

**Subject** Re: Request for Confirmation on Person-Per-Flat Ratio for Application Y/YL-MP/9  
**From** Michelle Li [REDACTED]  
**To** Karen Kei Yee CHAN/PLAND <kkychan2@pland.gov.hk>  
**Cc** Pak Him CHIU/PLAND <phchiu@pland.gov.hk>, Timothy Yuet Sang CHAN/PLAND <tyschan@pland.gov.hk>, Benson Poon [REDACTED], Ian BROWNLEE [REDACTED], Valerie [REDACTED]  
**Date** Wednesday, August 27 2025 12:36 PM

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- WSW PPFR of Similar Developments in the District\_ML.pdf (1.3 MB)

Dear Karen,

Our traffic consultant talked to TD's engineer again and he still thinks that using ppfr 2.8 for our site is inappropriate. Attached please find our justifications and research on approved applications.

I would be grateful if you could kindly assist by discussing this matter with the TD officer.

Kind regards,  
Michelle Li

Masterplan Limited  
Rm 3516B, 35/F, China Merchants Tower,  
Shun Tak Centre,  
200 Connaught Road Central,  
Hong Kong

Direct Line: [REDACTED]

----- Original Message -----

**From:** Karen Kei Yee CHAN/PLAND  
**To:** Michelle Li  
**Cc:** Pak Him CHIU/PLAND, Timothy Yuet Sang CHAN/PLAND, Benson Poon, Ian BROWNLEE, Valerie  
**Sent:** Thu, 31 Jul 2025 07:03:07 +0000  
**Subject:** Re: Request for Confirmation on Person-Per-Flat Ratio for Application Y/YL-MP/9

Dear Michelle,

We are not in a position to comment on the person-per-flat ratio. As discussed, you are advised to provide written justifications to TD to explain the rationale behind the adopted person-per-flat ratio.

Regards,  
Karen CHAN  
TP/YLE2

FS&YLE DPO, PlanD

Tel. 3168 4041

**From:** Michelle Li [REDACTED]  
**Sent:** Wednesday, July 30, 2025 1:37 PM  
**To:** Karen Kei Yee CHAN/PLAND <kkychan2@pland.gov.hk>  
**Cc:** Benson Poon [REDACTED]; Pak Him CHIU/PLAND <phchiu@pland.gov.hk>; Timothy Yuet Sang CHAN/PLAND <tyschan@pland.gov.hk>; Ian BROWNLEE <[REDACTED]>; Valerie

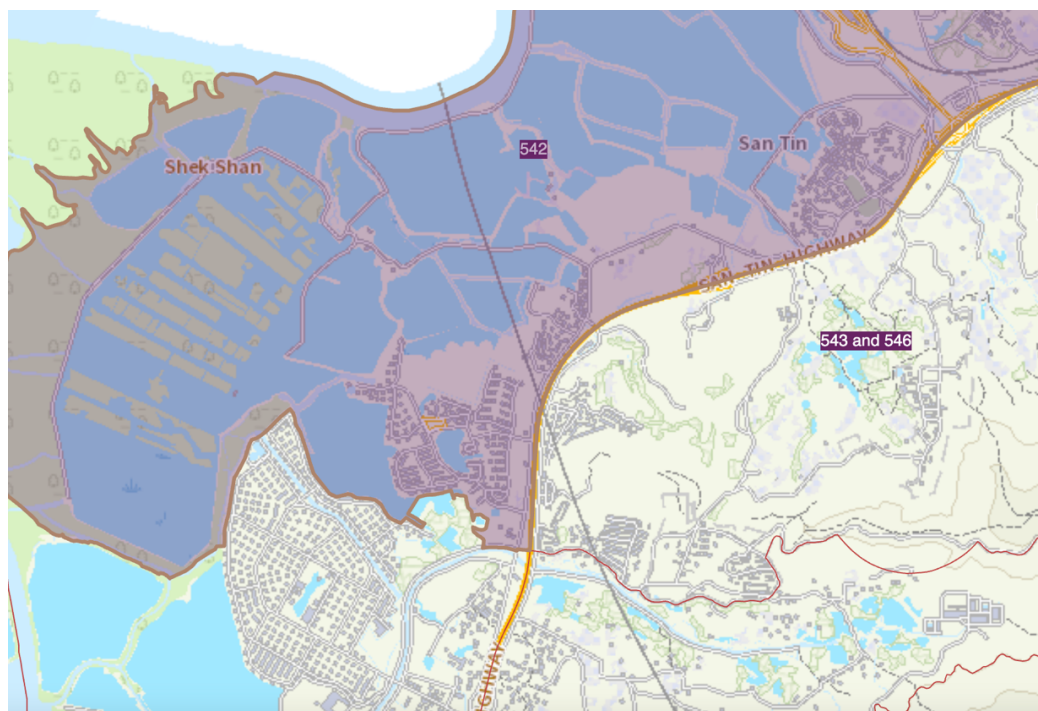
### **Government Policies supporting larger living spaces to improve overall liveability**

Hong Kong's average living space per person in private housing remains relatively small compared to other major Asian cities, hence, the government has introduced policies and standards to promote larger living spaces. Hong Kong 2030+ incorporates assumptions of 10% to 20% enhancement in average sizes of new flats compared to previous standards, aiming to improve liveability in the high-density city. There are also additional policies including transfer schemes like the Territory-wide Overcrowding Relief Exercise (TWOR) and the Living Space Improvement Transfer Scheme (LSITS).

### **PPFR according to By-Census 2021**

Source: [https://www.census2021.gov.hk/en/district\\_profiles.html](https://www.census2021.gov.hk/en/district_profiles.html)

- Yuen Long District: 2.8
- San Tin Constituency Area: 2.8
- Small TPU 542: 2.8



**PPFR of Similar Comprehensive Developments in the District**

Application No.	Type	Zoning	Date Approved	Average Unit Size (sq.m.)	Person-Per-Flat Ratio (PPFR)
A/YL-MP/344 (previously approved application)	Private Housing	OU CD(WRA)	February 2024	104.8sqm	2.8
A/YL-MP/291 (previously approved application)	Private Housing	OU CD(WRA)	July 2020	309.5sqm	3.0
A/YL-KTN/663	Park Yoho - Existing Private Housing	CDA	2020	60.46sqm	2.7
A/YL-NSW/242	Private Housing	OU CD(WEA) & SSSI(1)	2021	Houses: 340sqm Apartments: 108.8sqm	2.58
A/YL-MP/287	Private Housing	R(D)	2020	116sqm	3.0
A/YL-MP/247	Private Housing	OU CD(WPA)	2016 2020 EOT	154.3sqm	3.28