寄件者: Jason Chan [redacted]
寄件日期: 2026年10月30日星期五 11:08
收件者: tpbpd/PLAND; TPB Submission/PLAND
副本: Jeffrey Po Kit WONG/PLAND; David Chi Chiu CHENG/PLAND; Dickson Hui; Winnie Wu; Man Ho
主旨: Application No. A/FSS/307 - Further Information
附件: A_FSS_307_FI 1_Cover Letter.pdf

類別: Internet Email

Dear Sir / Madam,

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 20 August 2026 and comments received from relevant departments via the Fanling, Sheung Shui & Yuen Long East District Planning Office in September and October 2026.

Further to our request for deferment on 9 October 2026, we would like to reactivate the captioned application by submitting herewith Further Information (FI) for the Board's consideration. The current FI comprises a responses-to-comments table with the support of replacement pages of the Review of Drainage and Sewerage Impact, updated schematic drawings and replacement pages of the Planning Statement enclosed in Attachments 1 to 3.

The soft copy of the FI has been uploaded to the following link whereas 4 hard copies are being delivered to your office in parallel.
[redacted]

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr Man Ho at [redacted]

Regards,
Jason Chan
Town Planner
[redacted]

llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd
[redacted]

****
As part of our ongoing efforts to minimise our company's environmental impact, we kindly ask that you do not print this e-mail unless absolutely necessary.

This document, and any attachment to it, is intended for the addressee only. It may contain information that is confidential and/or copyright material. If you are not the intended recipient of this e-mail, any disclosure, copying or distribution is prohibited. No responsibility is accepted for any action taken or not taken in reliance on the contents. If this message is received in error, please notify the sender immediately and delete all copies.

Any opinion or other information in this e-mail or its attachments that does not relate to the business of Llewelyn Davies is personal to the sender and is not given or endorsed by Llewelyn Davies.
****

llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

30 October 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and By Email

Dear Sir

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling (Application No. A/FSS/307)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 20 August 2026 and comments received from relevant departments via the Fanling, Sheung Shui & Yuen Long East District Planning Office in September and October 2026.

Further to our request for deferment on 9 October 2026, we would like to reactivate the captioned application by submitting herewith 4 copies of Further Information (FI) for the Board's consideration. The current FI comprises a responses-to-comments table with the support of replacement pages of the Review of Drainage and Sewerage Impact, updated schematic drawings and replacement pages of the Planning Statement enclosed in **Attachments 1 to 3**.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr Jason Chan at [redacted].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Man Ho
Associate Director

MH/jc
Encl

S:\13647 Ma Sik Road S16 Minor Relaxation with Aboveground Carpark\04. FI\FI 1\20261030 - Ma Sik Rd - FI 1_Cover Letter.doc

cc
DPO/FSSYLE Attn: Jeffrey Wong / David Cheng (by email)

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling (Application No. A/FSS/307)

Response to Departmental Comments

1.	Architectural Services Department	Page	1
2.	Buildings Department	Page	1
3.	Drainage Services Department	Page	4
4.	Fire Services Department	Page	4
5.	Food and Environmental Hygiene Department	Page	5
6.	Highways Department	Page	7
7.	Lands Department	Page	8
8.	Leisure and Cultural Services Department	Page	8
9.	Planning Department – Fanling, Sheung Shui & Yuen Long East District Planning Office	Page	9
10.	Planning Department – Urban Design and Landscape Unit	Page	16
11.	Social Welfare Department	Page	17
12.	Transport Department	Page	20
13.	Water Supplies Department	Page	20

	Departmental Comments	Responses to Comments
1.	**Comments of Architectural Services Department**	
1.1	From the updated schematic sections and plans provided, it appears that the newly proposed podium may still have possible impact on visual and environmental quality at the pedestrian level. The applicant shall avoid screen wall design and comply with the building separation requirements promulgated under PNAP APP-152 in order to avoid adverse impact.	Noted. The Applicant will comply with relevant requirements under PNAP APP-152.
2.	**Comments of Buildings Department**	
2.1	For the proposed Residential Care Home for the Elderly, the applicant's attention is drawn to the requirements laid down in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-172. Curtailed checking will be carried out during building plan submission stage.	Noted.
2.2	My comments under the Buildings Ordinance (BO) are as follows: Presumably the site abuts on more than one specified street of not less than 4.5m wide, and as such, the development intensity shall not exceed the permissible as stipulated under the First Schedule of Building (Planning) Regulations (B(P)R). It is noted that the site area and site boundary in this application is changed compared with the previous S.12A application No. Y/FSS/18, the applicant's attention is drawn to the compliance with B(P)R18A & 20 and the First Schedule of B(P)R, in particular the permitted site coverage for the proposed development (the maximum site coverage for domestic buildings over 61m high for Class A site under the First Schedule of B(P)R is only 33.33%). I have no specific comment under the BO on adapting MiC as construction method for the proposed development. Attention is drawn to PNAP ADV-36 and JPN No.8 for relevant design considerations and requirements for compliance with the BO.	Noted.

	Departmental Comments	Responses to Comments
2.3	The applicant's attention is drawn to the following points under the Buildings Ordinance (BO): (i) If the existing structures are erected on leased land without approval of the Buildings Department (BD)(not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the captioned application. (ii) Before any new building works are to be carried out on the application site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO. (iii) For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO. (iv) If the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. (v) If the proposed Residential Care Home for the Elderly (RCHE) and Neighbourhood Elderly Centre (NEC) are Government Accommodations required under the lease, they are GFA accountable under the BO unless exempted. The applicant's attention is drawn to the RCHE, which is for habitation, is of domestic use under the BO and should comply with the	Noted.

	Departmental Comments	Responses to Comments
	requirements in respect of domestic use under B(P)R 20, 21, 25, 28, 30 and 32; while the NEC is considered as non-domestic use under the BO. (vi) If the applicant is required to provide a right-of-way (ROW) for access to adjacent lots or public passage under lease and the ROW falls within the definition of street under B(P)R2, such ROW may deduct from the site area for the purpose of PR and SC calculation under the BO. (vii) Subject to Item (vi) above, your attention is drawn to BO 3 1(1) if structures are to be built over or under the ROW. (viii) The site shall be provided with emergency vehicular access (EVA) in accordance with B(P)R41D and subsection D22 of Code of Practice for Fire Safety in Building 2011, in particular the width and clear headroom of the EVA. (ix) Criteria under PNAP APP-2 Appendix C shall be complied with if GFA of the car parking, loading and unloading areas (for both private carparking spaces and the public vehicle park) under B(P)R23(3)(b) is to be excluded. (x) The applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively. (xi) Formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc will be formulated at the formal building plan submission stage.	

	Departmental Comments	Responses to Comments
3.	**Comments of Drainage Services Department**	
3.1	Please make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal.	Noted.
3.2	Section 2.1,1 — Please provide plans demonstrating the existing paving condition and the proposed paving condition, including a breakdown of the existing and proposed greening/unpaved areas to substantiate the conclusion that stormwater runoff will decrease and that the respective drainage impact is acceptable.	Plans showing the existing and future paving condition have been supplemented in the new **Appendix 2.2** of the Review of Drainage and Sewerage Impact. Please refer to **Attachment 1.** Please be reiterated that the subject planning application is only an "amendment" application in support of a proposed minor relaxation of building height due to incorporation of aboveground carpark. The paved condition is the same as that under the previous approved scheme (i.e. S16 approval no. A/FSS/294).
3.3	Appendix 2.1 — Please, provide the basic information (i.e. cover levels, invert levels, gradient sizes and pipe materials) of the proposed drainage pipelines in the drainage plan. Also, sectional plan showing the connection details between the existing box culvert and the proposed pipelines should be shown.	Ditto. Nonetheless, the pipe size, pipe material and gradient of the proposed drainage pipelines have been supplemented in **Appendix 2.1**. Other details (including cover levels, invert levels, and sectional plan) will be illustrated at subsequent detailed design stage. Please refer to **Attachment 1.**
3.4	Appendix 2.1 — Please indicate the proposed and existing ground levels of the application site and ground levels of adjacent areas on the drainage plan. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Noted. Section plan indicating the existing and proposed ground levels have been supplemented in **Appendix 2.3**. Please refer to **Attachment 1.**
3.5	Appendix 2.1 — Please indicate the existing and proposed fall direction of the application site.	Noted. Flow direction has been indicated in **Appendix 2.1**. Please refer to **Attachment 1.**
3.6	Appendix 2.1 — Sand trap or provision alike should be clearly indicated on the proposed drainage plan and provide before the collected runoff is discharged to the public drainage facilities.	Noted. As the Project is at planning stage, more details will be illustrated at the subsequent detailed design stage.
4.	**Comments of Fire Services Department**	
4.1	Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.	Noted.

	Departmental Comments	Responses to Comments
4.2	The applicant should be reminded that the arrangement of emergency vehicular access shall comply with Part VI of the Code of Practice for Means of Access for Fighting and Rescue which is administered by the Buildings Department.	Noted.
5.	**Comments of Food and Environmental Hygiene Department**	
5.1	No Food and Environmental Hygiene Department's (FEHD) facilities should be affected.	Noted.
5.2	Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with Section 4 of Food Business Regulation, Cap.132X, the expression 'food business' means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required. Pursuant to section 4 of the Food Business Regulation (Cap. 132X) (FBR), the expression of "food business" does not include any club. As such, a club is exempted from obtaining food business licence from this department except for permission to sell restricted foods specified in Schedule 2 to the Food Business Regulation.	Noted.
5.3	Depending on the mode of operation, if canteen (other than a factory canteen referred to in section 31, Cap. 132) is provided exclusively for the use of person exclusively employed or residing in the care home, FEHD staff may conduct inspections of the canteen on regular basis.	Noted.

	Departmental Comments	Responses to Comments
5.4	Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.	Noted.
5.5	A swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organization. A swimming pool licence is not required for any swimming pool which serves not more than 20 residential units and to which the public have no access.	Noted.
5.6	There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.	Noted.
5.7	If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us. FEHD will not provide cleansing service within the site under private grant.	Noted.

	Departmental Comments	Responses to Comments
5.8	If domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought. For any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. The refuses collection points of domestic waste and the commercial waste should be clearly separated. The share use of RCP for both domestic and commercial waste is not recommended.	Noted.
5.9	If the captioned project will lead to significant population increase, sufficient amount of recurrent costs may have to be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc.	Noted.
6.	**Comments of Highways Department**	
6.1	As there is no proper run-in/out at the footpath of Ma Sik Road, which forms part of the proposed access route to the application site, the applicant should submit a design of the run-in/out at the footpath of Ma Sik Road for our review upon TD's approval of the access arrangement; The proposed run-in/out should be designed and constructed in accordance with the prevailing HyD standard drawings (i.e., H1113C and H1114B) to our satisfaction;	The run-in / out arrangement is the same as that under the previous S16 Approved Scheme (No. A/FSS/294) approved by Town Planning Board on 21.6.2024. The current S16 planning application has also been circulated to TD for comments. No in-principle objection was received from TD (see Item 12 below). At subsequent detailed design stage and implementation stage, detailed design of the run-in / out will be submitted to relevant Government departments for approval.
6.2	Adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains; and	Noted.
6.3	The applicant should take adequate precautionary measures to avoid damaging roads, street furniture, drainage and slopes etc. maintained by this Regional Office. Damage caused to roads, street furniture, drainage and slopes etc. maintained by this Regional Office due to the proposed work shall be repaired to our satisfaction at the applicant's own costs.	Noted.

	Departmental Comments	Responses to Comments
7.	**Comments of Lands Department**	
7.1	As shown on the indicative plans in the submission, the no. of storeys for the proposed private residential care home for the elderly ("RCHE") is reduced from 3 storeys under the Approved S.16 Scheme to 1 storey. The applicant should clarify if there is any proposed change in size of the RCHE and seek SWD's confirmation on whether LWB's policy support granted for the proposed RCHE on the Site under LandsD's LAO PN No. 5/2023 in 2024 is still valid given the change in design and/or size (if any).	Please be confirmed that there is no change in area of the proposed RCHE as compared with the Approved Scheme (i.e. 120-place with PR of 0.18; GFA of about 2,382m^2). Under the previous S16 Scheme, the RCHE was located at portions of G/F, 1/F and 2/F with provision of internal circulation and means-of-escape across different levels. Under the current scheme, the floor plate has been optimised and now the whole 2/F of T1 and T2 is allocated for G/IC use. Please find Item 11.6 below relevant plans for reference. Please also note that the Application has been circulated to SWD for comments. RtoC to SWD's comments are provided in Item 11 below. Please see Item 11.6 below for reference.
8.	**Comments of Leisure and Cultural Services Department**	
8.1	LCSD trees located at UUGL within 10 meters from public road are covered by the plan. Should any tree under LCSD maintenance be inevitably affected by the captioned application, the project proponent should act in accordance with the prevailing DEVB TC(W) No. 4/2020 and relevant guidelines stipulated by DEVB and other departments.	Noted.

<table>
<tr><th></th><th>Departmental Comments</th><th>Responses to Comments</th></tr>
<tr><td>9.</td><td>Comments of Planning Department – Fanling, Sheung Shui & Yuen Long East District Planning Office</td><td></td></tr>
<tr><td></td><td><u>Comments received on 25.9.2026</u></td><td></td></tr>
<tr><td>9.1</td><td>According to the applicant's submission, it is understood that the Proposed Scheme will continue to adopt the Modular Integrated Construction (MiC) method. According to Joint Practice Note No. 8, to facilitate the adoption of MiC, favorable consideration may be given to an increase of building height up to 4% of the total storey height of MiC floors. In this regard, MiC floor is taken as a floor of a building of the MiC floor area is not less than 50% of the total area on that floor. According to the Approved Scheme under application No. A/FSS/294, MiC will be adopted for <u>all</u> domestic floors of the proposed development. Please confirm if such statement remains valid under the current application.</td><td>Please be confirmed that MiC will be adopted for all domestic floors under the Proposed Scheme.</td></tr>
<tr><td>9.2</td><td>Please advise the proposed building height (BH) and assumed floor-to-floor heights (F-t-FHs) under the following scenarios: (i) adoption of MiC but without aboveground carpark; and (ii) provision of aboveground carpark but without the adoption of MiC.</td><td><table><tr><th></th><th>Adoption of MiC but without aboveground carpark
(i.e. Approved S16 No. A/FSS/294)</th><th>Provision of aboveground carpark but without the adoption of MiC
(i.e. hypothetical scenario)</th></tr><tr><td>Proposed BH</td><td>132mPD</td><td>About 138mPD</td></tr><tr><td>F-t-FHs</td><td>3.15m (typical)</td><td>3.05 (typical) *</td></tr></table>* Minor reduction in typical residential F-t-FH, due to such as elimination of duplicated structural layers between floors (subject to future structural inputs at detailed design stage)</td></tr>
<tr><td>9.3</td><td>Please provide the basis for the assumed F-t-FHs under both the MiC and non-MiC scenarios.</td><td>The assumed F-t-FHs of typical floors at 3.15m is already to be very stringent and well justified in view of the followings:
Same as the previous S16 approved scheme (A/FSS/294);
Less than the assumed F-t-FH of nearby S16 planning approval with similar nature submitted by CEDD (i.e. A/KTN/111), which the F-t-FH is assumed to be 3.3m with adoption of MiC.</td></tr>
</table>

	Departmental Comments	Responses to Comments
9.4	Please provide F-t-FHs below the residential floors under the Approved Scheme.	The F-t-FHs below the residential floors under the Approved Scheme are as follows: • G/IC: Not more than 4m • Clubhouse and Lobby: Not more than 5m • Landscape Area: Not more than 4m • Transfer Plate: Not more than 2.4m
9.5	Please provide a section showing Tower 5 under the Approved Scheme.	Noted. An indicative section showing Tower 5 of the Approved Scheme has been supplemented in **Figure A1** under **Attachment 2**.
9.6	Please provide section(s) showing Towers 2, 4 and 5 under the Proposed Scheme.	Noted. The Indicative Sections B and C showing Towers 2, 4 and 5 of the Proposed Scheme have been supplemented in **Figures 3.8 and 3.9** under **Attachment 2**.
9.7	Figure 3.6: it appears that the southern portion of Tower 4 has been trimmed. Please clarify.	Noted. **Figure 3.6 – Typical Floor Plan** has been rectified accordingly. Please refer to **Attachment 2**.
9.8	Please advise the construction time to be shortened and the construction cost to be reduced by adopting MiC and aboveground carpark.	Generally speaking, it is estimated that MiC adoption can reduce construction time by about 30%-50% and save construction costs by about 10% (1); whereas the adoption of aboveground carpark can reduce construction time further by about 12 months and save construction costs further by about 40% (2). *Source 1: Promotion of Smart Construction Technology in Selected Places by Research Office of Legislative Council Secretariat* *https://app7.legco.gov.hk/rpdb/en/uploads/2024/FS/FS02_2024_20241118_en.pdf* *Source 2: Para 17(b) of Key Tasks of Development Bureau in the Chief Executive's 2025 Policy Address* *https://www.devb.gov.hk/filemanager/en/content_2496/Panel%20Paper%20-%202025%20PA_Eng%20(final)2-10-2025.pdf*
9.9	Please indicate the relevant building separations and setbacks on the indicative block plan.	Noted. An illustrative diagram showing the indicative building setbacks and separations has been supplemented in **Figure 3.11** under **Attachment 2**.

<table>
<tr><th></th><th>Departmental Comments</th><th>Responses to Comments</th></tr>
<tr><td>9.10</td><td>Regarding the visual appraisal, whilst some descriptions have been provided for both the OZP-compliant Scheme and the Approved Scheme, the visual impact of the Proposed Scheme is, in some instances, assessed against the Approved Scheme as the baseline, instead of the OZP-compliant Scheme. Please make reference to the visual appraisal under application No. A/KTN/111 for revising the visual appraisal.</td><td>Noted. The visual impact as compared with the OZP-compliant scheme has been supplemented for VP1, VP3 and VP4 in the PS accordingly. Please refer to Attachment 3.</td></tr>
<tr><td></td><td><u>Comments received on 9.10.2026</u></td><td></td></tr>
<tr><td>9.11</td><td>As reflected in Figure 3.7, the building heights (BH) derived from the sum of all floor-to-floor heights (FTFHs) of Towers 1 and 3 are not equal to 141mPD. Please clarify and rectify accordingly, and confirm whether the proposed relaxation of BH remains at 141mPD.</td><td>The max. BH of the subject S16 planning application covering the whole site (i.e. T1 to T5) remains at 141mPD. Detailed breakdowns of the F-t-FHs are as follows:
<table>
<tr><th></th><th>T1 & T2 (1)</th><th>T3, T4 & T5 (1)</th></tr>
<tr><td>Site Level</td><td>11.3mPD</td><td>11.3mPD</td></tr>
<tr><td>G/F Carpark</td><td>6m (2)</td><td>6m (2)</td></tr>
<tr><td>1/F Carpark</td><td>4.5m (3)</td><td>3.5m (4)</td></tr>
<tr><td>2/F GIC</td><td>4m (5)</td><td>-</td></tr>
<tr><td>2/F or 3/F Clubhouse & Lobby</td><td>5m (6)</td><td>4m (7)</td></tr>
<tr><td>Transfer Plate</td><td>3m (8)</td><td>2.5m (8)</td></tr>
<tr><td>Typical Floors</td><td>107.1m
(3.15m (9) x 34 storeys)</td><td>113.4m
(3.15m (9) x 36 storeys)</td></tr>
<tr><td>Total</td><td>140.9mPD</td><td>140.7mPD</td></tr>
</table>
1. All heights are subject to detailed design at later stage with structural and engineering inputs;
2. To allow sufficient clear headroom for EVA between podium of T1-2 & T3;
3. Same as the F-t-FH of the basement carpark under the Approved Scheme (i.e. 4.5m). Upon detailed design and further review, a higher F-t-FH of 4.5m is found to be necessary to accommodate an additional transfer zone for structural transfer and building services, as well as the high-level drainage pipe runs and gradient falls required to serve the sanitary facilities of the 2/F G/IC uses directly above;
4. To serve the minimum carpark headroom requirement (2.4m min.) with beam, E&M zone, and finish thickness. The Applicant has already paid her best effort to adopt a very stringent F-t-FH so as to control the overall increase in BH to not more than 9m as compared with the Approved</td></tr>
</table>

	Departmental Comments	Responses to Comments
		Scheme; 5. Same as the F-t-FH of the G/IC uses under the Approved Scheme (i.e. not more than 4m), which is necessary to serve the minimum headroom of RCHE (2.5m min.) with beam, sunken slab from other uses in the floor above, E&M zone, and finish thickness; 6. Same as the F-t-FH of the clubhouse under the Approved Scheme (i.e. not more than 5m); 7. As compared to the Approved Scheme, the Applicant has already paid her best effort to reduce the F-t-FH of the clubhouse at T3 to T5 to 4m so as to control the overall increase in BH to not more than 9m; 8. Proposed height complies with JPN 5 Clause 6(a), being no greater than the storey height of typical floors. Due to the incorporation of aboveground carparks, the F-t-FH of transfer plates is increased from not more than 2.4m in the Approved Scheme to not more than 3m in the Proposed Scheme, to provide the extra structural thickness required to support the wider column spacing of the carpark layout below. The transfer plate of T1 and T2 is planned to be slightly thicker than that of T3 to T5 to allow more flexibility in the planning of structural columns below in order to accommodate the greater variety of uses within the podium (i.e. G/IC uses in addition to carpark and clubhouse); 9. The typical F-t-FH of 3.15m is already very stringent and well justified in view that (i) it is the same as the Approved Scheme (A/FSS/294); and (ii) it is less than the F-t-FH of a nearby S16 planning approval of similar nature submitted by CEDD (i.e. A/KTN/111), where the F-t-FH is assumed to be 3.3m with the adoption of MiC.
9.12	Upon checking, minor portions of the site encroach upon the adjoining "Village Type Development", "Residential (Group A)7" ("R(A)7") and "Residential (Group C)1" zones. Please clarify.	It should be clarified that the current Application Site boundary is intended to only fall within the subject "*R(A)12" zone. Nonetheless, the current site area of 13,232m^2 and Application Site boundary was made reference to the site area and boundary of previous S12A rezoning application and subsequent gazetted OZP. The figure was also adopted in the proposed land exchange for the new lot to be known as FSSTL 294. The actual site area and coordinates of the site boundary should be subject to further site survey and detailed land setting out to be carried out at subsequent stages upon approval of the subject S16 planning application *(changes of site area / site boundary due to setting out of site boundary at the processing of land grant is always permitted)*.

<table>
<tr><th></th><th>Departmental Comments</th><th>Responses to Comments</th></tr>
<tr><td>9.13</td><td>It is understood that three private land parcels in the northern and southern parts of the “R(A)12” zone are excluded from the proposed development, and may have been owned by third parties when processing s.12A application No. Y/FSS/18 as well as s.16 application No. A/FSS/294. Please confirm whether the internal road planned for the proposed development has reserved respective ingress/egress points to provide access to these third-party lots.</td><td>Yes. As per previous planning approvals, respective right-of-way via the proposed internal road will be reserved for the 3rd party lots.</td></tr>
<tr><td>9.14</td><td>According to paragraph 3.2.6 of the planning statement, it is understood that a 15m separation will be provided between Towers 4 and 5. Please clarify whether this should refer to Towers 3 and 4.</td><td>Yes, the 15m building separation should be provided between Towers 3 and 4. Paras 3.2.6, 4.2.1 and 5.6.2 of the PS have been revised accordingly. Please refer to Attachment 3.</td></tr>
<tr><td>9.15</td><td>It is understood that the number of storeys of the residential blocks for some towers (e.g. Tower 1) may be increased as compared with the Approved Scheme under application No. A/FSS/294. Please clarify the rationale, given that the applicants have advised that the current application is solely for incorporation of aboveground carpark design.</td><td>Please find below a comparison of no. of storeys between the previously approved S16 scheme and the current proposed scheme:
<table>
<tr><th>No. of Storeys</th><th colspan="2">T1</th><th colspan="2">T2</th><th colspan="2">T3</th><th colspan="2">T4</th><th colspan="2">T5</th></tr>
<tr><td>Clubhouse / Landscape</td><td>1</td><td>1</td><td>3</td><td>1</td><td>1</td><td>1</td><td>-</td><td>1</td><td>-</td><td>1</td></tr>
<tr><td>GIC</td><td>3</td><td>1</td><td>-</td><td>1</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr>
<tr><td>Carpark</td><td>2 *</td><td>2</td><td>2 *</td><td>2</td><td>2 *</td><td>2</td><td>2 *</td><td>2</td><td>2 *</td><td>2</td></tr>
<tr><td>Residential</td><td>33</td><td>34</td><td>33</td><td>34</td><td>36</td><td>36</td><td>37</td><td>36</td><td>37</td><td>36</td></tr>
<tr><td>Total</td><td>39</td><td>38</td><td>38</td><td>38</td><td>39</td><td>39</td><td>39</td><td>39</td><td>39</td><td>39</td></tr>
</table>
* at basement levels
Previous S16 approval Current Proposed Scheme

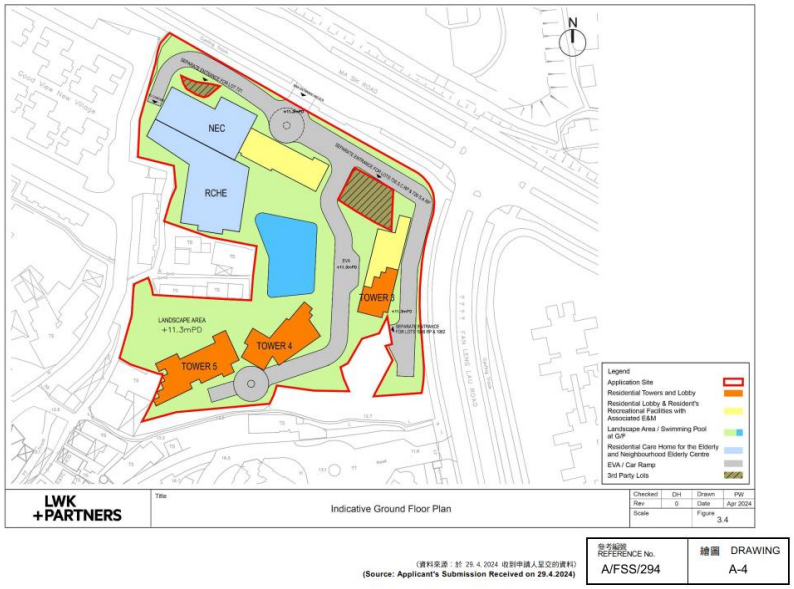
There is no increase in the overall number of storeys. The proposed revision under the current submission is the relocation of basement car park (2 storeys) to aboveground (2 storeys). Correspondingly, slight adjustments / reshuffling have been made to the GIC, clubhouse and residential storeys among towers, as shown in the table above.</td></tr>
<tr><td>9.16</td><td>Please confirm that whether the proposed plot ratio and gross floor area (GFA) have already taken into account for full GFA exemption for two levels of aboveground carpark and GFA concession for adoption of Modular Integrated Construction (MiC) (10% of the MiC floor area) under Joint Practice Note No. 8.</td><td>The proposed building bulk and building height have already taken into account the two levels of aboveground carpark (which is exempted from GFA calculation) and GFA concession for adoption of MiC.</td></tr>
</table>

	Departmental Comments	Responses to Comments
9.17	Please clarify the reasons for the difference in FTFHs between the transfer plates under different towers.	Transfer plate heights are subject to detailed design by Structural Engineer in subsequent stage. The proposed transfer plate heights comply with JPN 5 clause 6(a), being no greater than the storey height of typical floors. The transfer plate of T1 and T2 is planned to be slightly thicker than other towers to allow more flexibility in the planning of structural columns below in order to accommodate the greater variety of uses within the podium (i.e. G/IC uses in addition to carpark and clubhouse). Meanwhile, T3 to T5 only have clubhouse and carpark below the transfer plates. The column grid below the transfer plates can thus be more easily planned to align with the structural elements of the towers, and thus have "thinner" transfer plates.
9.18	It is understood that the net operational floor area (NOFA) for neightbourhood elderly centre (NEC) has been reduced from about 320m^2 (GFA of about 722m^2 under application No. A/FSS/294) to about 141m^2. Please confirm whether the NOFA of the proposed NEC would not be less than 141m^2, or whether the figure is indicative only and still subject to confirm with SWD and detailed design.	<u>Background</u> The original proposed NOFA of 320m^2 under the previous S16 scheme was made reference to the Schedule of Accommodation published and approved by SWD. The size can also meet the corresponding floor area requirements under Hong Kong Planning Standards and Guidelines *(i.e. Chapter 3 – Table 3: Floor Area Requirements for Social Welfare Facilities)*. <u>Change in Size</u> In this regard, the requirements for provision of this NEC has been reflected in the land exchange document currently under departmental circulation and review. However, during land exchange, SWD voiced out that the NOFA of the NEC under the latest S16 approved scheme should now only be 140m^2. The change of the size of the NEC should be reflected in the Draft Lease Terms. It is understood that the change in size could not be dealt with by Class A amendment via submission of GBP direct. To address SWD's comments, the change in size from 320m^2 to 141m^2 is now reflected in this S16 planning application for the Board's approval. To avoid further amendment submission upon approval of the subject S16 planning application (which is considered to be a Class B amendment item), SWD's confirmation on the size of the NEC at this stage will be required.

	Departmental Comments	Responses to Comments
9.19	When processing application No. A/FSS/294, it was understood that the proposed ingress / egress point would encroach the existing cycle track and lay-by along Ma Sik Road and the applicants proposed to re-provide the existing on-street lay-by with footpath and cycle track on Ma Sik Road westbound at their own cost to facilitate the vehicular access of the proposed development. The proposed new lay-by would be about 28-m along for accommodating two buses to cater the future public transportation services, and would be handed over to the relevant government departments for maintenance and management upon completion. Please confirm whether this remains valid under the current application. If affirmative, please provide relevant drawing(s) to demonstrate the re-provision of the existing on-street lay-by with footpath and cycle track.	Please be confirmed that the lay-by scheme proposed in the previous approved application no. A/FSS/294 remains valid under the current application. Relevant drawing extracted from the said application is attached in **Annex A** for reference.
9.20	Please provide more description and rationale behind the reconfiguration of podia for various facilities.	1. The reconfiguration of the podium floors is primarily driven by the relocation of the originally proposed basement car park to the above-ground levels. As a significant portion of the podium is now required to accommodate parking facilities, the available floor space for other supporting uses has become substantially constrained. 2. Essential facilities, including community facilities, residential lobby, clubhouse facilities and E&M plant rooms, have been consolidated and efficiently arranged within the podium to satisfy operational, statutory and community requirements. The proposed layout therefore represents a balanced solution that accommodates all necessary functions within a highly constrained development envelope while maintaining the overall functionality and viability of the scheme. 3. The proposed arrangement is not only an efficient utilisation of available floor space but also responds to a number of technical, operational and statutory design considerations associated with community facilities, residential amenities and building services installations. For instance, lifts and ramps have to be in compliance with barrier-free access requirements; community facilities have to allow natural lighting and ventilation; means-of-escapes provisions need to pay respect to Code of Practice for Fire Safety in Buildings; locations of E&M facilities need to allow easy maintenance; etc.

	Departmental Comments	Responses to Comments
9.21	When processing application No. A/FSS/294, 65 trees were previously identified within the site, whilst only 63 existing trees are identified under the current application. Please clarify.	Two trees T108 and T106 (contained in the previous planning application) were found to be outside the Application Site boundary following a review and verification of the site boundary alignment. These trees will not be affected by the proposed scheme. As such the total number of existing trees is now 63 nos. locating within the site boundary.
10.	**Comments of Planning Department – Urban Design and Landscape Unit**	
	Urban Design Unit Our key comments on the planning statement are as follows:	
10.1	paras. 3.2.6 and 4.2.1 – the 15m separation appears to be provided between Towers 3 & 4 instead of Towers 4 & 5;	Noted. **Paras 3.2.6, 4.2.1 and 5.6.2** of the PS have been revised accordingly. Please refer to **Attachment 3**.
10.2	Section 4.1 Visual Appraisal – to tally with those ratings as set out in TPB PG-No. 41A, which was promulgated on 2.1.2026 (https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_41A_Final.pdf), the magnitude of change should read “negligible” and “slight” instead of “barely noticeable” and “minimal”; and	Noted. **Section 4.1** of the PS has been revised accordingly. Please refer to **Attachment 3**.
10.3	Figure 3.1 – the building setbacks and separations as mentioned in para. 3.2.6 should be shown on this plan for easy reference.	Noted. A diagram showing the indicative building setbacks and separations has been supplemented. Please refer to **Figure 3.11** under **Attachment 2**.
	Landscape Unit	
10.4	Para 3.3.4 of the PS mentioned "Most of the trees recommended for felling have a poor form...". It is different from the information of existing trees in paras 4.9 to 4.15 of the Landscape Master Plan at Appendix B and should be clarified.	Noted. **Para. 3.3.4** of the PS has been revised accordingly. Please refer to **Attachment 3**.

	Departmental Comments	Responses to Comments
11.	**Comments of Social Welfare Department**	
	<u>Comments received on 24.9.2026</u> <u>Service Perspective (NEC)</u>	
11.1	NEC has no provision of HGV spaces (P.11 of Planning statement).	Noted. Please be clarified that the HGV space will be serving the proposed RCHE. **Table 3.2** of the PS has been revised accordingly. Please refer to **Attachment 3**.
	<u>Service Perspective (RCHE)</u>	
11.2	Given an understanding that the current submission maintains the commitment under the previous s16 application to provide a privately-operated RCHE with 120 places and no part of the RCHE is situated at a height more than 24m above the ground, we have no adverse comments on this submission given that its designs, construction and fitting out shall comply with all prevailing statutory and licensing requirements as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap 459, its subsidiary legislation and the latest version of the Code of Practice for Residential Care Homes (Elderly Persons). The detailed comments will be provided at the later stage.	Noted.
	<u>Licensing Perspective (RCHE)</u>	
11.3	According to Section 20 of the Residential Care Homes (Elderly Persons) Regulation and para 5.3.1 of the Code of Practice for Residential Care Homes for the Elderly (RCHE), no part of an RCHE shall be situated at a height more than 24m above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE is to be situated. Applicant is advised to provide the RCHE layout plans with floor height to determine whether the topmost floor with dormitory is located within 24m from the ground level.	Noted.
11.4	It is noted that a carpark is located at the basement. However, all staircases serving the proposed RCHE to the ultimate place of safety should end in the floor of ultimate place of safety (i.e. G/F) to prevent people travel further downward while escape. The applicant is reminded that all staircases serving the RCHE should end on G/F.	Noted.

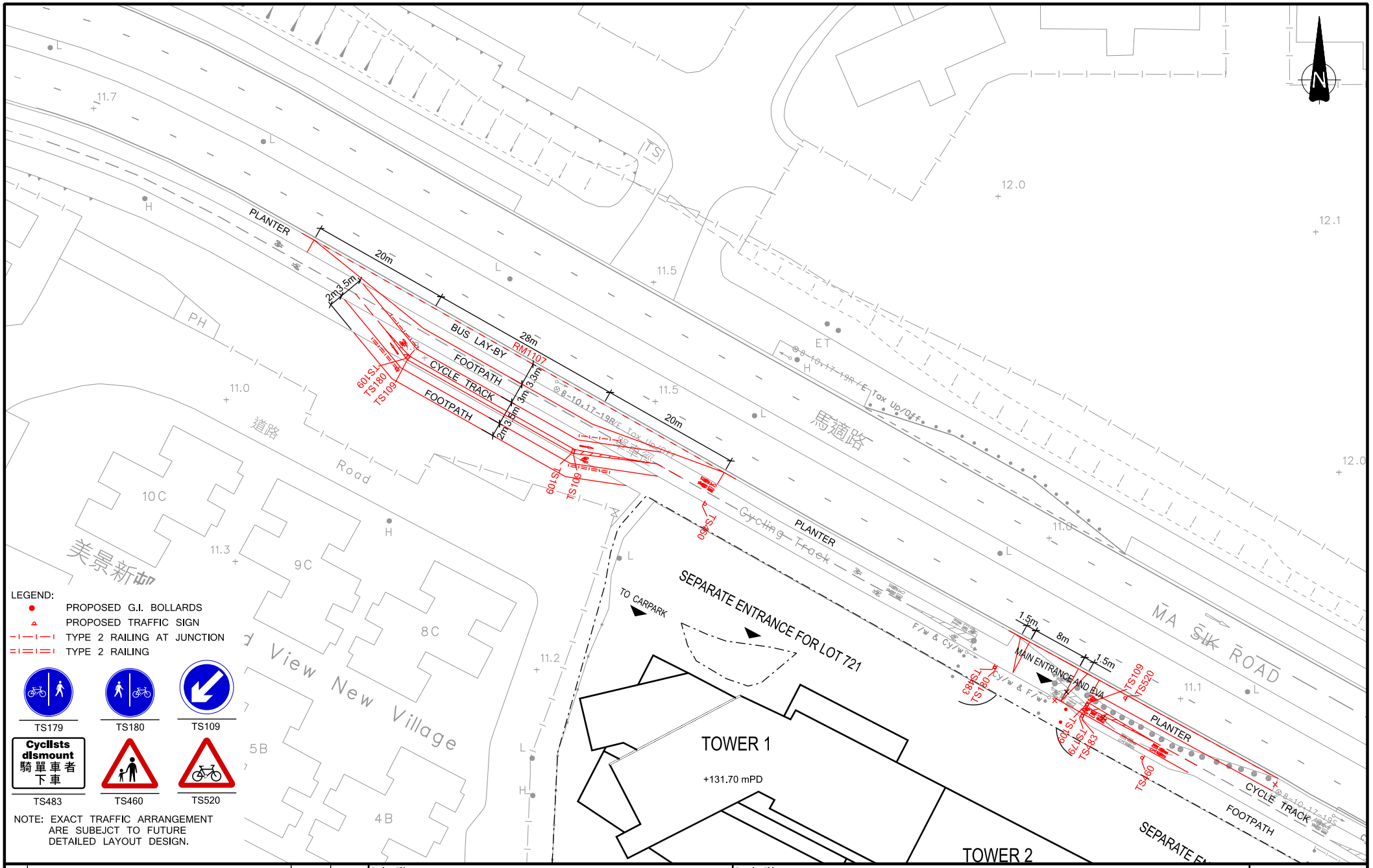
	Departmental Comments	Responses to Comments
11.5	Detailed comments will be provided in the building submission stage/ licence application stage. **<u>Comments received on 29.9.2026</u>** <u>Service perspective (RCHE)</u>	Noted.
11.6	According to the Approved Scheme in 2023, the RCHE was situated on G/F, 1/F and 2/F whilst the layout plans incorporated on the current Planning Statement indicated that the RCHE only situated on one storey. (please refer to P.20 & P.23 of the Planning Statement). Upon revisit of the textual content on Planning Statement, the applicant did not mention any of the changes of the delineation plan of the RCHE but was consistently stressed that "the applicant sought to relax the BH from 132mPD in the Approved Scheme to 141mPD to facilitate the incorporation of two storeys of aboveground carparks with the proposed scheme has maintained the same GFA, PR, residential floor-to-floor height and numbers of units of the Approved Scheme. The general layout and building disposition have been largely maintained and the previously committed planning merits, including the provision of a 100-space public vehicle park, a 120-place residential care home for the elderly and a sun-base for neighbourhood elderly centre, have also been respected/maintained" as stipulated in the Executive Summary, Introduction, i.e. para 1.2.2 and Conclusion. Meanwhile, para 3.25 and 5.1.2 also highlighted that "Same as the Approved Scheme, various community facilities will be provided in the development to serve the neighbourhood. These include…..; as well as a privately-operated 120-place residential care homes for the elderly (RCHE)…… & "Given that all the major development parameters…… are all remained unchanged as per the Approved Scheme"…… While discrepancies were found between the textual content and the layout plans mentioned above, we would like to clarify with the applicant whether the Approved Scheme remained unchanged or not. If negative, would the applicant provide more information on the changes of the delineation plan of the RCHE for our further comment and consideration of policy support has to be sought again in view of the change of indicative layout.	1. There is NO change to the provision of a 120p-RCHE with a non-domestic GFA of about 2,382m^2 (equivalent PR of 0.18) in the current S16 Scheme; 2. The internal layout of podium has been changed. Under the previous S16 Scheme (see below), the RCHE was located at portions of G/F; 1/F and 2/F with provision of internal circulation and means-of-escape across different levels; 

	Departmental Comments	Responses to Comments
		 (資料來源：於 29.4.2024 收到申請人呈交的資料) (Source: Applicant's Submission Received on 29.4.2024) 參考編號 REFERENCE No. A/FSS/294 繪圖 DRAWING A-5  (資料來源：於 29.4.2024 收到申請人呈交的資料) (Source: Applicant's Submission Received on 29.4.2024) 參考編號 REFERENCE No. A/FSS/294 繪圖 DRAWING A-6

	Departmental Comments	Responses to Comments
		3. Under the current S16 Scheme, the floor plate has been optimised and now the whole 2/F of T1 and T2 is allocated for G/IC use. Please find below self-explanatory 2/F plan for information. 
12.	**Comments of Transport Department**	
12.1	No vehicle is allowed to queue back to or reverse onto/from public road at any time.	Noted.
13.	**Comments of Water Supplies Department**	
13.1	Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site. If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all	Noted.

	Departmental Comments	Responses to Comments
	the relevant proposal to WSD for consideration and agreement before the works commence. If diversion is not required, the following conditions shall apply: (a) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed. (b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works. (c) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works. (d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe. (e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet. (f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.	

Annex A
Extract of the Lay-by Arrangement along Ma Sik Road under Approved Application No. A/FSS/294



LEGEND:

- PROPOSED G.I. BOLLARDS
- PROPOSED TRAFFIC SIGN
- TYPE 2 RAILING AT JUNCTION
- TYPE 2 RAILING

TS179 TS180 TS109

Cyclists dismount 騎單車者下車

TS483 TS460 TS520

NOTE: EXACT TRAFFIC ARRANGEMENT ARE SUBEJCT TO FUTURE DETAILED LAYOUT DESIGN.

Rev.	Description	Checked	Date
-	-	-	
-	-	-	-
B	LAYOUT REVISED	LYT	23APR24
A	LAYOUT REVISED	LYT	15DEC23

Project Title

TRAFFIC CONSULTANCY SERVICES FOR PROPOSED RESIDENTIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 51 AT MA SIK ROAD, FANLING

Drawing Title

PROPOSED RUN-IN / OUT AND ON-STREET LAY-BY ARRANGEMENT

Designed	Checked	Scale	Date	Drawing No.	Rev.
STL	LYT	1:500(A3)	JUN 2023	2.2	B

SYSTRA MVA

CHK50688911/TIA/F22-B.DGN/TKH/23APR24

Original Size : A3

Attachment 1 –

Replacement Pages of the
Review of Drainage and Sewerage Impact

2. APPRAISAL OF DRAINAGE IMPACT

2.1 Discussion

2.1.1 As mentioned in **Section 1.1.3**, carpark would be accommodated on G/F and 1/F. The total catchment area for the drainage system will remain unchanged after development at the Application Site. Not less than 20% greenery will be provided in the proposed development, the overall unpaved area at the site would increase after development. The existing unpaved area is around 19%, which is less than the future condition, which is shown as **Appendix 2.2**. Thus, the total stormwater runoff from the Application Site is expected to decrease after development.

2.1.2 Similar to the Approved Scheme, peripheral channels within the Application Site are proposed and will be connected to the existing twin 3000 mm × 2500 mm box culvert to the north of the Site, which will eventually discharge the collected runoff to Ng Tung River. As the total paved area is expected to decrease after development, it is anticipated that the twin box culvert will have sufficient capacity to cater for the runoff from the site. The figure showing the proposed stormwater discharge connection in the future scenario in the previous DSIA report is extracted and provided **Appendix 2.1**. Additional information (including pipe size, pipe material and gradient of the proposed drainage pipelines) has been further supplemented on the extracted figure.

2.1.3 The drainage proposal and the exact location of peripheral channels will be confirmed in the detailed design stage. Cross sections showing the existing and proposed ground levels is shown as **Appendix 2.3**.

2.1.4 As mentioned in the previous DSIA report, part of the drainage system within the Site serving the nearby catchments would be affected by the proposed development, reprovision of the affected u-channels/ drainage pipelines/ stream is proposed (**Appendix 2.1**). The surface runoff for the existing nearby catchments would remain unchanged and would be discharged to the same catchpit after the reprovision. It is anticipated that the overall runoff to the box culvert would decrease after the development.

Appendix 2.1 Proposed Stormwater Discharge Connection Extracted from Previous DSIA

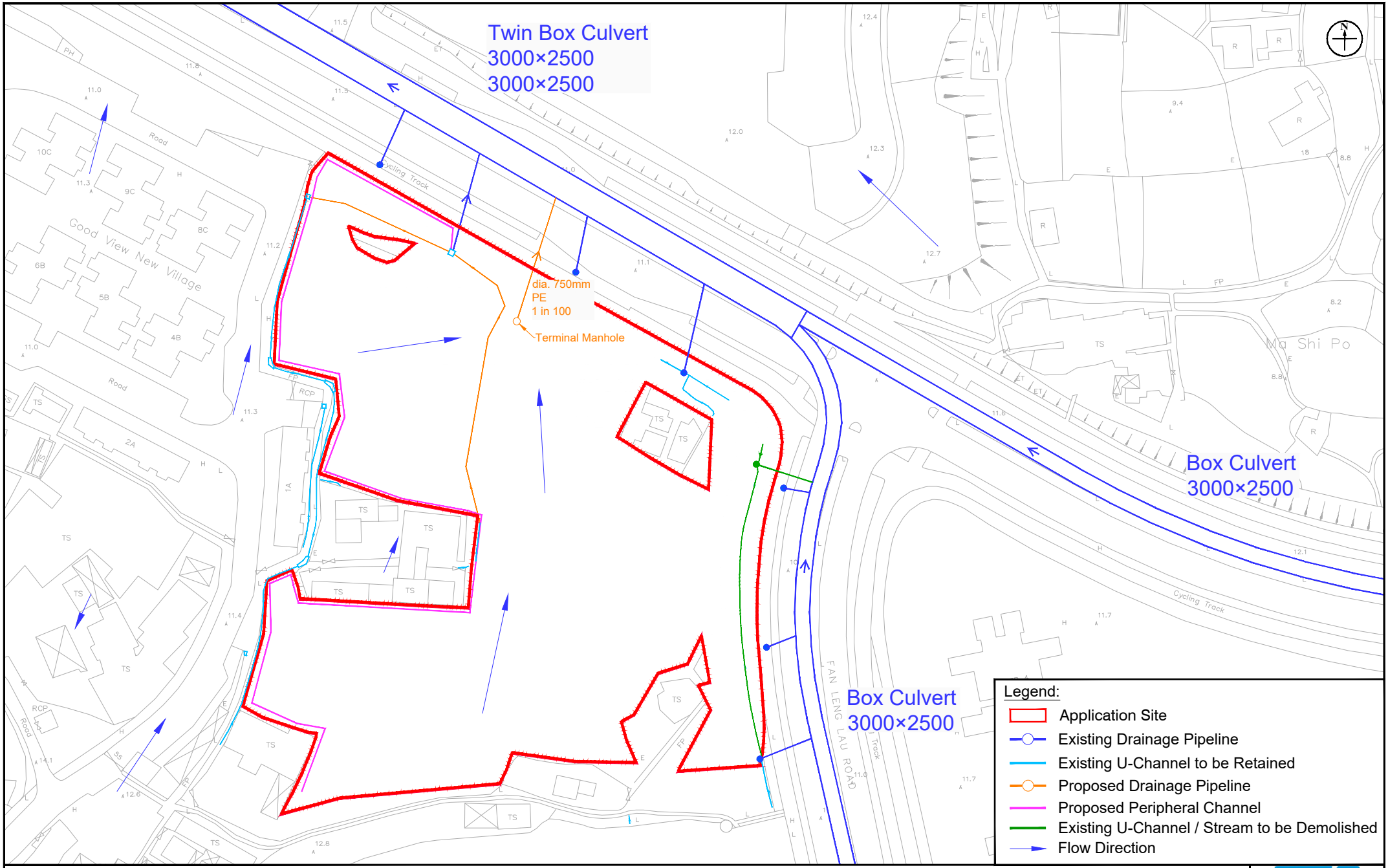


Figure: 2.1b

Title: Existing Drainage System in the Vicinity of the Application Site and Proposed Drain Connection (Future Condition)

Project: S16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Varous Lots in D.D. 51 and Adjoining Governmnet Land at Ma Sik Road, Fanling, New Territories

RAMBOLL

Drawn by:	MW
Checked by:	BF
Rev.:	1.1
Date:	Oct 2026

Q:\Projects\TSLFLMSREI00\05 Assessments\06 DIA\20261005\Fig_DSIA_20261005.dwg

Appendix 2.2 Exiting and Future Unpaved Condition



Figure: 2.2	RAMBOLL
Title: Existing Unpaved Condition	Drawn by: MW
	Checked by: BF
Project: S16 Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development with Social Welfare Facilities at Varous Lots in D.D. 51 and Adjoining Governmnet Land at Ma Sik Road, Fanling, New Territories	Rev.: 2.1
	Date: Nov 2023

Q:\Projects\TSLFLMSREI00\05 Assessments\06 DIA\20231110\Fig_DSIA_20231110.dwg

Future condition

Unpaved area: 2911m²
Percentage of the unpaved area: 22%

Tower 1 & 2
141.00

Tower 3
141.00

Tower 4
141.00

Tower 5
141.00

LEGEND

- Application Site Boundary
- xx.xx — Existing Levels
- xx.xx — Proposed Levels
- Tower 3 — Proposed Architectural Scheme
- Existing Tree
- Proposed New Tree Planting (G/F Only)
- Proposed Large Specimen Shrub
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving
- Proposed Timber Deck
- Proposed Swimming Pool
- Proposed Seating
- Proposed Furniture
- Proposed Children's Playground
- Proposed Pedestrain Access
- Proposed Vehicular Access
- Separate Access to Third Party Lot

LANDSCAPE COMPONENTS

The Boundary Landscape

1. Landscape Screen Planting

The Arrival and Circulation Landscape

2. Main Entrance
3. Streetscape Promenade / Trunabouts

The Leisure Landscape

4. NEC / RCHE Terrace
5. Grand Lawn
6. Clubhouse and Swimming Pool Terrace
7. Green Street
8. BBQ and Enterainment Space / Lookout Deck
9. Shaded Walk
10. Multi-purpose Sports Court
11. Clubhouse Deck
12. Children's and Co-generational Play Area
13. Tranquil and Community Garden
14. Pocket Gardens

0 8 16 24 32 40M

Drawings are indicative subject to detail design.

FIGURE TITLE

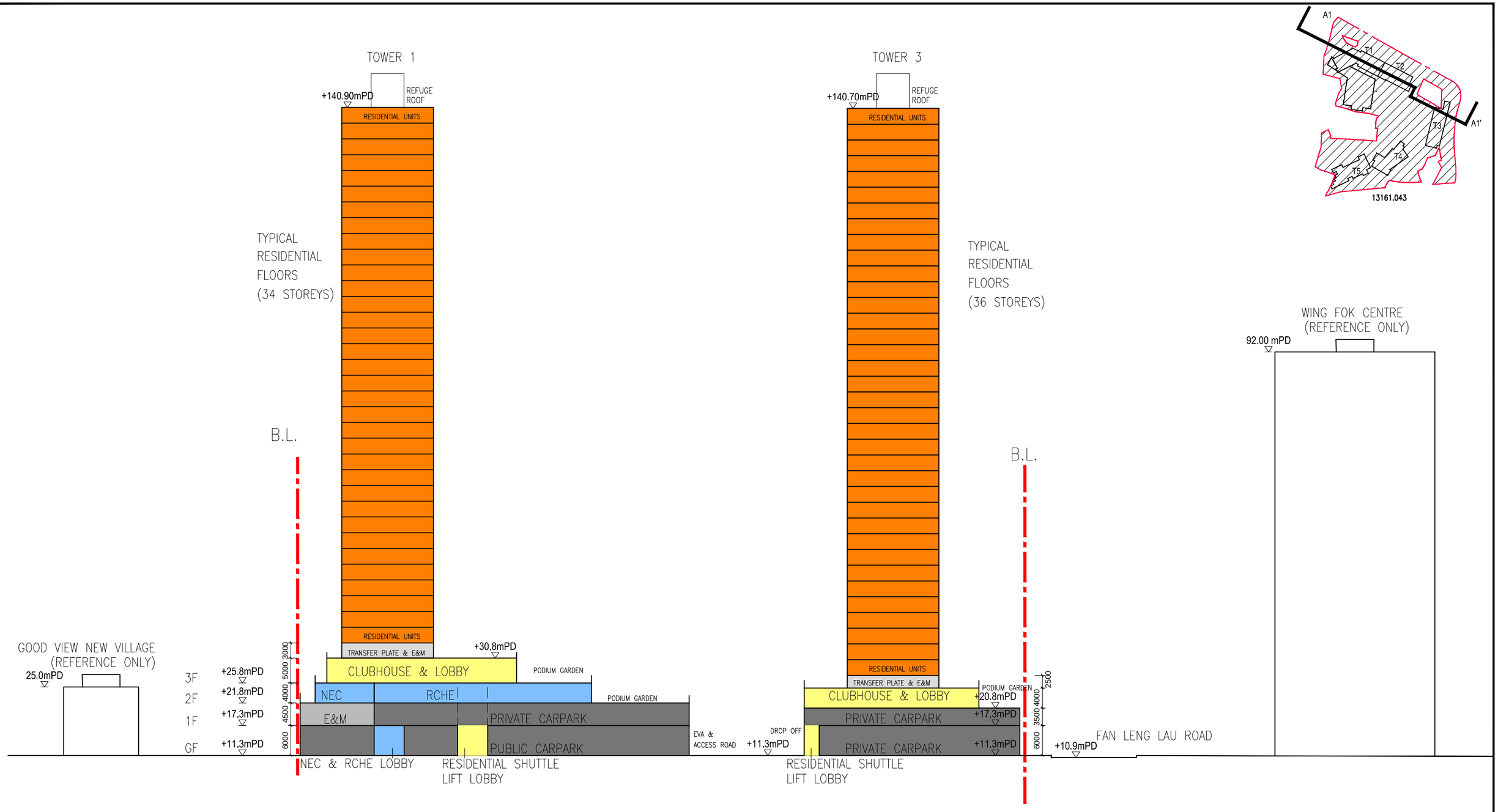
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Development with Social Welfare Facility and Public Vehicle Park (Proposed Amendments to an Approved Scheme under Application No. A/FSS/294) at Various Lots in D.D. 51 and adjoining Government Land, Ma Sik Road, Fanling

Landscape Master Plan - All Levels

SCALE	A.S.	DATE	Jul 2026
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 5.1	REV	-

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Appendix 2.3 Cross Section of Existing and Proposed Ground Level



PROPOSED SCHEME

SECTION A1-A1'

PROPOSED RESIDENTIAL DEVELOPMENT CUM SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK
AT VARIOUS LOTS IN DD51, MA SIK ROAD, FANLING

OCT 2026

Attachment 2 –

Updated Schematic Drawings of the Proposed Scheme and Approved Scheme

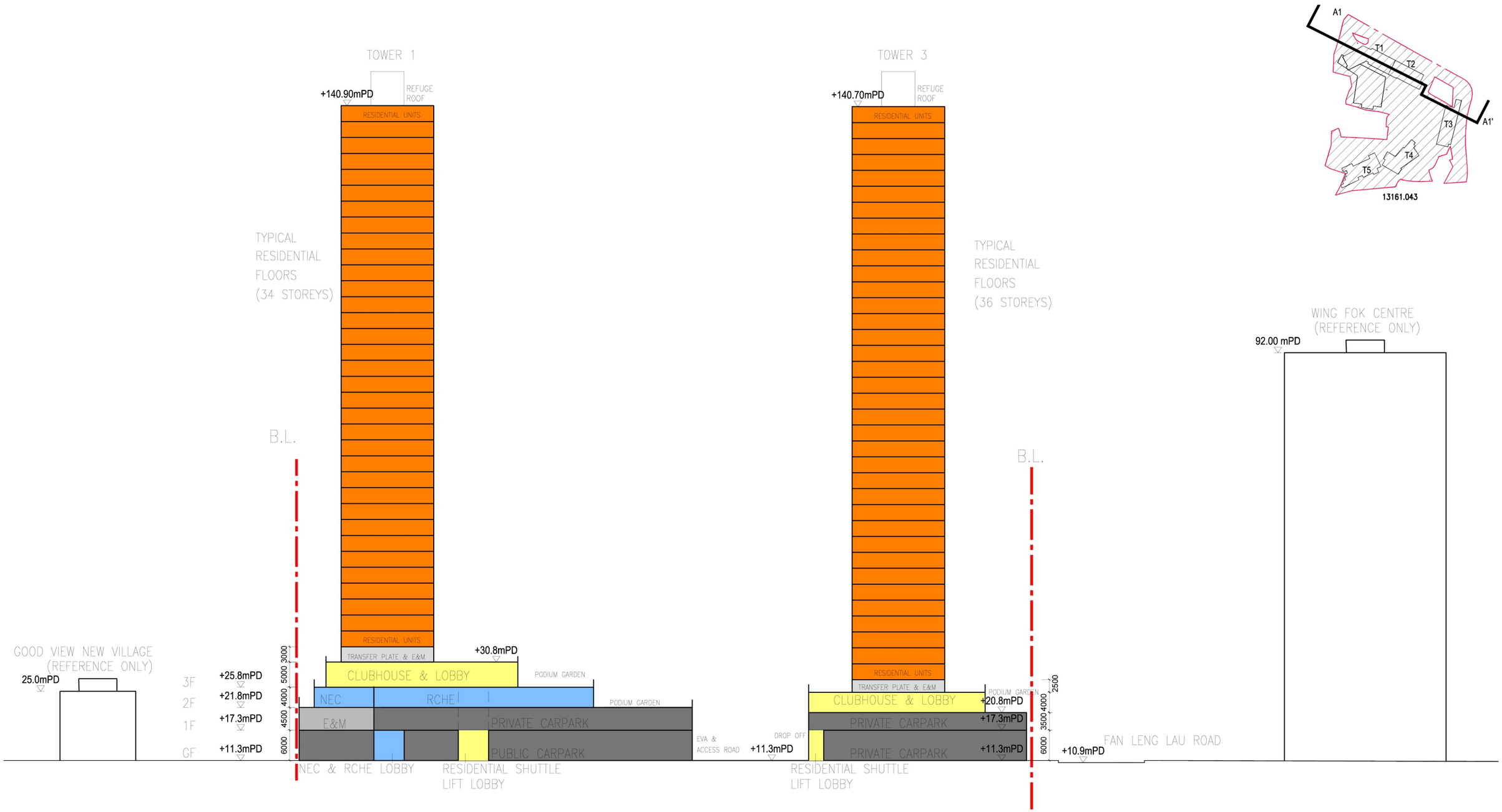
Proposed Scheme



Title

Indicative Typical Floor Plan

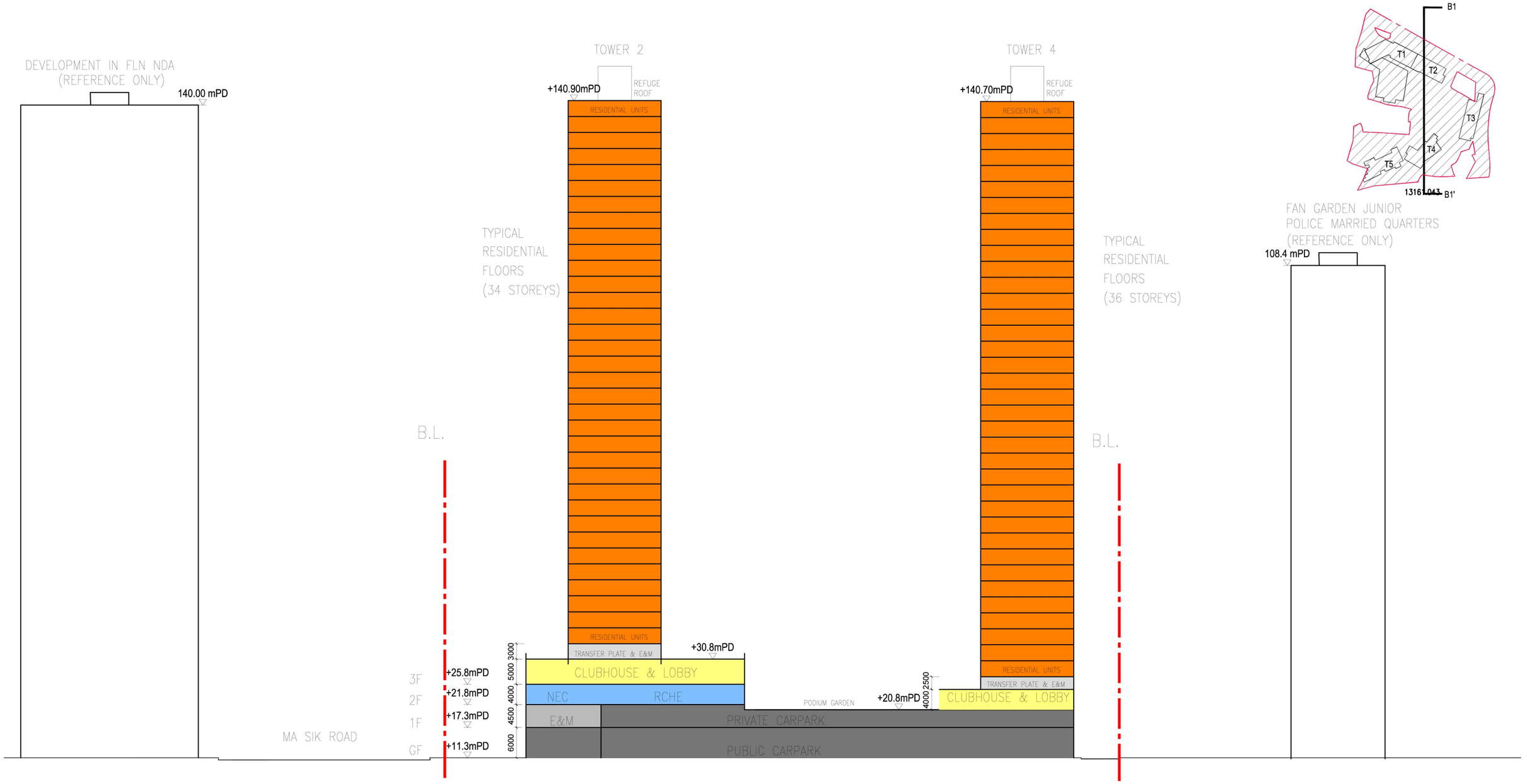
Checked	DH	Drawn	PW
Rev	0	Date	Oct 2026
Scale		Figure	3.6



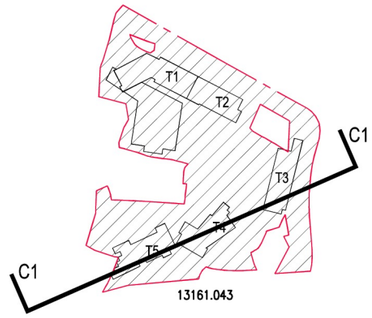
Title

Indicative Section A

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2026
Scale		Figure	3.7



	Title			
	Indicative Section B	Checked	DH	Drawn PW
		Rev	0	Date Oct 2026
		Scale		Figure 3.8



TOWER 5

TOWER 4

TOWER 3

+140.7mPD

REFUGE ROOF

RESIDENTIAL UNITS

TYPICAL RESIDENTIAL FLOORS (36 STOREYS)

B.L.

RESIDENTIAL UNITS

TRANSFER PLATE & E&M

3F

2F

1F

GF

+20.8mPD

+17.3mPD

+11.3mPD

2500

4000

3500

6000

CLUBHOUSE & LOBBY

E&M

PRIVATE CARPARK

PUBLIC CARPARK

PODIUM GARDEN

RESIDENTIAL SHUTTLE LIFT LOBBY

FAN LENG LAU ROAD

	Title	Indicative Section C		
			Checked	DH
			Rev	0
			Scale	
			Drawn	PW
			Date	Oct 2026
			Figure	3.9

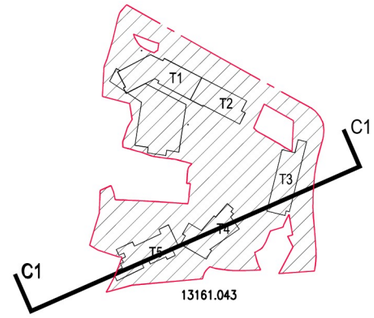


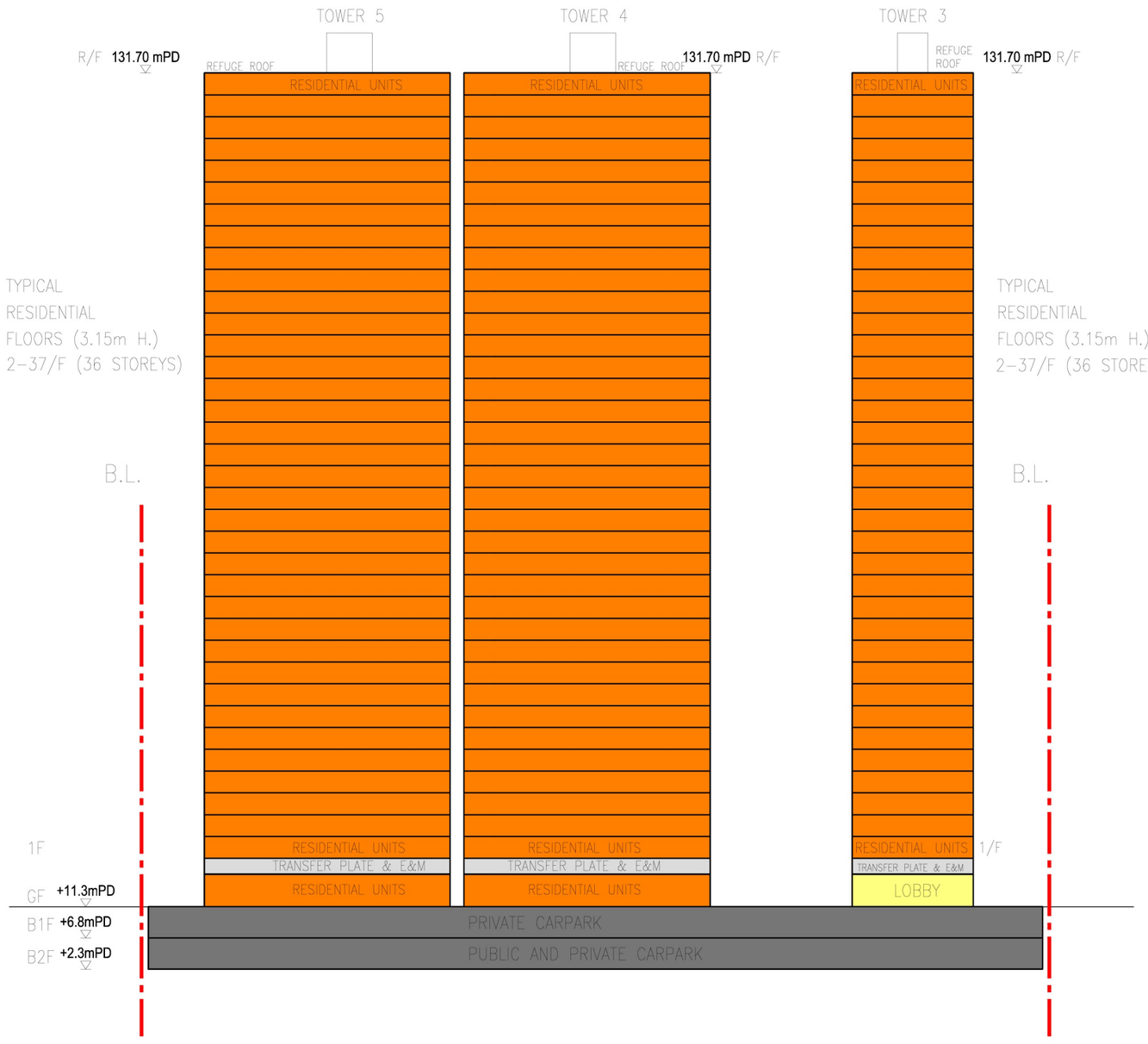
Title

Indicative Building Separation and Setback Diagram

Checked	DH	Drawn	PW
Rev	0	Date	Aug 2026
Scale		Figure	3.11

Approved Scheme





Title

Indicative Section Showing Tower 5 under the Approved Scheme

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2026
Scale		Figure	A1

Attachment 3 –

Replacement Pages of the Planning Statement

private housing sites were formulated based on the assumption that their carparks would be located underground.

2.2.4 Subsequently, following the promulgation of the enhanced GFA exemption arrangements for aboveground carparks, another S16 application (No. A/KTN/111) was submitted by CEDD to further relax the BH of the private housing sites in the FLN NDA District Centre to facilitate the incorporation of two storeys of aboveground carparks. This application was approved by the Board on 25.9.2026.

2.2.5 The figure below shows the location of the 12 private and public housing sites in the FLN NDA District Centre, while **Table 2.1** summarises their development restrictions/parameters under the OZP and the S16 applications.



Table 2.1 Development Restrictions/ Parameters of 12 Private and Public Housing Sites in the FLN NDA District Centre

Site	Zoning	PR			BH (in mPD)		
		OZP	Previously Approved S16 Applications (1)	Latest S16 Application with Aboveground Carparks (2)	OZP	Previously Approved S16 Applications (1)	Latest S16 Application with Aboveground Carparks (2)
Private Housing Sites							
A	R(A)3	5	6 (+1 / +20%)	Same as the previous S16 Application	110	120 (+10m / +9%)	135 (+25m / +23%) (3) **(+15m / +13%)** (4)
B	R(A)1	6	7.2 (+1.2 / +20%)		115	144.14 (+29.14m / +25%)	155 (+40m / +35%) (3) **(+10.86m / +8%)** (4)
C	R(B)	3.5	4.2 (+0.7 / +20%)		75	80 (+5m / +7%)	95 (+20m / +23%) (3) **(+15m / +19%)** (4)
D, E, F, G	R(A)1	6	7.2 (+1.2 / +20%)		110	120 (+10m / +9%)	135 (+25m / +23%) (3) **(+15m / +13%)** (4)
Public Housing Sites							
H	R(B)	3.5	4.88 (+1.38 / +39%)	Not the subject of Application	75	97.5 (+22.5m / +30%)	Not the subject of Application
I	R(A)1	5	6.98 (+1.98 / 40%)		110	135 (+25m / +23%)	
J	R(A)1	6	7.8 (+1.8 / +30%)		105	135 (+30m / +29%)	
K	R(A)4	4	5.58 (+1.58 / +40%)		90	115 (+25m / 28%)	
L	OU (CRDPTI1)	5	6.09 (+1.09 / +22%)		125	137 (+12m / +10%)	

Remarks:
1. Application Nos. A/FLN/28, A/FLN/30 or A/FLN/32 (approved between 2022 and 2024)
2. Application No. A/KTN/111 (approved on 25.9.2026)
3. As compared with OZP restrictions
4. As compared with previously approved S16 applications Nos. A/FLN/28, A/FLN/30 or A/FLN/32

2.2.6 As highlighted in red in the table above, **to accommodate two storeys of aboveground carparks, an increase in BH ranging from 10.86m to 15m has been sought for these sites (i.e. about +8% to +19%). In alignment with the same policy objective, the magnitude of increase in BH from 132mPD to 141mPD (i.e. about +9m; about 6.8%) (3) under current application is considered to be under similar basis and reasonable.**

(3) The feasibility of the increase in BH from 110mPD to 132mPD to cater for the increase of number of units and adoption of MiC has already been justified and approved under S16 planning approval No. (A/FSS/294). The key development parameters (including domestic PR, GFA and PR) have remained unchanged in the subject S16 planning application.

Tree Preservation

3.3.4 A total of 63 nos. of trees are identified within the Application Site, with none of them being rare or protected tree species, Champion Trees, or trees registered or eligible to be registered as Old and Valuable Trees. A high proportion of the trees exhibit an average to poor existing form and condition and have a low amenity value. Tree T78 (Corymbia citriodora) with approximate height of 25m meets the height criteria for a "Tree of Particular Interest' (TPI) in accordance with para. 3.3.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by DEVB and a "Mature Tree" in accordance with 'Management Guidelines for Mature Trees' Greening, Landscape and Tree Management Section (GLTMS), DEVB, December 2014. Tree T57 (Bombax ceiba) also meets the DBH requirements for a "Mature Tree" in accordance with 'Management Guidelines for Mature Trees' Greening, Landscape and Tree Management Section (GLTMS), DEVB, December 2014. Given that the proposed development will have to utilise nearly the entire site footprint for construction and associated site formation works, all 63 nos. of trees are recommended to be felled. In order to compensate for the loss of trees, no less than 63 nos. new heavy standard sized trees will be planted within the Application Site, representing a compensatory ratio of 1:1 in terms of number.

- A reasonable floor-to-floor height (FTFH) has been proposed for the 1/F carpark. For Towers 3, 4 and 5, a relative stringent FTFH of 3.5m is adopted, which serves the minimum carpark headroom requirement (2.4m min.) with beam, E&M zone, and finish thickness. For Towers 1 and 2, however, since G/IC uses are located directly above the 1/F carpark, a FTFH of 4.5m is necessary to accommodate an additional transfer zone for structural transfer and building services, as well as the high-level drainage pipe runs and gradient falls required to serve the sanitary facilities of the 2/F G/IC uses. It is important to note that the proposed FTFH of the 1/F carpark across all towers does not exceed that of the basement carpark under the Approved Scheme (i.e. 4.5m).

Residential Floor-to-floor Height

3.2.2 Same as the Approved Scheme, the FTFH of the typical residential floors is maintained at 3.15m under the Proposed Scheme.

Adoption of Modular Integrated Construction (MiC) Method

3.2.3 Like the Approved Scheme, the Proposed Scheme will continue to adopt MiC method for the construction of the development in response to the Government's policy promoting the use of MiC method to foster a sustainable built environment. In accordance with Joint Practice Notes (JPN) No. 8, a 10% GFA concession is granted for MiC floor area in the calculation of GFA and site coverage, while a 4% storey height concession is applied to the MiC floors in the calculation of BH.

3.2.4 As such, the increase of building height from the max. BH of 110mPD under the OZP to 132mPD is to cater for the increase of domestic PR and also the necessary BH relaxation for the adoption of MiC. The feasibility of this increase in BH from 110mPD to 132mPD has already been justified and approved under S16 planning approval No. A/FSS/294. **It is to be stressed that the key development parameters (including domestic PR, GFA, PR and number of units) have remained unchanged in the subject S16 planning application**.

Provision of Community Facilities Serving the Neighbourhood

3.2.5 Same as the Approved Scheme, various community facilities will be provided in the development to serve the neighbourhood. These include the provision of a 100-space public vehicle park (PVP) at G/F of Towers 1 and 2 to address the parking demand in the neighbourhood; as well as a privately-operated 120-place residential care homes for the elderly (RCHE) and a sub-base for neighbourhood elderly centre (NEC) [(4)] at 2/F of Towers 1 and 2 to address the shortage of such social welfare facilities in the area.

Building Setbacks and Separations

3.2.6 The Proposed Scheme has maintained the general layout and building disposition of the Approved Scheme. The following building setbacks and separations have been maintained to promote visual openness and facilitate permeability:

- 7m setback from site boundary fronting Fan Leng Lau Road at Tower 3;
- 10m setback from site boundary fronting Ma Sik Road at Towers 1 and 2;
- 20m separation between Towers 2 and 3; and
- 15m separation between Towers 3 and 4

[(4)] Subsequent to the approval of the previous planning application No. A/FSS/294, the Applicant has proceeded with land exchange matters, during which the Social Welfare Department (SWD) indicated that the required size (in NOFA) of the NEC has been reduced from about 320m^2 to about 141m^2. Accordingly, the Proposed Scheme has adjusted the size of the NEC to reflect the latest requirements by SWD. Nonetheless, the GFA of NEC (to be handed over back to the Government) will be disregarded for PR / GFA calculations.

3.4 Access Arrangement and Internal Transport Facilities

3.4.1 Same as the Approved Scheme, the vehicular access point of the Proposed Scheme will be located at Ma Sik Road westbound.

3.4.2 Since there is no change to the number of flats and the flat mix, the provision of internal transport facilities remains the same as the Approved Scheme, which is summarised in **Table 3.2** below.

Table 3.2 Proposed Provision of Internal Transport Facilities

	Approved Scheme (A/FSS/294) [A]	**Proposed Scheme** [B]	**Difference** [B]-[A]
Public Vehicle Park			
• Private Car Parking Spaces	100	100	-
Ancillary Parking Spaces			
• Private Car			
- For Residential Development	412	412	-
- Visitor Car Parking	25	25	-
- For Social Welfare Facilities	10	10	-
• Motorcycle	19	19	-
• Bicycle	126	126	-
• Light Bus	1	1	-
Loading / Unloading Bays / Lay-bys			
• For Residential development	5	5	-
• HGV space	1	1	-
• Ambulance lay-by	1	1	-
• Taxi / Private Car lay-by	1	1	-

4.1.9 **VP1 (Photomontages in Figure 4.2)**: The visual composition at this VP comprises vehicular roads, pedestrian crossings and roadside vegetation along Ma Sik Road. Only the top portion of the proposed development is visible behind the roadside vegetation. Compared to the OZP-compliant Scheme, the Proposed Scheme will result in minor additional visual obstruction to the background sky view, resulting in slight visual change and slight visual impact. However, **the visual obstruction due to incorporation of carpark at aboveground is considered insignificant when compared to the Approved Scheme, resulting in slight visual change**. The overall visual impact is therefore considered slight.

4.1.10 **VP2 (Photomontages in Figure 4.3)**: The visual composition at this VP is dominated by lush vegetation and facilities in the North District Park. **The OZP-compliant Scheme, Approved Scheme and Proposed Scheme are all screened off by vegetation in the foreground**. The overall visual impact is therefore negligible.

4.1.11 **VP3 (Photomontages in Figure 4.4)**: The visual composition at this VP mostly comprises an open space, parked vehicles and village houses of Fanling Wai in the foreground, and a few high-rise developments of Fanling New Town (including the Fan Garden Junior Police Officers Married Quarters and Mount One) in the background. Only the top portion of the proposed development is visible behind the village houses and the Fan Garden Junior Police Officers Married Quarters. Compared to the OZP-compliant Scheme, the Proposed Scheme will result in minor additional visual obstruction to the background sky view, resulting in slight visual change and slight visual impact. However, **the visual obstruction due to incorporation of carpark at aboveground is considered insignificant when compared to the Approved Scheme, resulting in slight visual change**. The overall visual impact is therefore considered slight.

4.1.12 **VP4 (Photomontages in Figure 4.5)**: The visual composition at this VP mostly comprises vehicular roads, roadside vegetation and a high-rise development known as Wing Fok Centre. Since the proposed development is located relatively further away from the VP, it appears less massive than Wing Fok Centre and is partially screened off by roadside vegetation. Compared to the OZP-compliant Scheme, the Proposed Scheme will result in minor additional visual obstruction to the background sky view, resulting in slight visual change and slight visual impact. However, **the visual obstruction due to incorporation of carpark at**

aboveground is considered insignificant when compared to the Approved Scheme, resulting in slight visual change. The overall visual impact is therefore considered slight.

4.1.13 **VP5 (Photomontages in Figure 4.6)**: The visual composition at this VP mostly comprises a footpath in Fan Leng Lau Road Playground, some vegetation, as well as several high-rise developments. Since the proposed development is mostly screened off by vegetation and the Fan Garden Junior Police Officers Married Quarters, **the visual change as compared with the OZP-compliant Scheme and the Approved Scheme is negligible**. The overall visual impact is therefore considered negligible.

4.1.14 **VP6 (Photomontages in Figure 4.7)**: The visual composition at this VP consists of the riverside environment along Ng Tung River, and the existing and planned developments in the FLN NDA and Fanling New Town. The proposed development will blend in harmoniously with the planned FLN NDA which has a maximum BH of 155mPD approved under Application No. A/KTN/111. As the proposed development is located at a distance from the VP and is partially screened off by the planned developments in the FLN NDA, **the visual change as compared with the OZP-compliant Scheme and the Approved Scheme is negligible**. The overall visual impact is therefore considered negligible.

4.2 Air Ventilation Consideration

4.2.1 An Air Ventilation Impact Assessment (AVA) report was prepared for the Approved Scheme under Application No. A/FSS/294 approved by the Board on 21 June 2024. Under the Approved Scheme, design features such as building separations and setbacks have been proposed to enhance permeability. These include: (i) 7m setback from site boundary fronting Fan Leng Lau Road at Tower 3; (ii) 10m setback from site boundary fronting Ma Sik Road at Towers 1 and 2; (iii) 20m separation between Towers 2 and 3; and (iv) 15m separation between Towers 3 and 4.

4.2.2 The current application proposes minor amendments to the Approved Scheme to provide aboveground carparks on G/F and 1/F, while maintaining all other major development parameters including GFA, PR, and number of units. The Proposed Scheme retains a largely similar building footprint and building disposition, and the

5 DEVELOPMENT JUSTIFICATIONS

5.1 In Line with the Government's Policy of Facilitating Above-ground Carpark Design for Private Developments

5.1.1 In addition to the proposed amendments under the Approved Scheme, the subject matter under the current application proposes further minor amendments to the Approved Scheme to relocate two storeys of carparks from basement to aboveground. Such a scheme refinement with provision of no more than 2 storeys of carpark at aboveground is in line with the latest Government's policy to facilitate the provision of aboveground carparks in private development projects.

5.1.2 Given that all the major development parameters (including the GFA, PR and nos. of units) are all remained unchanged as per the Approved Scheme, the feasibility of the increase in BH from 110mPD to 132mPD to cater for the increase of number of units and adoption of MiC has already been justified and approved under S16 planning approval No. A/FSS/294.

5.2 Proposed Increase in Building Height is Minor and Solely for Incorporation of Aboveground Carparks as Compared with the Approved Scheme

5.2.1 Under the current submission, the proposed minor increase in BH as compared with the Approved Scheme (i.e. +9m / +6.8%) is solely for accommodating two levels of aboveground carparks. As discussed in **Section 3.2** above, the Applicant has paid her best effort to minimize the increase in BH, through maximizing the carpark footprint and optimizing its layout by co-locating with other E&M facilities (as depicted above under para. 3.2.1). A reasonable FTFH has also been adopted for the carparking floors, with 3.5m on 1/F (Towers 3 to 5), 4.5m on 1/F (Towers 1 and 2) to serve the necessary structures for the G/IC uses above, and 6m on G/F to accommodate the necessary clear headroom for the EVA.

5.3 Proposed Increase in Building Height is Well-Justified with Reference to Similar Applications in the Fanling North New Development Area

5.3.1 As discussed in **Section 2.2** above, the Application Site shares a highly comparable planning background with the private housing sites in the FLN NDA District Centre, i.e. having an already approved S16 application for the minor relaxation of PR and BH, and subsequently seeking a further increase in BH to

accommodate aboveground carparks in response to the latest Government policy. Notably, to accommodate two storeys of aboveground carparks, an increase in BH ranging from 10.86m to 15m (about +8% to +19%) was sought for the FLN private housing sites; whereas the relaxation sought under the current application is only 9m (or about +6.8%), which is considerably lower, as shown in **Table 5.1** below. Therefore, the relaxation sought under the current submission is considered minor in scale and well-justified, and will by no means set an undesirable precedent.

Table 5.1 Comparison of BH Relaxation Sought under the Current Application and Similar Application in FLN NDA District Centre

Site	Zoning	Previously Approved S16 Applications with Basement Carparks	Latest S16 Applications with Aboveground Carparks	Difference [B]-[A]
Private Housing Sites in FLN NDA District Centre				
A	R(A)3	120mPD	135mPD	**+15m (+13%)**
B	R(A)1	144.14mPD	155mPD	**+10.86m (+8%)**
C	R(B)	80mPD	95mPD	**+15m (+19%)**
D, E, F, G	R(A)1	120mPD	135mPD	**+15m (+13%)**
Subject Site				
Subject Site	R(A)12	132mPD	141mPD	**+9m (+6.8%)**

5.4 Overall Building Height is Still Compatible with Surrounding Context

5.4.1 The Application Site is surrounded by existing and planned high-rise residential developments. To its immediate south is a planned public housing development zoned "R(A)7" with BH restriction of 170mPD, whereas to its immediate north across Ma Sik Road is a site zoned "R(A)1" with an approved BH of 155mPD under Application No. A/KTN/111. The proposed BH of 141mPD for the Application Site under the current submission is therefore fully compatible with this surrounding context.

5.5 Continued Adoption of MiC Method in Construction

5.5.1 Same as the Approved Scheme, the Applicant will continue to adopt MiC method in response to the Government's policy of promoting MiC to enhance the productivity and cost-effectiveness of the construction industry, as well as to expedite housing provision. The relaxation in BH sought under the previous application has already catered to the additional BH resulting from the adoption of the MiC method. The Proposed Scheme will continue to adopt MiC method as a planning gain to contribute to the quality, efficiency, and sustainability of the built environment.

5.6 Maintaining the Previously Committed Planning and Design Merits

5.6.1 Same as the Approved Scheme, various community facilities will be provided in the development to serve the neighbourhood. These include the provision of a 100-space PVP at G/F of Towers 1 and 2 to address the parking demand in the neighbourhood; as well as a privately-operated 120-place RCHE and a sub-base for NEC at 2/F of Towers 1 and 2 to address the shortage of such social welfare facilities in the area.

5.6.2 The Proposed Scheme has also maintained the general layout and building disposition of the Approved Scheme, providing the following building setbacks and separations to promote visual openness and facilitate permeability:

- 7m setback from site boundary fronting Fan Leng Lau Road at Tower 3;
- 10m setback from site boundary fronting Ma Sik Road at Towers 1 and 2;
- 20m separation between Towers 2 and 3; and
- 15m separation between Towers 3 and 4

5.7 No Significant Change in Visual Aspect

5.7.1 As discussed in the Visual Appraisal in **Section 4.1** above, with consideration of the surrounding context of the Application Site, the overall visual impact induced by the proposed development due to the minor relaxation of BH is negligible.