色、而社區(IC)用地卻改成用深藍色標示，不小心觀察的話，便會將兩類用地混淆。政府(G)用地和社區(IC)用地根本是兩種不同的用地規劃，用途實不相同，例如政府(G)用地是不可能提供作為宗教用途的，但日後可以較方便的轉為屋地，政府官員以(G/IC)用地已增加的說法，去回應公眾對(IC)用地不足的查詢是不恰當的，令人感覺政府沒有真正誠意去解答公眾的疑慮。

金蘭觀曾多次受到政府部門特別是地政署不公平對待，致令金蘭觀多年來受到停滯和阻礙，失去很多發展機會。若非如此，金蘭觀已非現在的局面，這是政府一直有所虧欠金蘭觀的地方。當時地政部門粗疏以至官商勾結，使金蘭觀失去本來自身擁有的土地業權，由業主變成官地短期租戶，至今要付款租地才能使用原本屬於自己擁有的土地和廟宇，這已非常不公；而金蘭觀以前本來還曾有一條緊急通道車路(EVA)，可到達道觀，但又是地政部門沒有遵守承諾，使該車路消失，致使金蘭觀在過去及未來可持續的發展中受到限制，本觀認為這些都是政府在未來總體規劃中應該重新照顧金蘭觀的方面。

金蘭觀多年來，提供贈醫施藥、免費素食、宗教服務鄉民等慈善社會服務，並以廟觀作為核心基地，致力推廣中國傳統的氣功養生健身活動，近八千多人參與。扶乩、誦經、道家丹道、養生氣功等傳統宗教活動，更是目前港九少有，吸引大專學院師生到廟進行學術研究。遺憾的是金蘭觀現在僅有的社區(IC)用地面積細少，遠遠不敷應用。金蘭觀現有用地實在嚴重不足。希望政府為港九市民及社區居民的福祉，在元朗南新規劃中添加社區(IC)用地，並提供部分給金蘭觀，藉社區重組而平衡社會各種需要。

本人長期參與金蘭觀活動，擔任義工，有感很多成員都有股熱切期望，願像金蘭觀這種堅持造福社群，提供各項免費服務的團體，能在今天金錢掛帥的社會，成為清流，有助社會進步。如果因『機構或社區』(IC)用地不足，而阻礙其發展實感可惜，亦會令社會怨氣加深，希望政府能予考慮！

(陸毅/永遠名譽會長)

2016 年 4 月 19 日

Tim Wong

From: chung pui yin [redacted]
Sent: Tuesday, 19 April 2016 11:56 AM
To: enquiry@yuenlongsouth.gov.hk
Subject: Re: 元朗南（房屋用地規劃及工程研究-勘查研究）第三階段社區參與-意見表格
Attachments: 20160419_113405.jpg

2016-04-19 11:54 GMT+08:00 chung pui yin [redacted]

我的意見：考慮增加「機構或社區」（IC）用地規劃，使市民精神健康文化多些活動空間
詳細見附件圖片

姓名：鍾佩言
電話號碼：[redacted]
電郵地址：[redacted]
郵寄地址：[redacted]



第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加「機構或社區」(IC)用地規劃，使市民精神健康文化多些活動空間

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，營造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，務納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

本人發現元朗南中有金鐘觀，是一所非牟利宗教慈善團體，免費幫助市民養生及健康，為追求物質以外的精神健康，抒緩平日緊張的都市生活及種種壓力，甚有幫助。有感後金鐘觀這種團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足，而阻礙其發展實感可惜，希望政府能予考慮幫忙！

姓名Name: 鍾佩言　　團體/機構（如適用）Organisation (if applicable): /

[redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

	規劃署 - 跨界基建發展組 Planning Department - Cross-boundary Infrastructure and Development Section	**土木工程拓展署 - 新界西拓展處 Civil Engineering and Development Department - New Territories West Development Office**
地址Address:	北角渣華道333號北角政府合署16樓 16/F North Point Government Offices, 333 Java Road, North Point	沙田上禾輋路1號沙田政府合署9樓 9/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin
電話Tel No.:	(852) 2231 4713	(852) 2158 5980
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

Tim Wong

From: [redacted]
Sent: Tuesday, 19 April 2016 4:34 PM
To: enquiry@yuenlongsouth.gov.hk
Subject: Green Power response YL South
Attachments: Green Power YLS CE3 19Apr2016.pdf

Dear Sir/Madam,
Please find the attached self-explanatory letter.
Thank you very much for your kind attention. For any inquiries, please contact me at Green Power (Tel: [redacted]

Yours faithfully,
CHENG Luk-ki
Division Head, Scientific Research and Conservation, GREEN POWER

BY E-MAIL ONLY

Planning Department
Cross-boundary Infrastructure & Development Section
16/F, North Point Government Offices,
333 Java Road, North Point, Hong Kong

Civil Engineering and Development Department
New Territories West Development Office
9/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, Hong Kong
(Email: enquiry@yuenlongsouth.gov.hk)

19 April, 2016

Dear Sir/Madam,

Green Power's Response to
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation,
Stage 3 Community Engagement Digest

Introduction

1. Regarding the above-captioned consultation document (the Digest) focused at housing development in Yuen Long South, Green Power appreciates that the Administration has adopted many environmental-friendly guiding principles in preparing the Draft Recommended Outline Development Plan (RODP) which includes,

(a) optimizing the use of degraded brownfield land for housing and other uses,
(b) giving due consideration to the existing communities and local characters,
(c) providing sufficient infrastructure to cater for the future developments and improving the existing rural environment,
(d) preserving active agricultural land,
(e) creating a sustainable and livable neighbourhood,
(f) integrating with Yuen Long New Town and the surroundings.

2. In the past, the "conventional" new town development has missed opportunity to achieve sustainability in town planning context.

(a) Road-based development deteriorated the living quality with air and noise pollution, segregation of community, fragmentation and loss of habitats and associated flora and fauna.

(b) The town planning and building design of build-up areas created adverse urban microclimate such as canyon effect and heat island effect that further worsened the air quality and increased energy consumption (due to air conditioning for cooling).

(c) Channelization of river courses led to degradation of their ecological and aesthetic values without improvement of water quality. The surface runoff and storm water from the urban area was heavily polluted but rarely received proper treatment.

(d) No strategic urban greening lead to isolated patches of green belts or open spaces that degraded their functions of modification of urban microclimate, leisure and recreation, beautifying landscape and sheltering wildlife.

(e) Pedestrianization and cycling were discouraged because of busy and heavy vehicular traffic, nuisance of exhausted gas and traffic noise, and safety concerns.

(f) New town developments and their associated works often encroached, damage or removed ecologically valuable areas

(g) Uncontrolled proliferation of incompatible land-uses and brownfields brought about on-site impacts such as land contamination and noise pollution, and off-site impacts such as river water pollution and illegal dumping.

(h) No comprehensive strategy to protect natural and cultural heritage sites, and their surrounding environment as a whole integrity.

3. The implementation of "conventional" new town developments also ignored the associated ex-situ environmental impacts, such as filling of agricultural lands, fishponds/wetlands, tree felling and clearance of vegetation, spreading of unplanned/incompatible land uses/brownfields and road access in the periphery of new town development. These adverse, irreversible and uncontrollable activities and land uses were triggered by the new town developments and may even happen at the planning stage.

Air Pollution

4. The air pollution issue has not been seriously addressed in the Digest which contradicts the guiding principle of "creating a sustainable and livable neighbourhood". According to Environmental Protection Department (EPD)'s Air Pollution Index (API) data from 2000 to 2013, Yuen Long frequently breached the Air Quality Objectives and recorded second highest number of days, 103 days, with API of higher than 100 which imposes short term risks to human. (The highest is Tung Chung which records 213 days in the same period.)

5. When considering Air Quality Health Index (AQHI) data from 2014 to 2015, Yuen Long also recorded third highest number of days, 131 days, with AQHI of higher than 7 which imposes short term health risks to human. (The top and second highest is Tung Chung and Tuen Mun which records 135 and 134 days in the same period respectively.)

6. Ranges of hills are lying to the east, south and west of Shap Pat Heung, Yuen Long. Therefore,

the Potential Development Areas (PDAs) are vulnerable to air pollution as the geographical setting will retain the air pollutants in Shap Pat Heung area when dispersal conditions are unfavourable, for example, existence of low-level temperature inversion that traps air pollutants near to the ground.

7. The residents in Yuen Long district have been exposed under unhealthy air quality for over ten years. Therefore, "Green space network" and "breezeways' proposed in the Planning Concept and Urban Design Framework in the Digest are essential to dispersal and filtration of air pollution, and lower the air temperature to suppress formation of ozone from nitrogen oxides emitted from vehicles.

8. Thus, segments of Yuen Long Nullah (Shan Pui River) in PDAs should not be decked for provision of polluting landuses such as roads. On the contrary, they should be retained and improved their ability to act as breeze corridors to disperse air pollutants and lower the temperature of the PDAs.

Transport

9. Unlike Yuen Long Town and Hung Shui Kiu, there is no inherited market place of any scale in PDAs. Therefore, the future residents in PDAs will commute to neighbouring town centres, i.e. Yuen Long, Hung Shui Kui or Tin Shui Wai, for all sorts of daily activities including shopping, dining, entertainment, consulting professionals (e.g. doctors, lawyers), customer's services (enquiries to utilities and suppliers, repair of products). This will generate huge transport needs to Yuen Long and Hung Shui Kiu, as well as large pressure to the government, community and commercial facilities and service providers.

10. Also, no mass transport system is planned for the future PDAs that the long-distance commutation need of future PDA residents has not be adequately addressed.

11. We are disappointed that environmentally friendly transport services (EFTS) has not been yet confirmed to be introduced to PDAs, and the internal and external transport connection of PDAs is highly depended on roads which will result in traffic congestion in Yuen Long Highway, Castle Peak Road and other roads in Yuen Long Town, and exacerbate the air pollution and noise nuisance to future residents in PDAs.

12. We regret that the Digest proposed to build a new road connecting PDAs to the West Rail Yuen Long Station. The widening of proposed new road section south of Yuen Long Highway will involve massive felling of mature trees. The new road will also overload the traffic capacity of Shap Pat Heung area.

13. The need to build a new Public Transport Interchange (PTI) south of MTR Yuen Long Station is

dubious because the former bus terminuses at Sun Yuen Long Centre and Fung Cheung Street Sport Centre are now underused and able to serve the same purpose of PTI.

14. As Yuen Long Town has already overcrowded in terms of pedestrians and traffic, The PDAs should be well planned to blend with Hung Shui Kui New Development Area and Tin Shui Wai to facilitate the daily needs of future residents of PDAs. However, such planning intention is not prioritized in the Digest.

15. We welcome a comprehensive pedestrian and cycling network proposed in PDAs. However, these networks should be well linked to Tin Shui Wai, Hung Shui Kui NDA and Yuen Long.

Preservation Natural Streams

16. The PDAs in Yuen Long South are close to a number of ecological sensitive receivers including the streams of potential ecological value near Shan Ha Tsuen and Ecological Important Stream (EIS) at Yeung Ka Tsuen. There are also several natural streams in the area where endangered endemic crab species are found.

17. We appreciate that the Digest recommends preserving those streams with high ecological value and providing buffer areas. However, the courses and banks of those streams are mostly only zoned as "Green Belt" and no further proactive preserving measures are proposed to avoid vandalism such as flytipping and wastewater discharge.

18. Feasible, enforceable and effective measures should be in place before any massive environmental vandalism takes place in these streams with high ecological value. Also, any environmental and ecological impacts on these streams and the wildlife during the construction and operational phase should be avoided.

19. The existing streams or channels should be preserved as breeze corridors to relief urban heat island effect of future development.

Revitalising Nullah

20. As the PDAs are located in the Yuen Long Nullah (Shan Pui River) catchment and cover parts of the open nullahs which are engineered channels. We welcome that the Administration proposes to revitalise the segments of Yuen Long (West) Nullah (Shan Pui River), Tin Tsuen Channel within PDAs.

21. We opine that the revitalization should not only improve the landscape but also enhance the ecological functions of these water channels.

22. If Yuen Long Nullah (Shan Pui River) can be restored within the PDAs, it will be able to serve

many environmental benefits (e.g. provides habitats to wildlife, relieves the heat island effect, provides amenity to the public, etc.) and improve living quality of residents.

Creating New Watercourse, Flood Retention Facilities and Reedbed

23. We appreciate that the Administration incorporate novel land uses in PDAs by creating new watercourse, flood retention facilities and reedbed.

24. With these land use zones, the ground surfaces of PDAs should maintain high water permeability by keeping high proportion of soil surface and vegetation in order to lower the flood risk and pollution loading of surface runoff.

25. The public spaces or green areas with vegetation and water conservation features can also serve to the purposes of reducing the heat stress, providing community enjoyment and enhancing ecology.

26. Moreover, these land uses should be well zoned and designed to adapt to more frequent extreme precipitation events under the climate change.

Water Quality

27. Water quality index of Yuen Long Nullah was ranked "Very Bad" to "Bad" at most of the time from 1992 to 2014 (Station YL1, *River Water Quality in Hong Kong 2014*, EPD) that cause odour nuisance, visual impact and hygiene problem.

28. We welcome a sewage treatment works (STW) of tertiary level is proposed and the reuse of treated effluent for non-potable purposes. This STW should be able to treat the sewage generated from residential areas and livestock farms, and the polluted surface runoff discharging into Yuen Long Nullah (Shan Pui River) in the PDAs currently and in future to improve the river quality. The reuse of treated effluent can also reduce the carbon and water footprint of future Yuen Long South development. This also can act as one of measures to fulfill zero-discharge requirement of Deep Bay Area.

29. In view that water channels in PDAs being encroached by proposed polluting land uses (e.g. livestock farms, commercial nodes, residential areas), stormwater drains of further development should not be connected to Yuen Long Nullah (Shan Pui River), especially natural streams which provides irrigation water for the farmlands, to avoid water pollution and impacts on river ecology and crop farming.

30. Plan for collection of the polluted stormwater and surface runoff from those polluting landuses should be proposed as part of work of revitalizing nullah.

Brownfields Land

31. According to the Digest of Stage 1 Community Engagement published in April 2013, open storage yard, workshop and warehouse occupied 93 ha in PDAs. In this Digest, only 10 ha of land are reserved for storage and uses. Thus, while optimising the use of brownfield land in PDAs for housing and other uses, the economic operations in the PDAs will very likely move to the nearby rural areas and countryside in the Northwest New Territories. Virtually, development of Yuen Long South will trigger the spreading of brownfield.

32. Therefore, measures to prevent unfavourable and uncontrollable land uses that used to operate in PDAs such as car-repairing workshops, scrap yards, open storages, car parks from proliferating to nearby areas, e.g. Shan Ha Tsuen and Shap Pat Heung, should be taken in this early stage.

33. The proposed multi-storage industrial compounds or other land-efficient means to consolidate the land resources should be available for accommodating economic operations that needs to be relocated before the development of PDAs.

34. We agree that the active agricultural land must be preserved in PDAs to promote local produces, buffer the development, relieve urban heat island effect, maintain permeability of ground surface and preserve ecology. More importantly, these agricultural lands must be protected from converting into brownfield.

Flooding

35. The flooding risk of villages near to the PDAs should be assessed to avoid flooding of these villages. Drainage system, for both stormwater and sewage, of the whole PDAs should be well planned taking into account of our concerns mentioned above.

Thank you very much for your kind attention.

Yours faithfully,

Cheng Luk Ki

CHENG Luk-ki
Division Head, Scientific Research and Conservation

Tim Wong

From: [redacted]
Sent: Tuesday, 19 April 2016 4:57 PM
To: enquiry@yuenlongsouth.gov.hk
Subject: YLS Planning and Engineering Study_3rd PE_ WWF
Attachments: YLS Planning and Engineering Study_3rd PE_ 2016 04(Apr)_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on Yuen Long South Panning and Engineering. See attached file: YLS Planning and Engineering Study_3rd PE_ 2016 04(Apr)_WWF

Thank you for your attention.

Yours faithfully,
Tobi

Tobi Lau (Mr.)
Conservation Officer, Local Biodiversity
World Wide Fund For Nature Hong Kong
世界自然(香港)基金會
[redacted]

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

世界自然基金會
香港分會

WWF-Hong Kong

WWF for a living planet®

[redacted]

Our Ref.: SHK/LDD 7 /14
19 April 2016

By E-mail ONLY

Dear Sir/Madam,

Re: Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation – Public Engagement Stage III

WWF would like to express our views and concerns on the captioned planning study so as to increase the ecological gain of the project.

1) New Initiatives

In the general sense, we welcome the introduction of some new initiatives proposed in the Study including the sustainable drainage system with reedbed as a filter system, the Green Zone where agriculture land located. However, the agriculture land must be statutorily protected from the Small House development and only cultivating activities should be permitted.

2) The Egretry

According the Hong Kong Bird watching society, an egretry has been found adjoining to the proposed development area since 2014. The egretry is particularly ecologically important to the Cattle Egret *Bubulcus ibis.* In 2015, 11 cattle egrets' nests were found at the egretry which had supported one-fifth of the total cattle egret population and was the second largest cattle egret breeding site in Hong Kong. The existence of the egretry is supposed to be related to the its geographical location on a burial ground, an open area to its east and a river course in its vicinity. We would like to request for including the egretry together with the burial ground and the river course to be included into the site boundary of the proposed development. The proposed extended area should be

贊助人： 香港特別行政區行政長官 梁振英先生, GBM,GBS, JP
主 席： 何閏遠先生
署理行政總裁： 黃香茵女士

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務律師：孖士打律師行
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable CY Leung, GBM,GBS, JP Chief Executive of the HKSAR
Chairman: Mr Edward M Ho
Acting CEO: Ms Nicole Wong

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

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

covered with conservation zonings and the existing river course should be revitalised for enhancing its ecological value for the breeding egrets. Buffer area should be created from the river course so as to protect the egretry from development impact from the adjacent Low-Density Residential Area.

3) Ecological Connectivity of the Egretry

From the draft recommended outline development plan of the 3rd stage consultation document, it was noted that the egretry would be surrounded by Residential – Zone 2 and public rental housing while information of the plot ratio, building heights and etc that may pose impacts to the flight paths of the egrets were given a miss. We view that the proposed development layout setting should be adjusted for conserving the egretry and the flight path of the egrets. Since tall buildings towering over the egretry that is in close vicinity to the nesting colony may discourage the *ardeids* from attempting to nest[3]. We view that maximum building heights in the captioned residential zones should be compatible with the hill where the burial ground located Hence, we recommend buildings in and around egretry should adopt a staggered height in which those closest to the egretry should be low-rise and gradually increase in height as they are further away. Besides, the width of the No Development Area (NDA) should make reference to the Hung Shui Hiu New Development Area with a 60m wide open space had been proposed. A wide flying corridor is important to provide a wide corridor for the egrets to fly to the proposed Green Zone where they can roost and forage.

We would be grateful if the above comments can be considered.

Yours faithfully,



Tobi Lau (Mr.)
Conservation Officer, Local Biodiversity

[3] Captain, L. C. Wong and Luke, C. K. Woo. 2003. Egretry Counts in Hong Kong with particular Reference to the Mai Po Inner Deep Bay Ramsar Site Summer 2003.

Tim Wong

From: acknowledgement@pland.gov.hk
Sent: Tuesday, 19 April 2016 6:28 PM
To: enquiry@yuenlongsouth.gov.hk
Subject: ppgis commentCOM(1)-087-001-000026

Date:19-Apr-2016 17:27:51
Name:黃先生
Email:[redacted]
Fax:
Phone:
Address:
Comment
本人黃先生，曾於 2016 年 4 月 2 日下午在元朗劇院參與了《元朗南房屋用地規劃及工程研究 - 勘察研究》- 社區論壇，本人所極為關注的問題也在論壇上一早被抽出及被主持人宣讀出來了，遺憾是貴各部門或顧問公司代表卻沒有在當日就本人所提出的有關問題作出任何的回應，令本人深感失望！恐防把有關問題避而不顧、不了了之，故現在特此再次嚴正地寫呈此函，讓貴各部門機構能顯示出真正有誠意的心，作出清晰及負責任的回應！本人所極為關注的問題就是：在建議發展大綱草圖上看到，由於元朗南的發展規劃及工程，有可能須要在元朗新市鎮的元政路路旁的土木工程拓展署臨時工地或臨時鮮魚批發市場或毗連的政府、機構及社區用地上興建公共運輸交匯處，並使用元政路作為連接公共運輸交通工具至有關交匯處的主要道路，由於本人一家剛剛早前為了要逃避被建於某大廈天台上的電訊基站及其發出的電磁波持續近距離的無良侵擾，非常艱辛地付出了保貴的金錢及精力才能把一家人包括數名年少的兒女搬遷到元政路旁的屋苑新時代廣場二期來居住，希望日後一家人不須再受到別的無理滋擾物所侵害，有關本人一家受基站侵擾的問題於較早前也是民政事務總署及政務司司長辦公室等政府部門須要處理及更進的個案。因為本人一家現時的新居正處於屋苑大廈的低層、亦正正毗連及面對著元政路、土木工程拓展署臨時工地及臨時鮮魚批發市場，所以若這片政府、機構及社區用地的一部份日後要改建為公共運輸交匯處、及加上元政路成為了日後作為接駁元朗南新發展區居民乘坐公共車輛到西鐵元朗站的主要連接道路的話，很容易便會明顯地增加對本人一家及部份居住在這個屋苑居民的滋擾，至少會加重現已存在的汽車噪音滋擾及空氣污染等長期持續的擾民問題，若有關交匯處及接駁道路建設得頗高，也有機會阻擋及破壞此屋苑部分往戶現時的視野景觀！其實元朗南的發展本意是為了增加香港人可居住的用地、及順帶地一起去改善元朗新市鎮居民現有的居住環境，期望能達致多贏的局面；但若有關的發展計劃及設計安排事前作得不夠細緻周詳，必有部分現有的元朗居民將會直接成為日後不幸蒙受剝削折磨的一。除非貴有關部門機構能百分百保證有關的元朗南發展對元朗新市鎮的改動不會對本人一家及現有屋苑居民增加任何的不良影響，否則本人一家及屋苑受影響的住戶是絕對不會樂意看到日後對此處弄至滿佈滋擾及污染的惡劣景象！己所不欲，勿施於人！若會導致現有家園生活環境變差，令本人一家如過往多年的苦痛日子，再次陷在持續受侵擾的居住環境當中，本人一家及其他受影響的居民定必會反對公共運輸交匯處在這裡興建及反對使用元政路作為其主要的連接道路！若只求與元朗新市鎮及周邊地區融合而不顧現有居民的真正感受及可能受到的持續滋擾，政府必定是責無旁貸地須要對受影響居民負上一切不良惡果的賠償責任。敬請香港政府勿在社會上作出恃強凌弱的壞榜樣！假若有關公共運輸交匯處及相關接駁道路必須在這裏附近興建，貴各部門就必須盡一切可行的方法把它們建設於遠離我們這些已有大量居民居住的屋苑，例如把接駁道路及公共運輸交匯處設置在貼近元朗公路旁邊的一方，一定要遠離本大型屋苑，若接駁道路需要架空就更必須要遠離本屋苑位置，在接駁道路上也要一早築起足夠的隔音屏障以減低行駛車輛發出的噪音外洩；而有關交匯處也必須要設有上蓋及隔音屏障，以阻擋汽車噪音及廢氣，所有的建設物不可設立得高過本屋苑 5 樓平台的水平高度，而所有隔音屏障及上蓋外貌也必須有充足的美化及綠化，以不破壞及融入現有綠化美景為目標。祝

願元朗南發展計劃不但不會破壞元朗新市鎮現有的珍貴環境資產、不會把現存的交通擠塞及在繁忙時間難搭乘西鐵的問題惡化外，而且更可達致各方面多贏的局面，切勿令日後的元朗新市鎮居民與元朗南新發展區居民互相因爭車爭路爭資源、弄至勢成水火的恐怖局面作為收場！

Tim Wong

From: [redacted]
Sent: Tuesday, 19 April 2016 6:38 PM
To: enquiry@yuenlongsouth.gov.hk
Cc: HKBWS HKBWS
Subject: HKBWS's comments on the Planning and Engineering Study for Housing Sites in Yuen Long South (Stage 3 Community Engagement)
Attachments: 20160419_YuenLongSouth_3rdCE_HKBWS.pdf

Dear Sir/Madam,

HKBWS's comments on the captioned study is attached.

Best Regards,
WOO Ming Chuan (Ms)
Conservation Officer
The Hong Kong Bird Watching Society
[redacted]

New Territories West Development Office,
Civil Engineering and Development Department
9/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.

Cross-boundary Infrastructure and Development Section,
Planning Department
16/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong
(E-mail: enquiry@yuenlongsouth.gov.hk)

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

By email only

19 April 2016

Dear Sir/Madam,

Comments on the Planning and Engineering Study for Housing Sites in Yuen Long South Stage 3 Community Engagement

The Hong Kong Bird Watching Society (HKBWS) would like to raise our concerns regarding the development in Yuen Long South (YLS). We consider a holistic conservation approach should be adopted, such that the egretry and its surroundings, the flight path of nesting ardeids and their feeding habitats are protected.

1. **Importance of the egretry in Tai Tong**

   The egretry in Tai Tong has been actively used by Little Egrets (*Egretta garzetta*), Chinese Pond Herons (*Ardeola bacchus*), Eastern Cattle Egret (*Bubulcus coromandus*) for over ten years. It constantly has the second to third largest breeding colony of Eastern Cattle Egrets in Hong Kong, after Ho Sheung Heung and A Chau. The nesting colony supports an average of 18% of Hong Kong's total Eastern Cattle Egret breeding population.

   In April 2014, our Egret Research Group discovered the former Tai Tong egretry was completely destroyed. However, at the same time, a new egertry was established closer to the YLS development area and a total of 17 nests were recorded[1]. The Tai

[1] Anon, 2014. *Summer 2014 Report: Egretry Counts in Hong Kong with particular reference to the Mai Po Inner Deep Bay Ramsar Site*. Report by The Hong Kong Bird Watching Society to the Agriculture, Fisheries

地址：
Address: [redacted]

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

Tong colony is important as it is one of the two egretries with breeding records of Eastern Cattle Egrets in 2014. From the findings of our survey conducted in the summer of 2015, the total number of nests recorded doubled to 34[2]. 11 nests of Eastern Cattle Egrets were recorded, which is the second largest colony in Hong Kong and accounts for one-fifth of total local breeding population of the species. Therefore, the egretry at Tai Tong is of high conservation importance.

2. Concerns on the egretry in Tai Tong

2.1 Updated data should be used for assessment

In the green groups focus group meeting held on 18 February 2016, we noted that the consultant has been conducting egretry surveys and has taken the egretry into consideration when adjusting the zonings of the plan. However, only the survey data for 2014 was presented at the meeting, which can be misleading to the attendees. As mentioned in the previous section, the number of nests in 2015 doubled when compared with that in 2014. We consider that updated survey data should also be included in the presentation to truly reflect the current situation and such data should also be included in the assessment for drafting the layout and zoning of the proposed development plan to ensure the egretry will not be adversely affected.

2.2 Inadequate protection of the flight line of nesting ardeids

As previously mentioned, the egretry at Tai Tong is particular important to the breeding population of the Eastern Cattle Egret. The major type of habitat used by this bird species for foraging are farmlands and grasslands, especially those with cattle and buffalos, as they feed on insects associated with these animals. To the north-west of the egretry is a large and continuous piece of active agricultural land, which would be preserved as a "Green Zone" under the current development plan. In the meeting held on 18 February 2016, the consultant already stated that one of the major flightline of nesting ardeids from the egretry is in a north-westerly direction and the birds would utilize the farmland in the "Green Zone". We consider that the connectivity between the egretry and this large piece of farmland should be well-protected.

In the focus group meeting on 18 February 2016, the consultant stated that the plot ratio of the buildings in "Residential - Zone 2" north of the egretry ranges from 0.4 to

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and Conservation Department, Hong Kong Special Administrative Region Government.

[2] Anon, 2015. *Summer 2015 Report: Egretry Counts in Hong Kong with particular reference to the Mai Po Inner Deep Bay Ramsar Site*. Report by The Hong Kong Bird Watching Society to the Agriculture, Fisheries and Conservation Department, Hong Kong Special Administrative Region Government.

3.6, while the building height is from 2 storeys to over 20 storeys. Two stripes of "non-building area" (NBA) of approximate 30 metres wide in the north and south were reserved for the flight line of the nesting ardeids. However, the information given was too vague and the detailed height profile of the residential buildings was not presented or illustrated. We doubt the proposed housing development and the NBAs are sufficient to protect the flight paths of the nesting ardeids. It is also unclear if the Government and the consultant have considered how the layout of the proposed residential buildings can lower the disturbance caused to the flightline. For such development density around the egretry, we are highly concerned that the current proposal cannot maintain the connectivity between the egretry and the birds' foraging ground, thus threatening the breeding success of the ardeids and they may eventually abandon the nesting site.

2.3 Protection of feeding habitats for nesting ardeids

Apart from protecting the egretry and its flight path, the feeding habitats of the nesting ardeids should also be protected. Currently, there are brownfields within the development area. We are concerned these open storage uses will be displaced to the agricultural lands/foraging habitats outside the development area because of the YLS development, thus damaging the foraging grounds for the nesting ardeids and reducing their breeding success. We consider that there should be a comprehensive plan to phase out these open storage uses or relocate them in proper places to avoid further habitat loss.

In addition, the Government and the consultant should provide information on the usage of feeding habitats by the nesting ardeids of the Tai Tong egretry (apart from the farmlands in the "Green Zone"), and if there will be any loss in these feeding habitats caused by the YLS development. A comprehensive ecological impact assessment should be conducted for the development area and its surroundings (e.g. 500 metre from the development area) in order to ensure the proposed development will not have adverse impacts on the nesting ardeids, their flight paths and their feeding habitats.

2.4 Similar case in Hung Shui Kiu New Development Area

In the nearby Hung Shui Kiu (HSK) New Development Area (NDA), there is also an egretry in the area. However, it received a very different attention from the egretry in the current YLS development. In HSK, the egretry is within a conservation zoning, and a corridor of about 70 metres wide (the width of the local open space, not including the NBAs reserved in the adjacent buildings) was reserved to maintain the

flightline of the egrets. Indeed there are still rooms for improvement for the proposed measures in HSK, but for an egretry of around 4 nests in 2015, we consider such approaches were quite reasonable. Back to the case in YLS, for an egretry of 34 nests in 2015 and one of the top three stable hold of Eastern Cattle Egret breeding population, we consider the currently proposed measures were inadequate to protect the egretry from the adverse impacts caused by the YLS development.

2.5 Include the egretry in the development area and cover with conservation zoning

We urge the Government to step-up its efforts in protecting the egretry as it is of local conservation importance and breeding is an important life stage of the egrets/herons. Currently, the new egretry in Tai Tong is currently covered by "Undetermined" and "Residential (Group C)" zoning, which neither are of conservation purposes. We are concerned any developments in the area would threaten the egretry. We consider that the egretry, its adjacent knoll and the adjacent stream together with its riparian zones should be included in the YLS development area and should be covered by conservation zoning(s) such as "Green Belt (1)" (GB(1)) or "Conservation Area" (CA), to avoid giving any false hope to the landowners that the egretry and its nearby areas could be used for development. Moreover, the habitats, streams and watercourses near the egretry should be enhanced and revitalized to protect the egretry and its surrounding habitats, which would also bring an ecological gain to the area.

2.7 Rearrange the development layout

To avoid the blockage of the flight path and to reduce the disturbance to the egretry, the "Special Residential - Public Rental Housing (with commercial)" zoning to the southwest of the egretry, which has a plot ratio of 4 to 5[3], should be moved to a less sensitive area away from the egretry. The developments in the "Urban Living" area and "LOHAS Living" area should be rearranged such that there would not be any developments (e.g. housing and commercial developments) along the flight paths and around the egretry. The local and district open spaces and conservation zonings should be fully utilized to protect the flight paths of the nesting ardeids, and to maintain the ecological connectivity between the egretry, its adjacent knoll, the local and district open spaces, and the nesting ardeids' feeding habitats (e.g. agricultural lands). These "ecological corridors" should be as wide as possible to reduce the disturbance to the flight line caused by the development. Setback with a stepped-height principle and the use of NBAs should also be adopted for the buildings adjacent to these "ecological corridors", such that the building heights gradually decrease towards the corridor and the egretry. The maximum height of these

[3] According to the plot ratio information provided on P.23 of the Stage 3 Community Engagement Digest.

buildings should not be more than the height of the knoll adjacent to the egretry. Moreover, the design of all buildings should be bird-friendly to reduce the risk of bird collision with buildings.

2.7 Phasing of the development

Breeding egrets are susceptible to disturbance by human activities. The presence of human disturbances close to nesting colonies may discourage ardeids from nesting[4], or even lead to abandonment of their breeding areas or nestlings. As such, human activities should be limited in where the egretry is located, as well as the adjacent areas, particularly during the breeding season (i.e. March to August). Any construction works surrounding the egretry should not be conducted within this period of the year to avoid unnecessary disturbance to the nesting ardeids.

3. Agricultural lands in Yuen Long South

3.1 Importance of farmland to birds

Wet agricultural lands, both active and fallow, are important foraging grounds for waterbirds and wetland-dependent species, including species of conservation importance like Greater Painted-snipe (*Rostratula benghalensis*), Chinese Pond Heron (*Ardeola bacchus*), Red-billed Starling (*Spodiopsar sericeus*), as well as Zitting Cisticola (*Cisticola juncidis*)[5]. Freshwater wetland habitats and fallow wet agricultural lands are currently under-represented in the protected areas in Hong Kong and are vulnerable to destruction[6]. During our recent site visit to Yuen Long South, there are still active wet and dry agricultural lands in the area.

According to HKBWS bird records, approximately 293 species of birds are recorded in the agricultural lands of Hong Kong. This constitutes 55% of the total bird species in Hong Kong[7] and 20% of the total bird species in China[8]. Among them, almost half of the species recorded (140 species) are regarded as of conservation importance. This indicates that the agricultural land in Hong Kong supports a high diversity of birds, thus should be adequately protected and managed.

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[4] Wong, C.L.C. and Woo, L.C.K. 2003. *Egretry counts in Hong Kong, with particular reference to the Mai Po Inner Deep Bay Ramsar Site: Summer 2003 Report*. The Hong Kong Bird Watching Society.

[5] Wong, L.C., Lam, V.W.Y. & Ades, G.W.J. (eds.). 2009. *Ecology of the Birds of Hong Kong.* Kadoorie Farm and Botanic Garden.

[6] Yip, J.Y., Corlett, R.T. and Dudgeon, D. 2004. A fine-scale gap analysis of the existing protected area system in Hong Kong, China. *Biodiversity and Conservation* 13.5: 943-57.

[7] The total number of bird species in Hong Kong is 531.

[8] According to the CBR Checklist of Birds of China v3.0 (2013), the total number of bird species in China is 1434.

It should be noted that the bird composition of waterbirds and wetland dependent bird species found in wet agricultural land is different from that in the wetlands of the Deep Bay area. Although there are some overlaps of the bird species in these two habitats, agricultural land should be seen separately as a unique habitat. The ecological value of the agricultural lands and the impacts of the development in Yuen Long South should be comprehensively assessed.

3.2 Threats to the agricultural lands in Hong Kong

For the past 10 years or so, the approval rate of small houses applications in "Agriculture" (AGR) zones is over 60%[9], thus agricultural land is vulnerable to small house development. We are concerned the further loss of arable agricultural lands would lead to adverse impact on the farmland bird community.

3.3 Protection of agricultural land in Yuen Long South

We note that a large piece of agricultural land is preserved in the "Green Zone" in the development plan and is zoned as AGR. Under the current Town Planning system, an AGR zone has the planning intention of retaining and safeguarding good quality agricultural land for cultivation and agricultural purposes. We support genuine ecologically friendly cultivation of land. Other agricultural activities which involves paving of land and use of excessive nutrients/fertilizers/pesticides/insecticides should not be encouraged. Agricultural land should also be protected from other development threats. Therefore, we consider that the AGR zones in the development area should be replaced with a zoning that more accurately reflects its planning intention (i.e. AGR zone without small house development) or replaced with other conservation zonings (e.g. GB(1)/CA). This can help to secure land for sustainable agriculture, conservation and education, and to provide alternative public space to serve the need of local residents and public.

4. Sustainable drainage initiatives

We welcome the various sustainable draignage initiatives proposed in the development plan to improve the water quality and revitalize the watercourses in the YLS area. These measures may help the current developed areas to become more ecological- and environmental-friendly. Yuen Long South may potentially become a demonstration site for implementing sustainable drainage measures in developed areas, and for the education of the public about water, channels and natural streams in Hong Kong.

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[9] Annex of LegCo Question 17 (6 Feb 2013) - Land reserved for building New Territories small houses. Retrieved from http://gia.info.gov.hk/general/201302/06/P201302060426_0426_106939.pdf

Nevertheless, we would like to remind the Government that such measures are not the replacement of the conservation of streams and natural habitats. We consider that both nature conservation and revitalization of developed areas are important and should be done alongside.

The HKBWS hopes that our comments would be taken into consideration during the consultation process. Thank you for your kind attention.

Yours faithfully,



Woo Ming Chuan
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Green Power
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

Tim Wong

From:	[redacted]
Sent:	Tuesday, 19 April 2016 11:59 PM
To:	enquiry@yuenlongsouth.gov.hk
Cc:	Paul Zimmerman
Subject:	DHK comment on Planning and Engineering Study for Housing Sites in Yuen Long South (3rd Stage Community Engagement)
Attachments:	20160419 DHK re Yuen Long South 3rd stage.pdf

Dear sirs,

Attached please find our on the captioned.

Miffy
Designing Hong Kong Limited
[redacted]

Designing HongKong 創建香港 .com

Hong Kong, 19 April 2016

Cross-boundary Infrastructure & Development Section
Planning Department
16/F North Point Government Offices
333 Java Road, North Point

New Territories North and West Development Office
Civil Engineering and Development Department
9/F Sha Tin Government Offices
1 Sheung Wo Che Road, Sha Tin

Email: enquiry@yuenlongsouth.gov.hk

Dear Sirs,

Re: Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation (3rd Stage Community Engagement)

The following comments are in addition to our submission date 9 July 2014, much of which remains valid and certain points have yet to be addressed.

"Enhancement and Urban Design Area", integration with Yuen Long New Town and the Surroundings

The study area should not be limited to the Potential Development Area (PDA). Neighbouring areas including Lam Hau Tsuen, Shan Ha Tsuen, Tin Liu Tsuen, Muk Kiu Tau Tsuen, Pak Sha Tsuen and Yuen Long New Town, should be included in the study. The direct and indirect impacts of the project on the extended area are to be evaluated. Our question submitted on 17 March has not been well addressed.

As the above areas are not included in your plan, there is missing of the details of investment / enhancement of the village areas immediately adjacent to the study areas and how these will be improved to avoid a "hell versus heaven" contrast (such as illegal parking, unauthorized development, substandard roads, poorly engineered roads, inadequate drainage and sewerage provisions, inadequate waste handling facilities (substandard RCPs and TRCPs and outdated land allocations), and others.

Moreover, the project scope and funding should include public works to enhance the surrounding areas as set out in point 3 and point 1 of our letter dated 10 June 2013 and 9 July 2014 respectively. The proximity of existing village developments interwoven with the new development requires the upgrading of the area overall to avoid or at least to minimize conflicts, blight, pollution, incompatible uses and environmental circumstances. Such works would fall under the objective of the project which is 'to optimise the development potential of the degraded brownfield land in Yuen Long South for housing purpose and other uses supporting infrastructure and community facilities improve the existing environment'.

Existing brownfield uses

It is unclear that the planned land uses provide the necessary facilities required for the existing open storage, workshops and other brown field uses. It appears entirely likely that these destructive land uses will be pushed to other areas nearby. This will spread the blight and pollution to now green areas or land used for agriculture. The proposal on multi-storey industrial building should be carried out effectively. A holistic plan should be shown and considered on the resettlement of brownfield and related industries with proposed Hung Shui Kiu Development Area.

[redacted]

We have suggested in our last letter that funding is required for in-depth analyses, and affirmative action is required to ensure this will not happen. A 'compensation policy' alone is insufficient as operators will take the money and start next door. Indeed, the new land uses are an incentive for a myriad of industries to occupy nearby land including car repair and other workshops.

Agricultural and ecology

We appreciated that the existing and former natural streams have been zoned 'Green Belt (1)', and the design of scenery walkways and cycle track.

It is unclear how the agriculture land uses can be sustained. The existing natural and rural character should be appreciated, conserved and integrated into development plan. We have noted that the current farmers who work on the farmland next to Shan Ha Tsuen are not land owners. Under the existing Town Planning Ordinance, "Small House" is included in column 2 of "Agriculture" zone, the development interest will be increased when the surrounded areas are developed. To ensure the land reserved for farming is protected for that use, we therefore urge the TPB to remove the right (to apply for) building houses on land zoned for agriculture as well as green belt from the notes for these zones.

We have also mentioned before that it is necessary to conduct a cumulative impact assessment on the New Territories' rural land use as the government is planning a few large scale development plans at the same time. Besides, community farming should be considered in the plan to serve the planning target as "Green Space Network".

An egretry exists next to the PDA at Tai Tong permitted burial ground. We afraid that the "Non Building Area", which has not followed the water course, may not able to serve the purpose to safeguard the bird flight line. The description of Pak Sha Tusen as low-density Residential Area is misleading. It should be "Village Type Development", land use that create huge human disturbance could be permitted, such as public vehicle park. The area should be included in the project area and amendments of plan may be needed to minimize any disturbance.

This buffer zone between Tai Lam Country Park and the planned high density residential area is too narrow. The development area should set back for at least 50 - 100 metres with a green buffer zone. The drainage and pollutes caused by the existing livestock farms should be well managed. It is expected that the proposed zone of "Other Specified Uses (Sewage Treatment Works) should help manage it. A more detailed plan should be clarified. Otherwise, this would diminish the ecological and recreational value of the Country Park.

Transport

Same as Hung Shui Kiu New Town, the in-situ employment could not be verified in planning stage. Detailed transport assessment is important from projecting the road traffic and the capacity of public transportation, like MTR, in the future especially for connection between PDA, Yuen Long New Town and Hung Shui Kiu NDA.

There is no reason to set the proposed public transport interchange (PTI) next to Yuen Long station which is a crowded station and far from the project area, but not the Long Ping station.

Enhancement of streets, pedestrian and cycling connections

We have mentioned in our last letter that a comprehensive networks of pedestrian and cycle ROUTES should be recognized in the plans. The figure of p.21 at the plan still failed to show the connection for street, pedestrian, cycling in the area including Yuen Long, Yuen Long South, and Ping Shan – including the study area as well as the village areas immediate adjacent. The routes should connected all different land uses and transport nodes. The routes are to cover shared roads, shared promenades, as well as dedicated tracks, trails and footpaths. For



pedestrians they should include all private and public open spaces and rights of passage and easement. Along pedestrian connections there should be consideration for weather-proof facilities, seating, and active property frontages to promote walking by ensuring it is enjoyable.

Herewith we submit as above for your consideration.

Designing Hong Kong Limited
April 2016

[redacted]

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

本人每星期遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，也能兼顧市民在精神文化方面的需求，增加『機構或社區』用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

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Organisation (if applicable): _____

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傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: _____

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規劃署 Planning Department
土木工程拓展署 CEDD Civil Engineering and Development Department

多謝 Thank you

ARUP

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

本人每星期遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，也能兼顧市民在精神文化方面的需求，增加『機構或社區』用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: 林來好

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

本人每星期遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，也能兼顧市民在精神文化方面的需求，增加『機構或社區』用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: 黃芷英　　團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: _____

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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規劃署 Planning Department　　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，接納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

本人發現元朗南中有金蘭觀，是一所非牟利宗教慈善團體，免費幫助市民養生及健康，為追求物質以外的精神健康，抒緩平日緊張的都市生活及種種壓力，甚有幫助。有感像金蘭觀這種團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足，而阻礙其發展實感可惜，希望政府能予考慮幫忙！

姓名Name: CHIN WAI JING
團體/機構（如適用）
Organisation (if applicable): _____
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: _____
電郵地址Email Address: _____
郵寄地址Mailing Address: _____

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

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姓名Name: 陳 YIM TO　　團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: _____

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姓名Name: CHOW CHI FAI
團體/機構（如適用）Organisation (if applicable): 金蘭觀
電話號碼Tel No.: [redacted]
傳真號碼Fax No.:
電郵地址Email Address:
郵寄地址Mailing Address:

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

我認為第三階段規劃中的「機構或社區」用地嚴重不足，沒有依人口近乎 40 倍增加的比例作出適當配合，對於政府於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途，但日後卻可輕易拿來改為屋地，所以政府在大網草圖上亦以不同顏色標示。今次政府官員將政府(G)用地和社區(IC)用地混為一談的做法，混淆視聽，令我們不安。希望政府能正視問題，接納社會訴求重新檢視，並加強社區用地比例，以配合整體社區發展需要。

本人經常遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: 李慶文
團體/機構（如適用）
Organisation (if applicable): _____
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: _____
電郵地址Email Address: _____
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第三階段社區參與 - 意見表格
Stage 3 Community Engagement
Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，接納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

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姓名Name: TSE MAN YING
團體/機構（如適用）Organisation (if applicable): ____________
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: ____________
電郵地址Email Address: ____________
郵寄地址Mailing Address: ____________

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聲明：[illegible]

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

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姓名Name: 張文強 _____ 團體/機構 (如適用) Organisation (if applicable): _____

電話號碼Tel No.: [redacted] 傳真號碼Fax No.: _____

電郵地址Email Address: _____

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姓名Name: 李梓修 [redacted]

團體/機構（如適用）
Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: _____

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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A3

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

__要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色__

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道「政府」(G)用地及「機構或社區」(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

本人每星期遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因「機構或社區」用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，也能兼顧市民在精神文化方面的需求，增加「機構或社區」用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: 曾愛珠

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ______

電郵地址Email Address: [redacted]

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聲明：[illegible]

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多謝 Thank you

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第三階段社區參與 － 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，接納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

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姓名Name: ______________
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電話號碼Tel No.: [redacted]
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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

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姓名Name: 馬燕芳　　團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: _____　　傳真號碼Fax No.: _____

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電話號碼Tel No.: _____ 傳真號碼Fax No.: _____

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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
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姓名Name: 王桂芳　　團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

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Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，接納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

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姓名Name: 劉景德 團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: [redacted] 傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: _____

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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多謝 Thank you

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

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姓名Name: 朱淑貞 _____ 團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: _____ 傳真號碼Fax No.: _____

電郵地址Email Address: _____

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多謝 Thank you

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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

本人是金蘭觀的壇生，首先多謝規劃署聽取了~~耕~~我們去年所發表的意見，把金蘭觀原址保留下來，但署方應該了解到金蘭觀周圍的土地被私人發展商擁有了，如規劃署把~~金觀~~蘭觀周邊的地方，包括入觀的行人路、觀外的"紅地"與及後山的土地都規劃為可建屋地，則扼殺了金蘭觀的發展空間。金蘭觀每星期都有約為二百人在廟地修行氣功及宗教活動，如將來週邊地方被私人屋宇包圍，則金蘭觀內無法容納那許多人，無疑會窒礙金蘭觀的發展。

再者，本人發現新的規劃把原本可以用來發展為IC用地的綠化地劃為綠化帶，假如將來金蘭觀有任何在附近遷廟的可能都會被扼殺，故本人希望規劃處可把某部份的土地劃為~~可用~~'IC'用地或(可轉換的'IC'或綠化地'，確保金蘭觀有發展空間，使日後能繼續為區內、區外人仕提供身心靈修煉之所，功德無量。

如以上的填寫空位不足，請使用其他紙張。
If the above space is not enough, please use separate sheets.

姓名Name: 林月清
團體/機構（如適用）Organisation (if applicable): 金蘭觀
電話號碼Tel No.: [redacted]
傳真號碼Fax No.:
電郵地址Email Address:
郵寄地址Mailing Address:

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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究－勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大網草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

本人每星期遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，也能兼顧市民在精神文化方面的需求，增加『機構或社區』用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: 黃春娥

團體/機構（如適用）Organisation (if applicable): ____________________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ____________________

電郵地址Email Address: ____________________

郵寄地址Mailing Address: ____________________

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

我認為第三階段規劃中的「機構或社區」用地嚴重不足，沒有依人口近乎 40 倍增加的比例作出適當配合，對於政府於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道「政府」(G)用地及「機構或社區」(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途，但日後卻可輕易拿來改爲屋地，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將政府(G)用地和社區(IC)用地混為一談的做法，混淆視聽，令我們不安。希望政府能正視問題，接納社會訴求重新檢視，並加強社區用地比例，以配合整體社區發展需要。

本人經常遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足而阻礙其發展實感可惜！

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姓名Name: 陳[illegible]
團體/機構（如適用）Organisation (if applicable): ____________
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: [redacted]
電郵地址Email Address: [redacted]
郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before <u>19 April 2016</u> via post, fax or email.

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規劃署 Planning Department
土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

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姓名Name: 李玉水　　團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: 94193848808　　傳真號碼Fax No.: _____

電郵地址Email Address: yptanmylee11@yahoo.com.hk

郵寄地址Mailing Address: _____

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，接納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

本人發現元朗南中有金蘭觀，是一所非牟利宗教慈善團體，免費幫助市民養生及健康，為追求物質以外的精神健康，抒緩平日緊張的都市生活及種種壓力，甚有幫助。有感像金蘭觀這種團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足，而阻礙其發展實感可惜，希望政府能予考慮幫忙！

姓名Name: 李朱霖

團體/機構（如適用）
Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: _____

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姓名Name: 彭兆聰

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ______

電郵地址Email Address: ______

郵寄地址Mailing Address: ______

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Please let us have your views on or before 19 April 2016 via post, fax or email.

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多謝 Thank you

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第三階段社區參與 － 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究－勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

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姓名Name: [illegible]彭雷

團體/機構 (如適用) Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ______

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元朗南
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姓名Name: 崔[illegible]梓馨
團體/機構（如適用）Organisation (if applicable): ____________
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: ____________
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姓名Name: TANG MIU LING　　團體/機構 (如適用) Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

電郵地址Email Address: _____

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

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姓名Name: [signature]
團體/機構（如適用）Organisation (if applicable): ____________
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: ____________
電郵地址Email Address: ____________
郵寄地址Mailing Address: ____________

歡迎你在<u>2016年4月19日或之前</u>將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before <u>19 April 2016</u> via post, fax or email.

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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

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姓名Name: 莫四弟

團體/機構 (如適用)
Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: _____

電郵地址Email Address: _____

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

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姓名Name: 湯屋平 [redacted]

團體/機構（如適用）
Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: _____

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
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姓名Name: [signature]

團體/機構（如適用）Organisation (if applicable): ____________________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ____________________

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姓名Name: [signature]
團體/機構（如適用）Organisation (if applicable): ____________________
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電郵地址Email Address: ____________________
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姓名Name: 許靜賢　　團體/機構 (如適用) Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

電郵地址Email Address: _____

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Please let us have your views on or before <u>19 April 2016</u> via post, fax or email.

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第三階段社區參與 － 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究－勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

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姓名Name: [signature]

團體/機構（如適用）Organisation (if applicable): ____________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ____________

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姓名Name: 周桂清　　團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

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姓名Name: 杜婉芳

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ______

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多謝 Thank you

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

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姓名Name: [redacted]　團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: _____

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

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姓名Name: 黃[redacted]

團體/機構（如適用）
Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

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歡迎你在<u>2016年4月19日或之前</u>將意見以郵寄、傳真或電郵方式交回我們。
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姓名Name: 黃美芳　　團體/機構 (如適用) Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

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規劃署 Planning Department　　土木工程拓展署 CEDD Civil Engineering and Development Department

多謝 Thank you

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

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姓名Name: 陳汝坤　　團體/機構 (如適用) Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: _____

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

	規劃署 - 跨界基建發展組 Planning Department - Cross-boundary Infrastructure and Development Section	土木工程拓展署 - 新界西拓展處 Civil Engineering and Development Department - New Territories West Development Office
地址Address:	北角渣華道333號北角政府合署16樓 16/F North Point Government Offices, 333 Java Road, North Point	沙田上禾輋路1號沙田政府合署9樓 9/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin
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規劃署 Planning Department　　土木工程拓展署 Civil Engineering and Development Department　　多謝 Thank you　　ARUP

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

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姓名Name: 江世治

團體/機構（如適用）Organisation (if applicable): ____________________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ____________________

電郵地址Email Address: ____________________

郵寄地址Mailing Address: ____________________

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
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多謝 Thank you

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南 房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

我認為第三階段規劃中的「機構或社區」用地嚴重不足，沒有依人口近乎 40 倍增加的比例作出適當配合，對於政府於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途，但日後卻可輕易拿來改為屋地，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將政府(G)用地和社區(IC)用地混為一談的做法，混淆視聽，令我們不安。希望政府能正視問題，接納社會訴求重新檢視，並加強社區用地比例，以配合整體社區發展需要。

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姓名Name: [illegible]
團體/機構 (如適用) Organisation (if applicable): ______
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: ______
電郵地址Email Address: [redacted]
郵寄地址Mailing Address: ______

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
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聲明：[illegible]

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規劃署 Planning Department
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多謝 Thank you

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

在現規劃中所見，用地政策嚴重傾斜於房屋發展，相對文化宗教及福利設施用地太少。將來居民的生活質素必不理想。環境擁迫，身心健康必受損害。現今社會道德下降，市民身體健康極差，造成社會給國家，醫療費用龐大，市民對政府已到不可容忍地步。政府應鼓勵慈善團體提供適當之心靈教育及中國傳統養生課程，以改善現在狀況。首要是先在規劃~~土地~~預留足夠IC地，以供志願團體發展。以致政府，居民及志願團體三贏局面。增進社會和諧。

如以上的填寫空位不足，請使用其他紙張。
If the above space is not enough, please use separate sheets.

姓名Name: TANG PAK CHUEN

團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: 91927871

傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: allenpctang@gmail.com

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傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：凡在《元朗南房屋用地規劃及工程研究-勘查研究》過程中向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容（包括個人姓名及團體名稱）公布。如你不同意這個安排，請於提供意見和建議時作出聲明。

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Notes about Collection of Personal Data: The personal data provided by means of this form (including the names of the individuals and organisations) will be used by the Planning Department and Civil Engineering and Development Department for the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" or related purposes, and your personal data may be transferred to relevant Government bureaux, departments and the consultant of this Study for the purposes mentioned above. The provision of personal data by means of this form is voluntary. Under the Personal Data (Privacy) Ordinance, you have the right to request access to or correction of your personal data provided. Such requests should be made in the Data Access Request Form (No. OPS003 issued by the Privacy Commissioner) and sent to us by mail to the Personal Data Controlling Officer, Planning Department, 17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong or the Personal Data Privacy Officer, Administration Division, Civil Engineering and Development Department, 14/F., Civil Engineering and Development Building, 101 Princess Margaret Road, Homantin, Kowloon. The Form is available in any District Office or can be downloaded at Office of the Privacy Commissioner for Personal Data's website (http://www.pcpd.org.hk/english/publications/files/Dforme.pdf).

規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

Tim Wong

From:	Owen Chu [redacted]
Sent:	Wednesday, 20 April 2016 12:59 AM
To:	enquiry@yuenlongsouth.gov.hk
Subject:	有關香港鐵路發展研究組HKRDG對於元朗南房屋用地研究-交通範疇的意見書
Attachments:	Yuen Long South Transportation report.compressed.pdf

敬啟者:

香港鐵路發展研究組 HKRDG 對有關元朗南房屋用地研究之交通範疇有一系列的意見,希望 貴顧問公司認真考慮本研究組的意見。詳細的意見書已隨電郵呈上,謝謝!

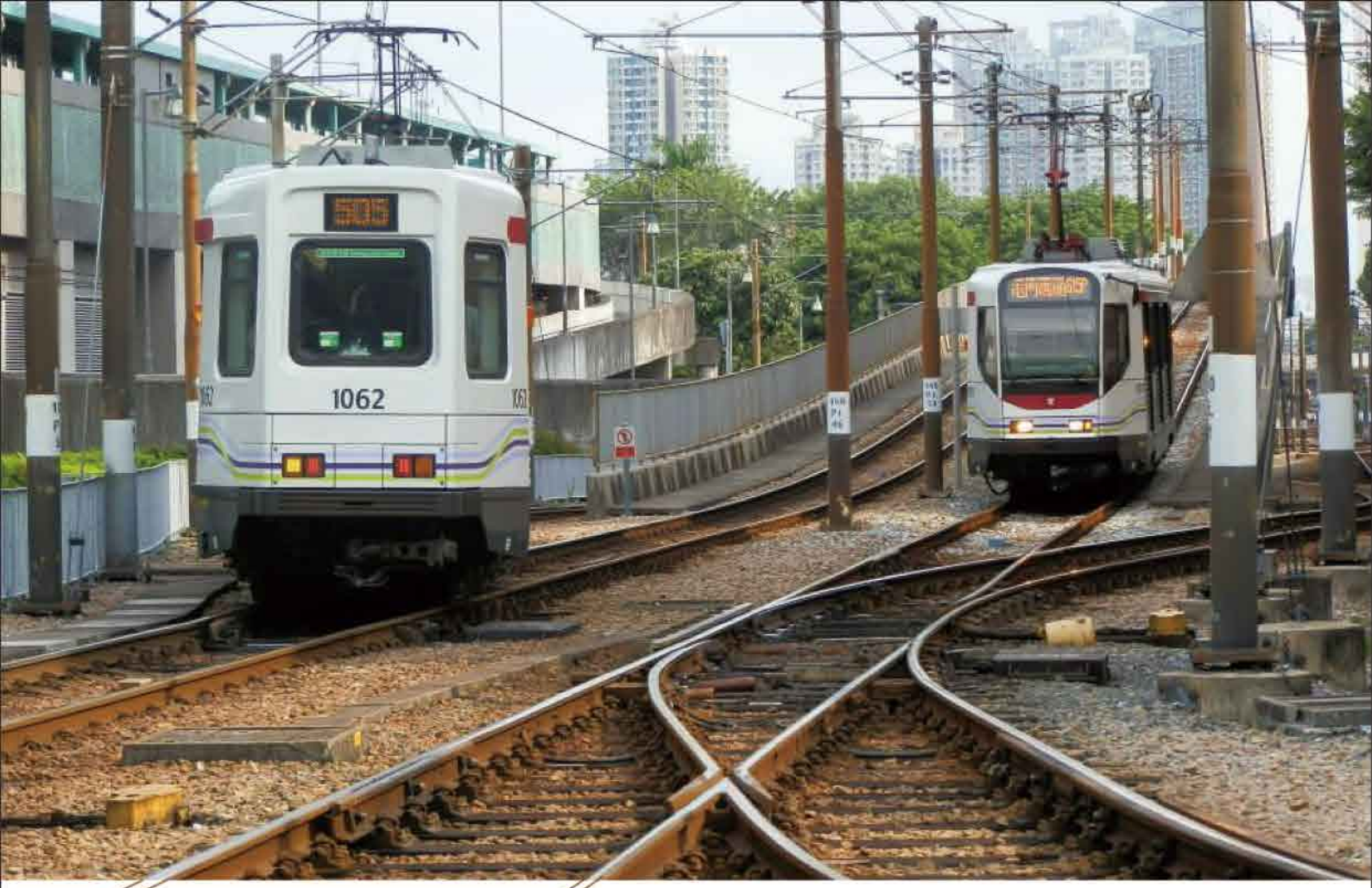
此致
規劃署
奧雅納顧問公司

2016 年 4 月 19 日

有關元朗南房屋用地規劃及工程研究
鐵路交通範疇的建議

2016年4月19日

香港鐵路發展研究組
Hong Kong Railway Development Group



本研究組對元朗南房屋用地規劃及工程研究（下稱研究）的意見主要針對兩個方面：

焦點1

西鐵綫的飽和度和承受能力

焦點2

有關環保運輸服務的建設和形式

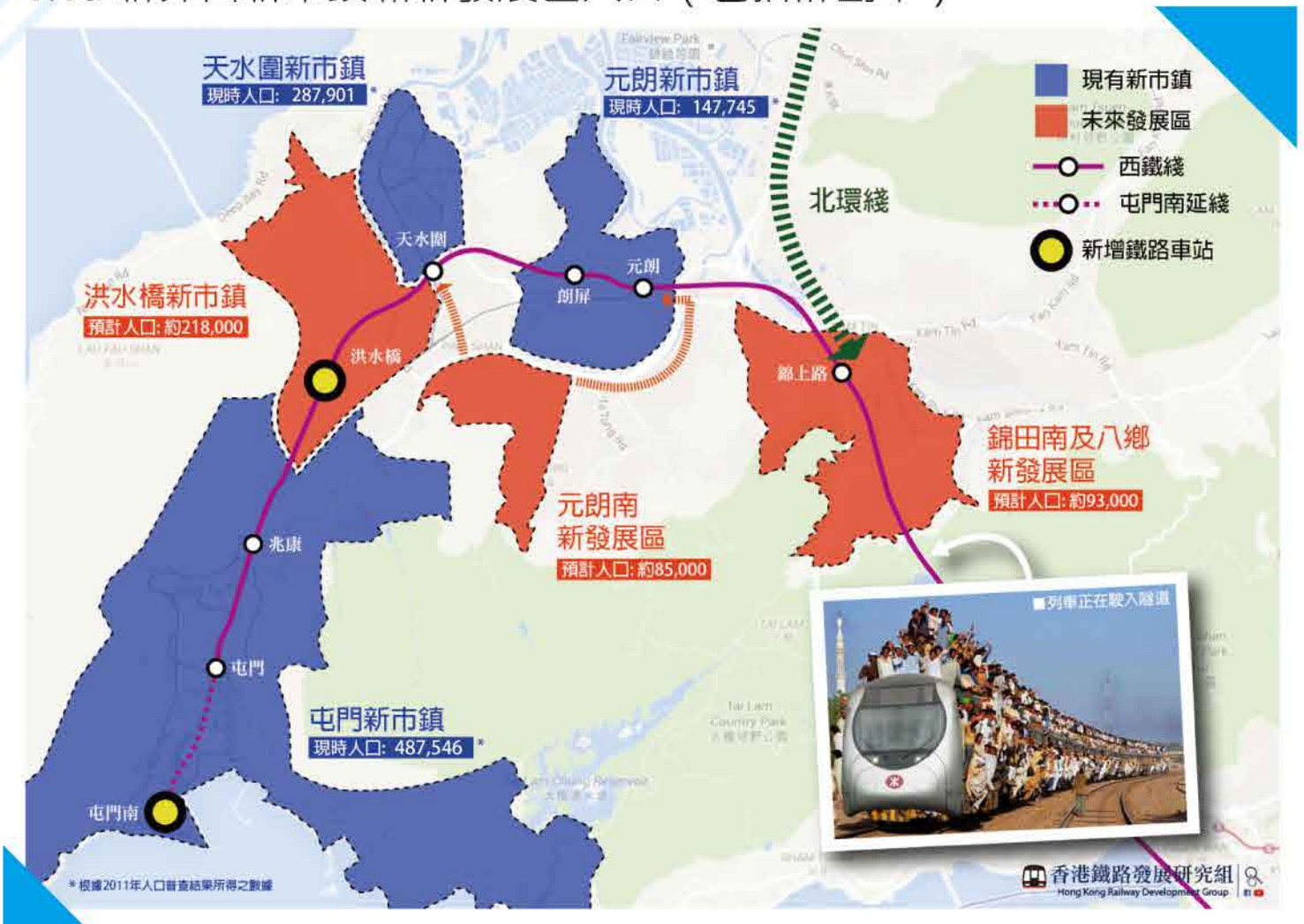
焦點1

西鐵綫的飽和度和承受能力

元朗南地區位於現時元朗新市鎮的南邊，大棠以西，當地將會容納大約85000的人口，連同新界西附近的其他計劃中的新發展區（洪水橋和錦田南）的約311000人和現有新市鎮人口，無疑對西鐵綫這條鐵路一大負擔。

1.1 有關理據

1.1a 新界西新市鎮和新發展區人口（包括計劃中）



▲ 現有新市鎮及未來新發展區的人口分佈

根據政府提出的香港2030規劃遠景與策略，陸續提出新界西北的新發展計劃，當中除了幾近落實發展的洪水橋新市鎮外，還包括擴展元朗新市鎮(元朗南新發展區)和最近提出的錦田南及八鄉新發展區。當這些區域完全發展後，新界西北將會激增約四十萬人。

1.1b 有關西鐵綫承載能力（以每個小時計）

2015年各鐵路綫載客量的統計數字

2015年統計數字(早上繁忙時段每小時最繁忙路段單向)

		東鐵綫	西鐵綫	馬鞍山綫	將軍澳綫	港島綫	觀塘綫	荃灣綫	迪士尼綫	部分路段共用路軌	
										東涌綫	機場快綫
1.	設計可載客量(每平方米站立六人)(a)	101,000	64,000	32,000	85,000	85,000	85,000	85,000	10,800	66,000 (註 1)	10,000 (註 1)
2.	最高列車班次下的最高可載客量 (每平方米站立六人)(b)	90,000	49,200 (註 2)	30,500	67,500	80,000	71,400	75,000	9,600	45,000	4,800
3.	現有可載客量(每平方米站立六人)(c)	86,200	49,200	26,800	67,500	80,000	71,400	75,000	9,600	37,500	4,800
4.	(a)項與(b)項之間的差異(註 3)	11,000	14,800	1,500	17,500	5,000	13,600	10,000	1,200	21,000	5,200
5.	(b)項與(c)項之間的差異(註 4)	3,800	0	3,700	0	0	0	0	0	7,500	0
6.	現時乘客量(d)	57,200	36,400	15,300	46,400	54,900	47,000	54,500	2,200	22,700	1,900
	相對2014年的變化	-1,500	-200	+100	+1,200	+1,200	-1,100	+2,200	400	-100	-600
7.	現時載客率(1) (每平方米站立六人) [(d)/(c)] [ ]最繁忙路段	66% [大圍至九龍塘]	74% [錦上路至荃灣西]	57% [車公廟至大圍]	69% [油塘至鰂魚涌]	69% [天后至銅鑼灣]	66% [石硤尾至太子]	73% [尖沙咀至金鐘]	23% [欣澳至東土尼]	61% [奧運至九龍]	40% [青衣至機場]
8.	現時載客率(2) (每平方米站立四人) [(d)/(c)+71.2% (註 5) (以第(7)項所指的最繁忙路段計算)	93%	104% (註 8)	80%	97%	96%	92%	102%	32%	85%	47%
	相對2014年的變化(百份點)	-7%	-	-	-5%	+2%	-3%	+4%	+6%	-	-14%
9.	現時載客率(3) (每平方米站立六人) [(d)/(a)] (以第(7)項所指的最繁忙路段計算)	57%	57%	48%	55%	65%	55%	64%	20%	34%	19%
10.	能否增加列車班次(在現有信號系統下)? (註 6)	可以	不可以	可以	不可以	不可以	不可以	不可以	不可以	可以(註 7)	不可以(註 7)

註解: 以上資料為西鐵綫全線八卡列車運行的情況。

另外如果**以車廂每平方米站立4人計算**，西鐵綫的繁忙時間載客率於 2015 年已經達到 104%。由此可見，西鐵綫這條鐵路已經未能應付現有新市鎮人口需求，更未必能夠容納將來新增人口。





有關2015年西鐵綫載客量的統計數字(參考上圖)註解

註 2 為配合沙中綫「東西走廊」項目而分階段進行的西鐵綫路軌改道工程，2014 年起西鐵綫列車在紅磡站後須按臨時限制速度下運行。工程期間，西鐵綫在最高列車班次下的最高可載客量由原來之 51,500 人調整至 49,200 人 (以每平方米站立六人計算)。

註 3 差異原因包括：(a)月台幕門及自動月台閘門令列車在每個車站停留在月台的時間延長了約 10 秒；(b)東鐵綫部分路軌須由本地列車及跨境列車共用；以及(c)自 2009 年西鐵綫伸延至紅磡站，增長了東鐵綫及西鐵綫列車調頭時間。

註 4 差異原因是由於服務班次尚未增至信號系統可負荷的最高水平。

註 5 以一列行走市區的重鐵列車為例，一列列車可提供 340 個座位及以每平方米站立六人的乘客密度計算時提供 2,160 個企位，即每列列車的總可載客量為約 2,500 人。以每平方米站立四人的乘客密度計算時，340 個座位數目會維持不變，但企位則會減至 1,440 個，即每列列車的總可載客量為約 1,780 個。因此，以每平方米站立四人的乘客密度計算的可載客量相當於以每平方米站立六人計算時的71.2%(機場快綫則為 85%)。

註 6 增加列車班次會令可載客量達致現有信號系統所能負荷的最高列車班次下的最高可載客量，即提供表中第(5)項所指的可載客量，以達致第(2)項所指的最高可載客量。

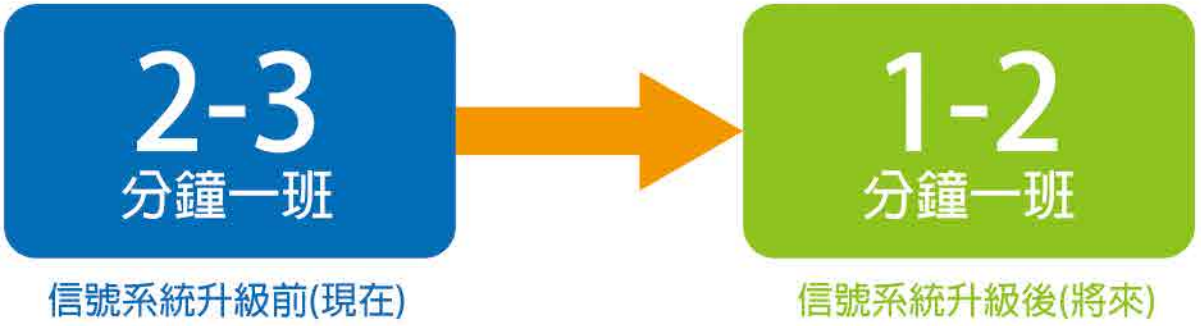
註 8 為配合沙中綫「東西走廊」項目，由 2016 年起，西鐵綫列車將逐步由 7 卡增加至 8 卡，每班列車的載客量增加約 14%。

1.2 短期解決方案：優化現有西鐵綫硬軟件

為應付新界西將來或現有的新增人口，本研究組認為在興建一條新的策略性鐵路（將在下一部分-長期解決方案詳述）之前，優化現有西鐵綫軟硬件刻不容緩，以應付近年乘客需求。

1.2a 提升信號系統（軟件）

升級現有西鐵綫信號系統，盡量在繁忙時間增加班次以疏導乘客，**務求盡量提高西鐵綫的承載力**。



信號系統升級前(現在)　　信號系統升級後(將來)



資料圖片

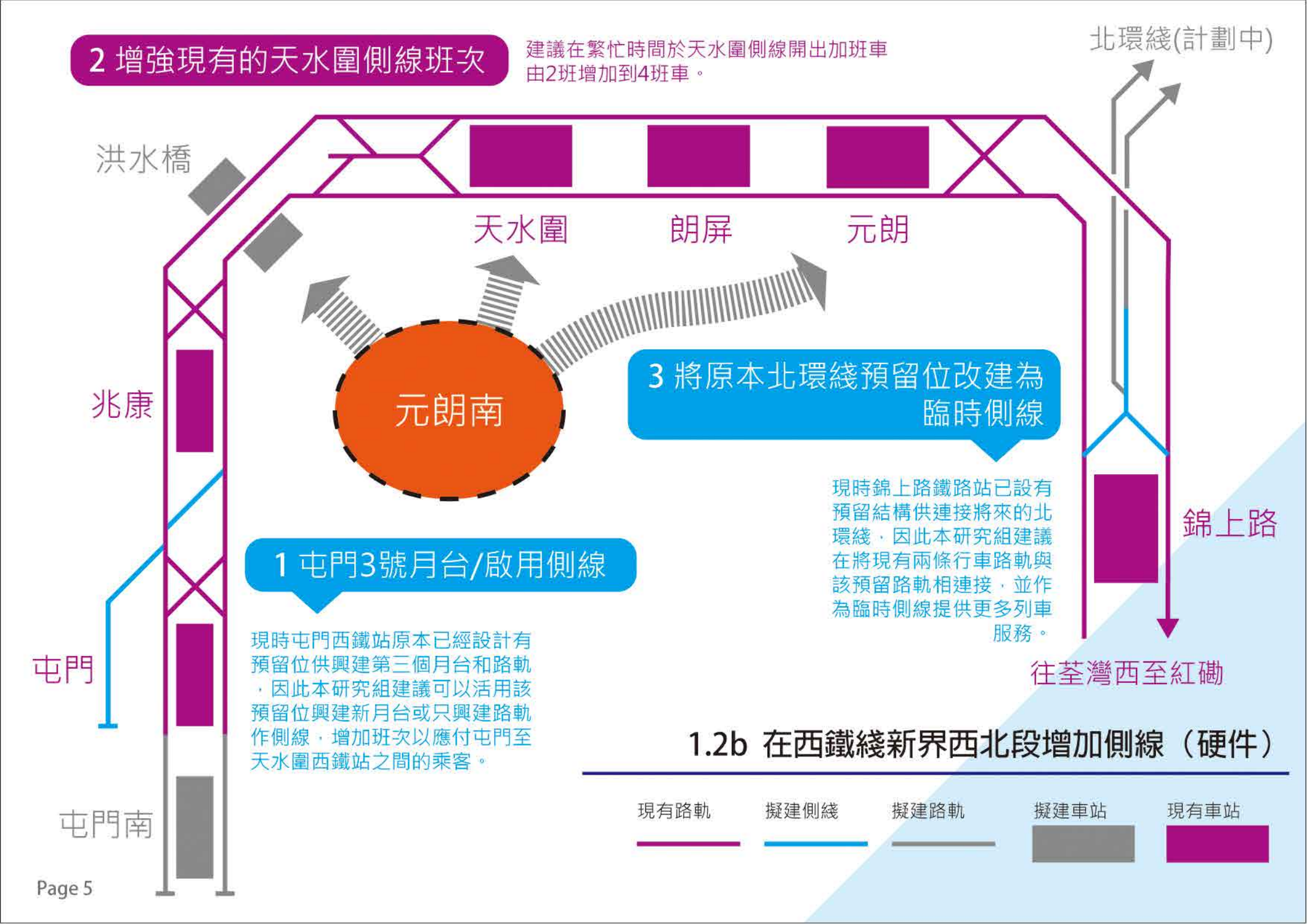


資料圖片

此外，本研究組建議港鐵公司**應購置更多車卡**配合更新後的信號系統，以盡量增加西鐵綫班次和其載客率。



列車圖案提供: 南粵急行


2 增強現有的天水圍側線班次
建議在繁忙時間於天水圍側線開出加班車由2班增加到4班車。
北環綫(計劃中)
洪水橋
天水圍
朗屏
元朗
元朗南
3 將原本北環綫預留位改建為臨時側線
現時錦上路鐵路站已設有預留結構供連接將來的北環綫，因此本研究組建議在將現有兩條行車路軌與該預留路軌相連接，並作為臨時側線提供更多列車服務。
錦上路
往荃灣西至紅磡
兆康
1 屯門3號月台/啟用側線
現時屯門西鐵站原本已經設計有預留位供興建第三個月台和路軌，因此本研究組建議可以活用該預留位興建新月台或只興建路軌作側線，增加班次以應付屯門至天水圍西鐵站之間的乘客。
屯門
屯門南
1.2b 在西鐵綫新界西北段增加側線（硬件）
現有路軌
擬建側綫
擬建路軌
擬建車站
現有車站

1.3 長期解決方案：興建一條新策略性鐵路

隨著新界西北部新發展區在將來陸續落成，當地人口將會不斷增加。正因如此，西鐵綫的載客負擔將不勝負荷。在長遠而言，計劃和興建一條新的策略性鐵路刻不容緩，就如早前研究的第二階段社區參與報告3.4.2.12所稱：

> 8 卡車組成。以此計算，可載客量將比現時 7 卡車每小時每方向約 20 班增加百分之六十。長遠而言，政府亦會適時爭取資源，就新界西北地區 2031 年以後的鐵路運量展開研究，包括研究提升或改善現有鐵路線，甚或興建新鐵路線的可行性和可取性，以應付新增的運輸需求。

▲ 本研究組歡迎貴顧問公司上述的建議

因此，本研究組建議：

本研究組認為有鑑於西鐵綫飽和情況,以及得悉近年政府有意發展大嶼山尤其是在交椅洲一帶興建東大嶼都會,故此需要盡快計劃一條策略性鐵路,從新界西北出發, 經過北大嶼山及東大嶼都會一帶, 到達中環商業地帶。 促進三地交流及經濟發展, 從而達至鐵路的最大效益。



1.4 總結

西鐵綫（將來的東西走廊）為新界西北部的主要交通骨幹之一，但隨著當地人口不斷地增加將嚴重超出該綫的負荷能力。加上本研究組有見研究中多次提及會在元朗南地區著重與西鐵站的交通接駁，可見西鐵綫的交通服務在新界西北地區得到 貴顧問公司的重視：

3.4.2.13 我們提出了不同道路改善建議，包括興建新道路以加強連接具發展潛力區及元朗新市鎮、擴闊公庵路及提升路口和交匯處以改善現有道路，以及在道路設計和路口管理等方面採用交通管理策略。此外，為加強與鄰近鄉村的連接，我們已在建議發展大綱草圖中預留接駁路口，方便日後連接鄉村。村民亦可利用經改善的公共運輸網絡前往主要公共交通樞紐，例如公共運輸交匯處和各個西鐵站和輕鐵站。

3.4.2.14 除了改善道路網絡外，我們亦致力推廣使用公共交通，建議利用巴士及小巴服務連接西鐵和輕鐵站，另外提供長途巴士服務連接市區。我們會在具發展潛力區多處地方，以及西鐵元朗站附近設置公共運輸交匯處，提供擬議的公共交通服務，並會仔細考慮公共運輸交匯處的設計，儘可能減少對週邊環境的負面影響，以符合環境影響評估的要求。運輸署會繼續與不同公共交通營辦商保持溝通聯絡，並監察新界西北的交通需要及服務質素，適時檢討及跟進當地居民對公共交通的需要。

3.4.2.15 此外，我們得悉公眾對擬議環保運輸服務的支持，亦已在建議發展大綱草圖中標示走線，以便日後接駁擬議洪水橋新發展區內的環保運輸服務往西鐵天水圍站（有待進一步研究）。

▲ 早前研究的第二階段社區參與報告3.4.2.13–3.4.2.15

來到這個焦點的尾聲，本研究組希望 貴顧問公司能夠接納以上的意見，讓來往新界西北地區的市民能夠享受到更好的西鐵綫的交通服務！

(續下頁)

焦點2
對環保運輸服務的關注和建議

據本研究組所知，「環保運輸服務」交通會把洪水橋和元朗南新發展區互相連接，為服務雙邊地區的主要交通工具。在此，本研究組建議**使用現有輕鐵系統延伸**到當地以作為「環保運輸服務」交通。

2.1 走綫方案

來往洪水橋、元朗新市鎮及元朗南新發展區的輕鐵系統大概走綫



本組建議的向外連接走綫的原因如下:

1 連接元朗新市鎮: 建議途經朗天路或體育路前往當地, 因為本組得知公庵路及十八鄉路為區內主要的交通幹道, 故此這些路段交通較為繁忙。因此本研究組建議環保運輸服務採取西部的道路前往現有的元朗新市鎮一帶。

2 前往洪水橋新市鎮: 洪水橋新市鎮鄰近元朗南新發展區, 將來兩地的社區聯繫將會十分緊密。故環保運輸服務會途經新連接路前往當地。

2.2 支持理據

1 可以讓居民更快來往其他新界西北新市鎮

輕鐵為現時屯門、天水圍和元朗新市鎮的主要交通工具。本研究組認為如果在洪水橋和元朗南新發展區興建另外一個新型交通工具，來往這些地區的市民如果前往附近新市鎮需要在新交通工具和輕鐵之間作轉乘，導致市民需要更多時間才能到達目的地。

因此，為提高市民前往附近新市鎮、甚至沿青山公路藍地段至屏山段的居民區的方便度，本研究組於是建議使用輕鐵作為元朗南、以及洪水橋新發展區的主要交通工具。





2 符合「環保」原則

輕鐵行駛時排出的污染物相比其他路面工具極小，而且以現時鐵路常用的供應能源方法 - 架空電纜提供電力給路軌上的列車使用，使列車運作時不會造成空氣污染， 符合「環保運輸服務」交通工具的定義。在將來，本研究組建議可以優化輕鐵月台和列車，以融合元朗南的綠化環境。

3 情況與元朗大馬路（青山公路-元朗段）不同

青山公路-元朗段一開始並沒有設計和預留位供輕鐵行駛，直到八十年代發展元朗新市鎮才勉強在當地興建，使到現時路面狹窄和不少安全隱憂，因此附近居民對元朗南新發展區的運輸交通為使用輕鐵的建議較為反感。

圖片來源: Google街景服務地圖





不過是次元朗南新發展區的道路與青山公路-元朗段不同，均有設計預留位給予「環保運輸服務」交通運作，在安全和路面空間方面得到保證。此外，本研究組建議建立一些安全預防措施：

1 在輕鐵途徑的繁忙地區或高速行駛的路段建立足夠平交道

2 設立輕鐵專用行車道



圖片來源: Google街景服務地圖



香港鐵路發展研究組
Hong Kong Railway Development Group

來到這份報告的結尾，本研究組希望 貴顧問公司認真考慮本研究組的意見，讓居住在元朗南的居民、以及來自其他地區的市民能夠更方便和更快捷來往元朗南新發展區!

香港鐵路發展研究組
Hong Kong Railway Development Group

聯絡方法

https://www.facebook.com/rdghk/
hongkongrailwaydevelopment@gmail.com



Tim Wong

From: acknowledgement@pland.gov.hk
Sent: Wednesday, 20 April 2016 1:04 AM
To: enquiry@yuenlongsouth.gov.hk
Subject: [redacted]

Date:20-Apr-2016 00:04:11

[redacted]

Fax:
Phone:
Address:
Comment
本人為[redacted]某地段業主，本人強烈反對貴署將本人持有地段由初步發展大綱圖的 R2 用地轉變為 DO 用地，本人希望貴署將此部份由 DO 用地轉回 R2 地並可予私人業主自行發展住宅。謝謝！

本人不希望私人聯絡資料被公開。

Tim Wong

From: [redacted]
Sent: Wednesday, 20 April 2016 5:47 AM
To: enquiry@yuenlongsouth.gov.hk
Subject: 有關元朗南發展計劃的問題與建議

致：規劃署及有關政府部門

你好，

本人曾出席元朗南發展計劃第三階段的社區論壇，經過進一步的了解後，對現有的元朗南建議發展計劃有一些見解，希望有關方面可考慮以下的參數重新規劃元朗南發展的方向和模式：

發展區與周邊範圍的交通

在建議發展大綱內解決發展區內的交通的構思當中，主要以建設一條新的南北向主幹道連接朗天路及洪天路與元朗公路的交匯處，作為區內交通的大動脈。然而，上述兩個交匯處本身已需承受周邊區域包括元朗市，天水圍及洪水橋的交通流量，尤其是天水圍區對外交通倚重該兩個交匯處接駁到元朗公路；這些區域本身已經因不斷的發展而增加區內交匯處的使用次數，在繁忙時間更時常出現的擠塞的情況，以現時區內發展的速度相信擠塞的情況將會加劇。如果元朗南發展區以該道路作主要幹道，除了會加重周邊地區的交通壓力外, 更可能因交匯處擠塞令整個元朗南發展區的交通陷入必然擠塞的死局；情況可能與元朗市從前的鳳琴街/鳳攸北街範圍面對的交通擠塞問題相若，在 yoho midtown 落成並加設出入通道往元龍街前，經常因鳳攸北街/鳳琴街與鳳翔路交界擠塞而令該區的車輛需經過長時間擠塞才能駛離該區，即使是現時在鳳攸北街與鳳翔街交界也不時出現擠塞。對比天水圍新市鎮，在規劃中沒有如西鐵及輕鐵這些鐵路網協助下，如何能單憑規劃內的道路網滿足近十萬人的交通需要？同時元朗南現時的主要通道公庵路及預想連接到博愛迴旋處附近的道路，亦不能大量分擔區內交通的流量；公庵路現時與十八鄉路交界本身已經常擠塞，元朗南的居民對現時的交通亦經常作出投訴希望獲得改善，而博愛迴旋處附近的交通亦是非常擠擁，在 yoho midtown 第三期落成後相信只會加劇。撇開將來元朗南的交通流量，整體上現時元朗區的交通在不增加人口的前設下亦需要作出改善措施，由於元朗區區民很多偏好或需要以車輛代步，現時元朗區內經常出現車龍及停車位嚴重不足的情況，如加上將來元朗南的居民不足情況更會加大；加上現時西鐵在繁忙的負荷量亦超出 100%，可見將來元朗南的人口增長除了會為該區帶來交通壓力，同時亦會對元朗市甚至整個新界西的交通造成壓力和混亂。在社區論壇上基本絕大部份人仕亦認為交通是元朗南發展的死結，尤其如發展元朗南期間區內及鄰近的交通很大可能出現嚴重的擠塞，這問題不解決發展將會成為區內交通的災難。

區內發展密度及生態

有關發展密度方面，現有的發展大綱其中之一的主要特色為階梯式發展，在近元朗市的地段興建高密度住宅區；這本來是一個好的構思，但卻忽略了元朗市南部很大範圍熟低密度的地區，包括龍田村，馬田村，振華花園，大旗岭，禮修村等等。階梯式發展的原意應是將高密度區發展融合到元朗市的主要區域，從而達到高低密度歸邊的效果，但元朗市南部現時的低密度地區卻將現時元朗市和

計劃中的元朗南高密度區分隔，從而變成了一個低密度區夾在兩個高密度區之間，令階梯式設計變得沒有用處；同時亦將計劃中元朗南的高密度區與元朗市中心區分隔起來，不能充份發揮利用元朗市的優勢及與周邊融合。在計劃中的樂活生活區，其發展地域已經到達郊野公園的界線旁邊，計劃當中的住宅區最近郊野公園的亦只有約 600 米的距離，而建議興建的政府維修中心更在郊野公園的旁邊；以樂活生活區發展中密度住宅來說，在缺乏足夠的綠化地帶作為緩衝區下這很可能會影響郊野公園的環境，特別是在發展期間各項工程帶來的污染將影響郊野公園的生態平衡，將一個中密度住宅區放在郊野公園旁並不能達到自然與建築環境融合的目標。而在郊野公園旁發展可能引發另一人為問題，現時在新界區存在先破壞後建設的風氣，若在郊野公園旁發展，有可能方便了某些人仕(包括一些政客)會對郊野公園進行破壞，從而配合他們把郊野發展去謀利的目的；除了郊野公園，在計劃發展區內或附近的綠化地帶(包括農地)亦面臨同樣問題，很多人已預先搬到發展區內或近鄰，除了等待政府收地外，同時亦在留意政府的發展速度和力度，以破壞綠化地的形式爭取發展去配合政府的發展區從而加大其中能獲得的利益。

而元朗南本是從事低密度操作的區域，區內有不少產業是需要大量用地才能從事的，包括一些農業如養豬或養蜂，工業的包括安放重型機械等，如發展元朗南區域這些產業該搬到何處？需知道這些行業是不能以更少的地方去進行的，或是政府打算抹煞這些行業？即使是一些在發展大綱中打算保留的，如計劃的田園地帶中的常耕農地，在發展後是否仍能繼續進行？田園地帶本身就是在建議興建的主幹道旁邊，在興建期間相信施工帶來的污染足以摧毀了田園地帶中農地的可耕性；即使能把施工的污染降到最低，將來的主幹道每天亦會有大量的車輛經過，在高流量的幹道旁農地每天受利用幹道的車輛洗禮，長遠來說還可以耕作嗎？發展大綱的規劃概念為促進城鄉及自然共融，但以現時的發展計劃來說，相信在完成發展前發展區內的自然環境因為各種人為因素下將會被嚴重破壞；到時候相信亦談不上甚么共融和保育，某些產業亦會被迫流失，希望當局認真考慮元朗南是否適合作如此高密度的發展。

建議

為解決交通，發展密度及生態的問題，本人建議將元朗市南部亦一拼納入發展計劃當中(包括龍田村，馬田村，振華花園，大旗岭，禮修村等等)，并將現時計劃在元朗南興建的高密度發展區移到元朗市南部發展，同時將階梯式發展由元朗市南部的高密度開始伸延到大欖郊野公園旁附近作超低密度發展。這樣除了可有效地令大量人口利用元朗市的各種建設，同時亦可為元朗市現時增添基建及設施，解決交通安排建議包括增加停車位，通往西鐵站的行人路/天橋或興建環繞元朗市的架空路軌等；在元朗南方面用地可作重新整合去提高效益，將一些產業如農業移到近郊野公園及工業移到近元朗公路地段，在區內的低密度住宅及作業亦可以得以保留，這可解決很多區內不願或不能遷策引起的問題，亦不需面對發展高密度時難以解決的交通安排。如程序許可，應把周邊眾多的發展區一拼規劃及處理，從而避免出現頭痛醫頭腳痛醫腳，不同區域互相不配合的情況。本人明白到政府并不傾向需作出大量賠償的發展，因而傾向發展棕地把發展成本降低，但本人認為不能因為預算問題而不作出有效率及問題少的規劃；元朗市南本身的居民及作業，可對其作出賠償或在元朗南作出安置，例如在元朗南興建一樣大小的村屋供遷徙用途；或作出安置加賠償的混合式安排，這可大大減少所需的賠償金額，可原區安置亦可減低對本來的業戶的衝擊。

在預算方面，可考慮減低政府合約的建築商的建築費用去減少支出，及增加元朗市南用地的地積比從而在賣地上獲得更多收入；當然在做生意而言錢是需要賺的，但可把這些人賺的錢減少達到政府的預算目標，亦應該對與發展有關的人仕進行監察，在需要時尋找廉政公署的協助，去避免一些會增加預算的利益輸或貪污行為。政府亦可考慮把所有有關工程及招標資料，內部數目等資料公開，方便市民提供想法去減低政府工程開支及進行監察。希望政府能提供有參與規劃元朗南發展大綱的政府官員及有關機構及將來審批方案人仕的名單，以方便將來出現問題時能找到有關人仕負責。

謝謝

LAM YAT SING

金 蘭 觀
KAM LAN KOON

依公司條例成立之無股本擔保有限公司
依公司註冊處處長據公司條例第 21(2) 條特許註冊
依稅務條例第 88 條豁免繳稅之慈善機構
Incorporated under the Companies Ordinance as a company limited by guarantee and not having a share capital
Licensed by the Registrar of Companies under S.21(2) of the Companies Ordinance
Exempted charitable institution under S.88 of the Inland Revenue Ordinance

副 本

本觀檔號：KLK 04/2016

劉江華先生
民政事務局局長
民政事務局
香港添馬添美道 2 號
政府總部西翼 12 樓

有關：《元朗南房屋用地規劃及工程研究》第三階段社區參與
機構或社區(IC)用地大減，與人口發展比例失衡
期望政府發展社區同時，維護本土傳統道教文化

劉局長：

我們金蘭觀，是在元朗屏山唐人新村服務社群、有超過四十五年歷史的宗教慈善非牟利團體。現謹代表元朗南居民懇請作為重要政策局的民政事務局，向相關政府部門反映元朗南房屋用地規劃及工程研究規劃方案(以下簡稱「元朗南規劃」)中，應就急增的人口發展而增加機構或社區(IC)用地；維護本土傳統道教文化，支持預留合適土地作發展金蘭觀用途。

在「元朗南規劃」第三階段社區參與摘要中，其願景是建立一個可持續、綠色及宜居的社區，提供足夠基礎設施以配合未來發展及改善現有鄉郊環境，建議把本區由現在約人口二千三百人發展成約八萬五千人的新社區。從附件一中可見計劃雖然預留 13 公頃土地作政府、機構或社區(GIC)用地，但是在發展大綱草圖(附件二)中可見，當中大部分其實是政府(G)用地(以淺藍色標示的土地)；而計劃的機構或社區(IC)用地(以深藍色標示的土地)實為現在早已存在的宗教或法定歷史建築物———表示計劃並沒有依人口增加近乎 40 倍的比例而適當和合理地增加機構或社區(IC)用地。如此看來將來的元朗南又怎能真正稱得上是宜居和可持續發展呢!

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目前港九市區在社區用地的發展空間已經不多，以致假日的時候，很多城市人口要到鄉郊尋找能幫助促進身心健康和精神生活的環境。元朗南規劃應該兼及調整現今整體社會這方面出現的失衡。

元朗南的發展有其獨特性，基於其歷史元素，可從保育角度將新界西特有的宗祠文化、宗廟文化、書室文化、氣功養生、風水名穴、傳統風俗、節慶巡遊等本土特色，為之締造適當的硬件，如傳統文化主題公園，傳統文化活動地標。將現有的歷史建築、郊野特色串連成文物文化徑，範圍由元朗至洪水橋。此既可有效保存歷史建築，亦可促進地區經濟，為未來新界西帶來多贏的局面。

我們金蘭觀從內地算起，已有一百八十年歷史，而傳承至元朗屏山，亦有四十五年以上的歷史。我觀多年來為社區贈醫施藥、提供免費素食、宗教服務鄉民等慈善社會服務，並以廟觀作為核心基地，致力推廣中國傳統的氣功養生健身活動，舉辦了數以百計的氣功訓練班，教導了七千多名元朗本區及港九新界各區的市民。每星期日在廟觀內進行的扶乩、誦經、道家丹道、養生氣功等傳統宗教活動。幾十年來都是元朗區吸引港九各區熱愛此道者的熱點，每季更有大專學院的師生到廟進行學術研究。正如中文大學黎志添教授所說：「金蘭觀不只是宗教機構、建築那麼簡單，更重要它保留了很多珍貴的中國文化，如易經、氣功、道家養生等，所以我們不應為了發展而遺忘這些重要的中國歷史和文化。」

可是金蘭觀現在可以使用的機構或社區(IC)用地面積非常細少，遠遠不敷應用，只靠暫時租借別人一些未發展土地，而勉強維持目前各種宗教慈善活動的進行。事實上，由於過去在自己土地業權的問題上，金蘭觀曾多次受到政府部門特別是地政署的不公平對待，致令金蘭觀多年來受到停滯和阻礙，失去很多的發展機會，這是政府一直有所虧欠金蘭觀的地方。這涉及當時地政部門的粗疏，使金蘭觀失去本來自身擁有的土地業權，由業主變成官地的短期租戶，至今要付款租地才能使用原本屬於自己擁有的土地，這已非常不公；另外金蘭觀旁邊以前曾經有一條緊急通道車路可到達道觀，但後來發展過程中，又是地政部門沒有遵守承諾，而使該車路消失，致使金蘭觀在未來可持續的發展中受到限制。

基於以上因素，我觀希望政府在未來總體規劃中應該重新照顧金蘭觀，懇請局長支持在「元朗南規劃」中預留合適土地提供給金蘭觀未來擴大發展使用——本觀希望最理想預留土地能靠近金蘭觀現址，即金蘭觀現址後山，其重要的原因是這裡有適宜道觀的風水脈

金 蘭 觀
KAM LAN KOON

依公司條例成立之無股本擔保有限公司
依公司註冊處處長據公司條例第 21(2) 條特許註冊
依稅務條例第 88 條豁免繳稅之慈善機構
Incorporated under the Companies Ordinance as a company limited by guarantee and not having a share capital
Licensed by the Registrar of Companies under S.21(2) of the Companies Ordinance
Exempted charitable institution under S.88 of the Inland Revenue Ordinance

路，這是我們的宗教信仰；尤其此乃是遵守我觀仙師一貫的訓示，不能遠移離開此山，昔日金蘭觀先賢奉祖師之命在此立觀，至今快近五十年，本觀現今成員只有堅守祖師訓示，不敢辜負祖師期望；同時，如在此預留土地可以不太接近民區，能構建宗教環境並確保社區和諧；另外由於政府新規劃有車路可達，足以符合政府要求的基本標準及現在社區各種準則。這對整體社會的發展，都是極具意義的事，懇請政府特別是民政事務局給予支持。善哉！善哉！

局長如對以上內容有任何查詢，可與本觀副主席朱少榮先生聯絡，電話：9681 3026 或電郵至 mrchusw@yahoo.com.hk。

敬頌

鈞祺

金蘭觀主席

陳楚娟　謹啟

2016 年 4 月 18 日

副本抄送:

發展局局長陳茂波先生

發展局常任秘書長(規劃及地政)黃偉綸先生

規劃署助理署長(全港)張綺薇女士

立法會議員麥美娟女士

附件一:　建議發展大綱草圖

附件二:　建議發展大綱草圖（圖示）

■ 地址 Address:
香港新界元朗屏山唐人新村 240 號
240, Tong Yan San Tsuen, Ping Shan, Yuen Long, N.T.
Tel: 2476-4759　Website: www.kamlankoon.hk

■ 通訊處 Mailing Address:
九龍旺角太子道西 146 號偉興大廈 12 樓
12, Wai Hing Building, 146 Prince Edward Road West, Mongkok, Kowloon, Hong Kong.
電話:6699-7964/2396-6232　傳真: 2776-3376　電郵：kamlankoon1970@gmail.com

第四部分 Part 4

建議發展大綱草圖
Draft Recommended Outline Development Plan

增加房屋供應
PROVIDING HOUSING SUPPLY

人口
Population

約 About **85,000**

*包括新增人口82,700人及現有人口約2,300人
*Including new population of 82,700 and existing population of about 2,300

新住宅單位數量
No. of New Housing Flats

約 About **27,700**

60% 公營房屋** Public Housing**

40% 私人房屋 Private Housing

**包括租住公屋及資助出售單位
**Including Public Rental Housing and Subsidised Sale Flat

支持地區經濟
SUPPORTING LOCAL ECONOMY

就業機會
Job Opportunities

約 About **10,800**

商業樓面面積
Commercial Floor Area

約 About **193,300** 平方米 sqm

貯物及工場用地土地面積
Storage and Workshop Land Area

約 About **10** 公頃 ha

露天貯物用地土地面積
Open Storage Land Area

約 About **2** 公頃 ha

土地用途分佈
LAND USE BUDGET

具發展潛力區總面積 Total PDA Area 約 About **223** 公頃 ha

發展用地 Development Area 約 About 183 公頃 ha

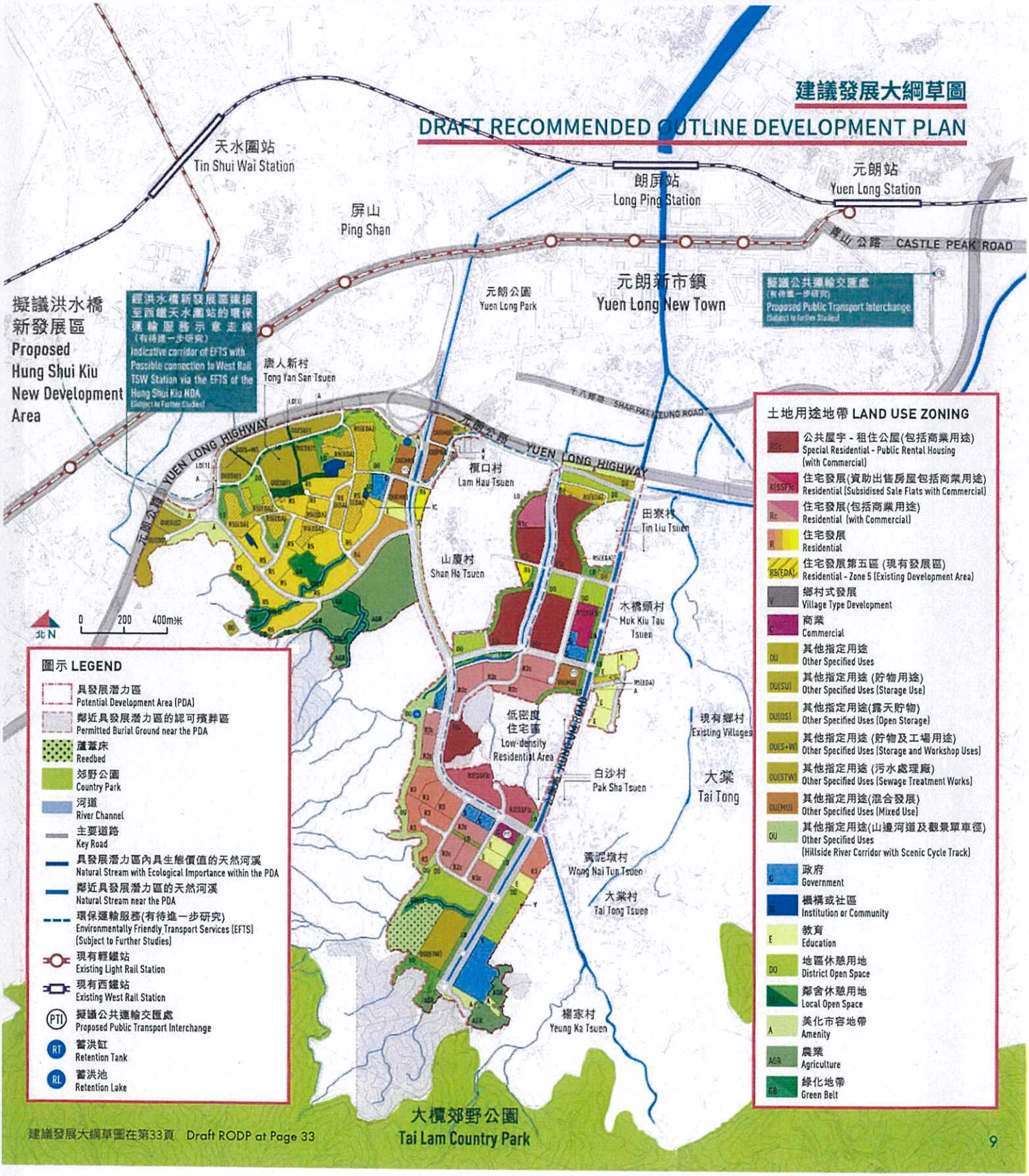
住宅及混合用途 Residential and Mixed Use	商業、貯物及工場 Commercial, Storage and Workshop	公共設施 Public Facilities	休憩用地 Open Space
65 公頃 ha	12.5 公頃 ha	78.5 公頃 ha	27 公頃 ha
35%	7%	43%	15%

- 貯物及工場 Storage & Workshop 10 公頃 ha
- 商業 Commercial 0.5 公頃 ha
- 露天貯物 Open Storage 2 公頃 ha
- 政府、機構或社區 G/IC 13 公頃 ha
- 美化市容地帶 Amenity 5.5 公頃 ha
- 公用設施 Public Utilities 4.5 公頃 ha
- 山邊河道及觀景單車徑 Hillside River Corridor and Scenic Cycle Track 9 公頃 ha
- 新建道路 New Roads 46.5 公頃 ha
- 地區休憩用地 District Open Space 14 公頃 ha
- 鄰舍休憩用地 Local Open Space 13 公頃 ha

其他 Others 約 About 40 公頃 ha

- 現有道路及河道 Existing Roads and River Channels 5 公頃 ha
- 農業 Agriculture 14 公頃 ha
- 綠化地帶 Green Belt 8 公頃 ha
- 保留現有的發展 Retained Developments 13 公頃 ha

《元朗南房屋用地規劃及工程研究－勘查研究》第三階段社區參與摘要 p.9



第三階段社區參與 － 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

我認為第三階段規劃中的「機構或社區」用地嚴重不足，沒有依人口近乎 40 倍增加的比例作出適當配合，對於政府於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途，但日後卻可輕易拿來改為屋地，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將政府(G)用地和社區(IC)用地混為一談的做法，混淆視聽，令我們不安。希望政府能正視問題，接納社會訴求重新檢視，並加強社區用地比例，以配合整體社區發展需要。

本人經常遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因「機構或社區」(IC)用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: 朱少深

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: ______

傳真號碼Fax No.: ______

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

	規劃署 - 跨界基建發展組 **Planning Department -** Cross-boundary Infrastructure and Development Section	土木工程拓展署 - 新界西拓展處 **Civil Engineering and Development Department -** New Territories West Development Office
地址Address:	北角渣華道333號北角政府合署16樓 16/F North Point Government Offices, 333 Java Road, North Point	沙田上禾輋路1號沙田政府合署9樓 9/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin
電話Tel No.:	(852) 2231 4713	(852) 2158 5680
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：[illegible]

Disclaimer: A person or an organisation providing any comments and suggestions to the Planning Department or Civil Engineering and Development Department on the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" shall be deemed to have given consent to the Planning Department or Civil Engineering and Development Department to partially or wholly publish the comments and suggestions (including the names of the individuals and organisations). If you do not agree to this arrangement, please state so when providing comments and views.

收集個人資料目的聲明：[illegible]

Notes about Collection of Personal Data: The personal data provided by means of this form (including the names of the individuals and organisations) will be used by the Planning Department and Civil Engineering and Development Department for the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" or related purposes, and your personal data may be transferred to relevant Government bureaux, departments and the consultant of this Study for the purposes mentioned above. The provision of personal data by means of this form is voluntary. Under the Personal Data (Privacy) Ordinance, you have the right to request access to or correction of your personal data provided. Such requests should be made in the Data Access Request Form (No. OPS003 issued by the Privacy Commissioner) and sent to us by mail to the Personal Data Controlling Officer, Planning Department, 17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong or the Personal Data Privacy Officer, Administration Division, Civil Engineering and Development Department, 14/F., Civil Engineering and Development Building, 101 Princess Margaret Road, Homantin, Kowloon. The Form is available in any District Office or can be downloaded at Office of the Privacy Commissioner for Personal Data's website ([illegible]).

規劃署 Planning Department　土木工程拓展署 CEDD Civil Engineering and Development Department

多謝 Thank you

ARUP

A15

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

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姓名Name: WONG SIU WING

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: —

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在<u>2016年4月19日或之前</u>將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before <u>19 April 2016</u> via post, fax or email.

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聲明：凡在《元朗南房屋用地規劃及工程研究-勘查研究》過程中向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容(包括個人姓名及團體名稱)公布。[illegible]
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規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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A16

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姓名Name: LUK YING YING LUCINA

團體/機構（如適用）Organisation (if applicable): ____________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: [redacted]

電郵地址Email Address:

郵寄地址Mailing Address:

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傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：[illegible]

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第三階段社區參與 － 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究－勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

我認爲第三階段規劃中的「機構或社區」用地嚴重不足，沒有依人口近乎 40 倍增加的比例作出適當配合，對於政府於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途，但日後卻可輕易拿來改爲屋地，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將政府(G)用地和社區(IC)用地混為一談的做法，混淆視聽，令我們不安。希望政府能正視問題，接納社會訴求重新檢視，並加強社區用地比例，以配合整體社區發展需要。

本人經常遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足而阻礙其發展實屬可惜！

故此，希望政府在解決住屋問題的同時，兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: 宋燕芬　　團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: [redacted]

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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聲明: [illegible]

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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A11

第三階段社區參與 － 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究－勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途，但日後卻可輕易改劃為屋地，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將政府(G)用地和(IC)社區用地混為一談的做法，混淆視聽，令我不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

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姓名Name: 李安
團體/機構（如適用）Organisation (if applicable): [redacted]
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: [redacted]
電郵地址Email Address: [redacted]
郵寄地址Mailing Address: [redacted]

歡迎你在<u>2016年4月19日或之前</u>將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before <u>19 April 2016</u> via post, fax or email.

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規劃署 Planning Department　土木工程拓展署 CEDD Civil Engineering and Development Department

多謝 Thank you

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A12

第三階段社區參與 － 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

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姓名Name: [illegible]

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: /

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間</u>

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，接納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

本人發現元朗南中有金蘭觀，是一所非牟利宗教慈善團體，免費幫助市民養生及健康，為追求物質以外的精神健康，抒緩平日緊張的都市生活及種種壓力，甚有幫助。有感像金蘭觀這種團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足，而阻礙其發展實感可惜，希望政府能予考慮幫忙！

姓名Name: 張小媛 (signature)

團體/機構（如適用）Organisation (if applicable): —

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: —

電郵地址Email Address: [redacted]

郵寄地址Mailing Address:

歡迎你在<u>2016年4月19日</u>或之前將意見以郵寄、傳真或電郵方式交回我們。
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聲明：凡在《元朗南房屋用地規劃及工程研究-勘查研究》[illegible]

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

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姓名Name: KANNIE SZETO

團體/機構（如適用）Organisation (if applicable): N/A

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: N/A

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

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傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：凡在《元朗南房屋用地規劃及工程研究-勘查研究》過程中向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容（包括個人姓名及團體名稱）公布，[illegible]
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規劃署 Planning Department　土木工程拓展署 CEDD Civil Engineering and Development Department

多謝 Thank you

ARUP

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同，要知道「政府」(G)用地及「機構或社區」(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

本人每星期速道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因「機構或社區」用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，也能兼顧市民在精神文化方面的需求，增加「機構或社區」用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: Lo Yin Ping　　團體/機構 (如適用) Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

	規劃署 - 跨界基建發展組 Planning Department - Cross-boundary Infrastructure and Development Section	土木工程拓展署 - 新界西拓展處 Civil Engineering and Development Department - New Territories West Development Office
地址Address:	北角渣華道333號北角政府合署16樓 16/F North Point Government Offices, 333 Java Road, North Point	沙田上禾輋路1號沙田政府合署9樓 9/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin
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收集個人資料聲明：規劃署或土木工程拓展署為進行「元朗南房屋用地規劃及工程研究-勘查研究」或相關用途，而為了執行上述的目的而收集和下列個人資料(包括個人資料條例(第486章)所指的個人資料)。有關意見如經過整理或匯總後已不再識別個人資料，則不受此聲明所限。提供意見純屬自願性質。如個人資料不提供，可能會影響我們考慮意見。個人資料或會轉交顧問公司及政府部門作上述用途。個人資料或會予以公開。根據《個人資料(私隱)條例》，個人資料當事人有權查閱及更正其提供的個人資料。有關要求應以書面提出，並寄往規劃署規劃統籌組，地址為北角渣華道333號北角政府合署17樓

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加。對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

本人每星期逢道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』用地不足而阻礙其發展實感可惜！

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姓名Name: FUNG HIU SIU
團體/機構（如適用）Organisation (if applicable): 金蘭觀
電話號碼Tel No.: [redacted]
傳真號碼Fax No.:
電郵地址Email Address: [redacted]
郵寄地址Mailing Address: [redacted]

歡迎你在<u>2016年4月19日或之前</u>將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before <u>19 April 2016</u> via post, fax or email.

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[illegible]
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規劃署 Planning Department　土木工程拓展署 CEDD Civil Engineering and Development Department

多謝 Thank you　ARUP

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間</u>

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，接納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

本人發現元朗南中有金蘭觀，是一所非牟利宗教慈善團體，免費幫助市民養生及健康，為追求物質以外的精神健康，抒緩平日緊張的都市生活及種種壓力，甚有幫助。有感像金蘭觀這種團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足，而阻礙其發展實感可惜，希望政府能予考慮幫忙！

姓名Name: 林敏敏

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ______

電郵地址Email Address: [redacted]

郵寄地址Mailing Address:

歡迎你在<u>2016年4月19日或之前</u>將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before <u>19 April 2016</u> via post, fax or email.

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收集個人資料目的事項說明：[illegible]

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規劃署 Planning Department　　土木工程拓展署 Civil Engineering and Development Department　　多謝 Thank you　　ARUP

A4

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

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姓名Name: 陳雪映
團體/機構（如適用）Organisation (if applicable): 金蘭觀

電話號碼Tel No.: [redacted]
傳真號碼Fax No.: ____

電郵地址Email Address: [redacted]

郵寄地址Mailing Address:

歡迎你在<u>2016年4月19日</u>或之前將意見以郵寄、傳真或電郵方式交回我們。
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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

A2

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南 房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道「政府」(G)用地及「機構或社區」(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

本人每星期遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因「機構或社區」用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，也能兼顧市民在精神文化方面的需求，增加「機構或社區」用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: [signature]

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ______

電郵地址Email Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明 [illegible]

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收集個人資料目的聲明 [illegible]

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規劃署 Planning Department　　土木工程拓展署 Civil Engineering and Development Department　　多謝 Thank you　　ARUP

A1

第三階段社區參與 － 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

我認為第三階段規劃中的「機構或社區」用地嚴重不足，沒有依人口近乎 40 倍增加的比例作出適當配合，對於政府於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道「政府」(G)用地及「機構或社區」(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途，但日後卻可輕易拿來改為屋地，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將政府(G)用地和社區(IC)用地混為一談的做法，混淆視聽，令我們不安。希望政府能正視問題，接納社會訴求重新檢視，並加強社區用地比例，以配合整體社區發展需要。

本人經常遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因「機構或社區」(IC)用地不足而阻礙其發展實感可惜！

故此，希望政府在解決住屋問題的同時，兼顧市民在精神文化方面的需求，增加「機構或社區」(IC)用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: 陳［signature］

團體/機構（如適用）Organisation (if applicable): ____________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ____________

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在<u>2016年4月19日</u>或之前將意見以郵寄、傳真或電郵方式交回我們。
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聲明：凡在《元朗南房屋用地規劃及工程研究－勘查研究》過程中向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容(包括個人姓名及團體名稱)公布。如你不同意這個安排，請於提供意見和建議時作出聲明。
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收集個人資料目的聲明：規劃署及土木工程拓展署會將根據本表格所收集的個人資料用於《元朗南房屋用地規劃及工程研究－勘查研究》或相關用途，並為了執行上述的目的可將你提供的個人資料供有關政府決策局和部門及本研究之顧問公司。在本表格內提供個人資料純屬自願。根據《個人資料(私隱)條例》，閣下可循要求查閱及改正已提供的個人資料。有關要求須透過查閱資料要求表格(由個人資料私隱專員署出版的表格 OPS003) 提出，填妥及簽署，請以郵寄方式遞交(郵寄地址：香港北角渣華道333號北角政府合署17樓，個人資料管制人員或九龍何文田公主道101號，土木工程拓展署大樓14樓，土木工程拓展署行政事務部，個人資料私隱主任收)。表格可在各區民政事務處詢問處索取，或在個人資料私隱專員公署網頁下載(網頁地址：http://www.pcpd.org.hk/chinese/publications/files/Dforms.pdf)。
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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department　**多謝 Thank you**　ARUP

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

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姓名Name: 關美芝

團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: _____

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

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傳真Fax No.:	(852) 2866 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

[illegible]

規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

金蘭觀是個我已經來訪了20多年的宗教團體。得知了政府規劃署有將金蘭觀列入規劃的「機構或社區」(IC)用地，感到萬分安慰。但是在第二階段的諮詢結果公佈時，也同時了解到金蘭觀是被包圍在住宅用地當中。有見及此，欲作出提議。

金蘭觀是有40多年歷史的中國特色廟宇，同時亦供人於忙碌中生活調劑、舒緩、放鬆心情的氣功練習場地。現代都市比以往更重視情緒起伏對生命的影響，尤其是香港的生活節奏急促，是十分需要此類場地讓人舒緩心情、保持身體康強。金蘭觀更提供免費贈醫施藥，這是每週活動，目的是幫助弱小社群及來訪者可得到註冊中醫師的治療。金蘭觀會提供這些練習場地和空間讓各來訪者得以最舒適的練習環境讓身心鬆弛。

因此本人期望政府在規劃的同時，請多考慮社區中的各種需要，並保留或可提供更多的IC用地讓金蘭觀得到足夠空間為社區提供服務。

如以上的填寫空位不足，請使用其他紙張。
If the above space is not enough, please use separate sheets.

姓名Name: Suen Tsz Ying

團體/機構（如適用）Organisation (if applicable): 金蘭觀

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: /

電郵地址Email Address: [redacted]

郵寄地址Mailing Address:

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

新檢視並加強社區用地比例以配合整體社區發展需要。

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姓名Name: KO WAI BONG

團體/機構（如適用）
Organisation (if applicable): KAM LAN KOON

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: N/A.

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
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傳真號碼Fax No.: /
電郵地址Email Address: [redacted]
郵寄地址Mailing Address:

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土木工程拓展署 Civil Engineering and Development Department

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究 - 勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

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電話號碼Tel No.: [redacted]
傳真號碼Fax No.:
電郵地址Email Address: [redacted]
郵寄地址Mailing Address: [redacted]

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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

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姓名Name: [illegible]

團體/機構 (如適用) Organisation (if applicable): ____________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ____________

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郵寄地址Mailing Address: [redacted]

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電郵地址Email Address: [redacted]
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傳真號碼Fax No.: [redacted]

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department　多謝 Thank you　ARUP

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎40倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示G/IC用地已按人口比例增加作出配置的說法並不認同。要知道「政府」(G)用地及「機構或社區」(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

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姓名Name: YIP CHING

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ______

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在<u>2016年4月19日或之前</u>將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before <u>19 April 2016</u> via post, fax or email.

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聲明：[illegible]

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規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department　**多謝 Thank you**　ARUP

A30

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
屏廈用地規劃及工程研究-調查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求政府增加資源，發展及保育元朗南的傳統宗教和文化

在第二階段的規劃諮詢後，政府聆聽訴求：金蘭觀能夠原址保留在現在的（IC）機構及社區用地，繼續為社區服務；這是官民共商的好結果。但與此同時，我們看到在第三階段的發展大綱圖中，政府再沒有增撥，甚至是減少了（IC)機構及社區用地。這是一個不明智的規劃方案。要知道，在現有的規劃中，元朗南的人口將由現在約 2800 人增加至 85000 人。**我認為政府除了提供市民一個「安樂窩」外，亦須兼顧他們身心靈及文化的培育，以求達至一個和諧的社區環境。**

金蘭觀自 70 年在屏山唐人新村立觀至今，慈善濟世，贈醫施藥，惠澤社羣逾四十年。每星期日的宗教活動，除扶乩道承傳百載的道家獨特文化外，還提供修真、修身及傳統中醫保健課程，以提升學員的心性和身體質素。並有傳統道家氣功教授，以令他們達到身心和諧，養生保健的效果。這些都是現今社會再難找到的中華文化瑰寶。這些難得的道家傳統文化是需要傳承下去的。但在現有土地規劃下，金蘭觀的發展將面對很大的困難。我們希望道家傳統文化能夠持續發展，令更多人獲益。**在此，我懇請政府從新審視現有規劃，適當增加（IC）機構及社區用地的比例，以配合元朗南未來的實際發展需要，共建一個身心平衡，和平共融的社會。**

姓名Name: 馮曉韶
團體/機構（如適用）Organisation (if applicable): 金蘭觀
電話號碼Tel No.: [redacted]
傳真號碼Fax No.:
電郵地址Email Address:
郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
擬建用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

敬啟者，
敬請支持中華文化宗教道德精神教育。現在人心不古，道德淪亡，世界各地天災人禍，人們最是相傷殘無日安寧，心性惶惶，世間上能有真正有良心的人實在太少了。只顧個人私人利益，損害他人，無惡不作。
金蘭觀為慈善團體，贈醫施藥，免費教授氣功，印善書服務社會，服務他人。很多人參加學習金蘭觀靜座氣功之後，身體得健康痊癒！大眾得益良多，感恩社會各界人士多多支持金蘭觀為幸！敬祝身心康寧！家庭和睦！人人日日好運！

如以上的填寫空位不足，請使用其他紙張。
If the above space is not enough, please use separate sheets.

姓名Name: 方祥
團體/機構（如適用）Organisation (if applicable): 金蘭觀慈善團體
電話號碼Tel No.: [redacted]
傳真號碼Fax No.:
電郵地址Email Address:
郵寄地址Mailing Address: [redacted]

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免責聲明：凡在《元朗南擬建用地規劃及工程研究-勘查研究》過程中向規劃署或土木工程拓展署或其代表提交意見的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容（包括個人姓名及團體名稱）公布，如你不同意該項安排，請於提交意見時明確作出表明。
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規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

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姓名Name: 張偉文

團體/機構 (如適用) Organisation (If applicable): 金蘭觀

電話號碼Tel No.: [redacted]

傳真號碼Fax No.:

電郵地址Email Address: [redacted]

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規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department　多謝 Thank you　ARUP

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

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姓名Name: [redacted] 團體/機構 (如適用) Organisation (if applicable): _____

電話號碼Tel No.: [redacted] 傳真號碼Fax No.: _____

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

	規劃署 - 跨界基建發展組 Planning Department - Cross-boundary Infrastructure and Development Section	土木工程拓展署 - 新界西拓展處 Civil Engineering and Development Department - New Territories West Development Office
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傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

備註：凡透過《元朗南房屋用地規劃及工程研究-勘查研究》諮詢中向規劃署或土木工程拓展署署長提交的個人資料，將被用於與上述研究有關的用途，並可能會轉交予顧問公司及其他政府部門。根據《個人資料(私隱)條例》，閣下有權要求查閱或更正已提供的個人資料。如欲行使此項權利，請向規劃署跨界基建發展組的個人資料主任提出書面要求。

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就本個人資料收集聲明而言：規劃署或土木工程拓展署署長根據《元朗南房屋用地規劃及工程研究-勘查研究》收集的資料，包括為了執行上述目的而可能轉移給下列個人資料承授者的資料：(i)顧問公司及其他政府部門；及(ii)上述研究之諮詢公司。在本表格內提供個人資料純屬自願。若閣下(個人資料(私隱)條例)，閣下有權要求查閱或更正已提供的個人資料。根據《個人資料(私隱)條例》

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

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姓名Name: 梁惠文 團體/機構（如適用）Organisation (if applicable): 金蘭觀

電話號碼Tel No.: [redacted] 傳真號碼Fax No.: ______

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

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聲明 [illegible]
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收集個人資料目的聲明 [illegible]
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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department　多謝 Thank you　ARUP

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究 - 諮詢研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

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姓名Name: [redacted]
團體/機構 (如適用)
Organisation (if applicable): 金蘭觀
電話號碼Tel No.: [redacted]
傳真號碼Fax No.:
電郵地址Email Address: [redacted]
郵寄地址Mailing Address:

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電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：凡就《元朗南房屋用地規劃及工程研究 - 諮詢研究》由規劃署或土木工程拓展署與有關人士或團體，特別是任何就規劃或土木工程拓展署與有關人士或團體特別是任何就規劃或土木工程拓展署與有關人士或團體特別是任何就規劃或土木工程拓展署與有關人士或團體

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

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姓名Name: 張慧恩 團體/機構 (如適用) Organisation (if applicable): 金蘭觀

電話號碼Tel No.: [redacted] 傳真號碼Fax No.:

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you　ARUP

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

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姓名Name: [signature]

團體/機構（如適用）Organisation (if applicable): ____________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ____________

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在<u>2016年4月19日</u>或之前將意見以郵寄、傳真或電郵方式交回我們。
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聲明 凡在《元朗南房屋用地規劃及工程研究-勘查研究》[illegible]

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收集個人資料目的聲明[illegible]

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規劃署 Planning Department

土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

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第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
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第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎40倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示G/IC用地已按人口比例增加作出配置的說法並不認同。要知道「政府」(G)用地及「機構或社區」(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

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姓名Name: 黃[illegible]

團體/機構（如適用）
Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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地址Address:	北角渣華道333號北角政府合署16樓 16/F North Point Government Offices, 333 Java Road, North Point	沙田上禾輋路1號沙田政府合署9樓 9/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin
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傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

[illegible]

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[illegible]

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

A32

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments: 增設停車場

元朗是新界西北人口集中地，
週邊有多條鄉村及新起屋苑，
卻嚴重缺乏元朗購買生活物品點，
希望如有新發展地區，請要
要求興建多層停車場。

如以上的填寫空位不足，請使用其他紙張。
If the above space is not enough, please use separate sheets.

姓名Name: WONG SUI NGOR 團體/機構（如適用）Organisation (if applicable): _____

電話號碼Tel No.: [redacted] 傳真號碼Fax No.: _____

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

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電話Tel No.:	(852) 2231 4713	(852) 2158 5680
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：凡在《元朗南房屋用地規劃及工程研究-勘查研究》過程中向規劃署或土木工程拓展署提供意見和或填寫的個人或團體，皆被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容（包括個人姓名及團體名稱）公布，如你不同意這個安排，請於遞交意見和填寫時作出聲明。
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收集個人資料目的聲明及說明：規劃署或土木工程拓展署將因下述本表格內提供的個人資料用於《元朗南房屋用地規劃及工程研究-勘查研究》或相關用途，包含了執行上述的目的可能提供下的個人資料供有關政府決策局和部門及本研究之顧問公司。這本表格內提供個人資料純屬自願，根據《個人資料（私隱）條例》，你有權就要求查閱或改正已向規劃署或土木工程拓展署提供的個人資料。有關要求須經書面向資料要求表格（查閱個人資料私隱專員公署的表格 OPS003）提出，填妥後連同費用，可以郵寄方式遞交（聯絡地址：香港北角渣華道333號北角政府合署17樓，個人資料管有人員或九龍何文田公主道101號，土木工程拓展署大樓14樓，土木工程拓展署行政事務部，個人資料私隱主任收）。各項收集事項均自願提供。你亦可在個人資料私隱專員公署網頁下載（網頁地址：http://www.pcpd.org.hk/chinese/publications/files/Dforms.pdf）。
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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

A38 495

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
擬議用地規劃及工程研究-諮詢研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎 40 倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道「政府」(G)用地及「機構或社區」(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示，今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能慎重勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

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姓名Name: 劉湘華　　團體/機構 (如適用) Organisation (if applicable): _____

電話號碼Tel No.: [redacted]　　傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: [redacted]

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[illegible] 元朗南(擬議用地規劃及工程研究-諮詢研究) 諮詢小組規劃署或土木工程拓展署或顧問公司向規劃署、土木工程拓展署或其他政府部門或會議提供的意見及建議(包括個人或團體的姓名或名稱)發表公開聲明。

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[illegible] 元朗南(擬議用地規劃及工程研究-諮詢研究)[illegible]，為了進行上述與以[illegible]的個人資料(包括個人或團體的姓名或名稱)，可能會轉交[illegible]。[illegible]，[illegible]。[illegible]，[illegible]。[illegible]，

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

<u>要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

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姓名Name: 揚自立

團體/機構（如適用）Organisation (if applicable): ____________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ____________

電郵地址Email Address: [redacted]

郵寄地址Mailing Address:

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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

A40

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South Investigation

你的意見 Your Comments:

<u>要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色</u>

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姓名Name: 陳桂元　　　　團體/機構（如適用）Organisation (if applicable): 金蘭觀

電話號碼Tel No.: [redacted]　　　　傳真號碼Fax No.: ______

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

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[illegible]

Notes about Collection of Personal Data: [illegible]

規劃署 Planning Department　　土木工程拓展署 CEDD Civil Engineering and Development Department

多謝 Thank you

ARUP

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南 房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

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姓名Name: [signature]
團體/機構（如適用）Organisation (if applicable): ____
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: ____
電郵地址Email Address: [redacted]
郵寄地址Mailing Address: [redacted]

歡迎你在<u>2016年4月19日</u>或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before <u>19 April 2016</u> via post, fax or email.

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電話Tel No.:	(852) 2231 4713	(852) 2158 5680
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：[illegible]
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規劃署 Planning Department　　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加『機構或社區』(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

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姓名Name: [signature]

團體/機構（如適用）Organisation (if applicable): ____________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ____________

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
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電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：凡在《元朗南房屋用地規劃及工程研究-勘查研究》向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部所提供的內容(包括個人姓名及團體名稱)公布。如你不同意這個安排，請於提供意見及建議時作出聲明。
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規劃署 Planning Department　土木工程拓展署 Civil Engineering and Development Department　**多謝 Thank you**　ARUP

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

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姓名Name: 潘信友

團體/機構（如適用）Organisation (if applicable): 金蘭觀

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ________

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

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Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

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姓名Name: 何球

團體/機構（如適用）
Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: _____

電郵地址Email Address: _____

郵寄地址Mailing Address: [redacted]

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規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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元朗南
房屋用地規劃及工程研究－勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

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姓名Name: MELISSA LEUNG

團體/機構（如適用）Organisation (if applicable): ____________

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: [redacted]

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

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聲明：凡在《元朗南房屋用地規劃及工程研究－勘查研究》過程中向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容(包括個人姓名及團體名稱)公布，如你不同意這個安排，請於提供意見和建議時作出聲明。

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收集個人資料的目的聲明：[illegible] (網頁地址: http://www.pcpd.org.hk/chinese/publications/files/Dlcmc.pdf)。

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規劃署 Planning Department　土木工程拓展署 CEDD Civil Engineering and Development Department　多謝 Thank you　ARUP

H14

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

要求增加「機構或社區」(IC)用地規劃，兼顧市民精神文化需要及元朗傳統歷史文化特色

我認為第三階段規劃中的「機構或社區」用地嚴重不足，沒有依人口近乎 40 倍增加的比例作出適當配合，對於政府於第三階段諮詢論壇回應相關訴求時，表示 G/IC 用地已按人口比例增加作出配置的說法並不認同。要知道『政府』(G)用地及『機構或社區』(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途，但日後卻可輕易拿來改為屋地，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將政府(G)用地和社區(IC)用地混為一談的做法，混淆視聽，令我們不安。希望政府能正視問題，接納社會訴求重新檢視，並加強社區用地比例，以配合整體社區發展需要。

本人經常遠道從市區來到金蘭觀參加活動，為追求物質以外的精神健康，以抒緩平日緊張的都市生活及種種壓力，有感像金蘭觀這種非牟利慈善團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因「機構或社區」(IC)用地不足而阻礙其發展實屬可惜！

故此，希望政府在解決住屋問題的同時，兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民更多選擇空間，為傳承中國傳統優良文化，為培育下一代，締造多元和諧美好生活環境。

姓名Name: 謝忠明

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ______

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

	規劃署 - 跨界基建發展組 **Planning Department -** Cross-boundary Infrastructure and Development Section	土木工程拓展署 - 新界西拓展處 **Civil Engineering and Development Department -** New Territories West Development Office
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規劃署 Planning Department
土木工程拓展署 CEDD Civil Engineering and Development Department

多謝 Thank you

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第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

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第三階段諮詢規劃中的「機構或社區」用地嚴重不足，沒有依人口增加近乎40倍的比例作出適當的增加，對於規劃署助理署長於第三階段諮詢論壇回應相關訴求時，表示G/IC用地已按人口比例增加作出配置的說法並不認同。要知道「政府」(G)用地及「機構或社區」(IC)用地根本是兩種不同的土地規劃，例如政府用地是不可能提供作為宗教用途的，所以政府在大綱草圖上亦以不同顏色標示。今次政府官員將(G/IC)用地和(IC)社區用地混為一談的做法，混淆視聽，令人不安。希望政府能懸崖勒馬正視問題，接納社會訴求重新檢視並加強社區用地比例以配合整體社區發展需要。

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姓名Name: (signature)
團體/機構（如適用）Organisation (if applicable): ______
電話號碼Tel No.: [redacted]
傳真號碼Fax No.: ______
電郵地址Email Address: [redacted]
郵寄地址Mailing Address: [redacted]

歡迎你在<u>2016年4月19日</u>或之前將意見以郵寄、傳真或電郵方式交回我們。
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規劃署 Planning Department
土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

Received on
21 APR 2016
By SSR2 / CE'S OFFICE

致政府有關部門：

祠堂與祖宗山墳是祖先靈魂棲息之所，是懷抱祖德，慎終追遠，承先啟後，緬往開來的神聖地方，豈容現時元朗南的規劃發展，將會拆我祠堂，剷我祖墳，摧毀我碧草花香，古木參天的陳維周紀念花園，為人子孫之忍受這種凌辱和迫害嗎？

維德堂陳氏家族全體成員為此感到非常失望、憤怒和不安，堅決反對特區政府對家族位於元朗大道村的陳維周紀念花園、陳氏家族祠堂和祖宗山墳之土地規劃；誓要維護家族傳統文化和聖地，不惜一切捍衛家族使用土地的權益。

祈　貴署不要與我為敵，從善如流，重新評估我土地，給予適當規劃，勿作傷天害理，造孽深重，瘋狂掠奪我土地的計劃。

謹啟

受規劃影響的維德堂土地地段編號 DD [redacted]

[redacted]

Email : [redacted]

Address :
Chan Shu Kai
[redacted]

姓名: 陳樹佳

日期：17/4/2016

A13

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

你的意見 Your Comments:

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姓名Name: [signature]

團體/機構（如適用）Organisation (if applicable): ______

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: ——

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在<u>2016年4月19日</u>或之前將意見以郵寄、傳真或電郵方式交回我們。
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聲明：[illegible]

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規劃署 Planning Department
土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

[redacted]

E/9, 2/6/56(P)

第三階段社區參與 - 意見表格
Stage 3 Community Engagement Comment Form

元朗南
厦屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

本委投反(後頭宿舍)理由此二文物公庭於白河村主幹道人多年來一直以來由香山医院病房部作精神病患者治疗及社区复康本宿舍照顾、管理、从前造主理行法之社区生活的国公。

然而政府大力发展元朗南房屋用地发展多元化設施及社區設施及改善附近环境,本宿舍地表示支持然而主張照顧宿舍設施及社區本身在发展同時也迫到宿舍作為本宿舍功能運作在今後才調才

如以上的填寫空位不足，請使用其他紙張。
If the above space is not enough, please use separate sheets.

姓名Name: 任素英
團體/機構 (如適用) Organisation (if applicable): 善悅居(後頭宿舍)
電話號碼Tel No.: 98487306 23277966
傳真號碼Fax No.: 23277368
電郵地址Email Address:
郵寄地址Mailing Address:

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Disclaimer: A person or an organisation providing any comments and suggestions to the Planning Department or Civil Engineering and Development Department on the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" shall be deemed to have given consent to the Planning Department or Civil Engineering and Development Department to partially or wholly publish the comments and suggestions (including the names of the individuals and organisations). If you do not agree to this arrangement, please state so when providing comments and views.

收集個人資料目的的通知說明：規劃署及土木工程拓展署會就閣下在本表格內提供的個人資料用於《元朗南發展用地規劃及工程研究-勘查研究》或相關用途，而為"進行上述的用途時可能將閣下的個人資料移交與該研究有關的政府部門及本研究之顧問公司。本表格提供個人資料純屬自願。根據《個人資料(私隱)條例》，閣下有權要求查閱及改正已提供的個人資料。有關要求須經由填妥的資料要求查閱表格(由個人資料私隱主任控制的表格 OPS003)提出，並寄往相關地址。查閱該等方式的文(即通地址：香港北角渣華道333號北角政府合署17樓，個人資料管制人員或九龍秀文道101號，土木工程拓展署大廈14樓，土木工程拓展署行政科經理，個人資料私隱主任收)。各區民政事務處亦會有查閱表格。你可以個人資料私隱專員公署網頁下載 (網址網址：http://www.pcpd.org.hk/tc_chi/publications/files/Dforme.pdf)。
Notes about Collection of Personal Data: The personal data provided by means of this form (including the names of the individuals and organisations) will be used by the Planning Department and Civil Engineering and Development Department for the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" or related purposes, and your personal data may be transferred to relevant Government Bureaux, departments and the consultant of this Study for the purpose mentioned above. The provision of personal data by means of this form is voluntary. Under the Personal Data (Privacy) Ordinance, you have the right to request access to or correction of your personal data provided. Such requests should be made in the Data Access Request Form (No. OPS003) issued by the Privacy Commissioner and sent to the Postal to the Personal Data Controlling Officer, Planning Department, 17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong or the Personal Data Privacy Officer, Administration Division, Civil Engineering and Development Department, 14/F., Civil Engineering and Development Building, 101 Princess Margaret Road, Homantin, Kowloon. The Form is available at any District Office or can be downloaded at Office of the Privacy Commissioner for Personal Data's website (http://www.pcpd.org.hk/tc_chi/publications/files/Dforme.pdf).

規劃署 Planning Department
CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

-------- Original message --------
Subject: 元朗田寮天龍村所受之影响
From: rbt127b[redacted]
To: enquiry@yuenlongsouth.gov.hk
CC:

敬啟者

本人一家居住於[redacted]天龍村是政府徵收天水圍時的原居民由政府發牌於現址重建之家園，原村居民由1987年建村都一直居住至今。

现時政府正咨詢新界元朗南之發展， 好肯定所有天龍村之居民都不應再次被拆毀 30 年之家園。
請貴署回覆本人現址於新界元朗南擬發展項目所受之影响。
附上本人現址之圖片供参考。

本人聯络资料:
电話:[redacted]
电邮:[redacted]

Thank you for your attention

鍾成昌
15/April/2016

Sent from Samsung Mobile

Google Maps

① 本人地址 [redacted]

② 天龍村是否列入 R5 (EDA) 範圍？

③ 請標示 R5 (EDA) 在地圖上的範圍。

Google Maps



Imagery ©2016 DigitalGlobe, Map data ©2016 Google 20 m

Google Maps

屏山鄉鄉事委員會

Ping Shan Heung Rural Committee

509

[redacted]

香港渣華道 333 號北角政府合署 16 樓
規劃署-全港規劃部
跨界基建發展組
丘家泰總工程師

丘先生：

有關元朗南房屋用地規劃及工程研究-勘察研究
提出反對

本會收到灰沙圍村代表鄧公諒先生就上述規劃及工程研究要求協助及村民提出強烈反對該規劃，因　貴署將有關規劃座落於唐人新村，及灰沙圍村屋座向元朗公路邊之工業丁類地帶(簡稱該地帶)，該地帶將會改劃爲多層形式車輛上落倉庫，及要徵收其村村民住屋及祖堂土地，故此提出反對，其理由如下：

1. 該地帶原是工業用途，與相鄰住宅區已經不相協調，若改變爲多層形式倉庫，由於規模非常龐大，所貯存品種數量眾多及大型車輛等候上落貨相應地增加，運作期間所產生之噪音及空氣污非常嚴重，因該地帶正位於其村村屋群東南面不足 100 米，而本港風向大多數吹南風，對鄰近途人村民的生命及財產構成極大損害，後果非常嚴重，責任誰屬。

2. 該地帶內有村內祖堂業權土地祖墳座落風水龍脈上，對其村村民子孫命脈有極大關連，亦爲其村村民子孫每年祭祖及思親理念所在，其村村民祖堂業權人強烈反對政府徵收及改變附近環境。

灰沙圍村民風淳樸，村內還保留著大量耕地務農維生，環境清優。本會希望政府有關部門以民爲本，爲村民生計著想，修訂有關規劃，儘量保留村內原有的規劃，以不影響村民的土地及生計爲重。

屏山鄉鄉事委員會

主　　席：曾樹和
曾樹和

首副主席：鄧達善
鄧達善

副 主 席：
莫永堅

二零一六年四月廿五日

Tel: [redacted]

致 規劃署-跨界基建發展組
土木工程拓展署-新界西拓展處 [redacted]
關於元朗南房屋用地規劃及工程研究

敬啟者：

本人鄧公諒乃元朗屏山灰沙圍村村代表，知悉有關(元朗南房屋用地規劃)位於新界元朗唐人新村，灰沙圍村村屋座向南面元朗公路邊工業丁類地帶(該地帶)，會改劃作多層形式車輛上落倉庫一事，及要徵收本村村民住屋土地祖堂土地，本村村民表示極力反對，理由如下：

(1)該地帶原是工業用途，與相鄰住宅區已經不相協調，若改變為多層形式倉庫，由於規模非常龐大，所貯存品種數量眾多及等候上落貨重型車輛相應增加，該等車輛運作產生之噪音及空氣污染，因該地帶正位於本村村屋群東南面不足 100 米，而本港風向大多數吹南風，對鄰近途人村民的生命及財產構成極大損害，後果非常嚴重，責任誰屬。

(2)該地帶內有本村祖堂業權土地祖墳座落風水龍脈上，對本村村民子孫命脈有極大關連，亦為本村村民子孫每年祭祖及考思理念所在，本村村民祖堂業權強烈反對政府徵收及改變附近環境。

灰沙圍村民風淳樸，還保留着大量耕地務農為生，環境清優，現懇請 政府有關部門以民為本，為村民生命著想，感激萬分。

灰沙圍村村代表鄧公諒

簽署：鄧公諒

電話：[redacted]
地址：
此致
日期：2016 年 4 月 18 日

副本寄交元朗民政事務專員
屏山鄉鄉事委員會

Realray Investments Limited

Date : 15 April 2016

By Fax (2868 4497) &
By Post

Planning Department
Cross-boundary Infrastructure and Development Section
16/F North Point Government Offices
333 Java Road
North Point

Dear Sir,

Our Ref. : TYST_375191-00
Subject : Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation (Stage 3 Community Engagement) ("the Study")

We refer to our letter dated 9 July 2014 commenting the "Stage 2 Community Engagement Digest" of the Planning and Engineering Study for Housing Sites in Yuen Long South. We regret that our comments were not addressed in "Stage 3 Community Engagement Digest" released on 19 January 2016. As such, we would like to further express our views on the Study.

We suggest to delete a section of the new road, marked as Road Section C in **Drawing No.1** and propose to widen an existing track marked in **Drawing No. 2** ("proposed re-alignment"). The reasons are:

1. It is always easier to widen an existing track than open up a new road, because it

   1.1 attracts less objections;
   1.2 causes less disturbance to owners and occupiers;
   1.3 resumes less private land; and
   1.4 saves resumption cost.

   We are unable to find any reason to insist your original alignment. As the one who suffers most, we should be grateful if you would let us know the reason of your decision.

2. You rezone both sides of the natural stream to Green Belt for the purposes of preservation. If our proposed re-alignment is adopted, a further section of 110m of the stream as shown dashed blue in **Drawing No. 2** can be preserved.

3. We have applied a land exchange for a piece of land which clashes with the original alignment.

   3.1 The application is held up because it is in conflict with the Study, even though it is in compliance with the current Outline Zoning Plan No. S/YL-TYST/10. It counters Government's effort to increase more housing supply;

KH16041401 <<TYST>> 375191
香港中環皇后大道中 18 號新世界大廈第一期 1701 室 電話 (852) 2131 3578 傳真 (852) 2131 6958
Room 1701, New World Tower 1, 18 Queen's Road Central, Hong Kong Tel (852) 2131 3578 Fax (852) 2131 6958

3.2 The original alignment has divided the Site under single ownership into two portions, which will unnecessarily reduce developable site area by 23% and render the site difficult to develop.

Grateful if you could consider our views. Should you have any queries, please do not hesitate to contact Miss Krystal Hor at 2131 6863.

Yours faithfully,
For and on behalf of
Realray Investments Limited

Authorized Signatory

Encl. as stated

CY/kh

ARUP 087
Job No. 228228-21
Reporter No. 01207
Received 27 APR 2016
Initial WTL NSTT LYPC KYTY
Action
Info.
Copy

KH16041401 <<TYST>> 375191
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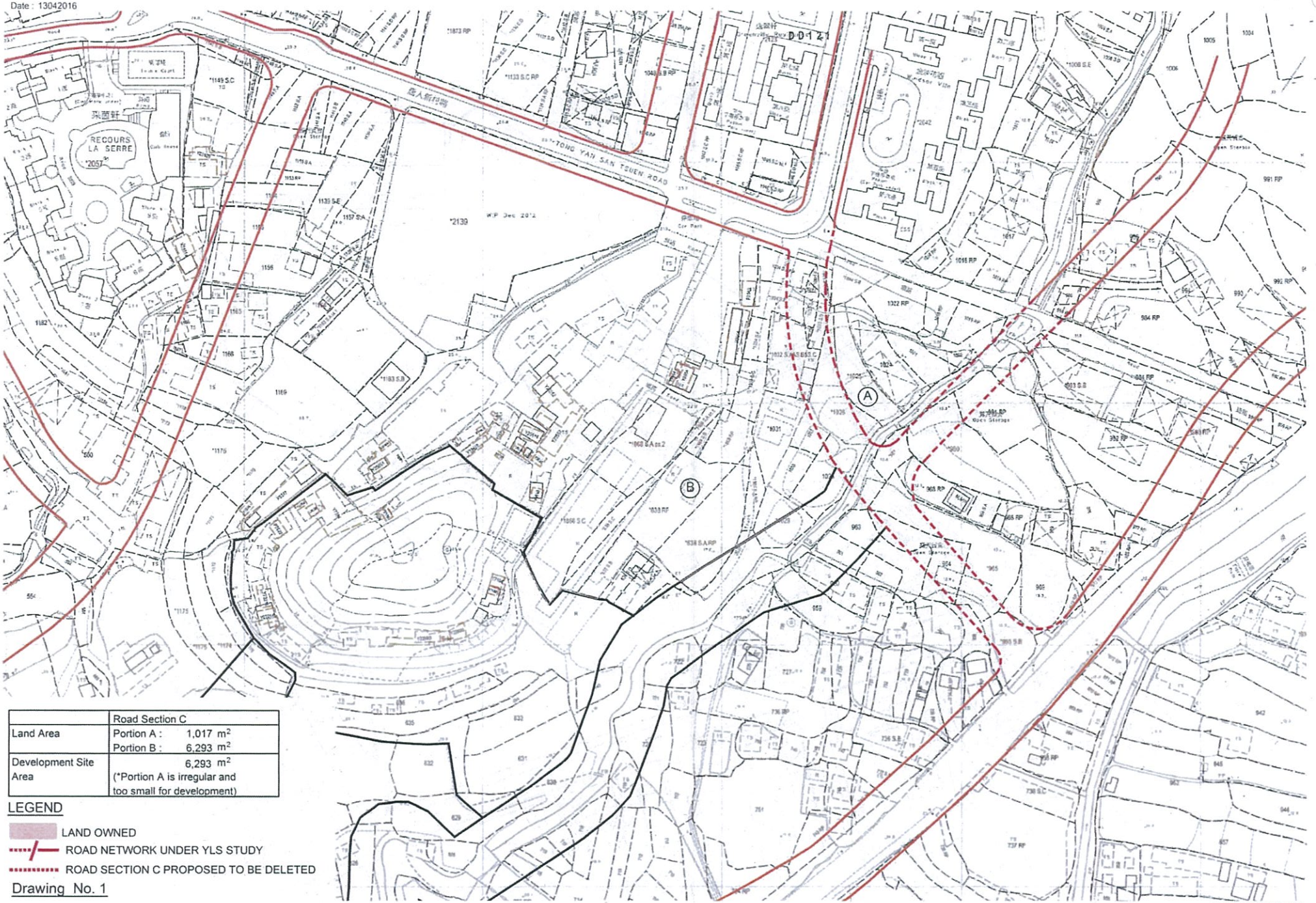
Room 1701, New World Tower 1, 18 Queen's Road Central, Hong Kong Tel (852) 2131 3578 Fax (852) 2131 6958

Date : 13042016



	Road Section C
Land Area	Portion A : 1,017 m^2 Portion B : 6,293 m^2
Development Site Area	6,293 m^2 (*Portion A is irregular and too small for development)

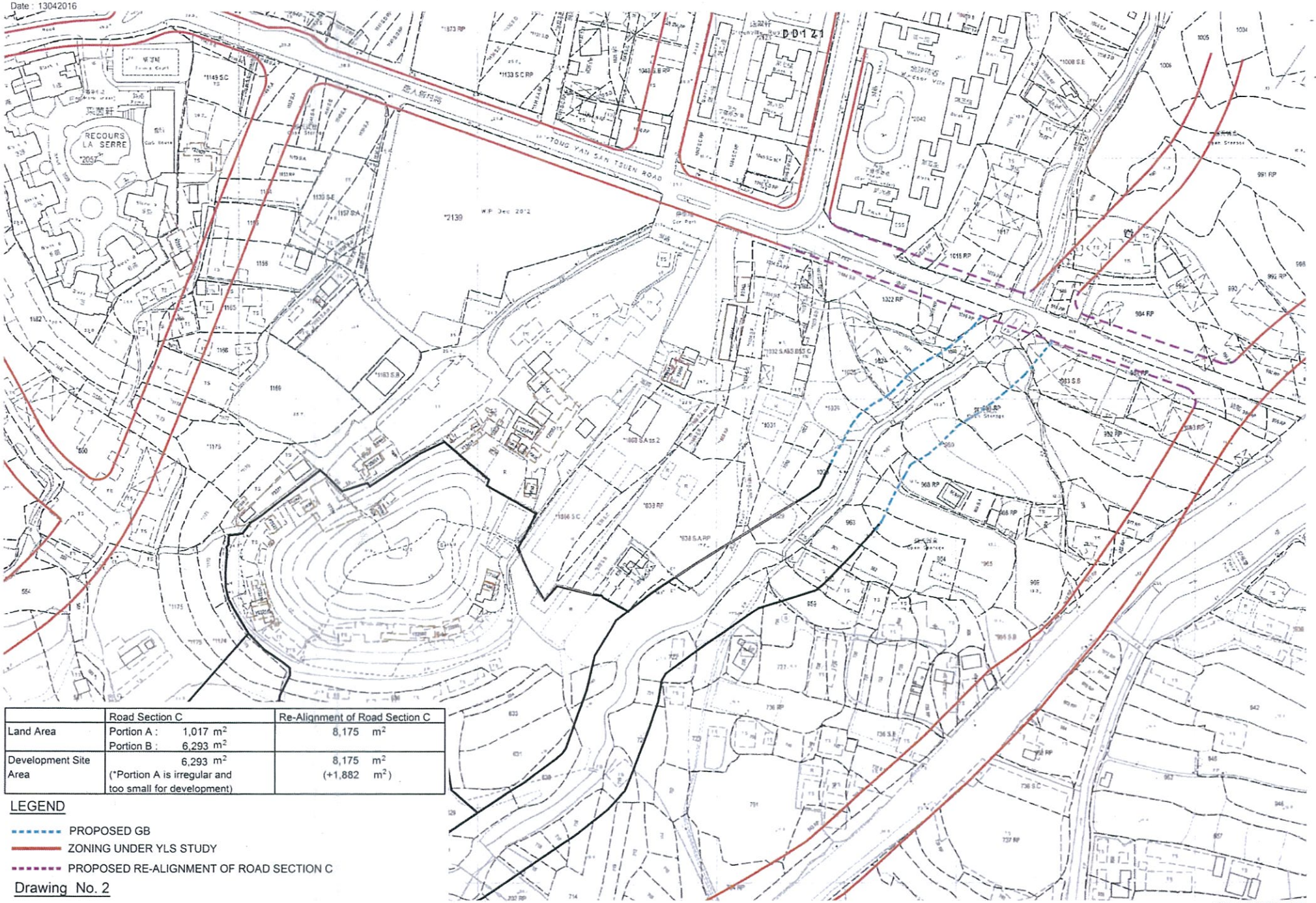
LEGEND

- LAND OWNED
- ROAD NETWORK UNDER YLS STUDY
- ROAD SECTION C PROPOSED TO BE DELETED

Drawing No. 1

Ref : 4-02032016-2-2A

Date : 13042016



	Road Section C	Re-Alignment of Road Section C
Land Area	Portion A : 1,017 m^2 Portion B : 6,293 m^2	8,175 m^2
Development Site Area	6,293 m^2 (*Portion A is irregular and too small for development)	8,175 m^2 (+1,882 m^2)

LEGEND

- PROPOSED GB
- ZONING UNDER YLS STUDY
- PROPOSED RE-ALIGNMENT OF ROAD SECTION C

Drawing No. 2

Ref : 4-02032016-2-2B

Realray Investments Limited

Date : 15 April 2016

By Fax (2868 4497) &
By Post

Planning Department
Cross-boundary Infrastructure and Development Section
16/F North Point Government Offices
333 Java Road
North Point

Dear Sir,

Our Ref. : TYST_375192-00
Subject : Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation (Stage 3 Community Engagement) ("the Study")

We are the owner of the site as coloured pink on the attached **Drawing No. 2** and would like to comment on the "Stage 3 Community Engagement Digest" released on 19 January 2016.

IC Zoning

On 8 January 2016, TPB approved to rezone various lots near Kam Lan Koon from GIC to R(B)1 for low-density residential development (rezoning application Y/YL-TYST/6). We respectfully request you to incorporate the above approval when preparing the Final Recommended Outline Development Plan.

Road Network

According to the Study, Tong Yan Sun Tsuen will remain as a garden community without increase in population. However, roads are proposed to be built everywhere. More specifically, we propose to eliminate the section of road as coloured red on **Drawing No. 2**, with reasons as detailed below.

Road network planning near Tong Yan San Tsuen as extracted in the "Stage 3 Community Engagement Digest", as shown in **Drawing No.1**, it is noted that there is modification plan for Tin Shui Wai West Interchange to enhance accessibility of Tong Yan San Tsuen.

Along the north frontage of Tong Yan San Tsuen, an employment belt is reserved for storage or workshop uses as highlighted in **Drawing No.1**. One of the design principle of the planned road network under the Study is to allow direct access of freight traffic to/from Yuen Long Highway to minimise environmental impact on the residential area, which leads the modifications of Tin Shui Wai West Interchange.

A section of new road, located on the west of the existing developed area (EDA), highlighted as Road Section A in **Drawing No.2**, is planned to connect the interchange and the upgraded Long Hon Road to the east of Tong Yan San Tsuen to provide vehicular access between the Residential Area on the east side of Long Hon Road and the future Hung Shui Kiu New Development Area. This new road section is not considered essential due to the following reasons:

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Room 1701, New World Tower 1, 18 Queen's Road Central, Hong Kong Tel (852) 2131 3578 Fax (852) 2131 6958

- Deletion of this road section will not contradict with the design intention of Tin Shui Wai West Interchange, as no freight traffic from the employment belt would pass through this road section;
- The proposed deleted road section is not serving any EDA and planned potential development area;
- Minimise traffic noise and air quality impacts to the EDA, nearby amenity area, and existing residential development;
- The presence of this road section will inevitably involve additional noise barriers and consequently cause adverse visual impact to existing residential developments;
- The presence of this road section will seriously impact development potential of adjoining land lots. We applied land exchange application for the site as shown colour pink on the **Drawing No. 2** for residential development. Road Section A separates the site into two portions which imposes additional site constraints; affect the design flexibility of the development and reduce the residential GFA.

The deletion of this road section will affect a number of vehicular movements, but there are other routes available for vehicular traffic passage. It is anticipated that most of the traffic generations from the newly planned residential zones to the south of Tong Yan San Tsuen, which is considered not substantial due to the relatively low plot ratios, could access Yuen Long Highway via the upgraded Long Hon Road and the modified Tong Yan San Tsuen Interchange. **Drawing No. 3 and 4** indicate the original planning routes and possible diversion.

Grateful if you could consider our views in preparing the Final Recommended Outline Development Plan.

Should you have any queries, please do not hesitate to contact Miss Krystal Hor at 2131 6863.

Yours faithfully,
For and on behalf of
Realray Investments Limited

ARUP
087
Job No. 228228-21
Letter No. 01208
Received 27 APR 2016

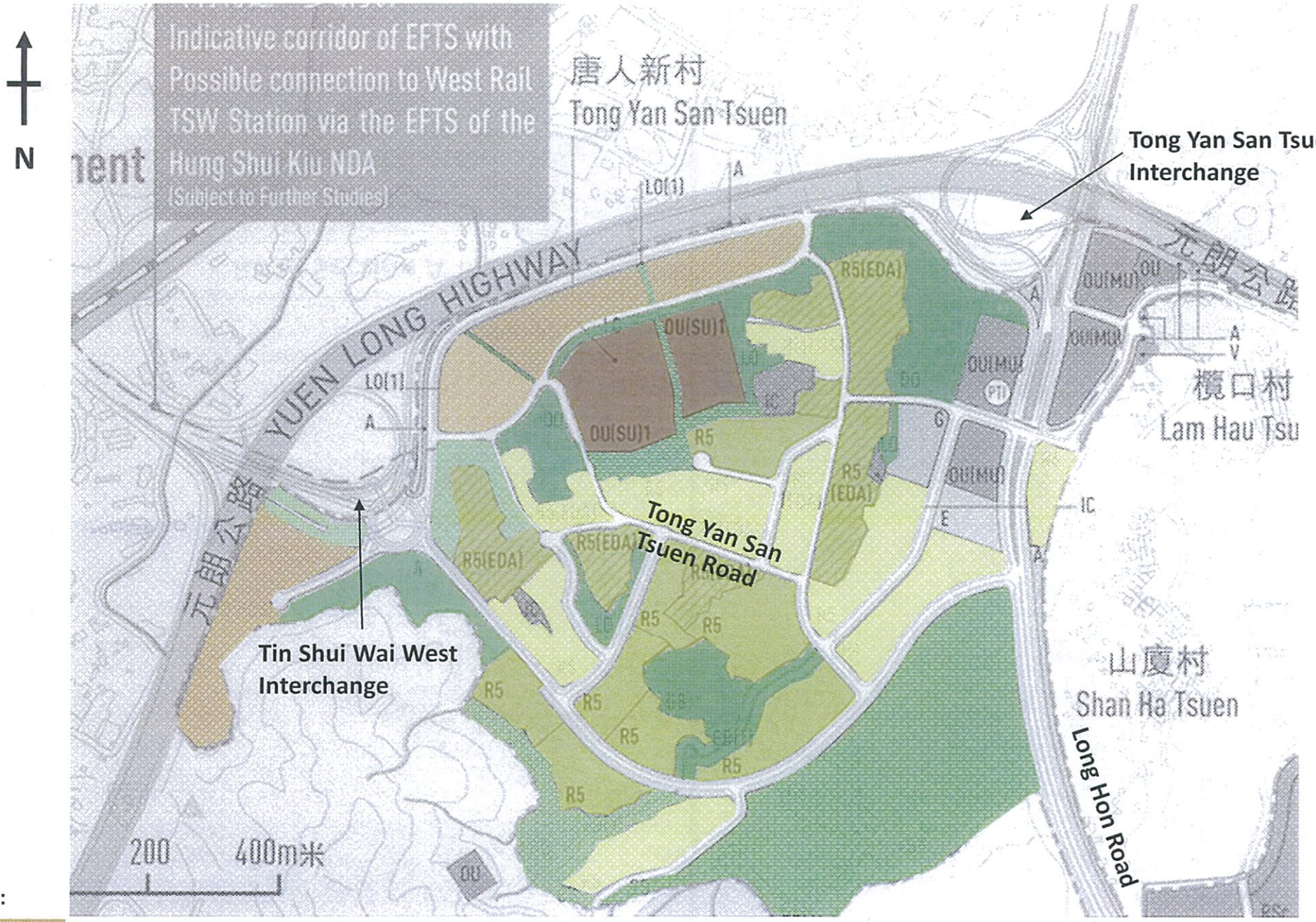
Initial	NTL	NSTY	LYPL	KPTY	
Action					
Info.					
Copy					

Authorized Signatory

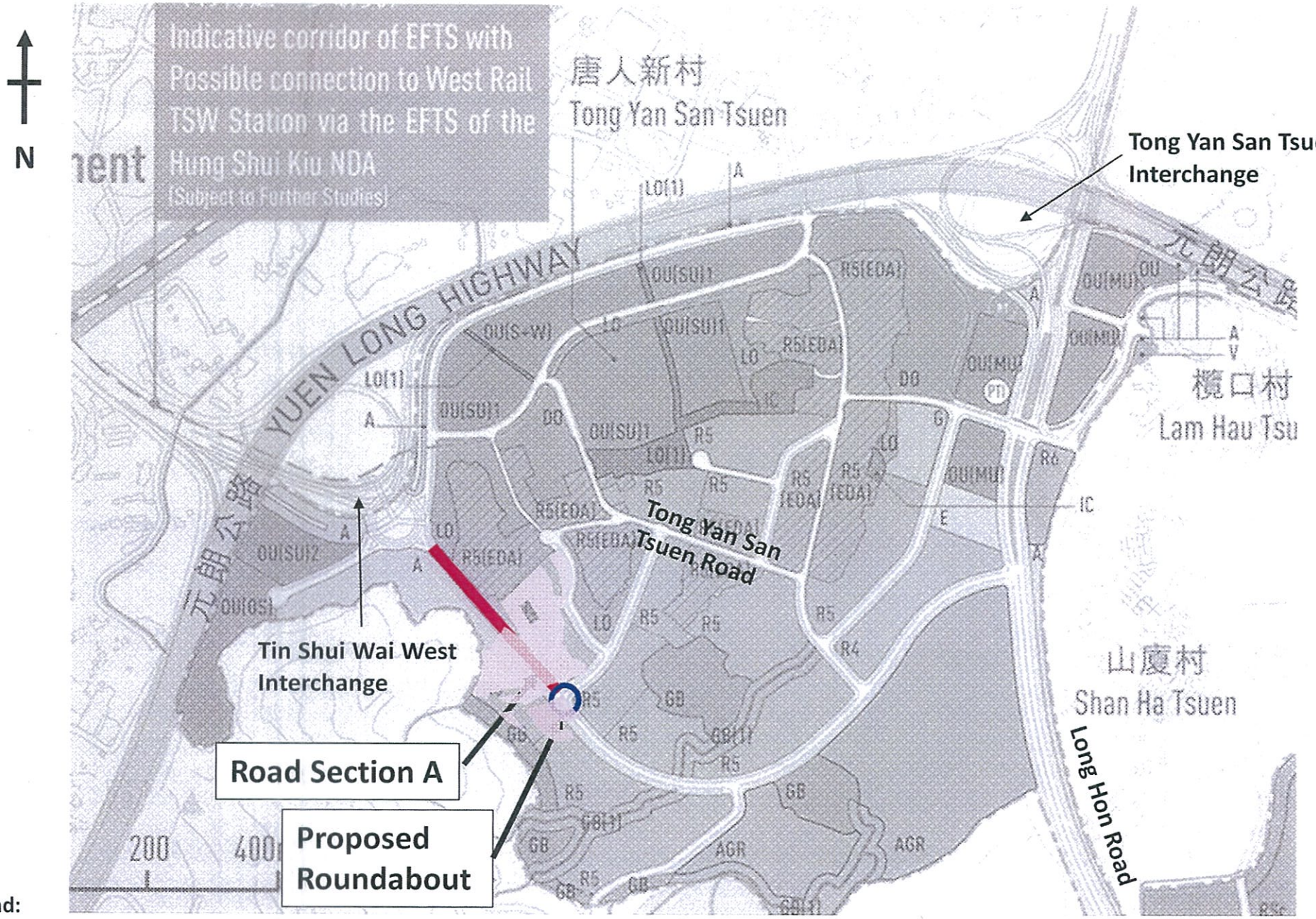
Encl. as stated

CY/kh

KH16041401 <<TYST>> 375192
香港中環皇后大道中 18 號新世界大廈第一期 1701 室 電話 (852) 2131 3578 傳真 (852) 2131 6958
Room 1701, New World Tower 1, 18 Queen's Road Central, Hong Kong Tel (852) 2131 3578 Fax (852) 2131 6958


N
Indicative corridor of EFTS with Possible connection to West Rail TSW Station via the EFTS of the Hung Shui Kiu NDA
(Subject to Further Studies)
唐人新村
Tong Yan San Tsuen
Tong Yan San Tsuen Interchange
YUEN LONG HIGHWAY
元朗公路
Tong Yan San Tsuen Road
Tin Shui Wai West Interchange
橫口村
Lam Hau Tsu
山廈村
Shan Ha Tsuen
Long Hon Road
200
400m米
LO(1)
OU(SU)1
R5
R5(EDA)
OU(MU)
OU
IC
Legend:
Reserved Land for Storage or Workshop uses (Employment Belt)
Residential Area
Open Space/Green Belt/Agriculture

Drawing No. 1

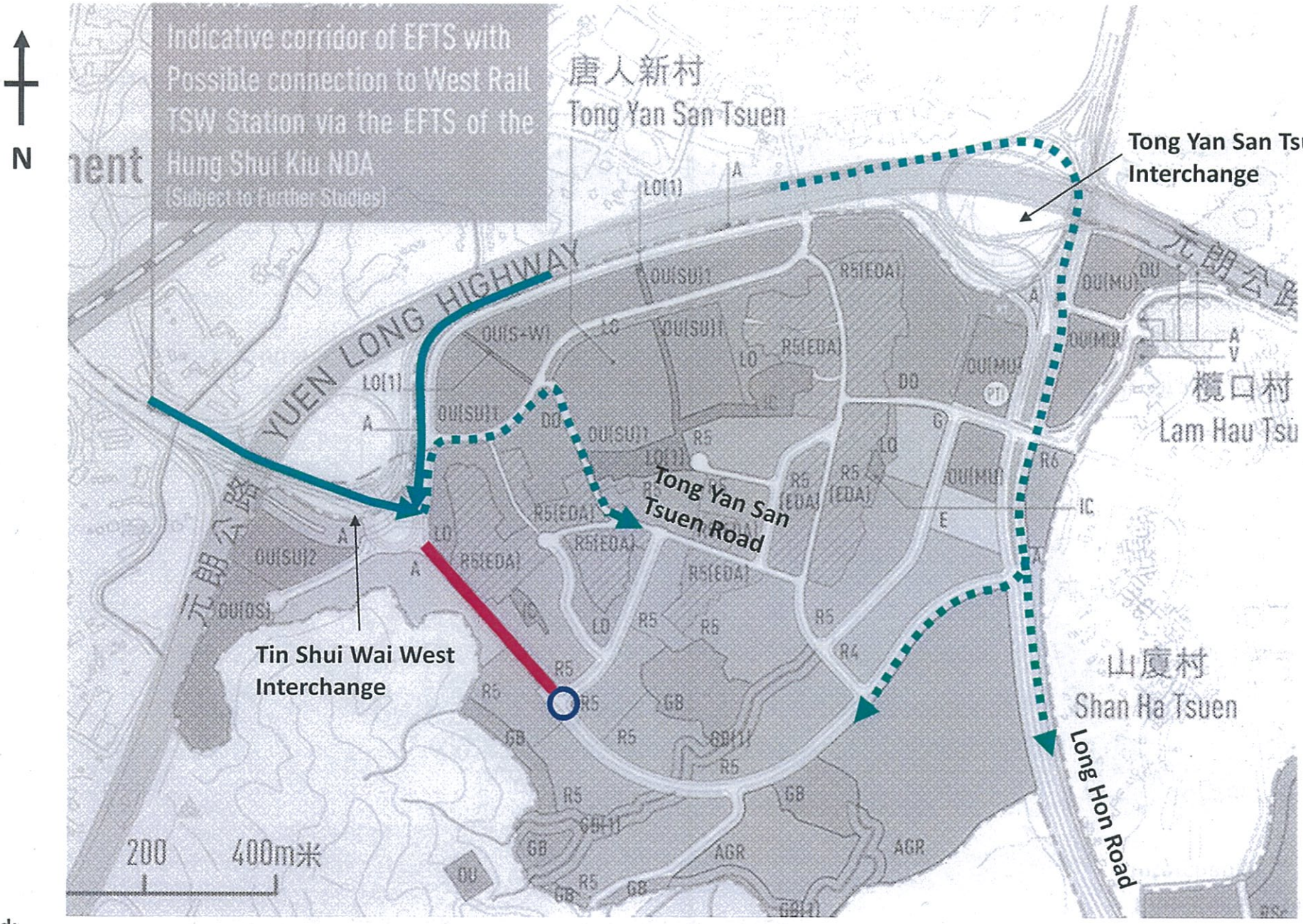


Legend:

Suggested New Road Section

Road Sections Suggested To Be Deleted

Drawing No.

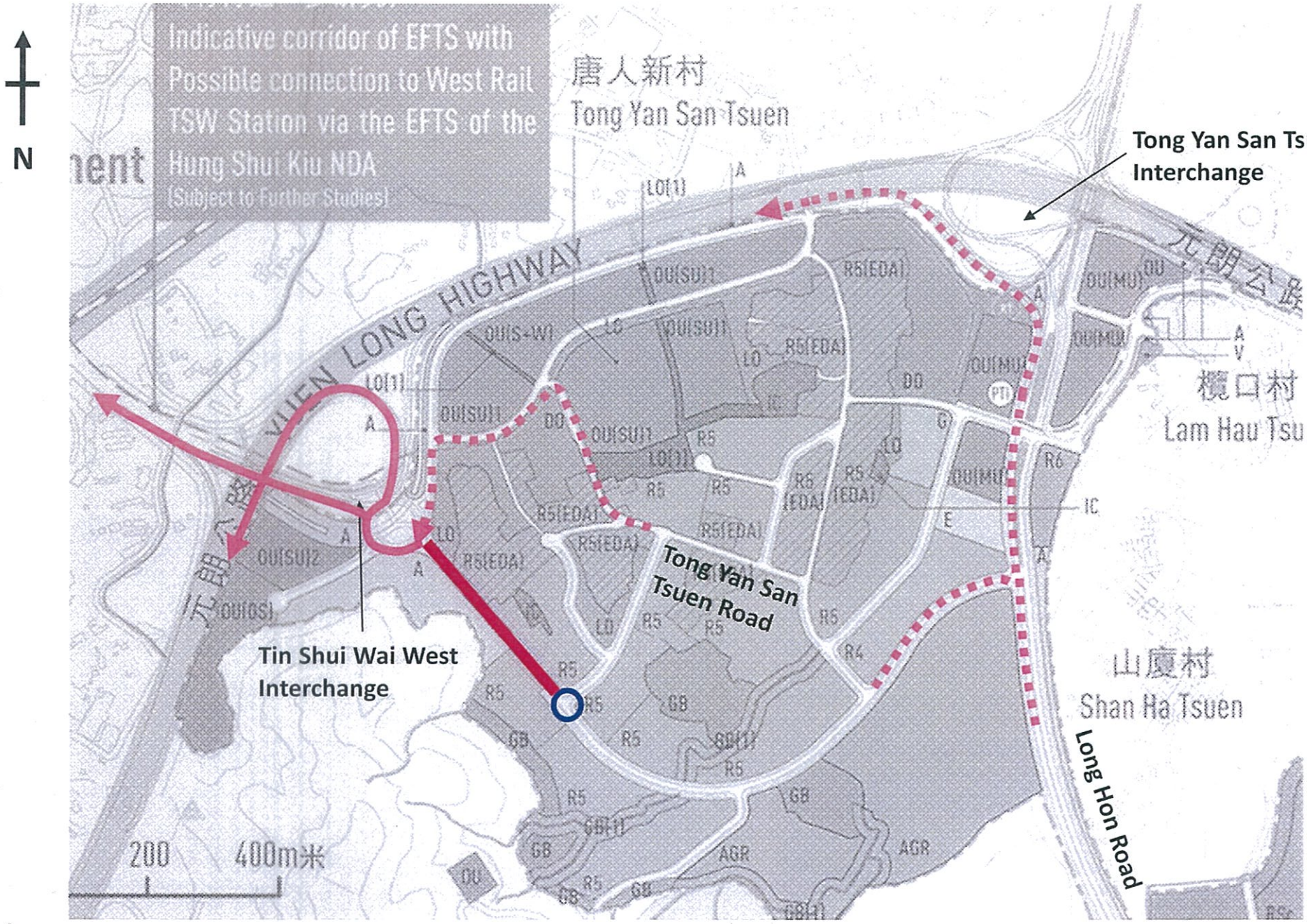


Legend:

Original Planned Vehicular Routes

Possible Diversion

Drawing No. 3



Legend:

Original Planned Vehicular Routes

Possible Diversion

Drawing No.

Realray Investments Limited

Date : 18 April 2016

Planning Department
Cross-boundary Infrastructure and Development Section
16/F North Point Government Offices
333 Java Road
North Point

By Fax [redacted] &
By Post

Dear Sir,

Our Ref. : TYST_375193-00
Subject : Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation (Stage 3 Community Engagement) ("the Study")

We are the owner of [redacted] and would like to comment on the "Stage 3 Community Engagement Digest" released on 19 January 2016.

According to the Study, Tong Yan Sun Tsuen will remain as a garden community without increase in population. However, roads are proposed to be built everywhere. More specifically, we propose to eliminate two sections of roads as coloured red in **Drawing No. 1 and 2**, with reasons as detailed below.

Today, Tong Yan Sun Tsuen is a tranquil community, with low plot ratio and small population. Park Villa is situated at the backdrop of a hill, enjoying fresh air and quiet environment. However, the Study proposes roads on three sides. Upon implementation, residents of Park Villa will stay in a cage surrounded not only by roads, but by noise barriers.

A new road located between Park Villa and open spaces, highlighted as Road Section B in **Drawing No. 1**, is considered not necessary and proposed to be deleted from the road network planning. The reasons are:

1. This new road serves no one. Deletion of it would not affect any vehicular movements from any existing and new developments.

2. Deletion of it can minimize the environmental impact such as traffic noise and air quality to the existing residential developments and amenity area.

3. The presence of this road section will inevitably involve additional noise barriers and consequently cause adverse visual impact to existing residential developments.

4. It saves public money by deleting unnecessary roads.

A section of new road, located on the west of Park Villa, highlighted as Road Section A in **Drawing No. 2**, is planned to connect the interchange and the upgraded Long Hon Road to the east of Tong Yan San Tsuen to provide vehicular access between the Residential Area on the east side of Long Hon Road and the future Hung Shui Kiu New Development Area. This new road section is not considered as the best option. There is an existing road, namely Tong Tai Road, situated between Yuen Long Highway and Tong Yan San Tsuen.

[redacted]

Realray Investments Limited

The Study already proposed to widen Tong Tai Road and extend it to the Interchanges. We suggest to widen Tong Tai Road more such that it can accommodate the function of Road Section A. Our suggestion is better than the Road Section A because it:-

1. causes less disturbance to existing development;
2. reduces the resumption area; and
3. saves resumption cost

Grateful if you could consider our views. Should you have any queries, please do not hesitate to contact Miss Krystal Hor at [redacted]

Yours faithfully,
For and on behalf of
Realray Investments Limited

[redacted]

Encl. as stated

CY/kh

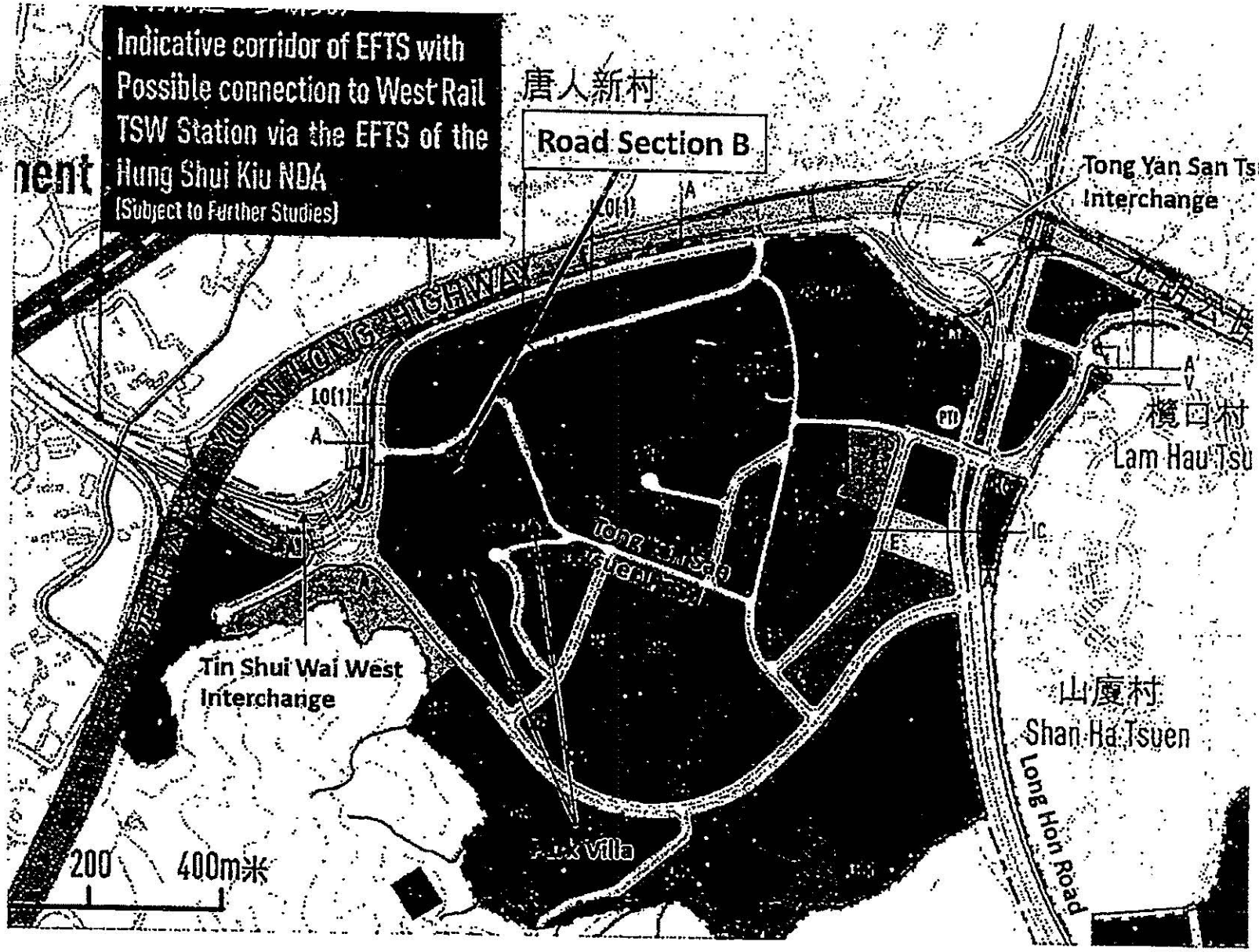
087
228228-21
01209
Received 27 APR 2016.
NTL | NSTY | LYPL | KYTY

[redacted]

18-APR-2016 14:56

96%

P.03

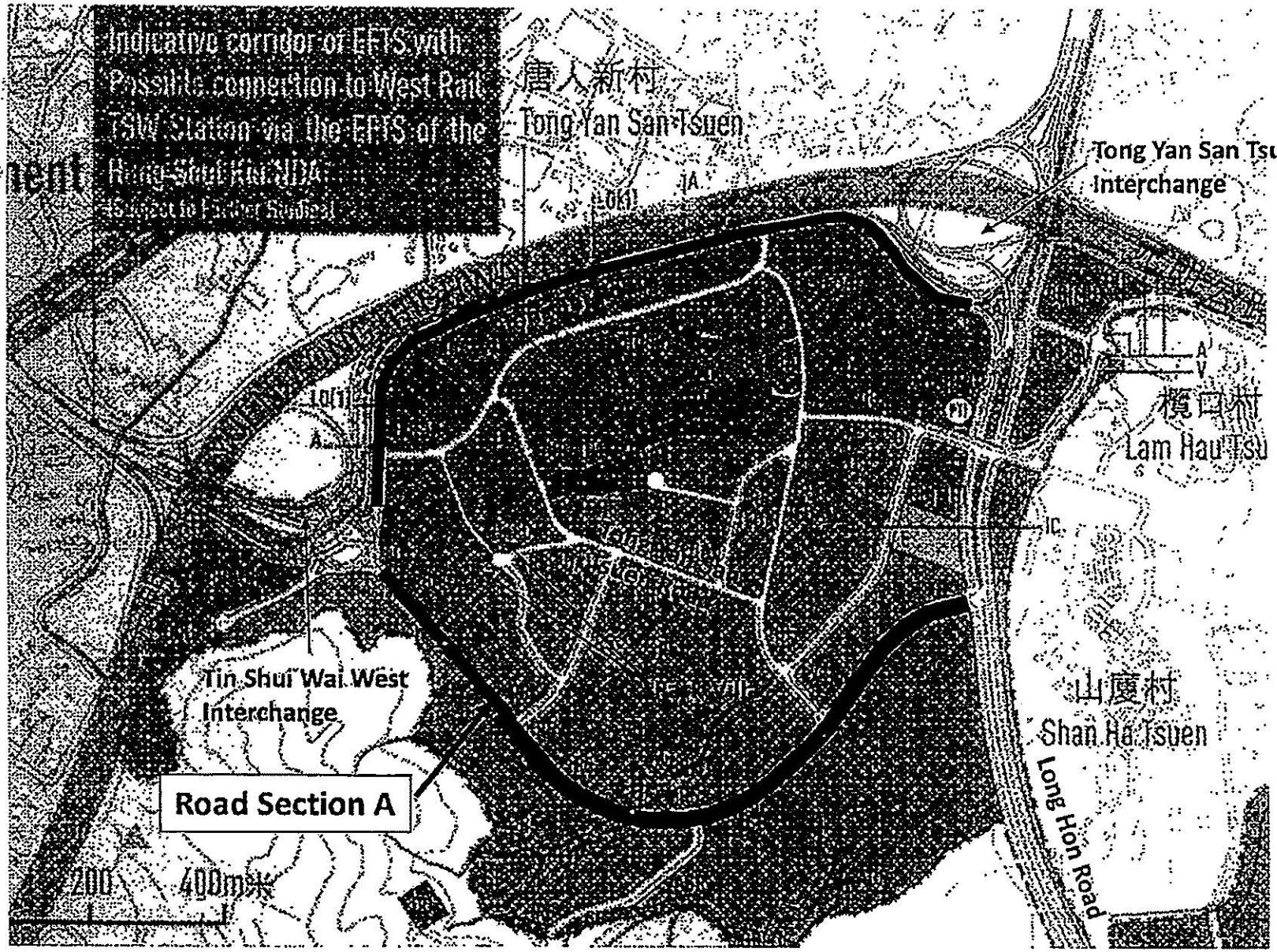


Legend:

Road Sections Suggested To Be Deleted

Drawing No. 1

18-APR-2016 14:55



Legend:

Suggested Road Section To be Widened

Road Sections Suggested To Be Deleted

Drawing No. 2

96%
P.04

Not agree to publish their comments (including the name)

不同意公布意見 （包括姓名 / 團體名稱）

From: Ron Sun
To: enquiry@yuenlongsouth.gov.hk
Subject: Opinions for Stage 3 of Yuen Long South development area public participation
Date: Friday, May 13, 2016 1:25:35 AM

Dear Sir/Madam,

It is late for the opinion submission.

I support the development plan set out in the Yuen Long South development area, and I like the lower density district and some lands for Agriculture use. May be technology could be introduced for better development of smart city mode of development, a concept shared in a HKU public seminar last Saturday, for example, technology outcomes from newly setup Laboratory on Big Data for Bio Intelligence could be adopted for Agriculture development within the district, support infrastructure may be planned for better development.

Apart from smart city. I thought some facilities for supporting youth development may be needed, there was a youth residential project confirmed last year and related zoning was completed for the project also, may be, some supporting facilities, like learning centers or startup space, may be in place to encourage youth career development, an example may be BASH (Build Amazing start-ups Here) in Singapore.

There may be some projects in the district for elder home development, I hope there will be some elder home with supporting way for happier life style of elderly. A type of homefarm could be considered for elder home development. (http://www.wowlavie.com/city_unit.php?article_id=AE1502550&c_id=M01B01)

Regards,
Mr. Sun

515
05HP6

(5)

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南

房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

考慮增加『機構或社區』(IC)用地規劃，使市民精神健康文化多些活動空間

政府在解決住屋的同時，應兼顧市民在精神文化方面的需求，增加『機構或社區』(IC)用地，給予市民參加宗教文化的空間，締造多元和諧美好生活環境。

我認為第三階段規劃中的「機構或社區」用地嚴重不足，希望政府能夠正視，接納社會訴求重新檢視，加強社區用地比例，以配合整體社區發展需要。

本人發現元朗南中有金蘭觀，是一所非牟利宗教慈善團體，免費幫助市民養生及健康，為追求物質以外的精神健康，抒緩平日緊張的都市生活及種種壓力，甚有幫助。有感像金蘭觀這種團體，能在今天金錢掛帥的社會，仍堅持造福社群的信念，提供各項免費服務，非常難得，如果因『機構或社區』(IC)用地不足，而阻礙其發展實感可惜，希望政府能予考慮幫忙！

姓名Name: Cindy Chan

團體/機構 (如適用)
Organisation (if applicable):

電話號碼Tel No.: [redacted]

傳真號碼Fax No.:

電郵地址Email Address: [redacted]

郵寄地址Mailing Address:

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

	規劃署 - 跨界基建發展組 **Planning Department -** Cross-boundary Infrastructure and Development Section	土木工程拓展署 - 新界西拓展處 **Civil Engineering and Development Department -** New Territories West Development Office
地址Address:	北角渣華道333號北角政府合署16樓 16/F North Point Government Offices, 333 Java Road, North Point	沙田上禾輋路1號沙田政府合署9樓 9/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin
電話Tel No.:	(852) 2231 4713	(852) 2158 5680
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明:凡在《元朗南房屋用地規劃及工程研究-勘查研究》提供中向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容(包括個人姓名及團體名稱)公布，如你不同意該安排，請於提供意見和建議時作出聲明。
Disclaimer: A person or an organisation providing any comments and suggestions to the Planning Department or Civil Engineering and Development Department on the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" shall be deemed to have given consent to the Planning Department or Civil Engineering and Development Department to partially or wholly publish the comments and suggestions (including the names of the individuals and organisations). If you do not agree to this arrangement, please state so when providing comments and views.

收集個人資料目的及用途說明:規劃署或土木工程拓展署會將閣下在本表格內提供的個人資料用於《元朗南房屋用地規劃及工程研究-勘查研究》或相關用途，並為了執行上述的目的可能提供閣下的個人資料予有關政府決策局和部門及本研究之顧問公司。在本表格內提供個人資料純屬自願。根據《個人資料(私隱)條例》，閣下有權要求查閱或改正已提供的個人資料。有關要求須透過查閱資料要求表格(由個人資料私隱專員發出的表格 OPS003)提出，填妥表格後，可以郵寄方式遞交(郵寄地址：香港北角渣華道333號北角政府合署17樓，個人資料署制人員或九龍何文田公主道101號，土木工程拓展署大樓14樓，土木工程拓展署行政事務部，個人資料私隱主任收)。有關民政事務處均設有該表格，你亦可在個人資料私隱專員公署網頁下載(網頁地址：http://www.pcpd.org.hk/chinese/publications/files/Dforme.pdf)。
Notes about Collection of Personal Data: The personal data provided by means of this form (including the names of the individuals and organisations) will be used by the Planning Department and Civil Engineering and Development Department for the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" or related purposes, and your personal data may be transferred to relevant Government bureau, departments and the consultant of this Study for the purposes mentioned above. The provision of personal data by means of this form is voluntary. Under the Personal Data (Privacy) Ordinance, you have the right to request access to or correction of your personal data provided. Such requests should be made in the Data Access Request Form (No. OPS003 issued by the Privacy Commissioner) and sent to us by mail to the Personal Data Controlling Officer, Planning Department, 17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong or the Personal Data Privacy Officer, Administration Division, Civil Engineering and Development Department, 14/F., Civil Engineering and Development Building, 101 Princess Margaret Road, Homantin, Kowloon. The Form is available in any District Office or can be downloaded at Office of the Privacy Commissioner for Personal Data's website (http://www.pcpd.org.hk/english/publications/files/Dforme.pdf).

規劃署 Planning Department

CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

致政府有關部門：

先祖維周陳公知名教育家，精通星相堪輿術，為當時該學之翹首。上世紀三十年代，居港期間，為求福地，親率眾徒，登山涉水，尋龍探穴，足跡遍踏全港，才覓得此福蔭子孫三百年的風水寶地，遂卜此山作長眠之用。

祠堂與祖宗山墳是祖先靈魂棲息之所，是懷抱祖德，慎終追遠、承先啟後，繼往開來的神聖地方。貴署現時元朗南的規劃發展，將會拆我祠堂，刨我祖墳，摧毀我碧草花香，古木參天的陳維周紀念花園。為人子孫可忍受這種凌辱和迫害嗎？

維德堂陳氏家族全體成員為此感到非常失望、憤怒和不安，堅決反對特區政府對家族位於元朗大道村的陳維周紀念花園、陳氏家族祠堂和祖宗山墳之土地規劃；誓要維護家族傳統文化和聲譽。不惜一切捍衛家族使用土地的權益。

祈　貴署不要與我為敵，從善如流，重新評估我土地，給予適當規劃。勿作傷天害理，違道悖德，瘋狂掠奪我土地的計劃。
謝謝

受規劃影響的維德堂土地地段編號 DD121

[redacted]

電郵地址：
回郵地址：[redacted]

姓名：陳何霞雲
日期：17/4/2016

致政府有關部門：

先祖維周陳公，國民黨上將濟堂陳公之兄長，職國策顧問，兄弟治粵八年建樹良多(故國家主席鄧小平接見家族代表時得以確定)。公一生熱衷教育，以發揚中國文化為己任之人中豪傑。我公亦精通星相堪輿術，乃箇中翹楚。上世紀三十年代，居港其間為求福地，親率眾徒，登山涉水，尋龍探穴，覓得此福蔭子孫三百年之風水寶地，遂購此山及周邊田地，建祠續譜，傳承祖訓，卜此山作族員身後長眠之用。

廿多年前，港英政府賤價奪我位於元朗大道村一半以上的家族土地作道路設施之用，將一大幅完整土地變得支離破碎，亦同時破壞家族對該土地發展的計劃。因當時收地對祠堂祖墳影響不大，家族無奈地配合政府發展，沒作反對。

現據貴署元朗南發展規劃，將會拆我祠堂，刨我祖墳，毀我天人合一，藏風納氣，古木參天的陳維周紀念花園。眾所周知，祠堂與山墳是祖先靈魂安息之所，無祠則魂無所依，無墳則骸無所棲托。為人子孫者能忍這凌辱和迫害嗎？維德堂陳氏家族全體成員為此感到非常憤怒，失望和不安，誓要維護家族傳統文化習俗和聲譽，不惜一切捍衛使用家族土地的權益，堅決反對特區政府陷我家族於萬劫不復的土地規劃。

祈　貴署勿與我為敵，漠視家族的意見；以客觀、忠實、公平、公正、謙恭的專業精神；重新評估給予適當之規劃。共創和諧美好。謝謝。

受規劃影響的維德堂土地地段編號 DD121

[redacted]

電郵地址：[redacted]

回郵地址：

姓名：陳昭儀

日期：18/4/2016

合夥人：
龍紹榮律師
#§黎寶珠律師
§何偉軒律師
§周燕璇律師
顧問及助理律師：
§陸錦聰律師
#陳家樂律師
黃影紅律師
*§朱孟君律師
周巧娟律師
※§龍軍庭律師
※§葉美施律師
§陳紫雄律師
§鄧逸琳律師
§游小茵律師
張蔚霖律師
吳雋怡律師

So, Lung and Associates
SOLICITORS
蘇龍律師事務所

[redacted]

In Association with Rowland Chow, Chan & Co.

中國委托公證人
* 國際公證人
× 獲認可家事調解員及家事調解監督
§ 獲認可綜合調解員
§ 婚姻監禮人

China-Appointed Attesting Officer
* Notary Public
× Accredited Family Mediator & Family Mediation Supervisor
§ Accredited General Mediator
§ Civil Celebrant of Marriages

Partners:
Siu Wing LUNG B.Sc., M.T.S.
#§ Olivia P. C. LAI B.Soc.Sc.(Hons), LL.B.(Hons)
§ Philson W. H. HO BSc., C.P.A.
§ Irene Y. S. CHOW LL.B.(Hons)
Consultants and Associates:
§ Richard K. C. LUK B.Com.(Hons.) LL.M. FLMI.
# Walter K. L. CHAN B.Soc.Sc.(Hons.) LL.M.
Iris Y. H. WONG LL.B.(Hons)
*§ Anne M. K. CHU LL.B.(Hons)
Amy H. K. CHOW B.Soc.Sc.(Hons), M.Sc., B.Law
※§ Bryan G. T. LUNG LL.B.(Hons)
※§ Clara M. S. YIP LL.B.(Hons)
§ Joe C. H. CHAN B.Com, LL.B, LL.M
§ Vanessa Y. L. TANG LL.B. HKU (Hons)
§ Ann S. Y. YAU B.Sc.(Hons), M.Sc., LL.B.(Hons)
William W. L. CHEUNG LL.B.(Hons), B.Com
Annie C. Y. NG B.Sc.(Hons), J.D.

Your Ref :
Date : 19 April 2016

Our Ref : LL-16641
Reply to : Mr S W Lung

BY FAX (2522 8524) AND BY HAND

Planning Department
16/F., North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

Attn : Ms Amy Y. M. Cheung

Dear Sirs,

Re : Planning & Engineering Study for Housing Sites in Yuen Long South

We act for Mr Anson Chan and Mr Johnson Chan, who between them own 600/2,400 (i.e. 25%) undivided shares in various lots in Tai To Village area of Yuen Long, as set out in the Schedule attached hereto, having a total land area of over 24,000m^2.

Our clients' lands are located in the Ping Shan South area and it is our understanding that under the draft recommended outline development plan in the Planning & Engineering Study for Housing Sites in Yuen Long South, the area within which our clients' lands are located is proposed to be used for the purpose of new public roads, logistics, storage, etc.

The proposed plan is in a sense arbitrary and we are advised that equally viable master town plan (in which our clients' lands will be used for new housing) can be drawn up by our clients' (or indeed any other interested parties) engaging town-planning experts, and have the matter fully debated at the Town Planning Board level, a course which is likely to be both costly and time consuming for all concerned.

...../2

Our clients are not speculators in real estate, and their predecessors in title have owned the land since the 1930s. Our clients are willing to be co-operative; what they want is no more than to be given the opportunity to utilize the redevelopment potential of their land, and if the same are to be resumed by the SAR government, that consideration be given for some sort of arrangement (somewhat similar to the old Letters A/B) that owners of significant area of land like our clients (say full owner of land $\geq 4{,}000m^2$, or 25% owner of land $\geq 16{,}000m^2$) should be given a right to participate in restricted or closed bidding for certain designated future housing sites in the neighbouring areas.

Furthermore, our clients' family has a shrine and various ancestral graves in the area which may also be affected. Our clients have no objection to the removal of the shrine provided it is allowed to be reallocated and rebuilt in the adjacent Zone A Amenities area and further provided that the ancestral grave sites are undisturbed.

Thank you for your attention.

Yours faithfully,

So, Lung and Associates
Encl.
LSW/rl

So, Lung and Associates
SOLICITORS
蘇當律師事務所

THE SCHEDULE OF LOTS

Lots Nos [redacted] all in Demarcation District No.121

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

立法會 LEGISLATIVE COUNCILOR
梁志祥議員 **Hon LEUNG Che-cheung** BBS MH JP

致： 發展局副秘書長(規劃及地政)
陳松齊先生, JP

有關元朗山下村村民反對元朗南房屋用地規劃事宜

本人接獲元朗山下村村民張太求助，有關她及其鄰居反對元朗南房屋用地規劃。

張太表示，張家及其鄰居的11幅土地及7間房屋座落在發展規劃中(土地資料請見附件)，據張太表示，他們已在上址居住超過30年，當時是根據法例向政府申請興建的鄉村小型屋宇，數代人在上址居住，生活已成習慣，非一朝一夕可改變。房屋都是由上代先人建築，子孫有責任保護祖先的財產。故此他們要求規劃署修改規劃建議，避免影響村民生活。

今來函反映張太的訴求，有勞處理。如有任何查詢，請致電2668 5251與本辦事處職員崔小姐聯絡，謝謝。

立法會議員

梁志祥 啟
2016年4月18日

張太聯絡資料：9220 8142

香港中區立法會道1號立法會綜合大樓6樓603室 ROOM 603, 6/F., LEGISLATIVE COUNCIL COMPLEX, 1 LEGISLATIVE COUNCIL ROAD, CENTRAL, HONG KONG
電話TEL: (852) 2668 5251 傳真FAX: (852) 2668 5261 電子郵件: MAIL: lcc.mlw@gov.org.hk

張潤貴 - D.D. 121 lot 1975 RP（連有丁屋）

張浚健 - D.D. 121 lot 1975 A

張天福 - D.D. 121 lot 1536 BSS1RP

張水連 - D.D. 121 lot 1536 B6 及 B10,女兒張翠芝及張翠雲擁有 B2 連有丁屋

張連發 - D.D. 121 lot 1536 B3 （連有丁屋）及 B7

張連有 - D.D. 121 lot 1536 B4 （連有丁屋），B8 及 B12

張俊傑 - D.D. 121 lot 1536 B5 （連有丁屋），B9 及 BRP

張廣翔 - D.D. 121 lot 1536 B11

江齊容 - D.D. 121 lot 1536 C （連有丁屋）

張成喜 - D.D. 121 lot 1536 I （連有丁屋）, F，G 及 M

張慶連 - D.D. 121 lot 1536 D 及 H

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

Fwd: 轉寄: 山下村 DD[redacted] Lot [redacted]
24/05/2016 10:43

[redacted]
Cc: enquiry@yuenlongsouth.gov.hk

From: [redacted]
To: [redacted]
Cc: "enquiry@yuenlongsouth.gov.hk" <enquiry@yuenlongsouth.gov.hk>

Sent from my iPhone

Begin forwarded message:

From: "安南 丰勤地产" [redacted]
To: [redacted]
Subject: 轉寄: 山下村 DD[redacted] Lot [redacted]

[redacted]

pls find the attached file.

Regards.

Mr Cheung

Mobile [redacted] IMG_0190.JPG ATT00001.htm dd119 lot332 330.docx ATT00002.htm

Electronic mail messages entering and leaving Arup business systems are scanned for acceptability of content and viruses

规劃署檔號：CID D/YL/004E

[redacted]您好

謝謝规劃署來函就《元朗南房屋用地規劃及工程研究》收集了我們的意見。
我們幾位業主對所提出的意見有補充如下：
#假如政府强要將出了村界的地段征收 （上述圖的橙色標记 C 位），我們同時希望政府考虑以地補地的方式，將征收后的地段面積，以相同或比例的面積 在上述圖的红色標記 B 位）補回。
因為橙色標记 C 位，我們原有計劃日后申请起建小型屋宇（丁屋）時，將其地段用做出入路口，否则日后靠內则的 [redacted]
而同時希望規劃署考虑 將上述圖的 A 位 規劃條行人路。
我們幾位業主希望[redacted]能够安排我們和规劃署或相關官員同事面谈，讓我們更詳細去講解一次。

谢谢 顺祝安康

張安南
[redacted]
Mobile [redacted]

P/s 業主 lot[redacted] 個人意見，假如政府强收，還有小部分地段，全無意思，不如全部征收。


Ⓐ 行人路
Ⓑ 地補地
Ⓒ 規劃後地
Lot
Lot

新民黨 王威信 議員辦事處
New People's Party Wong Wai Shun District Council Member's Office

新界沙田上禾輋路 1 號
沙田政府合署 14 樓
規劃署
地區規劃處
新界區規劃部
規劃署助理署長/新界西
胡潔貞女士

胡助理署長：

有關反對元朗南發展計劃 12 區用地的規劃建議

較早前發佈的元朗南發展計劃規劃資料顯示現已獲元朗區議會通過的 12 區體育館項目位置被建議發展為運輸交匯處。就此，本人以反對規劃將縮減體育館的規模、要求妥善搬遷魚市場及促 12 區用地作整體性發展等三項議題發起簽名運動，並成功於區內收集逾千名居民簽名支持。事實上，根據元朗東部擴展區(第 12 區) – 發展藍圖編號 L/YL-EA/J，魚市場所在地劃為「鄰舍休憩用地」，恰好可與毗連的 12 區體育館作更整全的規劃，善用寶貴資源。除此之外，有關公共設施亦將直接影響周邊居民的日常生活，本人亦要求 貴署在充分考慮及照顧周邊居民對各類公共設施的訴求後才研究將 12 區內地興建任何設施(包括運輸交匯處)，以配合元朗南之發展。

本人謹再次要求 貴署遵從民意，為 12 區用地作更整全規劃及妥善搬遷魚市場，並在該用地興建任何公共設施前先充分諮詢周邊居民的意見。

如有任何查詢，可致電 [redacted] 與本人辦事處職員聯絡。

王威信

元朗區議會副主席
王威信謹啟
2016 年 7 月 13 日

[redacted]

P.2

王威信議員辦事處
地址：元朗[illegible]北街 2-6 號永富樓地下 12B
電話：2443 2389 傳真：2443 1089 WhatsApp：6755 4829
電郵：wilsonwong_office@yahoo.com.hk

簽名齊反對

魚市場及毗鄰用地 偏離規劃亂發展

*** 強烈反對擬縮減 12 區體育館規模**

*** 要求妥善搬遷臨時魚市場　* 促用地作整體性發展**

陳小芳		
[illegible]		
張梅娣		
[illegible]		
[illegible]		
[illegible]		
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王威信議員辦事處
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簽名齊反對

魚市場及毗鄰用地 偏離規劃亂發展

* 強烈反對擬縮減 12 區體育館規模

* 要求妥善搬遷臨時魚市場　* 促用地作整體性發展

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[illegible]	Yuen Sun Yue	[illegible]
Chan Yan Wan	[illegible]	[illegible]
Luk Shun Kwai	曾霞雪	[illegible]
[illegible] Chau	王秀貞	許鳳柳
[illegible]	何鎮湜	葉永強
李[illegible]	[illegible]	列
YC Wong	[illegible]	[illegible]
何[illegible]	陳樹華	葉妙兒
葉[illegible]	[illegible]	[illegible]
黃[illegible]	劉[illegible]	[illegible]

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[illegible]	[illegible]	莊耀芳
[illegible]	[illegible]	薛楠玉
[illegible]	[illegible]	[illegible]
曾[illegible]	[illegible]	[illegible]
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胡碧[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	列	Marcus Wong

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Tracy Leung

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[illegible]	[illegible]	[illegible]
黃蓮弟	[illegible]	[illegible]
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梁潔華	霍麗英	[illegible]
許垣俊	柏多萊	[illegible]
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任華鳳	[illegible]	
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譚漢華	[illegible]	[illegible]
霍[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	李[illegible]	[illegible]
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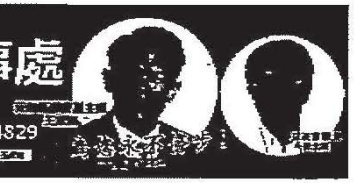

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張月容	[illegible]	張[illegible]
[illegible]	[illegible]	盧太
[illegible]	[illegible]	黃[illegible]
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[illegible]	[illegible]	張朝榮
[illegible]	吳振邦	[illegible]
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[illegible]	[illegible]	李嘉明
譚浩昌	[illegible]	[illegible]

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電話：2443 2389 傳真：2443 1089 WhatsApp：6755 4829
電郵：wilsonwong office@yahoo.com.hk

簽名齊反對

魚市場及毗鄰用地 偏離規劃亂發展

* 強烈反對擬縮減 12 區體育館規模
* 要求妥善搬遷臨時魚市場 * 促用地作整體性發展

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[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	陳錦華
[illegible]	[illegible]	W.F.S.
[illegible]	[illegible]	廖丽萍
[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]
陳玉華	[illegible]	[illegible]
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Dialogue	[illegible]	陳俊豪
[illegible]	李建豪	[illegible]
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邵桂明	嚴國榮	許亨信
[illegible]	[illegible]	黃[illegible]
[illegible]	[illegible]	趙秀群
[illegible]	[illegible]	[illegible]
Desmond	[illegible]	[illegible]
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王美珍	Mei	[illegible]
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From: Lap Ming CHEUNG [redacted]
Sent: Monday, August 29, 2016 4:03 PM
To: Tony Yip KY
Cc: Theresa Yeung
Subject: 元朗南發展計劃受影響者

Dear Tony,

根據在8月26日，我們在貴顧問公司與你們、規劃署及土木工程拓展署的會議，我們(DD[redacted]Lot[redacted]的業主)已反映了元朗南發展計劃對我的影響，並提出解決的建議，希望貴公司及各政府部門考慮我們的建議，將元朗南發展計劃在我們的土地所收的面積，在我們土地以北的政府地補回給我們。(詳情請看附圖)

另外，本人在今次元朗南發展計劃中，仍有其他土地是在收地的界線上，根據上次貴公司到元朗山廈村諮詢，本人及本村村長已留下資料向貴公司查詢有關地段的情況，但至今仍未有回覆。我想藉此機會再查詢有關地段的情況。那些地段分別是，DD[redacted]Lot[redacted]煩請說明現時的進度，謝謝！

張立明

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

回覆： 元朗唐人新村
22/09/2016 22:32

[redacted] to: enquiry@yuenlongsouth.gov.hk

From: [redacted]
To: enquiry <enquiry@yuenlongsouth.gov.hk>,
Please respond to sandy wong [redacted]

李先生,
謝謝回覆.跟據我們的電費單的供電地址是:-Lot [redacted]
謝謝.

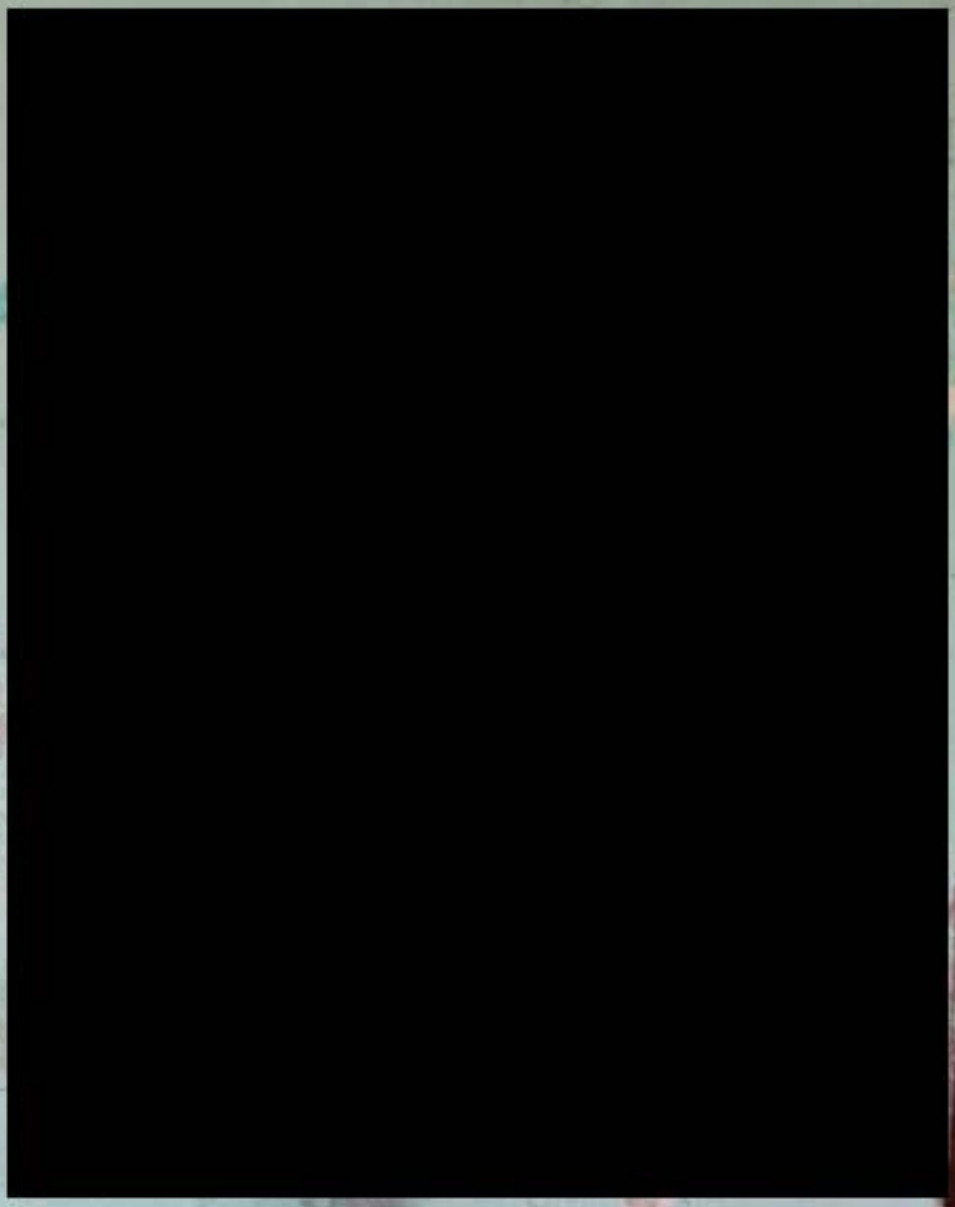
Cheers & have a nice day,
Sandy Wong
[redacted]

From: sandy wong [redacted]
Sent: 20 September 2016 14:09
To: enquiry@yuenlongsouth.gov.hk
Subject: 元朗唐人新村

你好,
本人是附件中地段的住戶,從我父母到我,再到我兒子,已居於此處超過40年.
最近聽說政府在這附近有大規模的發展,想問會否收了我住的地方?
自父母去世後,已沒有交租了,已沒交租差不多10年了.以前也是父母與業主聯絡,我們也不知業主是誰,可能已經不在人世也未定.
如果今次政府規劃不包括我住的地段,那我就放心了.如果要收回的話,會大概在何時收回?我們好作打算.
謝謝

黃秀芳
[redacted]

Cheers & have a nice day,
Sandy Wong
[redacted]



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

元朗南發展潛力區
26/09/2016 14:09

[redacted] to: enquiry@yuenlongsouth.gov.hk

From: [redacted]
To: "enquiry@yuenlongsouth.gov.hk" <enquiry@yuenlongsouth.gov.hk>,

本人周其壽為白沙村居民, 現正向署查詢本人在白沙村3個物業是否在元朗南發展潛力區內.
地段分別:
DD[redacted] Lot No:[redacted]
DD[redacted] Lot No:[redacted]
DD[redacted] Lot No:[redacted]
本人電話:[redacted]
謝

致規劃署 下收：[redacted]

有關元朗南二建議發展大綱草圖

有關本人張天祥兒子張建興及張定嘉屬下之土地，政府是否收回發展用途及是否屬實？

土地如下：

D.D.	[redacted]	LOT	[redacted]
D.D		LOT	
D.D.		LOT	
D.D.		LOT	

聯絡电話 張天祥：[redacted]

通訊地址：[redacted]

[redacted]

查詢人：張天祥 上

3/11/2016

526

元朗區議會
元朗橋樂坊 2 號
元朗政府合署十三樓

YUEN LONG DISTRICT COUNCIL
13/F, Yuen Long Government Offices,
No. 2, Kiu Lok Square,
Yuen Long, N.T.

檔號：HAD YLDC 13/30/6/1(2016)
電話：[redacted]
傳真：[redacted]

傳真文件
(共 2 頁)

先生/女士：

元朗區議會交通及運輸委員會
強烈要求儘快覆蓋元朗公庵路及僑興路明渠

元朗區議會轄下交通及運輸委員會於本年十一月十日召開的二零一六年度第六次會議上，曾就上述議題進行討論。會上委員反映現時區內交通擠塞問題嚴重，委員曾多次提出要求覆蓋區內明渠，以興建道路及增加路面行車，惟部門之間在責任和權限方面有待協調，因此未有方案及計劃研究有關可行性。

委員認為有覆蓋明渠之急切性，於「元朗南房屋用地規劃及工程研究」(元朗南研究)提出的擬建道路未落成前，建議有關當局應先研究改善現時之交通安排，積極研究覆蓋明渠，以解決迫在眉睫之交通擠塞問題。因此，委員建議致函有關部門，以便各部門備悉委員意見，盡早覆蓋元朗區內有迫切覆蓋需求之明渠。

請各相關部門/機構充分考慮委員的意見。如有任何查詢，請致電[redacted]與本委員會秘書吳雪怡女士聯絡。

元朗區議會
交通及運輸委員會主席
程振明 [redacted]

分發名單：

土木工程拓展署署長	(經辦人：劉永錦先生)	傳真號碼：[redacted]
規劃署署長	(經辦人：丘家豪先生)	傳真號碼：
運輸署署長	(經辦人：黃光武先生)	傳真號碼：
渠務署署長	(經辦人：麥永兆先生)	傳真號碼：
奧雅納工程顧問有限公司	(經辦人：楊詠珊女士)	傳真號碼：

副本送：元朗民政事務助理專員(二)

二零一六年十一月二十五日

Tim Wong

From: Cheung Chun Keung [redacted]
Sent: Saturday, 2 April 2016 11:26 PM
To: enquiry@yuenlongsouth.gov.hk
Subject: Stage 3 comment form Yuen Long South
Attachments: stage3_commentform (20160402).pdf

Dear Sir or Madam,

Please see attached comment form regarding the planning and engineering study for Yuen Long South.

Best regards,

Cheung Chun Keung

M.Sc. Cheung Chun Keung, 張俊強
Address: [redacted]
E-mail:
Phone:

第三階段社區參與 – 意見表格
Stage 3 Community Engagement Comment Form

元朗南
房屋用地規劃及工程研究-勘查研究
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

See attached four comments.

如以上的填寫空位不足，請使用其他紙張。
If the above space is not enough, please use separate sheets.

姓名Name: Cheung Chun Keung

團體/機構（如適用）
Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: _____

電郵地址Email Address: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2016年4月19日或之前將意見以郵寄、傳真或電郵方式交回我們。
Please let us have your views on or before 19 April 2016 via post, fax or email.

	規劃署 - 跨界基建發展組 **Planning Department -** Cross-boundary Infrastructure and Development Section	**土木工程拓展署** - 新界西拓展處 **Civil Engineering and Development Department -** New Territories West Development Office
地址Address:	北角渣華道333號北角政府合署16樓 16/F North Point Government Offices, 333 Java Road, North Point	沙田上禾輋路1號沙田政府合署9樓 9/F Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin
電話Tel No.:	(852) 2231 4713	(852) 2158 5680
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：凡在《元朗南房屋用地規劃及工程研究-勘查研究》過程中向規劃署或土木工程拓展署提供意見和建議的個人或團體，將被視作同意規劃署或土木工程拓展署可將部分或全部提供的內容（包括個人姓名及團體名稱）公布。如你不同意這個安排，請於提供意見和建議時作出聲明。

Disclaimer: A person or an organisation providing any comments and suggestions to the Planning Department or Civil Engineering and Development Department on the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" shall be deemed to have given consent to the Planning Department or Civil Engineering and Development Department to partially or wholly publish the comments and suggestions (including the names of the individuals and organisations). If you do not agree to this arrangement, please state so when providing comments and views.

收集個人資料目的事項說明：規劃署或土木工程拓展署會將閣下在本表格內提供的個人資料用於《元朗南房屋用地規劃及工程研究-勘查研究》或相關用途，並為了執行上述的目的可能提供閣下的個人資料供有關政府決策局和部門及本研究之顧問公司。在本表格內提供個人資料純屬自願。根據《個人資料（私隱）條例》，閣下有權要求查閱或改正已提供的個人資料。有關要求須透過查閱資料要求表格（由個人資料私隱專員發出的表格 OPS003）提出，填妥表格後，請以郵寄方式遞交（郵寄地址：香港北角渣華道333號北角政府合署17樓，個人資料管制人員或九龍何文田公主道101號，土木工程拓展署大樓14樓，土木工程拓展署行政事務部，個人資料私隱主任收）。各區民政事務處均備有這種表格，你亦可在個人資料私隱專員公署網頁下載（網頁地址：http://www.pcpd.org.hk/chinese/publications/files/Dformc.pdf）。

Notes about Collection of Personal Data: The personal data provided by means of this form (including the names of the individuals and organisations) will be used by the Planning Department and Civil Engineering and Development Department for the "Planning and Engineering Study for Housing Sites in Yuen Long South-Investigation" or related purposes, and your personal data may be transferred to relevant Government bureaux, departments and the consultant of this Study for the purposes mentioned above. The provision of personal data by means of this form is voluntary. Under the Personal Data (Privacy) Ordinance, you have the right to request access to or correction of your personal data provided. Such requests should be made in the Data Access Request Form (No. OPS003 issued by the Privacy Commissioner) and sent to us by mail to the Personal Data Controlling Officer, Planning Department, 17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong or the Personal Data Privacy Officer, Administration Division, Civil Engineering and Development Department, 14/F., Civil Engineering and Development Building, 101 Princess Margaret Road, Homantin, Kowloon. The Form is available in any District Office or can be downloaded at Office of the Privacy Commissioner for Personal Data's website (http://www.pcpd.org.hk/english/publications/files/Dforme.pdf).

規劃署 Planning Department

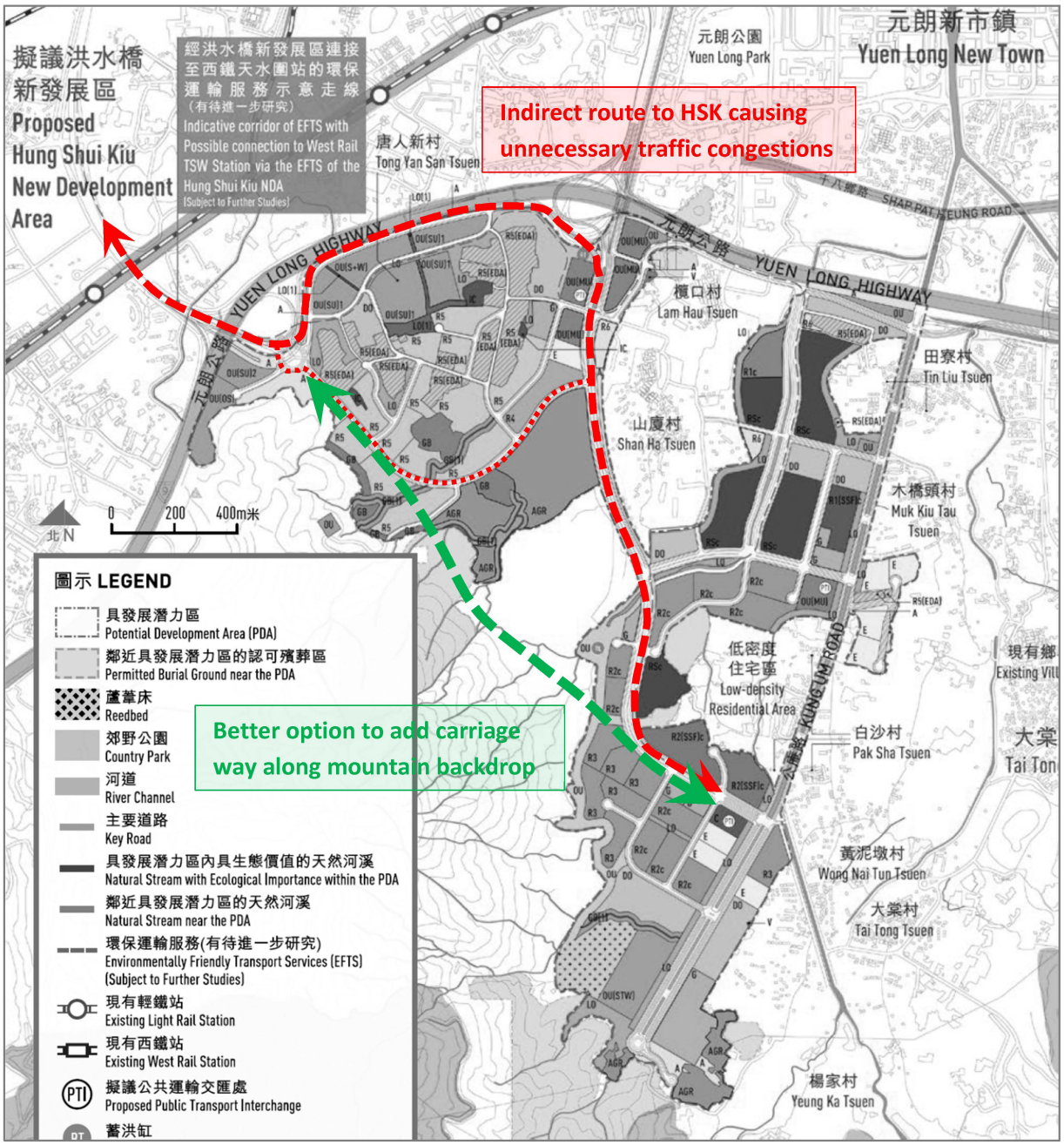
CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

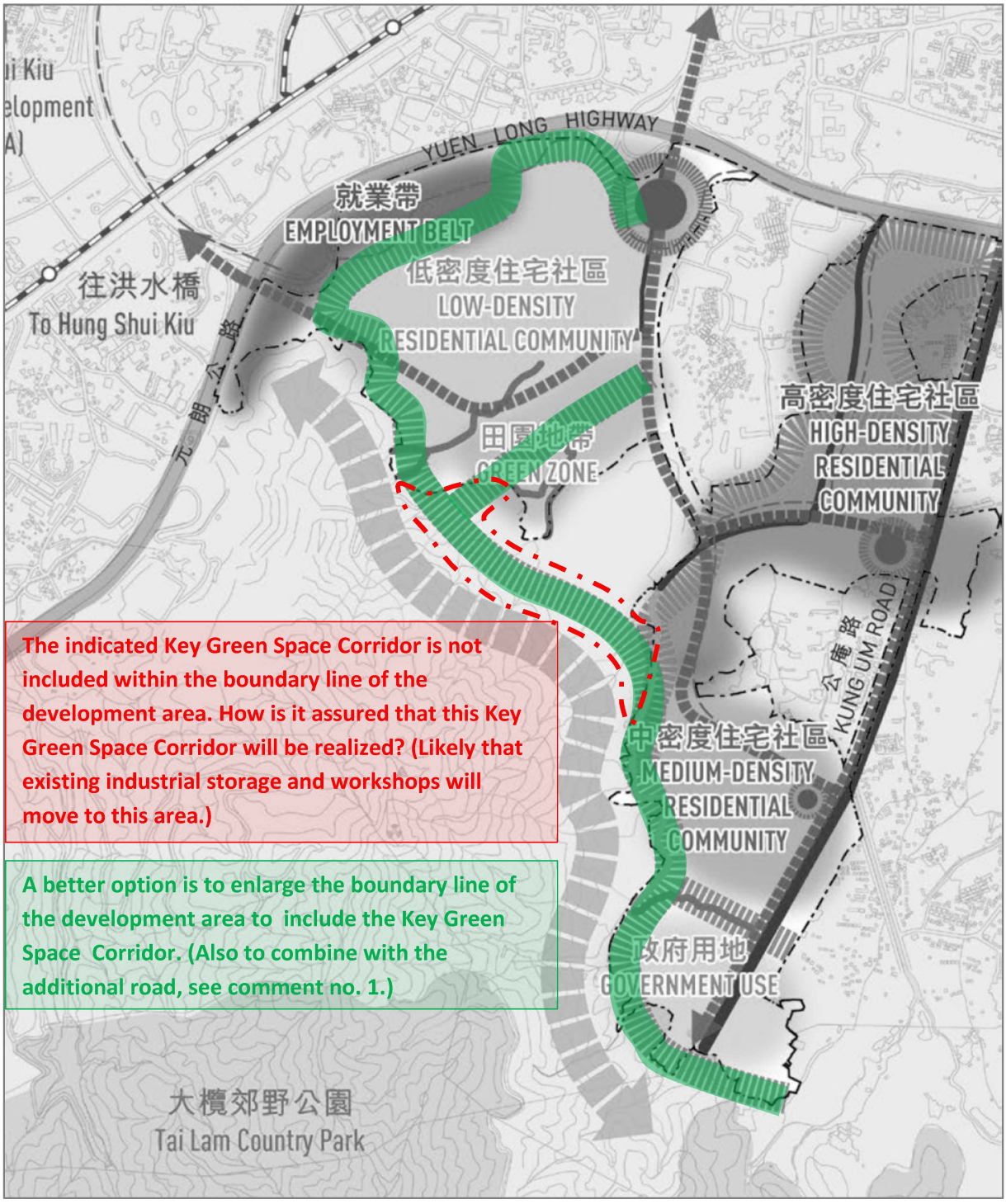
1) CONNECTIVITY

The future traffic situation is a very important concern. The connectivity between Hung Shui Kiu NDA and LOHAS Living is badly designed (as shown in figure below). A better option is to add a carriage way along the mountain backdrop to create an additional and a more direct connection between Hung Shui Kiu NDA and LOHAS Living.



2) KEY GREEN SPACE CORRIDOR

The 'Key Green Space Corridor' is an important feature for the development area. A significant part of this corridor is oddly not included within the boundary line of the development area. Therefore it is not assured that the corridor will be realized. It is likely that existing industrial storage and workshops will move to this area, which will destroy the concept of the Key Green Space Corridor entirely. A better option is to enlarge the boundary line of the development area to include the Key Green Space Corridor and to assure that this feature will be realized. (This can be combined with the additional road, see comment no. 1.)



3) QUIET, PEACEFUL AND TRANQUIL LIVING ENVIRONMENT

The existing situation of the development area provides a very quiet, peaceful and tranquil living environment. The future developments will surely change this in a negative way. Since the 'Green Community' is the main feature of the development area, any kinds of pollution must be kept to a minimum:

Air pollution	• Apply public transportation with no carbon emissions (also no bio fuels)
Noise pollution	• Apply public transportation with no combustion engines
	• Plant trees along both sides of roads
	• Place sound barriers along both sides of heavily used roads
Light pollution	• Prevent unnecessary lighting (for example commercial billboards)

4) DISTURBANCES DURING CONSTRICTION

The existing situation of the development area provides a very quiet, peaceful and tranquil living environment. The construction activities of the future development will surely change this in a negative way. Any disturbances during the construction period must be kept to a minimum:

Construction time	• Construction time must be kept to a minimum
Connectivity	• Existing roads and car parks in the development area must be improved and maintained regularly to accommodate the heavy traffic of construction
	• Public transportation must be increased and improved to accommodate the large amount of construction workers who travel to the development area

- END -

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

查詢元朗南發展事宜
19/10/2016 13:38

[redacted] to: enquiry@yuenlongsouth.gov.hk

From: janny leung [redacted]
To: "enquiry@yuenlongsouth.gov.hk" <enquiry@yuenlongsouth.gov.hk>,
Please respond to janny leung [redacted]

致有關部門人士:
本人張捷興為山下村原居民, 想了解多一些元朗南發展事宜,
請問以下 LOT NO. [redacted] IN D.D. [redacted]
以及 LOT NO. [redacted] IN D.D. [redacted]
有否包括在發展計劃內?
請儘快回覆本人, 謝謝.
聯絡電話: [redacted]

529

致發展局局長陳茂波
發展局
規劃地政科
傳真：[redacted]
貴局檔號：DEVB(PL-P)50/17/32

AS(P)6
/SEO(P)2

傳真文件

陳局長：

元朗南房屋用地規劃及工程研究

我們是松蔭園佛道佛社有限公司（以下簡稱佛社）的社員。雖然在2015年12月12日特別社員同人大會上，主席宣告通過議決出售唐人新村第[redacted]約地段[redacted]的土地（以下簡稱土地），但我們認為該議決是無效的，因為該議決並未符合「公司條例」的要求，在召開大會的通告上註明是特別議決(見附件1)；且大會上有副主席聲稱土地受黑社會滋擾，又聲稱對警方維持治安沒有信心，大會在傳聞說怕黑社會滋擾的前題下以23人舉手贊成通過議決出售土地，但事實上其後的一年多至今，我們並不聽到有黑社會滋擾土地。因此我們不信服大會所謂通過的議決。我們認為出售土地，不合乎佛社的宗旨及長遠利益。

現今我們支持資深社員香港慈善家蘇東霖(祿發)師兄的決定，**堅決反對佛社出售土地，支持發展土地建社及安老院或老人中心**，原因是當年約1973年他有份出資二萬元，佛社才有足夠資金買下土地。如果沒有他出資，地就買不成了。他出資助佛社買地的目的，是發展該土地用來建社及安老院，不是買來賣的。蘇師兄已在2016年12月19日向佛社董事局遞傳真信(見附件2、3)。

我們要求佛社董事局聘請專業人士申請建社及安老院或老人中心，向政府各部門提交有關申請。

今有數十名社員簽名支持反對出售土地，及支持發展部份土地建社及安老院或老人中心，及要求董事局聘請專業人士申請發展，向各政府部門提交有關申請。我們將會繼續尋求更多社員簽名支持及提出要求。

我們懇請陳局長顧及土地規劃是最終以全港整體的利益為依歸的，深切盼望陳局長能樂於聽取意見，並會按適合的渠道提供協助，把擬劃為「**住宅發展**」的那部份土地，保留原有的規劃用途，即「**機構或社區**」用途，讓佛社可在自己擁有的土地建社及安老院或老人中心，方便日後

60/17/32
Record. 6/7

遷出現時佔用的商住樓及唐樓，釋放出逾萬呎的樓面面積提供日後住宅或商業用途，對舒緩本港房屋的供應不足有正面作用。

在 2016 年 1 月規劃署及土木工程拓展署制定了元朗南「建議發展大綱草圖」，把土地由原先的擬劃為綠化地帶改變為三部份：(一)「住宅發展」、(二)鄉舍休憩用地、(三) 其他指定用途(貯物用途)。(見附件 4)我們不反對規劃署將佛社部份土地劃為鄉舍休憩用地、以及其他指定用途(貯物用途)，但在餘下的土地，我們請求規劃署保留原有的規劃用途(即「機構或社區」用途)，讓佛社興建一間宗教機構，可將佛社的總社及分社遷離現時設於市區樓齡超逾 50 年的商住大廈及唐樓。這些樓宇的消防系統及設備跟不上現今的消防條例。佛社的宗旨及行事不能偏離社會上的法律責任。況且在未符合消防條例或大廈公契的地方營運有可能使佛社的火險、第三者意外保險、勞工保險失效。現今市面新造樓宇的消防系統及設備雖然符合了消防標準，但新造樓宇的公契多是不許經營佛堂。因此運用在唐人新村自己擁有的土地興建宗教機構作搬遷之用是必需的。否則佛社在不久的將來會面臨結束的困局。

佛社是一所政府認可的慈善宗教團體，始創於 1955 年，從事慈善、社會服務、弘揚佛道正法等。設有西醫贈診所，中醫贈醫施藥，舉辦免費氣功靜坐班，靈修班，經懺研習班，免費素菜結緣，派米派超市現金券給長者等慈善活動。

佛社早於 1973 年購入該土地，以備日後發展建社，以及安老院之用。佛社於 1987 及 1995 年曾聘請專業人士向元朗地政署提交發展申請建社及安老院。礙於道路配套仍未發展至該處，而佛社亦無法自行解決鋪築雙線車路或需向多個業主徵集土地的困難，所以申請未獲得批准。(見附件 5)1993 年至 2006 年的土地規劃用途刊憲，均有反映佛社的土地擬將用途。現在規劃署既然擬議改善道路配套規劃申延至該土地，請勿漠視佛社幾拾年的發展建社及安老院的意向。

佛社的運作及活動，向來所聚集的人數不多，一般來說最多只有數十人。大型的聚會活動通常在酒樓或社區的會堂舉行。因此在該土地上發展宗教機構，不會造成該處周邊交通與人流的負荷，及對住宅區的居民造成滋擾。佛社擁有的土地約 5 萬平方呎，約二萬平方呎土地擬劃為鄉舍休憩用地、以及其他指定用途(貯物用途)，佛社尚有約三萬平方呎土地可建社及安老院或老人中心，倘若規劃署能建議保留原有的「機構或社區」用途。附近的金蘭觀的土地也獲規劃署建議保留原有的用途，規劃署不應厚此薄彼，況且佛社所安奉的仙佛菩薩神明與金蘭觀不同。

因此我們作為佛社社員強烈要求貴局能關注佛社的延續生存空間，在發展大綱圖保留部份佛社土地作機構、社區用途。讓佛社得以在該處順利發展建社。

社員姓名	（道號）	簽署
陳麗鑽	（福福用）	陳麗鑽
譚秀賢	（譚壽笑）	譚秀賢
梁翠寬	（梁法經）	梁翠寬
陳存[illegible]	（[illegible]輔）	[illegible]
陳小芳	（綠牟）	陳小芳
譚春霞	（譚法[illegible]）	譚春霞
朱昌馨	（朱法妙）	[illegible]
朱[illegible]邦	（朱祿佑）	朱[illegible]邦
徐燕銓	（徐福吉）	徐燕銓
李滿蓮	（李全智）	李滿蓮
文若瑜	（文祿曉）	文若瑜

致發展局局長陳茂波(檔號=DEVB(PL-P)50/17/32)
元朗南房屋用地規劃及工程研究

社員姓名	(道號)	簽署
冬熾基	(冬孫之敬)	冬熾基
梁清華	(梁祿初)	梁清華
朱鳳娟	(朱法平)	
張蔚樺	(張法學)	張蔚樺
林利華	(林力盛)	林利華
黃秋燕	(黃法習)	黃秋燕
陳瑞娜	(陳法衛)	陳瑞娜
梁美容	(梁全賢)	梁美容
蔣明珠	(蔣福添)	蔣明珠
梁銀美	(梁鸛禪)	梁銀美

致發展局局長陳茂波(檔號：DEVB(PL-P) 50/17/32)
元朗南房屋用地規劃及工程研究

社區姓名	(道號)	簽署
謝有蓮	(力數)	謝有蓮
羅福然	(力法)	羅福然
羅烈興	(力參)	羅烈興
譚惠蓮	(福福承)	譚惠蓮
馬健騰	(祿今)	馬健騰
胡栩雯	(法航)	胡栩雯

致發展局局長陳茂波（檔號 = DEVB(PL-P)50/17/32）
元朗南房屋用地規劃及工程研究

社員姓名	（道號）	簽署
陳萬榮	（法儉）	陳万榮
陳佩琮	（祿薰）	陳佩琮
陳萬樞	（全秉）	陳彰樞
陳佩珩	（壽蘭）	陳佩珩

致發展局局長陳茂波(檔號=DEVB(PL-P)50/17/32)
元朗南房屋用地規劃及工程研究

社員姓名	(道號)	簽署
譚秀珍	(壽甜)	譚秀珍
劉綺雯	(福福戴)	劉綺雯
梁少文	(福福貞)	梁少文
陳鳳儀	(力喬)	陳鳳儀
馮佩琼	(福校)	馮佩琼
馮寶珍	(福福喬)	馮寶珍
胡樹深	(全從)	胡樹深

2017年1月5日

聯絡電話： 胡樹深 (全從)
馮寶珍（福福裔）
徐燕銓 (福福吉)
岑熾基 (祿祿敬)
傳真 [redacted]

副本傳真送：松隆園佛道社有限公司 董事局 (傳真 [redacted]
民政市務局局長劉江華先生 (傳真：[redacted]
警務處處長盧偉聰先生 (傳真：[redacted]

(附件1)

松蔭園佛道社有限公司

(香港政府認可慈善免稅法團)

[redacted]

通告

本公司定於公曆2015年12月12日（夏曆乙未年十一月初二日）星期六下午4時半在[redacted]本公司禮堂召開2015年第二次特別社員同人大會。特別社員同人大會商議下列事項：

接照2015年6月27日召開的特別社員同人大會討論出售本公司在新界元朗唐人新村[redacted]的土地時議決，在該會後6個月召開第二次特別社員同人大會，議決出售有關該土地事宜。詳情請閱附註※隨了在星島日報登報通知以外，

特修此函通知各社員查照敬希準時出席為荷。

此致

本社全體社員

2015年11月16日

松蔭園佛道社有限公司主席：柯曼霞

※附註：

自從2015年6月27日第一次特別同人大會議決本社查詢土地規劃情況及申請在唐人新村所屬土地申請建社。秘書曾一再電話聯絡地政署及規劃署。亦於2015年7月22日修函詢問規劃情況，並於2015年9月25日去函抗議把該地段劃為綠化地帶，惟是均不得要領。只於2015年10月13日收到規劃署回覆；仍會進行第三階段諮詢。其間本社取得標誌測量（1980）香港有限公司測量師協助，成功圈好所屬地段。

[redacted]

（附件2）

敬啟者：

我，蘇東霖（祿發），堅決反對松蔭園佛道社有限公司（下稱佛社）出售唐人新村土地。原因是當年約1973年我有份出資二萬元，佛社才有足夠資金買下土地。如果沒有我拿出二萬元用來買，佛社當年就買不成這塊土地。我出資助佛社買地的目的，是發展該地用來建社及安老院，不是買來賣的。當年沒有我出資，佛社今天不會擁有一塊值幾千萬元的土地。我現在已經九十幾歲，不能親自返佛社開董事會了。我特此委託並授全權予馮寶珍(福福齋)師兄代表我與佛社聯絡處理有關反對賣地事宜。

蘇東霖

此致

松蔭園佛道社有限公司 董事局

蘇東霖

二零一六年十二月十九日

(附件3)

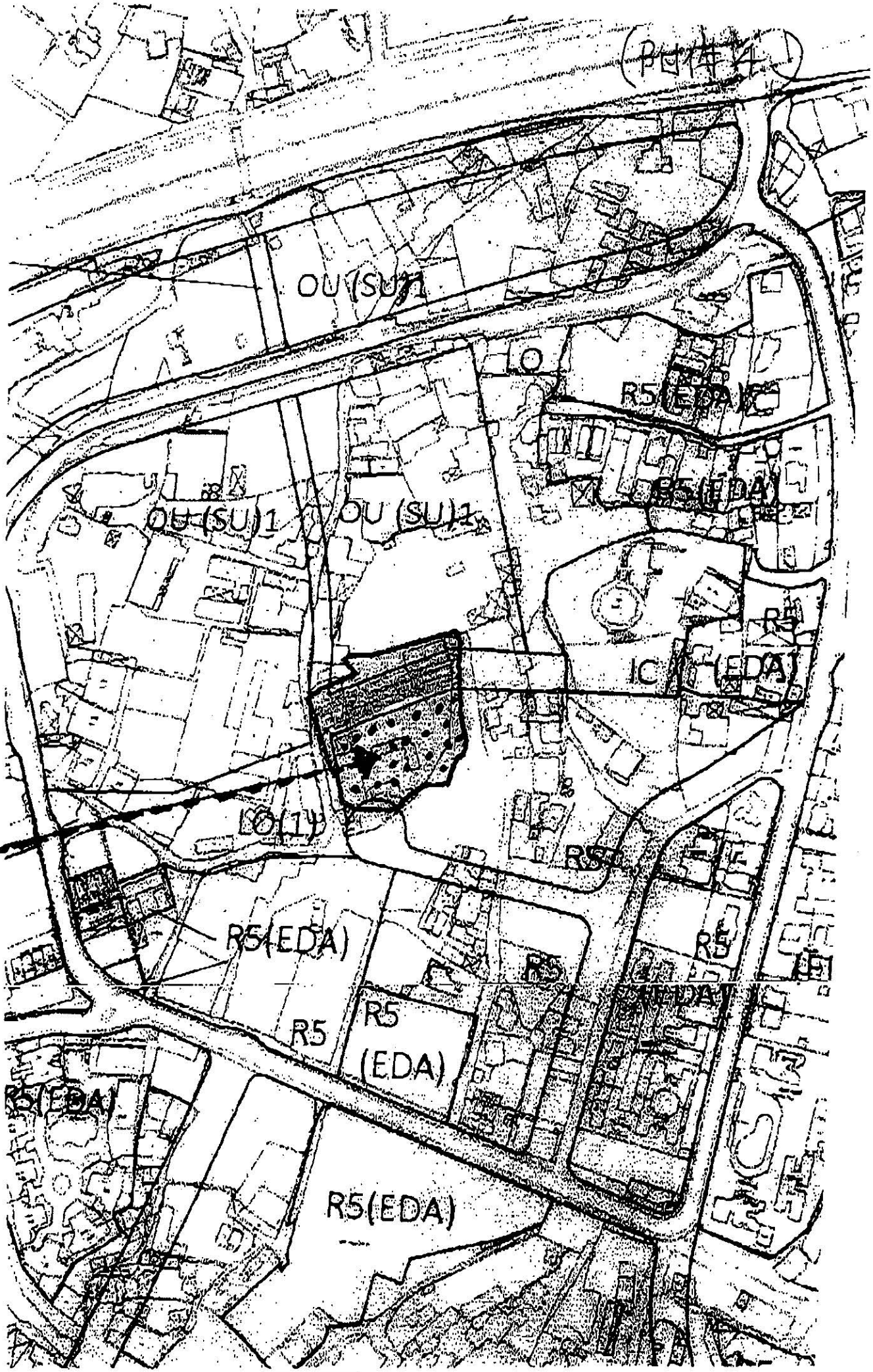
敬啟者：

如果建安老院有困難，我，蘇東霖，可同意佛社建個老人中心來替代，換言之，我只可以同意佛社用唐人新村土地來發展建社及老人院，或是建社及老人中心，堅決反對出售唐人新村土地。　此致

松蔭園佛道社有限公司　董事局

蘇東霖

二零一六年十二月十九日


(PU作社)
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R5(EDA)
R5(EDA)
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(EDA)
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R5(EDA)
申請在此部份土地建社

(附件5)

(意譯)

致聯協建築師事務所有限公司
馬健騰先生

有關爲松蔭園佛道社有限公司
申請將唐人新村地段 [redacted]
[redacted]用原地交換以發展
安老院及附設神壇事

台端 95年3月10日,關於上述原地交換之申請函已經收悉,謹此致謝。

經查察土地狀況紀錄,台端需解決車輛通路之問題。現有通路佔據他人之私家地段,如地段 [redacted] 。本人不能保證此等通路將來會否收回,或如來函之建議,准予繼續使用。

至於道路 L2之興建,計劃擬在1998年進行,距今尚遠。在未建成道路 L2 前,台端需要自行解決通路安排。

鑒於上述原因,本人未能進一步考慮台端之申請,爲此謹表歉意。

Ernest T.F.YEE
元原朗地政處主任

1995年3月24日

(簽名回條)

發展局局長陳茂波
發展局
規劃地政科
傳真：28684530
貴局檔號：DEVB(PL-P)50/17/32

AS(P)62

傳真文件

陳局長：

元朗南房屋用地規劃及工程研究

我/我們是松蔭園佛道佛社有限公司（以下簡稱佛社）的社員。

我/我們反對佛社出售唐人新村第 121 約地段 1117 號 B 段、C 段、C1 段和 D 段的土地（以下簡稱土地）；

我們不反對規劃署將佛社部份土地劃為鄰舍休憩用地、以及其他指定用途(貯物用途)；

我/我們反對規劃署將把佛社部份土地原為「**政府、機構或社區**〝G/IC〞」用地改劃為「**住宅發展**〝R5〞」，並要求將該部份土地保留原為的「**政府、機構或社區**〝G/IC〞」用地，以便佛社可在該部份土地申請建社及安老院或老人中心。我/我們支持佛社發展該部份土地建社及安老院或老人中心；以及

我/我們要求佛社董事局**聘請專業人士申請在該部份土地發展建社及安老院或老人中心，向政府各部門提交有關申請。**

社員姓名	（道號）	簽署
李桂芳	祥航	李桂芳

2017 年 1 月 6 日

聯絡電話：胡樹深（全從）
馮寶珍（福福爺）
徐燕銓（福福吉）
岑熾基（祿祿敬）

傳真：25780911

副本送：松蔭園佛道社有限公司 董事局（傳真：27702223）
民政市務局局長劉江華（傳真：25916002）
警務處處長盧偉聰（傳真：24430590）

6d/17/32
Record 6/1

(簽名回條)

發展局局長陳茂波
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傳真：28684530
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社員姓名	（道號）	簽署
麥少秋	麥祿芬	麥少秋

2017 年 1 月 6 日

聯絡電話：胡樹深（全從）
馮寶珍（福福裔）
徐燕銓（福福吉）
岑熾基（祿祿敬）

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(簽名回條)

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社員姓名	（道號）	簽署
麥雪梅	麥禔朱	麥雪梅

2017 年 1 月 6 日

聯絡電話： 胡樹深（全從）
馮寶珍（福福裔）
徐燕銓（福福吉）
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(簽名回條)

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社員姓名	（道號）	簽署
許友龍	許法泉	許友龍

2017 年 1 月 6 日

聯絡電話： 胡樹深 (全從)
馮寶珍（福福裔）
徐燕鈴 (福福吉)
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社員姓名 陳露蘭　（道號）壽船　簽署 陳露蘭

2017 年 1 月 6 日

聯絡電話：胡樹深（全從）
馮寶珍（福福婆）
徐燕銓（福福吉）
岑熾基（祿祿敬）

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民政市務局局長劉江華（傳真：25916002）
警務處處長盧偉聰（傳真：24430590）

Received on
17 February 2017

致　　:元朗區議會主席　梁志祥議員 BBS.；M.H.；JP

由　　:梁福元議員

日期　:2014 年 6 月 23 日

懇請將下列動議列入 2014 年 6 月 24 日元朗區議會大會議程內:

動議:支持政府發展元朗南建屋計劃

據政府公告，目前有 20 多萬戶市民正在輪候公屋，不少家庭居住於環境惡劣的劏房，私樓的樓價及租金高企，特區政府需要盡快增加房屋供應，以解決此民生「重中之重」的問題。顧問公司現正進行咨詢在元朗南的棕地上研究發展房屋，**本會是支持的**;

與此同時，本會有以下的要求:

1.） 必須讓現時在該區經營倉庫及物流業者在附近予寬地以安置，令其可繼續經營，解決本土就業問題;
2.） 妥善安置現時居住在該區的居民及村民，擴大 V-ZONE 的規劃範圍，讓原居民都可解決住屋問題;
3.） 合理地賠償給予受影響的土地業權人及持份者;
4.） 全面覆蓋公庵路的明渠，擴闊行車及行人路，澈底改善現時的道路環境。本會要求就上述各項要求先元朗南發展先諮詢本區鄉事會，才再諮詢區議會。

本會希望元朗南的房屋發展可全面改善元朗區及周邊的交通網絡配套，讓元朗社區及經濟可持續發展。

動議人:梁福元　　和議人:

十八鄉鄉事委員會
Shap Pat Heung Rural Committee
香港新界元朗攸田東路 1 號　Address：1, Yau Tin East Road, Yuen Long, Hong Kong
Tel：2476 2264, Fax：2476 5757　Web :www.shappatheung.com E-mail: shappatheung2005@yahoo.com.hk

奧雅納工程顧問
香港九龍塘達之路 80 號又一城 5 樓
楊詠珊董事/規劃

敬啟者：

政府現正就元朗南房屋發展及土地用途正進行第三期階段社區參與進一步諮詢公眾研究，以制訂建議發展大綱草圖。為此，十八鄉居民區協會及新界倉庫及物流業經營者聯會重申；必須要擴濶現有倉地規劃面積以容立公庵路兩旁現存的眾多廠房；而最理想搬遷又靠近公庵路就是大棠楊家村(Yeung Ka Tsuen) 的農業地帶 AGR 作為首要選擇，其次在大棠山咀附近的農業地帶，此兩幅用地已填平並沒有復耕之能力。

據城市規劃委員會資料顯示，就農業地帶 AGR(TPB/A/YL/-TT/352) 最近已獲批准設有 212 個私家車及輕型貨車停車場；再者，大棠楊家村(Yeung Ka Tsuen) 的農業地帶 AGR 及大棠山咀附近的農業地帶現時附近的村民已經停泊了很多大型的貨柜及重型車輛，此外，毗鄰地方已有申請菇房的個案，並已建設了很多大型廠房等。因此，此兩幅用地已填平並沒有復耕的能力大可以改變規劃用途，以便解決露天倉地嚴重不足的難題，才能配合政府元朗南大型發展。

現附上有關申請規劃改變用途的地圖及照片，供貴 顧問公司慎重考慮元朗南社區發展為盼。而本人亦希望得知有關進展，有勞之處，不勝銘感!

倘有進一步的查詢，請隨時致電與本人聯絡。

此致
奧雅納工程顧問公司

ARUP 087
Job No. 228228-01
Register No. 00947
Received 14 JAN 2016

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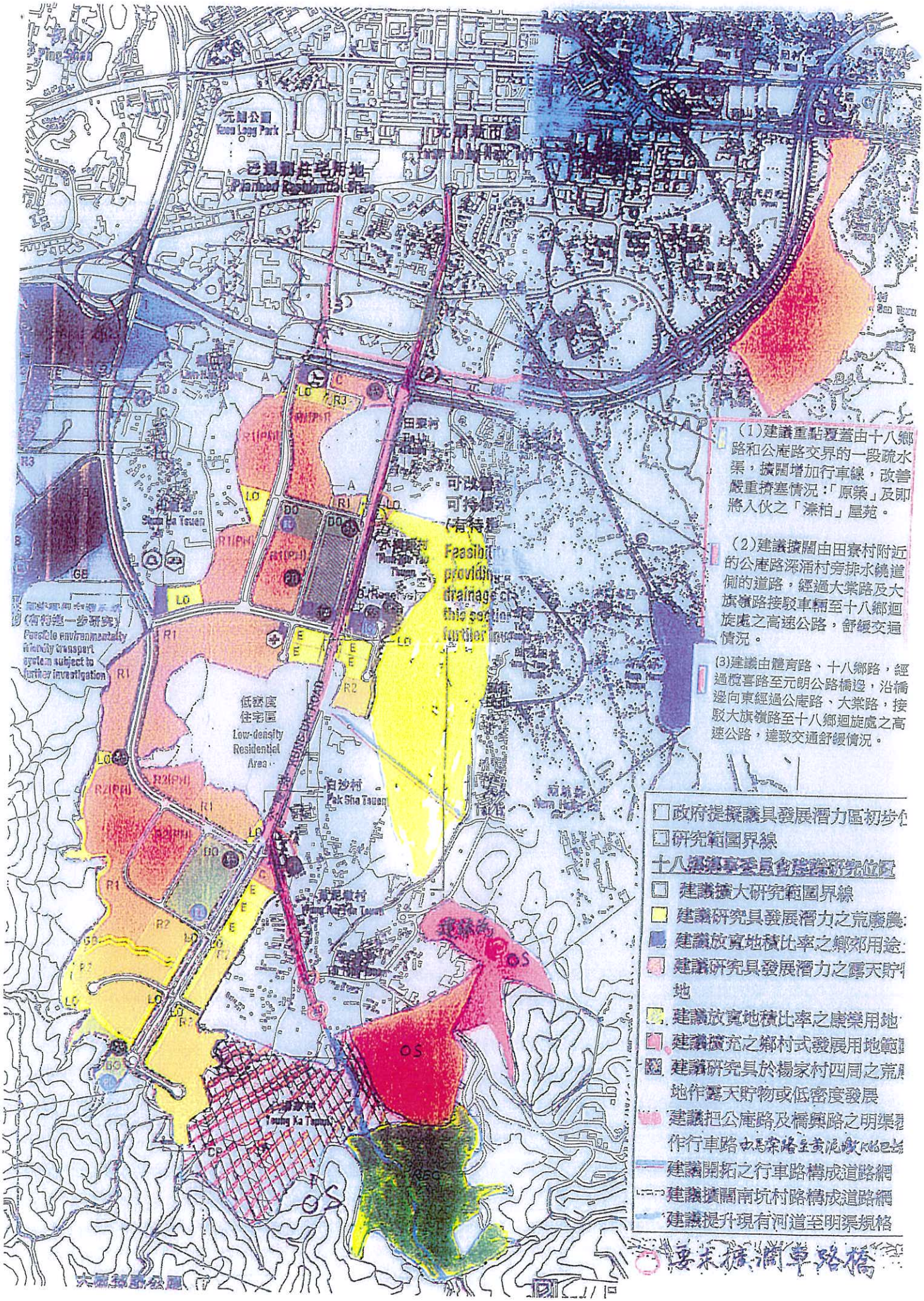
元朗十八鄉鄉事委員會主席
(梁福元)

(附圖 1, 照片 2)

二零一六年一月十二日



元朗公園
Yuen Long Park
元朗新市鎮
Yuen Long New Town
已規劃住宅用地
Planned Residential Sites
田寮村
Tin Liu Tsuen
可改善
可持續
(有待進一步研究)
Feasibility
providing
drainage of
this section
further
(有待進一步研究)
Possible environmentally friendly transport system subject to further investigation
低密度住宅區
Low-density Residential Area
白沙村
Pak Sha Tsuen
Wang Ka Tsuen
Yeung Ka Tsuen
大橋郊野公園
(1)建議重點覆蓋由十八鄉路和公庵路交界的一段疏水渠，擴闊增加行車線，改善嚴重擠塞情況：「原築」及即將入伙之「溱柏」屋苑。
(2)建議擴闊由田寮村附近的公庵路深涌村旁排水繞道側的道路，經過大棠路及大旗嶺路接駁車輛至十八鄉迴旋處之高速公路，舒緩交通情況。
(3)建議由體育路、十八鄉路，經過榄喜路至元朗公路橋邊，沿橋邊向東經過公庵路、大棠路，接駁大旗嶺路至十八鄉迴旋處之高速公路，達致交通舒緩情況。
政府提擬議具發展潛力區初步
研究範圍界線
十八鄉鄉事委員會建議研究位置
建議擴大研究範圍界線
建議研究具發展潛力之荒廢農
建議放寬地積比率之鄉郊用途
建議研究具發展潛力之露天貯
地
建議放寬地積比率之康樂用地
建議擴充之鄉村式發展用地範
建議研究具於楊家村四周之荒
地作露天貯物或低密度發展
建議把公庵路及橋興路之明渠
作行車路
建議開拓之行車路構成道路網
建議擴闊南坑村路構成道路網
建議提升現有河道至明渠規格
要求擴闊車路橋

十八鄉鄉事委員會
Shap Pat Heung Rural Committee
香港新界元朗攸田東路一號 Address：1, Yau Tin East Road,Yuen Long, Hong Kong
Tel：2476 2264 Fax：2476 5757 E-mail: shappatheung2005@yahoo.com.hk

致: 規劃署助理署長張綺薇女士

元朗南房屋用地規劃及工程研究 -勘查研究
第三階段社區參與摘要

香港新界元朗十八鄉鄉事委員會（下稱”本會”），早於 2013 年 5 月 30 日貴署聯同土木工程拓展署舉辦標題研究“社區論壇” 時 ，已將本鄉村民/居民以及在本鄉經營倉庫及物流業人士的意見，以建議書形式，呈遞給規劃署、土木工程拓展署及發展局（下稱” 相關部門”）。過去兩年多，本鄉居民及在本區各界人士均積極參與標題研究的社區參與活動，配合政府就元朗南發展的規劃工作，提供意見。可惜 貴署從第二階段的「初步發展大綱圖」至現在第三階段所展示的「建議發展大綱草圖」，均未能反映本會所提供的大部份意見。

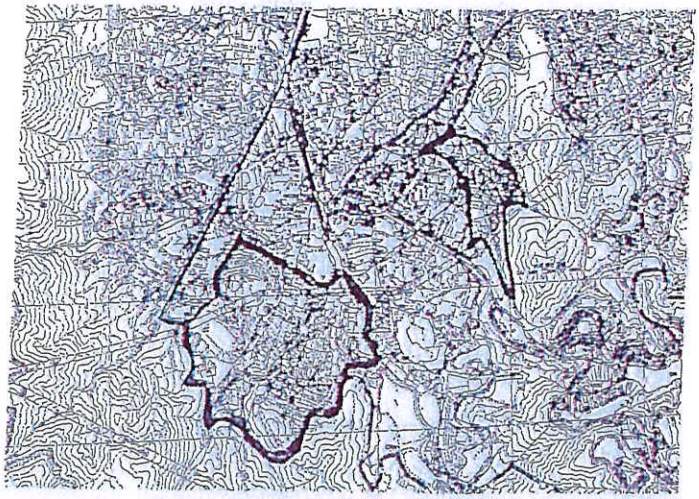
貴署及顧問公司代表在過去不同形式的地區諮詢會議上，對本區居民所提未來規劃的意見、建議及修訂，只聽不改，所謂公眾參與已淪為形式上的諮詢，實為一般公關活動。例如多次強調「建議發展大綱草圖」只屬”建議”，政府日後將會作適當修改等等。此等托詞實和有欠誠意，是項專業研究令本鄉村民/居民及在本區各界人士極感不滿。因為研究一旦完成，將對本區未來所有發展，尤其是對政府或私人提出的地區改善工程、各項規劃及地政申請(包括臨時申請)等等，有著決定性的作用。

本會現就標題研究，再次代表本鄉各村村民/居民以及在本鄉經營倉庫及物流業人士，向香港特別行政區政府，提出下列建議，並要求 貴署落實我們的訴求。

土地用途規劃

(1) 在本區提供一定數量的露天存放及倉庫（“OS”)用地：目前公庵路及僑興路一帶的倉庫，為新界西北，特別是元朗市區的工商業，提供後勤支援及本地就業機會。本會已多次向 貴署及相關部門提出(最近一次為 2016 年 1 月 12 日)，並清楚要求 (i) 盡量保留研究範圍目前「其他指定用途」地帶內的露天倉庫, (ii) 將楊家村的荒廢農地改劃作露天倉庫，以及(iii)擴大毗鄰大棠路以南現有倉地（見圖一)。此舉可讓目前十八鄉內的數百個倉户，可在區內覓地分期搬遷，減低因地區發展而引致政府與各持份者的矛盾以及不必要的衝突。

圖一　建議增加「露天倉庫」用地規劃的地點



(2) 「公庵路白沙三段」以南地區用地規劃: 在 2014 年 5 月第二階段社區參與展示的「初步發展大綱圖」，同時，公庵路白沙三段以南地區大部份規劃為低密度住宅用地，此等建議對部份持份者尚可接受。唯在 2016 年 1 月第三階段社區參與展示的「建議發展大綱草圖」，則將大部份規劃為低密度住宅改作污水廠、政府維修中心、教育、地區休憩用地、以及美化市容地帶等等(見圖二) 。我們堅決反對此等為滿足某些人士/團體以及政府部們的要求，不顧區內居民要求的規劃方法，請問政府維修中心與露天倉庫有何分別？十八鄉以南為大欖郊野公園，在公庵路一帶增設大量 ” 地區休憩用地” ，實屬多此一舉，浪費政府資源，增加外來車輛，加重本區交通負荷。

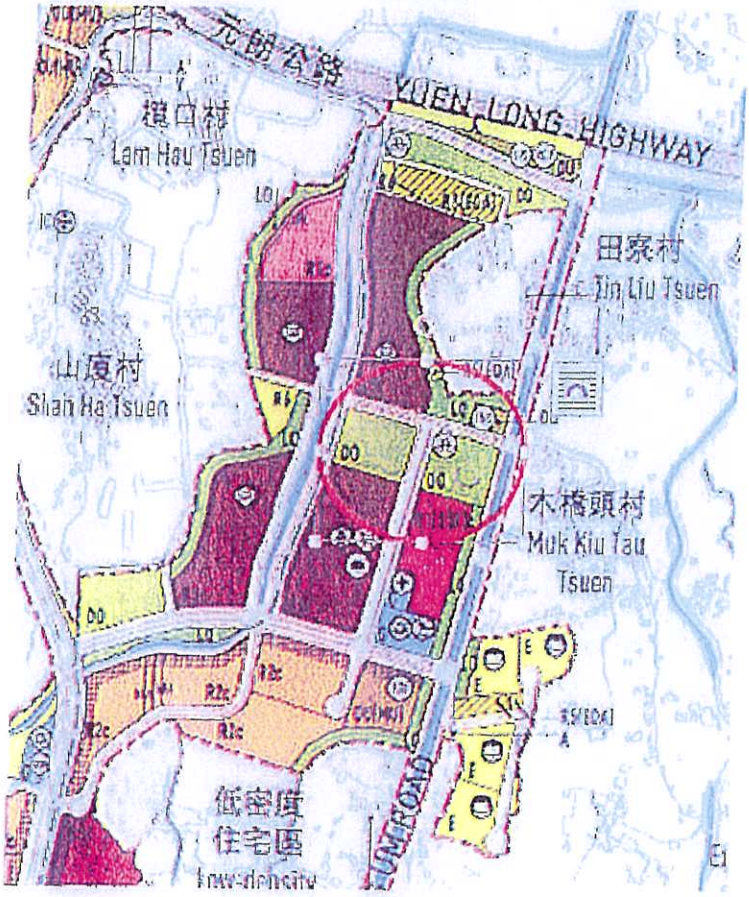
圖二　公庵路白沙三段以南地區第三階段的用地規劃



(3) 木橋頭村以西沿公庵路土地宜規劃用作“商業用途” ：此地塊位於公庵路旁，可考慮將毗鄰住宅發展密度第一區(資助出售房屋包括商業用途) (“R1(SSF)c”) 的面積增加，將單車停放處遷至此地塊以西的 ” 地區休

憩用地” ，增加公庵路的商業用途地帶（含停車場），使元朗公路以南的村民/居民，有足夠的商業配套，減輕進出元朗市中心購物等的交通流量。貴署在規劃用地前，必須了解目前元朗市中心交通的擠塞情況，未來將更甚。目前在公庵路，僑興路旁以及白沙村千多戶人前往元朗市區購物餐飲多數使用私家車，往返車程時間幾公哩超過半小時，究其原因乃公庵路欠缺商業小區。本會建議可將此地塊劃作一小型商場，為未來區內居民/學生提供購物及餐飲設施。十八鄉以南的居民不明白 貴署為何在木橋頭村一帶大量增加 ” 地區休憩用地”，以補元朗市區此類用地之不足， 而忽略目前及未來居民的基本需求 ？ 這是城市規劃的基本常識，並非無理的訴求。

圖三: 木橋頭村以西沿公庵路的用地規劃

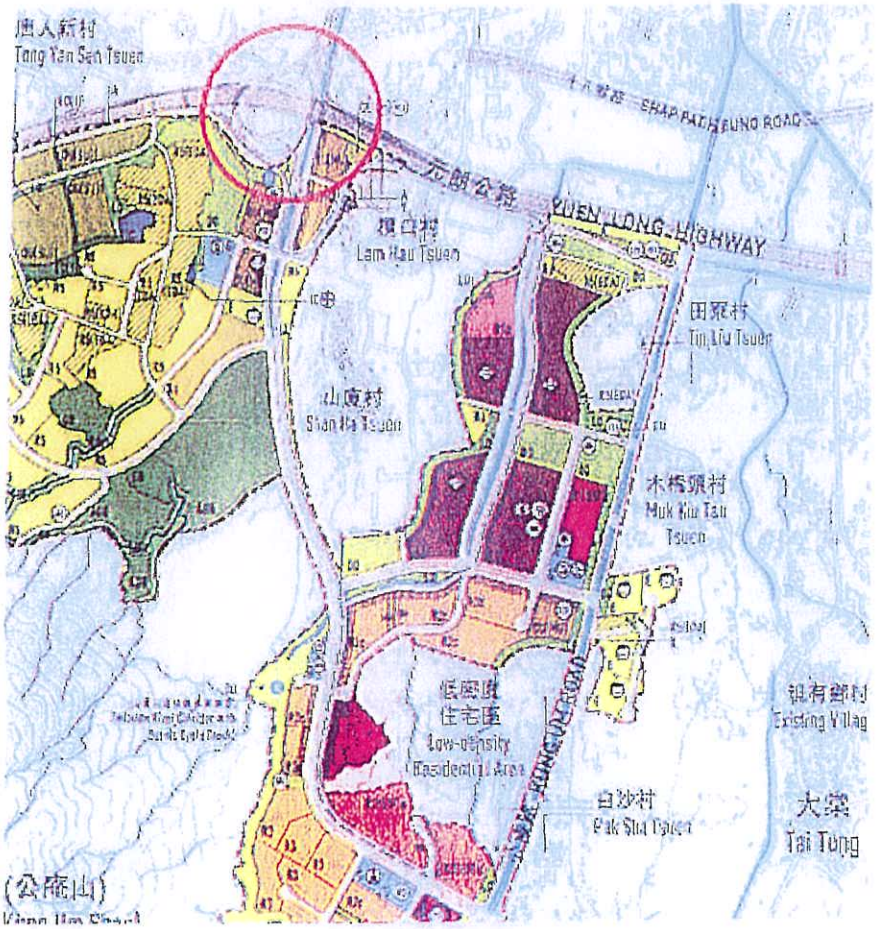


改善目前及未來交通

(4) 公庵路改四線行車: 自十八鄉路與公庵路交界增加兩個大型屋邨 (即原築及濠柏) ，公庵路/僑興路與十八鄉交界處路口繁忙時間已擠塞不堪 (本會不知兩個項目在規劃階段時的交通評估如何獲批准) 。雖然「建議發展大綱草圖」在未來規劃將增加經由山廈村前往元朗市以西地區的道路，但公庵路目前及未來仍屬規劃範圍內交通的主幹道，建議由十八鄉路至黃泥墩村 K66 巴士總站改為四線行車(即覆蓋公庵明渠) 。這要求亦是由田寮村、木橋頭村及白沙村村代表以及三條村數千户居民的聯合要求，請修訂「建議發展大綱草圖」，以解民怨。

(5) 「建議發展大綱草圖」連接公庵路與唐人新村及朗屏站的未來主幹道止於元朗公路，建議此主幹道必須伸延至青山公路(經元朗公園) ，否則主幹道與元朗公路交界將會變成另一交通擠塞的地帶 (見圖四)。

圖四: 公庵路與唐人新村主幹道未來的交通問題



最後藉此機會，向 貴署提出在落實此發展計劃時，希望能在各方面均要作出適當的安排。例如: 因收地被遷移居民必須在沒有資產審查的前題下，在十八鄉區內提供適當地點及合理的居所作安置；在城市設計階段要增加適當的配套設施 (例如: 行人路、單車徑等) ；以及在發展過程中盡量減低因基建工程對村民/居民的滋擾。

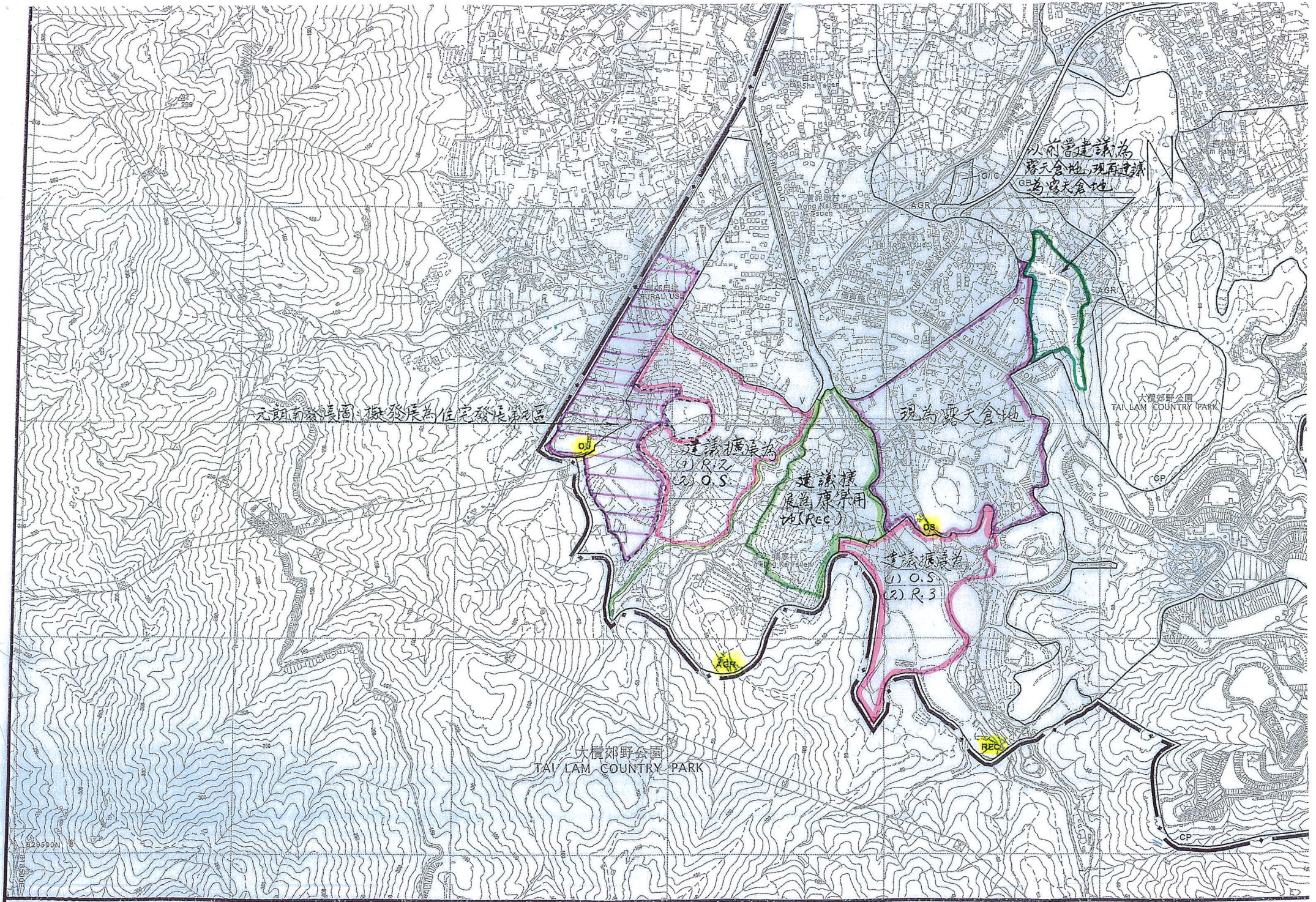
本會明瞭第三段社區參與為標題研究「建議方案完成階段」，亦是最重要的公眾諮詢。 貴署有全權決定是否接納(全部或部份)直接受影響的村民/居民/區內持份者的訴求，亦可採納外界人士/團體為其理想、利益而提出的意見。不過本會有責任必須再次向 貴署說明，標題研究地點大部份座落原居民村界或原居民村毗鄰的土地，我們理解在城市發展過程中必須配合香港整體發展，但同時亦要求當權者尊重區內原居民/居民所關注的生活、交通、本土經濟，就業等等問題。

本會現鄭重聲明 貴署如不接納全面覆蓋公庵明渠改善交通網絡、覓地重置倉戶及居民遷移能安居樂業等事項之大前提下；則將全面反對元朗南發展規劃。

梁福元

元朗十八鄉鄉事委員會主席
梁福元 議員

副本抄送
-奧雅納工程顧問公司
-土木工程拓展署署長鍾錦華太平紳士
-元朗民政事務專員麥震宇太平紳士
-屯門及元朗西規劃專員林智文先生
-元朗區議會主席沈豪傑議員
-元朗區議會程振明議員
-元朗區議會梁明堅議員
-元朗區議會鄧慶業議員
-元朗區議會張木林議員
-元朗十八鄉各村代表



行政長官會同行政會議於２０１２年3月１３日　根據城市規劃條例第９（１）（ａ）條核准的圖則

16 FEB 2017

香港城市規

新界元朗白沙村村公所

致: 規劃署助理署長張綺薇女士

有關元朗南房屋用地規劃及工程研究-勘查研究
第三階段社區參與摘要-元朗白沙村一段道路問題

知悉規劃署聘用顧問公司及有關部門將於短期內落實標題研究。本村希望政府在落實「建議發展大綱草圖」前，能考慮本村第一段的道路設計問題。現居於白沙村第一段及第二段居民，就第三階段所展示的「建議發展大綱草圖」，有下列兩個建議：

(1) 在標題工程研究第二階段時，有一行車通道直達於位於公庵路以西本村第一段的地區(即草圖上註明「低密度住宅區」以北地點 (見圖 1) 。其後在工程研究第三階段時，不知何故道路連接本村第一段民居縮短，用一條綠化帶將道路與本村分隔 ((見圖 2) 。目前居於公庵路旁的民居出入公庵路已比以前困難及危險，未來公庵路的交通更不堪設想。請顧問公司及有關部門，尊重村民的請求，修訂「建議發展大綱草圖」，回復第二階段規劃的行車通道設計 (即圖 1)。

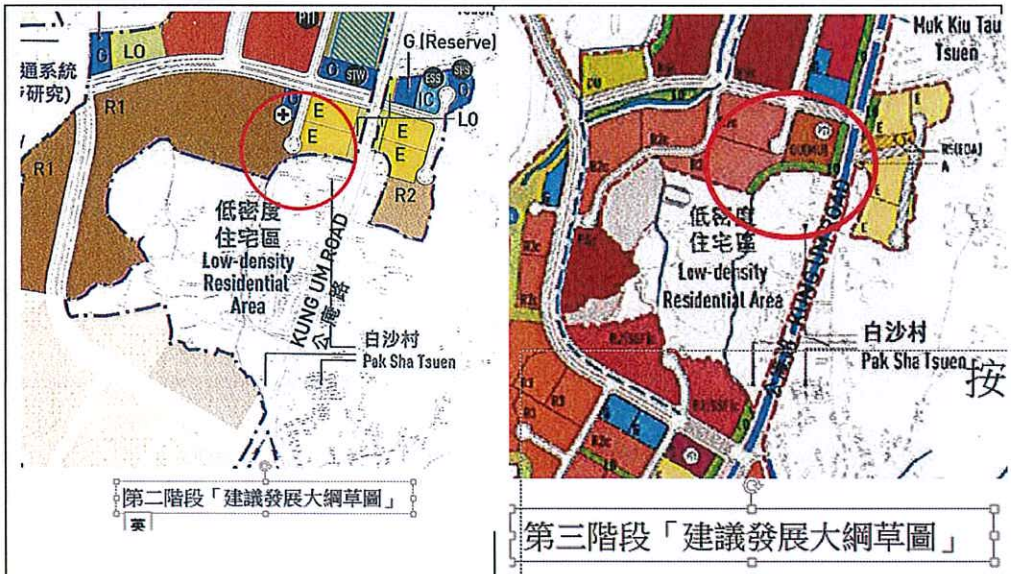
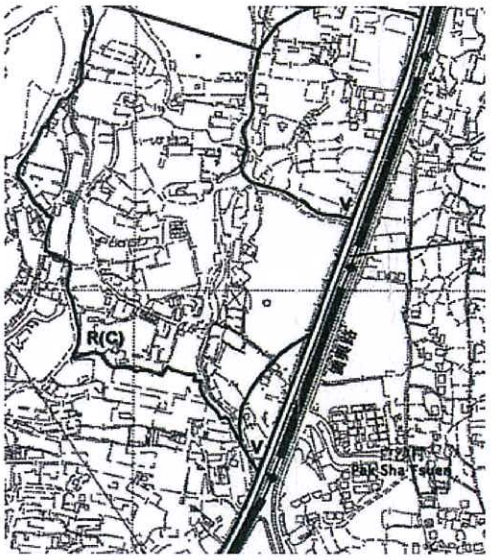


圖 1　圖 2

(2) 在本村第一段公庵路以西的「低密度住宅區」，目前一半座落唐人新村分區計劃大綱核准圖「往宅(丙類)」地帶及「鄉村式發展」地帶(見圖 3) 。村民不明白為何此「往宅(丙類)」地帶未有列入「建議發展大綱草圖」內 (見圖 4) ？ 須知目前「往宅(丙類)」地帶有大部份為地產發展

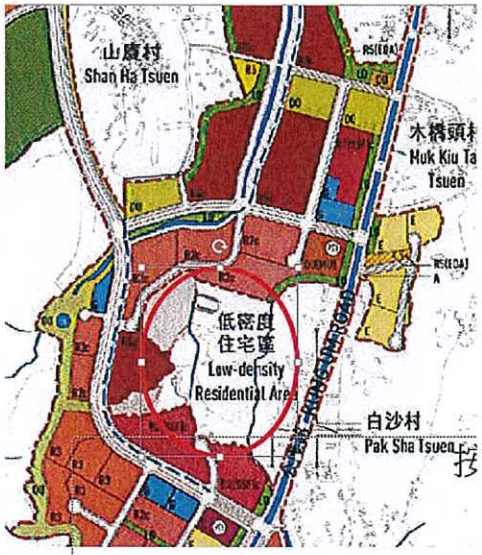
新界元朗白沙村村公所

商收購，但仍有不少原居民土地。若此地帶未有整體規劃，日後任由地產發展商隨意開道路以便私人住宅小區，或用其他方法圍封本村原居民的土地，村民將會「無路可走」。我們不得不要求 貴署正視這問題。



唐人新村分區計劃大綱核准圖
「住宅(丙類)」地帶

圖 3



第三階段「建議發展大綱草圖」

圖 4

素仰 貴署一向致力新界未來發展，在城市規劃過程中，往往能「以人為本」，平衡各方利益，達致雙贏。以上是本村的小小請求，純為日後子孫能「有路可行」。本村居民深知上述意見對負責的規劃顧問是小事，但對小市民則是大事。村民認為規劃鄉郊地區，道路設計是重中之重，比小小綠化更為重要。

易漢猷

元朗白沙村原居民村代表
易漢猷謹上

元朗十八鄉白沙村一一六號 公所印 116 PAK SHA TSUEN, SHAP PAT HEUNG, YUEN LONG

2017 年 2 月 16 日

副本抄送: 元朗十八鄉鄉事委員會梁福元主席

Tony Yip KY

From: [redacted]
Sent: Wednesday, February 22, 2017 5:38 PM
To: enquiry@yuenlongsouth.gov.hk
Subject: 元朗南發展潛力區

本人現正向署查詢本人在白沙村 3 個物業是否在元朗南發展潛力區內.

地段分別:
DD[redacted] ,Lot No:[redacted]
DD[redacted] ,Lot No:[redacted]
DD[redacted] ,Lot No:[redacted]

令外想查詢：第三期資詢什麼時候開始？

本人電話:[redacted]
謝

From: chi kai cheung
To: enquiry
Subject: Proposal an Access from Lam Tei Road (West) to Shan Ha Village
Date: Saturday, February 25, 2017 11:18:11 AM

Dear Sir/Madam.

I am a villager of Shan Ha Village, Yuen Long. I have been really happy when knowing that the government of HKSAR will develop the South Region of Yuen Long. In fact, I have been disturbing by the polluted environment since mid-1990 when the green fields were completely deposited with waste and were used as disguised business like open storage. Since then noise and dust from open storage have never stopped destroying the village environment or even getting worse.

The plan of Yuen Long South Development brings me a bright future. It may thoroughly resolve our problem we are facing while it can help sole the housing need of low-earning people. It is a win-win policy/project. While doing so, I remind the government, at the same time, may look into the traffic need of the people living in Shan Ha Village as the project definitely attracts people moving in the area. In fact, during the second phase of consultation, I had already proposed this view and eventually and happy it was accepted by the government.

In order to facilitate the government to collect the lands affected by the proposed access easily, I would like to suggest the route of the access running through the following land lots, from Lam Tei Road (West) like D.D.[redacted] Lots [redacted] to connect the present village road as most of these lands were occupied by Village Cho Tong. According to the management of lands occupied by Cho Tong, they preferred to sell to government for public use.

For your consideration

Best Regards

CK CHEUNG

規劃處 麥先生、李先生

：有關元朗南房屋用地規劃、

本人、公司是元朗唐人新村業主、

DD [redacted] LOTS [redacted]

收到消息、指政府計劃收地建路。而有關收地涉及本人、公司之土地。請問可否提供政府相關收地咨詢及詳情參考

聯絡：YUEN CHAK SANG

袁澤生

HONCHAT LTD. 巧澤有限公司

电話：[redacted]

电邮：[redacted]

13-3-2017

更改繳納人資料確認書與徵收差餉及地租通知書
ACKNOWLEDGEMENT OF CHANGE IN PAYER'S PARTICULARS AND DEMAND FOR RATES AND GOVERNMENT RENT

帳目編號 ACCOUNT NUMBER [redacted]

最後繳款日期 LAST DAY FOR PAYMENT [redacted]

應繳總額 ➡ TOTAL AMOUNT DUE [redacted]

登記繳納人姓名及通訊地址 REGISTERED PAYER'S NAME AND CORRESPONDENCE ADDRESS

1 OF 1

「繳費靈」商戶編號 "PPS"MERCHANT CODE [redacted]

[redacted]

物業單位地址或名稱 ADDRESS OR DESCRIPTION OF TENEMENT

[redacted]

估價編號 ASSESSMENT NUMBER [redacted]

差餉 RATES	應課差餉租值 RATEABLE VALUE (RV)	有關期間 PERIOD	款額 AMOUNT $
	[redacted]	[redacted]	[redacted]
地租 GOVERNMENT RENT	應課差餉租值 RATEABLE VALUE (RV)	有關期間 PERIOD	款額 AMOUNT $
	[redacted]	[redacted]	[redacted]
以應課差餉租值的3%徵收 CHARGEABLE @ 3% OF RV	[redacted]	小計 SUBTOTAL	[redacted]
最後繳款日期 LAST DAY FOR PAYMENT	[redacted]	應繳總額 ➡ TOTAL AMOUNT DUE	[redacted]

帳目編號 ACCOUNT NUMBER [redacted]

發出日期 Date of Issue [redacted]

在此日或之前的繳款已計算在內 Payments on or before this date are included [redacted]

請保留此通知書以作日後參考之用。
Please keep this demand for future reference.

本通知書所列的款額現已到期，請依期繳交。過期繳交差餉及地租，繳納人即須繳交百分之五的附加費，如過期超過六個月，繳納人復另加繳百分之十的附加費。

The amount stated in the demand is now due for payment. Please settle the account as specified. A 5% surcharge will be imposed immediately for late payment, a further 10% surcharge will be imposed if amount outstanding is not settled after six months.

若在左述最後繳款日期仍未清繳，須繳付以下連附加費在內的總額：

If this Demand is not settled by the last day for payment stated on the left, amount payable inclusive of surcharges will be : [redacted]

RVD 1002 (03/2016) AD

收訖所示金額，特此收訖。 RECEIVED THE SUM IMPRINTED ABOVE.

用郵寄方式繳交，將不另發收據，請將此通知書下半部連同支票寄往香港吉士打道郵政局郵政信箱 28000 號庫務署收。
Receipt will not be issued for payment by post. Please mail this lower portion with your cheque to The Treasury, P.O. Box No. 28000, Gloucester Road Post Office, Hong Kong.

帳戶編號 ACCOUNT NO.	應繳總額 TOTAL AMOUNT DUE	最後繳款日期 LAST DAY FOR PAYMENT	連附加費在內的總額 AMOUNT INCLUDING SURCHARGE	C.R.C. 101
[redacted]	[redacted]	[redacted]	[redacted]	

[redacted]

TOTAL $ [redacted]

91102101000000003104005951910049990271610181 31

以自動轉帳繳款，方便快捷。申請表格(RVD 1008)可於 www.rvd.gov.hk 下載。
Set up autopay to enjoy the convenience of payment. Download form (RVD 1008) at www.rvd.gov.hk.

差餉物業估價署 RATING AND VALUATION DEPARTMENT

[redacted]

[redacted]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

Re: 有關元朗南房屋用地規劃
30/03/2017 11:06

[redacted] to: enquiry@yuenlongsouth.gov.hk

From: [redacted]
To: enquiry <enquiry@yuenlongsouth.gov.hk>,

多謝回覆，尚有問題，請查閱附件

規劃處 李先生、麥先生、尹先生

有關元朗南房屋用地規劃.

地段：DD [redacted] LOTS [redacted] 之業主.

附上圖片參考，以粉紅圓點標示

我司收到貴處電回覆（24.3.2017）

現想了解清楚以下問題.

1) 會否於我司之地上興建任何設施

如：行人路，車路，環保車路，單車路，渠等.

2) 會否徵收我司之土地，（部份或全部）

3) 我司可否要求保留自行使用發展權利

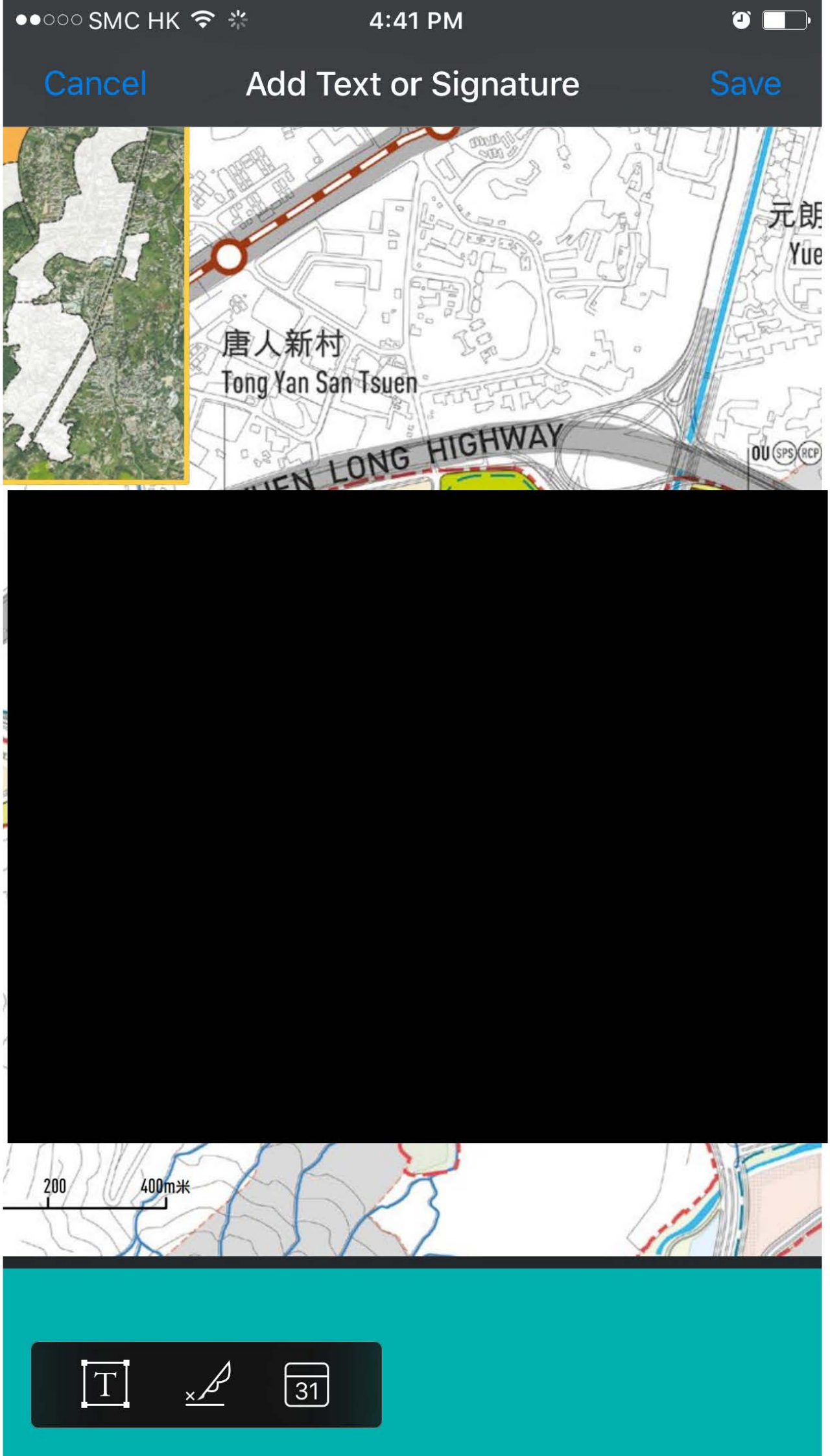
聯絡：YUEN CHAK SANG 袁澤生

电話：[redacted]

電郵：[redacted]

HONCHAT LTD. 巧澤有限公司

27-3-2017


SMC HK
4:41 PM
Cancel
Add Text or Signature
Save
唐人新村
Tong Yan San Tsuen
LONG HIGHWAY
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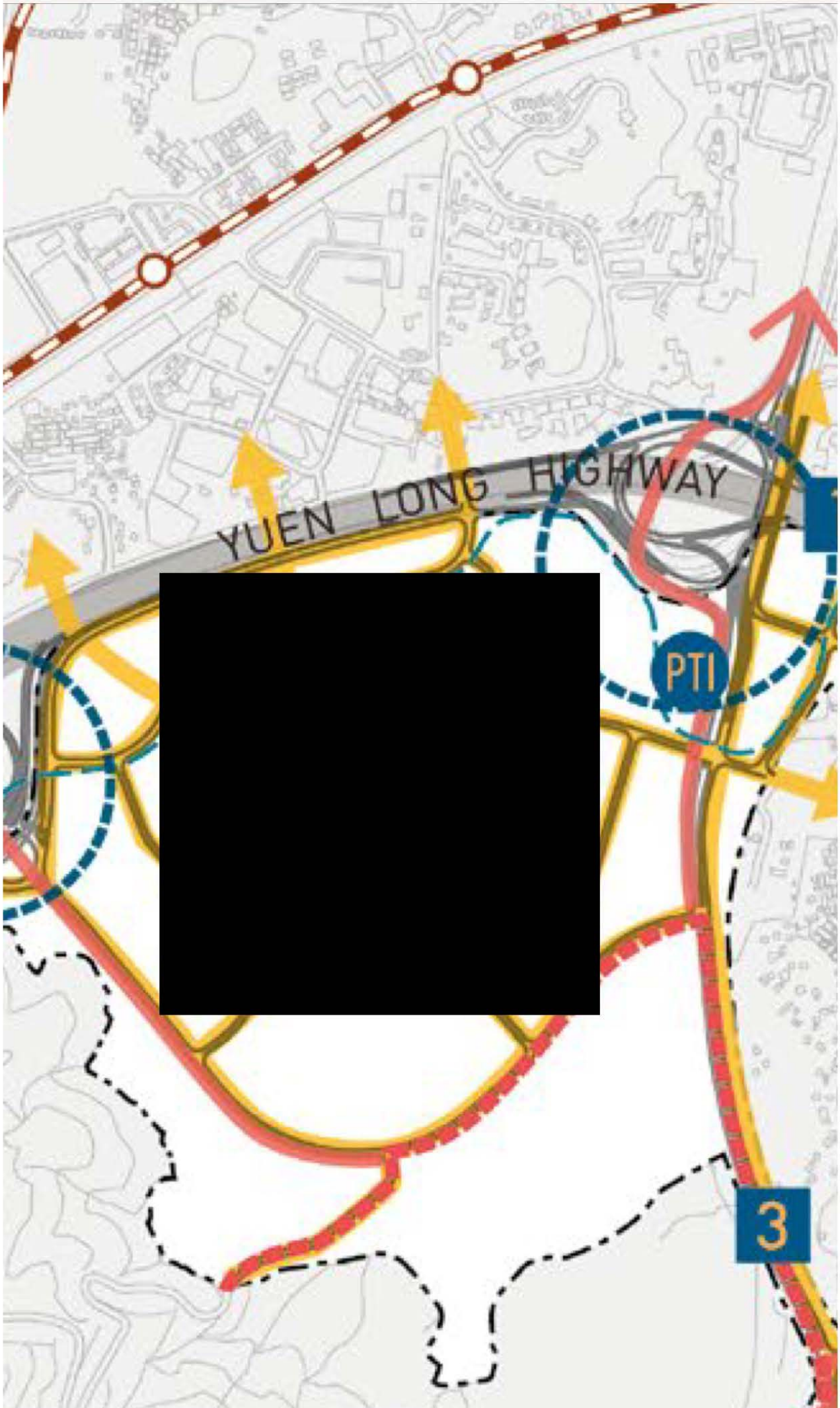
YUEN LONG HIGHWAY
PTI
3

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

Re: 有關元朗南房屋用地規劃
01/06/2017 10:29

[redacted] to: enquiry@yuenlongsouth.gov.hk

From: [redacted]
To: enquiry <enquiry@yuenlongsouth.gov.hk>,

規劃處
有關 元朗唐人新村 DD[redacted] Lots[redacted]
於2017年3月13日及27日之查詢尚未收到貴處回覆
現查得資料貴處之規劃影响我司業權及權益
我司不同意及不能接受
附上信件及圖片
請查閱及回覆

規劃處，麥，李 先生

有關元朗南邊屋用地規劃，

本人，公司是：元朗唐人新村 業主

DD [redacted] LOTS [redacted]

我司於2017年3月13日及27日分別至信貴處詢問事宜，維仍未收到回覆，

我司再自行了解，貴處張貴我司之物業上擬建行人/行車通路。

如果以上是正確，我司絕對不認同及難以接受。

我司於90年代，政府收地建築時已提出反對，直到政府強行收地賠償時亦對收地價錢提出反對。

HONCHAT LTD. 巧澤有限公司

1-6-17

可見我司一直反對政府收我司之土地，影响我司業權及利益。

現請貴處回覆我司之查詢

多謝！

聯絡 YUEN CHAI CHONG
袁澤生

電話：[redacted]

電郵：[redacted]

FAX：[redacted]

YUCHAI LTD 巧澤有限公司

1-6-17

粉红色是我司物業
横阔路面影响我司楼盘不能接受



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

Re: 有關元朗南房屋用地規劃
16/06/2017 11:46

[redacted] to: enquiry@yuenlongsouth.gov.hk

From: [redacted]
To: enquiry <enquiry@yuenlongsouth.gov.hk>,

規劃處
收到貴處回覆，我司明確反對我司之土地被規劃作「道路」。
附3頁文件

From: Henry Yuen <yuenxhenry@gmail.com>
Sent: 01 June 2017 10:28
To: enquiry
Subject: Re: 有關元朗南房屋用地規劃

規劃處
有關 元朗唐人新村 DD[redacted] Lots [redacted]
於2017年3月13日及27日之查詢尚未收到貴處回覆
現查得資料貴處之規劃影响我司業權及權益
我司不同意及不能接受
附上信件及圖片
請查閱及回覆


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land 5.jpg

land 6.jpg

規劃處 李賢均先生 2017-6-16

有關元朗南房屋用地規劃

元朗市人新村 DD [redacted] Lot [redacted] 業主

我司收到貴處在5-6-2017之電郵回覆，知悉我司之地段被劃作「住宅發展5」及「道路」。

我司現明確對被劃作「道路」作出正式反對。

該處已有唐人新村路及沙井路可使用，並無必須要於我司土地加建道路，而該加建道路比唐人新村路及沙井路更寬更大，完全不合比例。(一條內街路比大馬路更大？)

另我司已於90年代反對政府收我司土地建渠，可證我司一直反對我司土地被政府收用去搞

另外，該地段尚有大量地方可供發展更多道路網絡。請貴處及政府不要再次侵害我司物業權益。

附圖一頁

聯絡 YUEN CHAK SANG

電郵 [redacted]

電話 [redacted]

16-6-2017

CHONCHAT LTD. 巧澤有限公司


居人新村
大得不合比例

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

Yuen Long South Development
16/04/2017 21:20

[redacted] to: enquiry@yuenlongsouth.gov.hk

From: [redacted]
To: enquiry@yuenlongsouth.gov.hk,

Dear Sir / Madam,

Based on the proposed YL South Development Plan (excerpted), it is observed that the separation distance from a Shan Ha Tsuen village house zone (clouded in amber) to the nearest RSc boundary (red) is less than 200m. During active piling stage, the residential village houses close to the periphery may suffer from various level of earth settlement. New cracks on wall is not uncommon and to the worst case of building collapse, which was reported overseas under similar confronted situations.

Despite the fact that a green belt plus an existing access road lying between in-situ, are there any feasibility and methodology that can be explored to tackle effectively the afore-mentioned conditions from happening?

Besides, air / noise pollution is unavoidable once site formation works is commenced, may I also be advised of the solutions from your project proponents?

Looking forward for your favourable reply.

BRs,

K.C.



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RSc
山廈村
Shan Ha Tsuen
R6
LO
LBA