

申述的摘要

Gist of Representations

申述編號 Representation No.	申述人名稱 Name of 'Representer'	有關事項 Subject Matter	建議修訂 Proposed Amendment
TPB/R/S/YL/19-1	元朗區議會 Yuen Long District Council	<p>反對把元朗東頭部分土地由商貿改劃作住宅用途，理由是：</p> <p>(a) 東頭工貿區的物業使用率十分高，其位置鄰近西鐵站，加上部份樓宇是單一業權，具備良好發展機遇，提供重要的就業機會予元朗區居民。</p> <p>(b) 更改現有商貿土地用途容許 30 層高的住宅，並不符合元朗區的規劃發展理念，即以青山公路兩旁為核心，向東頭區及元朗南兩旁發展較低層樓宇，更不符合社區及居民的期望。</p> <p>(c) 擬議 30 層高的住宅發展，會形成屏風效應，影響西面和南面多個住宅發展的通風和造成負面的視覺影響。</p> <p>(d) 擬議的住宅規劃為 30 層高的住宅發展與附近低密度的南生圍、山背涌口村等發展極不協調。</p> <p>(e) 建議的住宅發展十分零碎，東頭工業區內仍有很多工</p>	<p>把鄰近的元朗市區的長遠發展與東頭工貿區一併研究和審議，再提出長遠而合適的建議。</p> <p>Long term development of adjacent Yuen Long Town and Tung Tau business area should be studied and considered together for appropriate long term proposals.</p>

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		<p>業大廈存在，造成環境不協調的問題。</p> <p>(f) 欠缺有關發展的資料、評估及分析報告下，城規會不應支持有關建議。</p> <p>(g) 建議的住宅發展北面為污水泵房，與擬議住宅發展顯得不協調。</p> <p>(h) 建議的住宅發展所帶來的人口增長會對鄰近及元朗區內的交通和道路，造成負面影響。</p> <p>(i) 過去十年，城規會曾 5 次拒絕由私人發展商提出更改東頭工貿區內土地用途為住宅或與住宅有關的用途的申請，城規會在此事上不應採取雙重標準。</p> <p>Oppose the rezoning of part of Yuen Long Tung Tau Industrial Area from business to residential use. The reasons are:</p> <p>(a) the occupation rate for the Tung Tau Industrial Area is very high. Given the proximity to the West Rail station and single ownership for some buildings, the potential is good. It would provide job opportunity for Yuen Long residents.</p>	

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		<p>(b) should the site be rezoned to allow 30-storey residential development, it is not in line with the planning and development concept for the area. The development concept is to concentrate development along the two sides of Castle Peak Road with building height descending toward Tung Tau area and Yuen Long South. It is also not up to the expectation of the community and the residents.</p> <p>(c) the proposed 30-storey residential development would create wall effect and have adverse air ventilation and visual impacts on various residential developments to the west and south of the site.</p> <p>(d) the proposed 30-storey residential development is not compatible with the surrounding low-rise developments including Nam Sang Wai, Shan Pui Chung Hau Tsuen etc.</p> <p>(e) the proposed residential development is piecemeal. There are still many existing industrial buildings in the area causing environmental incompatible problem.</p>	

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		<p>(f) the Town Planning Board should not support the proposal due to the lack of supporting information, assessment and study.</p> <p>(g) a sewage pumping station is located to the north of the site and is not compatible with the proposed residential development.</p> <p>(h) the population increase brought by the proposed residential development would have adverse traffic and road impact on the surrounding and Yuen Long area.</p> <p>(i) for the past 10 years, Town Planning Board has rejected 5 applications for rezoning to residential or residential-related uses at Tung Tung business area submitted by private developers. TPB should not adopt double standards on this matter.</p>	
TPB/R/S/YL/19-2	十八鄉鄉事委員會 Shap Pat Heung Rural Committee	反對將元朗東頭工業區周邊地帶改劃為「住宅 (戊類)1」，原因是： <p>(a) 只改變東頭工業區的西面及北面的規劃，並未顧及其他</p>	應該將東頭工業區整區轉劃為商住用途，並放寬整區的建築物高度限制。

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		<p>現有建築物，這會導致屏風效應、交通配套等問題。</p> <p>(b) 應以整區作出考慮和規劃。有利於規劃建築密度、高度限制、空氣流通、交通、排污、康樂設施等區域配套。</p> <p>Oppose the rezoning of the periphery area adjacent to Yuen Long Tung Tau Industrial Area to “Residential (Group E)1”. The reasons are:</p> <p>(a) the rezoning of the land to the west and north of Tung Tau Industrial Area without taking into consideration the other existing buildings would result in wall effect and supporting transport facilities problems, etc.</p> <p>(b) the entire area should be considered and planned as a whole to facilitate the planning of the development density, height restrictions, air ventilation, traffic, drainage and recreational facilities, etc.</p>	<p>Tung Tau Industrial Area should be rezoned for commercial and residential uses and the building height restriction of the whole area should be relaxed.</p>
<p>TPB/R/S/YL/19-3</p>	<p>屏山鄉鄉事委員會 Ping Shan Rural Committee</p>	<p>反對把元朗東頭部分土地由商貿改劃作住宅用途，理由是改劃作住宅用途會引致屏風效應、對景觀和視覺有負面影響、與周邊環境不協調、導致交通、風水、治安、環保問題，亦不符合該區的規劃意向。</p> <p>Oppose the rezoning of part of Yuen Long Tung Tau Industrial</p>	<p>撤回有關改劃用途的修訂，保留原有商貿用途地帶。</p> <p>Withdraw the concerned rezoning amendment and retain the original</p>

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		<p>Area from business to residential use. The reasons are that the rezoning would create adverse wall effect, landscape and visual impacts. The proposed landuse was incompatible with the surrounding area and would cause traffic, fung shui, public order and environmental problems. It is also not line with the planning intention for the area.</p>	<p>business zone.</p>
<p>TPB/R/S/YL/19-4</p>	<p>黃梓任 (屏山鄉橫洲福慶村居民代表) Wong Chi Yam (transliteration) Resident Representative of Fuk Hing Tsuen, Wang Chau, Ping Shan</p>	<p>反對把元朗東頭部分土地由商貿改劃作住宅用途，原因是：</p> <p>(a) 如該地點發展為住宅用途，將會形成屏風效應，嚴重影響附近一帶鄉村及屋苑的空氣流通。</p> <p>(b) 汽車的流量增加，對現時的道路構成極大負荷，引致附近一帶交通嚴重擠塞。</p>	<p>沒有 Nil</p>
<p>TPB/R/S/YL/19-5</p>	<p>黃桂棠 (屏山鄉橫洲忠心圍原居民代表) Wong Kwai Tong (transliteration) Indigenous Inhabitant Representative of Chung Sam Wai, Wang Chau, Ping Shan</p>	<p>(c) 現時該區周邊康樂設施不足，若將來增加數以萬計人口，問題將更加嚴重。</p> <p>(d) 商貿用地與住宅用地並鄰而建，土地用途並不協調。</p> <p>(e) 擬議的住宅像一座座「神主牌」，在風水學角度而言，對村民不利。</p>	
<p>TPB/R/S/YL/19-6</p>	<p>黃成業 (屏山鄉橫洲忠心圍居民代表) Wong Shing Ip</p>	<p>(f) 由於該住宅群形成屏風樓效應，引致空氣不流通和氣溫</p>	

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	<p>(transliteration) Resident Representative of Chung Sam Wai, Wang Chau, Ping Shan</p>	<p>上升，產生溫室效應。 Oppose the rezoning of part of Yuen Long Tung Tau Industrial Area from business to residential use. The reasons are:</p>	
<p>TPB/R/S/YL/19-7</p>	<p>黃禮森 (屏山鄉橫洲福慶村原居民代表) Wong Lai Sum (transliteration) Indigenous Inhabitant Representative of Fuk Hing Tsuen, Wang Chau, Ping Shan</p>	<p>(a) if the site is developed for residential use, it would create wall effect and seriously affect the air ventilation of the adjacent villages and residential developments.</p> <p>(b) the increase in traffic flow would have a great burden on the existing road capacity and cause serious traffic congestion in the surrounding area.</p>	
<p>TPB/R/S/YL/19-8</p>	<p>黃永生 (屏山鄉橫洲福慶村原居民代表) Wong Wing Sang (transliteration) Indigenous Inhabitant Representative of Fuk Hing Tsuen, Wang Chau, Ping Shan</p>	<p>(c) the existing recreation facilities in the area is insufficient. If the population substantially increases in future, the problem would get worse.</p> <p>(d) business and residential uses locating in close proximity would result in incompatible landuses.</p> <p>(e) the proposed residential buildings are like blocks of</p>	
<p>TPB/R/S/YL/19-9</p>	<p>屏山鄉橫洲福慶村村民 (附 19 個簽名)</p>	<p>“tablets for worship”. From the fung shui angle, it is not good to villagers.</p>	

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	<p>Villagers of Fuk Hing Tsuen, Wang Chau, Ping Shan (include 19 signatures)</p>	<p>(f) the wall effect caused by the proposed residential buildings would block air circulation and cause greenhouse effect.</p>	
<p>TPB/R/S/YL/19-10</p>	<p>楊家安 (屏山鄉橫洲楊屋村原居民代表) Young Ka On (transliteration) Indigenous Inhabitant Representative of Yeung Uk Tsuen, Wang Chau, Ping Shan</p>		
<p>TPB/R/S/YL/19-11</p>	<p>楊志遠 (屏山鄉橫洲楊屋村原居民代表) Yeung Chi Yuen (transliteration) Indigenous Inhabitant Representative of Yeung Uk Tsuen, Wang Chau, Ping Shan</p>		
<p>TPB/R/S/YL/19-12</p>	<p>楊桂消 (屏山鄉橫洲楊屋村居民代表) Yeung Kwai Siu (transliteration) Resident Representative of Yeung Uk Tsuen, Wang Chau, Ping Shan</p>		

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TPB/R/S/YL/19-13	梁寶 (屏山鄉橫洲西頭圍原居民代表) Leung Po Indigenous Inhabitant Representative of Sai Tau Wai, Wang Chau, Ping Shan		
TPB/R/S/YL/19-14	陳建鄰 (屏山鄉橫洲西頭圍居民代表) Chan Kin Luen (transliteration) Resident Representative of Sai Tau Wai, Wang Chau, Ping Shan		
TPB/R/S/YL/19-15	林兆新 (屏山鄉橫洲林屋村居民代表) Lam Siu San (transliteration) Resident Representative of Lam Uk Tsuen, Wang Chau, Ping Shan		
TPB/R/S/YL/19-16	林志明 (屏山鄉橫洲林屋村原居民代表) Lam Chi Ming (transliteration) Indigenous Inhabitant		

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	Representative of Lam Uk Tsuen, Wang Chau, Ping Shan		
TPB/R/S/YL/19-17	蔡建新 (屏山鄉橫洲東頭圍原居民代表) Choi Kin Sun (transliteration) Indigenous Inhabitant Representative of Tung Tau Wai, Wang Chau		
TPB/R/S/YL/19-18	曾樹和 (屏山鄉橫洲東頭圍原居民代表) Tsang Shu Wo (transliteration) Indigenous Inhabitant Representative of Tung Tau Wai, Wang Chau, Ping Shan		
TPB/R/S/YL/19-19	黃真勝 (屏山鄉橫洲東頭圍居民代表) Wong Chun Sing (transliteration) Resident Representative of Tung Tau Wai, Wang Chau, Ping Shan		
TPB/R/S/YL/19-20	屏山鄉橫洲忠心圍村民 (附 62 個簽名)		

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	<p>Villagers of Chung Sam Wai, Wang Chau, Ping Shan (include 62 signatures)</p>		
<p>TPB/R/S/YL/19-21</p>	<p>采葉庭業主委員會 (附 83 個簽名) Owner Committer of The Parcville (include 83 signatures)</p>	<p>反對修訂項目 A 及 B Oppose Amendment Items A and B</p>	<p>沒有 Nil</p>
<p>TPB/R/S/YL/19-22</p>	<p>Anthony</p>	<p>對改劃作「住宅 (戊類)1」所引起的潛在交通影響表示關注。 Concern on the potential traffic impact arising from the rezoning of the “Residential (Group E)1”.</p>	<p>沒有 Nil</p>
<p>TPB/R/S/YL/19-23</p>	<p>Ms. Karen Ho</p>	<p>反對修訂項目 A 將多個地段改劃作「住宅 (戊類)1」，認為 增加住宅發展會引致交通擠塞問題。 Oppose Amendment Item A on the rezoning of various lots to “Residential (Group E)1” for the reason that traffic congestion would be caused by the increase of residential development</p>	<p>沒有 Nil</p>
<p>TPB/R/S/YL/19-24</p>	<p>元朗廠戶 A Factory Operator in Yuen Long</p>	<p>反對修訂項目 A 改劃有關用地作「住宅 (戊類)1」，認為會 引致區內車輛增加，影響繁忙時間的交通情況。 Oppose Amendment Item A to rezone the area to “Residential (Group E)1” as it would induce more vehicles to the area and affect the traffic condition at peak hours.</p>	<p>沒有 Nil</p>
<p>TPB/R/S/YL/19-25</p>	<p>一小企 A Small Enterprise</p>	<p>反對修訂項目 A 改劃有關用地作「住宅 (戊類)1」，認為這 次改劃用途並沒有技術評估支持，政府有偏幫地產商之嫌</p>	<p>沒有 Nil</p>

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		Oppose Amendment Item A to rezone the area to “Residential (Group E)1” as there is no technical assessment to support the rezoning. The government seems to act in favour of property developers.	