

就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 241230-161947-93090

Submission Number:
TPB/R/S/TM/40-S017

提交限期
Deadline for submission: 02/01/2025

提交日期及時間
Date and time of submission: 30/12/2024 16:19:47

「申述人」全名
Full Name of "Representer": 先生 Mr. Edmond Fong for The Hong Kong and China Gas Company Limited

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/TM/40

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
Item B		Since the proposed development is in the close vicinity to our Intermediate Pressure pipeline at Castle Peak Road – Castle Peak Bay, the project proponent is suggested to conduct Quantitative Risk Assessment to evaluate the potential risk basing on the forecasted ultimate population and determine the necessary mitigation measures if required. The project proponent should consult our company in design stage and closely coordinate with our company during construction stage and provide protective measures.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 241230-165236-74307

Submission Number:
TPB/R/S/TM/40-S018

提交限期
Deadline for submission: 02/01/2025

提交日期及時間
Date and time of submission: 30/12/2024 16:52:36

「申述人」全名
Full Name of "Representer": 女士 Ms. CHOW HOI FEI

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/TM/40

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
A 1 & A 2 項	反對 Oppose	<p>第一，興建新樓宇將導致該區樓宇密集，缺乏休憩綠化空間，並增加交通負荷。原本是綠化的地方，周圍有許多民居，但現在這些可綠化的地區已被密集興建。如果再興建兩座樓宇，人口密度將顯著上升，加上附近已有多個屋苑，將形成樓貼樓的情況。該區的休憩空間本來就嚴重不足，進一步興建樓宇無疑會破壞居民的身心健康。此外，這些新樓宇的興建也將加重交通負荷，尤其是在上班和上學的高峰時段，附近的巴士和輕鐵已經擠滿人群，供不應求，更多居民的加入必然會使交通更加擁擠。</p> <p>第二，計劃中的樓宇將嚴重影響附近屋苑（尤其是海典軒及豐景園）的原來的開揚景觀。該範圍內有許多屋苑面向海，而新樓宇的興建將徹底破壞這些屋苑的景觀。新樓宇與現有樓宇之間的距離又非常狹窄，幾乎沒有空間可言，這樣的規劃不僅不健康，還會損害現有居民的利益，影響居住環境的質素，甚至可能導致樓宇價值下降。對於這些損失，政府是否能夠對</p>

附近居民提供補償？

最後，從經濟效益的角度來看，這項計劃的面積相對較小（僅有兩座樓宇），實際上經濟效益十分有限。然而，這兩座樓宇的興建所帶來的負面影響卻相當巨大，不僅會影響現有的交通情況，還會破壞綠化環境，損害現有居民的利益。

綜合以上因素，這項計劃顯然是經濟效益低且非緊急的。

對圖則是否有任何擬議修訂？如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

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就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241230-180535-38527

Submission Number:
TPB/R/S/TM/40-S019

提交限期
Deadline for submission: 02/01/2025

提交日期及時間
Date and time of submission: 30/12/2024 18:05:35

「申述人」全名
Full Name of "Representer": 女士 Ms. Ng hung yu amy

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/TM/40

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
A1項和 A2項	反對 Oppose	<p>本人反對屯門分區計劃大綱核准圖編號S/TM/39, 原因如下:</p> <ol style="list-style-type: none">1. 社區欠缺休憩用地 除了海典軒外, 鄰近亦有多個私人屋苑, 包括豐景園, 翠寧花園, 恆福花園, 南浪海灣, 嘉悅半島, 御海灣及即將建成的兆翠苑, 共有31座樓宇, 超過8000個住宅單位的居住人口。在這種人口密集的居住環境下, 這地是周圍住宅樓宇僅存的社區設施用地。因此, 把這地歸納入海珠路的休憩用地為最佳規劃。2. 兩座樓宇之間稠密, 欠缺合理空間 是次大綱圖編號S/TM/39的規劃, 使海典軒與A1土地計劃興建的屋苑之間樓宇的建築密度過高, 使樓與樓之間的距離不合理, 假設日後建成後的樓宇, 將與海典軒第2座之間距離非常貼近, 遠遠不及現時海珠路及兩條行人路的合理寬闊程度, 嚴重影響空氣質素。 此外, 由於樓與樓之間太貼近, 令海典軒原本早上陽光充沛的單位從此變

得陰暗。

3. 增加交通負擔

現時海珠路交通已非常擠塞，豐景園對出的巴士站是為出九龍方向的住宅區尾站，平日上車已近乎車滿，將來落成的兆翠苑亦會增加了交通負擔，交通已難以再負荷更多的建築規劃？。

4. 規劃欠缺周詳考慮

現時屯門泳池位置將來擬建十數棟住宅樓宇共幾千個單位，突顯今次改規劃並未有逼切性，日後人口大增而休憩用地相反縮減，這次改規劃確實是不得人心及本末倒置。

5. 不符合經濟效益

大綱圖編號S/TM/39所規劃的A1地盤面積空間細小，將來賣地後的獲益不大，對政府庫房的收益更是微不足道。

對圖則是否有任何擬議修訂？如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

本人明白住屋問題的急切性，但市民亦希望有休憩喘息的綠化空間，故希望撤回A1和A2項目。

就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 241230-230749-83662

Submission Number:
TPB/R/S/TM/40-S020

提交限期
Deadline for submission: 02/01/2025

提交日期及時間
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「申述人」全名
Full Name of "Representer": 女士 Ms. LAM PUI MAN

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/TM/40

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
A1 AND A2	反對 Oppose	<p>With future development of Tuen Mun South Extension in Area 16, there will be additional 18 residential buildings (~over 8100 units) in near future. There is no need to convert A1 and A2 for residential buildings.</p> <p>With rapid expansion of local communities, there is strong needs on government and community facilities to cater the increasing needs of residents. Both A1 and A2 needs to be reserved for government and community uses as current area is lack of those facilities like parking space, kindergarten, clinics and schools.</p> <p>Furthermore, the areas of A1 and A2 are too small for residential purpose. These areas are too close to current residential buildings. Extra buildings in A1 and A2 would result in environmental issues such as wall effect building and noise disturbances to existing residents nearby (e.g. Marine Cove, Good View Garden,</p>

etc). These residents are now being affected by poor transportation arrangement already. Residents here have extreme difficulties on getting public transports as it is the last station before reaching Tuen Mun Highway. Most public transports are being overloaded already with residents from Yau Oi and On Ting Estate and those from Tuen Mun Central upon the peak hours. Additional buildings in A1 and A2 would definitely worsening the current situations.

Proper planning on use A1 and A2 must be revised thoroughly to meet the needs of residents in these regions (e.g. Oceanica Heights, The Sea Crest, Nerine Cover, Regency Bay, Siu Tsui Court, Tsui Ning Garden and Goodview garden). With further additional of residential buildings in Tuen Mun South extension, the existing swimming pool and parking space would no longer be available. Both A1 and A2 must be reserved for recreational facilities, community services and parking spaces to cater the needs of residents here. Otherwise, with limited parking space available, it would worsen the situations on illegal parking, especially over both Hang Fu Street and Hang Kwai Street. Both streets are always occupied by busy traffic. Worsening on illegal parking would endanger residents here owing to possibilities of increased traffic accidents.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

A1 and A2 must be reserved for government and communities uses to cater the needs of current and future residents from Tuen Munb South Extension in Area 16.

New residential buildings should be relocated to the basketball court opposite to the Tsui Ning Garden. There is low needs to have 2 basketball neary. A1 and A2 should be relocated for recreational facilities. The current basketball court with part of the recreational facilities can be reserved the residenital purposes. Those new residents can share resourses with Yau Oi Estate and On Ting Estate without overloading current region.

就圖則作出申述**Representation Relating to Plan**

參考編號
Reference Number: 241231-103306-44872

Submission Number:
TPB/R/S/TM/40-S021

提交限期
Deadline for submission: 02/01/2025

提交日期及時間
Date and time of submission: 31/12/2024 10:33:06

「申述人」全名
Full Name of "Representer": 女士 Ms. SHER CHUN FAI PERRAY

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/TM/40

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
草圖編號S/TM/40 ,i) 把豐景園北面用地改為住宅 ii) 把海典軒部分的一幅土地	反對 Oppose	本人仍豐景園4座業主，有關改動嚴重阻擋景觀影響樓價，同時，這區交通及公共交通已經飽和很多時已經上不到車，所以有關土地改動本人表示強烈反對

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

本人仍豐景園4座業主，有關改動嚴重阻擋景觀影響樓價，同時，這區交通及公共交通已經飽和很多時已經上不到車，所以有關土地改動本人表示強烈反對

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241231-140234-48414

Submission Number:
TPB/R/S/TM/40-S022

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Deadline for submission: 02/01/2025

提交日期及時間
Date and time of submission: 31/12/2024 14:02:34

「申述人」全名
Full Name of "Representer": 女士 Ms. Chow Fung Chi

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/TM/40

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
A1 & A2	反對 Oppose	A1 & A2 位置跟海典軒相距實太近了, 完全不合理地計劃改建樓宇住宅. 請詳情考慮到現有區民的生活狀況及環境. A1正正是原有整個社區的正中心, 但偏偏卻要加插高樓在其中, 嚴重影響現有區民的休閒空間及天空. 屯門泳池的地方已將會建起多層樓宇, 人口密度已大大提升了, 實在沒有必要在日A1&A2位置增建更多樓宇或其他建築物.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

Any proposed amendments to the plan? If yes, please specify the details.

請保留土地用途為[政府,機構或社區]地帶, 令現時的區民得到適當的休憩空間及天空.

就圖則作出申述
Representation Relating to Plan

參考編號
Reference Number: 241231-145343-23358

Submission Number:
TPB/R/S/TM/40-S023

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提交日期及時間
Date and time of submission: 31/12/2024 14:53:43

「申述人」全名
Full Name of "Representer": 先生 Mr. YU SHING PANG

「獲授權代理人」全名
Full Name of "Authorized Agent":

與申述相關的圖則
Plan to which the representation relates: S/TM/40

申述詳情
Details of the Representation:

有關事項 Subject Matters	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reason
興建私人房屋	反對 Oppose	該區密度過高，人口飽和，交通配套不足，設施不足，不應隨興建房屋

對圖則是否有任何擬議修訂? 如有的話，請註明詳情。
Any proposed amendments to the plan? If yes, please specify the details.

反對