

Reference WNLYFN/AGNES/11  
Date 2 September 2025

By HAND & EMAIL

The Secretary, Town Planning Board

c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,



**SECTION 16 PLANNING APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED MINOR RELAXATION OF NON-BUILDING AREA RESTRICTION FOR  
PROPOSED FOOTBRIDGE CONNECTIONS AT MA SIK ROAD,  
FANLING, NEW TERRITORIES (FSSTL NO. 297)  
(TPB Ref: A/FLN/33)**

We refer to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 8 July 2025 and the Further Information submitted on 21 August 2025.

While the Applicant has fully demonstrated the Planning and Design Merits and Justifications of the Design Intention of the Proposed Footbridge Connections, in light of comments and concerns raised by Urban Design and Landscape ("UD&L") Unit and District Planning Office ("DPO") of Planning Department ("PlanD"), the Applicant has undertaken a review of the design of the Proposed Footbridge Connections connecting the two (2) separate podium portions of the Approved Composite Commercial/Residential Development with the intentions to reduce structural bulk and further enhance visual permeability and air ventilation along the Non-Building Area ("NBA").

**Scheme Refinement of the Proposed Footbridge Connections**

The Applicant now proposes to refine the design of the two (2) Proposed Footbridge Connections ("**Refined Design**"), reducing the bulk of each of the footbridges to a single-storey weather-proof footbridge connecting between the retail portions of the two separated podiums at 1/F. The roof of the weather-proof footbridge (at 2/F) will be designed as an inaccessible roof with opportunities for greening, while there is no enclosure to the 2/F level to enhance air ventilation and visual permeability. The open-sided walkway to connect the landscape areas and recreational facilities at 3/F will be maintained. This revision represents a one-storey (approx. 4.9m) reduction in the height of the weather-proof footbridge. In order to further minimise the perceived bulk of the Proposed Footbridge Connections, the Applicant also proposes to reduce the width of the weather-proof footbridge from 6m to 5m.

MAIN HONG KONG OFFICE :

2801, 28th Floor, 148 Electric Road, North Point, Hong Kong  
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631  
E-mail address : tcld@townland.com Website : www.townland.com

CHINA OFFICE :

Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue,  
Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111  
Telephone : (86) 181 2417 9366  
E-mail address : tcld@townland.com

INDIA OFFICE :

Coworking Space Ministry of New, 3rd Floor, Kitab Mahal,  
192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India  
Telephone : (91) 9819919804  
E-mail address : tcpl@townland.com

INDONESIA OFFICE :

Gedung Menara Anugrah, Lantai 21  
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7  
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia  
Telephone : (62 21) 2941 0621  
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



Reference WNLYFN/AGNES/11  
Date 2 September 2025

The Secretary, Town Planning Board

The width of the canopy above the open-sided walkway at 3/F is proposed to be increased from 2m to 3.5m wide to enhance weather protection and pedestrian comfort. Glass material will be adopted to allow for visual openness.

These changes will significantly lessen the bulk of structures while maximizing openness, visual permeability, and daylight penetration. The revised arrangement provides a balanced solution that maintains safe, barrier-free, and weather-protected pedestrian linkages, while still allows for air permeability and minimizing visual prominence across the NBA. Design measures, such as glass façade to create transparency and lightness and greenery/planting along the walkway edge at 3/F to reduce visual bulk and harmonize with its landscaped surroundings, are adopted to further mitigate scale and help the bridges blend into the overall public realm.

Furthermore, ground clearance of 3.4m to 4.5m remain unchanged. The weather-proof footbridges at 1/F are designed to be hung down from the 3/F open air walkway structures. This is due to the tight headroom on G/F, limiting the structural depth of the weather-proof footbridges at 1/F. In this regard, support pillars are required and essential for structural integrity, ensuring stability under pedestrian loads and wind forces, and maintaining safety under varying weather conditions, while ensuring the depth of the enclosed part to be as minimal as practicable.

The revised Conceptual Architectural Drawings, the Indicative Artist Impressions, and updated Technical Schedule of the refined Proposed Footbridge Connections are provided in **Attachment 1**.

The Refined Design strengthens the design considerations and planning justifications of the Proposed Footbridge Connections as outlined in the Supplementary Planning Statement, namely (1) providing barrier-free access for people with disabilities and people of all ages, (2) provision of essential and safe linkages for the public for greater movement efficiency from end-user experience, (3) enhancing fire safety standard of the Development, (4) enabling the NBA at G/F to be used more effectively for landscaped area and the public's enjoyment, and (5) enhancing pedestrian connectivity while maintaining minimal site coverage within NBA.

The Refined Design introduces a lighter and more slender profile that would significantly reduce the perceived bulk of the Proposed Footbridge Connections and allows for more visual and air ventilation permeability at pedestrian level on NBA as compared to the original scheme.

From a visual perspective, the reduction of the weather-proof footbridge to a single storey and overall width noticeably softens its appearance and presence. The slimmer profile significantly reduces bulk and obstruction, thereby maximizing openness and sky visibility across the NBA while the glass façade design at 1/F and glass canopy at 3/F will further enhance visual permeability, allowing ample natural light to filter through the footbridges and creating a bright, open, and inviting atmosphere that complements the modern aesthetic of the Approved Development. While support pillars will now be required from 1/F to the soffit of 3/F, the ground level will remain entirely free of pillars, ensuring that the NBA can continue to function as a vibrant and multi-functional landscaped space. This arrangement preserves both visual openness and air permeability at pedestrian level, while allowing the area to be fully enjoyed by the public.

From an air ventilation perspective, while the Air Ventilation Assessment - Expert Evaluation ("**AVA-EE**") concluded that the original design of the Proposed Footbridge Connections would not lead to significant adverse impact to the wind environment at the pedestrian level and the overall wind environment, the Refined Design with a one-storey reduction in height and 1m overall width reduction would allow for better permeability and openness when compared to the original scheme, thereby reinforcing the conclusion that the proposal will have no material impact on air ventilation.

Reference WNL YFN/AGNES/11  
Date 2 September 2025

The Secretary, Town Planning Board

The Refined Design will still allow for air permeability at ground level as result of the elevated design of the Proposed Footbridge Connections, while the open-sided covered walkway at 3/F above will still allow for local air movement patterns to be maintained. An updated AVA-EE in respect to the Refined Design is provided in **Attachment 2**.

The proposed design changes represent a responsive refinement to the original scheme, driven by the intention to address the Government Department's comments while maintaining the integral connectivity merits brought on by the Proposed Footbridge Connections.

In summary, the Refined Design strikes a balanced solution that addresses connectivity, visual and air permeability considerations in an integrated manner. By reducing the width of the whole Proposed Footbridge Connections from 6m to 5m and reducing the weather-proof footbridges from two storeys to a single storey, the Refined Design substantially lessens bulk and perceived visual and air ventilation impacts while maintaining safe, barrier-free, and weather-protected pedestrian linkages. It is relevant to note that a similar footbridge provision is also included in the podium for the public housing development over a NBA in Planning Area 15 East of the Fanling North New Development Area for the same circulation purposes.

The Applicant respectfully submits that the Refined Design demonstrates a positive response to departmental feedback and reflects the Applicant's commitment to achieving both functional connectivity and urban design sensitivity. We trust the Refined Design will be favourably considered by the Board.

Should there be any queries, please do not hesitate to contact the undersigned or Ms Agnes Leung.

Yours faithfully,  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED



Vincent Lau  
Associate Director

VIN/AGNES

Enc

cc Client / Team  
Mr. TO Yuen Gwun, Adrian, STP/ FSS 1  
Ms. LEE Wing Sum, Winsome, TP/ FSS 4