601

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 漠視區內居民之就業及工作需要

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: 黃思哲

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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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 name of the individuals and organisations). If you do not agree to this arrangement, please state so when providing comments and views.

Personal Data: The personal data provided by means of this form (including the name 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 as may be for the purposes mentioned above. The provision of personal data by you 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 Compliance 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, 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/english/publications/files/dataaccessrequest_e.pdf).

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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 根據 2012 年 5 月 22 日立法會發展事務委員會就工務計劃項目第 752CL 號討論文件 "「研究重點在目前工業用途佔用了潛力區內大部分土地，將來可能會引起工業用途與 住宅用途為鄰所產生的問題。

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: 刁正敏
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:
郵寄地址Mailing Address:

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

你的意見 Your Comments:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 該研究會檢討是否有需要在元朗南保留土地作這些工業用途，並會建議採取補救措施，處理工業用途與住宅用途為鄰所產生的問題，以及評估如果逐步淘汰這些用途帶來的社會經濟影響。」"

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: 林衛民
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2014年7月14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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604

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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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 避免重輜發展天水圍後，居民要長途拔涉其他地區就業的規劃錯配苦果，保留本區工商業就業機會。

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: 張倩曉
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2014年7月14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 14 July 2014 via post, fax or email.

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你的意見 Your Comments:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 完全漠視區內業界及居民的要求

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If the above space is not enough, please use separate sheets.

姓名Name: 梁詩筱
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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元朗南
房屋用地規劃及工程研究-踏查研究
Planning and Engineering Study for
Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 本會就上述研究議題內容,曾和本地居民、業主及土地使用者作出廣泛諮詢。大多數的意見均認為應保留此區目前的土地用途。此區對整個元朗區有著重要的社會及經濟價值，必須保留目前大部份「露天貯物」地帶 或 將公庵路以西規劃作「露天貯物 或 工業用途」以應付全港倉庫及物流業界的需要。至於倉庫與毗鄰住宅用地不調協的問題，只要將元朗市南現有的主要道路網，大棠路及公庵路連接入元朗公路，興建道路由洪水橋交滙處直接連接白沙村,便可解決不同用地產生的環境問題。

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: 楊沛聖
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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- 政府未有平衡社會發展

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If the above space is not enough, please use separate sheets.

姓名Name: 劉素芳
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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Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

你的意見 Your Comments:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 一個健全的社會,各方面都需要得到平衡, 現今的香港政府只知道市民沒有足夠房屋, 卻沒有顧及人民的就業需要 。

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: 蘇玲玲
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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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 5683
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
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多謝 Thank you

609

第二階段社區參與 - 意見表格
Stage 2 Community Engagement
Comment Form

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

你的意見 Your Comments:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 所以香港現在已經沒有多少工廠, 沒有文化產業, 沒有高科技產業等等。 最後只剩下什麼都是房地產。所以數碼港變成千億樓盤項目, 西鐵並非為屯門及元朗居民而建。

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: 楊健民
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2014年7月14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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ARUP

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第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 而是為了西鐵原線上蓋樓盤而興建。同樣,發展元朗南, 政府完全沒有顧及本土就業、沒有顧及倉庫及物流業界的需要、沒有顧及原居民對土地的感情、沒有聽取區內持份者的反對聲音。

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: 徐志祺

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2014年7月14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 14 July 2014 via post, fax or email.

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第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 政府只會全心全意為幫助發展商謀取暴利而不惜一切以各種手段及借口去搶奪人民的最後一吋土地。一個窮得只剩下房地產的空洞社會。滅亡之期, 指日可待。

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: 林錫琛

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2014年7月14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 14 July 2014 via post, fax or email.

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第二階段社區參與 – 意見表格
Stage 2 Community Engagement
Comment Form

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

你的意見 Your Comments:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 反對在未有為受影響人士作出合理及滿意賠償期強行收地

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: 夏智鵬 [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2014年7月14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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CEDD 土木工程拓展署 Civil Engineering and Development Department
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第二階段社區參與 – 意見表格
Stage 2 Community Engagement
Comment Form

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

你的意見 Your Comments:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 由於區內倉庫均由土地業主，上蓋擁有人(二房東)，及小租戶組成。 每個倉庫均需要投入大量資金興建及維修。強行收地將對各方面構成重大損失。

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: 陳家榮 [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:

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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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 各方持份者未得到滿意賠償前而作出強行收地,勢必引至流血衝突。

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: 陳家雄
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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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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 反對未有提供搬遷選址前強行收地逼遷

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

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 公庵路以西之倉庫區,總數超過一千個。

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: 孫炳烈
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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

[redacted]

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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第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 其中超過 80% 部是存放着大量難以存放於一般工業大廈的貨品。例如磁磚、雲石、大型水泵、水管、建築材料、重型機械、大型展覽品等等。

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: 鄧子豐
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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Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個揸房之內?
- 現今全港同類倉庫的供應已經不能滿足業界的需求。業界更加無力在其他地方開發新倉庫 。所以, 政府必須為倉庫業界提供可行及足夠土地之搬遷選址 或 將原地規劃為(露天貯物 或 工業用地)。

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

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Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個揸房之內?
- 否則以上倉庫區一旦需要搬遷,勢必產生嚴重後果。

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: 李堅偉
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2014年7月14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
CEDD 土木工程拓展署 Civil Engineering and Development Department
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多謝 Thank you

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 反對未有為受影響居民作出安置及賠償前強行逼遷。

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: 李罡毅

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2014年7月14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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第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 在受影響區內,除了倉庫及物流業界外，區內還有為數不少的居民居住。

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: 王寶茵

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2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department

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622

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。

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: 柏圖
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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623

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 所以區內居民的年齡都比較高齡，強逼這班長者離開這片艱苦經營數十年的土地真是於心何忍，未有為他們作出安置及賠償而強行逼遷更是天理難容。

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: 趙子聚
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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規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department　ARUP

多謝 Thank you

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 重新規劃

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: 鍾湘
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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 可以將花園城區及部會生活區之地積比率增加至 9 倍,即是將原先打算興建的 26100 個單位全部興建在以上區域。

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: 彭德華
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:

歡迎你在2014年7月14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
CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 以保留公庵路西南面原有的倉庫及物流區即樂活生活區位置。 並將區內土地改劃為露天貯物 或 工業用途。

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: 麥海華　　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:

歡迎你在2014年7月14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　土木工程拓展署 Civil Engineering and Development Department　ARUP

多謝 Thank you

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 區內倉庫可依照就業帶之規劃指引, 以 4 或 8 倍之地積比率重建為新型工業大廈。

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: 曾志鴻　　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2014年7月14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 14 July 2014 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　ARUP

多謝 Thank you

628

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 一方面可以為區內增加就業機會及促進元朗南之多元化發展,另一方面將可以降低因收地而對倉庫物流業界,村民及整體社會的影響,增加地積比率可以增加政府收入, 減少收地可以減少賠償。

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: 蔡進輝
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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629

第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 本建議對整體社會,政府及受影響人士實為三贏方案。

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: 許嘉威
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2014年7月14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 | CEDD 土木工程拓展署 Civil Engineering and Development Department | 多謝 Thank you | ARUP

630

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Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 盡快改善區內交通

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

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631

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Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 將公庵路及橋興路之明渠覆蓋作行車路構成道路網, 貫通橋興路接駁水蕉新村路構成道路網,以疏導公庵路元朗路口之交通擠塞問題。.

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: 許雅思
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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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

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632

第二階段社區參與 - 意見表格
Stage 2 Community Engagement Comment Form

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

你的意見 Your Comments:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 盡快興建洪水橋交滙處至白沙村之新連接路,及興建公庵路交滙處直接出入元朗公路,以解決公庵路及大業路之車輛必須駛入元朗市中心所造成之擠塞。

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: Alan
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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

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633

第二階段社區參與 - 意見表格
Stage 2 Community Engagement Comment Form

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

你的意見 Your Comments:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 增加地積比較,減少浪費土地

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: 黃愛諱
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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and West Development Office
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規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department

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Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 在僑興路旁，界乎白沙村與木橋頭村之間的土地，目前規劃為「其他指定用途"鄉郊用途"」地帶及白沙村以西即逸林首府所在之低密度用地。

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: 陳麗詩　　團體/權構（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2014年7月14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 14 July 2014 via post, fax or email.

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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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第二階段社區參與 - 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 由於地積比所限，多年來未有任何發展機會，近來才發展出逸林首府這個屋苑。 但是, 逸林首府佔用了大約 30 萬方呎土地,現時却只有數十隻寵物猫和狗及不足一佰名居民居住。

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: 馬卓希　　團體/權構（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2014年7月14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 14 July 2014 via post, fax or email.

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636

第二階段社區參與 – 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 香港珍貴的土地資源就這樣地被政府浪費掉。 所以,建議將以上用地增加地積比率至 9 倍，以減少浪費土地資源。

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: 李家俊
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2014年7月14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 | CEDD 土木工程拓展署 Civil Engineering and Development Department | 多謝 Thank you | ARUP

637

第二階段社區參與 – 意見表格
Stage 2 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:

- 想問政府有否想過如何將 1,000 個大型倉庫安置於 100 個擋房之內?
- 完全漠視業界的需要,誤導物流業界,漠視區內居民之就業及工作需要,沒有聽取反對聲音及要求,未有平衡社會發展,浪費土地資源,未有解決以上各項,將會是吋步難行,失敗告終。

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: 頑速華
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:

歡迎你在2014年7月14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 | CEDD 土木工程拓展署 Civil Engineering and Development Department | 多謝 Thank you | ARUP

638

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Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 誤導洪水橋倉庫及物流業界

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: 陳銳　　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2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department　**多謝 Thank you**　ARUP

639

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Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 根據公庵路以西之未確定用途土地規劃指引，該指引指出:公庵路以西之土地是作為安置搬遷洪水橋新發展區所受影的倉庫及物流業界之用。

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: 袁筱芬　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

640

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 現在連公庵路以西之備用土地都全數作為房屋之用。這樣,洪水橋業界搬往何處？更遑論公庵路業界。倉庫及物流業界將無地可用，影響之大，不容忽視。

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: 張子健　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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　CEDD 土木工程拓展署 Civil Engineering and Development Department　**多謝 Thank you**　ARUP

641

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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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 漠視區內居民之就業及工作需要

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: 張文逵　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

642

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 根據 2012 年 5 月 22 日立法會發展事務委員會就工務計劃項目第 752CL 號討論文件 "「研究重點在目前工業用途佔用了潛力區內大部分土地，將來可能會引起工業用途與 住宅用途為鄰所產生的問題。

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: 簡敬賢　　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: _____

郵寄地址Mailing Address: _____

歡迎你在2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and West Development Office
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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

643

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 該研究會檢討是否有需要在元朗南保留土地作這些工業用途，並會建議採取補救措施，處理工業用途與住宅用途為鄰所產生的問題，以及評估如果逐步淘汰這些用途帶來的社會經濟影響。」"

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: 胡德雲　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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　CEDD 土木工程拓展署 Civil Engineering and Development Department　**多謝 Thank you**　ARUP

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Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 避免重蹈發展天水圍後，居民要長途拔涉其他地區就業的規劃錯配苦果，保留本區工商業就業機會。

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: 楊燕萍
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2014年7月14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 14 July 2014 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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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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Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 完全漠視區內業界及居民的要求

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

646

第二階段社區參與 - 意見表格
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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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 本會就上述研究議題內容,曾和本地居民、業主及土地使用者作出廣泛諮詢。大多數的意見均認為應保留此區目前的土地用途。此區對整個元朗區有著重要的社會及經濟價值，必須保留目前大部份「露天貯物」地帶 或 將公庵路以西規劃作「露天貯物 或 工業用途」以應付全港倉庫及物流業界的需要。至於倉庫與毗鄰住宅用地不調協的問題，只要將元朗市南現有的主要道路網，大棠路及公庵路連接入元朗公路，興建道路由洪水橋交滙處直接連接白沙村,便可解決不同用地產生的環境問題。

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: 袁玉麗　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

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第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 政府未有平衡社會發展

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: 張添球　　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:

歡迎你在2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 一個健全的社會,各方面都需要得到平衡，現今的香港政府只知道市民沒有足夠房屋，卻沒有顧及人民的就業需要 。

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

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 所以香港現在已經沒有多少工廠，沒有文化產業，沒有高科技產業等等。 最後只剩下什麼都是房地產。所以數碼港變成千億樓盤項目，西鐵並非為屯門及元朗居民而建。

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

650

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Stage 2 Community Engagement
Comment Form

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

你的意見 Your Comments:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 而是為了西鐵原線上蓋樓盤而興建。同樣,發展元朗南，政府完全沒有顧及本土就業、沒有顧及倉庫及物流業界的需要、沒有顧及原居民對土地的感情、沒有聽取區內持份者的反對聲音。

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: 梁晴
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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規劃署 Planning Department
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多謝 Thank you

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

你的意見 Your Comments:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 政府只會全心全意為幫助發展商謀取暴利而不惜一切以各種手段及借口去搶奪人民的最後一吋土地。一個窮得只剩下房地產的空洞社會。滅亡之期，指日可待。

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: 張牛棍
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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Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 反對在未有為受影響人士作出合理及滿意賠償期強行收地

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: 張根伙
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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Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 由於區內倉庫均由土地業主，上蓋擁有人(二房東)，及小租戶組成。 每個倉庫均需要投入大量資金興建及維修。強行收地將對各方面構成重大損失。

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

654

第二階段社區參與 - 意見表格
Stage 2 Community Engagement Comment Form

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

你的意見 Your Comments:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 各方持份者未得到滿意賠償前而作出強行收地,勢必引至流血衝突。

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: 鄧稽晉
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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

655

第二階段社區參與 - 意見表格
Stage 2 Community Engagement Comment Form

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

你的意見 Your Comments:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 反對未有提供搬遷選址前強行收地逼遷

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: 林如棟
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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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　CEDD 土木工程拓展署 Civil Engineering and Development Department　多謝 Thank you　ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 公庵路以西之倉庫區,總數超過一千個。

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: 張焯雄
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2014年7月14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
CEDD 土木工程拓展署 Civil Engineering and Development Department
多謝 Thank you
ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 其中超過 80% 都是存放着大量難以存放於一般工業大廈的貨品。例如磁磚、雲石、大型水泵、水管、建築材料、重型機械、大型展覽品等等。

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: 張宣發
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2014年7月14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
CEDD 土木工程拓展署 Civil Engineering and Development Department
多謝 Thank you
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658

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 現今全港同類倉庫的供應已經不能滿足業界的需求。業界更加無力在其他地方開發新倉庫 。所以，政府必須為倉庫業界提供可行及足夠土地之搬遷選址或 將原地規劃為(露天貯物 或 工業用地)。

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: 張順明　　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: _____

郵寄地址Mailing Address: _____

歡迎你在2014年7月14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 14 July 2014 via post, fax or email.

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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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659

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 否則以上倉庫區一旦需要搬遷,勢必產生嚴重後果。

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: 黃碧娥　　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: _____

歡迎你在2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 反對未有為受影響居民作出安置及賠償前強行逼遷。

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: 鄔 滿

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2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department　ARUP

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第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 在受影響區內,除了倉庫及物流業界外，區內還有為數不少的居民居住。

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: 杨波

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

多謝 Thank you

662

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。

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: 黃毅志　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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.

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 consultants or their 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 Compliance Officer, Planning Department, 19/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, 16/F., Civil Engineering and Development Building, 101 Princess Margaret Road, 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/english/publications/files/DPAPNote_ec.pdf)

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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第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 所以區內居民的年齡都比較高齡，強逼這班長者離開這片艱苦經營數十年的土地真是於心何忍，未有為他們作出安置及賠償而強行逼遷更是天理難容。

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: 張宥聰　　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:

歡迎你在2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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第二階段社區參與 - 意見表格
Stage 2 Community Engagement
Comment Form

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

你的意見 Your Comments:

- 更嚴重的是, 以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 重新規劃

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: 張俊斌 [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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and West Development Office
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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

665

第二階段社區參與 - 意見表格
Stage 2 Community Engagement
Comment Form

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

你的意見 Your Comments:

- 更嚴重的是, 以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 可以將花園城區及部會生活區之地積比率增加至 9 倍,即是將原先打算興建的 26100 個單位全部興建在以上區域。

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: 張錦光 [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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 | CEDD 土木工程拓展署 Civil Engineering and Development Department | 多謝 Thank you | ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 以保留公庵路西南面原有的倉庫及物流區即榮活生活區位置。 並將區內土地改劃為露天貯物 或 工業用途。

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: 張家原
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2014年7月14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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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
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多謝 Thank you
ARUP

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Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 區內倉庫可依照就業帶之規劃指引，以 4 或 8 倍之地積比率重建為新型工業大廈。

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: 張思遠
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2014年7月14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－跨界基建發展組 Planning Department - Cross-boundary Infrastructure and Development Section	土木工程拓展署－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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
CEDD 土木工程拓展署 Civil Engineering and Development Department
多謝 Thank you
ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 一方面可以為區內增加就業機會及促進元朗南之多元化發展,另一方面將可以降低因收地而對倉庫物流業界,村民及整體社會的影響。增加地積比率可以增加政府收入，減少收地可以減少賠償。

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: 張冠洪

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

第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 本建議對整體社會,政府及受影響人士實為三贏方案。

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: 張秀禪

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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電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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Personal Data Collection Statement: The personal data provided by means of this form (including the names of the individuals and their divisions) 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 consultants of the study for the purposes mentioned above. The provision of personal data is entirely voluntary. 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, 1 Principal Street, Happy Valley, Hong Kong. The Forms Pharmacy at any District Office or can be downloaded or Office of the Privacy Commissioner for Personal Data website (http://www.pcpd.org.hk/english/publications/files/DAR_request.pdf).

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

第二階段社區參與 – 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 盡快改善區內交通

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: 李啟光
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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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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

第二階段社區參與 – 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 將公庵路及橋興路之明渠覆蓋作行車路構成道路網，貫通橋興路接毓水蕉新村路構成道路網,以疏導公庵路元築路口之交通擠塞問題。

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: 丘忠
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2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department

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Stage 2 Community Engagement
Comment Form

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

你的意見 Your Comments:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 盡快興建洪水橋交滙處至白沙村之新道接路,及興建公庵路交滙處直接出入元朗公路,以解決公庵路及大棠路之車輛必須駛入元朗市中心所造成之擠塞。

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: 張木發
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2014年7月14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
CEDD 土木工程拓展署 Civil Engineering and Development Department
多謝 Thank you
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第二階段社區參與 - 意見表格
Stage 2 Community Engagement
Comment Form

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

你的意見 Your Comments:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 增加地積比較,減少浪費土地

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: 張福賢
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:
郵寄地址Mailing Address:

歡迎你在2014年7月14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
CEDD 土木工程拓展署 Civil Engineering and Development Department
多謝 Thank you
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第二階段社區參與 - 意見表格
Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 在僑興路旁，界乎白沙村與木橋頭村之間的土地，目前規劃為「其他指定用途“鄉郊用途”」地帶及白沙村以西即逸林首府所在之低密度用地。

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: 張惠儀
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2014年7月14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 | CEDD 土木工程拓展署 Civil Engineering and Development Department | **多謝 Thank you** | ARUP

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Stage 2 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:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 由於地積比所限，多年來未有任何發展機會，近來才發展出逸林首府這個屋苑。 但是，逸林首府佔用了大約 30 萬方呎土地,現時却只有數十隻寵物猫和狗及不足一佰名居民居住。

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: 蘇冤峰
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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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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Comment Form

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

你的意見 Your Comments:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 香港珍貴的土地資源就這樣地被政府浪費掉。 所以,建議將以上用地增加地積比率至 9 倍，以減少浪費土地資源。

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: 陳志林
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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你的意見 Your Comments:

- 更嚴重的是，以上數字尚未包括因應洪水橋新區所產生的倉庫需求。
- 完全漠視業界的需要,誤導物流業界,漠視區內居民之就業及工作需要,沒有聽取反對聲音及要求,未有平衡社會發展,浪費土地資源,未有解決以上各項,將會是吋步難行,失敗告終。

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: 任少球
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:

歡迎你在2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 根據公庵路以西之未確定用途土地規劃指引,該指引指出:公庵路以西之土地是作為安置搬遷洪水橋新發展區所受影的倉庫及物流業界之用。

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: 張輝華
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:

歡迎你在2014年7月14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 14 July 2014 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－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 | CEDD 土木工程拓展署 Civil Engineering and Development Department | **多謝 Thank you** | ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 現在連公庵路以西之備用土地部全數作為房屋之用。這樣,洪水橋業界搬往何處? 更遑論公庵路業界。倉庫及物流業界將無地可用，影響之大，不容忽視。

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: 張佳雄
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2014年7月14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 | CEDD 土木工程拓展署 Civil Engineering and Development Department | **多謝 Thank you** | ARUP

680

第二階段社區參與 – 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 漠視區內居民之就業及工作需要

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: 張禮雄
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2014年7月14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－跨界基建發展組 Planning Department - Cross-boundary Infrastructure and Development Section	土木工程拓展署－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

681

第二階段社區參與 – 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 根據 2012 年 5 月 22 日立法會發展事務委員會就工務計劃項目第 752CL 號討論文件 "「研究重點在目前工業用途佔用了潛力區內大部分土地，將來可能會引起工業用途與 住宅用途為鄰所產生的問題。

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: 張佑鳴
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2014年7月14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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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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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:

- 誤導洪水橋倉庫及物流業界
- 該研究會檢討是否有需要在元朗南保留土地作這些工業用途，並會建議採取補救措施，處理工業用途與住宅用途為鄰所產生的問題，以及評估如果逐步淘汰這些用途帶來的社會經濟影響。」"

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

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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:

- 誤導洪水橋倉庫及物流業界
- 避免重蹈發展天水圍後，居民要長途拔涉其他地區就業的規劃錯配苦果，保留本區工商業就業機會。

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: 張花好
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2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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684

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 完全漠視區內業界及居民的要求

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: 張采華
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:

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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

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685

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 本會就上述研究議題內容,曾和本地居民、業主及土地使用者作出廣泛諮詢。大多數的意見均認為應保留此區目前的土地用途。此區對整個元朗區有著重要的社會及經濟價值，必須保留目前大部份「露天貯物」地帶 或 將公庵路以西規劃作「露天貯物 或 工業用途」以應付全港倉庫及物流業界的需要。至於倉庫與毗鄰住宅用地不調協的問題，只要將元朗市南現有的主要道路網，大棠路及公庵路連接入元朗公路，興建道路由洪水橋交滙處直接連接白沙村,便可解決不同用地產生的環境問題。

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: 張伙鋸
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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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686

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 政府未有平衡社會發展

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: 張富華
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:

歡迎你在2014年7月14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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687

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 一個健全的社會,各方面都需要得到平衡，現今的香港政府只知道市民沒有足夠房屋，卻沒有顧及人民的就業需要 。

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: 蘇瑞文
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:
郵寄地址Mailing Address:

歡迎你在2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department　多謝 Thank you　ARUP

688

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 所以香港現在已經沒有多少工廠，沒有文化產業，沒有高科技產業等等。 最後只剩下什麼都是房地產。所以數碼港變成千億樓盤項目，西鐵並非為屯門及元朗居民而建。

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: 張伙有
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2014年7月14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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689

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Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 而是為了西鐵原線上蓋樓盤而興建。同樣,發展元朗南，政府完全沒有顧及本土就業、沒有顧及倉庫及物流業界的需要、沒有顧及原居民對土地的感情、沒有聽取區內持份者的反對聲音。

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: 鄭賢毅
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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Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 政府只會全心全意為幫助發展商謀取暴利而不惜一切以各種手段及借口去搶奪人民的最後一吋土地。一個窮得只剩下房地產的空洞社會。滅亡之期，指日可待。

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: 馮彩
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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691

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Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 反對在未有為受影響人士作出合理及滿意賠償期強行收地

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: 李世炫
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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Comment Form

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

你的意見 Your Comments:

- 誤導洪水橋倉庫及物流業界
- 由於區內倉庫均由土地業主，上蓋擁有人(二房東)，及小租戶組成。 每個倉庫均需要投入大量資金興建及維修。強行收地將對各方面構成重大損失。

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: 梁松雄
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2014年7月14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 14 July 2014 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－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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.

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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

693

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 各方持份者未得到滿意賠償前而作出強行收地,勢必引至流血衝突。

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: 陳厚偉
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2014年7月14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 14 July 2014 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－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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694

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 反對未有提供搬遷選址前強行收地逼遷

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: 梁伙財　　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2014年7月14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 14 July 2014 via post, fax or email.

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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

695

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 公庵路以西之倉庫區,總數超過一千個。

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: 李世安　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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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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

696

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 其中超過 80% 都是存放着大量難以存放於一般工業大廈的貨品。例如磁磚、雲石、大型水泵、水管、建築材料、重型機械、大型展覽品等等。

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: 梁麗詩　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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697

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 現今全港同類倉庫的供應已經不能滿足業界的需求。業界更加無力在其他地方開發新倉庫 。所以, 政府必須為倉庫業界提供可行及足夠土地之搬遷選址 或 將原地規劃為(露天貯物 或 工業用地)。

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: 陳麗詩　　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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698

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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:

- 誤導洪水橋倉庫及物流業界
- 否則以上倉庫區一旦需要搬遷,勢必產生嚴重後果。

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: 頴明思　　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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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　CEDD 土木工程拓展署 Civil Engineering and Development Department

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699

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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:

- 誤導洪水橋倉庫及物流業界
- 反對未有為受影響居民作出安置及賠償前強行逼遷。

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: 梁倩雯　　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: _____

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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

700

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 將公庵路及橋興路之明渠覆蓋作行車路構成道路網，貫通橋興路接駁水蕉新村路構成道路網,以疏導公庵路元朗路口之交通擠塞問題。

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: 黃健成
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2014年7月14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 14 July 2014 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－新界西及北拓展處 **Civil Engineering and Development Department - New Territories North and 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 5683
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

701

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 盡快興建洪水橋交滙處至白沙村之新連接路,及興建公庵路交滙處直接出入元朗公路,以解決公庵路及大棠路之車輛必須駛入元朗市中心所造成之擠塞。

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: 黃國輝
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2014年7月14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 14 July 2014 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－新界西及北拓展處 **Civil Engineering and Development Department - New Territories North and 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 5683
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

702

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 增加地積比較減少浪費土地

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: 蔡添餘　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

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703

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 在僑興路旁，界乎白沙村與木橋頭村之間的土地，目前規劃為「其他指定用途"鄉郊用途"」地帶及白沙村以西即逸林首府所在之低密度用地。

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: 黃佳灶　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 由於地積比所限，多年來未有任何發展機會，近來才發展出逸林首府這個屋苑。 但是, 逸林首府佔用了大約 30 萬方呎土地,現時却只有數十隻寵物猫和狗及不足一佰名居民居住。

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: 陳錦勝
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2014年7月14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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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 5683
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

第二階段社區參與 - 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 香港珍貴的土地資源就這樣地被政府浪費掉。 所以,建議將以上用地增加地積比率至 9 倍，以減少浪費土地資源。

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: 鄧歡樂
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2014年7月14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－跨界基建發展組 **Planning Department -** Cross-boundary Infrastructure and Development Section	土木工程拓展署－新界西及北拓展處 **Civil Engineering and Development Department - New Territories North and 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 5683
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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

第二階段社區參與 – 意見表格
Stage 2 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:

- 誤導洪水橋倉庫及物流業界
- 完全漠視業界的需要,誤導物流業界,漠視區內居民之就業及工作需要,沒有聽取反對聲音及要求,未有平衡社會發展,浪費土地資源,未有解決以上各項,將會是吋步難行,失敗告終。

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: 陳清嚴

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2014年7月14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 14 July 2014 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－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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
CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

707

第二階段社區參與 - 意見表格
Stage 2 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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 居民大部份已經在區內居住超過 40 年以上, 而原居民更從小在這片土地長大。

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: 易秉鈞 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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

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708

第二階段社區參與 - 意見表格
Stage 2 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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 所以區內居民的年齡都比較高齡, 強逼這班長者離開這片艱苦經營數十年的土地真是於心何忍 , 未有為他們作出安置及賠償而強行逼遷更是天理難容。

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: 易國偉 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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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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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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 重新規劃

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

第二階段社區參與 - 意見表格
Stage 2 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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 可以將花園城區及都會生活區之地積比率增加至 9 倍,即是將原先打算興建的 26100 個單位全部興建在以上區域。

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: 李錫強
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:
郵寄地址Mailing Address:

歡迎你在2014年7月14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 | CEDD 土木工程拓展署 Civil Engineering and Development Department | 多謝 Thank you | ARUP

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第二階段社區參與 - 意見表格
Stage 2 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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 以保留公庵路西南面原有的倉庫及物流區即榮活生活區位置。 並將區內土地改劃為露天貯物 或 工業用途。

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: 譚承重
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2014年7月14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－跨界基建發展組 Planning Department - Cross-boundary Infrastructure and Development Section	土木工程拓展署－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and West Development Office
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Stage 2 Community Engagement
Comment Form

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

你的意見 Your Comments:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 區內倉庫可依照就業帶之規劃指引, 以 4 或 8 倍之地積比率重建為新型工業大廈。

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: 譚錦仁
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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- 一方面可以為區內增加就業機會及促進元朗南之多元化發展,另一方面將可以降低因收地而對倉庫物流業界,村民及整體社會的影響,增加地積比率可以增加政府收入, 減少收地可以減少賠償。

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: 周聘睿
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:

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

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

你的意見 Your Comments:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 本建議對整體社會,政府及受影響人士實為三贏方案。

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

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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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- 盡快改善區內交通

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: 蘇志釗　　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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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

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716

第二階段社區參與 - 意見表格
Stage 2 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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 將公庵路及橋興路之明渠覆蓋作行車路構成道路網, 貫通橋興路接駁水蕉新村路構成道路網,以疏導公庵路元朗路口之交通擠塞問題。

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: 李運誠　　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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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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 盡快興建洪水橋交滙處至白沙村之新連接路,及興建公庵路交滙處直接出入元朗公路,以解決公庵路及大棠路之車輛必須駛入元朗市中心所造成之擠塞。

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: 李日培
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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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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第二階段社區參與 - 意見表格
Stage 2 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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 增加地積比較,減少浪費土地

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

第二階段社區參與 - 意見表格
Stage 2 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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 在僑興路旁，界乎白沙村與木橋頭村之間的土地，目前規劃為「其他指定用途“鄉郊用途”」地帶及白沙村以西即逸林首府所在之低密度用地。

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: 劉麗君
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2014年7月14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
CEDD 土木工程拓展署 Civil Engineering and Development Department
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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:

- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 由於地積比所限，多年來未有任何發展機會，近來才發展出逸林首府這個屋苑。 但是, 逸林首府佔用了大約 30 萬方呎土地,現時却只有數十隻寵物猫和狗及不足一佰名居民居住。

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: 鄧火輝
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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721

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你的意見 Your Comments:

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- 香港珍貴的土地資源就這樣地被政府浪費掉。 所以,建議將以上用地增加地積比率至 9 倍，以減少浪費土地資源。

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: 何泉俊 [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:

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- 在受影響區內,除了倉庫及物流業界外, 區內還有為數不少的居民居住。
- 完全漠視業界的需要,誤導物流業界,漠視區內居民之就業及工作需要,沒有聽取反對聲音及要求,未有平衡社會發展,浪費土地資源,未有解決以上各項,將會是吋步難行,失敗告終。

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: 何嘉麗 [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:

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[redacted]

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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:

- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。
- 所以區內居民的年齡都比較高齡，強逼這班長者離開這片艱苦經營數十年的土地真是於心何忍，未有為他們作出安置及賠償而強行逼遷更是天理難容。

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: 何福興
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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	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－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
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

724

第二階段社區參與 - 意見表格
Stage 2 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:

- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。
- 重新規劃

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: 李三娣
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2014年7月14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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725

第二階段社區參與 - 意見表格
Stage 2 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:

- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。
- 可以將花園城區及都會生活區之地積比率增加至 9 倍,即是將原先打算興建的 26100 個單位全部興建在以上區域。

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: 俞運財　　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2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

726

第二階段社區參與 - 意見表格
Stage 2 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:

- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。
- 以保留公庵路西南面原有的倉庫及物流區即樂活生活區位置。 並將區內土地改劃為露天貯物 或 工業用途。

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

多謝 Thank you

ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。
- 區內倉庫可依照就業帶之規劃指引，以 4 或 8 倍之地積比率重建為新型工業大廈。

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: 何玉發　　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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第二階段社區參與 - 意見表格
Stage 2 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:

- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。
- 一方面可以為區內增加就業機會及促進元朗南之多元化發展,另一方面將可以降低因收地而對倉庫物流業界,村民及整體社會的影響。增加地積比率可以增加政府收入，減少收地可以減少賠償。

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: 嚴瑾嫻　　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:

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- 本建議對整體社會,政府及受影響人士實為三贏方案。

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: 何美玉
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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你的意見 Your Comments:

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- 盡快改善區內交通

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姓名Name: 何玉甄
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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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:

- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。
- 將公庵路及橋興路之明渠覆蓋作行車路構成道路網，貫通橋興路接駁水蕉新村路構成道路網,以疏導公庵路元朗路口之交通擠塞問題。

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: 何桂發
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2014年7月14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 14 July 2014 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－新界西及北拓展處 **Civil Engineering and Development Department - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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.

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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

732

第二階段社區參與 - 意見表格
Stage 2 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:

- 居民大部份已經在區內居住超過 40 年以上，而原居民更從小在這片土地長大。
- 盡快興建洪水橋交滙處至白沙村之新連接路,及興建公庵路交滙處直接出入元朗公路,以解決公庵路及大棠路之車輛必須駛入元朗市中心所造成之擠塞。

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

多謝 Thank you

ARUP

733

第二階段社區參與 – 意見表格
Stage 2 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:

Dear Sir

Re: [redacted]

We are the owner of the above land which was bought for the development of a house.

We strongly object to the proposal of the "Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation" to reclassify our above land into "Green Belt and Industrial" as it will completely destroy our original plan to buy the land to build a house. Such proposal is grossly unfair.

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: Mabel Investment Co. Ltd.

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2014年7月14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 14 July 2014 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－新界西及北拓展處 **Civil Engineering and Development Department -** New Territories North and West Development Office
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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/Dforme.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

Apple Lau

From:	Barry Leung [redacted]
Sent:	13 July 2014 22:56
To:	enquiry@yuenlongsouth.gov.hk
Cc:	Theresa Yeung
Subject:	關於元朗南發展規劃初稿意見徵詢 - 天龍村
Attachments:	20140514 map 6.jpg; 20140708 Letter to TPB.jpg; IMG_2784.JPG

尊敬的張署長(規劃署) 、楊女士(Arup) ：

關於元朗南發展規劃初稿意見徵詢

我們是元朗公庵路天龍村村民，有幸參與在 6 月 28 日參與你們在明愛陳震夏中學舉辦的會議，很感謝你們及各政府部門耐心聽取及考慮我們元朗居民的意見及訴求，會上我們表達了非常感謝貴署對天龍村村民的諒解，保留了天龍村，規劃為 R3 Existing Residential Zone，同時我們在會上表達了，我們村有一部份被規劃為空地(Local Open Space)，我們害怕這部份內的土地會被徵收，此部份包括了[redacted]地段[redacted]的范圍(詳見附圖)，我們村村民很希望留在原地居住發展，懇請你們考慮我們的要求！

順祝工作順利！

聯絡人：梁志強

[redacted]

天龍村民：
梁志強、李春華、張路發、黃愛花

謹上　　2014 年 7 月 8 日

第二階段社區參與 – 意見表格
Stage 2 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:

詳見附件

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: 梁志強

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: [redacted]

郵寄地址Mailing Address: _____

歡迎你在2014年7月14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

尊敬的張署長(規劃署）、楊女士(Arup）：

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順祝工作順利！

聯絡人：梁志強

電話：[redacted]

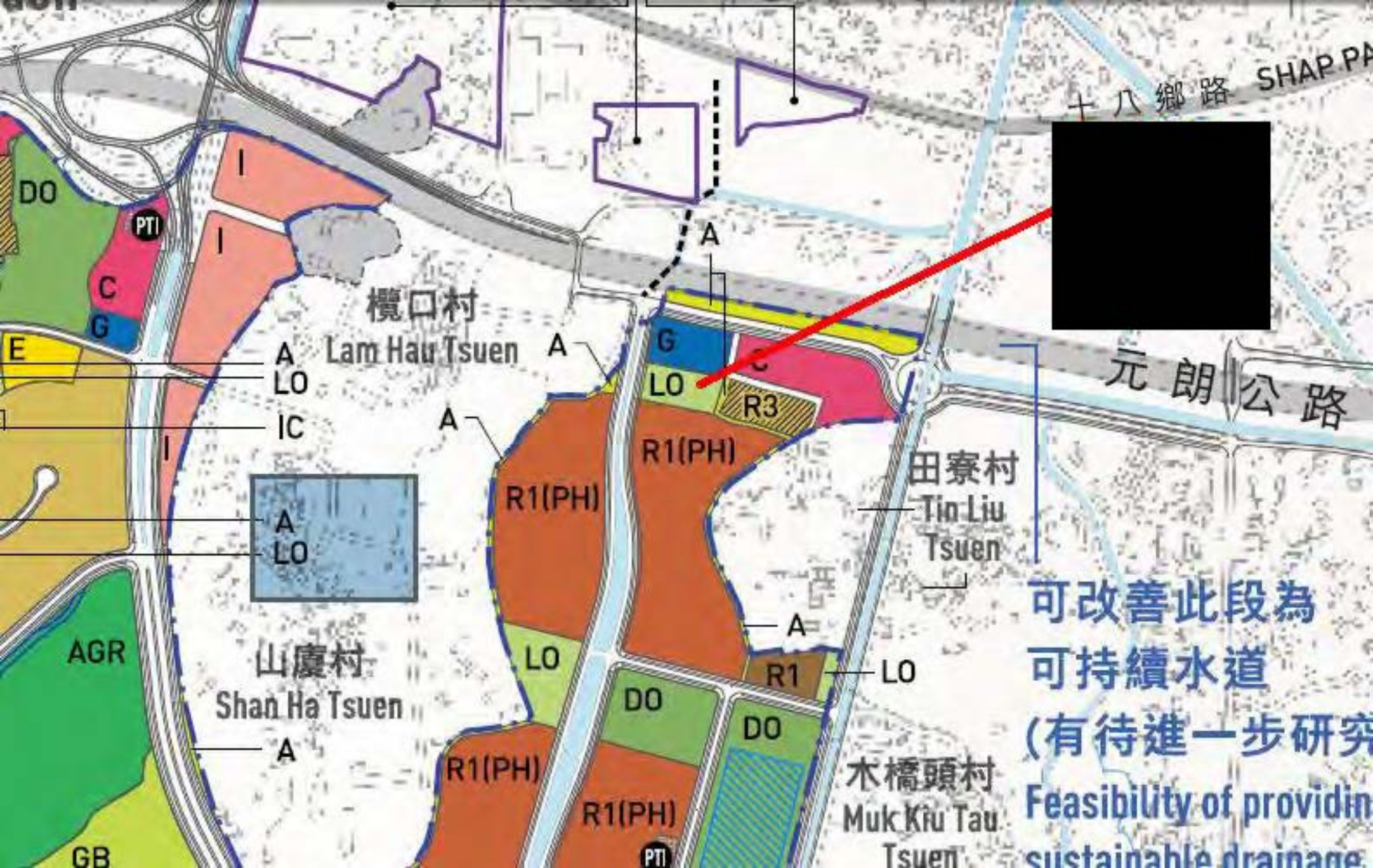
電郵：[redacted]

天龍村民：

黃[redacted] 梁志強、李春年[redacted]

張路[redacted]

謹上　　2014 年 7 月 8 日


十八鄉路 SHAP PA
元朗公路
欖口村
Lam Hau Tsuen
山廈村
Shan Ha Tsuen
田寮村
Tin Liu
Tsuen
木橋頭村
Muk Kiu Tau
Tsuen
DO
PTI
C
G
E
I
A
LO
IC
AGR
GB
R1(PH)
R3
R1
可改善此段為
可持續水道
(有待進一步研究
Feasibility of providin
sustainable drainage

Toby Chan

From: acknowledgement@pland.gov.hk
Sent: Sunday, July 13, 2014 2:21 AM
To: enquiry@yuenlongsouth.gov.hk
Subject: ppgis commentCOM(1)-081-001-000041

Date:13-Jul-2014 01:50:48
Name:miki yip
Company:
Email:[redacted]
Fax:
Phone:
Address:
Comment
我個人非常反對此計劃!

一，環保區域的原址有很多已居住多年，打算在自己安樂窩安享晚年的老人家，沒有必要破壞他們的家園再去建立所謂的綠化帶只為美化旁邊的環境。

二，沒有合理原因能解釋為什麼只是放棄平房比較舊式的房屋，唐人新村一帶主要以比較年老一輩居住為多，增設房屋有很多辦法，沒有急切需要放棄他們原來美好的家園

請政府三思此計劃的必要性

Apple Lau

From: Crystal Luk [redacted]
Sent: 14 July 2014 00:51
To: ENQUIRY@YUENLONGSOUTH.GOV.HK
Subject: 元朗南房屋用地規劃及工程研究第二階段咨詢建議
Attachments: 元朗南發展建議書.docx

敬啟者,

附件為 本人為元朗南第二階段社區參與而撰寫的建議書，希望能夠考慮當中的建議。謝謝。

陸晶晶
香港中文大學文化及宗教研究系博士

PhD Candidate
Religious Studies
The Chinese University of Hong Kong

Email: [redacted]
Address:
Tel:

元朗南
房屋用地規劃及工程研究

第二階段社區參與
建議書

香港中文大學文化及宗教研究系碩士暨現職博士生
紐約 Peter J. Tobin 商學院市場策略系學士
佛羅里達州州立大學及迪士尼大學合辦 特色旅遊專題培訓

陸晶晶
[redacted]

規劃建議提要:

1. 利用元朗鄰近皇崗、后海灣口岸及深圳機場的地理優勢，將元朗區發展為香港明日的新經濟旺區，以及旅遊的新「落腳點」。
2. 利用元朗南原有的歷史及特色文化資源，吸引海外旅客，讓元朗區的旅客族群能夠國際化。
3. 開發一條新主街，將大馬路現時承受的居住、交通、經濟活動壓力得以轉移。
4. 將位於元朗南的唐人新村內的生態環境、歷史條件及養生資源，開發養生旅遊及酒店經濟區，以帶動整個元朗區發展的經濟及就業。
5. 在元朗南區興建政府承諾已久的中醫院，結合旅遊、養生、醫療，吸引世界級的旅客，帶動元朗區的發展，以及香港的發展。
6. 讓元朗將來成為一個不下於油尖旺的經濟區。

一. 導論

香港開埠以來的發展，由港島中西區，到油尖旺的開發，重點經濟區都與交通運輸有直接關係。船舶與火車帶來了中西區及油尖旺區的繁榮，也使香港擁有今天的成就。元朗區最接近深圳的經濟活動區，地理位置鄰近皇崗、后海灣口岸及深圳機場，有地利上的條件成為香港未來的新重點經濟區的發展潛力(如油尖旺)。然而在現時公佈的元朗南房屋用地規劃及工程研究第二階段咨詢文件中，只是將元朗區視為單純地提供房屋供應區，忽略了它可以成為香港未來新重點經濟區來規劃的發展潛力，甚為可惜。本建議書主要就元朗區的經濟潛力提出一些修訂建議，希望能對元朗區以至於香港未來二、三十年的整體發展有所幫助。

二. 現時香港旅遊業的弱點與元朗的開發潛力

現時為香港帶來最高GDP收益的經濟活動，可以分為兩個大方向: 一) 金融業; 二) 旅遊業。在香港的經濟活動中，幾近沒有實業。其中旅遊業的經濟活動，又以自由行為主要路線。說白的，現時的旅遊業就是以購物為主。然而這種形式的旅遊經濟活動有兩個致命的弱點: 一)獨特性不高，容易被取替; 二)與本地市民形成購物競爭，拉高物價，形成民族內部矛盾。尤其是其獨特性不高的問題，在不久的將來形成對香港旅遊業經濟的威脅——在國際式網購日益發達、中國人民出國外遊的能力提升、國內的國際貿易關稅及制度的日趨完整、及外國品牌在國內分銷渠道日趨完善，都在削弱香港的自由行購物經濟。近年來，香港旅遊發展局各世界大力推廣香港的文化歷史資源，正是希望彌補香港的短處。然而，相對於日本、韓國、台灣等地，香港的文化歷史資源並不久遠——這些國家隨便也可以拿出一個有數百年歷史的文物，而我們香港有的是甚麼呢?

(1) 以元朗為據點製造香港特有的文化旅遊

如果說「香港並沒有歷史價值」，是不對的。如果說「香港的歷史價值在於它曾是一個殖民地」也是不對的。香港最珍貴的歷史價值，在於它救活了成千上萬的人，而它的殖民地身份曾經促成這些事的發生——在一個長達百年、全中國同時在面臨戰死、餓死、病死的時代，大量中國人南遷至香港，在香港找到了活路，落地生根。回想一下，曾有多少人冒著在大海沉死的危險「游水到香港」(確有大量死在海中)，只為了南渡到香港? 曾有多少人因為香港這片土地，而得以活命? 人們在南渡的過程中，抵達香港的第一片土地就是新界西或新界東北。這就如同南京大屠殺的歷史已經沒有甚麼「遺址」可以讓人觀瞻一樣，香港的南渡史是活生生的歷史，是值得向世界訴說、讓世界傾聽的故事。

在南渡的故事中，產生了兩種二次生成的次文化資源: 一) 是圍村及圍村文化，二) 是南渡而來的宗教文化。這兩種都是香港救活成千上萬的人而衍生的歷史遺跡。南渡到香港的人在新界建立圍村，產生圍村的生活文化，這是香港中小學的教學內容，毋須多作講解。南渡的宗教文化則是因清末民初以來，在政治打

壓之下大量儒、釋、道的佛寺道堂逃亡到東南亞地區，以免於被滅。香港正是其中一個宗教庇護所之一，因此香港保留了很多傳統宗教文化的流派及寺廟。除了香港之外，澳門、馬來西亞、泰國、越南等地也是中國宗教文化南移的重要地域。在香港停止收容渡港的政策之前在香港成立的佛寺道堂，都是南渡的故事中的文化資源。它們在香港最危急的日佔時期，留下了很多濟世扶貧的故事，這些故事亦成為了香港的歷史之一。

元朗曾經是人們南渡到香港第一步踏足的土地之一，在身份上元朗區絕對代表南渡史的價值。因此，應該在元朗區建立一所南渡史博物館，以訴說香港的歷史。這樣不單可以強調香港的歷史特色，也可以促進元朗區的旅遊業開發。圍村文化及南渡的中國宗教文化可以作為館內的分支展題，介紹圍村及圍村旅遊的價值，以及推動旅客到港九新界各地的佛寺道堂參拜(如日本的旅遊景點)。另外在元朗區的各村內，其實仍然保留了一些南渡到港時遺留的清磚建築，它們大多已經破爛，幾乎只淨下清磚牆，卻由於為村所共有而未拆卸改建。政府可以在規劃中改建這些珍貴的清磚牆建築，作為香港的特色酒店/旅館。(如韓國的特色韓屋旅舍) 這樣，既可讓旅客感受香港的歷史氣息，又可帶動區內的文化古蹟旅遊經濟及就業。

（元朗區內有不少能夠帶動香港旅遊業轉型，讓香港的旅遊業具備不可取替的價值，只是它們未被開發。在下面還有更多關於元朗區內的旅遊業發展潛力分析。）

	吸引旅客	製造新職位	帶動周邊經濟活動	帶動周邊區域發展	帶動其他旅遊資源的開發
南渡史博物館	☑	☑	☑	☑	☑
特色酒店/旅館 (每間建築)	☑	☑	☑	☑	Unknown
港九新界的佛寺道堂的旅遊活動	☑	☑	☑	☑	Unknown

(2) 解決大馬路的飽和問題及開發新主街

就如前面所述，元朗區有著發展為重要經濟區及旅遊業的潛力。然而，有幾個重要問題必須解決。

近年元朗區發展迅速，唯受到「主街(Main Street)」大馬路的交通局限，發展進入樽頸。大馬路原來是元朗區的市集，所有交通都集中在這一條道路上。巴士、小巴、的士、輕鐵均集中於大馬路上，而每一種均有不同的停站特質，結果是造成大馬路經常擠塞。與元朗同樣靠近深圳的上水不同的是，上水本身的經濟活動並不多。對大部份香港人而言，上水只是東鐵途經的一個站，並不會進入上水市集。上水市集的經濟活動，只以上水居民的生活帶動。元朗則不同——由於過去元朗的發展，元朗內有很多特色的經濟活動。每逢周末吸引大量的市民到元朗，「食糖水」、「食魚生」、購物。也就是說，以元朗大馬路為中心已存在本地旅遊的經濟活動。然而，元朗大馬路現在是擁有「旺角的人潮」，卻只有「西貢的

交通配套」。現時大馬路的交通承受力，已經處於飽和狀態。在這情況下，開發旅遊業會為大馬路的問題加壓。現時公佈的元朗南房屋用地規劃及工程研究第二階段咨詢文件中，打算沿用大馬路的交通制式及舊有資源。這無疑無助於元朗區的經濟活動進一步提升，甚至增加它現存的壓力。

其實要解決元朗區的交通問題，可以借九龍的歷史為前車之鑑作參考。油尖旺區的主街原為上海街，九龍區的居民以上海街為中心居住，由此衍生的經濟活動也以上海街為中心。後來，彌敦道的開發使經濟活動東遷，這使得原本擠擁的上海街能以緩解，油尖旺區的居住、交通、經濟活動得以平均分佈。油尖旺區因主街的轉移，而解決了舊主街的交通壓力，使這三個區域能夠有今天的成就。九龍區經濟活動東遷的關鍵，在於政府規劃出彌敦道這條新主街讓經濟活動遷移。已經進入飽和狀態的大馬路，其實可以參考上海街-彌敦道的情況，在元朗的發展規劃中開發新的主街，將大馬路現時承受的居住、交通、經濟活動壓力轉移，使元朗的經濟活動能夠進入推進。

如果放眼世界，就會發現一區甚至一國的經濟，都與「主街」而衍生的經濟活動有關。例如紐約，就是以第五大道、百老匯大道、堅尼街及華爾街帶動整個紐約、甚至整個美國的經濟活動。又如北京，自紫禁城建立以來，就可以通過長安大街看到整個中國的經濟情況。然而主街的規劃，只有政府才有能力進行。也就是說，規劃出一條能夠帶動經濟的主街，就是在規劃一區的未來經濟發展。當一條主街誕生，經濟活動中的「無形的手(invisible hand)」就會自行運轉，將一區帶旺。這種規劃型的經濟，只有在大型成市規劃中才能做到。然而，現時元朗區的規劃卻未有充分利用這個優勢。基主大馬路的經濟發展潛力已經飽和，我們建議借助元朗南的規劃機會在這一區規劃一條新主街。

如果留意香港的街道經濟活動，會發現並不是任何一條街都可以成為主街。首先，主街附近必須有大型基建或交通點，才會產生主街的效果。第二，在屋苑範圍或附近，很少街道能夠產生稱得上「主街」的經濟活動。放眼香港，屋苑的區域最多只能帶旺一、兩個商場。其主要原因，與人們的生活「經常外出」有直接關係。以尖沙咀作參考，這一區商店、餐廳林立的主要原因，一是午飯，二是下班。人們下班總想輕鬆一下，三五知己聚一聚，吃飯、逛街、看戲。只有在經濟環境不好的時候，人們才會總回家。因此，純住戶區的經濟活動，結果只會有兩種: 一是生活必須品的市場，如超市或街市; 二是交通; 餐飲業、零售業的GDP 效益不大。因此，政府在考慮開發元朗區時，應盡量開發「商住大廈」的地段而非「純住宅區」，以帶動區域的經濟。

	轉移中馬路的飽和問題	製造新職位	帶動周邊經濟活動	帶動周邊區域發展
規劃新主街	☑	多	高	☑
規劃以「商住大廈」為主的街道	☑	多	高	☑
規劃純住宅區	☒	少	低	☒

(3) 解決區內職位不足與低收入家庭的問題及旅遊業開發

元朗區原為偏遠郊區，由市區到元朗過去需半天時間，所以以原居民之間的活動為主。原居民以農耕自給自足，周末到市集放售，樂也容容。隨著社區的發展、交通的發達，遷入元朗居住的人越來越多。原本大馬路的經濟活動發展，製造了很多就業機會。但是，隨著人口的增長及大型屋苑的建造(最為明顯的是天水圍)，區內的職位已遠低於居民的數目。在這種環境下，元朗區的居民必須到市區就業。

元朗區由於遠離市區，配套交通、設施還還比不上市區，因此房屋價格較低。加上多個大型的公屋、居屋屋苑的興建，吸引了大量就職條件較差的低收入家庭及新移民居民在元朗區居住。但是由於地方偏遠，前往市區工作人均每日往返市區及元朗的車資已高達 40 元，加上生活上的種種開支，他們幾乎不存在脫離貧窮線的可能。也就是說，區內職位不足與區內居民的生活水平有正比的關係。如果能夠提升區內職位機會，將有助於提高區內居民的生活水平及質素。

現時公佈的元朗南房屋用地規劃及工程研究第二階段咨詢文件中，提到可以「製造」10 萬個職位空缺。我們不想質疑這個數字，卻不得不這麼做——香港興建了一個迪士尼樂園，內有 1 個主題公園、2 所酒店、1 個營運總部，才製造了 5 千個職位；美國華特迪士尼世界，內有 7 個主題公園、11 所酒店、3 個實習生屋苑、穿梭所有設施的交通系統、1 條商業街(包括酒吧街)、加上營運總部、培訓總部、工程部等，整個區域加起來才製造了 5 萬多個職位。雖說第二階段咨詢文件的規劃中，將會建立 3 個大型商場。但是，即使每個商場內有 200 個店舖單位 (香港的大型商場亦很少超過 150 間店舖)，每個店舖單位以 20 人來營運來計算 (一般店舖約 5-6 個人，中型店舖約 15-16 人，只有馬莎、超市等大型店舖才 40-50 人，而大型店舖需佔用多個舖位)，3 個商場加上商場營運，也不過 1 萬 5 千個職位。加上教育、交通、及其他配套而衍生的職位，合共最多亦不過 3 萬個職位。第二階段咨詢文件的規劃中，將原區的露天貯物場及鄉郊工業整合在一起，指出這是在製造「就業帶」，並帶來新的就職機會。問題是，「就業帶」中的職位是原區已存在的職位，根本不能算是「製造就業」——它只是資源的整合。即使能夠在這個「就業帶」開設大型工廠區來創造職位，也需要 70 間 1,000 人以上的大型企業或 140 間 500 人以上的中大型企業在此建廠，才能達標。在製造業已經式微的香港，這個目標似乎不切實際。從第二階段的咨詢文件中所提供的方案，似乎有很多不乎合現實的預想。

當年興建天水圍，是「預想」區內可能解決居民所有生活需要。天水圍的發展是香港人有目共睹的。事情的發展與預想不同，是沒有人希望見到的。然而，因它而衍生的問題，是必須面對的。如果元朗南的新規劃不單能夠衍生該地段的職位需要，更能解決天水圍現有的困境，元朗區的發展將被活化，整合區域的 GDP 亦會有所提升，這是我們希望見到的。我們認為要達到 10 萬個職位，為整個元朗區(包括為天水圍的居民)製造就業機會，其實是可能的，只是現時的規劃中未有提到。

1) 酒店帶開發: 人力資源過剩是「危」也是「機」。它代表了元朗區內能夠快速回應需要人手工作的工種，而放眼香港最需要人手工作的工種，是服務業。就如前面所述，從地利上元朗區最接近深圳的經濟活動區，地理位置鄰近皇崗、后海灣口岸及深圳機場，這個條件使元朗有利於爭取旅客在此「落腳」。現時元朗區內缺少酒店，在此投入旅館的規劃，正可彌補這方面的不足及滿足香港需要更多酒店的需求。現時的元朗南規劃方案，只著眼於疏導居民的道路、集中露天倉存及多建一所房屋，未有充分利用元朗區來的歷史、文化、地利資源開發酒店業來促進就業，甚為可惜。

在元朗區開發酒店有三個好處: 一，酒店的人流及消費可以帶動周邊經濟、零售業及餐飲業的發展，有利於開發新區域; 二，它所帶來的職位數目並不單止是受雇於酒店的職位，而是能衍生更多的工種; 三，酒店業會為員工提供工作所需培訓，這將有助緩解元朗區內就職條件較差的人力資料問題，同意也能夠居民的就職條件，使他們有所提升與增值; 四，為了吸引旅客居住，即使位置在較偏遠的地方，酒店會提供接駁的交通(如小巴) 給住客及員工，這樣將有助於偏遠地區的開發。因此，我們建議在元朗南的規劃中加入酒店帶，並在附近設立商住地帶。它們的任務有三: 一，協助轉移經濟活動到上述的新主街; 二，帶動更多偏遠地區的經濟活動; 三，為元朗區居民帶來職位供應。由於元朗區在發展酒店業已有地利上的條件，加上酒店一直是香港旅遊業所需要的，所以實施起來並不困難。

2) 以養生建設製造人流: 元朗區除了大馬路之外，大部份地區給人留有「鄉郊」的印象，其主要原因是交通不方便。交通不方便是因為沒有缺少公共交通的供應，但是沒有供應卻源於沒有需求或需求不穩定——如果一個地區只有人在上、下班時間乘搭，那麼公共交通工具就只會在上、下時間出現。這是市場供求的正常反應，沒有人願意賠本營運。問題是，是有人才有車呢? 還是有車才有人呢? 這是一個「雞先還是蛋先」的問題。雖然說政府可以規劃一條小巴或巴士路線給市民，但是長遠而言還是市場需求決定供應。也就是說，如果希望一個原本荒蕪的區域「經常人來人往」，必須有一個原因促使其發生。

從元朗南的規劃地帶，可以看到一個特徵——此地段靠近山林，環境可以說清幽，也可以說荒蕪。唐人新村段更甚。現時公佈的元朗南房屋用地規劃及工程研究第二階段咨詢文件中，打算將這一區發展為底密度高級住宅區。在這一區開發底密度住宅區有幾個問題: 一，房屋供應少，對房屋供應短缺的問題未能帶來實際的幫助; 二，對整個元朗區的經濟活動及經濟效益不大; 三，無助於元朗區的整體開發。如果只是興建底密度高級住宅區，市場的供求效應已能做到。

在唐人新村段的規劃中，政府的角色可有可無，未有充分發揮社區規劃的角色。其實根據該區的地理優勢，在此建立政府承諾已久的中醫院，對元朗區的區域發展及經濟效益更高，也能提高元朗區對於香港整體的意義。首先，

元朗區缺乏醫院，所以醫院是急市民所需。第二，是中醫院是政府承諾已久的一個項目，比開始西醫院更容易獲得撥款及通過申請；第三，是現時政府承諾的十八間中醫院均未有落實，如果能成功在此建成中醫院，元朗區的中醫院將會是全香港第一所，成為香港的品牌；第四，由於香港未有其他中醫院，所以各大院校的中醫臨床實習，必然會與香港第一所中醫院合作(現時各大院校的學生，均是前往內地的中醫院實習)，在科研的地位上佔一席位；第五，作為一所中醫院，唐人新村的地理環境優越，非其他地區可以比擬，即使將來香港建立其他中醫院，它仍會擁有難以取代的優勢；第六，也許最關鍵的，是醫院的建立不單可以帶來職位，也可以帶動人流，刺激該區內的經濟活動。另外，由於中醫院的存在將促進交通及配套設施的開發，解決上述的交通供求問題。

唐人新村段內現存有一所道教廟宇名為金蘭觀，它以養生、氣功、靜坐為其宗教的主要方針，香港大學與本校亦經常有老師帶領本科生及研究生前往考察及體驗。據了解，它經常為癌症及其他患不同疾病的市民提供養生氣功課程，在教學上已濾積了相當豐富的經驗。如果能夠將這個資源與中醫院的開發結合(現時瑪麗醫院亦有為癌症病患者提供免費氣功課程，然而課程短(只有四堂)，而且需求過大，排隊等待的病患已排到 6 個月之後)，更可以在該區發展養生旅遊，開發養生酒店及國際級的療養設施，在此舉辦世界性的養生醫學會議及講座。通過結合旅遊、養生、醫療三個元素，吸引世界級的旅客，讓元朗成為世界級的養生旅遊重要地區之一。

養生旅遊是近十多年來新開發的旅遊概念，也是全球化之下人們所追求的新型健康旅遊形態。這種生活文化趨勢正在世界各地迅速發展，在英、美、法等多個國家成立養生基地、開設養生會議及養生旅遊項目。其中，中國的養生文化是熱門命題。今年 6 月在美國波士頓大學及去年 11 月廣東道教協會主辦的研討會中，就有多項關於中國的養生旅遊討論。如果香港能夠開發這一部份的旅遊業務，將會為香港的旅遊經濟帶來新的機遇。這樣不單可以帶動元朗的區域發展，甚麼能夠改變現在香港旅遊業的困局。

如果能夠就元朗南的開發帶動元朗區的旅遊業就業，因而產生的就業機會，恐怕遠超過 10 萬之數。而因這一區域而帶動的就業及經濟活動，也會延伸全香港。這樣的經濟回報，遠超過現時規劃中的底密度住宅區所帶來的收益。

	吸引旅客	製造新職位	帶動周邊經濟活動	帶動周邊區域發展	帶動香港經濟發展
中醫院		☑	☑	☑	☑
酒店/旅館	☑	☑	☑	☑	
養生旅遊	☑	☑	☑	☑	☑

三. 總結

現時，中西區及油尖旺的土地發展已經飽和。相反，單就元朗區的平地而言，已經超過九龍、觀塘土地的總和，而且未開發的土地量多，有利於快速發展。然而，在現時公佈的元朗南房屋用地規劃及工程研究第二階段咨詢文件中，只是將元朗區視為單純地提供房屋供應區，忽略了它的經濟發展潛力。這修建議書主要希望能夠提出這一點，讓政府在更高的位置看到元朗區的價值。希望政府在規劃時更有效利用元朗南的土地發展規劃機會，活化元朗區的經濟潛力，讓元朗區不止是面積大，而是將它發展為一個對香港經濟體有著重大意義的區域。

或許對規劃師而言，將元朗想成未來的重點經濟區，在思維的涵接上有困難。但是從觀塘這樣一個工業區，發展到今天它已成為了一個商易發展區這一事實可以看到，地區的性質是可以轉營的。從地理上而言，元朗區比官觀區更優越——有很多辦公室位於港九新界的大、中、小企業，它們的老闆及僱員經常需要往返內地，而他們使用的正是皇崗口岸及深圳灣口岸。元朗連接內地，卻又仍在香港區域之中，有利於兩岸的商家。這一點，是官塘、沙田、將軍澳等沒有的優勢。元朗區作為商易區，條件並不比官塘超差。關鍵是元朗區需要相應的基本設施，來使用家安心。元朗區內各種文化、歷史、旅遊元素，是帶動元朗經濟步入起飛的一個關鍵，在規劃中應該注意保留及活化，讓元朗可以在一個多元的資源環境下均衡發展。

在這份建議書中，主要討論的是元朗區的旅遊及中醫院的發展潛力。現時世界各地已開始流行一鼓中醫熱潮，美國、英國、法國等多個西方國家的大學，正在逐漸開辦中醫學系，以及派員到中國學習中醫。中藥、針灸、推拿、氣功、食療、養生、靜坐等更逐漸受到西方人所熱愛，更為熱門的話題。在未來的三、四十年，中醫的需求與市場只增不減，在世界的中醫發展趨勢下，擁有自己的中醫院對香港的科研及經濟都有利。元朗與深圳接壤，不單是第一所中醫院的優質選址，更有助於發展中藥的現代化科研、製造及出口。從這個角度看，在元朗興建中醫院，不過是整個經濟鏈的第一步，政府不妨考慮考慮。

就如同文中介紹的，香港旅遊業正面臨轉營的需要。這種需要不單只是由於現時的旅遊業模式帶來社會的矛盾與衝突，更來自於它的可取代性太高。依賴這樣的經濟體來支撐大部份香港的生計，是一件汲汲可危的事。我們不可以斬腳指避沙蟲，斷掉自由行旅遊活動，卻可以慢慢有規劃地轉變旅遊業的發展模式。文化旅客及養生旅遊，都具備了相當的潛力，讓香港可以利用多元的條件發展旅遊業，確保維持著大量香港人生計的旅遊業能夠持續發展。這些營商條件，或許將來新界西北地區也會擁有，但是現在先機在元朗，元朗區應該好好把握。

第二階段社區參與 – 意見表格
Stage 2 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:

本人意見詳見附頁

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: Kwok Chi Min

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2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department -** New Territories North and 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 5683
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/Dforme.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

元朗南規劃研究第二期諮詢意見書

金蘭道觀有過百年歷史，傳承中國的傳統道教文化。過去 43 年來一直在唐人新村默默地為區內及全港市民，提供了一個追求身心靈健康的寶地。金蘭道觀所舉行的宗教慈善活動、包括贈醫施藥、義務氣功班、印刷善書等，數十年來均深受普羅大眾的歡迎。

第二期現址的 GIC 用地改為低密度住宅發展區，並擬把**我們對此規劃提出強烈反對！**我支持要爭取金蘭觀在金蘭山上原地繼續發展，繼續發展宗教慈善活動及服務市民，期望能夠永遠保留廟地現存及增加 GIC 用地做宗教用途，改善交通設施，它可以成為元朗南的道教文化傳承重地及旅遊勝地。

我認為元朗南的新規劃應協助區內現存的歷史及宗教建築、文物和文化的保育及發展，建議提供足夠的交通配套及支援設施，以將各歷史及宗教文物一起發展成遊覽重點及宗教活動重地，推廣元朗區的歷史及宗教文化特色，並於元朗的傳統保育、將來的房屋發展及經濟就業三方面之間取得平衡。

金蘭觀展示著傳統的道教文化，其傳承百年的道教扶乩(雙人木乩) 、丹道、採氣法氣功、紫霞施澤的祭祀儀式、求赦民難的祈福活動等均有成為香港非物質文化遺產的條件。香港政府應有保護、搶救及協助這些非物質文化遺產得以傳承發展的不可推卸責任！ 元朗南的將來發展應把金蘭觀作為地方的歷史文物及宗教重地，寫入規劃中，認真研究，更應提供永久用地，以協助金蘭觀將來發展成為本區的重要歷史和宗教文化地標及旅遊勝地，惠及元朗南及全港市民。

上述意見謹供參考！

香港市民
郭志棉
8/7/2014

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元朗南
房屋用地規劃及工程研究-勘查研究
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你的意見 Your Comments:

政府在整個土地規劃上，宣傳嚴重不足，很多受牽連的居民到現在，還未得悉自己的家園將會被拆卸，仍然蒙在鼓裡，或許這就是政府的目的。用重新規劃的幌子，來掩蓋拆卸居民房屋的殘忍，而受害的一群都是原居民，反而附近的屋苑，貴麗的房屋卻絲毫無損，用原居民的土地房子，為地產商的豪華花園增加玩樂設施，美化他們的環境，這就是政府提出的公私合營？

在城市侵蝕鄉郊、收地逼遷直至發展新市鎮整個過程，實在還有許多問題不應輕易跳過。諸如，研究範圍這個綠色地帶是誰定的？背後有什麼準則？目前在綠色地帶內生活和謀生的人，對新發展有多大的發言權？他們不想被迫遷，可以怎辦？政府近年很喜歡的「公私合營」背後到底有什麼盤算？誰的利益被犧牲了？新生產出來的城市空間，應按什麼原則去做，才能避免像天水圍和東涌那樣單一化？

居住在那裡的居民是弱小的一方，他們更需要照顧和重視，並不是漠視他們的聲音，我不希望政府閉門造車，或用語言偽術來蒙騙市民，我亦希望我所寫的意見，你們真的會聽取和深思，而不是一場SHOW，做完就收工。

如以上的填寫空位不足，請使用其他紙張。
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姓名Name: Chan Chi Hing

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: _____

歡迎你在2014年7月14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 14 July 2014 via post, fax or email.

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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

Apple Lau

From: [redacted]
Sent: 13 July 2014 00:16
To: enquiry@yuenlongsouth.gov.hk
Subject: 政府發展元朗南第二階段社區參與的意見
Attachments: 我的意見.pdf

本人希望政府能考慮保留公庵路尾段一帶（即發展大綱圖上樂活生活區一部份）仍能用作物流業持續發展，能否考慮減少收地範圍，而是規範現有的露天倉庫、物流貨倉；不是一刀切扼殺物流業的生存空間，收地只為用作居住用途，在發展大綱圖上只有屏山南唐人新村段一小部份用作工業用途；露天倉庫用地亦只有 5 公頃，對於十八鄉南公庵路段，過千戶的物流貨倉及露天倉庫、幾百戶的上址居民又何去何從。今次政府為發展元朗南「棕地」的大綱圖就避開多條村，有山厦村、欖口村、田寮村、白沙村、劉家村等，為了減少對原居民的影響所以不入村界（實為分化居民減少反對聲音），但村界以外如逸林首府後與周邊倉庫亦不納入大綱圖，那又怎樣能改善政府所講髒亂差的「棕地」問題？又是否對受影響人士公平。

本人是反對政府一刀切扼殺物流業的生存空間；以改變元朗南「棕地」問題，本人現居住的地方，根據發展大綱圖會變成（鄰舍休憩用地或單車徑）的綠化帶，本人住在公庵路尾段已近 30 年，政府為盲搶地而不理居民及物流業界反對聲音，只為香港冇地起樓；扼殺我們元朗南的生存空間。美其名所謂優化「棕地」、改善環境，實為帶頭收地發展住宅區；並配合地產發展商優化道路（推高樓價）。

由政府推出發展元朗南到現時已一年多了，公庵路尾段居民亦從沒被任何政府人員或顧問公司人士接觸詢訪。收地會嚴重影響居住上址幾十年的居民生活，希望當局多一點透明度，對弱勢的一羣受影響人士給與公平。去年政府決定朗屏村北面大約 34 公頃「棕地」初步建議起建 1.7 萬公營房屋區以容納 5.2 萬人口，元朗南「棕地」政府又決定起建 8萬多人口房屋。根據政府社會福利署网頁顯示，2012 年元朗人口有 58 萬；最近兩年多個大型屋苑落

成 (YOHO 、溱柏、爾巒等) 。元朗又怎樣承受人口持續的激增，交通嚴重堵塞的問題。更希望有關當局平衡各方利益，不要只為建屋扼殺元朗南的生存空間，多為上址居民及業界考慮。

敬希垂聽！

第二階段社區參與 – 意見表格

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敬希垂聽！

姓名Name: Poon chi sing

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]m

郵寄地址Mailing Address: _____

歡迎你在2014年7月14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 14 July 2014 via post, fax or email.

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電話Tel No.:	(852) 2231 4713	(852) 2158 5683
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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

第二階段社區參與 – 意見表格
Stage 2 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:

十分支持政府開發新的地區，解決香港住屋需要， 但發展的同時，必須重視保育, 也要考慮市民的身心健康。

位於發展計劃中的金蘭觀，源於潮州， 已有近200年的歷史，在唐人新村現址也已有40多年。 金蘭觀有別於一般道廟，並不止是入廟上香， 其旨在推廣傳統道教修真，養生文化。

金蘭觀也是一個非牟利慈善團體，多年來除了贈醫施藥，服務廣大市民，還在社區舉辦氣功班， 免費教授道家傳統氣功，多年來學員數以千計。

本人四年前也是報讀社區的氣功班認識金蘭觀。 我有婦科病達數年之久，看遍了中西醫也沒有絲毫幫助，令我困擾不堪！ 可是四年前開始，經朋友介紹到金蘭觀學習氣功，病情一路好轉， 及至最近已痊癒了！ 自從練習氣功以後，我甚至沒有傷風感冒這些小毛病，四年來也沒有看過醫生！ 據我所知，不單止我，其實我們有很多很多學員也是經練習氣功後身體的病痛得到改善甚至痊癒!

香港人口不段老化，政府應幫助金蘭觀大力推廣氣功，鼓勵市民鍛煉好身體，可令政府醫療開支可大大減輕負擔，並擴大金蘭觀現址，讓更多市民可以在一個接近大自然、清幽的環境一同學習、受益！

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: Kevany Siu

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2014年7月14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

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

多謝 Thank you

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第二階段社區參與 – 意見表格
Stage 2 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:

強烈堅持在元朗南發展計劃中保留唐人新村金蘭觀。

本人是一名道教教友。 香港政府應該要全力保留道教文化，畢竟道教源自於中國。 更重要的是，在香港，除了某些商業色彩較重的道觀外，真正給人清修的，承傳道教傳統文化的道觀已經少之又少了！

金蘭觀已經有近二百年歷史，在唐人新村也已經有四十多年。 以我所知，金蘭觀是本港碩果僅存，推廣道教修真、修身、丹道， 最重要的，是由 祖師、師尊親自降乩教授！ 如果金蘭觀消失的話，簡直是扼殺了香港道教的發展！

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 Woon Ying

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: _____

歡迎你在2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department -** New Territories North and West Development Office
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電話Tel No.:	(852) 2231 4713	(852) 2158 5683
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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

楊詠珊女士
奧雅納工程顧問
九龍塘達之路 80 號又一城五樓

楊女士：

有關：元朗南在山廈村工業用地意見

近日有村民反影山下路附近之工業用地(見圖)太接近民居而感到憂慮。查現時已有山廈村村民在該範圍內居住，因此希望　閣下尊重民意，考慮下列意見，取消該圖示部份工業用地。

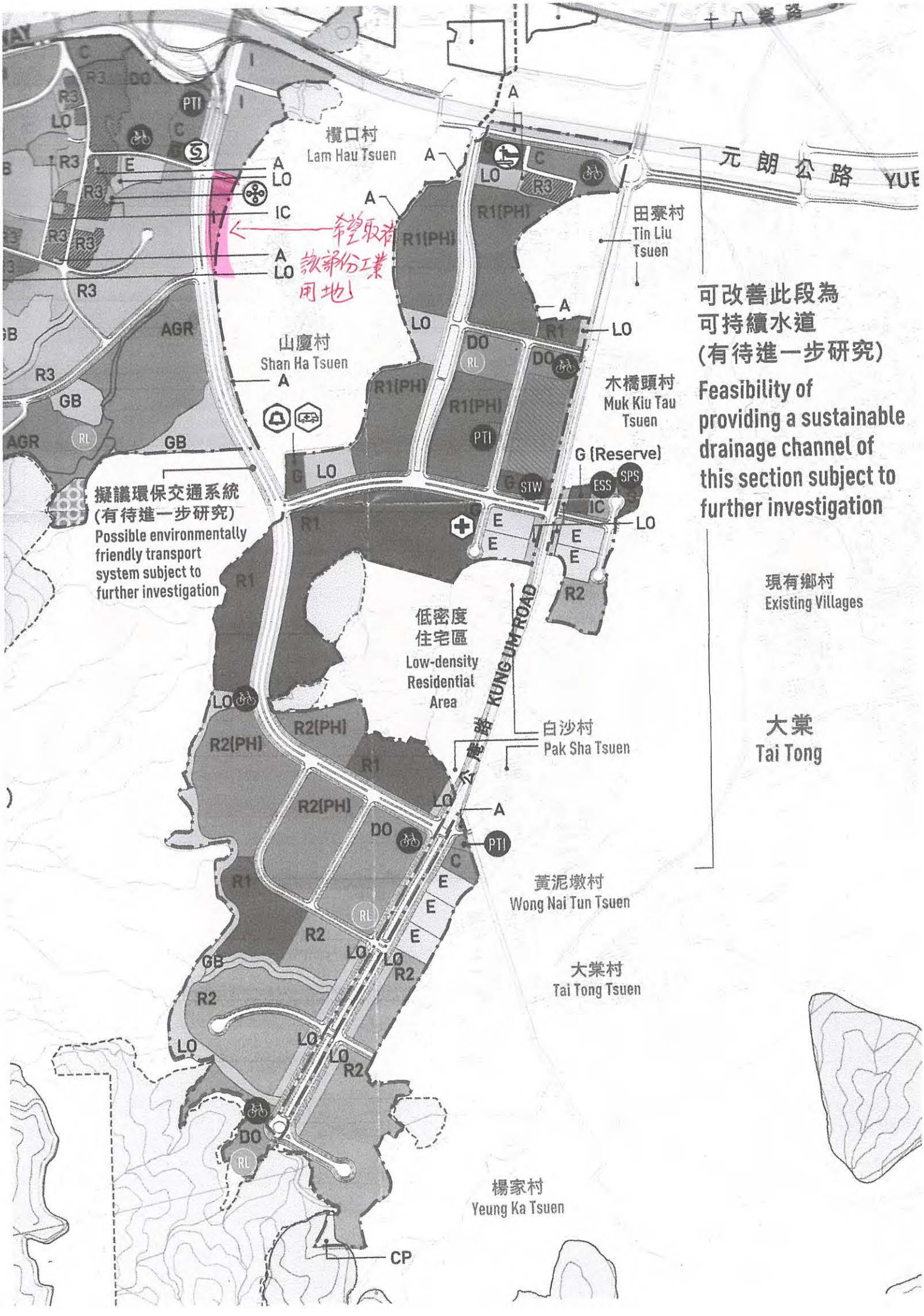
(一)　該部份地段已有村民居住，及太接近本村丁屋用地。
(二)　該地段面積並不大，亦沒有正規車輛道路，難以應付太多車輛進出。
(三)　若這些工業廠房流出污水，污染附近土地，極影响本村村民的健康。

上述建議，祈爲考慮，造福村民。如有任何問題，歡迎來電[redacted]

張洪勳

山廈村村代表：　張洪勳

二零一四年七月十一日


十八鄉路
欖口村
Lam Hau Tsuen
元朗公路 YUE
田寮村
Tin Liu Tsuen
希望取消該部份工業用地
可改善此段為
可持續水道
(有待進一步研究)
Feasibility of providing a sustainable drainage channel of this section subject to further investigation
山廈村
Shan Ha Tsuen
木橋頭村
Muk Kiu Tau Tsuen
擬議環保交通系統
(有待進一步研究)
Possible environmentally friendly transport system subject to further investigation
現有鄉村
Existing Villages
低密度
住宅區
Low-density Residential Area
KUNG UM ROAD
白沙村
Pak Sha Tsuen
大棠
Tai Tong
黃泥墩村
Wong Nai Tun Tsuen
大棠村
Tai Tong Tsuen
楊家村
Yeung Ka Tsuen
CP
R1(PH)
R2(PH)
R1
R2
R3
AGR
GB
LO
A
C
E
I
IC
DO
PTI
RL
G (Reserve)
SIW
ESS
SPS

第二階段社區參與 – 意見表格
Stage 2 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:

本人喜歡發展區的主題-樂活.
對於在區內設就業帶, 本人同意.
希望明渠活化可為公眾帶來優質生活空間.

[redacted]
同意與元朗加強接駁.
本人希望可興建新的道路接駁大欖隧道或錦上路西鐵站, 以免對外交通為元朗市的交通添加壓力. 本人亦建議可研究利用地下空間興建車路或輕鐵等.

[redacted]
希望可研究興趣一些綜合運動場館, 配合未來人口增長或元朗大球場重建需要.

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: 孫秉樑 [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2014年7月14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 14 July 2014 via post, fax or email.

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電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

[redacted]

[redacted]

[redacted]

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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Stage 2 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:

新的元朗南「初步發展大綱圖」，露天儲物(OS)用地太少，連同工業(I)用地都只佔有整個土地用途分佈的9%，露天儲物(OS)用地更加不足了。

以我司這類建築機械公司，擁有很多大型建築機械設備，根本不適宜運輸上工業大廈上面儲存，因此建議將露天儲物(OS)用地增加，以供應我們這一類型公司使用。

再者，元朗市內整體交通現已非常繁忙，未來有很多已建或在建屋宇入伙，將來元朗南發展，只會百上加斤，令交通情況惡化，現在的發展大綱圖，不能解決這個問題。

政府應該完成所有的搬遷安置，使各行各業有家可歸，並不是趕絕取締，才可以展i開真正的住屋建設。

如以上的填寫空位不足，請使用其他紙張。
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姓名Name: 陳永昌

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]

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規劃署 Planning Department

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

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Stage 2 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:

個人覺得係元朗公路回旋處
旁規劃了一大片地区休憩用地，該地於區人
新村以南綠化地帶較為適，將空出的
地区休憩用地作工商业用途，加大就业
地帶產生協同效应，促進元朗南区
經濟發展

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: Hui Chun Yu

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

多謝 Thank you

ARUP

Toby Chan

From: Lap Tak Cheung [redacted]
Sent: Friday, July 11, 2014 7:42 PM
To: enquiry@yuenlongsouth.gov.hk
Subject: Villager comments!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello there,

你好,

我係山下村原居民，本人不是反對政府去發展元朗南，我也非常支持政去發展新市鎮，等到更多香港人受惠，但是希望政府也要注重我們香港原居民權益。

元朗南發展大多數土地都是位於我們本村的範圍，希望政府可以考慮發展地帶不要太接近本村，若果太接近本村會做成滋擾。

希望政府可以考慮將現時規劃於山下村的 R1(PH)、LO 及 G 的用地，轉向其他地方發展，因為本村原居民不希望有高樓大廈在村內。

希望政府可以考慮在攬堤西路渠外及朗漢路渠外發展，本村村民十分贊成。

其實香港住房短缺的主要原因是大量內地來香新移民擁入做成，為什麼不想辦法去控制新移民擁入

原居民在所住的鄉村，享有自身權益；假若有公房在村內便沒有了清靜休閒的特色同治安問題！

原有 150 公頃面積之倉庫濃縮為只有約 55 公頃，漠視區內居民之就業及工作需要！

政府完全沒顧及本地就業、沒有顧及倉庫及物流的需要、沒有顧及原居民對土地的感情、沒有及原居民的房屋問題、沒有聽取區內持份者的返對聲音。

政府只會全心全意為發展商謀取暴利而不惜一切以各種手段及籍口去搶奪村民的最後一寸土地。

政府只會想住房短缺去收地，但是沒有想過如何處理原居民住屋問題、大型倉庫的問題，例如：雲石、大型水泵、水管、建築材料、重體機械及大型展覽物等等。

這些土地是村民辛辛苦苦地爭取回來，多年前是以農業為生之後時代的轉變，土地就轉型用於倉庫或興建丁屋！村內居民的年齡都比交高齡，強逼這班長者離開這片艱苦經營數十年至百年的土地，真是於心可忍呢！

希望政府可以審慎考慮作出一個雙贏的方案。

多謝!

11/07 2014 FRI 15:12 FAX 97% P.001
11-JUL-2014 15:40 001/005

元朗區議會 **張木林** 議員
YUEN LONG DISTRICT COUNCIL

[redacted]

NEW TERRITORIES NORTH & WEST DEVELOPMENT OFFICE (NT WEST DIVISION)
11 JUL 2014
RECEIVED

敬啟者:

有關元朗南發展房屋用地訴求

首先，多謝規劃署、土木工程拓展署及奧雅納工程顧問公司於本年 6 月 27 日在唐人新村沙井路信義會社區中心舉行有關元朗南發展諮詢會，因當晚會場人數眾多，時間有限，所以部門未能解答居民疑問，而且在會議上席間只有顧問公司所提供的發展大綱圖，從以上資料看不到所有真正受影響居民的正確情況，至近日村代表才收到有關部門提供的參考資料。

為此，居民要求當局落區向受影響人士溝通以及提供更清晰情況，而本人亦希望貴署儘量聽取居民訴求，作為落實第三期發展大綱圖諮詢的基礎。

倘有進一步的查詢，請隨時致電與本人聯絡。

此致

規劃署署長 凌嘉勁 太平紳士

張木林

張木林議員

副本抄送: 土木工程拓展署
奧雅納工程顧問公司

二零一四年七月十日

AD(D)	CE/P2	SE/8	SE/N	E/1	E/2	E/7	E/8	
CE/NT1	SE/3	E/4	E/16	PSI	PSII	SCO	CO/W	
BU			C.C.			PASS TO		

11-JUL-2014 15:43 FROM NTNWDO TO 24120358 P.001
11-JUL-2014 15:19 TO 24120358 P.001

元朗區議會 YUEN LONG DISTRICT COUNCIL

張木林 議員

[redacted]

元朗南發展計劃居民會議

日期：2014年7月10日（星期四）
時間：晚上7:30
地點：唐人新村海燕士多

出席人士表達訴求歸納有以下幾點:

一. 重建唐人新村原區安置受影響居民。

二. 在私人土地上，反對政府未經業主及用戶同意將私人土地改變用途。

三. 官地收地賠償問題，政府現有賠償機制已不合時宜，為受影響居民安置居所的同時應有合理的安置費，更彈性地安排上公屋及讓有能力居民購買居屋。

敬啟者:

本人袁劍輝[Yuen kin fai [redacted]，現居住[redacted]，本人強烈反對將本人擁有之土地納入有關元朗南發展大綱圖，嚴重影響本人之生計。 倘有進一步的查詢，請隨時致電[redacted]與本人聯絡。

土地資料如下: [redacted]

此致

規劃署署長 凌嘉勤 太平紳士

簽名: 袁劍輝

副本抄送: 土木工程拓展署
奧雅納工程顧問公司

二零一四年七月十日

元朗區議會 **張木林** 議員

YUEN LONG DISTRICT COUNCIL

[redacted]

元朗南發展計劃居民會議

日期：2014 年 7 月 10 日（星期四）
時間：晚上 7:30
地點：居人新村海燕士多

出席人士

姓名	電話	地址
馮國忠	[redacted]	
朱劍揚		
何振輝		
何偉永		
鄭惠英		
朱劍輝		
何方豐		
鄺林光		
馮說		
馮志伸		
鍾暖穎		
馮家榮		
馮用華		
周健龍		
盧淑嫻		

元朗區議會 YUEN LONG DISTRICT COUNCIL

張木林 議員

[redacted]

元朗南發展計劃居民會議

日期：2014年7月10日（星期四）
時間：晚上7:30
地點：磨人新村海燕士多

出席人士 [illegible]

姓名	電話	地址
黎宣珠	[redacted]	
卢志成		
卢志強		
卢佩华		
卢志明		
陳宛琳		
陳偉明		
Ieeny Tsang		
王瑞龍		
黃美嫦		
梁凱琪		
黃艷嫦		
黃啟明		
楊波		
林樂光		

元朗區議會 YUEN LONG DISTRICT COUNCIL

張木林 議員

[redacted]

元朗南發展計劃居民會議

日期：2014 年 7 月 10 日（星期四）
時間：晚上 7:30
地點：唐人新村海燕士多

出席人士

姓名	電話	地址
吳玉珍	[redacted]	[redacted]
曾彩環		
吳綿笑		
陳笑倫		
盧永		
曾月仙		
陳深妹		
曾漢棠		
吳燈成		
鄧惠明		
朱先[redacted]秀		
盧禮康		
羅榮		
馮健業		
[redacted]吳錫順		

[redacted]

11/07 2014 FRI 15:14 FAX TOTAL P.002 P.002 002/002

第二階段社區參與 - 意見表格
Stage 2 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:

在元朗公路迎旋處旁規劃了一大片「地下休憩用地」。這休憩用地較適宜放在唐人新村以南的「綠化地帶」。騰出的「地下休憩用地」宜作工商業用途，可加大連繫「就業地帶」，產生協同效應，促進元朗經濟發展，增加原區的就業机会。

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: 何倩欣　　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2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
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　　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

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姓名Name: 林某陛

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
土木工程拓展署 Civil Engineering and Development Department

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ARUP

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在元朗公路迴旋處劃定規劃了一大片地區休憩用地。這休憩用地較適宜放在唐人新村以南的「綠化用地」。騰出的「地區休憩用地」宜作工商業用途，可加大並連繫就業地帶，產生協同效應，促進元朗南經濟發展，增加區內的就業機會。

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: 朱偉雄　　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2014年7月14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 14 July 2014 via post, fax or email.

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電話Tel No.:	(852) 2231 4713	(852) 2158 5683
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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第二階段社區參與 – 意見表格
Stage 2 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: Chan Chung Hon

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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第二階段社區參與 – 意見表格
Stage 2 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: Lo Hui Yuk [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: _____

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多謝 Thank you

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第二階段社區參與 – 意見表格
Stage 2 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:

I support the concept of developing Yuen Long South. But I also have some points need to be considered by planners of the project as the District Open Space (in Garden Community) is not convenient enough for the community. As DO should located at the centre of the community, the planners should consider convert the Green Belt south of Tong Yan San Tsuen to open space use.

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: Carly Liu

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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第二階段社區參與 - 意見表格
Stage 2 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:

我是原居民，支持發展元朗南，因為發展完善，可為該區的些就業機會，交通方面需加強把元朗南連接元朗新市鎮，提議「公私營合作模式」

如以上的填寫空位不足，請使用其他紙張。
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姓名Name: 黃瑞興　　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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規劃署 Planning Department　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第二階段社區參與 – 意見表格
Stage 2 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:

在元朗機場範圍規劃之一大片地
區休憩用地，本人認為不恰當。這休憩用
地比較適合放在原人新村北面的「綠化
地帶」。重用騰出來的地區休憩用地，自
作商統用途，可加大連繫就業概念，
促進元朗商業經濟發展之餘及增加房屋
供應。

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: 林劉堅

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2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
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　土木工程拓展署 CEDD Civil Engineering and Development Department

多謝 Thank you

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第二階段社區參與 - 意見表格
Stage 2 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: 何嘉豪

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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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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Stage 2 Community Engagement Comment Form

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

你的意見 Your Comments:

支持發展元朗南因該區具發展潛力，並認為應採用「公私營合作模式」，因此方法能有效加快土發展速度，更快提供更多住宅單位，不過本人認為必需加強元朗南連接元朗新市鎮的交通系統 eg 與輕鐵連接

如以上的填寫空位不足，請使用其他紙張。
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姓名Name: D. Mo

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]

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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

竹林明堂有限公司
CHUK LAM MING TONG LTD.
[redacted]

敬啟者：

有關「元朗南房屋用地規劃及工程研究」意見事宜

欣悉香港特別政區政府有關部門正進行上述標題之研究，並收集各社區持份者意見。竹林明堂有限公司(下稱：本堂)是一間宗教慈善團體，轄下有六間佛堂分佈於香港、九龍及新界，另於香港薄扶林沙灣徑 5 號營辦一間由社會福利署(下稱：社署)資助之護理安老院。

本堂在元朗唐人新村設立之「廣德佛堂」[redacted]位處於元朗南規劃範圍內。根據由「土木工程拓展署」及「規劃署」所編製的「初步發展大綱圖」，本堂上述佛堂土地被規劃為「機構及社區」(IC)類別，而緊鄰本堂地界一幅土地被規劃為「綠化地段」(GB)類別。就此項規劃，本堂有如下意見：

1) 建議將該幅土地內，與本堂地界緊鄰部份「政府土地」(Government Land)規劃為「機構及社區」(IC)類別(詳見附圖橙色部份標示)。

此建議乃基於本堂正配合特首《2014 施政報告》83 段推行「私人土地作福利用途特別計劃」，擬興建一座 250 張床位護理安老院。該計劃已獲社署接納，並已展開「可行性研究」之前期籌備工作。故若能作出規劃配合，將可以令本堂參與《施政報告》有關計劃的效益進一步釋放，達地盡其用之協同效應，全面配合特區政府新界東北發展及元朗南發展，並最大程度滿足因為發展所引發社會福利服務需求殷切的問題，懇請予以充分考量。

如對上述意見有任何垂詢，可致電[redacted]與本堂總幹事陳祺豐先生聯絡。

竹林明堂有限公司董事局

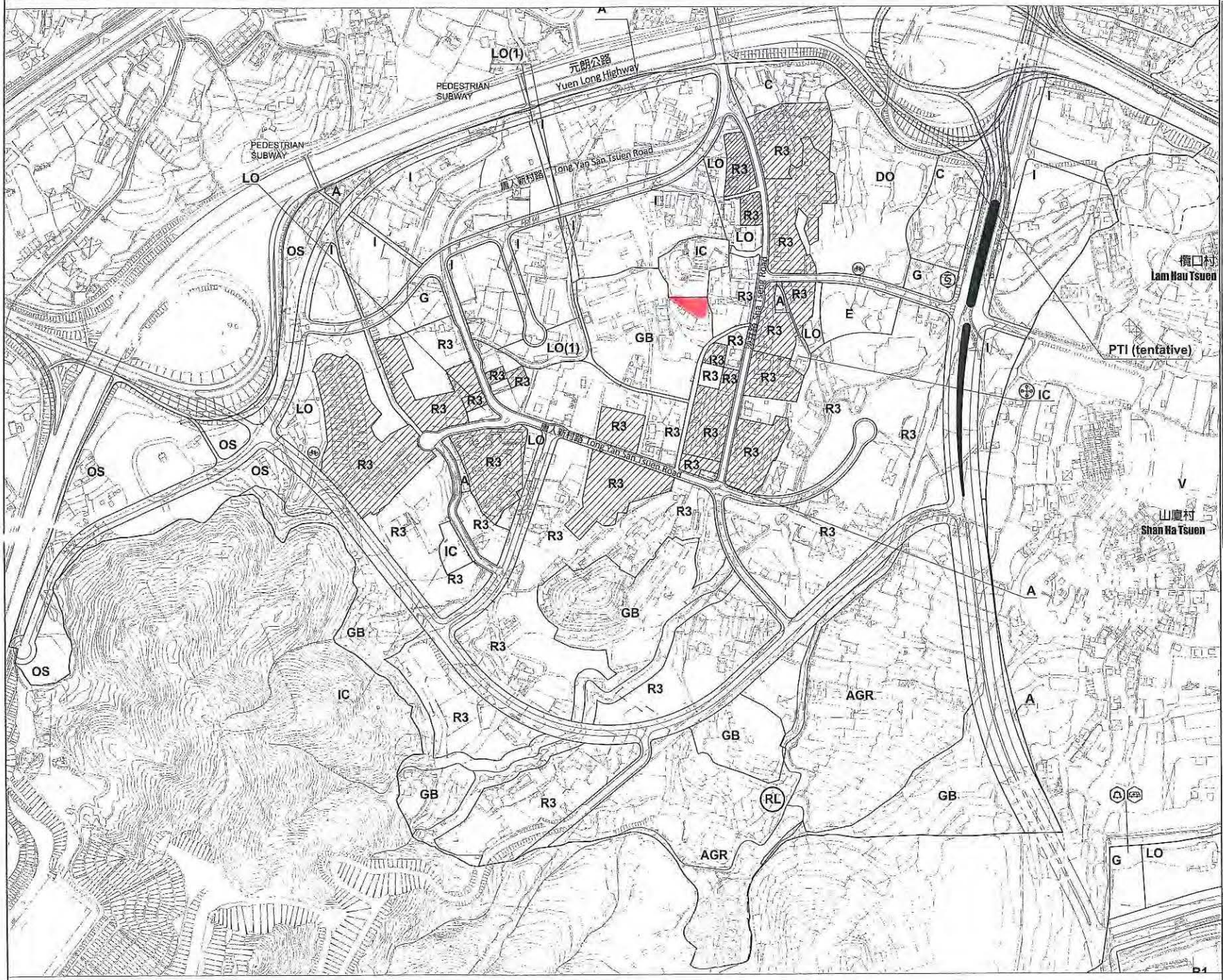
蘇東霖

(蘇東霖　　主席)

二零一四年七月十一日

附件

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各種土地用途
SCHEDULE OF USES

	具發展潛力區 Potential Development Areas (PDAs)
R3	住宅發展密度第3區 Residential - Zone 3
R3	住宅發展密度第3區(現有發展區) Residential - Zone 3 (Existing Development Area)
C	商業 Commercial
I	工業 Industrial
OS	露天貯物 Open Storage
G	政府 / 政府(儲備) Government / Government (Reserve)
IC	機構或社區 Institution or Community
E	教育 Education
DO	地區休憩用地 District Open Space
LO	鄰舍休憩用地 Local Open Space
LO(1)	鄰舍休憩用地(1)(工業) Local Open Space (1) (Industrial)
A	美化市容地帶 Amenity
AGR	農業 Agriculture
GB	綠化地帶 Green Belt
	擬議的畜養場地點 Potential Site for Livestock Farm
	單車停放處 Cycle Parking Area
S	社會福利設施 Social Welfare Facility
RL	蓄洪池 Retention Lake
	歷史建築物 Historic Building

Consultant
ARUP

Contract No. and Title
Agreement No. CE 35/2012(CE)
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

Drawing title
初步發展大綱圖 - 唐人新村具發展潛力區
Preliminary Outline Development Plan - Tong Yan San Tsuen Potential Development Area

Drawing no.			Rev.
			A
Drawn	Date 06/14	Checked	Approved
Scale N/A		Status PRELIMINARY	

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規劃署 Planning Department

備註Remarks
此圖則所提供的資料只供參考之用。初步發展大綱圖會隨研究的進展而作出修訂。
The information provided on this plan is for reference only. The Preliminary Outline Development Plan is subject to revisions as the Study progresses.

Apple Lau

From: university19a [redacted]
Sent: 14 July 2014 10:36
To: enquiry@yuenlongsouth.gov.hk
Subject: Yuen Long South (2nd phrase comments)
Attachments: YLS - comments.doc

Dear sir/madam,

Please find attached my comments for the captioned.

LI SUK YIN
[redacted]

Thanks and regards

第二階段社區參與 – 意見表格
Stage 2 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:

根據元朗南新大綱圖顯示，整個新規劃的 GIC 用地，只佔整體規劃用地的 4%，似乎違反了第一階段提出的理念及原則。本人認為在新規劃中，除保留原有的機構或社區用地外，更應增加現有的機構或社區用地範圍，從而增加社會公眾人士可以享用的機會。

金蘭觀扎根唐人新村四十多年，為香港道教聯合會成員及非牟利慈善機構，一直位處 GIC 用地。金蘭觀的活動都是免費的：氣功班免費，中醫診療免費，中藥免費，膳食免費，講座免費。一間長年默默耕耘、造福人群的宗教團體，政府實應以行動以表支持及鼓勵。

本人希望就元朗南規劃，政府能增加金蘭觀周邊 GIC 用地給金蘭觀使用，從而協助金蘭觀有一個長遠及持續的發展。為香港市民提供更理想的養生環境，身心健康，樂業安居。謝謝！

_____

_____

_____

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: _____ 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: _____

郵寄地址Mailing Address: _____

歡迎你在2014年7月14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 14 July 2014 via post, fax or email.

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電話Tel No.:	(852) 2231 4713	(852) 2158 5683
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

Apple Lau

From: happy son [redacted]
Sent: 14 July 2014 10:51
To: enquiry@yuenlongsouth.gov.hk
Subject: 意見書 – 元朗南發展

意見書 – 元朗南發展

你好！本人就元朗南發展有以下提問：

1. 想了解現時元朗南具潛在發展區內的休憩空間是以甚麼估算？是以增加了的人口，還是整個元朗區為整體？按現時元朗區的人口增長，再加上元朗南的新發展(還有橫洲發展、洪水橋新發展區，朗邊中轉屋發展等等)，將來元朗區有冇有足夠的休閒用地？我知道休憩用地包括 planned open space，但現時就元朗區內未建的休憩用地數字是非常大的(包括沿著元朗公路以北，欖喜路大旗嶺路附近很多不知何時會改建成休憩空間的土地)，這些未來可能成為休憩空間的地方是否會真的建成，以達到 HKPSG 的最基本要求？

2. 請問新加的人口，對將來元朗區的交通流量的影響如何？希望可以了解不單止是在發展區內的交通，而是包括對元朗大馬路、博愛迴旋處、十八鄉交匯處的影響。就算在博愛迴旋處將來會有擴闊工程，是否仍可控制在合理的交通流量水平？這是元朗區市民非常關注的，每天繁忙時間都是非常擠塞。再加上元朗南新的發展，很難說服市民交通不會有負面影響。

3. 會不會考慮沿公奄路渠道上建設一條連貫的綠化帶(包括單車徑)，以配合元朗明渠現時的上蓋天橋發展？再配合不同政府部門的管理，延伸整個在平台層的一個四通八達的方案？這可以有效分開人流，現時元朗市內的人流實在太多，而街道亦太窄了。

4. 可否更多說明環保交通系統(如現代化電車或電力巴士)？如何有效地舒緩交通？就單車停泊會否引入現時很多城市已經有運作的自助單車系統？在元朗可以是一個先導計劃。

5. 最後，就 open storage 的安排，現時仍有很多 open storage 用地在發展區內，具體 relocation 的計劃如何？

請盡快回覆。

第二階段社區參與 – 意見表格
Stage 2 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:

請查看附頁.

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: 崔百聰 [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2014年7月14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 14 July 2014 via post, fax or email.

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多謝 Thank you

ARUP

致元朗南房屋用地規劃及工程研究、勘查研究

日期：2014 年 7 月 14 日

傳真：規劃署-跨界基建發展組
2868 449
土木工程拓展署—新界
北拓展處　2693 291

有關元朗唐人新村金蘭觀第二階段社區參與意見

本人在幾年前已加入金蘭觀學習氣功，感受到世間仍然還有一份愛心，對香港市民（不分老少、貧富）提供免費教導市民善信學習氣功，改善身體及保健，教導一些禮教及施食。實難能可貴！

希望研究單位從以下角度考慮：

1）在保護宗教自由方面：金蘭觀在香港 40 多年，善信眾多，教人向善，造福社會，是否要好好保留，是地區性的文化特色，亦是地區性的文化遺產。不是凡事要大，要創新才有價值，歷史需要時間及市民的認受性。

2）在政府醫療方面，金蘭觀除本身執行宗旨教導氣功，某程度下亦減少市民求醫的次數，無形減少政府及個人開支及醫生 及護士壓力，希望政府在行動上加以支持，反正政府都沒有金錢上的資助。只需政府正面的一個確認及支持就非常感謝。

3）在旅遊業方面：外國遊客，特別是內地同胞，對宗教一直重視，包括中央政府對保育及文化遺產好重視，更不停興建新景點吸引遊客，爲何要刪除金蘭觀？更不需要特區政府花錢建及維護，要起新旅遊點，單是顧問費又花數十至百萬元以上，爲何不保留？

4）目前政府給市民感覺不停改地起樓及賣地起豪宅，反對之聲從未見過，新界區更衝入立法大樓搞破壞，政府立場要考慮當地市民所需，保護當地市民不要被地產商壓倒，否則市民受苦，政府無力執法，還有機會談公義？政府如何執法及樹立威信？

金蘭觀只是區區一小片地，實微不足道。希望各部門能體諒，好好支持保留，實是香港市民之福。多謝貴局及各界考慮及支持！

創建 DesigningHongKong 香港 .com

Hong Kong, 14 July 2014

Cross-boundary Infrastructure & Development Section
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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 (2nd Stage Community Engagement)

The following comments are in addition to our submission date 10 June 2013, 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.

Moreover, the project scope and funding should include public works to enhance the surrounding areas as set out in point 3 of our letter dated 10 June 2013. 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. 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
It is unclear how the agriculture land uses can be sustained. 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. The existing natural and rural character should be appreciated, conserved and integrated into development plan. Furthermore, existing and former natural streams should be reinstated and their riparian zones upstream should be zoned 'Green Belt' or 'Conservation Area'. Given the lack of flood

[redacted]

capacity and the failure to plan and develop a rich stream ecology for the nullah, the nullah should not be decked for transport road. We recommend the nullah should be revitalized to promote public space along stream course. If any decking work is needed, the focus of the objectives should be ecological rehabilitation and greening work.

An egretry exists next to the PDA at Tai Tong permitted burial ground connecting to the proposed R1. A detailed research into the bird's habitat, foraging areas and flight paths should be conducted before finalizing the land use plans and development parameters. Amendments of plan may be needed to minimize any disturbance.

There is a lack of a buffer zone between Tai Lam Country Park and the planned high density residential area. This would diminish the ecological and recreational value of the Country Park. The development area should set back for at least 50 - 100 metres with a green buffer zone.

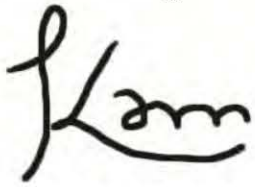
Transport

Detailed transport assessment is important from projecting the road traffic in the future especially for connection between PDA, Yuen Long New Town and Hung Shui Kiu NDA.

Enhancement of streets, pedestrian and cycling connections

Comprehensive networks of pedestrian and cycle ROUTES should be recognized in the plans. 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.

Yours sincerely,



Debby Chan
Project Officer
Designing Hong Kong

[redacted]

[redacted]

PlanArch Consultants Ltd.
建港規劃顧問有限公司

By Hand

Our Ref.: fs/yl.tyst/1406496

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

14 July 2014

Dear Sir,

Comments to Preliminary Outline Development Plan (PODP)
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation
Stage 2 Community Engagement

We refer to the Preliminary Outline Development Plan (PODP) for Yuen Long South area issued in Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation Stage 2 Community Engagement Digest in May 2014.

We are writing to submit our comments on the captioned PODP. Attached please find a planning statement elaborating our comments and proposed revisions to the PODP for your consideration.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

w/e.

Comment on Preliminary Outline Development Plan (PODP)
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

PlanArch Consultants Limited

July 2014

Table of Content

1 Introduction 2

2 Observations on Vision and Guiding Principles & Proposed Revisions to the PODP..... 2

2.1 Guiding Principle on "Creating a Sustainable and Livable Neighbourhood" should also Incorporate "Comprehensive Open Space and Cycling Network"..... 2

2.2 Guiding Principle "Optimizing the Use of Degraded Brownfield Land for Housing and Other Uses" should be Expanded to Include "Optimizing the Use of Valuable Land Resources" 10

2.3 Guiding Principle on "Preserving Active Agricultural Land" should Include Promotion of Agriculture 15

2.4 Guiding Principles should Include "Avoiding Industrial / Residential Interface". 18

2.5 Guiding Principles should Include "Providing Appropriate Community Uses in Suitable Location to Meet the Needs of the Residents"..... 20

3 Conclusion..... 25

1 INTRODUCTION

The intention of "Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation" (the Study) to comprehensively review the land use of Yuen Long South for establishing a sustainable neighbourhood to address the territorial need on housing development is appreciated. While the proposed vision and guiding principles are rather high sounding, they are not satisfactorily achieved / translated in the Preliminary Outline Development Plan (PODP).

This statement outline our comments on the drawbacks and inadequacies of the PODP and our proposed revisions. Section 2 focuses on the observations and proposed revisions to the vision, guiding principles and the land use proposals on the PODP of Yuen Long South. The proposed revisions under each guiding principles are discussed from north to south of the PODP for ease of reading. Section 3 combines all proposals for a comprehensive appreciation of the proposed revisions.

2 OBSERVATIONS ON VISION AND GUIDING PRINCIPLES & PROPOSED REVISIONS TO THE PODP

The vision and guiding principle are supported in general. The inadequacies and the corresponding proposed revisions to the PODP are discussed in this section.

2.1 GUIDING PRINCIPLE ON "CREATING A SUSTAINABLE AND LIVABLE NEIGHBOURHOOD" SHOULD ALSO INCORPORATE "COMPREHENSIVE OPEN SPACE AND CYCLING NETWORK"

Comprehensive Open Space Network

In order to create a livable neighbourhood that reflect the unique rural and local characters and to encourage walking and cycling, a continuous open space network along nullahs and natural streams should be provided where possible. There are a number of suitable sites where a continuous open space along landscape features can be provided and where the open space provision should be revised, in order to form a comprehensive open space network on the PODP. Details are discussed as follows.

2.1.1 Proposal 2.1(A) - Comprehensive Planning and Suitable Provision of District Open Space in Planning Area 3 (Garden Community)

In the planning for Yuen Long South area, Planning Department and the

consultants must review the provision of open space in a comprehensive manner and it is necessary to review the need, provision and location of district open space to ensure land resources are optimized.

In Planning Area 3, the "DO" with an area of about 2.5ha near Yuen Long Highway/ Tong Yan San Tsuen Interchange at the northern edge of the planning area is poorly located. Being located next to the Yuen Long Highway Interchange, the air quality and noise pollution render this "DO" not usable and inappropriate. Besides, it is also far away from population centre to serve the needs of the residents. Therefore, ***this site near the Yuen Long Highway/ Tong Yan San Tsuen Interchange at the northern edge of Planning Area 3 is not suitable for "DO" purpose and should be rezoned to commercial and residential as explained in Section 2.2.1 (Proposed Site A) below.***

On the other hand, "DO" can exist in many forms to add variety and interest for the public. At the northern part of Planning Area 3, there is a knoll next to existing residential neighbourhood and Chuk Lam Ming Tong. It has natural landscape / woodland and is accessible to the public but is currently not managed. It is zoned as "GB" on the PODP. In order to enhance its attractiveness, this centrally located and easily accessible ***"GB" site is proposed to be rezoned to "DO"***. By beautifying the existing woodland and providing active and passive recreation facilities, it will better serve as a district open space where more population can enjoy. There are examples where a knoll is zoned for "Open Space" for public enjoyment, including Yuen Long Park and Stanley Ma Hang Park.

Besides, we ***propose that the pocket "R3" sites south of the "G(Reserve)" zone should be rezoned to "DO"***. This can help serving as a buffer between the industrial uses and the residential uses and avoid I/R interface; as well as connecting other "LO" and "DO" to provide an integrated open space framework in the midst of residential area. The loss in housing sites can be compensated by rezoning the a portion of the "DO" near Yuen Long Highway/ Tong Yan San Tsuen Interchange to residential uses as explained in Section 2.2.1 (Proposed Site A) below. Please refer to the proposed revision to the PODP in ***Figure 2.1.1***.

2.1.2 Proposal 2.1(B) - Provision of Continuous Open Space Network in Planning Area 1 (Urban Living)

In Planning Area 1, there are quite a large amount of areas designated for "DO" and "LO" zones. Besides, local open space will certainly be provided within the "R1(PH)" and "R1" zones in accordance with the HKPSG. The functions of the "LO" zones are not clear and may be duplicating.

While we do not wish to challenge the amount of open space provision, we consider that the location and the purpose of the open space should be carefully considered. We suggest that with the same amount of "LO", Planning Department and the consultants should ***redesign and redistribute "LO" as a continuous waterfront promenade next to the nullah running in the middle of the community***. This will better revitalize the nullah with various type of facilities, such as cycle track and walking trails. It will also enhance the vibrancy of the area, and allow water friendly design and more opportunities for different mix of activities. Besides, it will link up all the open space in Planning Area 1 and form a comprehensive network for public enjoyment.

The proposed waterfront promenade will turn the area into a focal point of Planning Area 1 and provide a landscape feature with local character. As compared to the disconnected pocket "LO" sites, the "LO" in form of a waterfront promenade will be more desirable in term of urban design and usage, and will better materialize the guiding principle to create ***"a sustainable and livable neighbourhood"***.

Correspondingly, ***the original "LO" sites will be rezoned for "R1(PH)"***. Please refer to the proposed revision to the PODP in ***Figure 2.1.2***.

2.1.3 Proposal 2.1(C) - Provision of Comprehensive Open Space Network in Planning Area 2 (LOHAS Living)

In Planning Area 2, it is intended that LOHAS living style would be promoted by providing open space network and cycle track interwoven with the residential developments, and taking advantage of the natural assets.

In order to create ***"a sustainable and livable neighbourhood"***, there should be a comprehensive open space network that makes use of the landscape features. However, the open space and cycle track network in Planning Area 2 on the PODP is disconnected and does not form a completed loop, which makes the network unattractive.

In order to enhance the open space network, we ***propose to rezone stripes of two "R2(PH)" sites south of the new access road into "LO"*** in Planning Area 2. This will link up the whole open space and cycle track network with each residential zone in Planning Area 2, so that all residents could equally enjoy the benefit of the open space network, and the concept of LOHAS living.

As stated in the Stage 2 Community Engagement Digest, the preserved stream will join with the open space network to offer space and environment for

community farming in Planning Area 2 and the areas along the stream are zoned as "GB" on the PODP. While we support the planning intention to preserve the area along the natural stream, the "GB" zoning is inappropriate, as it is currently used as open storage uses and there are no existing or natural landscape features.

In order to reflect the intention of the area along the natural stream to offer space and environment for community farming, we ***propose to rezone the "GB" into "LO"*** which is similar to the zoning of other parks which also provide community farm facilities in Hong Kong. Please refer to the proposed revision to the PODP in ***Figure 2.1.3***.

Comprehensive Cycling Network

The proposed cycling network on the PODP is far from adequate. Cycling is a major transportation mode in rural areas in the New Territories, residents in Yuen Long South has long been using bicycle to travel the Yuen Long New Town and major public transport stations. Therefore, cycling should be considered as an important transport mode and feeder to the Public Transport Interchanges (PTIs) in the future development of Yuen Long South. Our proposed revisions to the PODP to enhance the accessibility of bicycle and to encourage the use of bicycle in the ***"sustainable and livable neighbourhood"*** are discussed below.

2.1.4 Proposal 2.1(D) - Comprehensive Cycling Network to Promote Sustainable Lifestyle in Planning Areas 3, 4 & 5 (Garden Community, Green Zone & Employment Belt)

The cycling network is poor in Planning Areas 3, 4 and 5 and the cycle track and cycle parking area are not convenient to the residents and the workers. As pointed out, cycling has been a mode of transport in Yuen Long and it is indeed a sustainable transport which should be promoted.

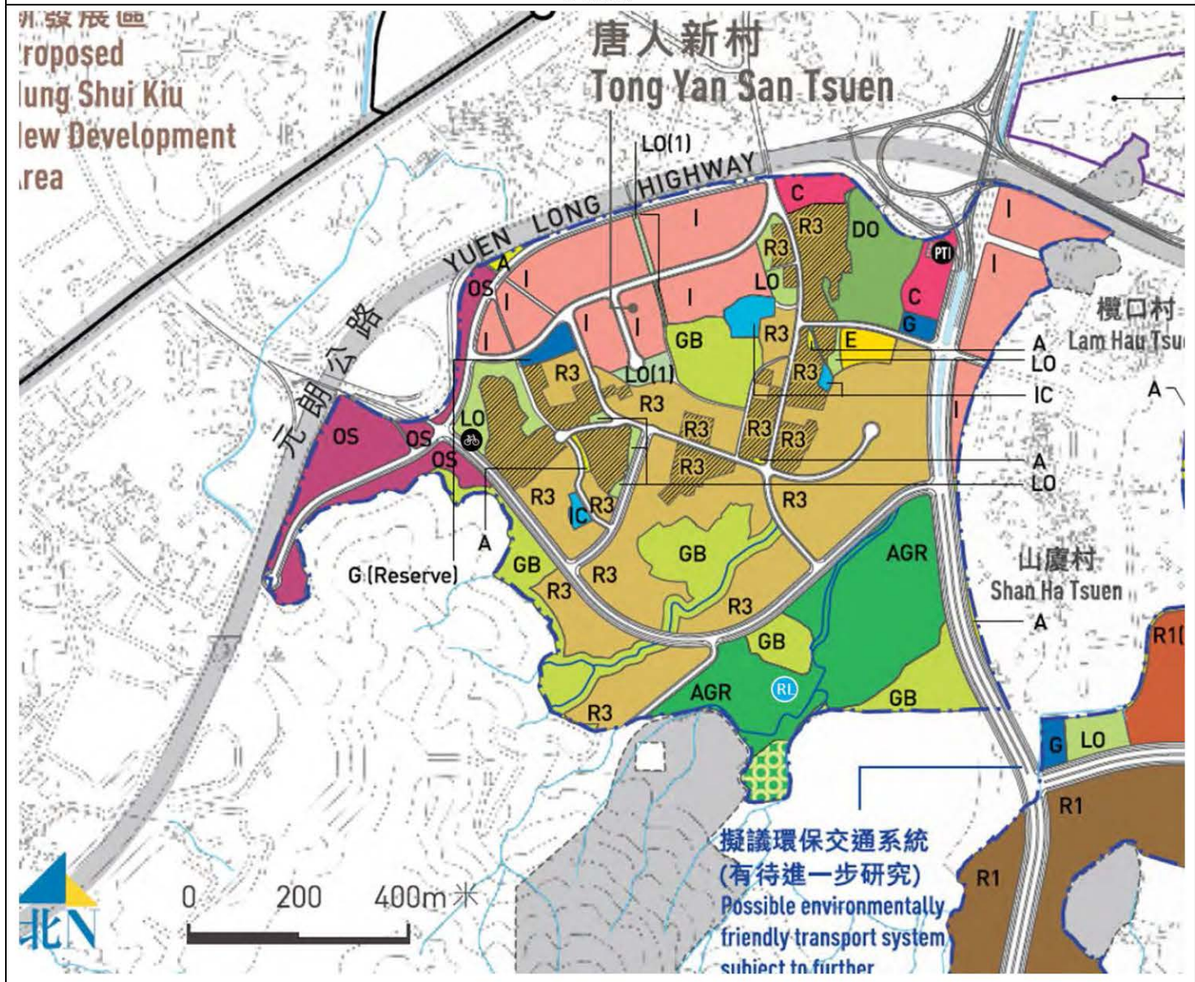
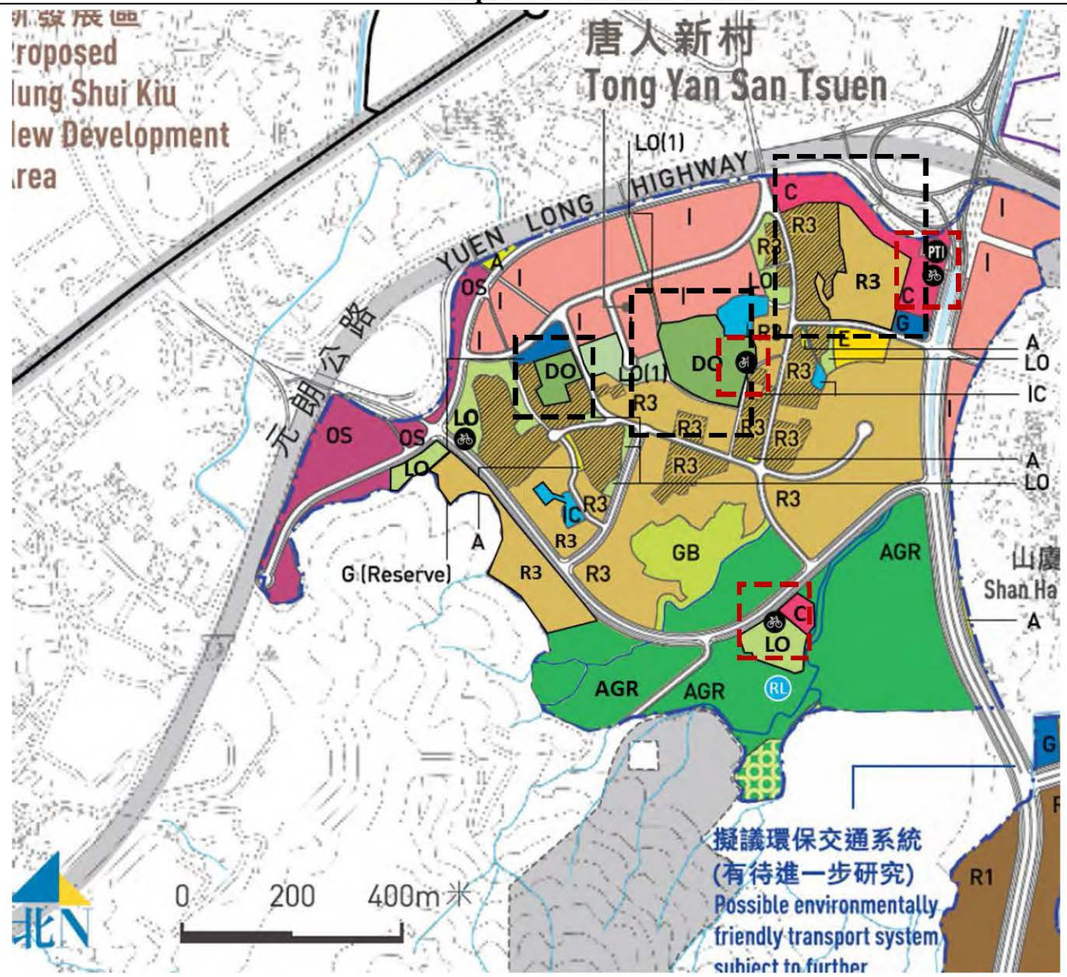
In order to promote cycling as a major transport mode, which contribute to creating ***"a sustainable and livable neighbourhood"***, ***cycle track should be linked to major destinations including the industrial and commercial sites, our proposed "DO" at the central location of the Planning Areas 3, 4 & 5 as well as the residential developments.*** Furthermore, ***more cycle parking facilities*** should be provided in the PTI and our newly proposed farmer's market ("C" zone) described in Section 2.3.1 below so that cyclists will be encourage to reach major destinations in the area. Please refer to the proposed revision to the PODP in ***Figure 2.1.1***.

2.1.5 Proposal 2.1(E) - Adequate Cycling Facilities should be Provided to Encourage Cycling as a Transport Mode and Feeder to the PTI in Planning Area 1 (Urban Living)

On the PODP, a cycle track is proposed to run through Planning Area 1. However, there is no cycle parking facilities near the PTI in the area. It is a common phenomenon that many residents in rural area of Yuen Long are currently relying on bicycle as feeder to mass transit stations; we therefore consider that future residents will continue using bicycle as a major transport mode to access local destinations.

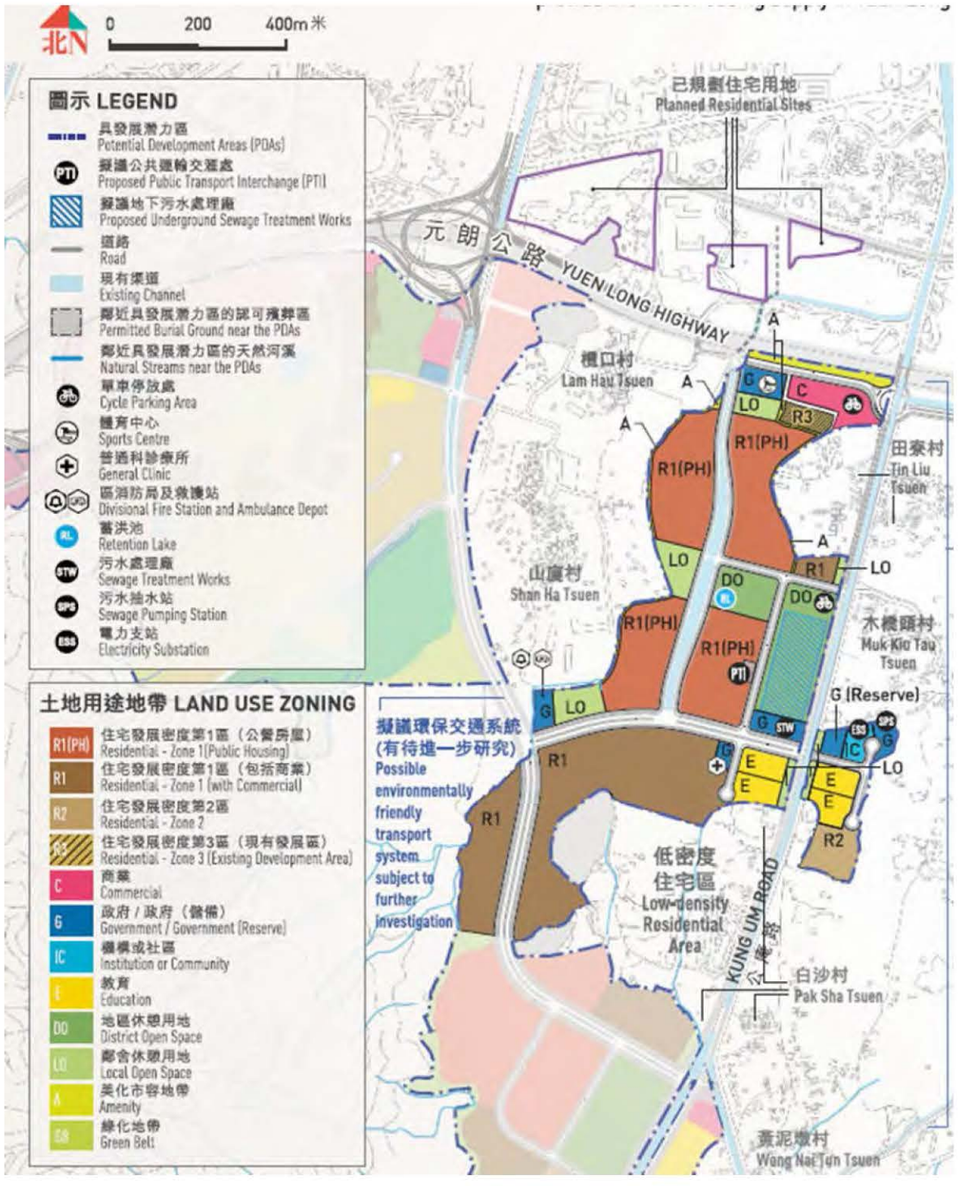
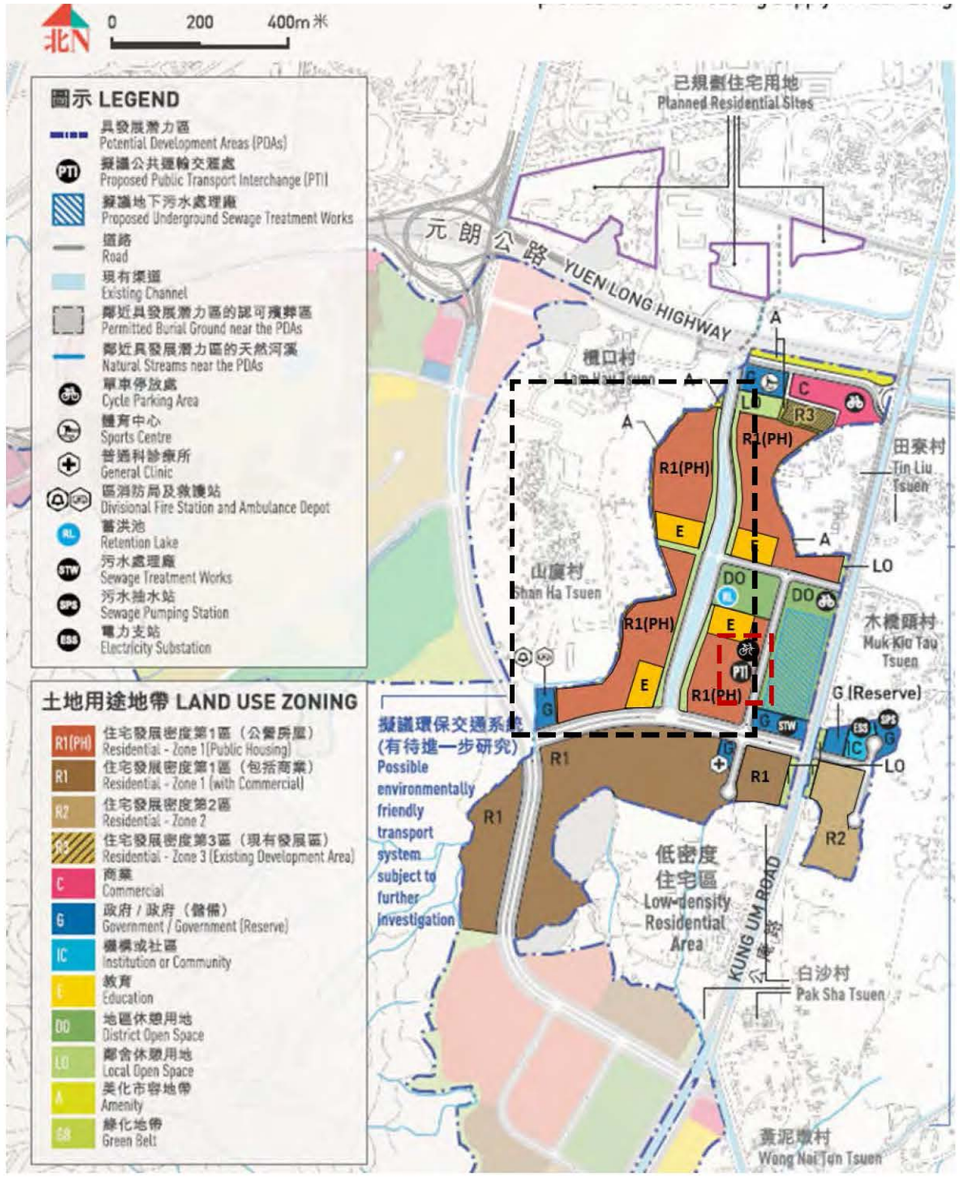
In order to promote this sustainable transport, adequate cycling facilities should be provided. We propose to ***provide a cycle parking area right next to the PTI*** in Planning Area 1 so that residents in the planning area can "***park*** their bicycle ***and ride*** the mass transit". The originally proposed cycle parking area at the "DO" on the PODP can only serve recreational uses and is too far away and inconvenient for local residents for park and ride purpose. The cycle track should be expanded to serve different parts of this planning areas and allow for connection to other planning areas. Please refer to the proposed revision to the PODP in ***Figure 2.1.2***.

Figure 2.1.1 - Proposed Revisions to Planning Areas 3, 4 & 5 - Garden Community, Green Zone and Employment Belt

PODP	Proposed Revisions to PODP
	

Observations	Proposed Revisions
Item 2.1(A) - Inaccessible District Open Space	***Proposal 2.1(A)- Comprehensive Planning and Suitable Provision of District Open Space***
◆ Isolated and inaccessible "District Open Space ("DO")" at the northeastern part of Planning Area 3 ◆ Being located next to the Yuen Long Highway Interchange, the air quality and noise pollution render this "DO" not usable and inappropriate	◆ Re-locate the "DO" to a knoll where natural landscape are found and easily accessible, designation of "DO" at the knoll will beautify the existing unmanaged and natural woodland for public enjoyment ◆ Rezone the originally proposed "DO" site to "C" and "R3" to capitalize the development potential of flat land
◆ The "R3" south of "Government (Reserve)" is too close to industrial uses	◆ Rezone the pocket "R3" sites south of the "Government (Reserve)" zone to "DO" to provide an integrated open space network by connecting "LO" and "DO" and avoid I/R interface
Item 2.1(D) - Inadequate Cycling Network	***Proposal 2.1(D) - Comprehensive Cycling Network to Promote Sustainable Lifestyle***
◆ Insufficient cycle parking area	◆ Link up cycle track with major destinations including the industrial and commercial sites, our proposed "DO" at the central location of the planning area as well as the residential developments ◆ Provide cycle parking area near Farmer's Market (the newly proposed "C" zone in Planning Area 4), the newly proposed "DO" next to Chuk Lam Ming Tong and next to the PTI

Figure 2.1.2 - Proposed Revisions to Planning Area 1 - Urban Living

PODP	Proposed Revisions to PODP
	

Item 2.1(B)

Item 2.1(E)

Observations	Proposed Revisions
Item 2.1(B) -Disconnected Open Space Network	***Proposal 2.1(B) - Provision of Continuous Open Space Network***
◆ Disconnected open space network ◆ Piecemeal "LO" zoning near nullah	◆ Re-configure the "LO" sites to form a continuous waterfront promenade, and to allow better water friendly design, and more opportunities for different mix of activities
Item 2.1(E) - Insufficient Cycling Facilities	***Proposal 2.1(E) - Adequate Cycling Facilities should be Provided to Encourage Cycling as a Transport Mode and Feeder to PTI***
◆ Insufficient cycle parking area and cycling network ◆ Cycling facilities are not designed to facilitate residents to use bicycle to access the PTI	◆ Provide a cycle parking area next to the PTI to promote "park and ride" ◆ Modify cycle track to link up the PTI, different parts of Planning Area 1 and other planning areas

Figure 2.1.3 - Proposed Revisions to Planning Area 2 - LOHAS Living

PODP	Proposed Revisions to PODP
	

Observations	Proposed Revisions
Item 2.1(C) - Disconnected Open Space Network	***Proposal 2.1(C) - Provision of Comprehensive Open Space Network***
◆ Disconnected open space and cycle track network	◆ Rezone stripes of southern "R2(PH)" sites into "LO" to complete the open space and cycle track network ◆ Whole open space network will be linking up each residential zone in the planning area
◆ Unreasonable green belt zoning along the natural stream	◆ Rezone the "GB" into "LO" to reflect the intention to offer space and environment for community farming

2.2 GUIDING PRINCIPLE "OPTIMIZING THE USE OF DEGRADED BROWNFIELD LAND FOR HOUSING AND OTHER USES" SHOULD BE EXPANDED TO INCLUDE "OPTIMIZING THE USE OF VALUABLE LAND RESOURCES"

While we support the Government's effort to consolidate the degraded brownfield land and optimizing its development potential, we are also concerned about the development potential of valuable flat land in Yuen Long South. In view of the pressing housing demand, concentrated development with suitable intensity in these area with enhanced infrastructure is supported. This will alleviate the need for rezoning "greenfield" sites like "Green Belt" to residential uses in other parts of Hong Kong, which avoids a lot of public discontent.

In the following sections, we identify a number of suitable sites where the development potential should be optimized and intensified.

2.2.1 Proposal 2.2(A) - Optimization of Valuable Land Resources in Planning Areas 3 & 5 (Garden Community & Employment Belt)

In view of the shortage of housing land in Hong Kong, the development potential of valuable land resources, such as flat land or land well served by the sufficient infrastructure support, in Planning Areas 3, 4 and 5 should be optimized.

Our Proposed Site A Near Yuen Long Highway/ Tong Yan San Tsuen Interchange in Planning Area 3

As discussed in Section 2.1.1 above, the large piece of flat land originally zoned as "DO" on the PODP next to Tong Yan San Tsuen Interchange in Planning Area 3 is not suitable to serve as a district open space. We propose to ***rezone part of this "DO" site near Yuen Long Highway Interchange to "Commercial" use*** to link up with the two Commercial sites to its left and right. Together, they can form a non-sensitive noise buffer to other developments like school and residential uses to its south. Besides, a continuous commercial belt will be much more attractive in providing a critical mass and physical linkage. ***In drawing up the configuration of the "C" zone, especially for the eastern site, a more regular shape is preferred.***

The rest of this ***original "DO" zone should be rezoned into residential use "R3"*** to join with adjoining "R3" zone as a contiguous residential neighbourhood in Planning Area 3. Residents in this "R3" zone will benefit from the proximity to the proposed PTI. Please refer to the proposed revision to the PODP in ***Figure 2.2.1***.

Our Proposed Site B West of "Park Villa" in Planning Area 5

With the "LO" in place as a buffer from the open storage uses (which will be discussed in Section 2.4.1), it is proposed to rezone the areas south of our proposed "LO" zone and west of Park Villa from "OS" and "GB" to "R3" uses.

There is no landscape or conservation value in the original "GB" zone and therefore ***rezoning these areas to "R3" zone will help providing housing land to meet pressing housing demand***. Please refer to the proposed revision to the PODP in ***Figure 2.2.1***.

Our Proposed Site C South of "Park Villa" in Planning Area 3

At the southwestern boundary of Planning Area 3, a piece of flat land at the foot of the mountain was originally zoned "GB" on the PODP. This piece of land has very low landscape and conservation value and is zoned "R(C)" and "R(D)" on the current Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/10.

We consider that it is unreasonable to take out the development potential of these valuable flat land and therefore we propose to ***rezone the "GB" south of Park Villa to "R3"*** to optimize the land use of valuable land resource. Please refer to the proposed revision to the PODP in ***Figure 2.2.1***.

Suitable Increase of Plot Ratio

The plot ratio in Planning Areas 3, 4 and 5 is only 1 and we propose to ***increase the plot ratio for all "R3" sites from 1 to 1.5***. We consider that with a good landscape and urban design framework, residential developments with PR 1.5 will still achieve a very leisure and low density garden community.

2.2.2 Proposal 2.2(B) - Relocating Isolated Commercial Uses to Residential Centre in Planning Area 2 (LOHAS Living)

In Planning Area 2, the originally proposed "C" zone is situated at an isolated location and it is separated from the major residential areas by Kung Um Road, existing channel and District Open Space. One may argue that the "C" zone can meet the demand for commercial floor spaces in adjacent villages such as Pak Sha Tsuen and Wong Nai Tun Tsuen. However, since commercial activities such as eating place and shop and services area always permitted in NTEHs in the adjacent "Village Type Development ("V")" zone, their need for commercial facilities will be met within the "V" zone.

The intention of the "C" is to serve the local residents in the planning area, and

therefore it should be located closer to the population centre. In this regard, we propose to ***rezone the "R2" zone southwest of the "DO" into "R1" to accommodate the commercial floor area*** in Planning Area 2. The "R1" zoning is considered appropriate and is in line with the adjacent "R1" on the PODP.

Correspondingly, we ***propose to rezone the originally proposed "C" on the PODP into "R2" and "LO"*** for residential development and providing a comprehensive open space and cycle track network. These will also optimize the land resources with appropriate use and intensity. Please refer to the proposed revisions to the PODP in ***Figure 2.2.2***.

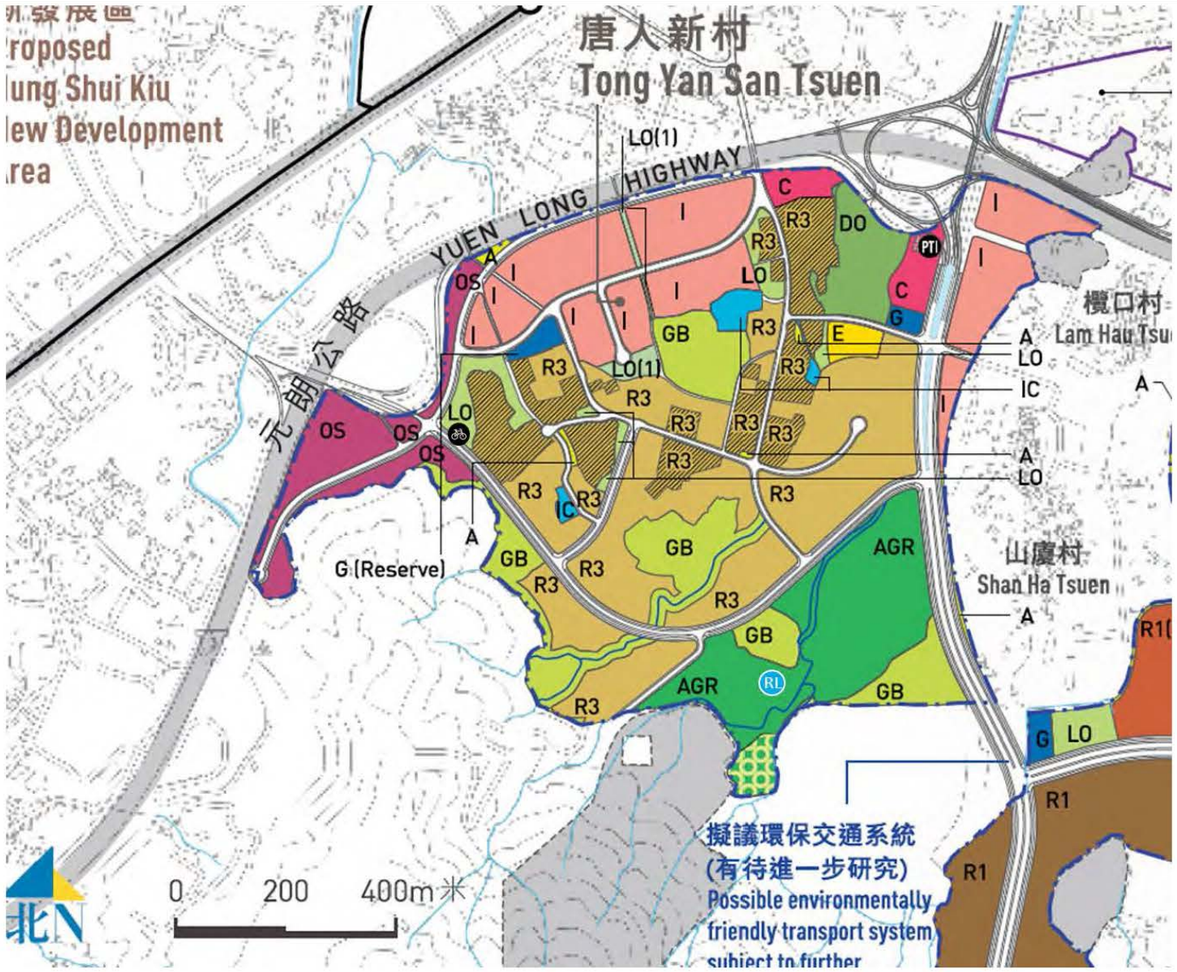
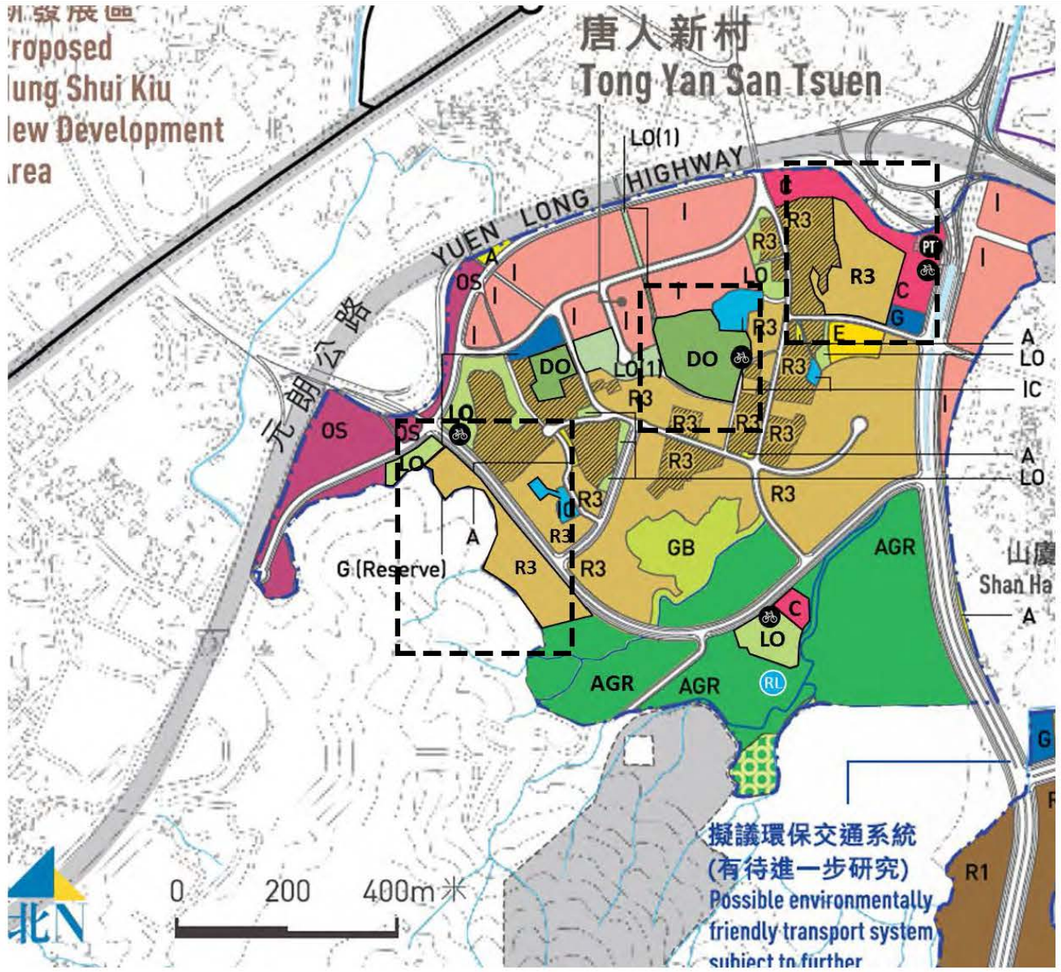
2.2.3 Proposal 2.2(C) - Rezoning Inappropriate "DO" to "R3" to Optimize Land Resources in Planning Area 2 (LOHAS Living)

In view of shortage of housing land, it is very important that the land resources are well utilized to avoid unnecessary rezoning for housing sites in other parts of Hong Kong.

According to the HKPSG, "DO" should be located where there is sufficient flat land to accommodate the core activities, easily accessible and not isolated. It is intended to provide active and passive recreation for a wider district population. The proposed "DO" at the southern tip of Planning Area 2 is very isolated from the district population / population in the planning area or Yuen Long South. The proposed "retention lake" at this location is also redundant as there is already a big "DO" / retention lake in the northern part of Planning Area 2.

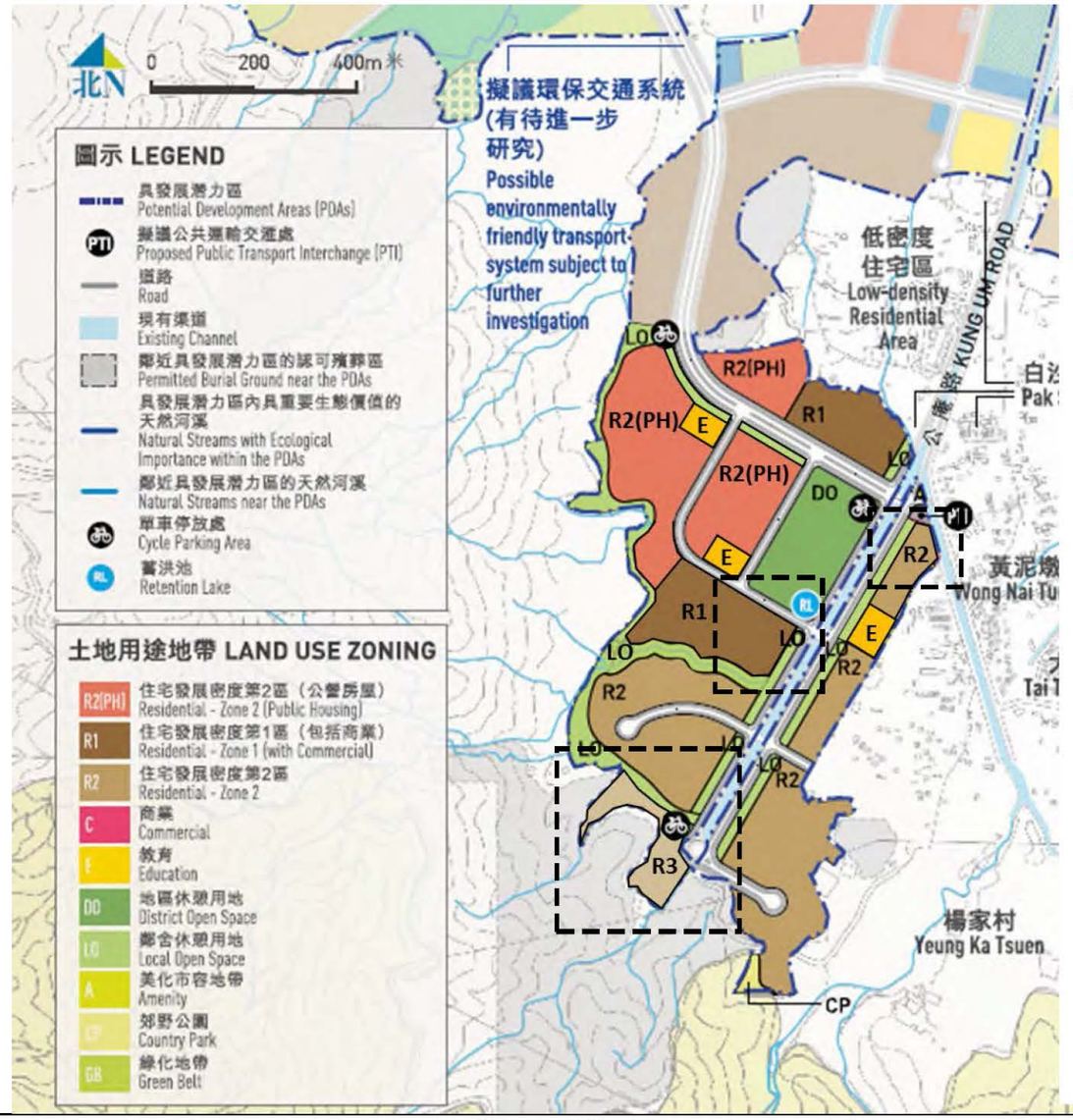
In view of shortage of housing land, we ***propose to rezone the southern "DO" site into "R3"*** in Planning Area 2 for low density residential development. This will echo our proposed revision to guiding principle on ***"optimizing the use of valuable land resources"***. The lower plot ratio at this site will contribute to create an appropriate edge for this fringe area and respect the general urban design guideline set out in the HKPSG, which states that developments should be highest in the central part of a new town and gradually descend down to medium to low-rise development at the edges. Please refer to the proposed revision to the PODP in ***Figure 2.2.2***.

Figure 2.2.1 - Proposed Revisions to Planning Areas 3, 4 & 5 - Garden Community, Green Zone and Employment Belt

PODP	Proposed Revisions to PODP
	

Observations	Proposed Revisions
Item 2.2(A) - Poor Use of Valuable Land Resources	***Proposal 2.2(A)- Optimization of Valuable Land Resources***
◆ Development potential of valuable flat land near Yuen Long Highway/ Tong Yan San Tsuen Interchange is lost due to "DO" zoning (currently it is zoned "R(D)" in Tong Yan San Tsuen OZP)	◆ Rezone the valuable flat land near Yuen Long Highway/ Tong Yan San Tsuen Interchange to "R3" and "C" ◆ "C" and "R3" zoning are appropriate since the site is close to the PTI ◆ Reconfigure the shape of the "C" zone, since a more regular shape is preferred
◆ Development potential of valuable flat land west of Park Villa is lost due to "OS" and "GB" zonings	◆ Rezone the area west of Park Villa from "OS" and "GB" to "R3" uses
◆ Development potential of valuable flat land south of Park Villa is lost due to "GB" zoning (currently it is zoned "R(C)" in Tong Yan San Tsuen OZP)	◆ Rezone the valuable flat land south of Park Villa to "R3"

Figure 2.2.2 - Proposed Revisions to Planning Area 2 - LOHAS Living

PODP	Proposed Revisions to PODP
	

Observations	Proposed Revisions
Item 2.2(B) - Isolated Commercial Zone	***Proposal 2.2(B) - Relocating Isolated Commercial Uses to Residential Centre***
◆ The originally proposed "C" zone is situated at an isolated location away from population centre ◆ The "C" zone is separated from the major residential areas by Kung Um Road, existing channel and District Open Space	◆ Rezone the originally proposed "R2" zone southwest of the "DO" into "R1" to accommodate the commercial floor area ◆ Rezone the original "C" zone into "R2" and "LO"
Item 2.2(C) - Undesirable District Open Space Location	***Proposal 2.2(C) - Rezoning Inappropriate "DO" to "R3" to Optimize Land Resources***
◆ The proposed "DO" at the southern tip of the planning area is very isolated from the district population / population in the planning area or Yuen Long South ◆ The proposed "retention lake" at this location is redundant as there is already a big "DO" / retention lake in the northern part of the planning area	◆ Rezone the southern "DO" site into "R3" for low density residential development.

2.3 GUIDING PRINCIPLE ON "PRESERVING ACTIVE AGRICULTURAL LAND" SHOULD INCLUDE PROMOTION OF AGRICULTURE

Agricultural development should be promoted as an important industry in Hong Kong, as it can provide employment, maintain rural character of the area, and most importantly, retain the lifestyle of farmers who has been farming for generations.

Although one of the guiding principles for future development in Yuen Long South is ***"preserving active agricultural land"***, merely preserving active agricultural land is insufficient and also too passive.

In order to capitalized on the current farming activities in the active agricultural land, measures should be taken to promote agriculture development in Yuen Long South and make farming more sustainable. Taking advantage of the chance for land use restructuring, proactive measures should be taken to expand the area for agricultural use, to encourage rehabilitation of agricultural development and to enhance viability of commercial farming activities such as providing farmer's market for distribution of the produce.

2.3.1 Proposal 2.3(A) - Providing Adequate Support to Agriculture in Planning Areas 3 & 4 (Garden Community & Green Zone)

The idea of preserving active agricultural land is supported. However, the PODP should further focus on promoting agricultural development in Yuen Long South and make farming more viable and sustainable. Proactive measures should be taken to support agriculture development.

Suitable Rezoning for Agricultural uses to Compensate for the Loss of Active Agricultural Land in Planning Area 4

The PODP states that ***"the active agricultural land in the southern part of Tong Yan San Tsuen will be preserved"***. However, as shown on the PODP, some active agricultural land to the immediate west of Shan Ha Tsuen will be lost to build the Key Access Road. In order to compensate for the loss of these active farmlands, we ***propose to rezone the "GB" at the southeastern edge of Planning Area 4, which has already formed, to "AGR"***. Please refer to the proposed revision to the PODP in ***Figure 2.3.1***.

Utilization of Natural Stream to Encourage Rehabilitation of Agricultural Land in Planning Area 3

Natural streams are ideal for irrigation of farm, however, some natural streams in

Planning Area 3 will be surrounded by the planned residential developments, i.e. they are not fully utilized to support agricultural development.

Taking into consideration the local character, future planning of the area should be more sensitive to the local landscape, we therefore suggest that natural stream should be fully utilized to complement agricultural development. We ***propose to rezone area along the natural streams from "R3" and "GB" to "AGR"*** to facilitate rehabilitation of agricultural land and natural irrigation of farmland. This will also enhance the viability of agricultural activity by having a critical mass. Please refer to the proposed revision to the PODP in ***Figure 2.3.1***.

Enhancing the Viability of Agricultural Development in Planning Area 4

Merely preserving the active agricultural land will not enhance the sustainability of farming, a more proactive approach should be adopted to promote agricultural development. In order to promote local agricultural produce, we ***propose to rezone a formed site northeast of the original "GB" zone in Planning Area 4 from "AGR" to "C"*** for provision of farmer's market and other commercial uses to promote agriculture development.

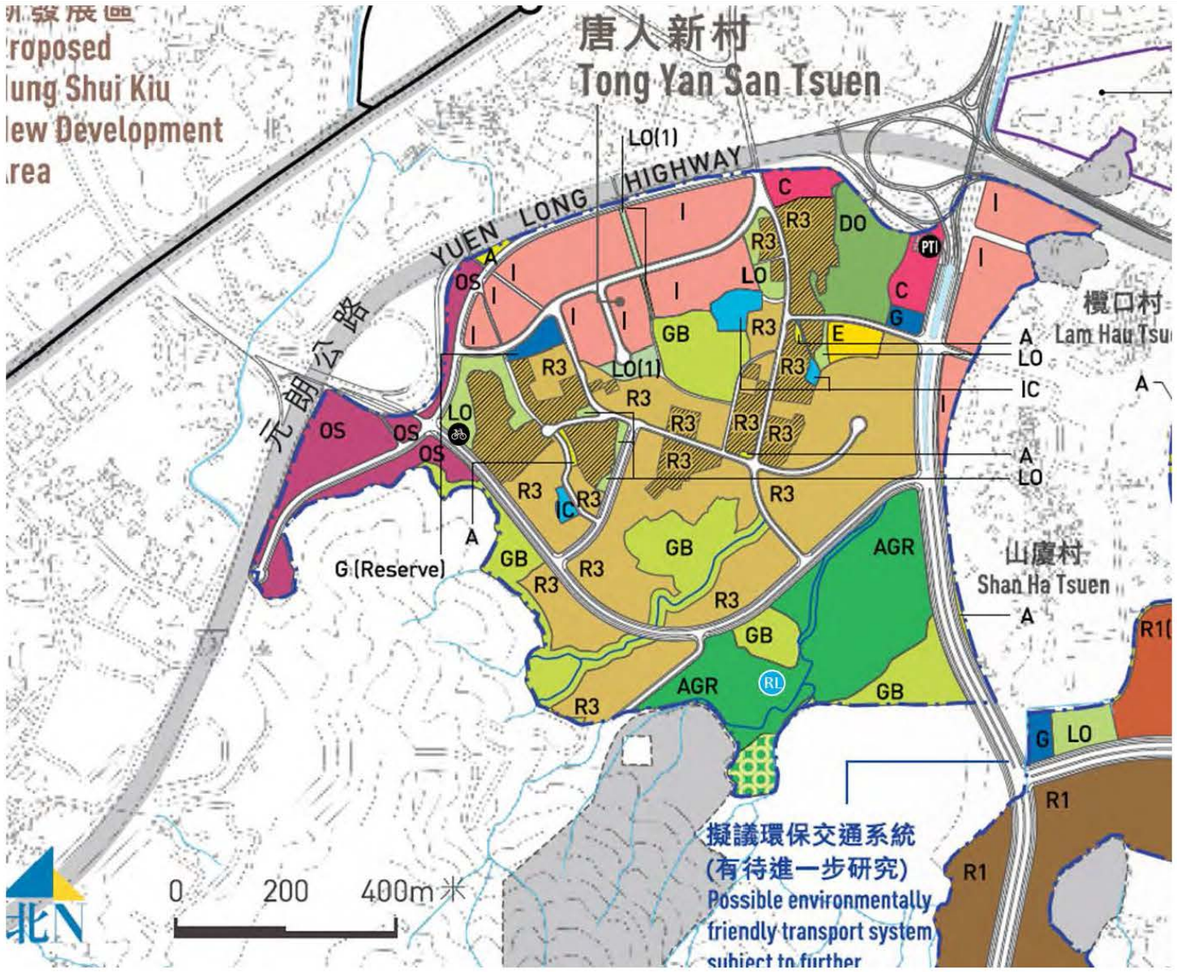
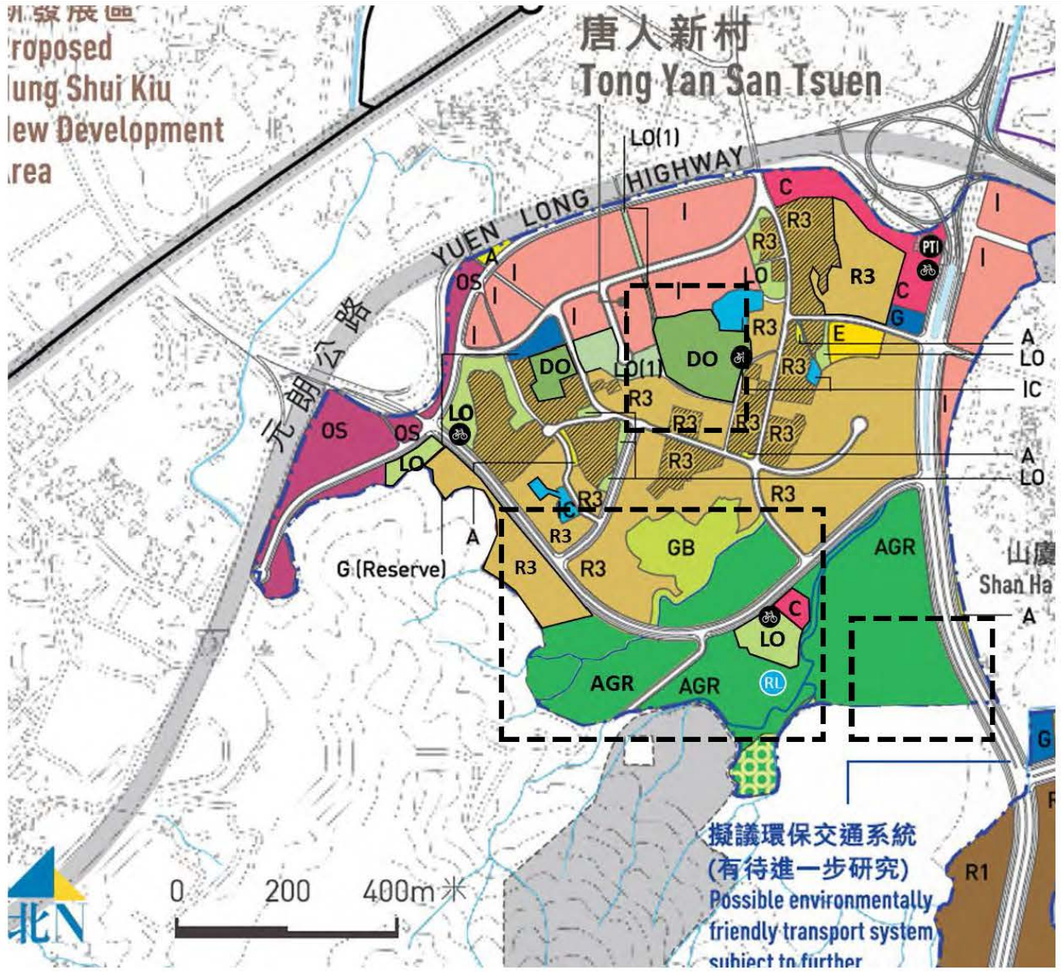
This site has long been formed and has been used as a warehouse for years, and is suspected to be an "Existing Use" because Planning Department has not taken any enforcement action against it. Please refer to the proposed revision to the PODP in ***Figure 2.3.1***.

Promotion of Community Farming in Planning Area 4

Community farming contributes to and is an integral part of healthy life style. Similar to the planning proposals in LOHAS Living, a site should be reserved for hobby farming. We proposed to ***rezone the "GB" site in Planning Area 4 which is surrounded by the "AGR" zone and next to a natural stream into "LO" and designate it for community hobby farming***.

By turning it into an open space, the natural landscaping and existing trees in the site can be maintained and managed for public enjoyment, and hobby farm facilities can be provided for the local community. Please refer to the proposed revision to the PODP in ***Figure 2.3.1***.

Figure 2.3.1 - Proposed Revisions to Planning Areas 3, 4 & 5 - Garden Community, Green Zone and Employment Belt

PODP	Proposed Revisions to PODP
	

Observations	Proposed Revisions
Item 2.3(A) - Inadequate Support to Agriculture	***Proposal 2.3(A)- Providing Adequate Support to Agriculture***
◆ No compensation to the loss of active agricultural land due to construction of access road ◆ PODP did not utilize the natural streams to complement agricultural development ◆ No measures to encourage rehabilitation of agricultural development and to enhance viability of commercial farming activities	◆ Expand the "AGR" zone to the formed "GB" site at the southeastern edge of Planning Area 4 ◆ Rezone the "R3" sites along the natural stream to "AGR" to allow natural irrigation for the expanded "AGR" zone ◆ Rezone the "AGR" zone currently occupied by a warehouse to "C" for provision of a Farmer's Market and other commercial uses to promote agriculture development ◆ Rezone the "GB" site in Planning Area 4 next to a natural stream into "LO" and designate it for community hobby farming

2.4 GUIDING PRINCIPLES SHOULD INCLUDE "AVOIDING INDUSTRIAL / RESIDENTIAL INTERFACE"

Since the PODP proposes employments in "Open Storage" and "Industrial" zones which are located adjacent to resident uses, sufficient mitigation should be provided to avoid industrial / residential interface on the PODP. In this section, a number of revisions to the PODP are suggested.

2.4.1 Proposal 2.4(A) - Mitigation for Industrial / Residential Interface in Planning Areas 3 & 5 (Garden Community & Employment Belt)

Revision to "OS" Zone West of "Park Villa" in Planning Area 5

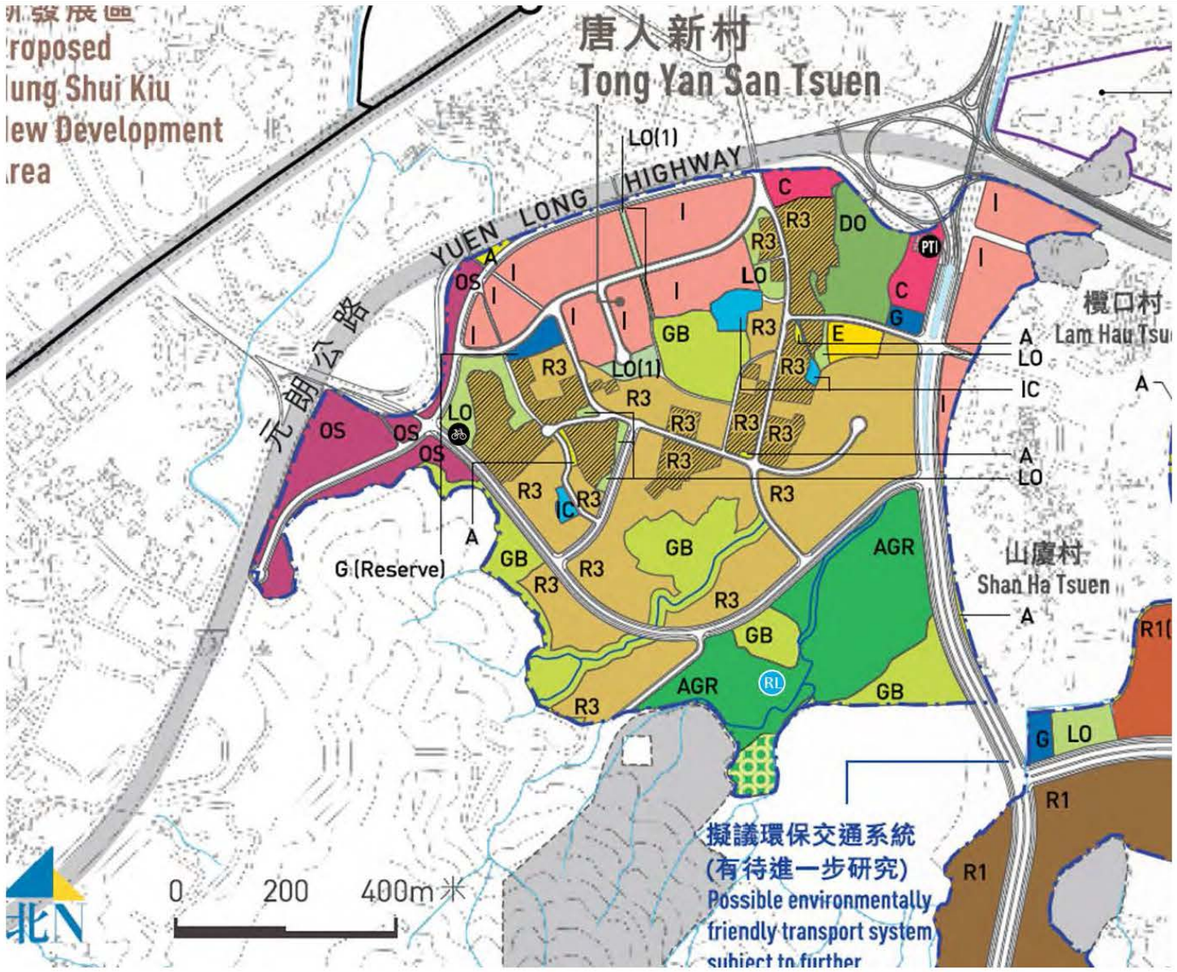
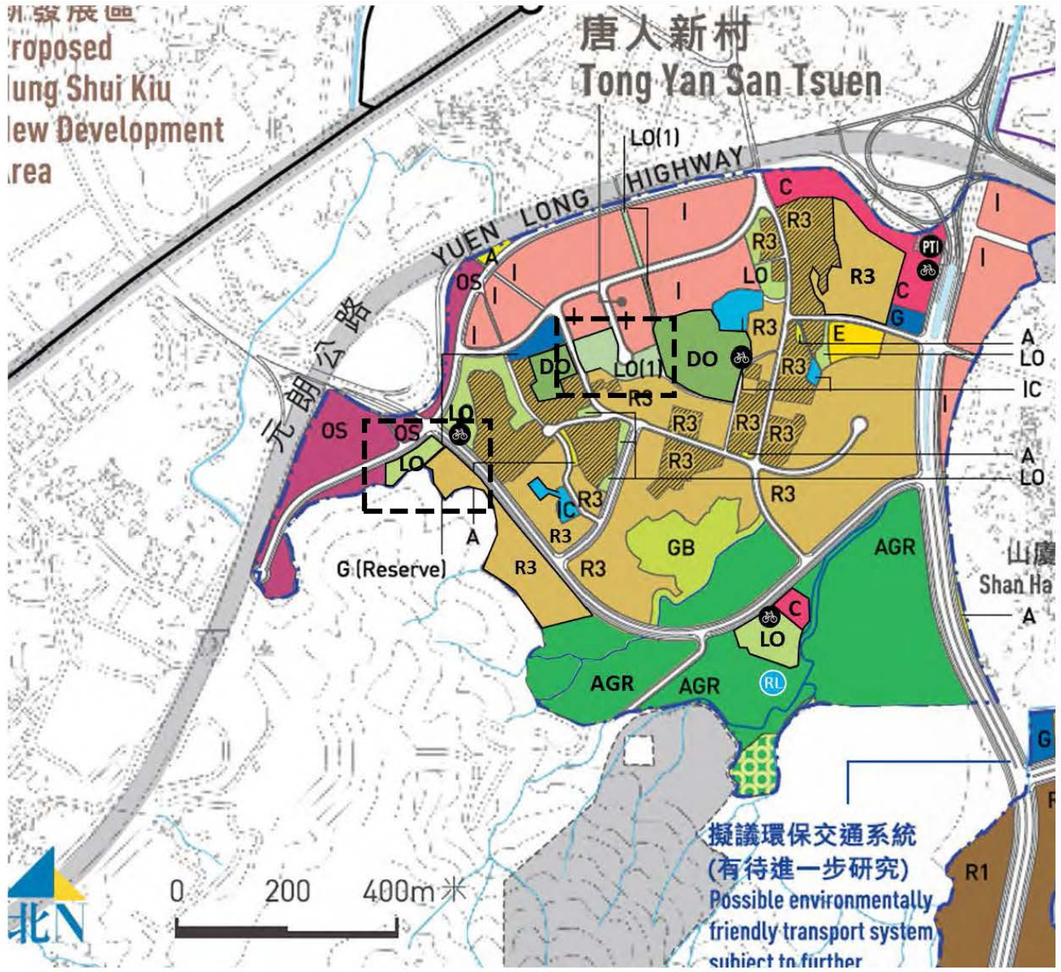
While we generally agree to the location of the "OS" zone so that the nuisance-creating uses will be buffered by the local knoll and "LO", the portion of "OS" west of "Park Villa" is, however, too close to residential uses and will cause I/R interface problem.

In order to minimize the interface problem between "R3" and "OS", we ***propose to rezone part of the concerned "OS" zone near "Park Villa" to 'LO".*** With this "LO" as a buffer, it will be possible to rezone adjoining land to other more beneficial uses as discussed in Section 2.2.1 (Proposed Site B). Please refer to the proposed revision to the PODP in ***Figure 2.4.1***.

Revision to "LO(1)" Zone in Planning Areas 3 & 5

There is a "R3" zone in Planning Area 3 near the "LO(1)" directly abut on the adjacent "I" zone in Planning Area 5. In order to minimize I/R interface, ***we propose to rezone a portion of "I" and "R3" into "LO(1)"*** to enlarge the local open space to serve as a buffer for mitigation purpose. Please refer to the proposed revision to the PODP in ***Figure 2.4.1***.

Figure 2.4.1 - Proposed Revisions to Planning Areas 3, 4 & 5 - Garden Community, Green Zone and Employment Belt

PODP	Proposed Revisions to PODP
	

Observations	Proposed Revisions
Item 2.4(A) - Residential Zones are too Close to Industrial Zones	***Proposal 2.4(A)- Mitigation for Industrial / Residential Interface***
◆ "OS" and "I" zones are too close to "R3" zones	◆ Rezone the "OS" zone west of "Park Villa" to "LO" ◆ Rezone a portion of original "I" and "R3" zones on Tong Yan San Tsuen Road in the PODP to "LO(1)"

2.5 GUIDING PRINCIPLES SHOULD INCLUDE "PROVIDING APPROPRIATE COMMUNITY USES IN SUITABLE LOCATION TO MEET THE NEEDS OF THE RESIDENTS"

The locations of various land uses, especially community facilities and open space should be suitably located to meet the need of the neighbourhood. Specific comments on the locations of community facilities are detailed in this section.

2.5.1 Proposal 2.5(A) - Kam Lan Koon Should be Preserved in Planning Area 3 (Garden Community)

Kam Lan Koon was built in 1970 and it has been a place for the community to practice Tao teaching and lifestyle for many years. Kam Lan Koon is zoned "G/IC" in the current Outline Zoning Plan to reflect the existing use, however, it was rezoned to "R3" on the PODP. Although Kam Lan Koon is not a declared monument or a graded building, it has been an active religious institution of Tao practice for over 40 years.

We consider that ***Kam Lan Koon and the natural setting in the surrounding should be maintained and therefore it should be rezoned to "IC"*** to retain the structure of Kam Lan Koon, in order to maintain the current Tao teaching and practice activities and to respect the local character of the area. Please refer to the proposed revision to the PODP in ***Figure 2.5.1***.

2.5.2 Proposal 2.5(B) - Suitable Distribution of School Locations in Planning Area 1 (Urban Living)

In Planning Area 1 of the PODP, four education sites in two groups are located on both sides of Kung Um Road. Such agglomeration of education sites is not desirable because they will generate a lot of traffic during school opening and closing hours every day and cause severe congestion and road safety problem on Kung Um Road which is the key access road of the Planning Area; and these sites are away from the major population centre.

In this regard, we ***propose to re-distribute the four schools to areas next to the four "R1(PH)"*** sites so that the traffic impact of the schools will be evenly distributed in the road network, so as to avoid congesting Kung Um Road. Alternatively, this can be done by integrating the education sites into "R1(PH)" zones which are the residential centres.

In order to compensate the loss of housing area in the "R1(PH)" site in Planning Area 1, ***the "LO" near Shan Ha Tsuen and "R1" near Tin Liu Tsuen are***

rezoned for public housing ("R1(PH)"). The ***two original "E" sites east of Kung Um Road in Planning Area 1 will be rezoned for "R2" use***, to form a contiguous residential area with the original isolated "R2" site. The ***two original "E" sites west of Kung Um Road will be rezoned for "R1" use,*** to form a contiguous residential area with the "R1" site. There will be no loss in housing sites. Please refer to the proposed revisions to the PODP in ***Figure 2.5.2***.

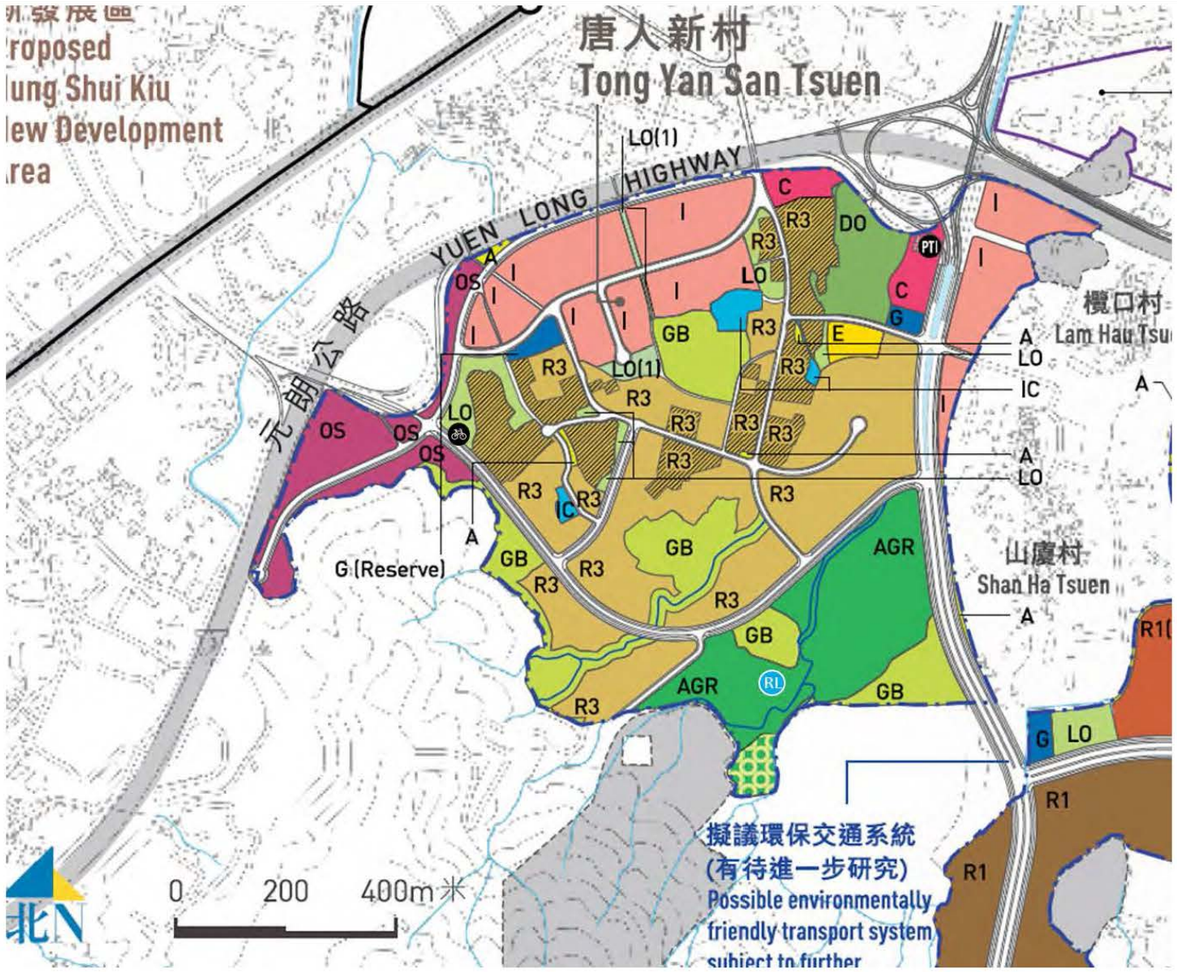
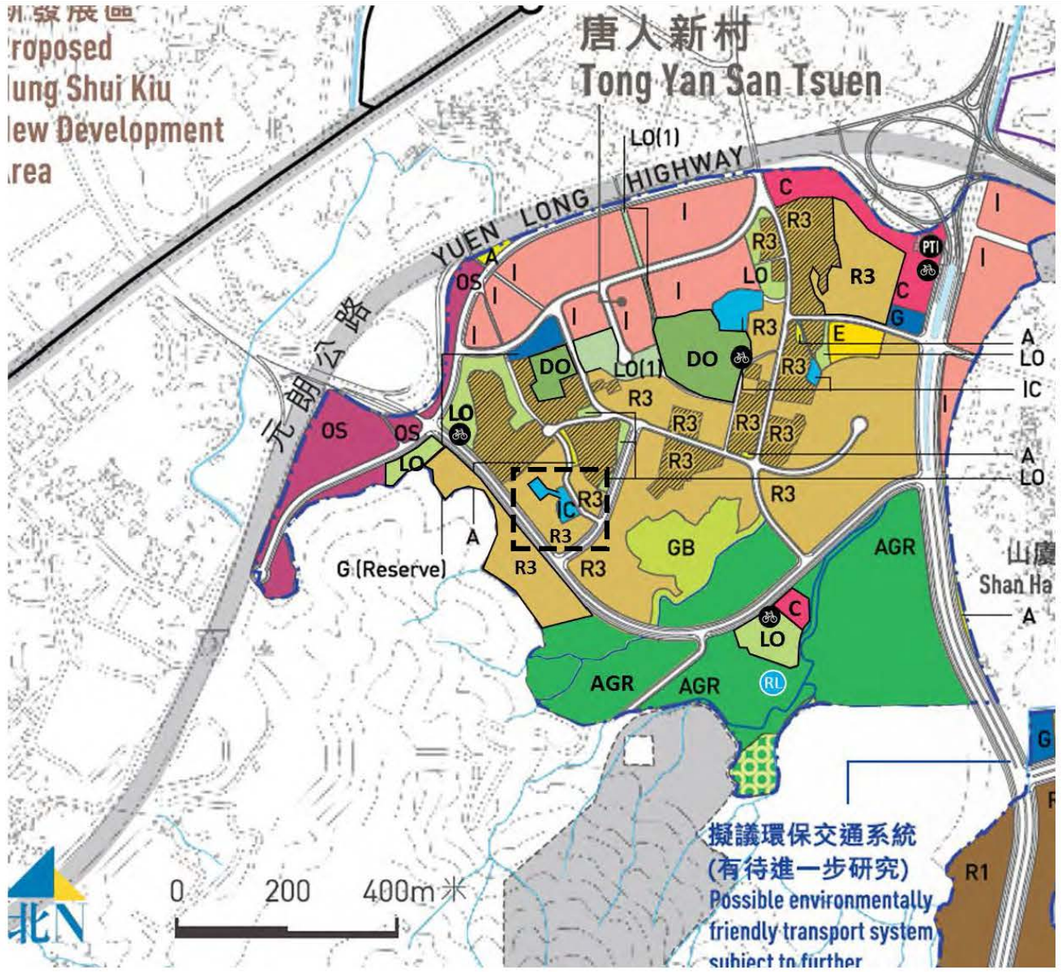
2.5.3 Proposal 2.5(C) - Integrating School Locations into Residential Areas in Planning Area 2 (LOHAS Living)

In Planning Area 2, three education sites are located side by side along Kung Um Road. However, such concentration of education sites is not desirable in traffic and accessibility aspects. They will generate a lot of traffic during school opening and closing hours every day and cause severe congestion and road safety problem on Kung Um Road which is the key access road of the Planning Area; and besides, these sites are away from the major population centre.

In this regard, we ***propose to redistribute the schools by integrating two of the three school sites with the "R2(PH)" zones,*** the accessibility of the schools will be greatly improved since they will be much closer to the population centre of Planning Area 2.

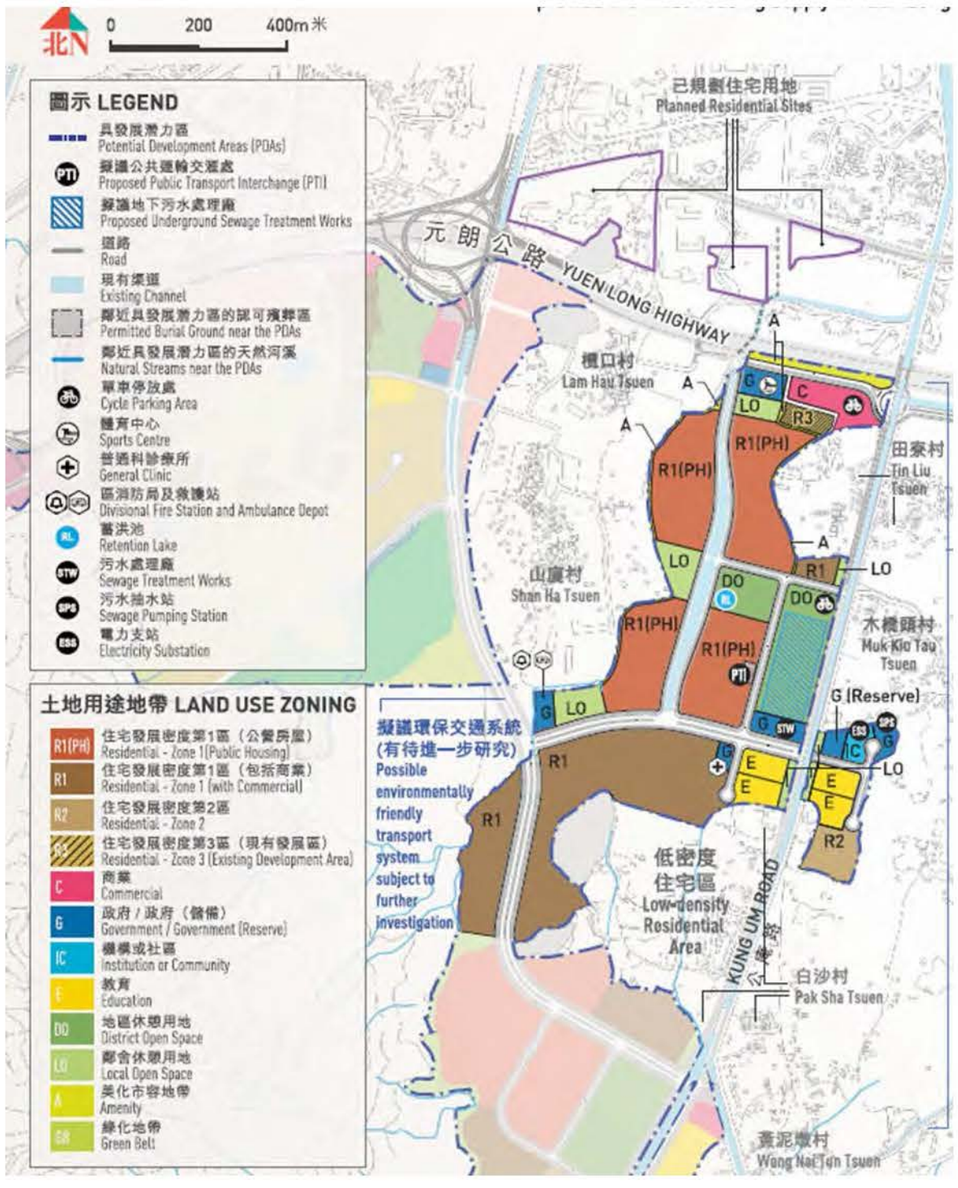
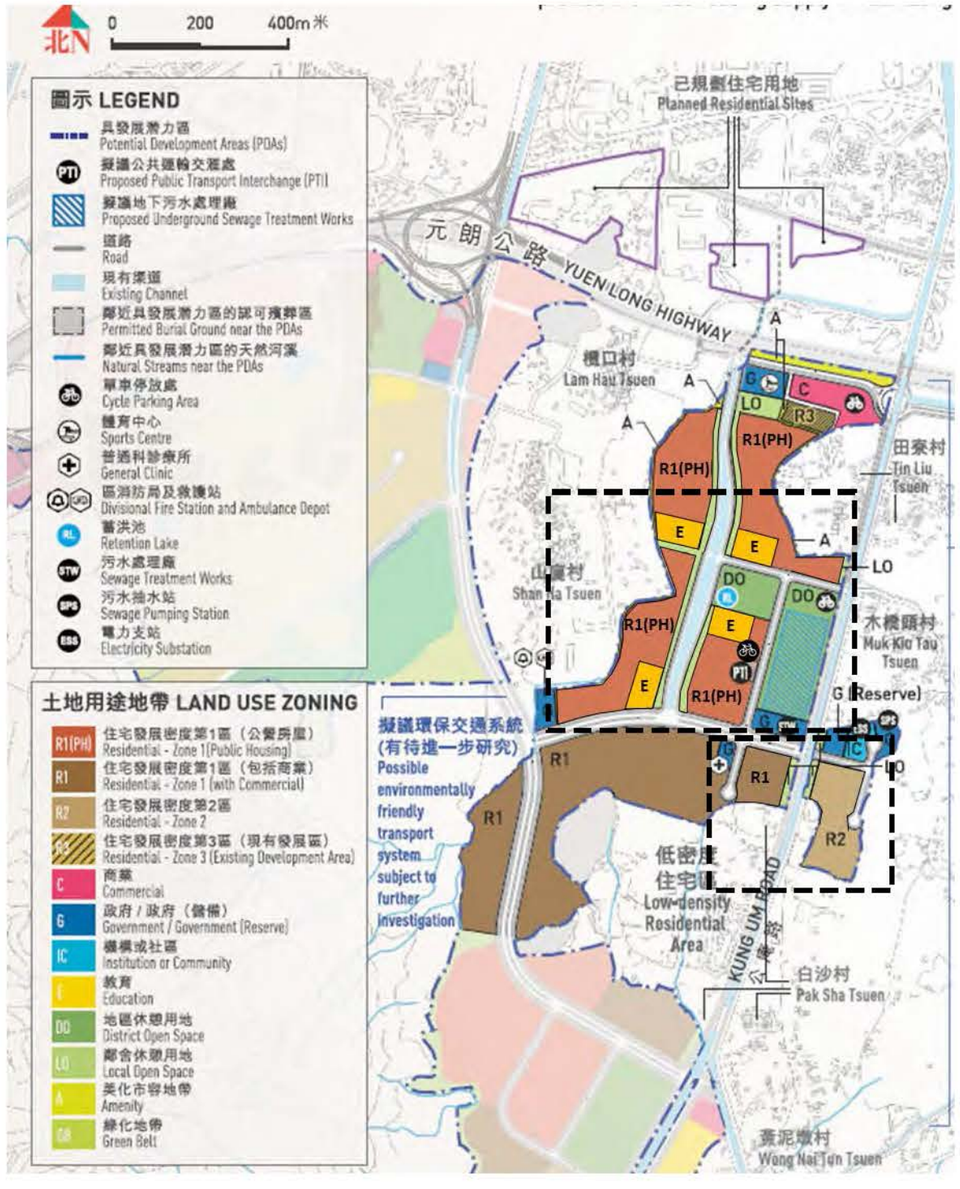
In order to compensate the loss of housing area in the "R2(PH)" site in Planning Area 2, ***a portion of the adjacent "R1" is rezoned for public housing"R2(PH)"***. The ***two original education sites will be rezoned as "R2"***. There will be no loss in housing sites. By rezoning two "E" sites and reconfiguration of the remaining "E" site, ***a stripe of "LO" will be provided along the new "R2" zone and remaining "E" zone east of Kung Um Road*** to complete open space and cycle track network that links up the whole planning area. Please refer to the proposed revisions to the PODP in ***Figure 2.5.3***.

Figure 2.5.1 - Proposed Revisions to Planning Areas 3, 4 & 5 - Garden Community, Green Zone and Employment Belt

PODP	Proposed Revisions to PODP
	

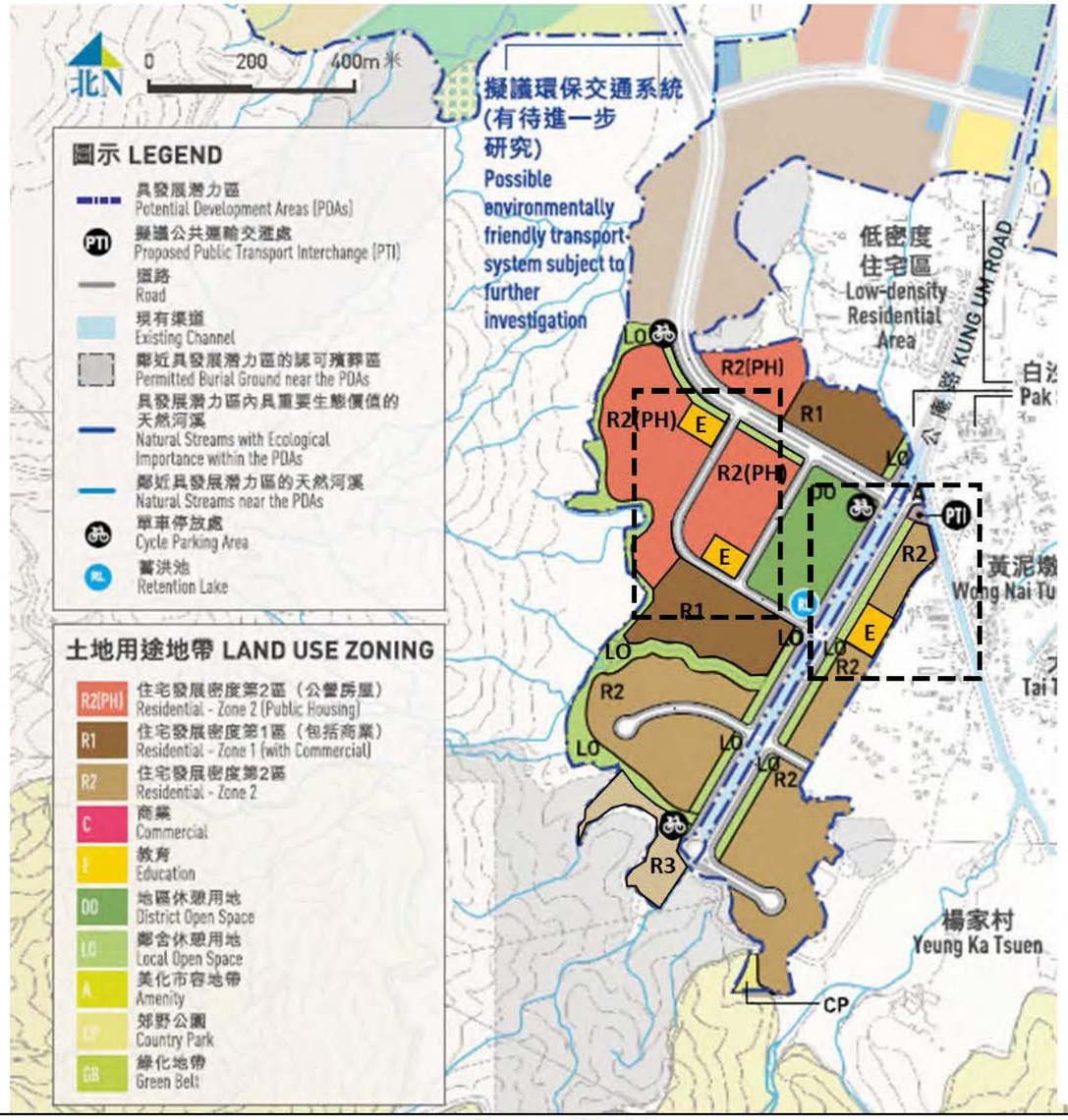
Observations	Proposed Revisions
Item 2.5(A) - Kam Lan Koon is Inappropriately Rezoned to "R3"	***Proposal 2.5(A)- Kam Lan Koon Should be Preserved***
◆ Kam Lan Koon is constructed 40 years ago, it is inappropriate to rezone it from "G/IC" to "R3"	◆ Rezone the area where the structure of Kam Lan Koon is located and the passage way to the shelter for gathering (which is zoned "IC" on the PODP) to "IC"

Figure 2.5.2 - Proposed Revisions to Planning Area 1 - Urban Living

PODP	Proposed Revisions to PODP
	

Observations	Proposed Revisions
Item 2.5(B) - Undesirable School Locations	*Proposal 2.5(B) - Suitable Distribution of School Locations*
◆ Adverse traffic impact on Kung Um Road due to agglomeration of four education sites at key junction ◆ Education sites too far away from population centre	◆ Re-locate the four schools to the four "R1(PH)" sites so that the traffic impact of the schools will be evenly distributed in the road network ◆ Rezone "LO" near Shan Ha Tsuen and "R1" near Tin Liu Tsuen for public housing use to compensate the loss of area in the "R1(PH)" site ◆ Rezone the four "E" sites to "R1" and "R2" to increase housing supply

Figure 2.5.3 - Proposed Revisions to Planning Area 2 - LOHAS Living

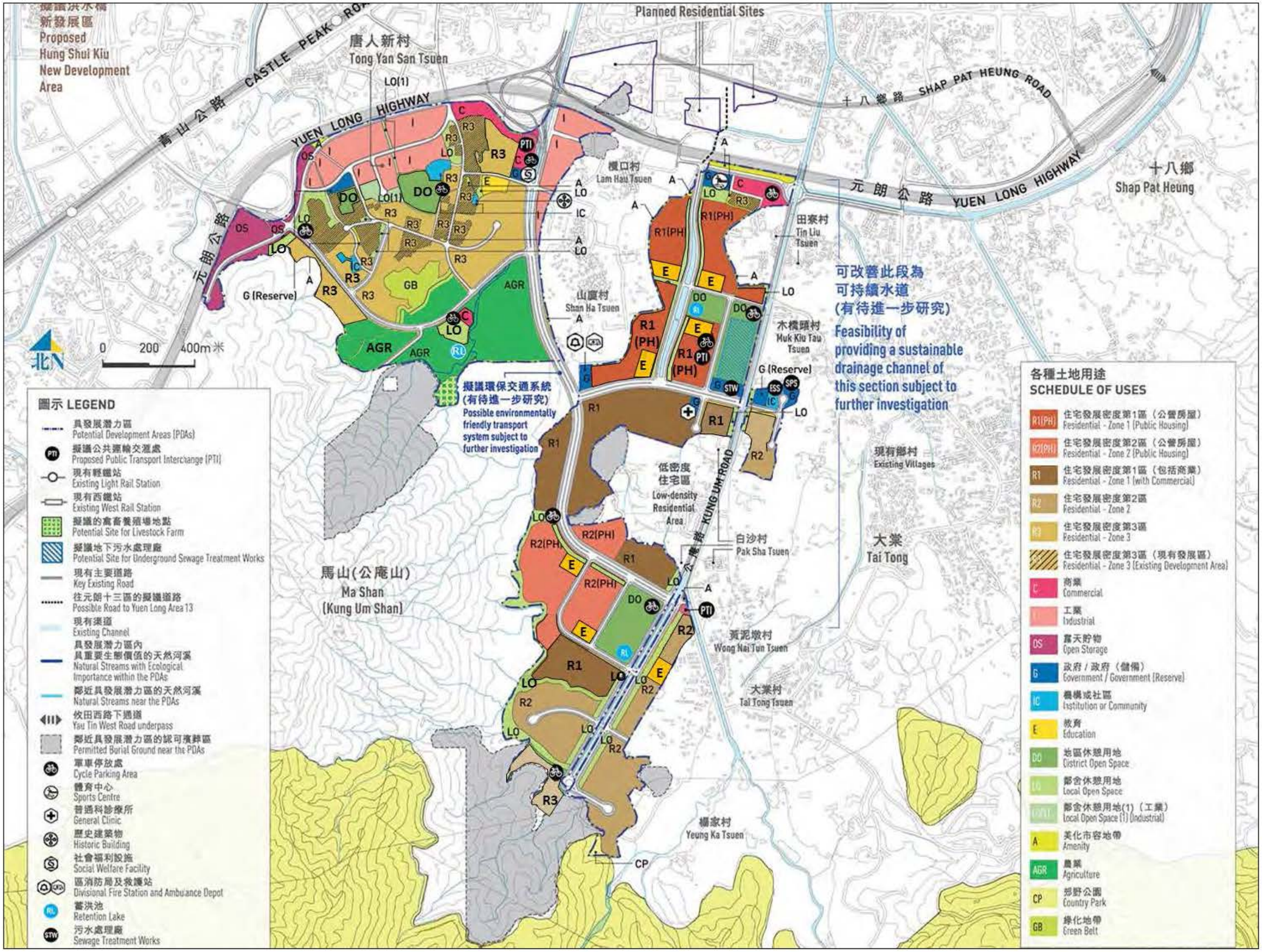
PODP	Proposed Revisions to PODP
	

Observations	Proposed Revisions
Item 2.5(C) - Undesirable School Locations	***Proposal 2.5(C) - Integrating School Locations into Residential Areas***
◆ Adverse traffic impact on Kung Um Road due to agglomeration of education sites ◆ School sites are isolated and separated from the major population centre across Kung Um Road	◆ Redistribute the schools by integrating two of the three school sites with the "R2(PH)" zones at the south ◆ A portion of the originally proposed "R1" is rezoned for public housing to compensate the loss of area in the "R2(PH)" site ◆ Rezone the two originally proposed education sites to "R2" ◆ Provide a stripe of "LO" along Kung Um Road by rezoning and reconfiguration of the remaining "E" site

3 CONCLUSION

We have identified a number of shortfalls in the guiding principles and planning proposals on the PODP, and have made suggestions to improve the PODP on both guiding principles and detail planning proposals to enhance the future development of Yuen Long South. Please refer to our proposed revised PODP in Figure 3. We urge the Government to consider more proactive measures to ensure sustainable development in the area.

Figure 3 – Our Proposed Revised PODP for Yuen Long South



世界自然基金會
香港分會

WWF-Hong Kong

[redacted]

Our Ref.: SHK/LDD 7 /14
14 July 2014

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

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,
Hong Kong.
(E-mail: enquiry@yuenlongsouth.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

Re: Stage 2 Community Engagement - Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

WWF would like to express our views and concerns on the captioned.

1. Mainstreaming Biodiversity

The UN Convention on Biological Diversity (CBD) has extended to Hong Kong under People's Republic of China on 9 May 2011. In the 2013 Policy Address, the HKSAR Government has committed to formulate the Biodiversity Strategy and Action Plan for Hong Kong and conservation of land ecology will be emphasized in major government policies[1], echoing Article 6 of the Convention which requires Parties to ensure that BSAPs are mainstreamed into the planning and activities of all those sectors whose activities can have an impact (positive and negative) on biodiversity[2]. Therefore, biodiversity conservation should be promoted according to the principles and practices of the CBD. WWF considers that the avoidance principle and the ecosystem

[1] See Para. 146. 2013 Policy Address. http://www.policyaddress.gov.hk/2013/eng/p146.html
[2] Convention on Biological Diversity. http://www.cbd.int/nbsap/

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Patron: The Honourable CY Leung, GBM,GBS, JP
Chief Executive of the HKSAR
Chairman: Mr Trevor Yang
CEO: Mr Adam Koo

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)

Registered Name: 香港世界自然基金會(國際)有限公司World Wide Fund For Nature Hong Kong

approach should be adopted as guiding principles in the Study at an early stage to prevent potential damage to the environment.

2. Nullah's carrying capacity, sewerage and drainage impacts on Deep Bay's water quality

Since the Potential Development Areas (PDAs) are located within the Yuen Long Nullah catchment while most areas in Yuen Long South (YLS) are not served by public sewerage system[3], any additional site runoff and sewage discharges from the PDAs will increase the pollution loading of Deep Bay that rendering potential impacts to the water quality of the area. We view that the Project proponent should conduct detailed studies such as Drainage Impact Assessment to ensure that the existing/planned drainage and sewerage system will provide sufficient capacity for the proposed development and appropriate mitigation measures to ensure that the development will not cause a net increase in pollution loading to Deep Bay[4], so as to prevent the water quality of Deep Bay from being adversely affected by the PDAs. Indeed, we appreciate that the Project proponent had suggested new measures to tackle with drainage issues such as using more permeable paving materials and retention ponds rather than discharging the water directly into nullahs that may have impacts to the Deep Bay's water quality.

3. Decking of the Kung Um Road nullah

Over years, urban development in Hong Kong has transformed natural streams into monotonous concrete nullahs in responding to the social needs such as flood mitigation while the ecological functions of natural streams were neglected. We view that the captioned study is an opportunity to revitalize the streams and channelized watercourses in Yuen Long South. While we have been asking the Project proponent to consider the rehabilitation of the Kung Um Road nullah (the Nullah) since Stage 1 Engagement Exercise, we are delighted that the Project proponent has the vision of avoid decking of the nullahs and "*due consideration will be given to beautifying and revitalising them*" which has stated as one of the guiding principles in the Stage 2 Digest (Part 3 of the Digest). We view that that an ecologically enhanced nullah would recreate habitats for wildlife and improve the living quality for the people in the locality. Indeed this principle is in echo with the Drainage Services Department[5] vision on rehabilitation the Yuen Long Town nullah for "*further improve the environmental and hygiene conditions in the area.*" During the consultation meeting held on 26 June 2014 we were noted that the project proponent remains considering a proposal to widen the existing

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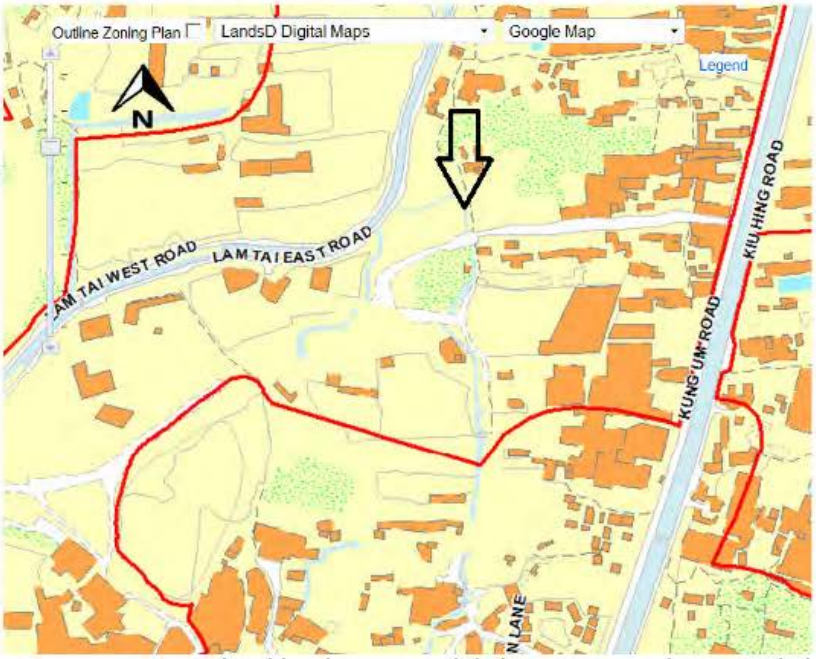
[3] Paper for discussion. **CB(1)862/12-13(05)**. Legislative Council Panel on Development. 23 Apr 2013.
[4] CAP 358AK. "Technical Memorandum of Water Pollution Control (Amendment) Ordinance" EPD. HKSAR Government.
[5] http://www.devb.gov.hk/en/sdev/press/index_id_3785.html_Accessed on 14 July 2014.

sub-standard local roads by decking the Nullah with 3 options given. From ecological point of view, we only accept the undecked option with gradient-slope structure on both riparian while the fully decked and partially decked options will reduce the nullah's ecological value for wildlife usage such as egrets' foraging area will be reduced if the nullah were decked, vertical slope will reduce the area that the birds can make use of or block the mammals to pass through the nullah. As such, we only consider the "undecked" option is acceptable. WWF would like to suggest the project proponent to consider alternative traffic management measures such as another relief road or network for diversifying the traffic load to Tin Shui Wai in the northwest e.g. building a direct access to the Tin Shui Wai Station so as to resolve traffic needs along Kung Um Road in the east and building a four traffic lane road connecting to Yuen Long Station.

4. Existing streams

According to the Lands Department's digital map[6], we are noted that several existing streams are located within the PDAs, such shown with an arrow as below,

The Potential Development Areas (PDAs) and the Study Area



we are concerned with the potential impacts to these existing streams due to proposed developments such as direct loss of any existing stream. As such, we would like to have following clarifications from the Project proponent,

[6] http://www.yuenlongsouth.hk/overview.html. Accessed on 14 July 2014.

a) How many streams are existed in the potential development areas and please advise their locations with maps?

b) Any ecological surveys had been conducted at these streams?

c) Any finding to provide from the ecological surveys?

5. Egretry

While the Tai Tong Egretry is now assumed to be abandoned, another egretry is found at Pak Sha Tsuen with more than 10 nests being observed in the breeding season of this year. Though the egretry is not located within the Project area, it would have surrounded by residential buildings (Residential Zone – 1) to the west that would cause disturbance to the egretry and its flight line would be intercepted[7] if the Proposed planning were approved. Hence, the potential development impacts to the new egretry should be explicitly evaluated and addressed while the proposed residential zoning may need to revise when necessary.

6. Residential area in the vicinity of Tai Lam Country Park

Under the overarching goal of the Hong Kong 2030 study, one of the planning objectives committed by the Government was "*conserving the natural landscape which is of ecological, geological, scientific and other significance...*"[8] Nevertheless, we are noted and of serious concern that a "Residential Zone – 2" has been proposed at Kiu Hing Road and Yeung Ka Tsuen which is peripheral to the Tai Lam Country Park. In the light of the conservation importance of the Tai Lam Country Park, impacts on the Country Park areas should be minimized by means of proposing a buffer area, rather than residential buildings next to a country park. Lastly, this proposed zoning, if approved, would set an undesirable precedent to all similar development proposals adjacent to Country Parks or other ecologically sensitive areas in Hong Kong.

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

Yours faithfully,

Tobi Lau (Mr.)

Conservation Officer, Local Biodiversity

[7] Subject to Project proponent advise in the Focus Group Meeting for Green Groups on 26 June 2014

[8] Section 3.3.1 of the Hong Kong 2030 Planning Vision and Strategy – Final report (2007)

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

BirdLife INTERNATIONAL PARTNER
國際鳥盟準成員
BirdLife International Partner Designate

Director of Planning
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9/F Sha Tin Government Offices, 1 Sheung Wo Che Road
Sha Tin, Hong Kong
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14 Jul 2014

Dear Director of PlanD and CEDD,

Comments on the Planning and Engineering Study for Housing Sites in Yuen Long South – Stage 2 Community Engagement

The Hong Kong Bird Watching Society (HKBWS) would like to raise our concerns for Yuen Long South Development (YLSD). Our concerns are stated below:

1. Concerns on Tai Tong egretry

The findings from the HKBWS Egret Research Group in 2014 recorded a recently established colony just west of Pak Sha Tsuen, adjacent to the Potential Development Area (PDA). We would like to emphasize the importance of this colony as it is one of the only two egretries with breeding records of Cattle Egrets (*Bubulcus ibis*) observed in 2014[1]. Cattle Egrets forage at farmlands, grassland especially those with cattle and buffalos as they feed on insects associated with these animals. Cattle Egrets' habitat use at the existing piece of farmland south of Shan Ha Tsuen was confirmed by the information provided by the ecological consultant from their flight-line surveys which indicated the flight paths of Cattle Egrets to the direction of the farmland[2]. We propose that building heights along their flight paths to be reduced in the areas of "R1" where their flight paths bisect so that impacts to ardeids are minimized (Figure 1).

[1] Findings from the HKBWS Egret Research Group in 2014, results have not been published as of the date of this letter.
[2] Community Engagement activity with Green Groups on June 26, 2014.

[redacted]

This year, the HKBWS Egret Research Group also noted the destruction of the former Tai Tong egretry, where illegal dumping activities took place sometime between August 2013 and March 2014, after the Stage 1 Community Engagement had been completed (April to June 2013). As the former egretry falls within the Study Area boundary of YLSD, its location was disclosed in the Stage 1 digest (Figure 2). Current practice of HKBWS and AFCD discourages the publication of egretry locations in Hong Kong and exact locations are kept confidential. We are gravely concerned about the disclosing the location of sensitive ecological resources as it could lead to "destroy first, develop later". As such, ***we strongly advise PlanD and CEDD to refrain from disclosing the locations of egretries***.

2. Management for agricultural land at Green Zone for ecological enhancement

Aside from providing anthropocentric services such as organic foods, markets, leisure and recreational activities[3], with proper management of this area the agricultural land can also be enhanced ecologically to provide foraging and roosting habitats for birds and breeding habitats for amphibians and dragonflies. We suggest that the future management for the farmland to include a mix of wet and dry agriculture at the same time to provide a more diverse habitats for different fauna groups. Wet agriculture provides breeding grounds from amphibians and dragonflies as well as roosting and foraging sites for waterbirds, including Greater Painted-snipe (*Rostratula benghalensis*), a species that breeds locally. The farming of rice is encouraged to provide food source for buntings (*Emberiza* spp.). Of particular interest, the Yellow-breasted Bunting (*Emberiza aureola*) which has recently been uplisted to "endangered" under the International Union for Conservation of Nature (IUCN) Red List forages at rice fields. The HKBWS's experience with habitat management at Long Valley has shown the effectiveness of farming rice and its ability to attract Yellow-breasted Bunting. To further increase the diversity of birds, dry agriculture will attract for generalist species comprising of resident insectivores[4].

We suggest the management of the agricultural land to prioritize ecological enhancement as one of its major objectives.

3. Objection to decking of existing Kung Yum Road nullah

We strongly object to the proposal brought up during the Stage 2 CE activity on June 26, 2014 to deck over the northern section of the Kung Yum Road nullah so that the

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[3] Page 23 of the Stage 2 Community Engagement Digest

[4] Wong et al., 2009. Ecology of the Birds of Hong Kong. Kadoorie Farm and Botanic Garden.

existing Road could be widened. The nullah is currently an important foraging ground for egrets and herons and with rehabilitation by the provision of natural substrate along the banks and within the drainage channel, the diversity and abundance of dragonflies, fish, freshwater invertebrate would increase. The Drainage Services Department (DSD) is completing their final stages of publishing guidelines for rehabilitation of drainage channels, "Eco-hydraulics Study on Green Channels" which could be applied to Kum Yum Road nullah. A commitment has been made in response to the comments from Stage 1 CE to, "avoid as far as practicable the decking of nullahs and examine measures to beautify and revitalize them as landscape features contributing to the local character"[5]. During the Stage 2 CE meeting, the consultant explained the difficulties in maintaining the nullah as being that land resumption would have to take place for the road widening works. We do not believe it is acceptable to sacrifice a unique feature with high potential ecological value as a convenient solution to avoid the land resumption process.

Please inform us what steps will be taken to strike a more appropriate balance for conservation.

Yours faithfully,



Jocelyn Ho
Senior Conservation Officer
The Hong Kong Bird Watching Society

cc:
AFCD
Conservancy Association
Designing Hong Kong
Green Power
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

[5] Page 8 of the Stage 2 Community Engagement Digest

Figure 1 – Location of recently established egretry and use of existing agricultural area

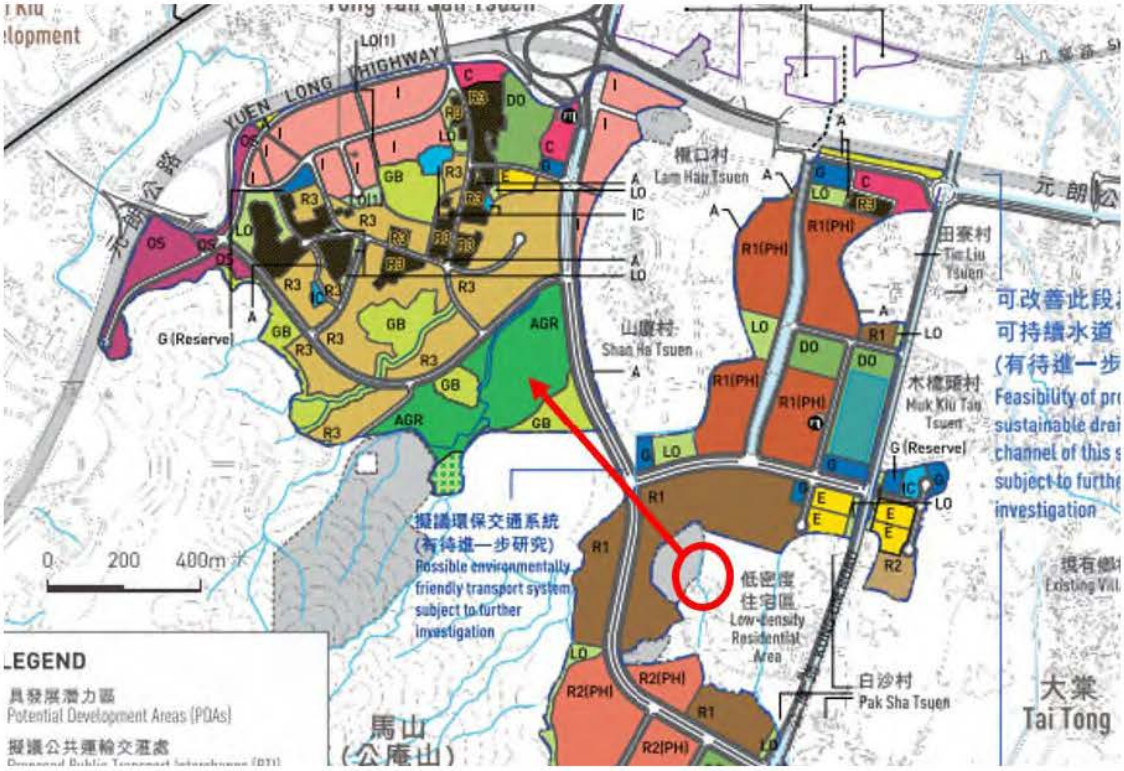


Figure 2 – Location of destroyed egretry at Tai Tong presented in Stage 1 CE Digest



K F B G
Kadoorie Farm & Botanic Garden
嘉道理農場暨植物園

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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Civil Engineering and Development Department,
9/F, Sha Tin Government Offices,
1, Sheung Wo Che Road, Sha Tin,
Hong Kong.

(Email: enquiry@yuenlongsouth.gov.hk)

14th July, 2014. **By email only**

Dear Sir/ Madam,

Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation (Stage 2 Community Engagement)

We refer to the Stage 2 Community Engagement Digest (Stage 2 Digest) and would like to express a number of concerns regarding the captioned project.

Natural Streams and Channelised Watercourses

We would like to remind the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) that there are many natural/ semi-natural stream sections within the potential development areas (PDAs) and the Study Area, and one of these sections is considered to be an ecologically important stream (EIS) by the AFCD. These sections commonly contain coarse sand and provide suitable habitats for many aquatic species. Two site visits were undertaken, one in 2012 and one in July 2014. Despite the fact that many of these watercourses suffer some degree of pollution, we found that many are still intact (e.g., with natural bottom and riparian vegetation; see **Figure 1**). In addition, we found that some sections have good water quality and provide habitats for many aquatic organisms; some are species of conservation concern. **Figure 1** shows the locations of some stream sections of interest. In particular, we recorded two species of conservation importance:

[redacted]

Somanniathelphusa zanklon (a freshwater crab endemic to Hong Kong and considered to be globally Endangered; **Figure 2**)[1] and Small Snakehead *Channa asiatica* (Local Concern[2] and likely to be considered Near Threatened in Hong Kong according to the preliminary work on a Hong Kong Redlist; **Figure 3**) in a stream section to the west of Shan Ha Tsuen (entitled Stream A; see **Figure 1** for its location). The findings in general reveal that some of the sections retain good ecological quality and should not be disturbed. We also consider that a Critically Endangered[3] endemic freshwater shrimp *Caridina apodosis* is likely to be present in the streams within and around the PDA, since its type locality is from Tai Tong[4], and from our observation, its distribution is restricted to the Northwest New Territories.

According to the latest Preliminary Outline Development Plan (PODP) as presented in the Stage 2 Digest, semi-natural/ natural streams were further identified (as compared with the proposal in the Stage 1 Community Engagement which mainly identified channels). Green Belt (GB) zoning was provided to recognize the riparian areas of two of the streams. Unfortunately, the two now proposed to be protected by GB do not include a stream (Stream A) which contains the endangered crab species, according to our findings. Stream A is now largely covered with Agriculture zone (AGR) and obviously this cannot provide sufficient protection (i.e., AGR is not a conservation zoning). <u>This stream and its riparian zone should also be protected by conservation zonings (e.g., GB, Conservation Area (CA)).</u>

Moreover, we consider that the present Study should not just concentrate on providing more flats; the Tin Shui Wai new town case should have given us a lesson that a development area of this scale should be planned in a holistic way and not just to provide housing. The present Yuen Long South area should provide a good living environment for future residents to enjoy, and should of course include significant landscape elements; revitalising the degraded streams (e.g., polluted) and channelized watercourses would be a wise step to contribute to this and should now be an automatic consideration in Town Planning for the community. The traditional approach – turning all small watercourses/ streams into culverts or channelizing

[1] http://www.iucnredlist.org/details/134062/0

[2] Fellowes J.R., Lau M.W.N., Dudgeon D., Reels G.T., Ades, G.W.J., Carey, G.J., Chan B.P.L., Kendrick, R.C., Lee K.S., Leven M.R., Wilson K.D.P. and Yu Y.T. 2002. Wild animals to watch: terrestrial and freshwater fauna of conservation concern in Hong Kong. *Memoirs of the Hong Kong Natural History Society* 25, 123-159.

[3] http://www.iucnredlist.org/details/198214/0

[4] Cai, Y. and Ng, N.K. 1999. A revision of the *Caridina serrata* species group, with descriptions of five new species (Crustacea: Decapoda: Caridea: Atyidae). *Journal of Natural History* 33, 1603-1638.

[redacted]

them – is simply outmoded, short-sighted and unacceptable and will meet significant objections from the environmental NGOs and community. Also, even now GB zoning is provided for some streams, they are adjacent to residential zonings, which may imply that they would still be subject to pollution in the future. If the riparian GB is also intended for greening and providing open space for local residents, we would consider that the proposed width, 15 m, is too narrow. We recommend a 30-metre buffer on each side of the stream should be set up, in order to provide adequate protection to the streams as well as sufficient open spaces for future residents.

During a "Green Groups" liaison meeting for this Study on 26th June, 2014, the project proponent indicated some relatively innovative ways regarding drainage issues – retaining surface runoffs by using more permeable paving materials and retention ponds, rather than discharging the runoff immediately into drains; this concept could not be seen in previous new development area proposals. Unfortunately, the project proponent still insists that decking of nullahs would still be an option in the planning. In the meeting, three options (i.e., fully decked, partially decked and undecked) for the northern section of Yuen Long Nullah along Kung Um Road and Kiu Hing Road were presented. We consider that the undecked option should be chosen, in order to maximise the chance of channel revitalisation. On the other hand, we noticed many watercourses are within "Residential Zones" (R) (see **Figure 1**); we are highly concerned that these sections will be decked. We consider that these watercourses should be maintained, enhanced and revitalised, and thus the ecological integrity of these streams can be restored and generally enhance the urban design and aesthetics.

In recent years, the Drainage Services Department (DSD) has been investigating the possibility of restoring, reinstating or enhancing the landscape and ecological values of the channelized watercourses in Hong Kong, such as the Kai Tak Nullah, Yuen Long Nullah and Yuen Long Bypass Floodway. We consider that it is also possible to improve the channels within the Study Area and the PDAs to enhance the living environment of Yuen Long South (i.e., increasing the landscape value, regulating microclimate). However, if these channels are decked and become culverts, the possibility of restoration is completely lost. This is a permanent and irreversible impact. We understand that technical constraints and land ownership issues will be encountered during the enhancement work; however, we urge the project proponent to seize this opportunity to carefully study all the tributaries, streams, watercourses and nullahs within the Study area, and investigate the feasibility of restoring these watercourses back to their natural states, as they can improve the overall ecological and aesthetic values of the streams and add value to the future residential developments in the

[redacted]

locality.

Agricultural Land

According to the Stage 2 Digest, a "Green Zone" is proposed, which is intended to be "*a physical manifestation of the rural tradition of Yuen Long where rural experience such as organic farming, markets, leisure and recreational activities would take place*" by preserving the active agricultural land and secondary woodland in the southern part of Tong Yan San Tsuen. Based on our field observation, the active agricultural lands within the PDAs and the Study Area are usually wet and some plots are large (**Figure 4**). From an ecological perspective, agricultural lands contain a wide range of microhabitats, creating a diversity of niches for many bird species[5] and serving as nocturnal feeding grounds for bats. It is particularly important to some of the farmland-dependent bird species such as the Plaintive Cuckoo and several species of Munia and Bunting[6]. Furthermore, active agricultural lands will also be suitable for amphibians including pygmy frogs and the Chinese Bull Frog. Thus, they are certainly of some ecological value, and we do welcome the idea of a "Green Zone" for conservation and encouraging farming activities. However, we are concerned that the current AGR zoning would not provide sufficient protection to the area and cannot ensure farming activities can be carried on in the long run.

According to the small house planning applications which we have commented on during 2012 and 2013, over 60% of the small house applications in AGR zone were approved by the Town Planning Board. Besides, as observed on many occasions, land zoned as AGR is highly vulnerable to trashing and dumping. Indeed, during our recent site visit in July 2014, we observed a suspected illegal dumping case within the current Study Area, and the site is suspected to be within GB under the current Outline Zoning Plan (**Figure 5**). Obviously, an AGR or even GB zone is not enough to protect the farmlands and the ecological features within.

In addition, the agricultural land utilisation data as set out in the annual reports of the Agriculture and Fisheries Department[7] or the Department of Agriculture, Fisheries and

[5] Wong, L.C., Lam, V.W.Y., and Ades, G.W.J. Eds. 2009. *Ecology of the Birds of Hong Kong*. Kadoorie Farm and Botanic Garden, Hong Kong Special Administrative Region.

[6] Leven, M.R. 1998. Special Feature: Focus on Farmlands. *Porcupine! Newsletter of the Ecology & Biodiversity Programme, The University of Hong Kong* 18: 19-21.

[7] Agriculture and Fisheries Department. 1961. *Annual Departmental Report 1960/61*. Hong Kong Government,

[redacted]

Conservation[8], show that Hong Kong has already lost about 60% of its farmland area in the past 50 years; the amount of fresh vegetables produced for consumption (Hong Kong only grows about 2.5% of its locally consumed vegetables[9]) as compared with demand is a long way from ensuring food security for the people of Hong Kong; and a Hong Kong scholar has already reported that the present reality of food production in Hong Kong is not desirable[10]. We should conserve our remaining agriculture areas to safeguard our capacity and potential for sustainable food production both for the present and into the future; and to protect the livelihoods of those in the rural community of Hong Kong who possess the skills and knowledge, and, wish to continue with farming as a traditional way of life.

We would also like to mention that Hong Kong is currently unprepared for the effects of Climate Change and Peak Oil which are likely to be severe. Peak Oil is the tipping point of global oil production which will be followed by an ever-decreasing flow of supply and ever-increasing price hikes, leading to economic and social instability; and is considered by leading analysts to have already arrived. Climate scientists in Hong Kong, mainland China and elsewhere predict food shortages in the coming years due to climate change in China. Hong Kong's food supply is also heavily reliant on the supply of cheap oil and gas, which is used in the production of fertilizers and pesticides, and of course, which is needed for food transportation and refrigeration. We consider that "food security" is a very serious issue and that the Government should take all possible steps to protect and conserve Hong Kong's active, abandoned and illegally degraded agricultural lands so that there is a chance of Hong Kong having increased resilience in the future. In order to safeguard this important public interest (food supply), we consider that the area of agricultural land in Hong Kong should not be further reduced.

Egretry

According to the Hong Kong Bird Watching Society (HKBWS), the egretry situated in Tai Tong was disturbed and destroyed in early 2014. However, both the HKBWS and the

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Hong Kong.

[8] Department of Agriculture, Fisheries and Conservation. 2012. *Department Annual Report 2011-2012*. Hong Kong Special Administrative Region Government, Hong Kong.

[9] Agriculture, Fisheries and Conservation Department. 2012. Appendix 2: Fresh food – Production, exports, imports, re-exports and consumption 2009 – 11. *Department Annual Report 2011-2012*. Hong Kong Special Administrative Region Government, Hong Kong.

[10] http://hk.apple.nextmedia.com/news/art/20130513/18258255

[redacted]

consultant for this Study found a new egretry at the south of Lam Tai East Road. Since the egretry is in close proximity to the "Residential – Zone 1 (with Commercial)", we are concerned the construction and operation of the housing development would cause disturbance to the egretry and affect the bird's flight path to nearby feeding grounds. We urge the project proponent to keep monitoring the egretry and adjust the zoning proposal in order to provide sufficient protection to the egretry.

Buffer Zones of Ecologically Sensitive Areas

We noticed that a "Residential – Zone 2" between Kiu Hing Road and Yeung Ka Tsuen is immediately adjacent to the Tai Lam Country Park. During the "Green Groups" liaison meeting, the project proponent mentioned that such arrangement is aimed to replace the existing livestock yard in the area. We cannot understand the logic here. Since the land is just adjacent to the Country Park, we urge that the project proponent should turn it into a green buffer zone, instead of a residential development which would affect the integrity of the Country Park. We are concerned that this will set an undesirable precedent to all similar planning in the future.

Potential Site for Livestock Farm

A potential site for livestock farm was identified in the southern corner of the "Green Zone". The site is right next to a stream (entitled Stream B; see **Figure 1** for its location) which is draining into Stream A (considered to be of high conservation concern as stated above), and Stream A flows across the agricultural land in the "Green Zone". As observed on many occasions in the Northwest New Territories, livestock farms can cause severe water pollution; any nearby streams would usually become "dead zones", in which only organisms that can tolerate heavy pollution can live, such as blood worms. We are highly concerned that the operation of this livestock farm would adversely affect Streams A and B which are now in pristine condition (**Figures 6 and 7**). In addition, such an arrangement would not only cause water pollution and ecological impacts, but would also affect the health of the farmers and the farming activity in the area; Stream A is used by the farmers for irrigation (**Figure 8**) and washing their farm produce (**Figure 9**); it is also possible that local villagers would extract the underground water which is hydrologically connected with the stream water, as a well is located there (**Figure 7**). Also, the potential livestock farm site is very green now (**Figure 10**), surrounded by young woodland and shrubs; we also observed an uncommon butterfly species, *Cethosia biblis*, at this site. **The above concerns indicate that it is inappropriate to set up a livestock farm in the proposed location (e.g., upstream area of Stream A).** To conclude, we strongly object to this proposal. A more appropriate location should be selected to

[redacted]

safeguard the ecology of the environment and the farming activity.

Convention on Biological Diversity

The Convention on Biological Diversity (CBD) was extended to Hong Kong by the Central People's Government on 9 May 2011. Article 8 (in-situ conservation) of CBD[11] has required the contracting party to follow the approaches below:

Article 8, (d): Promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings

Article 8, (i): Endeavour to provide the conditions needed for compatibility between present uses and the conservation of biological diversity and the sustainable use of its components

We urge that the project proponent, when drafting the recommended outline development plan, should respect this convention and related articles.

Conclusion

Although this study relates to the development of housing sites in Yuen Long South, we consider this to be a golden opportunity to enhance the environment and natural landscape in the area. This does not mean just simply providing some green areas for the enjoyment of local residents; it means restoring the natural environment within the development site, integrating it with the built-up areas, providing sufficient buffer and appropriate zonings to protect existing ecologically sensitive areas (i.e., Tai Lam Country park, Stream A) and strengthening the ecological connection between the countryside and the natural environment within the development area. We consider such elements are important in creating a physically and mentally healthy environment for both the present and future generations of this densely populated city, and also consider the need to protect local biodiversity. We, therefore, urge the project proponent to carefully consider our recommendations and concerns as set above.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden
cc. Agriculture, Fisheries and Conservation Department, Conservancy Association, Designing Hong Kong, Green Power, Hong Kong Bird Watching Society, WWF – Hong Kong

[11] http://www.cbd.int/convention/articles/?a=cbd-08

[redacted]

Figure 1. Locations of streams of high conservation concern/ with natural setting (in red circle), and semi-natural (in blue circle) and channelised (in purple) watercourses with restoration potential covered by/ close to the preliminary Outline Development Plan, and their zonings

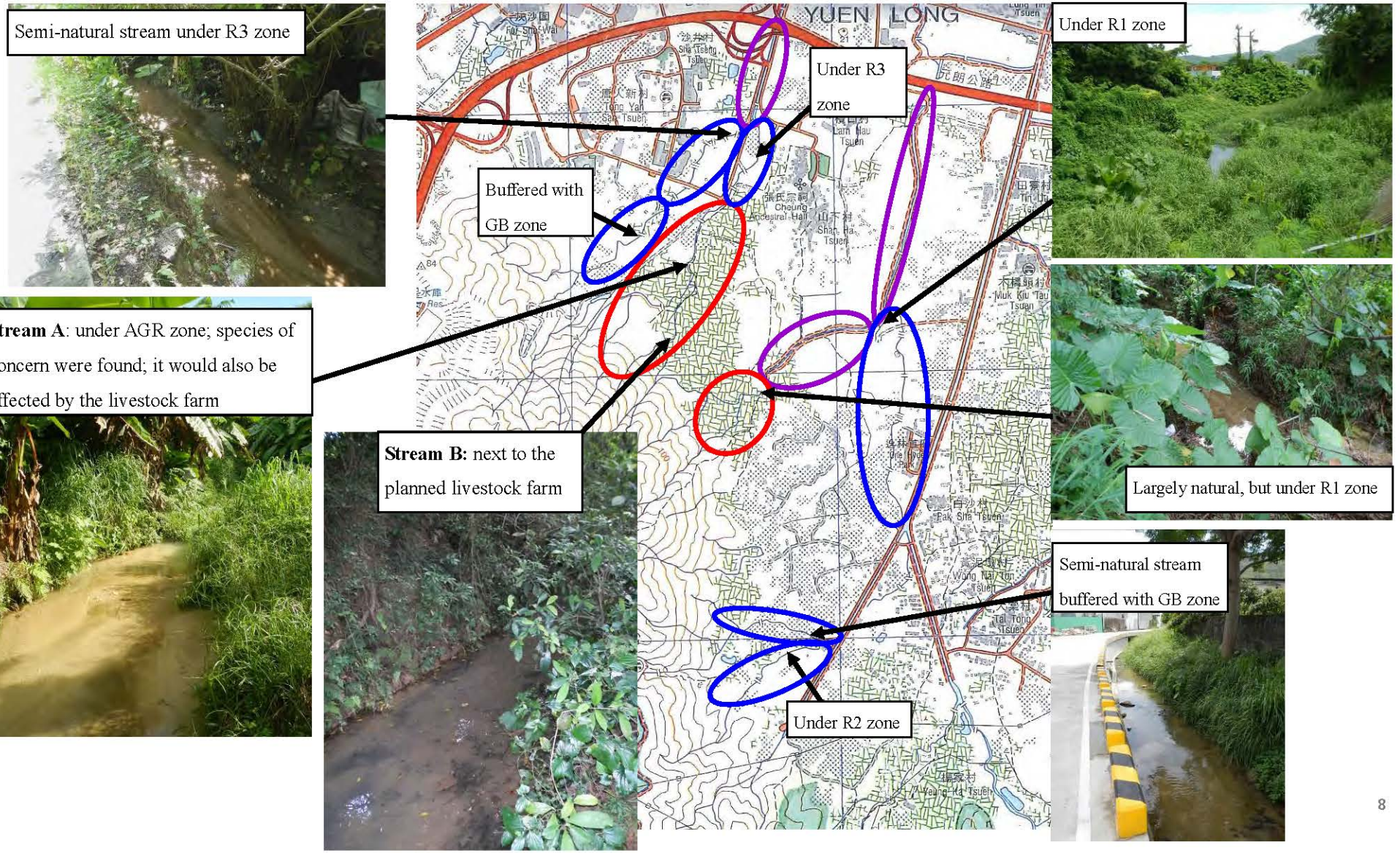


Figure 2. *Somanniathelphusa zanklon* (endemic to Hong Kong and globally Endangered) recorded in Stream A in July 2014





[redacted]

Figure 3. Small Snakehead recorded in Stream A in July 2014



[redacted]

Figure 4. Active farmlands to the south of Tong Yan San Tsuen





[redacted]

Figure 5. Suspected illegal dumping on a farmland within the Study Area



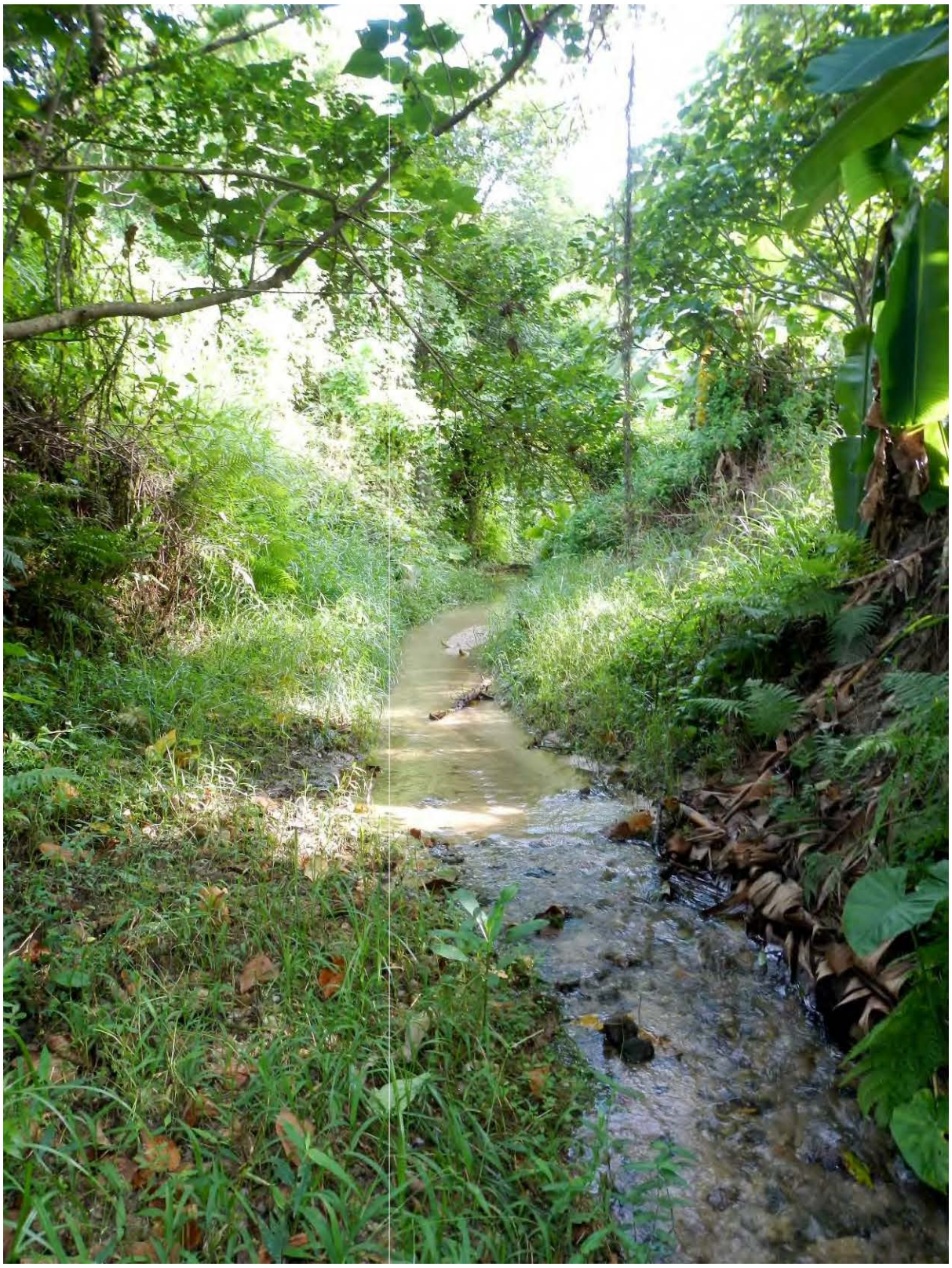
[redacted]

Figure 6. The pristine condition of Stream B



[redacted]

Figure 7. The pristine condition of Stream A



[redacted]

Figure 8. Pumping of irrigation water from Stream A, and the well



[redacted]

Figure 9. Washing of farm produce in Stream A



[redacted]

Figure 10. The environment where the planned livestock farm site would approximately be located





[redacted]

公民黨 CIVIC PARTY

元朗南房屋用地規劃及工程研究－勘查研究
第二階段社區參與意見書

根據規劃文件，元朗南新發展區將來人口為 8 萬人，當局須審慎處理新增人口帶來的挑戰，包括環境影響、交通配套、社區設施、產業發展及就業需要等。

環境影響

元朗南發展區將興建 2 萬 6 千個住宅單位，可容納逾 8 萬人口，是現時人口 2 千 2 百人的 36 倍，當局須考慮當區的承載能力；當區汽車數目伴隨新增人口，將大幅增加，帶來各種環境污染；由於新發展區毗鄰大欖郊野公園，政府亦須評估大規模開發對現有生態的影響。

交通配套

元朗南發展區並沒有鐵路連接，將來元朗南發展區的 8 萬人只能靠元朗公路往返市區，勢必令元朗公路更為擠塞；政府亦正在開發洪水橋區，將增加 6 萬個住宅單位，供 21 萬 8 千人居住；再加上元朗西鐵站周邊的住宅項目亦將完工，當局必須全盤考慮元朗的交通設施，能否滿足將來的新增龐大人口。

社區設施

政府須遵守《香港規劃標準與準則》，為將來新發展區居民提供足夠服務。但現時元朗區各項社區服務已供不應求，特別是天水圍區。當局應乘規劃元朗南之便，一併考慮整個元朗區的居民需要，填補各項社區設施，例如社區醫療中心、戶外運動場、室內體育館、游泳池及綜合市政大廈等。

產業發展

被劃入元朗南「具發展潛力區」的 216 公頃土地當中，98 公頃為鄉郊工業及露天貨倉用途。當局建議整合露天貯物場及鄉郊工業，並安置在緊貼元朗公路的就業帶。新發展區的就業帶的土地面積為 15 公頃、總樓面面積 58 萬 6 千平方米、再加上 5 公頃露天貯物用地。當局須審慎評估上述土地規劃，能否真正滿足現時當區的鄉郊工業需要。

就業需要

現時元朗區就業機會已經嚴重不足，特別是天水圍區，居民往往要跨區上班，交通開支亦影響居民的工作意欲。將來元朗南新發展區可容納 8 萬人口，卻只提供 1 萬 9 百個就業機會，政府必須增加新發展區的職位數目，讓居民原區就業。

公民黨
2014 年 7 月

NEW TERRITORIES NORTH & WEST DEVELOPMENT OFFICE (NT WEST DIVISION)
14 JUL 2014
RECEIVED

第二階段社區參與 - 意見表格
Stage 2 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:

本人居住於元朗唐人新村[redacted]，對於元朗南房屋用地規劃及工程研究，發現時間查研究只在唐人新村以北部，在交通方面，有感規劃忽略了坪峰福路及屏康里一帶的範圍，坪峰福路及屏康里的居民所面對的交通不便問題與元朗公路以南列入規劃範圍居民所面對的一樣，故必須考慮增加接駁巴士或引入其他公共交通的系統時，必須涵蓋或途經整個唐人新村區域，即需服及坪峰福路及屏康里居民的相同需要。

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: 陳玉玲 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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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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/dp_forms.pdf).

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

多謝 Thank you

ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

請保留原北約屋圍觀，讓更多市民，可與接觸到道教，氣功，修真，令人人變得親切，和藹，社會也變得和平。

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: 周小文

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: [redacted]

郵寄地址Mailing Address: [redacted]

歡迎你在2014年7月1
Please let us have y

	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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and West Development Office
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電話Tel No.:	(852) 2231 4713	(852) 2158 5683
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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

第二階段社區參與 - 意見表格
Stage 2 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:

我們明白現今香港地少人多但反對觀念
應供應新界功，現為佛堂，墳墓，的古舊人
群宗教團体的地方。希望
請政府支持教協
希望原址保留！

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: 陳寶珠　　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]

郵寄地址Mailing Address: [redacted]

歡迎你在2014年7月14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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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屏山鄉鄉事委員會

Ping Shan Heung Rural Committee

[redacted]

香港九龍塘達之路八十號又一城五樓
奧雅納工程顧問
規劃董事
楊詠珊女士

楊董事：

有關元朗南房屋用地規劃及工程研究-勘察研究
要求保留唐人新村康樂路兩旁居民用地

本會收到唐人新村眾居民就上述規劃及工程研究提出強烈反對，因　貴署將唐人新村康樂路兩旁居民用地規劃爲工業用地和鄰舍休憩用地。此規劃將會令唐人新村居民面臨喪失幾十年辛苦所建立的家園，因此要求保留上述用地。

唐人新村康樂路於五十年代已存在，當時是一片泥濘滿布的爛地，政府沒有爲居民解決民生問題，唯由居民同心合力斥資籌建，用石屎鋪設路面，並辛苦建立家園，自給自足，改善周遭環境，數代在此安居至今，對地區環境設施作出重大貢獻。

現政府以發展爲由破壞他們辛苦建立的家園及地區建設，他們數代在此落地生根，鄰里守望相助，早已習慣鄉村生活環境，他們是堅決不會遷徙。

本會爲免村民演變成新界東北發展所造成的政民衝突，而影響元朗南的房屋及地區發展需要，　經實地視察及了解後，認爲只要將現時所規劃的工業用地和鄰舍休憩用地轉移遠些，就可避開康樂路兩旁居民用地而予以保留，而且該土地爲民居密集，由於該土地面積較小，不會影響該其他地區設施，而鄰近亦已有一休憩處。希望顧問公司接納唐人新村居民的意見，將規劃修改，保留該村民的用地。若能順應民意，將會是一個雙贏的方案，元朗南的房屋發展亦會順利進行。

屏山鄉鄉事委員會
主　席：曾樹和
曾　樹　和

副本抄送：唐人新村康樂路眾居民
唐人新村村代表

二零一四年七月十日

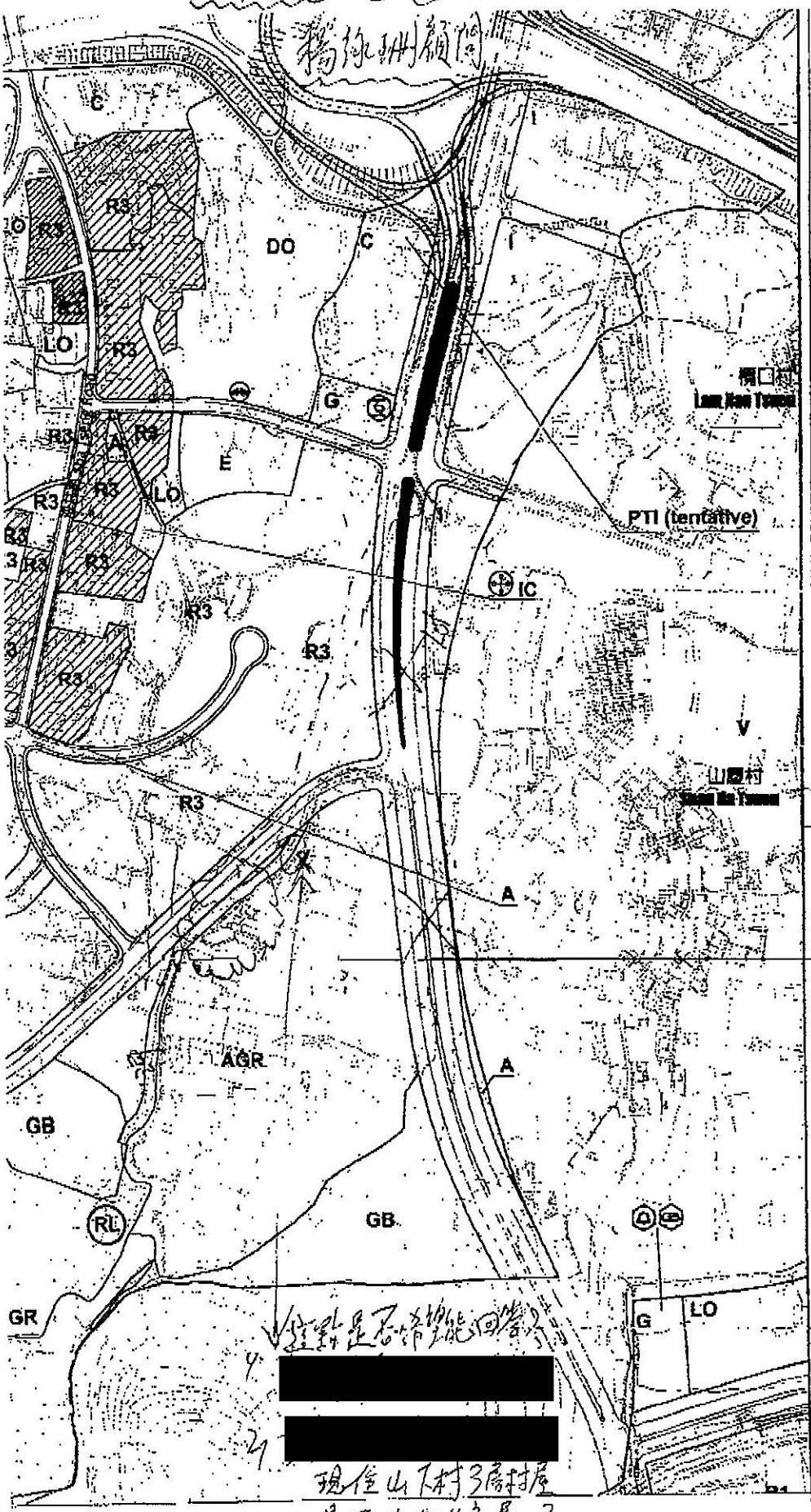
致楊詠珊顧問

本人是山下村原居民張大(張林明)，也是現在負責諮詢元朗南之發展大綱草圖，本人有幾個問題，希望你能解答：

第一：本人非專業人士，看不清楚大綱草圖和我的屋在那一点？[redacted]

第二：之前楊小姐曾向本人証實[redacted]本人現在住的丁屋[redacted]，是不會徵收為發展用途，但經專業人士看說：「[redacted]是在AGR(農業)部分，是會被政府徵收丁屋的。」楊小姐可以親自落去到現場看實際的環境(在我這一帶原居民都被政府無理徵收丁屋、丁地)？本人剛剛裝修好家居(用了60萬)如遇了我的丁屋會被徵收，令我的家人寢食難安☹

山下村原居民 [redacted] 張太(張林少苑)



- 具發展潛力區 Potential Development Areas (PDAs)
- R3 住宅發展密度第3區 Residential - Zone 3
- R3 住宅發展密度第3區(現有發展區) Residential - Zone 3 (Existing Development Area)
- C 商業 Commercial
- I 工業 Industrial
- OS 露天貯物 Open Storage
- G 政府 / 政府(儲備) Government / Government (Reserve)
- IC 機構或社區 Institution or Community
- E 教育 Education
- DO 地區休憩用地 District Open Space
- LO 鄰舍休憩用地 Local Open Space
- LO(1) 鄰舍休憩用地(1)(工業) Local Open Space (1) (Industrial)
- A 其他指定用途 Amenity
- ARG 農業 Agriculture
- GB 綠化地帶 Green Belt
- 擬議的畜牧業發展地點 Potential Site for Livestock YFarm
- 單車停泊處 Cycle Parking Area
- 社會福利設施 Social Welfare Facility
- 蓄洪池 Retention Lake
- 歷史建築物 Historic Building

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Contract No. and Title

Agreement No. CE 35/2012(CE)

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

Drawing title

初步發展大綱圖 - 唐人新村具發展潛力區
Preliminary Outline Development Plan - Tong Yan San Tsuen Potential Development Area

Drawing no. | Rev. A

Drawn | Date 08/14 | Checked | Approved

Scale N/A | Status PRELIMINARY

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

規劃署 Planning Department

1/ 橋頭林圍 [redacted]

2/ 這點是否清楚回答? [redacted]

現住山下村3層村屋是否收我的高屋?

3/ X位置應該到翔璞路, 免影響村民

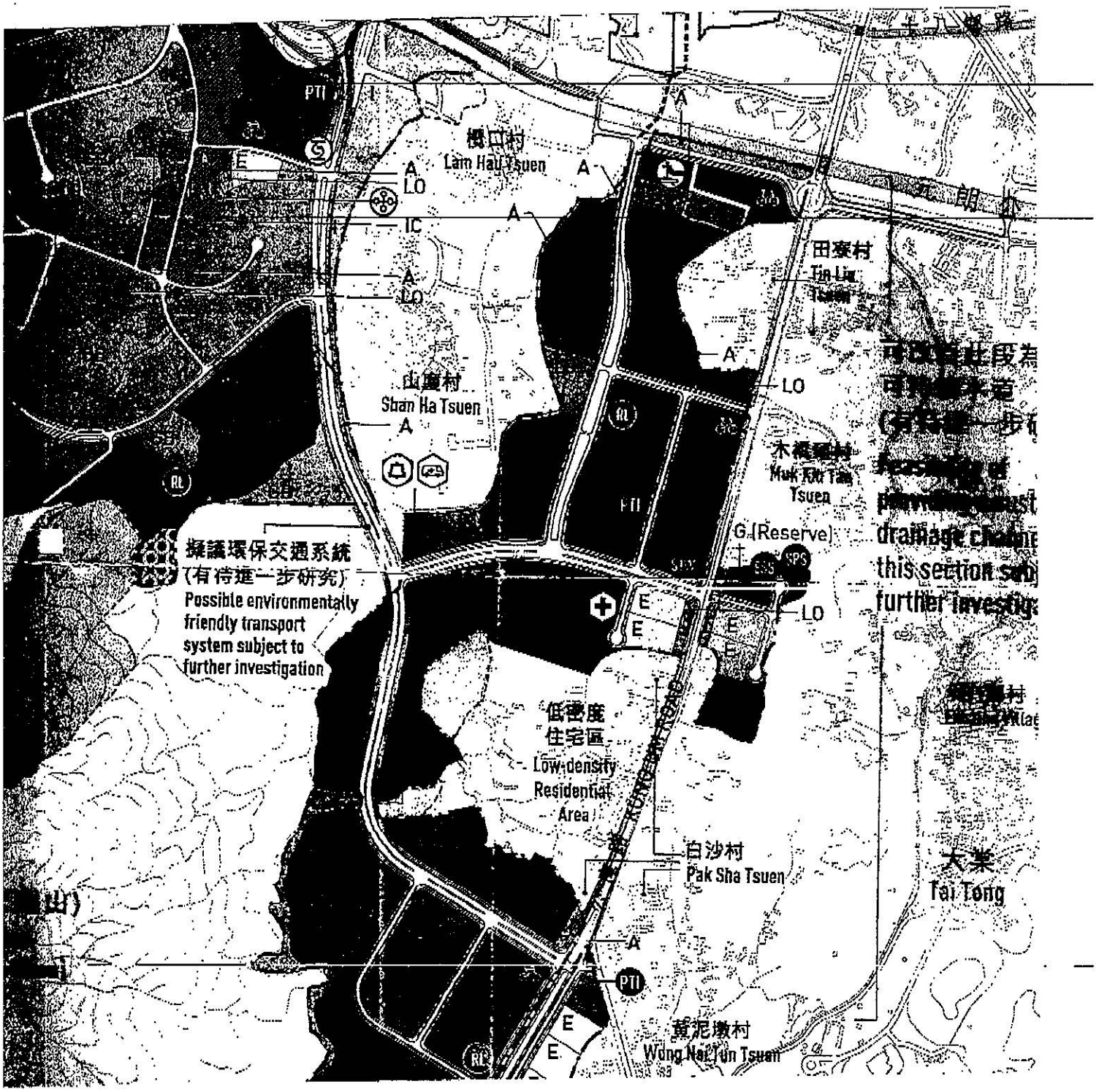
4/ AGR做農業/農業是代表綠化嗎?

楊詠珊顧問

元朗南之發展大綱草圖之一部分

[redacted] 張太

(張林功為)

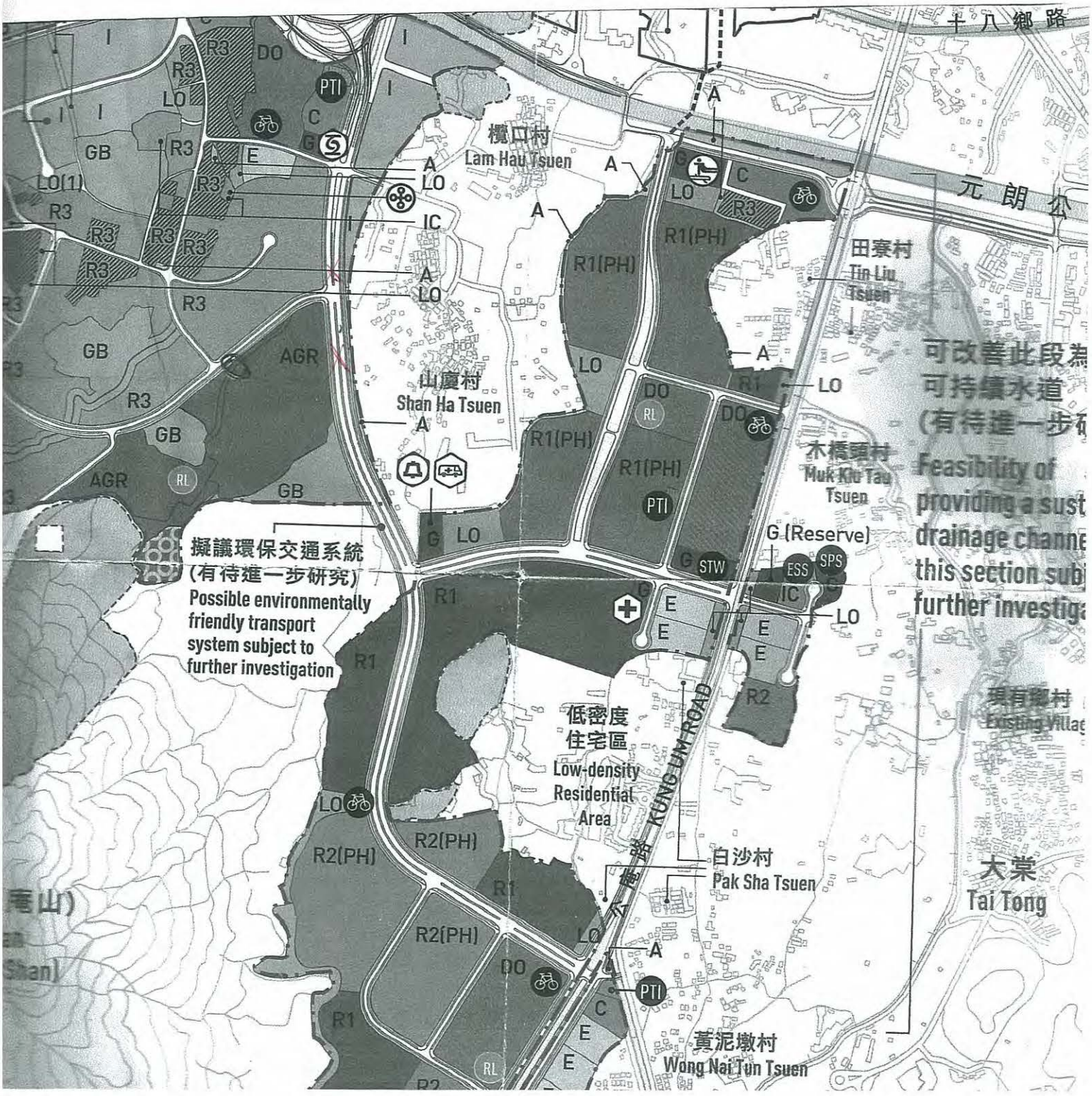


楊詠珊顧問

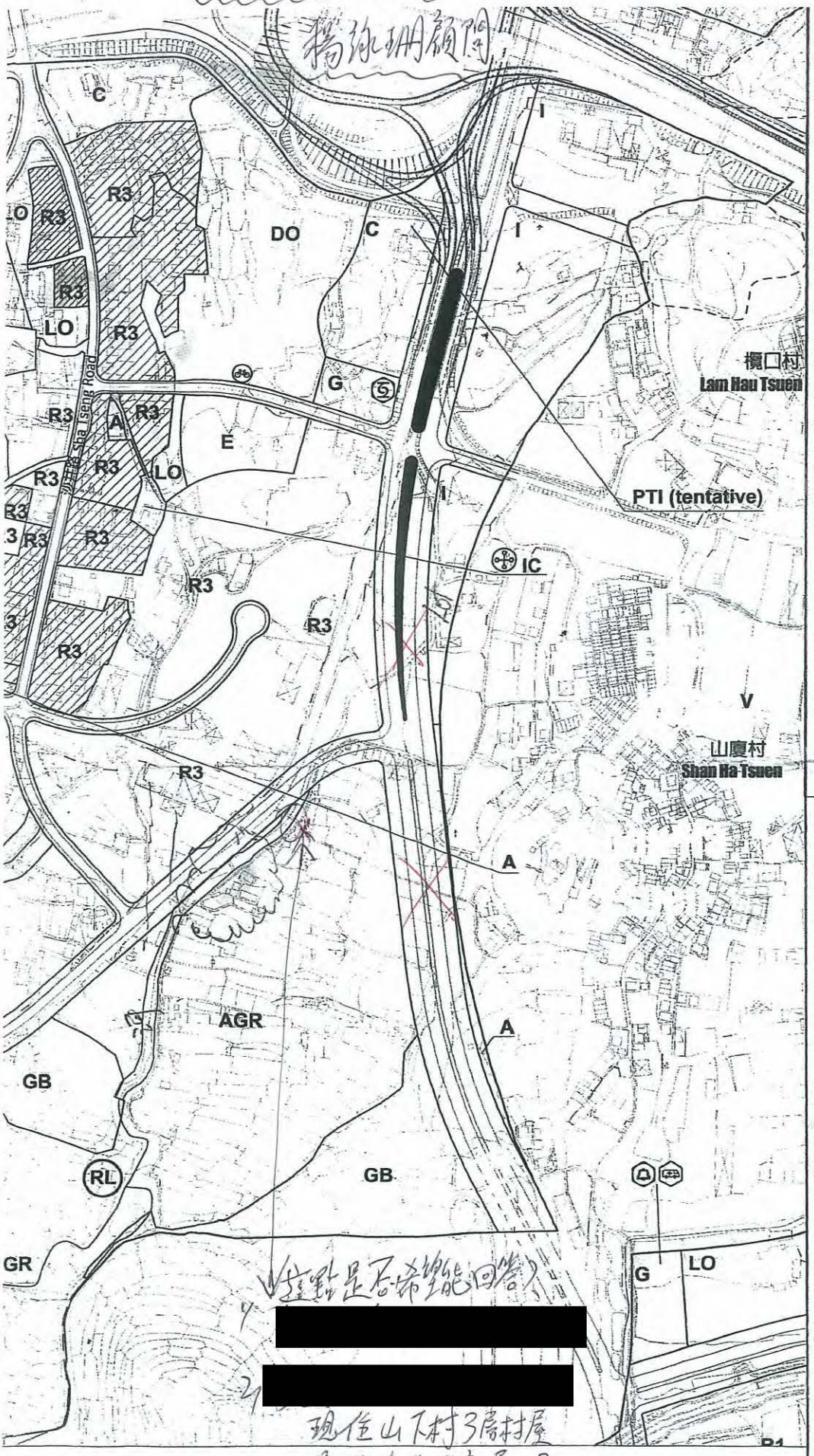
元朗南之發展大綱草圖之一部分

[redacted] 張太

(張林明爵)



山下村原居民：[redacted]）張太（張林少容）



楊淑珊顧問

具發展潛力區 Potential Development Areas (PDAs)
R3 住宅發展密度第3區 Residential - Zone 3
R3 住宅發展密度第3區(現有發展區) Residential - Zone 3 (Existing Development Area)
C 商業 Commercial
I 工業 Industrial
OS 露天貯物 Open Storage
G 政府 / 政府（儲備） Government / Government (Reserve)
IC 機構或社區 Institution or Community
E 教育 Education
DO 地區休憩用地 District Open Space
LO 鄰舍休憩用地 Local Open Space
LO(1) 鄰舍休憩用地(1)（工業） Local Open Space (1) (Industrial)
A 美化市容地帶 Amenity
ARG 農業 Agriculture
GB 綠化地帶 Green Belt
擬議的禽畜養殖場地點 Potential Site for Livestock YFarm
單車停放處 Cycle Parking Area
社會福利設施 Social Welfare Facility
RL 蓄洪池 Retention Lake
歷史建築物 Historic Building

Consultant
ARUP

Contract No. and Title
Agreement No. CE 35/2012(CE)
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

Drawing title
初步發展大綱圖 -
唐人新村具發展潛力區
Preliminary Outline Development Plan - Tong Yan San Tsuen Potential Development Area

Drawing no.			Rev.
			A
Drawn	Date	Checked	Approved
	05/14		
Scale	N/A	Status	PRELIMINARY

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

1/ 這點是否容易回答？

2/ [redacted]

現住山下村3層村屋是否收我的高屋？

3/ X位置應該到翔漢路，免影響村民！

4/ AGR做農業，農業是代表綠化嗎？

致楊詠珊顧問

本人是山下村原居民張太(張林少芬)，也是現在貴處諮詢元朗南之發展大綱草圖，本人有幾個問題，希望你能解答。

第一：本人非專業人士，看不清楚大綱草圖和我的房屋在那一点？([redacted]

第二：之前楊小姐曾向本人証實[redacted](是本人現在住的丁屋[redacted]，是不會徵收為發展用途，但經專業人士看說：[redacted]是在AGR(農業)部分，是會被政府徵收丁屋的。」楊小姐可以親自落區到現場看實際的環境？(在我這一帶原居民都被政府無理徵收丁屋、丁地)本人剛剛才裝修好家居(用了60萬)。知道了我的丁屋會被徵收，令我一家人都寢食難安

第三：在X位置上(在大綱草圖上的村署(山下村) ☹

P1

旁的大橋公路，可否移到朗蓮路免擾民。

第四：懇請政府可以擴闊我們山下村的村界，令我們下一代可以安居樂業（政府為其他香港市民建屋，難道我們原村民不需要嗎？）希望政府體恤我們過了村界的合法原居民，我們只是用我們的私人丁屋、土地，是合情、合理、合法的（我們不符合上公屋和居屋）（村內我們沒有屋和土地）難道我的兒子睡街嗎？（係已拆了我屋和徵收我們旁土地，我們只有現時住丁屋和[redacted]一塊丁地）真係對我們過了村界的原居民不公平，村內有人在無聲無息地改了村界（以前村界在我的丁屋旁邊[redacted]）我們小村民沒完全不知道，待我的兒子長大後，想起丁屋[redacted]結婚，被拒絕處拒絕，才知道過了村界，現在還被政府徵收丁屋、丁地為發展用途，（代村代表不是為我們小村民P2

辦事和政府各部門互相溝通、溝通嗎？）

而是犧牲我們這班遷了村界的原居民（以前山下村村界、我們這班原居民是擁有身份），因現在沒有村界保護下，令我們這班山下村原居民，頓失了屋丁地私不能起丁屋權利，可等不公平！

第五：懇請政府可以酌情處理，此藍圖只是大綱草圖，是可以改動及變動，不一定要徵地拆屋。故懇請政府實在告知我們收地範圍和確定位置，不要令我們這班遷了村界原居民寢食難安，請快回覆，謝謝！

現已簽上（上次開會大綱草圖）

山下村原居民
張太（張林少芳）
[redacted]
13-7-2014

敬啟者

本人林少芬現居於[redacted]，知悉貴署發展元朗南之發展大綱草圖，並參加過第一次諮詢大會。本人並非專業人士，故對草圖的發展設置，有否影響我們的周遭環境，當時並不知情，故此將草圖請專業人士詳細理解，嚇然發覺 貴處的所謂發展完全不理我們原居民的死活，更有可能徵收我們現居的丁屋及丁地，故此我們極度不滿，更嚴重提出抗議理據如下：

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此致
發展顧問公司

山下村原居民
林少芬
[redacted]
12-7-2014

敬啟者

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此致
發展顧問公司

山下村原居民
張潤貴
[redacted]
12-7-2014

敬啟者

本人張後健現居於[redacted]丁屋，知悉貴署發展元朗南之發展大綱草圖，並參加過第一次諮詢大會。本人並非專業人士，故對草圖的發展設置，有否影響我們的周遭環境，當時並不知情，故此將草圖請專業人士詳細理解，驚然發覺貴處的所謂發展完全不理我們原居民的死活，更有可能徵收我們現居的丁屋及丁地，故此我們極度不滿，更嚴重提出抗議理據如下：

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此致

發展顧問公司

山下村原居民

張後健

[redacted]

12-7-2014

敬啟者

本人張俊發現居於[redacted]，知悉貴署發展元朗南之發展大綱草圖，並參加過第一次諮詢大會。本人並非專業人士，故對草圖的發展設置，有否影響我們的周遭環境，當時並不知情，故此將草圖請專業人士詳細理解，驚然發覺貴處的所謂發展完全不理我們原居民的死活，更有可能徵收我們現居的丁屋及丁地，故此我們極度不滿，更嚴重提出抗議理據如下：

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發展顧問公司

山下村原居民

張俊發

12-7-2014

敬啟者

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發展顧問公司

山下村原居民

張天福

12-7-2014

敬啟者 張伯倫 張年禧 張旭麟

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此致

發展顧問公司

山下村原居民

張伯倫

13-7-2014

780

[redacted]楊詠珊小姐

敬啟者：

本人張蕙 Cheung Wan [redacted]

陳友弟 Chan Yau Tai [redacted]

[redacted]業主，就該物業事宜，政府在無任何咨詢下收地，現本人正式向貴處提出反對，反對政府在無咨詢及未得本人同意下收地！

此致

張蕙 陳友弟

以上事宜如有疑問可致電梁先生[redacted]

781

致
香港九龍塘達之路八十號又一城五樓
奧雅納工程顧問
規劃董事
楊詠珊女士

楊董事：

有關元朗南房屋用地規劃及工程研究-勘察研究

我們是一群沙井村的村民，聚居於此已接近百年，大部分村民都是屏山鄉塘坊村的原居民，由於上兩代的祖先遷移至此，以務農爲生，因此，附近一帶都是魚塘及農地，在這個發展計劃的規劃中，很高興沙井村得以保留，使本村村民能繼續在此安居樂業，但我們村民有以下意見：

一、 沙井村村口規劃爲商業用地

把沙井村村口規劃爲商業用地，令商業車輛增多，將嚴重影響村民出入；另外，沙井村內亦居住了不少長者，過多的車輛出入和商業活動進行會影響村民的健康。故此，希望 貴署能規劃該地段爲低密度住宅。

二、 社區休憩用地

在沙井村及金碧花園以東的土地，用作規劃爲社區休憩用地是十分合適，因爲規劃完成後將增加本村人口，到時居民則可以使用該休憩用地。然而，更理想的是保留原有的三個大魚塘及濕地，使各種類的鳥類能繼續在此棲息。

通訊地址：元朗屏山唐人新村沙井村信箱

Lam Lam

林[illegible] 林[illegible] 林[illegible]等

一群沙井村的居民敬上

2014／07／13

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 COUNCIL
田北辰 議員 太平紳士 Hon. Michael TIEN, JP

北角渣華道 333 號

北角政府合署 16 樓

規劃署跨界基建發展組

敬啟者:

就《元朗南房屋用地規劃及工程研究 - 勘查研究》提供意見

本人欲代表商用車維修業協會就元朗南房屋用地規劃發表意見。商用車維修業協會內有不少維修商用車場位於新界元朗、上水和落馬洲等，但由於近年政府積極發展新市鎮，可用於商用車維修業的土地愈來愈少。與此同時，本人對元朗南房屋用地規劃非常關注，亦支持此規劃發展。為使政府完善規劃土地用途，本人有以下建議，可供參考。

元朗南房屋用地規劃中，有一個規劃區是「就業帶」。根據諮詢文件顯示，此地帶是預留發展多層工廠工廈，以配合大型和重型機械行業運作的需要。這地帶正正符合商用車維修業發展。有業內人士向我反映，現時維修用地和學徒人手都非常缺乏，希望政府可以加以配合，在元朗南房屋用地規劃中預留約 10 萬呎用地作商用車維修業用，以協助該行業持續地發展。商用車維修業與物流業息息相關，若果香港失去貨車和拖頭等相關維修專業，香港的貨櫃如何順利搬運？香港的物流業如何繼續維持世界第二的地位？

除了預留用地面積之外，業界歡迎多層工廠工廈，有利提供合適的工作環境。現時人手缺乏的其中一個主要原因是商用維修車場的工作環境不理想，因此很多年青人卻步。業界希望藉今次規劃，把維修車場搬入多層工廠工廈，改善車場的技術設施和提供舒適的工作環境，吸引更多年青人入行。

[redacted]

本人希望　貴署積極考慮上述商用車維修業界的意見，以配合元朗南房屋用地規劃。如欲了解更多業界的訴求，歡迎與商用車維修業協會主席李炳申先生聯絡 [redacted]。如有任何回覆，請與敝辦事處議員助理何君悌小姐聯絡 [redacted]。

敬希垂注。

立法會議員



田北辰 謹啟

2014 年 7 月 14 日

抄送：商用車維修業協會

[redacted]

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 COUNCIL
田北辰 議員 太平紳士 Hon. Michael TIEN, JP

沙田上禾輋路 1 號
沙田政府合署 9 樓
土木工程拓展署
新界西及北拓展處

敬啟者：

就《元朗南房屋用地規劃及工程研究 - 勘查研究》提供意見

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除了預留用地面積之外，業界歡迎多層工廠工廈，有利提供合適的工作環境。現時人手缺乏的其中一個主要原因是商用維修車場的工作環境不理想，因此很多年青人卻步。業界希望藉

[redacted]

今次規劃，把維修車場搬入多層工廠工廈，改善車場的技術設施和提供舒適的工作環境，吸引更多年青人入行。

本人希望　貴署積極考慮上述商用車維修業界的意見，以配合元朗南房屋用地規劃。如欲了解更多業界的訴求，歡迎與商用車維修業協會主席李炳申先生聯絡 (通訊電話：9438 7754)。如有任何回覆，請與敝辦事處議員助理何君悌小姐聯絡 (通訊電話：3979 1762)。

敬希垂注。

立法會議員



田北辰 謹啟

2014 年 7 月 14 日

抄送：商用車維修業協會

[redacted]

Apple Lau

From: wong ho [redacted]
Sent: 14 July 2014 17:43
To: enquiry@yuenlongsouth.gov.hk
Subject: 民建聯的回應文件
Attachments: 就「元朗南發展」第二階段社區參與提交的意見_.pdf

附上民建聯就第二階段社區參與的回應。

王浩
民建聯研究部
[redacted]

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就「元朗南房屋用地規劃及工程研究」第二階段社區參與提交的意見

前言

為應付土地及房屋短缺，民建聯支持政府全方位開拓土地，包括發展「棕地」、沒有植皮的綠化地帶、工業用地等。現時元朗南規劃區內的主要用地屬於「棕地」，因此民建聯是支持重新規劃相關土地，並改作社會有急切需求的用途，特別是房屋用途。而就「元朗南房屋用地規劃及工程研究」(下稱「元朗南新區」)第二段階諮詢，民建聯有以下的意見：

交通接駁

1. 元朗南新區的定位是「元朗新市鎮的延伸」，而新區三面環山，故必須與元朗市建立完善的「聯繫」，否則新區可能會出現「社區隔離」的問題。而按現時的交通藍圖，新區有三條主要的對外連接路，包括公庵路以及兩條擬建的新路，但當中只有公庵路是直接與元朗市聯繫。不過，從諮詢資料顯示當局並未有明確的計劃擴闊公庵路，令我們感到擔憂。現時區內居民僅約 2 千多人，公庵路已現擠迫，他日公庵路旁人口將大幅增至 7 萬多人，若不擴闊公庵路，勢必令新區出現嚴重的交通問題。而現時單綫雙程的設計，只要輕微的交通意外亦足以癱瘓區內交通，若維持現況是不可接受。就此，我們建議當局考慮覆蓋部份公庵路旁的明渠，以擴闊路。否則，當局亦應提供數據證明，其他的道路改善方案足以便利居民出入元朗市。

經濟活動

2. 現時元朗南約有 93 公頃的用地用作露天貯物場/工場/倉庫，但日後新區內只保留 5 公頃的露天貯物用地，以及約 58 萬平方米的工業樓面面積(即約 58 公頃) ，即實際可供原來經營者遷移業務的用地面積僅餘下六成左右。總數上看減幅不多，但某些大體積的貨物、貨櫃及機器，根本不可能遷移至工業大廈，58 萬平方米的工業樓面面積，對業界來說只是「似有若無」。然而，這些貯物場不但創造就業機會，亦是本地未來基建及物流發展不可或缺的部份。因此，我們期望當局能積極與業界商討，並協助未能留於新區的經營者在發展區以外，另覓合適的土地以重置露天貯物場。

3. 我們認同在新發展區外圍劃出工業用地，以供原區工場或倉庫搬遷，然而若日後工業用地的發展全然交由市場決定，屆時未必能在政府預定的時間內提供 58 平方米的工業樓面面積，亦未必能照顧區內中小型倉庫或工場經營者的實際需要。因此，我們期望當局考慮在部份工業用地上，興建適合原區中小型經營者需要的公營工業大廈，以

便增加原來經營者的選擇，並盡可能保留原有的就業機會。

4. 我們支持當局在住宅發展中設立街舖，鼓勵街道商業活動。然而，元朗南新區內僅有約 2%商業用地，比例偏低，就算計及住宅內的商業樓面面積，我們依然擔心未必能創造具數量的就業機會，以滿足新增人口的需要。而按現時的規劃，新增人口達 8 萬人，而近六成為居於公營房屋的基層家庭，跨區工作將加重他們的經濟負擔。因此，我們希望當局能增加區內的商業用地面積，包括增加商業用地的發展比率，或直接增加商業用地。其中，當局可以考慮在人流較集中的地區，如唐人新村公共運輸交匯處附近增加商業用地，並與已規劃的商用土地連成一線，發揮規模效益，從而吸引更多商戶及行業進駐，創造更多及更多元的本區就業機會。

善用綠化地帶

5. 現時已發展區內有不少綠化地帶，但由於缺乏基本設施及行人徑/單車徑，久而久之變成荒地，雜草叢生。規劃圖內，唐人新村「花園城區」內有多幅綠化地帶，我們認同綠化帶是不應進行發展，但亦不適任其荒廢不理。故此，我們建議當局在綠化地帶內舖設基本的行人徑和相關設施，以便善用這些土地作為靜態康樂地點，供居民漫步及接觸大自然，而建議亦配合「花園城區」的概念。

結語

元朗南發展與元朗新市鎮息息相關，除了元朗南外，政府未來將在元朗其他地區增加房屋用地，而人口預計將共增加 40 萬。元朗區現時已面對交通、社區、醫療等基建和社區配套不足的問題。因此，我們期求政府在增加房屋，包括元朗南新區時，亦必需詳細研究元朗區基建和設施的承載能力，做好社區設施全盤配套計劃並從速制定及落實各項短期、中期及長期的改善措施，從而保障整區居民的生活需要及社區和經濟的持續發展。

第二階段社區參與 – 意見表格
Stage 2 Community Engagement Comment Form

RECEIVED 2014

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:

在元朗南花園城区中的「地区性休憩用地」位置不合適。因为，「地区性休憩用地」應位於地区中心，方便区内人仕。而政府可以考慮將花園牲区中「綠化地帶」改作「地区性休憩用地」。空出的「地区性休憩用地」宜作商業用途，可連繫「就業帶」之餘亦可增加房屋供應。

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: 黃惠平

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2014年7月14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 14 July 2014 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**—新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
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（供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/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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第二階段社區參與 – 意見表格
Stage 2 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:

在元朗南花園城區中的「地区性休憩用地」位置並不恰當。「地区性休憩用地」應位於地区中心，方便区内人仕。政府可以考慮將花園城区中「綠化地帶」改作「地区性休憩用地，而空出的「地区性休憩用地」宜作房住用途，可連繫「就業帶」之餘亦可增加房屋供應。

如以上的填寫空位不足，請使用其他紙張。
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姓名Name: 陳嘉浚

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2014年7月14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 14 July 2014 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
電話Tel No.:	(852) 2231 4713	(852) 2158 5683
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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第二階段社區參與 – 意見表格
Stage 2 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:

在元朗公路迴旋處需規劃了一大片「地區休憩用地」。這休憩用地較適宜放在唐人新村以南的「綠化地帶」。用這出的「地區休憩用地」宜作工商用途，可加大並連繫原有工業地帶，產生協同效應，促進元朗南經濟發展，增加區內就業機會。

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: 楊亦楠

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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第二階段社區參與 – 意見表格
Stage 2 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: 王曉丹

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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Stage 2 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: 本人覺得於元朗南花園城區中建設地區性休憩用地，是不適合的，因為方便區內市民，所以應設於地區中心，而此地可作商住用途興建居屋等...

如以上的填寫空位不足，請使用其他紙張。
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姓名Name: Man Wing Chi

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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姓名Name: Lee Yip Wing

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

電話號碼Tel 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

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第二階段社區參與 – 意見表格
Stage 2 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:

就收地政策方面，本人有以下意見：

政府如劃一收地，其後再進行空地，會利用壽終限前夠年期收回，最後可導致元朗南計劃不獲批准。

因此，本人支持可自行換地發展的元朗南計劃。

如以上的填寫空位不足，請使用其他紙張。
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姓名Name: Mrs Chiu

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2014年7月14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 14 July 2014 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
電話Tel No.:	(852) 2231 4713	(852) 2158 5683
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第二階段社區參與 – 意見表格
Stage 2 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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如以上的填寫空位不足，請使用其他紙張。
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姓名Name: 黃惠娴

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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Stage 2 Community Engagement Comment Form

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房屋用地規劃及工程研究-勘查研究
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Organisation (if applicable): _____

電話號碼Tel No.: [redacted]

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姓名Name: 陳敬延

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Organisation (if applicable): _____

電話號碼Tel 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

第二階段社區參與 - 意見表格
Stage 2 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:

在元朗公路迴旋處旁規劃了一大片「地区休憩用地」，這休憩用地較適宜放在原人新村以南的「綠化地帶」，騰出的「地区休憩用地」宜作工商業用途，可加大並連繫就業地帶」，產生協同效應，促進元朗南的活發展，增加原区就業的机会

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: 潘穎賢

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:

郵寄地址Mailing Address:

歡迎你在2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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

多謝 Thank you

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第二階段社區參與 - 意見表格
Stage 2 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: 鄺淑媛

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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多謝 Thank you

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Stage 2 Community Engagement Comment Form

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姓名Name: 梁致聰

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:

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多謝 Thank you

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Stage 2 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:

支持政府的元朗南計劃。

但本人对"龙圆城区"中的DO位置有点异意。DO应在地区的中央，方便居民日常使用。而现在的DO用地应改作商业用途，使土地的规划更完整及有规模。

如以上的填寫空位不足，請使用其他紙張。
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姓名Name: Y. C. CHANG

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]

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Stage 2 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:

在元朗南花園城區中的「地区性休憩用地」位置不適合。因为「地区性休憩用地」應在於地区中心，方便区内人仕。政府可以考慮將花園城区中「綠化地帶」改作「地区性休憩用地」，空出的「地区性休憩用地」宜作商住用途，可連繫「就業帶」之餘亦可增加房屋供應。

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: 陳國基

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2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

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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

第二階段社區參與 – 意見表格
Stage 2 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:

支持元朗南發展，因該區太的荒廢土地，應更有效使用，增加房屋供應。。本人亦有以下意見：

1. 應加強連接元朗南和元朗新市鎮的交通系統，如採用較環保的輕鐵

2. 應採用「公私營合作模式」發展，因可更快達到加快建屋的目標。

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: MYA

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:

歡迎你在2014年7月14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 14 July 2014 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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第二階段社區參與 – 意見表格
Stage 2 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:

在元朗南就園城及地多及性休憩用地位置不合適，地及性休憩用地應於就地市中心，方便区人仕，政府可以考慮將就園城及市綠化地帶改作地及性休憩用地，空出的及地及性休憩用地，宜作商住用途可連繫就業帶之餘亦可增加房屋供應。

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: 陸素秋

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2014年7月14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 14 July 2014 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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801

第二階段社區參與 – 意見表格
Stage 2 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:

本人支持這項元朗南發展。此規劃可以令到公屋與私樓平均分佈，打造一個和諧共融的社區。提議「公私營合作模式」發展元朗南，這方法可以令發展更快達標，房委會亦提供更加多的住宅單位。

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: Ming

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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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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你的意見 Your Comments:

在元朗南(花園城區中的)(地區性休憩用地)位置宜作小規模。(地區性休憩用地)應位於地區中心,方便區內人仕。政府可以考慮將花園城區中鄰近地帶(改作地區性休憩用地)。空出的(地區性休憩用地)宜作商住用途,可連繫(就業帶)之餘亦可增加房屋供應。

如以上的填寫空位不足,請使用其他紙張。
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姓名Name: Chow Chi Man

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

多謝 Thank you

ARUP

第二階段社區參與 – 意見表格
Stage 2 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:

如果在元朗南發展區中建地區性休憩用地，本人應為不合適。地區性休憩用地應位於地區中心，因可令便區時內人仕。這休憩用地比較適宜設在鹿人新村以南的綠化地帶。空出的地區性休憩用地宜作商住用途，用可加大連鑿就業地帶亦增加房屋供應。

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: LAM KWAI YAN

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2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and West Development Office
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電話Tel No.:	(852) 2231 4713	(852) 2158 5683
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　土木工程拓展署 Civil Engineering and Development Department　**多謝 Thank you**　ARUP

804

第二階段社區參與 – 意見表格
Stage 2 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:

本人支持政府以公私營合作模式發展元朗南。

本人認為公私營合作模式有以下好處：
1) 減省收地的時間，加速樓宇供應。
2) 減少法律訴訟的机会，從而加快發展的進度

此外，政府收地，理應用作發展造福普羅大眾的社區設施，如公共房屋，公園，道路，基建，醫院，學校等。政府應致力在私人及公眾利益之間維繫平衡之道，讓各持份者有机会參與了解，共同研究私人參與元朗南項目發展的可行性。

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: Erica Lui
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: _____

歡迎你在2014年7月14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
CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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第二階段社區參與 - 意見表格
Stage 2 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:

在元朗公路沿旁處有規劃了一塊「地区休憩用地」，這休憩用地較適宜放在唐人新村以南的「綠化地帶」。騰出的「地区休憩用地」宜作工商業用途，可加大連繫「就業地帶」，產生協同效應，促進元朗南經濟發展，增加居民就業的机会。

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: 廖秋羽

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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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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806

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Stage 2 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:

本人支持發展元朗南。在元朗南花園城區中的「地區性休憩用地」位置不恰當。「地區性休憩用地」應位於地區中心，方便區內人仕。政府亦考慮將花園城區中「綠化地帶」改作「地區性休憩用地」。空出的「地區性休憩用地」宜作商住用途，可連繫「就業帶」之餘亦可增加房屋供應。

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姓名Name: 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: /

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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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第二階段社區參與 - 意見表格
Stage 2 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:

本人支持政府以公私營合作模式發展元朗南。因為可以減少用公帑收地，運用私人市場資源。

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: Lai

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2014年7月14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 14 July 2014 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

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第二階段社區參與 - 意見表格
Stage 2 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:

本人支持政府以公私營合作模式發展元朗南。

本人覺得政府不應該开壞先例，引入具爭議性的"傳統新市鎮模式"收地方式，因這模式有机会引起社會衝突及法律訴訟，拖慢發展進度。

政府应保護香港的私人產权及自由市場经濟等核心價值，保持原有的資本主义制度及生活方式五十年不变。

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: Maggie Chan

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: _____

歡迎你在2014年7月14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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土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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第二階段社區參與 - 意見表格
Stage 2 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:

本人支持公私營合作模式，可減少用公帑收地，同時減少收地可減少社會衝突。

本人認政府收地，應作公共用途，如興建公屋居屋、道路基建、醫院、學校等社區設施，及應作私人發展，這是與民爭利，是不合理的。

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: Chu

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:

歡迎你在2014年7月14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
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多謝 Thank you

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第二階段社區參與 – 意見表格
Stage 2 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:

本人贊同元朗南發展能帶來全面就業的本錢會。這用地可提供萬多個就業機會，而新增的區內就業本錢會只是預算人口的八分之一，遠低於需要，所以必須多增工商業用途土地來增加就業機會。

並且「公私營合作模式」發展在元朗南，此方法可以令發展有港更有效率地提供更多住宅單位。

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: Li Yeung Wai

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: _____

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

你的意見 Your Comments:

在元朗公路迴旋處發展規劃了一大片土地為休憩用地。這休憩用地較適宜放在唐人新村以南的綠化地帶。騰出的那區休憩用地宜作工商業用途，可加大並連繫就業地帶，產生協同效應，促進元朗南經濟發展，增加原區就業的機會。

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: 金德生

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2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department -** New Territories North and 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 5683
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　土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

第二階段社區參與 – 意見表格
Stage 2 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:

本人支持政府以公私營合作模式發展元朗南。這樣可以減少收地所需的時間，可以加快住宅供應的速度。

如以上的填寫空位不足，請使用其他紙張。
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姓名Name: 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: /

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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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第二階段社區參與 - 意見表格
Stage 2 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:

在元朗南花園城区中的「地区性休憩用地」位置並不合適。「地区性休憩用地」應位於地区中心，方便区内人仕。而政府可以考慮將花園城区中「綠化地帶」改作「地区性休憩用地」，空出的「地区性休憩用地宜作商住用途，可連繫「就業帶」之餘亦可增加房屋供應。

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: 馮嘉豪

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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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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第二階段社區參與 - 意見表格
Stage 2 Community Engagement Comment Form

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姓名Name: Tsang Sin Yan　　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: 張国熙　　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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多謝 Thank you

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第二階段社區參與 - 意見表格
Stage 2 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:

在元朗南花園城区中的「地区性休憩用地」位置不合適。因为「地区性休憩用地」應位於地区中心，方便区内人仕。因为政府可考慮將花園城区中「綠化地帶」改作「地区性休憩用地」，而空出的「地区性休憩用地」宜作商住用途，可連繫「就業帶」之餘亦可增加房屋供應。

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: 潘綺玫

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: _____

郵寄地址Mailing Address: _____

歡迎你在2014年7月14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 14 July 2014 via post, fax or email.

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傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
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第二階段社區參與 – 意見表格
Stage 2 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: 吳正欣

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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第二階段社區參與 - 意見表格
Stage 2 Community Engagement Comment Form

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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: 陳文丹

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:

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第二階段社區參與 – 意見表格
Stage 2 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: 張美思

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

NEW TERRITORIES NORTH & WEST DEVELOPMENT OFFICE (NT WEST DIVISION)
14 JUL 2014
RECEIVED

24730898 p.1

第二階段社區參與 – 意見表格
Stage 2 Community Engagement Comment Form

元朗南
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:

本人居住於元朗廈人新村[redacted]，對於元朗南房屋用地規劃及工程研究，發現現時勘查研究只在唐人新村以北部，在交通方面，有關規劃忽略了坪輋路及屏康里一帶的範圍，坪輋路及屏康里的居民所面對的交通不便問題與元朗公路以南列入規劃範圍居民所面對的一樣，故必須考慮增加接駁巴士或引入其他公共交通的系統時，必須涵蓋或途經整個唐人新村區域，即需顧及坪輋路及屏康里居民的相同需要。

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: NG CHI KWONG

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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
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署長提交意見和建議的個人或團體，其姓名/名稱及所提交的意見和建議可能會全部或部分公開予公眾查閱（包括個人姓名及團體名稱）。如你不同意這個安排，請於提交意見和建議時作出聲明。
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第二階段社區參與 – 意見表格
Stage 2 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:

本人是住在木橋頭村附近，你們發展地區，(希望你們清晰顯示地段界綫)，我當然希望永久住在原址，因有我的土地，屋宇，在這裏已住了45年，我子孫都在這安成長。如政府強收地，沒妥善安置，賠償，我們會極力反對，若條件能妥，亦希望這位置地點當到最後發展收地，因我們這區作整體發展作很少地方，(附上位置圖) 感謝你們，希望你們接受我的意見！

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: 梁森平

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2014年7月14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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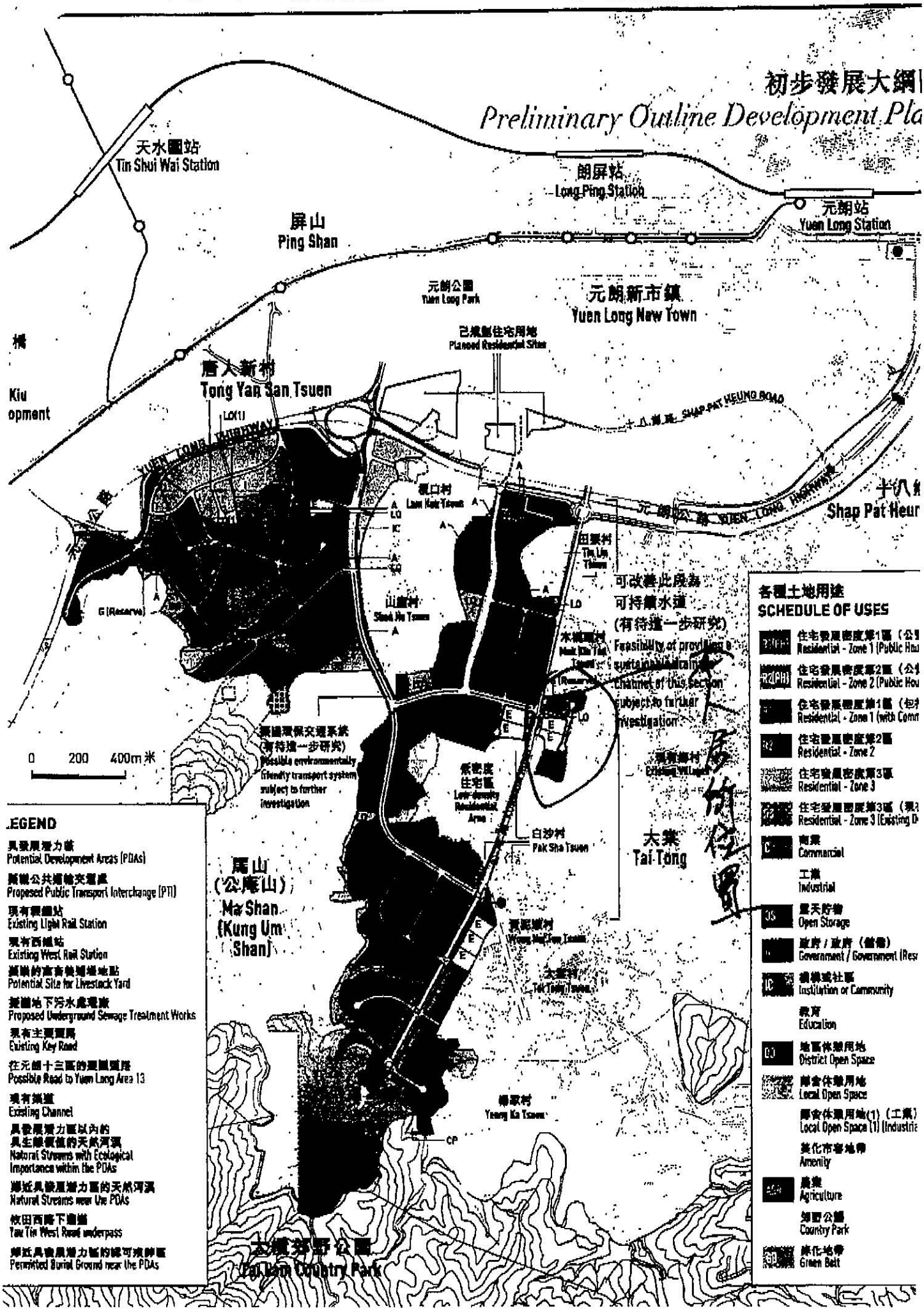
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規劃署 Planning Department
CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP


初步發展大綱
Preliminary Outline Development Pla
天水圍站
Tin Shui Wai Station
朗屏站
Long Ping Station
元朗站
Yuen Long Station
屏山
Ping Shan
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
唐人新村
Tong Yan San Tsuen
Kiu
opment
八鄉路 SHAP PAT HEUNG ROAD
YUEN LONG HIGHWAY
元朗公路 YUEN LONG HIGHWAY
十八鄉
Shap Pat Heur
流口村
Lau Kau Tsuen
田寮村
Tin Liu
Tsuen
山廈村
Shek Ha Tsuen
木橋頭村
Mok Kiu Tau
Tsuen
可改善此段為
可持續水道
(有待進一步研究)
Feasibility of providing
sustainable drainage
channel of this section
subject to further
investigation
0 200 400m 米
環境環保交通系統
(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
現有村落
Existing Village
太業
Tai Tong
屯門
(公庵山)
Mo Shan
(Kung Um
Shan)
黃泥頭村
Wong Nai Tau Tsuen
大業村
Tai Tong Tsuen
楊家村
Yeung Ka Tsuen
CP
大欖郊野公園
Tai Lam Country Park
LEGEND
具發展潛力區
Potential Development Areas (PDAs)
擬議公共運輸交滙處
Proposed Public Transport Interchange (PTI)
現有輕鐵站
Existing Light Rail Station
現有西鐵站
Existing West Rail Station
擬議的畜牧場場地點
Potential Site for Livestock Yard
擬議地下污水處理廠
Proposed Underground Sewage Treatment Works
現有主要道路
Existing Key Road
在元朗十三區的擬議道路
Possible Road to Yuen Long Area 13
現有渠道
Existing Channel
具發展潛力區以內的
具生態價值的天然河溪
Natural Streams with Ecological
Importance within the PDAs
鄰近具發展潛力區的天然河溪
Natural Streams near the PDAs
牧田西路下連道
Tau Tin West Road underpass
鄰近具發展潛力區的經可接納區
Permitted Burial Ground near the PDAs
各種土地用途
SCHEDULE OF USES
住宅發展密度第1區（公
Residential - Zone 1 (Public Hou
住宅發展密度第2區（公
Residential - Zone 2 (Public Hou
住宅發展密度第1區（包
Residential - Zone 1 (with Comm
住宅發展密度第2區
Residential - Zone 2
住宅發展密度第3區
Residential - Zone 3
住宅發展密度第3區（現
Residential - Zone 3 (Existing D
商業
Commercial
工業
Industrial
露天貯物
Open Storage
政府 / 政府（會堂）
Government / Government (Resr
機構或社區
Institution or Community
教育
Education
地區休憩用地
District Open Space
鄰舍休憩用地
Local Open Space
鄰舍休憩用地(1)（工業）
Local Open Space (1) (Industria
美化市容地帶
Amenity
農業
Agriculture
郊野公園
Country Park
綠化地帶
Green Belt

第二階段社區參與 - 意見表格
Stage 2 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:

本人居住於元朗唐人新村[redacted]，對於元朗南房屋用地規劃及工程研究，發現時勘查研究只在唐人新村以北部，但元朗公路的兩邊應也列入規劃範圍，因此地帶的一面為孖條涌路及屏康里有多個低密度住宅，但同時卻有部份土地未被發展規劃而丟空又或用作臨時租借予五金舖或露天貨倉，導致土地用途不一致及不協調，而此地帶的另一面為一些露天化工業、露天垃圾貯倉、多個油站、新起村街及屏唐街的工業樓及水泥廠等，與民居一路之隔，影響市民健康之餘，亦導致重型車輛於此地帶車來車往，破壞此地帶低密度寧靜舒適的居住環境，加上其北面唐人新村範圍，所以應必須考慮將孖條涌路及屏康里亦列入規劃範圍，以令整個區域有更完善的發展。

並考慮將有關露天貨倉及工廠，遷移至初步發展大綱圖的工業地帶，令工業活動遠離民居，以避免發展後有更多工業影響孖條涌路一帶的居民。

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: 黃[redacted]　團體/機構（如適用）Organisation (if applicable): 个人

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

元朗南房屋用地事

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

你的意見 Your Comments:

一)首先要解決本南部區交通道路網絡問題，例如擴闊僑興路和公庵路至元朗十八鄉路(附圖藍色部分)，增設一條標準道路以連貫大業路和僑興路(紅色部分)。

二)是次更改規劃用地最好以不越過公庵路防洪渠東面進行則較為理想及美觀。

三)鄰近白沙山道旁邊一帶用地，應規劃列作白沙村鄉村式發展區(橙色部分)，以迎合村民不斷增長所需。

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: 易漢獻

團體/機構（如適用）
Organisation (if applicable): 白沙村村委會

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2014年7月14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 14 July 2014 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－新界西及北拓展處 Civil Engineering and Development Department - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

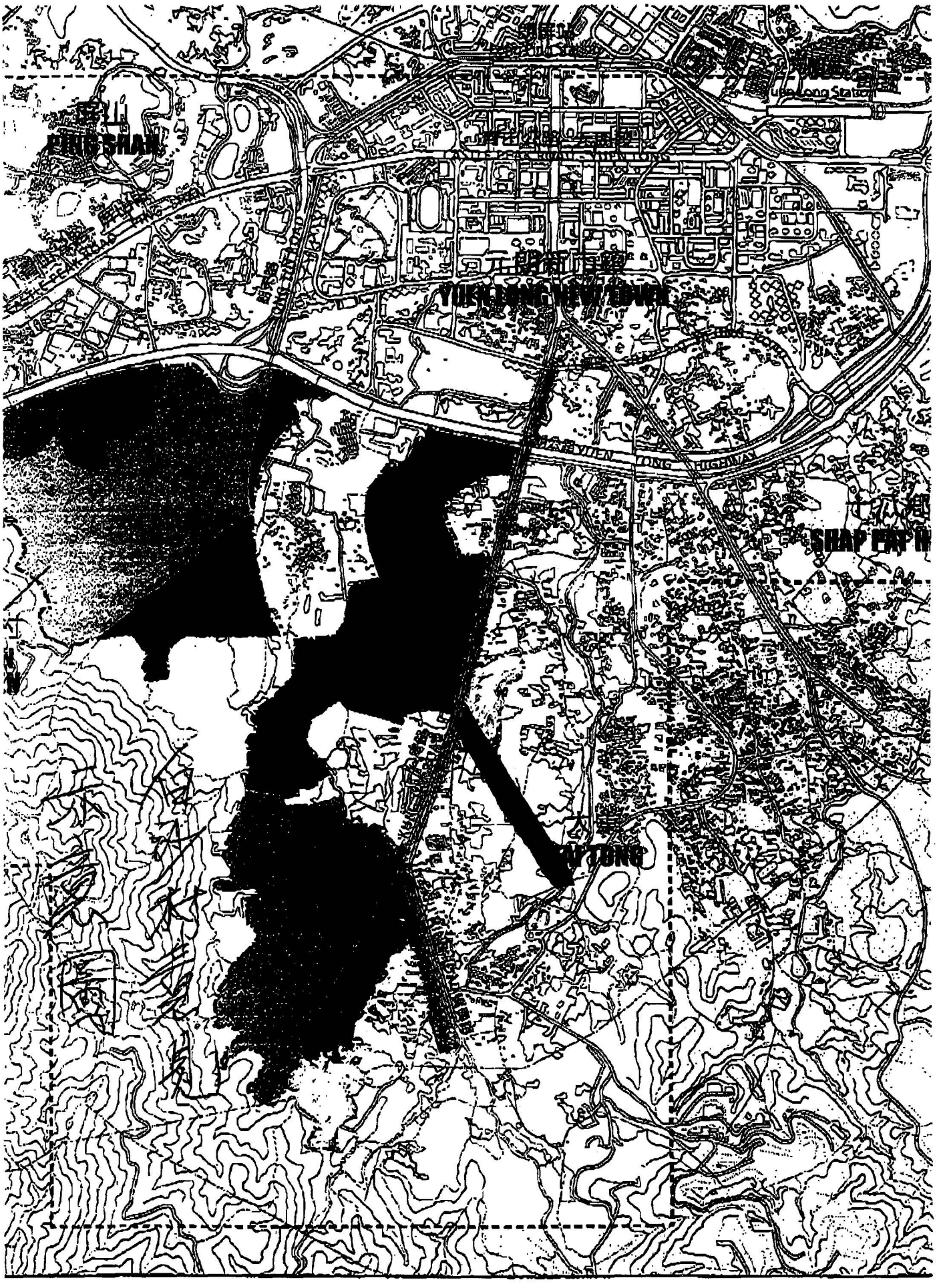
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多謝 Thank you

ARUP


FUNG SHAN
YUEN LONG NEW TOWN
TONG

第二階段社區參與 – 意見表格
Stage 2 Community Engagement Comment Form

NEW TERRITORIES NORTH & WEST DEVELOPMENT OFFICE (NT WEST DIVISION)
2014
RECEIVED

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:

(一) 首先要解決本南郊區交通道路網絡問題，例如擴闊僑興路和公庵路至元朗十八鄉路(附圖藍色部分)，增設一條標準道路以連貫大棠路和僑興路(紅色部分)。

(二) 是次更改規劃用地，最好以不越過公庵路防洪渠東面進行則較為理想及美觀。

(三) 貼近白沙山道旁邊一帶用地，應規劃列作白沙村鄉村式發展區(橙色部分)，以迎合村民不斷增長所需。

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: 易漢獻

團體/機構（如適用）
Organisation (if applicable): 白沙村村委會

電話號碼Tel No.: [redacted]

傳真號碼Fax No.: _____

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郵寄地址Mailing Address: _____

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PING SHAN
青山公路 元朗段
CASTLE PEAK ROAD - YUEN LONG
青山公路 屏山段
CASTLE PEAK ROAD - PING SHAN
朗天路
LONG TIN ROAD
元朗新市鎮
YUEN LONG NEW TOWN
十八鄉路 SHAP PAT HEUNG ROAD
元朗公路 YUEN LONG HIGHWAY
十八鄉
SHAP PAT H
新村
YAN
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大棠
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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 North and West Development Office
9/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, Hong Kong
(Email enquiry@yuenlongsouth.gov.hk)

14July, 2014

Dear Sir/Madam,

Green Power's Response to
Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation,
Stage 2 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 land use proposal which includes,

(a) optimizing the use of degraded brownfield land for housing and other uses,
(b) taking into consideration the existing villages and local characters,
(c) preserving active agricultural land,
(d) providing sufficient infrastructure to cope with future developments and improving the existing rural environment,
(e) creating a sustainable and livable neighbourhood,

名譽贊助人：行政長官夫人 梁唐青儀女士
專業顧問：何弢博士 馬克連教授 賴錦璋太平紳士
余立安先生 陳智思太平紳士 Prof. Annette Gough
李子建教授 黃英琦太平紳士 Prof. Margaret Robertson
李樂詩博士 劉靜玲教授 Mr. Peter Kearns, A.O.

Honorary Patron : Mrs. Regina Leung, Wife of the Chief Executive
Professional Advisors : Dr. Tao Ho, J.P. Prof. Rupert Maclean Mr. Michael Lai, J.P.
Mr. Simon Yu Mr. Bernard Chan, J.P. Prof. Annette Gough
Prof. John Lee Ms. Ada Wong, J.P. Prof. Margaret Robertson
Dr. Rebecca Lee Prof. Liu Jing Ling Mr. Peter Kearns, A.O.

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2. In the past, 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) Pedestrianization and cycling were discouraged because of busy and heavy vehicular traffic, nuisance of exhausted gas and traffic noise, and safety concerns.

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

(f) 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.

(g) Uncontrolled proliferation of incompatible land-uses 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.

Air Pollution

4. The air pollution issue has not been 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. 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.

6. Green mass transport has not recommended for PDAs which exacerbates air pollutionand noise nuisance to future residents. Also, 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.

Preservation and Restoring River System

7. Green Power would like to re-iterate our concerns about issues of river conservation and drainage in the above-captioned study that was submitted to your departments on 27 February, 2014.

8. 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. Any environmental and ecological impacts on these ecologically sensitive streams and the wildlife during the construction and operational phase should be avoided.

9. 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.

10. Stormwater drains of further development should not be connected to Yuen Long Nullah (Shan Pui River) or natural streams to avoid water pollution and impacts on river ecology. This also can act as one of measures to fulfill zero-discharge requirement of Deep Bay Area.

11. The existing streams or channels should be preserved as breeze corridors to relief urban heat island effect of future development. The public spaces or green areas with vegetation and water conservation features are necessary for both reducing the heat stress and community enjoyment.

12. 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. The Administration should study the restoration of the segments of Yuen Long Nullah (Shan Pui River) within PDAs to a more naturally-looking river channel with enhanced ecological functions. Examples of completed or undergoing river restoration projects may include Ho Chung River in Sai Kung and Kai Tak River in Wong Tai Sin.

13. 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.

Water Quality

14. Water quality index of Yuen Long Nullah was ranked "Very Bad" to "Bad" at most of the time from 1992 to 2012 (Station YL1, *River Water Quality in Hong Kong 2012*, EPD) that cause odour nuisance, visual impact and hygiene problem. However, no measures such as improvement of river water quality are proposed in the Digest to curb the problems.

15. Additionally, potential site for livestock farm is proposed in the upper course of Yuen Long, to the west of Shan ha Tsuen. The livestock waste generated not only pollutes the natural stream nearby which provides irrigation water for the farmlands, but also creates constraint for improvement and/or restoration of Yuen Long Nullah to relieve air pollution, moderate microclimate and provide public enjoyment.

16. Precaution should be taken to allow the operation of livestock farms in densely populated PDAs which will pollute the water courses, generate odour nuisance and hygiene concerns which are unfortunately ineffective and difficult to control legally.

17. The future sewage treatment work should be strategically located in order to efficiently collect sewage generated from residential areas and livestock farms, and facilitate the restoration of Yuen Long Nullah.

Other Issues

18. While turning brown fields into well-planned residential developments, measures to prevent unfavourable and uncontrollable land uses that used to operate in PDAs such as car-repairing workshops, scrap yards, open storges, car parks from proliferating to nearby areas, e.g. Shan Ha Tsuen and Shap Pat Heung, should be studied in this early study.

19. 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 and Hung Shui Kui, 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.

20. 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 to facilitate the daily needs of future residents of PDAs. This can avoid extra air and noise pollution generated by jammed traffic between PDAs and Yuen Long.

21. 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
Division Head, Scientific Research and Conservation

Apple Lau

From: loklok [redacted]
Sent: 14 July 2014 20:12
To: enquiry@yuenlongsouth.gov.hk
Subject: 元朗南發展計劃意見書- ATTN TO: TOBBY CHAN

敬啟者

本人張林少芬現居於[redacted]丁屋，知悉 貴署發展元朗南之發展大綱草圖，並參加過第一次諮詢大會。本人並非專業人士，故對草圖的發展設置，有否影響我們的周遭環境，當時並不知情，故此將草圖請專業人士詳細理解，嚇然發覺 貴處的所謂發長完全不理我們原居民的死活，更有可能徵收我們現居的丁屋及丁地，故此我們極度不滿，更嚴重提出抗議理據如下：

1. 我們世代均為元朗屏山鄉山下村原居民，現址亦為私人土地，合法丁屋，政府一聲令下要覓地建屋，就收屋收地，政府藉口為市民居屋謀出路，便要強行徵地，普羅大眾要住屋，我們就被拆屋，逐出原村犧牲我們原居民，政府施政是何等荒謬，天理何在！我們堅決反對徵地拆屋・・・等等劣政！

2. 環境問題—政府提倡環保，單看草圖已知我們被高架橋，工業園包圍著，飽受高噪音滋擾之餘，工廠區排放的廢氣，令我們健康嚴重傷害，故此懇在規劃、設計此等擾民設施時，一定要遠離民居，切勿影響我們的居住環境！

3. 政府一定要體恤民情，不要撥亂反正，我們是合法原居民於自己的私人土地上是合情、合理、合法的。故政府的發展藍圖是要順應民意的，此藍圖只是大綱草圖，是可以改重及變動的，不一定要徵地和拆屋，將公路和高架橋，甚至閉門造車，要親自落區，在現場體察實際環境，不可一意孤行，聆聽我們的訴求，不要與民為敵，要做到雙贏局面才是負責任的政府。

4. 我們並非刁難政府，但此次諮詢大會完全清除不了我們的憂慮，假若家園不保的話，我們一定抗爭到底。故懇請政府實實在在告知我們的收址範圍和位置，不要假諮詢，也不要胡亂猜想，真的寢食難安，請儘回覆。謝謝！

此致
發展顧問公司

山下村原居民
張林少芬(張太)

元朗南房屋用地規劃及工程研究

第二階段社區參與意見書

我的居所 / 農地被劃入元朗南房屋計劃的「具發展潛力區」，我對計劃有以下意見

1) 我認同政府保留唐人新村及山下村之間一帶常耕農田。但現時政府只將農地劃為「農業用途」，對農田的保護仍然不足。我要求政府限制農地只可作農業用途，不可再轉換用途。

2) 我要求政府設計農地東西兩面建築物的高度及佈局時，要讓農業地帶能保持最長的日照時間，不減低現時農地的生產力。

3) 我建議在農業地帶周邊設一個社區墟市，形式像天水圍的天光墟，附近居民可以帶農作物或其他產品銷售，活化社區經濟，令農田一帶成為結合農產品生產、社區經濟及休憩康樂等活動的中心。

4) 我要求政府要加強對發展區以外一帶農地的保育，並反對將露天貨倉地帶轉移至十八鄉其他地區。

其他要求: 擔心被地產商被逼，附近農田已被圍網，亦面對被加租

姓名: 陳大 電話: / 簽名: 陳君華大哥

地址: [redacted]

郵寄地址:
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 傳真:2868 4497
截止日期 2013 年 7 月 14 日(星期一)

元朗南房屋用地規劃及工程研究

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2) 我要求政府設計農地東西兩面建築物的高度及佈局時，要讓農業地帶能保持最長的日照時間，不減低現時農地的生產力。

3) 我建議在農業地帶周邊設一個社區墟市，形式像天水圍的天光墟，附近居民可以帶農作物或其他產品銷售，活化社區經濟，令農田一帶成為結合農產品生產、社區經濟及休憩康樂等活動的中心。

4) 我要求政府要加強對發展區以外一帶農地的保育，並反對將露天貨倉地帶轉移至十八鄉其他地區。

其他要求: 農田保留，不發展荒廢農田

姓名: 張柱山 電話: [redacted] 簽名: 張柱山

地址: _____

郵寄地址:
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 傳真:2868 4497
截止日期 2013 年 7 月 14 日(星期一)

元朗南房屋用地規劃及工程研究

第二階段社區參與意見書

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其他要求:_____

姓名 張波妹 電話 [redacted] 簽名: 張波妹

地址: [redacted]

郵寄地址:
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 傳真:2868 4497
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其他要求: 我非常擔心農地被私人地產商收購，面對被逼遷，非常無助。我期望政府有支援，協助銷售農產品。

姓名: 鍾旭波 電話: [redacted] 簽名: 鍾旭波

地址: [redacted]

郵寄地址:
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 傳真:2868 4497
截止日期 2013 年 7 月 14 日(星期一)

Apple Lau

From: acknowledgement@pland.gov.hk
Sent: 14 July 2014 23:50
To: enquiry@yuenlongsouth.gov.hk
Subject: ppgis commentCOM(1)-081-001-000042

Date:14-Jul-2014 23:20:15
Name:Leung Hiu Man
Company:
Email [redacted]
Fax:
Phone [redacted]
Address:
Comment
本人反對浪費珍貴的土地用作起綠化環境既野，更反對將原本已是原居民的住宅土地無故用作為綠化環境，這是在剝奪原居民的財產。

Apple Lau

From: acknowledgement@pland.gov.hk
Sent: 14 July 2014 23:55
To: enquiry@yuenlongsouth.gov.hk
Subject: ppgis commentCOM(1)-081-001-000043

Date:14-Jul-2014 23:25:02
Name:Wong Mei Sheung
Company:
Email:
Fax:
Phone:[redacted]
Address:
Comment
本人強烈反對政府收地，本人認為收地再把土地改變為綠化用途實在令人不能接受，這做法根本在剝奪原居民的財產而且十分不合理。

Apple Lau

From: hang fan cheng [redacted]
Sent: 14 July 2014 23:35
To: tpb; planD enq; Mr Ling, Dir of Pland; tpbpd1@pland.gov.hk; tpbpd2@pland.gov.hk; wcip@cedd.gov.hk; enquiry@yuenlongsouth.gov.hk
Subject: 元朗南初步發展大綱圖意見（第二期）

致: 規劃署署長

本人於 2014 年 6 月 28 曰 出席貴處之諮詢會, 現提出以下建議:-

1) 貴處應把全新界之土地重新規劃落實作長遠用途規劃,舖切基本公共設施及道路規劃。
2) 登記受影響人士,包括倉地, 貨櫃站, 重工業場, 維修場, 回收場 ,寮屋居民及村民。
3) 把受影響貨櫃及貨倉人士搬離上址至另一地區,例如屯門龍豉難上灘, 白泥村, 沙頭角,將軍澳等, 不影響白海豚出沒,又不影響海洋生態, 把重型貨櫃工業接近海邊, 建設碼頭, 又可整理一下屯門河內碼頭, 大型貨櫃可利用水路運走, 另外建做專為貨櫃单之公路直達至西部通道,福田口岸,皇岸口岸, 沙頭角等, 盡量避免大型貨櫃单途經市中心與其他单輛人仕同時使用路面, 造成擠塞 及減低交通事故風險
4) 把規劃區擴大至田寮村, 木橋頭村, 白沙村, 黃泥墩村大棠村及楊家村。
5) 取消鄰近具發展潛力區的認可殯葬區改為盛摭載骨灰大樓及火葬場。
6) 取消禽畜養殖場地點, 搬離至另一區與其他農耕地配合。
7) 取消農耕地作預留, 既然當區已是荒廢農地, 就不應改為愎耕地。
8) 取消綠化地帶預留,改為公共設施。
9) 取消低密度住宅, 改為中高密度發展,給予受影響村民作為賠償樓層之用, 或者建造居屋/甲屋。
10)取消輕鐵路軌設計, 可保留由港鐵經營巴士(乘車優惠)接載至附近西鐵線站, 及開闢新路線至其他區份。
11)為了一視同仁, 取消 "New grant Lot" 制度 , 政府買回私人契約農地可作全面規劃, 可盡快解決本地人仕住屋需求及置業。
12)重新向各區公眾人仕作用途諮詢, 不要單與鄉事委員會,村長/鄉長及區議會, 收集當區意向。
13)登記原居民還持有祖先地段業權還未賣給別人之數目, 集中一區作原居民交換建屋作建較高樓層作補償以便增加土地資源。
14) 金蘭觀一帶繼續要保持政府社區用地, 維持給予公眾人仕享用公用施設, 附近有珍貴古老大樹, 值得於本區作綠化地帶及保育區。況且, 金蘭觀原是 "New Grant Lot ", 無理地被地政署變為政府地, 業主變為租客, 現有待地政署,規劃署,消防署, 屋宇署及運輸署調查及交待。

鄭杏芬

北角渣華道 333 號北角政府合署 16 樓
規劃署
跨界基建發展組

沙田上禾輋路 1 號沙田政府合署 9 樓
土木工程拓展署
新界西及北拓展處

電郵：enquiry@yuenlongsouth.gov.hk

敬啟者：

元朗南房屋用地規劃及工程研究
第二階段社區參與意見書

土地正義聯盟認同政府應優先發展已被破壞的棕土，增加房屋供應。就元朗南房屋用地規劃及工程研究，我們有以下意見：

農業

1) 根據初步分區計劃大綱圖，唐人新村及山下村之間一帶常耕農田將劃為「農業用途」。可是，我們近日到該區視察，發現有農田在三個月前被人傾倒泥頭，現仍停泊多間泥頭車，疑經營違規停車場(附件一)。該農田現劃為「綠化用地」，是典型的「先破壞後發展」。另外，區內多名農友均表示，地主最近兩年已不斷加租，每年的加幅達一成，甚至有地主已斷租，隨時會收回農地，農友生活欠缺保障。可見，單靠規劃，不足以保育農田。我們要求政府限制該片農地只可作農業用途，不可再轉換用途，減低地主「先破壞後發展」及逼遷農友的誘因，真正建立社區支援農業。

2) 除了保育發展區內的農田，政府必須加強對發展區以外一帶農地的保育。鑑於元朗南具發展發展潛力區，連同附近洪水橋新發展區，將涉及大量露天貨倉經營者搬遷。政府須訂立一套發展完整的使用棕土政策，妥善安排露天貨倉經營者搬遷，避免他們轉移至十八鄉其他地區，破壞農田及鄉郊環境。

3) 農業地帶周邊應設一個社區墟市，形式像天水圍的天光墟，附近居民可以帶農作物或其他產品銷售，活化社區經濟，令農田一帶成為結合農產品生產、社區經濟及休憩康樂等活動的中心，成為附近居民生活的一部份。

4) 政府設計農地東西兩面建築物的高度及佈局時，應讓農地帶能保持最長的日照時間，不減低現時農地的生產力。

土地發展模式

5) 北面接近元朗市中心的部份應仿傚元朗市中心的規劃方法，設立商住合一的混合地帶。政府應保留街道的業權和管理權，令街道層面的小型商業活動更頻繁，而且更多元化，例如有露天大排檔。這比將住宅用途和商業截然分開，更能活化街道，也更貼近市民的生活。在六十年代規劃的大埔市中心四里廣場亦是一個可供參考的例子。

6) 政府須將每塊土地的發展規模縮小，讓更多中小型發展商參與，避免被大型發展商控制。

此致

規劃署（跨界基建發展組）
土木工程拓展署（新界西及北拓展處）

土地正義聯盟幹事
莊立彬
電話：[redacted]

附件(一)：農田被非法傾倒泥頭

2014 年 7 月 14 日

附件(一)：農田被非法傾倒泥頭

位置: [redacted]



圖：泥頭覆蓋農田



圖：現場有多架泥頭車停泊

Apple Lau

From: Ernest Wong [redacted]
Sent: 15 July 2014 00:00
To: enquiry@yuenlongsouth.gov.hk
Subject: 元朗南第二階段社區參與 規劃建議書

智慧城市

1.為減少挖路次數及其引伸的種種成本、不便及意外，如掘路噪音、挖破水管，造成道路之封鎖，現建議設立共同管道(Common Services Tunnel)，管道將一分為四，第一類為各種水管、第二類為電力及通訊管道、第三類為煤氣管道及第四類為垃圾管道。共同管道建成以後，維修工人將省卻挖路時間，透過進入「共同管道出入口」就可維修。

2.設立一個大型(覆蓋範圍包括除田園地帶以外的四個分區)全年無休的真空垃圾自動收集系統，以減少交通流量及減低收集垃圾時所造成的噪音、臭味和衛生問題

3.為節約用水，使元朗南可達到可持續發展(環境部分)，現建議在污水處理廠旁興建再造水廠，將二級處理污水輸送至再造水廠，經微過濾、逆滲透及紫外線殺菌化作為可供飲用食水。再造水廠附建訪客中心，供參觀者品嘗再造水、了解有關技術及世界水資源問題概覽等。除環保以外，此舉亦能提升本港旅遊業吸引力及增加就業職位，令元朗蛻變為香港新焦點和高科技地區，豐富發展計劃之內涵。

4.利用燈柱及其他政府建築物，建構一個免費無線網絡系統，擴展商經局「數碼21」資訊科技策略的實施範圍，保持香港的資訊及通訊科技基建在世界前列，便利居民及遊客。

5.為減少出行居民所遇到的阻滯，將設立元朗南巴士定位追蹤及電子記錄系統，居民可透過應用程式得知等候下一班巴士到站的時間、距離、滿座率。同時，在各公共交通交匯處更設有電子顯示牌，為乘客提供以上巴士資訊。

交通

公共交通交匯處

-由於香港天氣長期炎熱，加上等候巴士時間極長，建議各公共交通交匯處設有冷氣及等候座位。汲取於本年七月七號，在天恆邨公共運輸交匯處發生的「巴士故障 堵塞入口處 阻礙車輛進入交匯處兩小時」事件，建議在公共運輸交匯處外邊路面設置永久備用交匯處(有路線的水牌)及拖車永久停泊處，以快速處理同類事件及確保乘客可有序及舒適使用公共交通工具。

環保交通系統

為免增加長遠路面容量，造成交通擠塞，建議興建全高架式輕軌系統，並採用最新輕軌技術、具有完全自動操作、美觀輕鋼結構導軌外型的 Cable Liner Shuttle(纜索輕軌)，車廂內設絲絨座椅及建設有冷氣的月台，一改公眾對於輕軌的惡劣印象，為居民帶來舒適、快捷、寧靜的乘搭公共交通工具體驗，並成為繼啟德單軌後，另一觀光與日常生活並重的城市集體交通運輸系統。為方便監管，建議由運房局成立新部門，籌備興建及營運此系統。

工商業

1.一個個商場將會有天橋接駁，每個商場最少有兩層，所有商住項目都會設有街舖沿街舖設置有蓋冷氣行人通道，為方便居民吃喝玩樂及就業，全部公屋、居屋都設有基座商場，居民只須乘坐升降機就可以到商場，而不再是一個大型公共屋邨只得一個商場，居民需要走到老遠才能購買生活用品。

2.在都會生活區，與公屋共構的主要公共交通運輸處上蓋將設有商場，內有大型中庭空間、戲院、百貨公司、有冷氣乾濕貨街市、熟食中心、卡拉 OK、停車場、茶樓、元朗南規劃展覽館、室內主題遊樂場和觀景台，為元朗南居民帶來一站式生活享受。

土地利用分配

1.建議撥出一塊位於就業帶的土地給予非牟利組織-國際十字路會重置其總部(環球分派中心、環球工藝村、環球 X 體驗和環球援手網絡)。此舉可以配合規劃署將該會在屯門的會址改作為住宅用途的計劃，同時亦可令該會繼續能夠維持其濟世服務。

2.建議在樂活生活區的長方形地區休憩用地，設置一個沿元朗明渠的大排檔及小販美食專區墟市，除專區以外的元朗南皆不可營運，以方便管理大排檔及小販，及於該休憩用地興建小型圖書館，因該處遠離元朗其他圖書館，此館可給該區居民更容易閱讀書刊。

3.花園城區的土地利用分配過度偏向「住宅發展密度第 3 區」，由於土地資源十分珍貴，實不應將一大塊地撥作興建低密度且大眾難以負擔的住宅，明白規劃師希望減少發展對當區居民的負面影響，故作出以下建議:

-鄰近山邊，因應廣東奶水牛面臨絕種，為保護廣東名產雙皮奶，將建設一個奶水牛牧場，可提供雙皮奶等美食給居民、遊客，建成一個保育元素為主的旅遊景點

-為舒緩都市人生活壓力及宿營數目供不應求，在鄰近田園地帶的土地，應建設一個以農業為主題的度假村，並由康樂及文化事務署管理，確保公眾使用權利。

-亦應撥作一片土地，招標興建單車旅館、單車研發中心及觀光工廠(單車收藏館、零件製造及維修、單車組裝)，配合政府推廣單車旅遊，同時創造更多高增值就業職位。

-為補償受新界東北發展計劃影響的工廠，如各大醬園、家居用品工廠，及保留傳統工業文化特色，應撥出沿主要道路的一塊土地，給他們重置工廠，並以觀光工廠形式建設，以增加其知名度。

plan.png

農業政策

為了令本地農業永續成長，政府應就常耕農地之保留訂立法例，予以保障其農業用途之不變及常耕農民持續耕作權益。

住屋

為避免重蹈新界東北被民間批評雙非富豪城之覆徹，無論係私人住宅或公營房屋分別一律只供香港永久居民購買或租用。

Ernest Wong


已規劃住宅用地
Planned Residential Sites
元朗公路 YUEN LONG HIGHWAY
唐人新村
Tong Yan San Tsuen
C
R3
DO
LO
GB
E
A
IC
G (Reserve)
安置新界東北工廠
山廈村
Shan Ha Tsuen
奶水牛牧場
單車旅館，單車觀光工廠
度假營

Apple Lau

From: acknowledgement@pland.gov.hk
Sent: 15 July 2014 01:09
To: enquiry@yuenlongsouth.gov.hk
Subject: ppgis commentCOM(1)-081-001-000044

Date:15-Jul-2014 00:39:35
Name:陳焯凡
Company:
Email:[redacted]
Fax:
Phone:
Address:
Comment
土地規劃：露天貯物場、倉庫及工場應遷移到西北部就業區，以釋出土地興建公屋、居屋，荒廢的農地及禽畜養殖場應盡快恢復發展農業

現有鄉村及住宅發展：必須要保留現有原居民村、非原居民村及住宅，不得收回或拆卸；興建公屋居屋、中低密度住宅時需要配合現有原居民村、非原居民村及住宅建築特色，以免格格不入

環境：應種植草木以美化明渠，如有淤塞應盡快疏浚；必須要保留濕地、溪澗、河川、農地等自然及人文景觀

交通：應該興建輕便鐵路以連接元朗南和元朗總站；增加巴士、小巴以連接元朗南和元朗新市鎮、全港十八區，以形成競爭，使居民有多種選擇，同時避免因過度依賴鐵路，一旦鐵路發生事故，人們不能進出元朗南，不要重蹈將軍澳的覆轍：興建、擴建及改建多條道路以連接朗南和元朗新市鎮洪水橋

排水及排污：明渠如有淤塞應盡快疏浚；杜絕非法排放，工商業、農業、原居民村、非原居民村及住宅排水、排污應先經過污水處理廠過濾、消毒後才可排放到明渠

溶洞：可在溶洞興建污水處理廠，但不可以興建住宅

土地業權：粽土等空置土地，不論業權複雜程度，政府必須要收回發展公屋、居屋、輕便鐵路及道路

規劃及城市設計：發展住宅、就業區、交通和其他，必須要配合當地自然及人文環境特色，保護自然環境，防止非法排放、空氣污染、光污染、噪音、水質污染等環境污染，同時要增加學校、圖書館、游泳池、體育館、醫院、社區會堂、普通科門診診所、專科門診診所、公園和其他的配套設施增加當區就業機會，復興農業

Apple Lau

From: cannonchk1 [redacted]
Sent: 15 July 2014 07:30
To: enquiry@yuenlongsouth.gov.hk
Subject: Fwd: 有關抗議南元朗徵地事宜
Attachments: map 001.jpg; 敬啟者.docx

敬啟者:

我們是[redacted]業主, 現對政府提出之出南元朗規劃草圖提出嚴正抗議, 因該規劃草圖牽涉到對上述地段的徵收和遷拆, 現附上相關規劃草案的大綱圖及抗議信, 希望貴方能作出相應的跟進工作, 如有任何查詢, 請致電[redacted]

此致

Mr Toby Chan

山下村原居民

敬啟者:

本人現居於[redacted]，知悉 貴署意欲發展元朗南，故本人參閱了相關之發展草圖及參加了第一次諮詢大會。本人並非專業人士，故對草圖的發展設置，會否影響我們周遭的環境，當時並不知情，故此將草圖請專業人士詳細瞭解，赫然發覺貴署的發展計劃牽涉到我們現居地的徵收，可見貴署的發展計劃完全沒有考慮原居民的福祉，因此我們現對該計劃提出嚴正反對，理由如下:

1. 我們世代均為元朗屏山鄉山下村原居民，現址亦為私人土地及合法興建之丁屋，現政府藉口解決住屋問題，僅以一紙計劃便要徵收土地，顯然與其施政理念相違背，亦嚴重侵犯我們的合法權利，由此可見政府的施政是何其荒謬，因此我們堅決反對政府的規劃!

2. 環境問題亦是政府不能迴避的問題，由政府所提出之草圖可見，該規劃落實後本村將會被高架橋及工業園區所包圍，可以預見屆時本村村民將深受噪音及廢氣滋擾，對我們的健康構成莫大的威脅，因此希望政府能改善規劃圖則，重新考慮該等設施的位置，以遠離民居為佳，以減低對本村村民之居住環境的影響

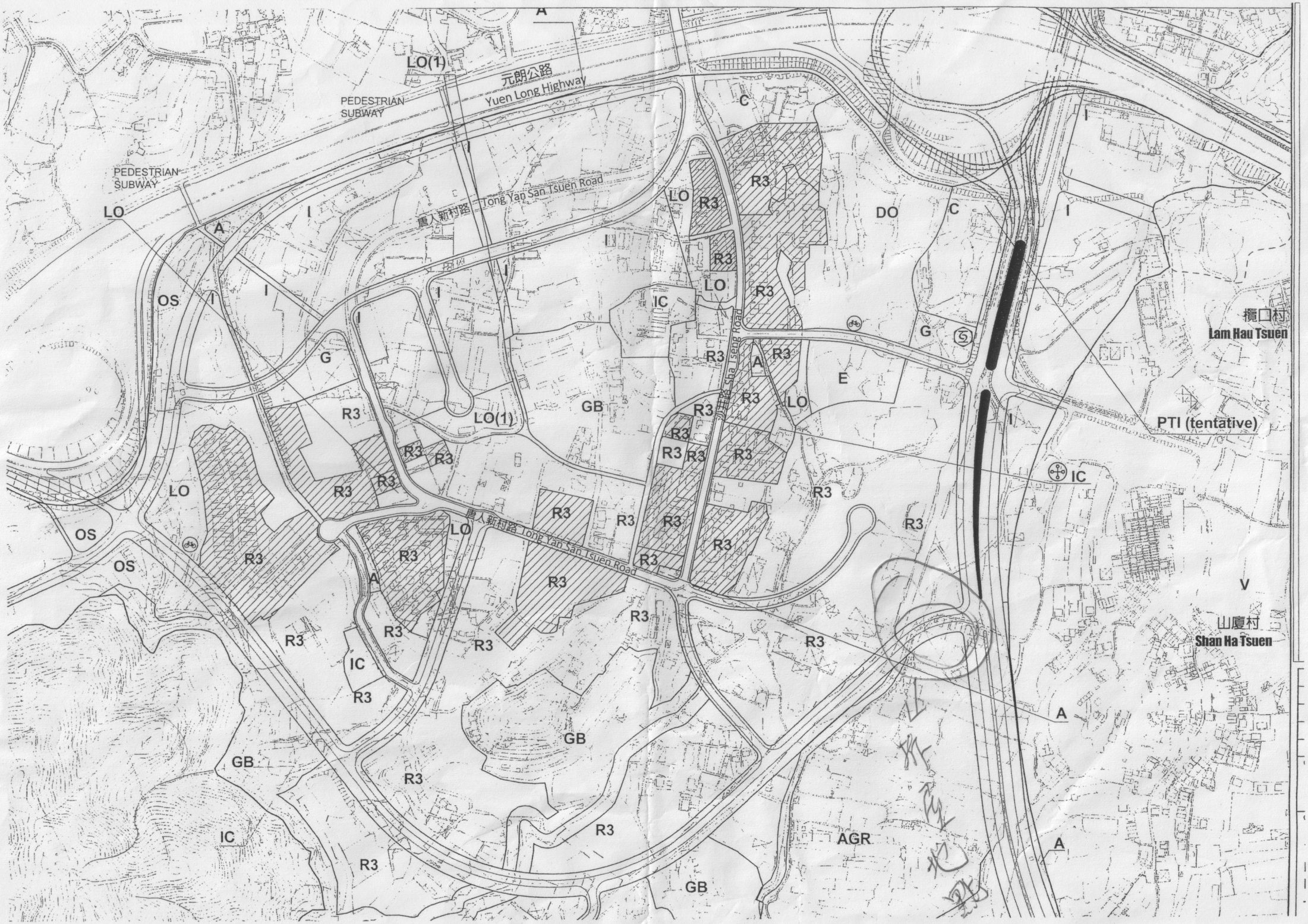
3. 政府應從善如流，聆聽民意，我們原居民於私人土地上興建自己的居所是合法，合情，合理的，當政府於我們的土地上對行規劃時亦理應考慮我們的意見，因此，我們懇請有關當局能順應民意，親自落區視察，聆聽我們的訴求，並重新設計有關的規劃配置及作出相應之改動，將計劃當中擾民的部分減至最少，如此方為一個負責任的政府的作為!

我們明白發展確實有其逼切性，亦不想刁難政府，只是是次諮詢大會並未能消除我們的憂慮，復未能將我們的聲音向政府傳達，因此我們希望政府能儘快對外公佈有關的收地範圍和位置，並重新考慮相關的收地決定。我們只是一般原居民，和其他人一般只求有容身之所，若家園不保，我們定必抗爭到底，希望政府能儘快收回成命，作出適當的回應，創造雙贏局面。

此致

發展顧問公司

山下村原居民


元朗公路
Yuen Long Highway
PEDESTRIAN SUBWAY
PEDESTRIAN SUBWAY
唐人新村路 Tong Yan San Tsuen Road
唐人新村路 Tong Yan San Tsuen Road
Ha Sha Tseng Road
擺口村
Lam Hau Tsuen
山廈村
Shan Ha Tsuen
PTI (tentative)
LO(1)
LO
OS
G
GB
IC
AGR
DO
E
C
I
A
V
R3

837

開心二獨資發展有限公司

敬啟者：

本人張蕙 Cheung Wan 身份証號碼 [redacted]

陳友泰 Chan Yau Tai [redacted]

[redacted]之業主，就該物業事宜，政府並無任何咨詢下收地，現本人正式向貴處提出反對，反對政府在無咨詢及未得本人同意下收地！

此致

張蕙 陳友泰

以上事宜如有疑問可致電梁先生 [redacted]

NEW TERRITORIES NORTH & WEST DEVELOPMENT OFFICE
14 JUL 2014
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土木工程拓展署
新界西及北拓展處
執事先生：

本人張志堅（CHEUNG CHI KIN）身份証号碼：[redacted]，為新界元朗屏山山廈村的原居民，並擁有[redacted]土地。此次來信，是反對政府徵收本人上述地段之土地。

NEW TERRITORIES NORTH & WEST DEVELOPMENT DIVISION (NT WEST)
14 JUL 2014
RECEIVED

本人早前得知政府可能徵收上述地段之土地，深表反對及憂慮，因上述地段之土地為本人先祖的留下之產業，永傳至今，極具意義及紀念價值，故本人從未想過出售或轉讓，只希望能將之代代相傳，以表孝義。故本人絕不贊同政府收購上述地段之土地。

且本人及家人一直植根本村，並打算世世代代居於此。唯後人漸多，故本人希望保留祖業以供後代居住的空間。

基於以上種種原因，本人強烈反

對政府徵收上述土地。請貴處體諒未人希望保留祖業之心，好讓未人將先祖心意、永傳下去，而非只顧社區發展，扼殺未村居民的生活空間！

最後，未人再一次懇請政府切勿漠視未村居民的意願而強行徵地！

祝

安好

元朗屏山山廈村原居民

張志堅謹上

張志堅

二零一四年七月十二日

AD(D)	CE/P2	SE/8	SE/N	E/1	E/2	E/7	E/8	
CE/NT1	SE/3	E/4	E/16	PSI	PSII	SCO	CO/W	
BU			C.C.			PASS TO		

第二階段社區參與 - 意見表格
Stage 2 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:

在元朗公路迴旋處旁規劃了一大片「地区休憩用地」。這休憩用地較宜放在唐人新村以南的「綠化地帶」。騰出的「地区休憩用地」宜作工商業用途，可加大並連繫「就業地帶」，產生協同效應，促進元朗南經濟發展，增加區区就業的机会。

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NEW TERRITORIES NORTH & WEST DEVELOPMENT OFFICE
14 JUL 2014
RECEIVED

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: 魏炳根

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2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
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/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
CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

ARUP

NEW TERRITORIES WEST DEVELOPMENT OFFICE (NT WEST DIVISION)
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第二階段社區參與 - 意見表格
Stage 2 Community Engagement Comment Form

元朗南

你的意見 Your Comments:

本人是金蘭觀氣功班學員，經常在金蘭觀練習，在練習前已都會虛掩圍牆門口，因為自從學習金蘭觀所教的氣功後，身體得到明顯的改善。

希望元朗南發展不要令金蘭觀被拆去，應該加保留金蘭觀，更希望政府可增加一些配套給予金蘭觀，使金蘭觀有良好發展。

如增加一條能連輪椅上落的斜，便能惠及一些行動不便的長者或市民，使用金蘭觀的環境衛生服務。

香港人口老化問題日益嚴重，市民身體健康，間接令香港醫療體系的負擔減輕，實在是一舉兩得。

謝謝！

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: [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2014年7月14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 14 July 2014 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 新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
傳真Fax No.	(852) 2868 4497	(852) 2693 2918
電郵Email Address	enquiry@tyuenlongsouth.gov.hk	

[redacted]

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

多謝 Thank you

ARUP

第二階段社區參與 - 意見表格
Stage 2 Community Engagement Comment Form

元朗南
[illegible]

你的意見 Your Comments:

本人是金融觀氣功班學員，雖然住在市區，但逢星期日都會乘坐地鐵到屯門，因為自從學習金剛觀氣教的氣功後，身體得到明顯的改善。

希望元朗南發展可保留保留金剛觀，更希望政府可增加一些配套給予金剛觀，使金剛觀有長遠發展。

現時到觀的公共交通工具只有一條專線小巴31號，但班次非常疏落，往往等上數十分鐘都不能上車。除了公共交通配套外，如同時能增加一條直達金剛觀的車路更是理想。

金剛觀每年在社區開設氣功班，受惠人數以百計，但礙於交通配套嚴重不足，致令很多有志練習到觀修煉的學員止步，實在可惜！

希望在元朗南規劃時，可一併增加交通配套及車路給金剛觀。因為我相信，如能減輕交通的不便，金剛觀的養生氣功教學，定能發揚光大，令更多香港市民都能身心健康。謝謝！

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: CHAN SAU MAN

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2014年7月14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 14 July 2014 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	沙田上禾輋道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 5083
傳真Fax No	(852) 2868 4497	(852) 2693 2918
電郵Email Address	enquiry@yuenlongsouth.gov.hk	

[illegible]

[illegible]

多謝 Thank you

ARUP

第二階段社區參與 - 意見表格
Stage 2 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:

本人非常支持發展元朗南，我建議元朗南校園城區中的政府性休憩用地，應放在城區中「綠化地帶」地區，不可方便地區人仕；而空出用地宜作商住用地，提供更多單位，及連接就业區。

另外我建議用「公私營合作模式」發展元朗南。

NEW TERRITORIES NORTH & WEST DEVELOPMENT OFFICE (NT WEST DIVISION)
14 JUL 2014
RECEIVED

NEW TERRITORIES NORTH & WEST DEVELOPMENT OFFICE
14 JUL 2014
RECEIVED

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: 陳勤傑

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2014年7月14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 14 July 2014 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**－新界西及北拓展處 **Civil Engineering and Development Department -** New Territories North and 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 5683
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

致: fax. [redacted]

山廈村村公所

Shan Ha Tsuen Village Office

地址：新界元朗屏山鄉山廈村 Address : Shan Ha Tsuen, Yuen Long, N.T.. Hong Kong

有关土地：[redacted] 元朗南規劃研究意見書

[redacted]

上述土地並有小型屋宇業主們十分担心，他們的祖業均会被政府收回作發展用途，故我們特来信反对將他们的祖業被圈收作規劃發展，敬請垂注！

此致

有关發展发展負責人(地政署 Ms Apple Law)

屏山鄉山下村村代表：

[redacted] 張志賢 張均祥

[redacted]

山廈村村公所

Shan Ha Tsuen Village Office

地址：新界元朗屏山鄉山廈村　　Address : Shan Ha Tsuen, Yuen Long, N.T.. Hong Kong

元朗南規劃研究
意見書

有关土地：[redacted]

[redacted]

上述土地當有小型屋宇，業主們十分担心，他們的物業均会被政府收回作發展用途，故我們好来信反对將他们的祖業被回收作規劃發展，敬請垂注！

此致

SHAN HA TSUEN 山廈村村公所 VILLAGE OFFICE

有关發展咨詢負責人(地政署 Ms Apple Law)

屏山鄧氏宗親會山廈村村代表：

[redacted] 張志賢 張均祥

13/7/2014

張志明 張洪勳

香港地貌岩石保育協會
Association for Geoconservation, Hong Kong

14 July 2014

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

By email: enquiry@yuenlongsouh.gov.hk

Dear Sirs/Madams,

Re: Comments on Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation

General

In general, we appreciate and support the visionary ideas of this project, including:

- Visual corridor/breezeway/mountain backdrop
- Sustainable water channel/preserved stream
- Green zone
- Provisions for pedestrians and cyclists

There could have been similar initiatives in previous new town developments, with varying degree of success. It would be desirable to draw on the successes and learn from lessons. A fundamental question is whether Yuen Long South will truly make a difference, or else just a replicate of other new towns.

Geoconservation

The development area largely lies on gentle terrain up to the steeply rising foothills of Tai Lam Country Park. The gentle terrain consists of superficial deposits as well as outcrops of Carboniferous sedimentary formation with large area of Marble underground The hilly terrain is mainly composed of granite. This unique geological setting could provide much added-value for the new development area but this is yet to be recognized in the study. We consider that:

- appreciation of the unique local geology fosters an interest and sense of belonging for future inhabitants
- incorporation of geological formation and landform complement initiatives in ecological restoration and greening
- re-use of locally excavated materials/borehole logs from foundations/site formation for landscaping and park design enhances unique character of the new development
- preservation of any representative outcrops, contact zones between geological formations and geological sections from cuttings should be systematically planned

[redacted]

香港地貌岩石保育協會
Association for Geoconservation, Hong Kong

Landscaping

We appreciate that there are good initiatives to create a diversified landscaped environment with replication of a natural environment in mind. Nevertheless, we wish to point out that the success of such ideas also rests on details to be developed at a later stage. In particular, over-engineered designs and indiscriminate usage of standard details – signs, maintenance stairways, railings, stonewalls etc could substantially undermine these good initiatives.

In terms of greening initiatives, we recommend that a good balance of tree planting, shrubs and grassed areas. Although tree planting is currently the language for environmental improvement and conservation, it must be acknowledged that large open grassed areas provide open space, in terms of both amenity and visual appearance. Overall, a diversity of landscaping and ecological restoration should be encouraged.

Traffic and Road-users, Road Safety

We generally support the provision of pedestrian corridors, cycle tracks both leisure and trunk as well as linkage to country parks. However, we would also like to draw your attention to the safety and attractiveness of these facilities.

The proposed road system consists of the hierarchy of primary distributor, district distributor and local distributor roads. This is logical in terms of vehicular traffic function but we need to caution that this approach alone is insufficient for a safer and more attractive city which makes a difference. An underlying factor is that such hierarchy system is based on traffic needs in the first place despite an undeniable effort to provide pedestrian and cycling facilities. Major problems arise where pedestrians and cyclists inevitably have to cross traffic at-grade, and where cyclists spill over onto local roads where cycle tracks terminate.

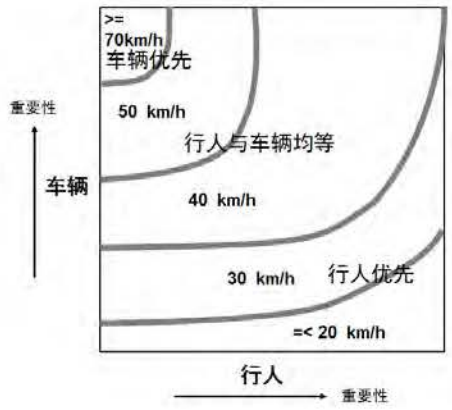
At present, the Transport Planning and Design Manual (TPDM) stipulates that all roads are designed for 50km/h speed limit. It is precisely this belief that has a knocked-on effect in terms of safety and attractiveness of our cities and new towns. For internal and residential roads, grade-separation and elevators are not always the solution and at-grade crossings will still have a major share. For these crossings, the safety and attractiveness of pedestrians and cyclists are very sensitive to traffic speeds. Unsafe feeling will substantially undermine the attractiveness for these road-users, especially for children and the elderlies.

Over the years, we have been advocating lower speed limits for internal roads i.e. 30km/h (local distributors/minor streets/residential zones/town centres) and 40km/h (district distributors/local distributors). Furthermore these should be heavily supported by a change in road character, and where necessary, reinforced by physical measures such as speed tables. Lower speed and traffic volumes on internal roads will favour safer and more attractive junction designs based on "Continental European roundabouts" (now known as compact roundabout in the UK) as opposed to current TPDM roundabouts which emphasize throughput and convenience for motorists. As for the remaining at-grade crossings on primary distributor roads where 50km/h speed limit is appropriate, we recommend that this is automatically enforced by speed camera or speed cum red light jumping cameras.

In spite of lower speed limits being an international trend, the recommendation has not yet attracted interest from relevant Government departments as well as the profession. As Yuen Long South will be a new development area where rules can be more readily formulated in the first place, we urge that the whole issue of road hierarchy, speed limit and design should



be critically examined. Nevertheless this will not have a major impact on the proposed layout plans. We highly recommend the philosophy of "The Vision and Direction for London's Streets and Roads (2013)" which can be downloaded from http://www.tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/roads-task-force?cid=fs086.



Road hierarchy, pedestrian needs and speed limits

Streetscape

In the next stage of design, we look forward to good initiatives of streetscape, with good character though not extravagant. Streetscape should be well tied in with road safety and decorations preferentially make use of locally available rock materials in the area.

We also recommend a good emphasis on road signage. Present problems experienced in similar developed areas include lack of master planning, poor interaction with verge and landscaping leading to obscuring, inconsistent system and unsightly mounting structures. To make a difference for Yuen Long South, a well-planned signage system will be indispensable.

Bicycle Tracks

Recently we submitted comments to CEDD on existing cycle track safety issues. We hope that the problems we identified will be fully considered in the planning of the cycle track network for Yuen Long South.

Leisure Hiking Trails

Yuen Long South could be a gateway to the core of Tai Lam Country Park – Tai Lam Chung Reservoir through the Wong Nai Tun Reservoir. We hope that a better planning for access will permit future residents to readily profit from this beautiful and vast area of backyard.

We look forward to your consideration of our comments and would be pleased to further elaborate our thoughts with you and your consultants.

Yours faithfully,

(signed)

Julian TH Kwong
Association for Geoconservation, Hong Kong
Community for Road Safety

[redacted]

道路安全研究小組
Community for Road Safety

Improvements to Existing Cycle Tracks and Cycle Parking Facilities in New Towns and Review of Existing Bicycle Prohibition Zones - Feasibility Study

Comments

by Julian Kwong 2014 04 17

[redacted]

This document was prepared as an initial contribution of ideas to the study being conducted by Transport Department. The Community for Road Safety (CRS) looks forward to participating as a key stakeholder throughout the study, in particular, from the road safety point of view.

Bicycle Injury Analysis

The project introductory paper indicates that the Consultants will study bicycle-related accidents on carriageways. This is agreeable as carriageway-related accidents tend to be more severe, but cycle track accidents also contributed to 37% of KSI in 2012 (TD Road Traffic Accident Statistics). On the other hand, single bicycle accidents accounted for 66% of all bicycle-related casualties and 61% of KSI (Killed or seriously injured) in 2010 (CRS analysis of TRADS data). Overall, cyclist KSI is on a sharp rise in the past few years. There is an urgent need to further understand the circumstances and mechanisms of all types of bicycle casualties and to develop effective improvement measures.

Recommendations

1. Expand the study of bicycle-related accidents to cycle tracks in the last three years for justification and priority of measures
2. Study accidents from new perspectives e.g.

- Single bicycle accidents
- Relationship with roadside obstacles
- Relationship with vehicle speed profile and heavy vehicles
- Bicycle speed profiles

The "Forgiving Roadside" Principle

The majority of bicycle accidents result in cyclists falling off onto the travel ways or over their edges. Injuries may result from cyclists impacting onto the ground surface or protruded objects. Such injuries could be severe e.g. disfiguring lacerations, fractures, head injuries. Notable fatal accidents include a cyclist impacting onto the headwall of a bicycle tunnel in Tseung Kwan O and another cyclist colliding onto a lamp pole at a cycle track roundabout in Ma On Shan. A "forgiving roadside" can help to minimize the severity of such injuries.

For motor vehicle highways, a "forgiving roadside" generally consists of a "clear zone" free of "aggressive features" or else appropriate safety barriers. In fact, the concept has become a regular requirement for highways (e.g. Roadside Design Guide (AASHTO); TD19/06 UK Department for Transport). The general approach in order of preference is:

1. Remove the aggressive feature, especially at high risk sites
2. Redesign the feature so that it can be safely traversed
3. Relocate the feature or provide a larger clearance to reduce the probability of an impact
4. Reduce impact severity with an energy absorbing device
5. Shield the feature with an appropriate safety barrier
6. Delineate the feature where the other alternatives cannot be applied

It is understood that out of the previous study completed in 2013, this subject was given attention to a certain extent including usage of frangible plastic bollards around crossings and soft landing materials or cushion protection at sharp bends/steep gradients. These initiatives are very important yet insufficient as bicycle fall accidents are by no means restricted to sharp bends or steep gradients. Our general inspections reveal a far wider range of aggressive features with no or minimal clearance from the edge of cycle tracks e.g.

- Drainage features including U-ditch and catchpit
- Utility boxes
- Lamp poles/Traffic signs posts
- Railings under certain conditions
- Bicycle tunnel headwalls




Lamp pole on the central island of a cycle track roundabout (left)
Protruded catchpit at the bottom of a long descent with a bend (right)




Headwall of a bicycle tunnel (left)
U-channel and catchpits (right)

Recommendations

- Expand and develop a comprehensive strategy of forgiving roadside for existing and new cycle tracks for incorporation into the TPDM
- Accordingly reduce or treat aggressive features on existing cycle tracks in priority of risk

Cycle Track Junctions and Crossings

Current provisions are based on the following arrangements:

- Traffic signal pedestrian crossings
- Cautionary pedestrian crossings
- Access/run-in crossings

Some crossings are bent into the side road to improve the visibility of turning vehicles. With the exception of minor accesses, these crossings invariably require cyclists to dismount, presumably to ensure safety. This poses a problem as some cycle tracks are interrupted frequently by junctions and accesses and this becomes a nuisance for cyclists. As it is not uncommon to see cyclists crossing without dismounting, such arrangements are not always safe by themselves in the absence of traffic calming measures for motor vehicles, e.g. gateway raised tables, raised tables, additional give-way lines or similar. Furthermore, visibility is not always assured between side road traffic and cycle tracks.

Recommendations

1. Investigate and implement measures to improve safety at crossings based on physical traffic calming measures as well as additional give-way lines, and where appropriate improvement of sightlines. It is though admitted that the dismounting rule will still need to apply on busier traffic routes if safety cannot be assured.
2. Give attention to sites other than crossings where high speed cyclists tend to mix with leisure cyclists, pedestrians or other slow speed users.

Missing Links and On-street Cycling

In Tseung Kwan O, bicycle parking is systematically provided at the terminations of cycle tracks and at interface with district neighbourhoods. The situation in Yuen Long is different as bicycle parking is extensively distributed within the old town remote from the cycle track system. At Tai Po Industrial Estate, bicycle tracks serve the periphery but no parking is provided.

Despite the current policy not to encourage on-street cycling, it must be admitted that on-street cycling is a reality and there is a need for destinations beyond the cycle track system. On-street cycling may be broadly classified into the followings:

- Regular cyclists extending their journey on cycle tracks to urban streets or even major roads (e.g. Yuen Long town; Luen Wo Hui; residential districts)
- Commuter cyclists extending their journey on cycle tracks to industrial/business access roads (TKO/YL Industrial Estates; Fanling industrial zone)
- Regular cyclists extending their journey on cycle tracks to village access roads
- Leisure cyclists on missing links
- Experienced cyclists on all types of roads

Recommendations

1. Complete important cycle track itineraries as a priority e.g. Tai Po Waterfront Park towards Plover Cove Reservoir. Possible routes include a new cycle track along the dual 2-lane Tai Kwai Street or passage through/around the restored Shuen Wan Landfill
2. Study cycling needs for ongoing journeys using village roads and develop strategies

based on traffic calming measures

3. Study the need for connection and traffic calming on existing leisure itineraries e.g. North Lantau shorelines, Tsim Bei Tsui.
4. Where necessary collaborate with other Government Departments, notably WSD (e.g. Plover Cove Reservoir dam), DSD (e.g. Kam Tin River Channel) to increase leisure cycling itineraries and to enhance their safety



Unused access road at the Shuen Wan Landfill (left)
Tai Kwai Street in the Tai Po Industrial Estate (right)

Lower Speed Limits and Traffic Calming on Urban Streets

The 2003 Cycling study recognizes that the envelope of traffic speed and flow in Hong Kong is not suitable for on-street cycling and that traffic calming would be needed if on-street cycling is encouraged. To date, the situation of traffic speeds and flow on urban streets and roads remain similar.

In the past few years, CRS has been promoting area-wide lower speed limit zones and traffic calming http://www.civic-exchange.org/wp/wp-content/uploads/2013/05/130507S2_1_Julian.pdf , for reasons of pedestrian safety and a more attractive walkable road environment. It is now clear that such policy would also be critical for the safety of any cyclists who are already using urban streets and roads for one reason or the others. It is not the intention of this article to discuss the wider issues of on-street cycle facilities or the promotion of on-street cycling, but this does not prevent the need to urgently establish a safer cycling environment for those already cycling on the streets. In our opinion, there is no question for area-wide lower speed limit and traffic calming in Hong Kong and this will also enhance the safety of cyclists. Furthermore, measures which help to increase the safety margin of on-street cyclists should not be precluded.

Recommendations

Although this topic touches on a much wider policy for pedestrians and cyclists and possibly beyond the scope of this study, it is still considered highly relevant to take this opportunity to improve the safety conditions of cycling where cycle tracks end and cyclists will continue their journeys on roads and streets.

1. Provide traffic calming measures including lower speed limits i.e. 30km/h for minor streets/40km/h for more major streets/20km/h for shared surface, raised tables etc where cyclists unavoidably mix with or cross traffic
2. Provide additional margins of safety e.g. additional shoulders, bicycle climbing lanes, refuges etc where cyclists unavoidably mix with traffic

Traffic Signs and Markings

A number of measures based on signs and markings were recommended in the 2013 study and tested in Tai Po. These include warning signs for bends and pedestrians, chevron bend signs, frangible bollards and coloured surface pedestrian crossings etc. These measures are generally well conceived and desirable. Nevertheless, it should be cautioned that some of these are not without disadvantages and therefore their use should be vigorously reviewed before widespread applications. Important issues are:

- Closely spaced large chevron bend signs equated to those used on expressways causing substantial visual impacts
- Traffic sign posts being themselves hazards
- Excessive image of a highway encourages cyclists to speed up on cycle tracks not designed for such purpose
- Over-borrowing of signs and markings from motor vehicle highways could diminish the visual attractiveness of cycle tracks, especially when used for leisure purpose

Recommendations

1. Use a limited number of a smaller version of chevron signs commensurate with the level of hazard
2. Provide only basic traffic signs positioned with a larger clearance e.g. 900mm
3. Study alternative lighter mounting posts e.g. aluminium
4. Foster the concept of appropriate bicycle speeds and behaviour for different cycle track types

Directional Signing for Cycle Tracks

Directional signing and map boards play a major role in the cycle track network. To date a basic system exists with extension for the NT cycle track network. With further expansion of the cycle track network, it is important to provide adequate and timely information to cyclists. It is hoped that a new system is already planned or underway. We see current issues being:

- Lack of design rules to assign destinations of different hierarchy or itineraries
- Lack of graphic designs to distinguish destinations of different hierarchy
- Lack of a master signing plan

Recommendations

1. Study destination hierarchy, itineraries, selection and assignment rules and master plans of bicycle routes directional signs.
2. Incorporate into graphics design a method to distinguish different destinations e.g. through font types (normal, italics etc) or colours



Example of bicycle directional signs with hierarchy based on upper case and italic fonts



Example of Signing of tourist circular itineraries

Bicycle Parking at MTR Stations and Public Transport Interchanges (PTI)

Adequate parking facilities at MTR stations and PTI are necessary for the success of a cycle track network.

Recommendations

1. Provide incentives to the MTR and public transport operators to provide adequate bicycle parking facilities

References

1. Paul Schaepers 2013 A Safer Road Environment for Cyclists, SWOV Netherlands *http://www.swov.nl/rapport/Proefschriften/Paul_Schepers.pdf*
2. La Signalisation des aménagements et des itinéraires Cyclable, CERTU France
3. Recommendations pour les itinéraires Cyclables, CERTU France
4. Design Manual for a Cycle-friendly infrastructure, CROW Netherlands
5. From bicycle crashes to measures - Brief overview of what we know and do not know yet, SWOV Netherlands 2013
6. National Cycling Manual, Ireland

845

敬啟者：

本人袁劍輝[redacted] 何文翠[redacted]

袁伊雯[redacted] 袁伊菊[redacted]

袁伊駿[redacted] 袁健強[redacted]

袁伊屏[redacted] 鄧凱恩[redacted]

袁靖軒[redacted] 等在錦上新村居住及工作

數拾年，本人強烈反对將本人擁有之土地（唐人[redacted]

地）發展工程及占用地，严重影响我们的日常生計。

我們堅決堅決反对。如果署方一意孤行，我們会以

無固之躯来保卫我们自己的產業。倘与我们联絡請

致電[redacted]袁先生洽。

此致

規劃署署長、渣甸勤大平紳士

土木工程拓展署。

奧雅納工程顧問公司。

簽名：袁劍輝、何文翠 袁伊雯 袁伊菊 袁伊駿

袁健強、袁伊屏 鄧凱恩、袁靖軒。

2014年7月14日

Realray Investments Limited

9 July 2014

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

Dear Sirs,

Our Ref. : TYST_368191-00
Subject : Yuen Long South – Stage 2 Community Engagement Digest

We refer to the Planning and Engineering Study (the Study) of the above released in May 2014 and would like to offer our comments here.

We own some land as coloured pink in the attached plan in Tong Yan Sun Tsuen. Our comments are on this area only.

Tong Yan Sun Tsuen is described as a 'Garden Community' in the Study. However, we do not see much garden in the area. It is covered with 4-storey tenement buildings (唐樓, with no lift) and industrial premises including factories, warehouses and concrete batching plants.

The low density yields less population, which results in inconvenient public transport. With the disturbance and pollution from the industrial area, and the unwelcoming residential development type, the area only attracts residents who cannot afford living in town. Its disability reflects in sale prices. For all these reasons, the area develops in a much slower pace when compared with the neighbors. The current population of 1900 is a result of development over 25 years. Over these 25 years, land which can be bought has bought. Without any improvement in planning conditions, there is no more private initiative to amalgamate land in this area. It can be excluded from the Yuen Long South Study to simplify the process.

Plot Ratio

It is wastage of land resources to allow plot ratio 1, especially we are in need of land supply. It should allow a zoning as high as infrastructure can hold. Moreover, land closer to Castle Peak Road has been developed. If plot ratio of land in the south increases to 3 with 12 storey high, it can serve as a backdrop against the hilly region in the further south, providing a more interesting townscape. It also provides higher incentive for developers to return to this area.

Development Parameters

The current development restrictions yield 4 storey buildings. It has always been a difficult decision if lifts should be provided. If plot ratio is not to be relaxed, at least 8 storeys should be allowed instead of 4 so that lifts are justified and more garden area can be provided.

G2014062702 / (368181) << TYST >> 368191

[redacted]

Realray Investments Limited

Our Ref : TYST_368191-00
Planning Department
Cross-boundary Infrastructure and
Development Section

New Roads

The Study proposes certain new roads to serve the area. With the prevalent plot ratio and low population, it does not need new roads. If the roads are to be built by the Government, it is wastage of public money. If relied on private initiative, they will never happen. The sole outcome of the planned roads is to obstruct developments.

The design of the new roads does not respect current developments. As shown in the attached plan, we have 2 sites which are processing land exchange. They are in compliance of the current OZP. The proposed new roads traverse onto them, making them incapable to develop.

We do not agree to build new roads. If insisted, they should aim at improving existing tracks to avoid disturbance and resumption cost. They should also avoid cutting into developments which counters the effort to increase land supply. The attached plan also shows our proposed realignment of the new roads, if they are needed.

New Green Belt Zones

Also shown in the attached plan, 2 portions of our land under land exchange applications are proposed to rezone from 'R3' to 'GB'. With the proposed realignment of the new roads, they should be resumed to 'R3'. It is not fair to rezone private land into GB especially when they are in the course of seeking developments.

Grateful if you could consider our views in your revision of the proposal.

Yours faithfully,
For and on behalf of
Realray Investments Limited

Authorized Signatory

Encl. as stated

CY/en

G2014062702 / (368181) <<TYST>> 368191

[redacted]

OS

R3

GB

R3

AGR

GB

AGR

GB

TONG YAN SAN TSUEN

LAND EXCHANGE APPLICATIONS IN PROGRESS

EXISTING TRACK

LAYOUT / ROAD ALIGNMENT TO BE DELETED

LAYOUT / ROAD ALIGNMENT TO BE REVISED

GB / R3 PROPOSED ZONING

From: enquire@pland.gov.hk
To: [redacted]
Sent: Thursday, July 10, 2014 1:08 PM
Subject: Re: 强烈反对規劃署將唐人新村康乐路民居轉作休憩区及工業用地

Dear Mr. LAU,

I acknowledge receipt of your e-mail dated 9.7.2014, which has been received by this Department via enquire@pland.gov.hk & tspd@pland.gov.hk.

Yours sincerely,

Mr. C. K. NG
for Director of Planning
Planning Department
Our hotline: 2231 5000

----- Original Message -----
From: kt lau
To: [redacted]
Sent: Wednesday, July 09, 2014 6:20 PM
Subject: 强烈反对規劃署將唐人新村康乐路民居轉作休憩区及工業用地

Dear Director, Secretary and the Chief Executive

I am a resident in Hong Lok Road, Tong Yan San Tsuen, Ping Shan, Yuen Long, N.T. I hope that this email will be read and responded by the Chief Executive, Director of Planning and Secretary for Development. I urge for Hong Lok Road, Tong Yan San Tsuen not to be re-zoned as industrial and recreational park for the following reasons:

- Hong Lok Road was a very small pocket of land with 23 families currently living in that road. With the history, some houses were built on farm land with house licences and some were permanent residential land. It is not justified to reclassify this small area of lands to become industrial uses and lead to demolition of this close community for the past sixty years that neighbours are living in this wonderland. Rezoning this small road living with happy families does not sufficient to give much space for large industrial projects. It is so heart breaking to see this community to go. This road is not on anybody's way of major development at all.

- Apart from breaking up families, it is not economical to rezone the farm land with houses to industrial uses. It is much economical to rezone the inactive agricultural land. Along Ping Ha Road, there are many inactive farm land. The infrastructure of roads for heavy vehicle has already in place around that area.

- It is hard to understand the Planning Department chooses to demolish a little road with many beautiful residential villas. As a citizen, we spent our life savings and worked hard everyday to build a happy family. There are many alternative ways can be done to keep Hong Lok Road as residential. There is no reason that it must be rezoned as industrial uses and the Yuen Long South project will fall over. I hope that this is a strong statement to our director, secretary and the Chief Executive.

- Currently the project is at the Stage 2 Community Engagement, I hope that this is not a stage to fulfil the formality of a waterfall project cycle. The community has voiced and hoped that the government is listening. We expect the government to help people to build and to keep their families instead of destroying a cluster of happy families with relatively close neighbourhoods. The fact is there are alternatives. This is not the only way in the plan otherwise it won't work.

- Is a recreational park necessary to be located on some existing lovely family homes? Can we choose to build a recreational park on an inactive agricultural land? There is more than one way to skin the cat. It is all about the planning team needs a mindset of willingness of preserving the regional cultures, history, communities, helping people and not only aiming at developing a modern city with no heart and feelings. The plan can be drawn to minimize the impacts. The community sees that the industrial uses and recreational park are not necessary to be at Hong Lok Road, and they can be relocated to other areas. This project of re-zoning is not about building a primary infrastructure of where they must be located in this place. To demolish those beautiful is a waste of resources and giving away many years of our savings even some from our parents and grant parents efforts. The government allowed houses built on farm land with license were history which we cannot change but the rules and regulations were so out dated. The utilities of those houses are much greater than the market value of those inactive farm land. Therefore, with the historical settings, I urge the Planning Department would produce a plan with minimum impacts to this existing community. I hope that the director, the secretary and the Chief Executive to come out to visit the existing families and feel whether Hong Lok Road should be zoned as residential in the plan. There is not need to shatter these 23 lovely families. Give us a chance!

强烈反对規劃署將唐人新村康乐路民居轉作休憩区及工業用地

这条只有数百 **米長**，**共住二十三**户的康乐路，睦鄰相守，互助互爱超过数十年，七十岁或以上長者与家人同住超过半數，政府一方面大力鼓催年青一辈照顧家中長者，以減低安老开支，另一方面又

清拆我等家園，意義何在?**政府一方面宣揚長幼共居，發揚中國人孝親倫理精神，如今一声不响**毁我家園，意義何在？

一旦请**拆，家庭必四分五裂，不能快樂共居，家中長者需入住安老院，眾所周知一床**难求，輪候期五年以上，而私院非我能力负担。

康乐路之名亦是由眾街坊共同議起，期望眾人健康又快乐地居於此地，頤養天年，政府以城规为理由，把康乐路眾安乐窩全部毁掉，更毁掉了眾街坊几十年的深厚鄰里情谊。

根據發展蓝图所示，整条康乐路纳入休憩及工業發展区，但路口左边第一间及右边第一間屋予卻依然保留，为何往後几百米兩旁的房子卻全遭遇清拆的厄運，本人百思不得其解？ **唐人新村已是低密度住宅区**，为何在此建休憩区， **本人百思不得其解？**为何一棟棟完好的洋房，要**浪**费公幣清拆，令我們無家可歸， **本人百思不得其解**?

規劃署十分强调本区重新規劃特色之一: "**保留已發展成熟的住宅区**"， **如今命把康**乐路纳入休憩及工業用地，完全違反重新規劃本区的原意。土地的規劃应是以人为本，以景为观，所有居民福祉为依歸。本人懇请規劃署重新將康乐路撥入住宅發展区。

劉國鼎

[redacted]

Regards

Kwok Ting Lau

[redacted]

第二階段社區參與 - 意見表格
Stage 2 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:

本人乃十八鄉大窰村居民協會副主席對於本次政府想劃土地用途對本協會的住戶將造成多大影響，本會願意與政府政策，如能與之居民商討，我們將樂於配合，現首具兩點，如下：
(1) 要求現有住戶可設得合理搬遷，有居住，以及搬遷費用的賠償
(2) 耕用地上農物等賠償
(3) 墓仔物(除耕用土地上)的屋村等等墓仔等物的賠償，

請就以上三點分別回答給予回覆，謝謝！

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: 李維新

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

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2014年7月14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 14 July 2014 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－新界西及北拓展處 **Civil Engineering and Development Department** - New Territories North and 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 5683
傳真Fax No.:	(852) 2868 4497	(852) 2693 2918
電郵Email Address:	enquiry@yuenlongsouth.gov.hk	

聲明：你在《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，而被授權向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，如你不同意被披露，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.

收集個人資料用途的聲明說明：規劃署及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經授權的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》，閣下有必要要求更正已提供的個人資料。有關要求如以適當的(如個人資料私隱專員發出的表格 OPS003)提出，並要親辦。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，個人資料管理人員(土木工程拓展署大樓14樓，土木工程拓展署行政事務部，個人資料私隱專員收啟。各區政務專員辦事處亦設有查閱表格。你亦可在個人資料私隱專員公署網站下載(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 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

第二階段社區參與 – 意見表格
Stage 2 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:

本意見書代表金蘭觀提出，詳細內容列於後面所附信函，主要有：

爲保宗教歷史性，建築物的珍貴性，非物質文化遺產等等層面，不應改動現有屬於金蘭觀的原貌，原址保留金蘭觀，不遷不拆，但爲金蘭觀未來的發展，應考慮提供更多的大自然空間給金蘭觀，並需要有安全、正規的條件：

1. 必須要有車路抵達，增加交通配套給金蘭觀
2. 直接批地與金蘭觀，使金蘭觀日後免卻受其他發展項目所影響
3. 考慮劃出較多的土地作金蘭觀未來的發展使用(將金蘭觀現有廟地後方放寬爲 G/IC 用地)
4. 盡量靠大自然，有多些活動空間

理由：

1. 金蘭觀廟宇肩負著繼承中國傳統文化的使命，有 180 多年道教歷史；
2. 金蘭觀是少數繼承了中國道教文化中的(1)丹道（理論及實踐方法）；(2)雙人乩(現今世界碩果僅存之一)；(3)「求赦民難」祭天法會科儀；(4)「紫霞施澤」超幽法會科儀。
3. 金蘭觀的繼承道教文化受到世界及本地學術界的重視；
4. 香港基本法尊重傳統宗教；
5. 金蘭觀的宗教活動和學術交流，另外贈醫施藥等慈善活動，都必須有車路到達。

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: 陸毅副主席(代行)　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2014年7月14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 14 July 2014 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
電話Tel No.:	(852) 2231 4713	(852) 2158 5683
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

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

檔案：14 新 036 號

規劃署(跨界基建發展組)及
土木工程拓展署(新界西及北拓展處)

有關：《元朗南房屋用地規劃及工程研究》第二階段社區參與----意見書

敬啟者：

金蘭觀(下稱:本觀) 對元朗南地區的發展規劃是持開放態度的，對一個發展美好的大元朗，我們亦應該盡一分力。但其中關乎金蘭觀，我們有以下的意見和要求：

一、請原址保留金蘭觀

我們使用這個說法：「**請原址保留金蘭觀**」，是迫不得已和無可奈何的。原因由於在政府元朗南的諮詢規劃圖中，金蘭觀是完全"被消失"了的。暫且不提1997年前本屬金蘭觀人擁有的業權在1997年7月起，變成以短期租約形式跟香港政府租用，業主變成租客這複雜的問題，金蘭觀在香港回歸祖國後亦已在此有十七年之久，在基本法第六章第一百四十一條，香港特別行政區政府不限制宗教信仰自由（下略）的前提下，一間一直正常運作，合法守規的宗教團體，是"犯了什麼" 錯？不能保留並維持在四十多年前自己一手一腳創立的道廟!?既然在整體規劃中，保留金蘭觀已是最卑微的要求，我們也只好提出及表達"**必須原址保留金蘭觀**"這第一個訴求。

二、請考慮放寬金蘭觀現有廟地後方更多土地為G/IC用地

本觀為一公共性質的慈善團體、推廣道教，位處於元朗屏山唐人新村 240 號，自 1966 年開始使用現址，並自 1970 年起開放給公眾人士，至今已近 44 年。本觀的所在地一帶自 1966 年起，在經歷 1993 年及 2006 年多次的城市規劃中，均被劃為 G/IC 用途地帶，此規劃吻合本觀作為經常有數以百計、在重要道教節日有近千計的公眾人士進行宗教活動場所之用途，本觀希望政府能劃出本觀後方更多的土地為 G/IC 用地，以作金蘭觀未來的發展之用。

金蘭觀在現時這幅土地上建廟四十多年，除了在廟觀內進行扶乩、誦經等傳統宗教活動之外，在過去多年曾經提供贈醫施藥的社會服務，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，教導了數以千計的學員。每星期日到廟觀參與活動的學員、壇生或善信平均

地址 Address:
[redacted]
通訊處 Mailing Address:

有二、三百人。依據元朗南規劃研究的的初步設計，這幅土地將會被改作為 1 比 1 的低密度住宅用地；如果依照這設計，這幅細小土地，祇足夠興建幾間屋，容納幾個家庭。而相比於提供幾個家庭的房屋居所，金蘭觀作為數以千計人士的健康精神生活基地，作用更大，更加是地盡其用。

依據《城市規劃》準則，G/IC 用地的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及該地區、區域以至全港的需要。金蘭觀作為宗教機構，參與其宗教活動的成員及氣功訓練班學員，不祇來自元朗區，更有來自港島、九龍和新界各區，符合了城市規劃的規劃意向，合符準則。金蘭觀過去是、將來亦會是一個 G/IC 土地用途的善用者，有效地發揮 G/IC 用地的功能，希望規劃署在元朗南發展的研究中，保留及放寬金蘭觀後方更多的土地為 G/IC 用地給金蘭觀使用，令金蘭觀能繼續保持廟觀作為宗教核心基地，延續及積極發展其造福全港市民的使命。本觀同時亦不反對規劃署將鄰近的地段 555RP 劃為 G/IC 用途，因為該業主曾有把該地段給本觀使用的意圖，我們期望在將來適當的時候，這原來的意圖有機會可以落實。

三、金蘭觀的發展需要有安全、正規的條件，必須要有車路抵達

本觀自1970年落成以至數年之前，一直有車輛通道可以由北面到達本觀，本觀同人及到本觀參拜的信徒均可賴該車輛通道，作為運送物資及緊急通道之用。

據記錄2000年本觀旁邊大片土地有換地發展計劃，本觀曾於2000年11月28日及2000年12月5日去信元朗民政事務處並抄送元朗地政處，指出該換地事宜會影響公眾人士、本觀及本觀信眾，封閉本觀使用多年的車輛通道，促請地政處顧及而慎重其事。元朗地政處於2001年3月26日致函回覆本觀，表示本觀當時的行人路及車路在換地計劃範圍以外，並强調該換地計劃並不影響本觀已存在的車輛及行人通道。但時日遷移，當年金蘭觀可使用的車輛通道現在竟消失了！元朗地政處並沒有為我們把關，沒有履行當日對本觀的承諾，使現今金蘭觀及金蘭觀附近居民失去了原有的車輛及行人通道。

金蘭觀作為一個公共慈善團體，使用現今地段已超過四十多年，已經在旅遊地圖上成為元朗南的一個地標，而且經常有香港大學、中文大學的師生，及中外研究道教的學者前來參觀、研究、了解，進行學術交流活動；另一方面本觀的開放的慈善活動，特別是贈醫施藥的受惠者，包括相當多的傷患病人，他們前來本觀的時候，如果沒有車路到達，將非常不方便，亦不合情理，這將使本觀的發展受到極大的限制。因此我們懇請在元朗南的重新規劃計劃中，應該而且必須要還給本觀一條車路，這車路必須合符現今政府安全規定及正規的條件，並能夠直

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

達本觀，以保障本觀的信眾和來訪人士。

四、請為金蘭觀發展保留多些活動空間，盡量靠近大自然

雖然以國內的武當山相比有點誇張，但無可否認，本觀傳承的道家修煉傳統及現代人的養生文化不謀而合，且經過學術界的推動，本觀已經在本港，並同時在全世界的道教界中，成為國內外的關於道教修真的地標，這同時亦兼具關於中國傳統的旅遊價值。

近數十年來中國的養生文化，正是城市發展中人們所追求的新型健康生活概念。這種生活文化趨勢正在世界各地迅速發展，在英、美、法等多個國家成立養生基地、開設養生會議及養生旅遊項目，均以中國的養生文化為主題。金蘭觀的修煉是開放式的，並非秘密基地，是香港現存既有、開放予公眾的養生資源。政府可以利用這個資源發展養生旅遊，如果將這個資源毀壞，將來即使再重建，已失去了其歷史性的吸引力。政府在考慮「元朗南房屋用地規劃及工程研究」時，應考慮現存在該地域內的可發展資源。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。

金蘭觀作為香港六大宗教的道教團體之一，有正式的宗教身份及社區意義，也是獲政府批准的慈善組織，在推廣的養生文化發揮著重要的作用。金蘭觀是元朗南道教文化的地標，如同青松觀是屯門區的地標一樣，當年建廟亦受到港九各界的重視。立法會議員麥美娟曾表示，「金蘭觀不只是宗教機構、建築那麼簡單，更重要的是它保留了很多珍貴的中國文化，如易經、氣功等，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。」希望政府相關部門能從保育角度認真考慮，將新界西既有的特有文化資源整合，以人流去帶動地區經濟發展，既可有效保存歷史建築和傳統文化，亦可促進地區經濟，為未來新界西發展帶來雙贏的局面。最後，在元朗南規劃尚未定案時，希望任何人不應申請改變金蘭觀毗連G/IC用地的用途。

此致
敬候安康

金蘭觀副主席

陸 毅

二零一四年七月十四日

地址 Address:
[redacted]
通訊處 Mailing Address:

第二階段社區參與 – 意見表格
Stage 2 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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電話號碼Tel No.: [redacted]　傳真號碼Fax No.: _____

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Stage 2 Community Engagement Comment Form

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Organisation (if applicable): /

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傳真號碼Fax No.: /

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第二階段社區參與 – 意見表格
Stage 2 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: 何瑋德 [redacted]

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2014年7月14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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Stage 2 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: 余惠文　　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: _____

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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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姓名Name: 王龍珍 [redacted]

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]

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第二階段社區參與 – 意見表格
Stage 2 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: 吳鏡芳 [redacted]

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]

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Stage 2 Community Engagement Comment Form

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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: 王耀基

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: 劉振強

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

電話號碼Tel No.: [redacted]

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電郵地址Email Address: [redacted]

郵寄地址Mailing Address:

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姓名Name: 唐潔嫻 [redacted]

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]

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第二階段社區參與 - 意見表格
Stage 2 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: 邱議松 [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]

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Stage 2 Community Engagement Comment Form

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姓名Name: 馮友珍 [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: _____

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姓名Name: 李紹棠

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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第二階段社區參與 – 意見表格
Stage 2 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: 沈培煜　　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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Stage 2 Community Engagement Comment Form

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

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姓名Name: 張月梅 [redacted]

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]

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Stage 2 Community Engagement Comment Form

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希望道教文化、中国傳統文化得以發揚光大。

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姓名Name: 黃.瑞琪 [redacted]

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]

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姓名Name: 劉詠 [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:

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第二階段社區參與 – 意見表格
Stage 2 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: 蘇厚良 [redacted]

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: KO WAI BONG

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

電話號碼Tel No.: [redacted]

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姓名Name: 杜光耀 [redacted]

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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第二階段社區參與 – 意見表格
Stage 2 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: 黃錦釗 　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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電話號碼Tel No.: [redacted]

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第二階段社區參與 - 意見表格
Stage 2 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: 陳慕貞 [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:

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Stage 2 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: 張惠芬 [redacted]

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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Stage 2 Community Engagement Comment Form

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姓名Name: 馬敏琴

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: 張世宏 [redacted]

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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第二階段社區參與 – 意見表格
Stage 2 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[redacted]

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

電話號碼Tel No.: [redacted]

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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: 梁華龍

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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第二階段社區參與 – 意見表格
Stage 2 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: 錢義梅　　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: 陳瀅 [redacted]

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: 陳俊民

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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第二階段社區參與 – 意見表格
Stage 2 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: 吳碧蘭

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:

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Stage 2 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: 李瑞琼

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

電話號碼Tel No.: [redacted]

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Stage 2 Community Engagement Comment Form

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房屋用地規劃及工程研究-勘查研究
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姓名Name: 戴禧成　　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: 梁善林 　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: _____

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第二階段社區參與 - 意見表格
Stage 2 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: 盧民溢　　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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Stage 2 Community Engagement Comment Form

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房屋用地規劃及工程研究-勘查研究
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姓名Name: Alina Cheung　　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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第二階段社區參與 – 意見表格
Stage 2 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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電話號碼Tel No.: _____　　傳真號碼Fax No.: _____

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Stage 2 Community Engagement Comment Form

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姓名Name: 馮雯禧 [redacted]

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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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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土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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第二階段社區參與 – 意見表格
Stage 2 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.: _____

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898

第二階段社區參與 – 意見表格
Stage 2 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: 趙永富　　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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Stage 2 Community Engagement Comment Form

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房屋用地規劃及工程研究-勘查研究
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Please let us have your views on or before 14 July 2014 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** – 新界西及北拓展處 **Civil Engineering and Development Department -** New Territories North and 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　CEDD 土木工程拓展署 Civil Engineering and Development Department

多謝 Thank you

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